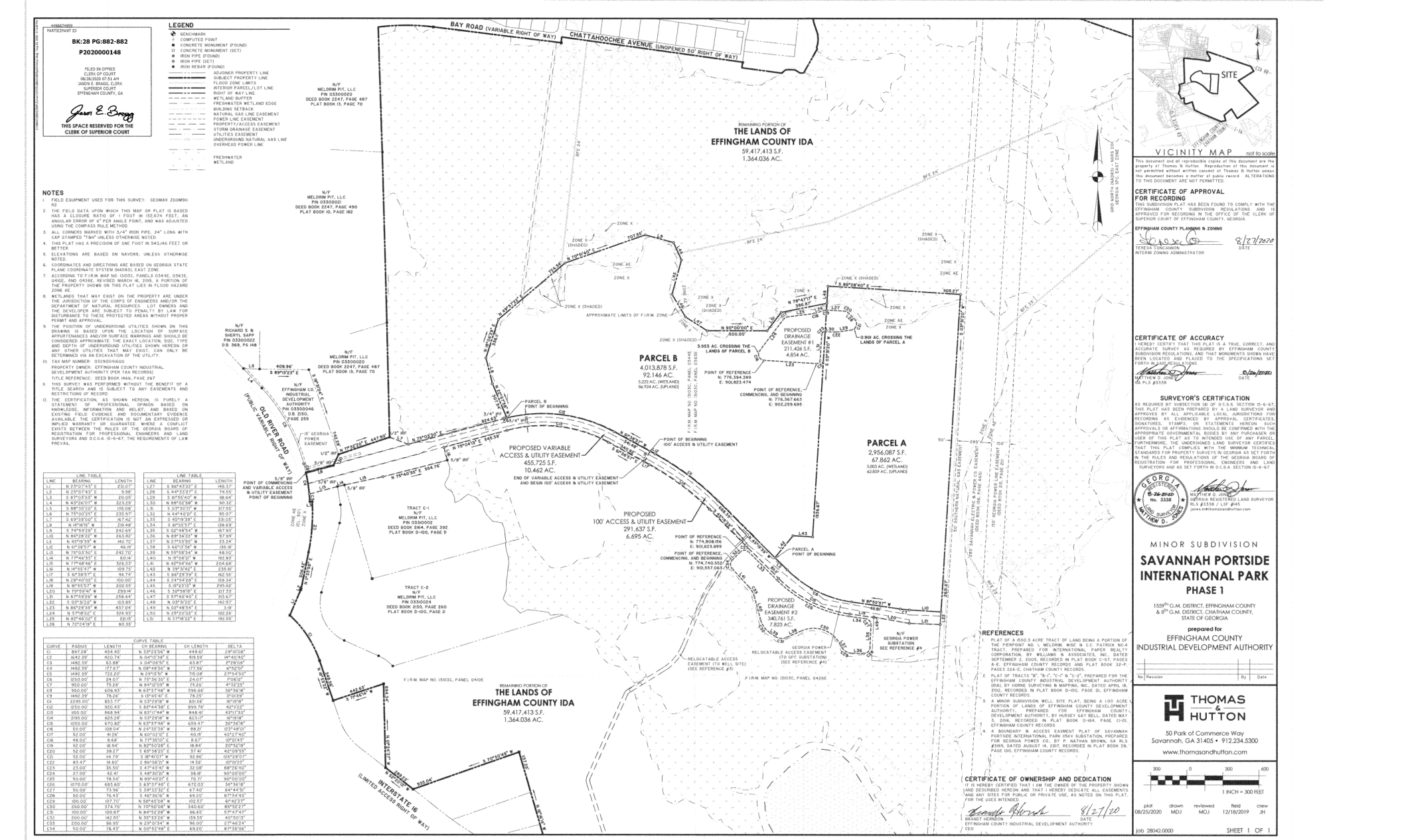

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PARTICIPANT ID

BK:28 PG:882-882

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FILED IN OFFICE
CLERK OF COURT
08/28/2020 07:51 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND

- BENCHMARK
- COMPUTED POINT
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- FLOOD ZONE LIMITS
- INTERIOR PARCEL/LOT LINE
- RIGHT OF WAY LINE
- WETLAND BUFFER
- FRESHWATER WETLAND EDGE
- BUILDING SETBACK
- NATURAL GAS LINE EASEMENT
- POWER LINE EASEMENT
- PROPERTY/ACCESS EASEMENT
- STORM DRAINAGE EASEMENT
- UTILITIES EASEMENT
- UNDERGROUND NATURAL GAS LINE
- OVERHEAD POWER LINE
- FRESHWATER WETLAND

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 152,674 FEET, AN ANGULAR ERROR OF 6" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "TH#" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 543,146 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13103C, PANELS 0344E, 0363E, 0410E, AND 0426E, REVISED MARCH 16, 2015, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD HAZARD ZONE AE.
8. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
10. TAX MAP NUMBER: 033N00446001
    PROPERTY OWNER: EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY (PER TAX RECORDS)
    TITLE REFERENCE: DEED BOOK 1446, PAGE 267
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 23°07'43" E	23.07'
L2	N 23°07'43" E	9.98'
L3	S 87°03'33" W	20.05'
L4	N 43°26'07" W	223.29'
L5	S 88°35'07" E	135.08'
L6	N 76°00'25" E	235.97'
L7	S 69°28'00" E	167.48'
L8	N 14°18'15" W	218.48'
L9	S 74°59'29" E	242.69'
L10	N 80°28'21" W	263.80'
L11	N 45°19'39" W	142.72'
L12	N 67°58'57" W	46.19'
L13	N 75°03'30" E	242.70'
L14	N 77°46'53" E	60.14'
L15	N 77°48'46" E	526.53'
L16	N 14°55'47" W	109.75'
L17	S 67°58'57" E	66.74'
L18	N 29°40'02" E	100.00'
L19	N 80°55'57" W	202.55'
L20	N 79°53'41" W	239.14'
L21	N 81°59'26" W	258.44'
L22	S 03°32'20" W	103.89'
L23	N 86°29'36" W	457.04'
L24	N 53°18'22" E	326.93'
L25	N 83°46'02" E	22.15'
L26	N 72°24'19" E	80.35'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S 86°43'22" E	148.37'
L28	S 44°33'27" E	74.55'
L29	S 61°55'40" W	68.64'
L30	N 88°02'58" W	90.32'
L31	S 03°30'07" W	317.55'
L32	N 44°40'26" E	95.07'
L33	S 45°19'39" E	33.05'
L34	S 81°55'57" E	134.69'
L35	S 02°48'54" W	167.93'
L36	N 89°36'22" W	97.39'
L37	N 27°55'55" W	23.54'
L38	S 66°13'38" W	136.18'
L39	N 55°58'34" W	48.50'
L40	N 15°08'27" W	192.83'
L41	N 42°54'46" W	204.68'
L42	N 39°30'42" E	235.81'
L43	S 84°29'39" E	162.95'
L44	S 24°54'28" E	158.34'
L45	S 15°23'13" W	295.62'
L46	S 30°58'00" E	217.33'
L47	S 57°40'40" E	213.67'
L48	N 03°53'20" E	142.97'
L49	N 02°48'54" E	3.19'
L50	N 25°20'02" E	102.26'
L51	N 31°18'22" E	192.55'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	897.28'	454.45'	N 33°23'56" W	449.62'	29°01'08"
C2	1042.39'	620.74'	N 04°13'38" E	611.59'	34°07'40"
C3	1482.39'	63.88'	S 04°08'59" E	63.87'	2°28'08"
C4	1462.39'	177.61'	N 08°48'56" W	177.56'	6°57'20"
C5	1482.39'	722.20'	N 29°13'59" W	715.08'	27°54'50"
C6	1250.00'	24.07'	N 75°36'35" E	24.07'	1°06'12"
C7	950.00'	75.28'	N 84°10'09" W	75.26'	4°32'25"
C8	950.00'	606.93'	N 63°37'48" W	596.66'	36°36'18"
C9	1462.39'	78.26'	S 19°45'46" E	78.25'	3°04'25"
C10	2295.00'	653.77'	N 53°29'18" W	651.56'	16°19'18"
C11	1250.00'	920.43'	S 82°44'38" E	899.78'	42°11'22"
C12	1050.00'	868.94'	N 85°11'44" W	848.41'	47°24'53"
C13	3195.00'	625.28'	N 53°29'18" W	623.17'	11°12'18"
C14	1050.00'	670.82'	N 63°37'48" W	659.47'	36°36'18"
C15	50.00'	108.04'	N 24°35'38" W	88.21'	123°48'01"
C16	52.00'	41.26'	N 60°02'12" E	40.19'	45°27'40"
C17	48.00'	9.48'	N 77°35'10" E	9.47'	11°18'45"
C18	52.00'	18.94'	N 82°50'28" E	18.84'	20°52'19"
C19	52.00'	38.27'	S 69°58'23" E	37.41'	42°09'35"
C20	52.00'	14.79'	S 18°41'07" W	92.86'	16°29'07"
C21	52.00'	14.60'	S 86°56'21" W	14.58'	10°00'23"
C22	23.00'	35.50'	S 41°45'44" W	32.08'	88°26'40"
C23	27.00'	42.41'	S 48°30'25" W	38.18'	90°00'00"
C24	27.00'	42.41'	S 41°29'35" E	70.71'	90°00'00"
C25	50.00'	78.54'	N 89°40'21" E	70.71'	90°00'00"
C26	1070.00'	683.60'	S 63°37'48" E	672.03'	36°36'18"
C27	50.00'	73.96'	S 39°33'32" E	67.40'	84°44'36"
C28	50.00'	76.43'	S 46°36'16" W	69.20'	87°34'43"
C29	100.00'	107.70'	N 58°45'08" W	102.57'	61°42'27"
C30	250.00'	374.70'	N 70°50'08" W	340.60'	85°52'27"
C31	100.00'	100.87'	N 84°52'28" W	96.65'	57°47'47"
C32	200.00'	142.85'	N 35°33'28" W	139.55'	40°50'33"
C33	250.00'	96.95'	N 29°01'34" W	96.00'	22°46'24"
C34	50.00'	76.43'	N 00°52'48" E	69.20'	87°35'06"

NOTES

1. PLAT OF A 650.3 ACRE TRACT OF LAND BEING A PORTION OF THE PIERPONT NO. 1, MELDRIM, WISE & C.C. PATRICK NO.4 TRACT, PREPARED FOR INTERNATIONAL PAPER REALTY CORPORATION, BY WILLIAMS & ASSOCIATES, INC., DATED SEPTEMBER 2, 2005, RECORDED IN PLAT BOOK C-97, PAGES A-E, EFFINGHAM COUNTY RECORDS AND PLAT BOOK 32-P, PAGES 22A-E, CHATHAM COUNTY RECORDS.
2. PLAT OF TRACTS "B", "B-1", "C-1" & "C-2", PREPARED FOR THE EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, (IDA), BY HORNE SURVEYING & MAPPING, INC., DATED APRIL 18, 2012, RECORDED IN PLAT BOOK D-100, PAGE DI, EFFINGHAM COUNTY RECORDS.
3. A MINOR SUBDIVISION WELL SITE PLAT, BEING A 1.00 ACRE PORTION OF LANDS OF EFFINGHAM COUNTY DEVELOPMENT AUTHORITY, PREPARED FOR EFFINGHAM COUNTY DEVELOPMENT AUTHORITY, BY HUSSEY GAY BELL, DATED MAY 3, 2016, RECORDED IN PLAT BOOK D-184, PAGE C1-D1, EFFINGHAM COUNTY RECORDS.
4. A BOUNDARY & ACCESS EASEMENT PLAT OF SAVANNAH PORTSIDE INTERNATIONAL PARK I15KV SUBSTATION, PREPARED FOR GEORGIA POWER CO., BY P. NATHAN BROWN, GA RLS #3105, DATED AUGUST 14, 2017, RECORDED IN PLAT BOOK 28, PAGE 100, EFFINGHAM COUNTY RECORDS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL EASEMENTS AND ANY SITES FOR PUBLIC OR PRIVATE USE, AS NOTED ON THIS PLAT, FOR THE USES INTENDED.

BRANDT HERNDON — DATE
EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
CEO

8/27/20

VICINITY MAP not to scale

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CERTIFICATE OF APPROVAL FOR RECORDING

THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

EFFINGHAM COUNTY PLANNING & ZONING

TERESA CONCANNON
INTERIM ZONING ADMINISTRATOR

8/27/2020
DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN 180.18(I) REGULATIONS.

MATTHEW D. JONES
GA PLS #3338

8/26/2020
DATE

SURVEYOR'S 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 O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED 8-26-2020 MATTHEW D. JONES LAND SURVEYOR

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #45
jones.matthew@thomasandhutton.com

MINOR SUBDIVISION

SAVANNAH PORTSIDE INTERNATIONAL PARK

PHASE 1

1559TH G.M. DISTRICT, EFFINGHAM COUNTY
& 8TH G.M. DISTRICT, CHATHAM COUNTY,
STATE OF GEORGIA

prepared for

EFFINGHAM COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

No.	Revision	By	Date

REFERENCES

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

300 0 300 600
1 INCH = 300 FEET

plat	drawn	reviewed	field	crew
08/25/2020	MDJ	MDJ	12/18/2019	JH

job 28042.0000