

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**LEGEND**

- IRF Iron Rod Found
- IRFKC 1/2"X24" Iron Rod Found with Cap Marked "LS 2886"
- IRS 1/2"X24" Iron Rod Set with Cap Marked "LS 2886"
- IPFC Iron Pipe Found with Cap
- CMF Concrete Monument Found
- △ Computed Position (No Monument)
- UDL--- Georgia Power Company Underground Distribution Line Location
- DB Deed Book
- PB Plat Book
- PC Plat Cabinet
- PP Pages
- PN Parcel Number
- RP. County Line Reference Point

- NOTES:**
- Current Address: 2800 S Old Augusta Road, Rincon, Georgia 31326.
  - Current Owners: SAV Parkway Properties LLC (Deed Book 2798, Page 833).
  - Current Parcel Identification Number (PIN): 04780002000.
  - Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Instrument NV3 Receiver/EGPS 20TGNSS Receiver using differential corrections obtained from the EGPS VRS Network was used to position control points used in the survey.
  - According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 13103C0380E, Map Revised: December 21, 2017, the property dedicated for right of way is located in Zone A. Zone A is a Special Flood Hazard Area. The flood hazard lines as shown on this plat have been taken digitally from <https://www.fema.gov/national-flood-hazard-layer-nfhl.com>.
  - Building setbacks are to conform to local zoning ordinances.
  - All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only when dimensioned.
  - All survey monuments set are identified with a cap or disk stamped "KERN & CO., LS 2886".
  - Wetlands that may exist may be under the jurisdiction of the U.S. Army Corps of Engineers and/or the Georgia Department of Natural Resources. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
  - This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by Kern & Co., LLC and are not guaranteed as to accuracy or completeness.
  - This property is subject to any and all easements, right of way, covenants, or restrictions either recorded or unrecorded.
  - The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
  - This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
  - I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this Right of Way Dedication with my(our) free consent. All streets, rights-of-way, easements, and any sites for public use as noted on this plat are hereby dedicated for the use intended.

OWNER: *Joseph A. Hale, Jr.* DATE: 10/25/24  
 (SAV Parkway Properties LLC)

**CURVE TABLE**

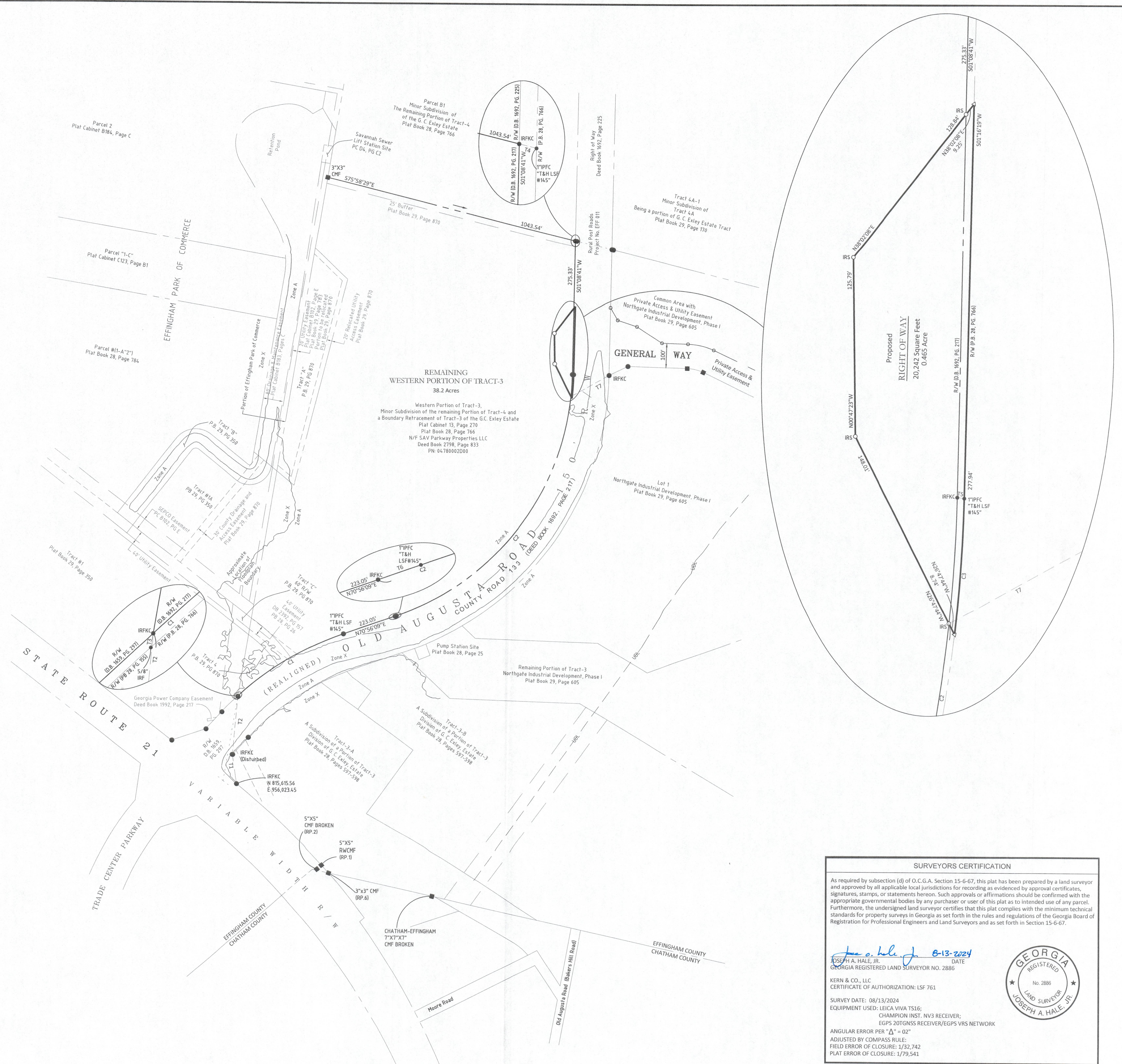
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	1220.92'	503.89'	23°38'48"	255.58'	500.32'	N59°06'45"E
C2	1070.92'	1214.82'	64°59'42"	682.18'	1150.73'	N38°26'18"E
C3	1070.92'	96.84'	5°10'53"	48.46'	96.81'	S03°51'45"W

**TIE LINE TABLE**

LINE	LENGTH	DIRECTION
T1	120.84'	N08°09'09"W
T2	239.84'	N05°15'20"E
T3	1.93'	N09°37'55"E
T4	6.30'	N75°58'29"W
T5	4.97'	S82°24'31"E
T6	5.26'	S70°56'09"W
T7	177.92'	S60°55'46"W

- EFFINGHAM COUNTY REFERENCES:**
- Plat Book 4, Page 76
  - Plat Book 5, Page 148
  - Plat Book 13, Pages 266 & 267
  - Plat Book 13, Pages 270 & 271
  - Plat Cabinet A199, Page E
  - Plat Cabinet B40, Page F
  - Plat Cabinet B68, Page D
  - Plat Cabinet B102, Page E
  - Plat Book 28, Page 26
  - Plat Book 28, Pages 597-598
  - Plat Book 28, Page 155
  - Plat Book 28, Page 766
  - Plat Book 29, Page 350
  - Plat Book 29, Page 605
  - Plat Book 29, Page 783
  - Plat Book 29, Page 870
  - Plat entitled "Retracement Survey, A portion of Tract-3 and Tract-5 of the G. C. Exley, Estate", prepared by Joseph A. Hale, Jr. with Kern & Co., LLC dated 12/07/2021.
  - Moreland Altabelli Associates, Inc., Project Number EFF 011, Construction Plan, Old Augusta Road, Effingham County, Dated 07-03-08.
  - Department of Transportation State of Georgia, Right of Way Proposed, Old Augusta Road, Effingham County, Federal Aid Project RS-0953(9)R/W.
  - Old Augusta Road, County Road 133, Prepared by John O. Parker, Survey date 3-26-06 with revisions.

- COUNTY LINE REFERENCES:**
- Chatham Effingham County Line, State of Georgia, 1861



**SURVEYORS CERTIFICATION**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

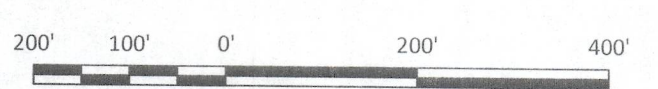
JOSEPH A. HALE, JR. DATE: 10-13-2024  
 GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC  
 CERTIFICATE OF AUTHORIZATION: LSF 761

SURVEY DATE: 08/13/2024  
 EQUIPMENT USED: LEICA VIVA TS16;  
 CHAMPION INST. NV3 RECEIVER;  
 EGPS 20TGNSS RECEIVER/EGPS VRS NETWORK

ANGULAR ERROR PER "Δ" = 02"  
 ADJUSTED BY COMPASS RULE:  
 FIELD ERROR OF CLOSURE: 1/32.742  
 PLAT ERROR OF CLOSURE: 1/79.541

GEORGIA REGISTERED LAND SURVEYOR NO. 2886  
 JOSEPH A. HALE, JR.



**Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists

1111 Mall Court (34906) • P.O. Box 18179 • Savannah, Georgia 31416  
 Phone: (912) 354-8400 • Fax: (912) 356-1805 • Email: info@kernandco.com

STAMP:

STAMP:

NO.	DATE	REVISION

**RIGHT OF WAY DEDICATION**  
**PROPOSED RIGHT OF WAY**  
 BEING A 0.465 ACRE PORTION OF THE WESTERN PORTION OF TRACT-3,  
 "MINOR SUBDIVISION OF THE REMAINING PORTION OF TRACT-4 AND  
 A BOUNDARY RETRACEMENT OF TRACT-3 OF THE G.C. EXLEY ESTATE"  
 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA

Prepared For: Effingham County Board of Commissioners