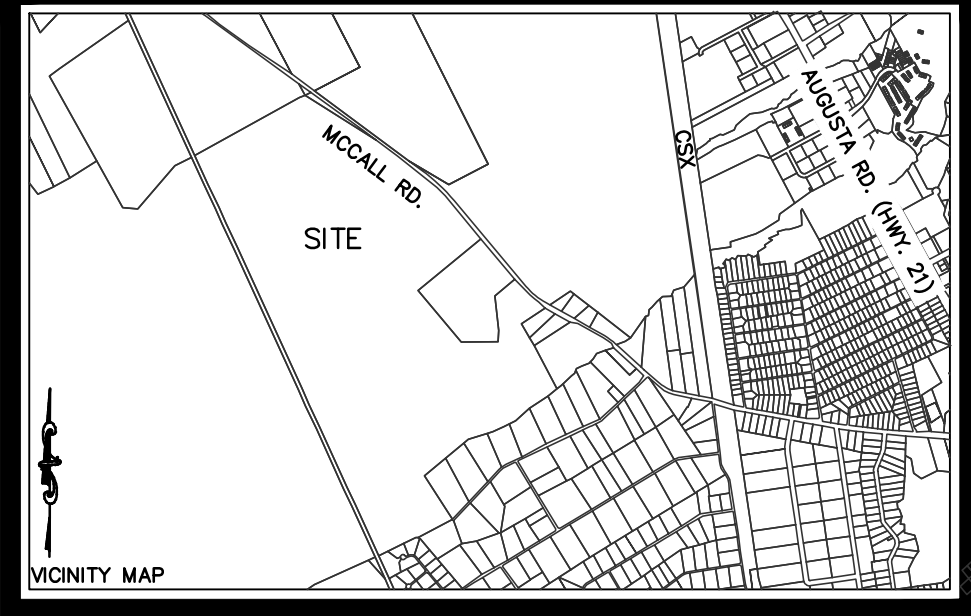
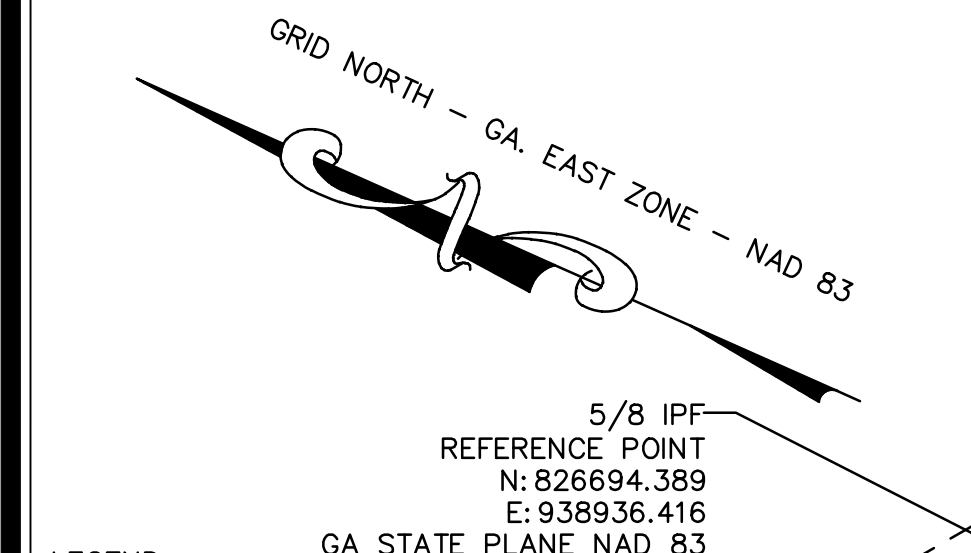


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



NEIGHBORHOOD MAP



5/8 IPF REFERENCE POINT  
N: 826694.389  
E: 938936.416  
GA STATE PLANE NAD 83

LEGEND  
 ⊕ CMF = CONCRETE MONUMENT FOUND  
 ⊕ CMS = CONCRETE MONUMENT SET  
 ⊙ IPF = IRON PIN FOUND  
 [Stippled Area] JURISDICTIONAL WETLANDS  
 [Dotted Area] NON-JURISDICTIONAL WETLANDS

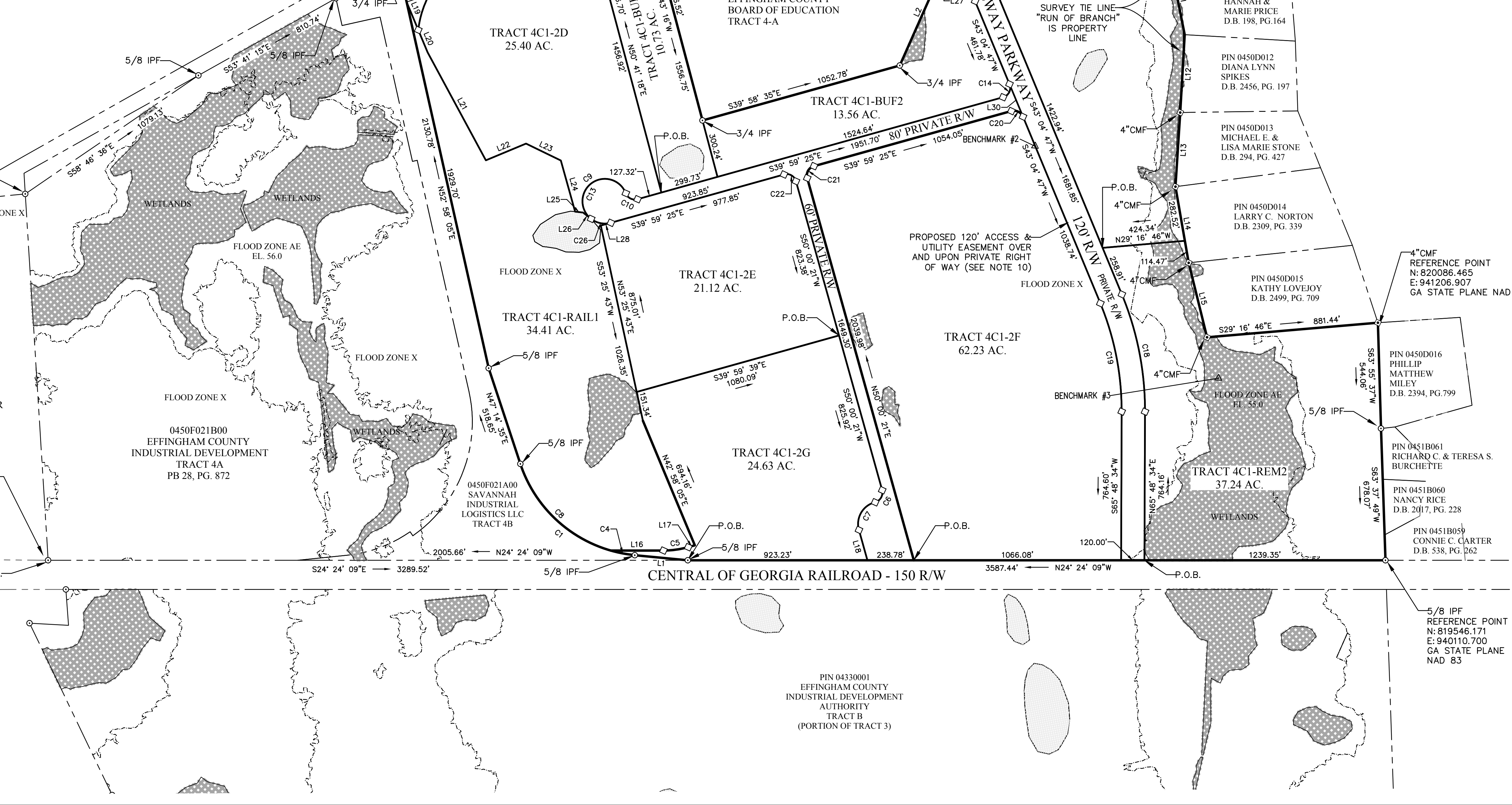
PIN 04320047  
JAMES RONALD KESSLER  
D.B. 2395, PG. 354

REFERENCES  
 1. OLD PLAT OF TRACT 4 RECORDED IN P.B. C57, PAGE D1 THRU C58, PAGE A1  
 2. NEW PLAT OF 3 PARCELS RECORDED IN P.B. 28, PAGE 872  
 GA STATE PLANE NAD 83

- NOTES:
1. IN MY OPINION, IN ACCORDANCE WITH F.I.R.M. MAP NO. 131030288E DATED MARCH 16, 2015, THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, FEMA FLOOD MAPS CHANGE OFTEN AND SHOULD BE REVIEWED FOR CHANGES PRIOR TO ANY CONSTRUCTION.
  2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY THE TITLE EXAMINATION.
  3. THE COORDINATES AND BEARING, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE NAD 83.
  4. PROPERTY IDENTIFICATION NUMBER IS 04500067 & 04320069A00
  5. OWNER: EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY.
  6. WETLANDS WERE TAKEN FROM WETLAND PERMIT MAPS OF RECORD. WETLANDS STATUS CHANGE OFTEN AND SHOULD BE VERIFIED BY A WETLAND COMPANY AND THE U.S. ARMY CORP OF ENGINEERS.
  7. WETLANDS THAT MAY EXIST 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 THE DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
  8. SITE MAY BE SUBJECT TO BUILDING SETBACKS.
  9. ALL PROPERTY CORNERS NOT DESCRIBED OR SYMBOLIZED ARE 5/8" IRON PINS SET.
  10. A 11.46 ACRE PORTION OF GATEWAY PARKWAY (PRIVATE 120' RIGHT OF WAY) AS SHOWN HEREON IS TO REMAIN PRIVATE UNTIL SUCH TIME AS THE ROAD INFRASTRUCTURE IS COMPLETE. UNTIL SUCH TIME SAID RIGHT OF WAY IS DEDICATED, AN ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED OVER AND UPON SAID PRIVATE RIGHT OF WAY FOR INTENDED USES.

CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C1	66°07'40"	795.77'	689.49'	448.85'	N14°10'45"E	752.33'
C2	11°47'20"	582.29'	2830.00'	292.18'	S45°53'44"E	581.26'
C3	21°08'40"	437.31'	1185.00'	221.17'	S50°35'04"E	434.83'
C4	10°31'59"	126.75'	689.49'	63.56'	N13°37'05"W	126.57'
C5	15°35'06"	129.20'	475.00'	65.00'	N32°12'06"W	128.81'
C6	91°44'11"	80.06'	50.00'	51.54'	S84°07'34"E	71.77'
C7	91°44'11"	184.13'	115.00'	118.54'	S84°07'34"E	165.08'
C8	55°35'41"	669.02'	689.49'	363.49'	N19°26'45"E	643.08'
C9	211°07'46"	423.76'	115.00'	412.87'	N60°46'15"W	221.57'
C10	84°47'03"	73.99'	50.00'	45.64'	S2°24'06"W	67.42'
C11	2°45'57"	128.93'	2670.79'	64.48'	S41°22'02"E	128.91'
C12	65°21'03"	570.29'	500.00'	320.69'	S75°23'41"E	539.88'
C13	26°47'03"	531.46'	115.00'	125.98'	S87°35'54"E	169.87'
C14	96°55'48"	84.59'	50.00'	56.45'	S88°27'19"E	74.86'
C15	16°44'20"	420.69'	1440.00'	211.86'	N34°42'37"E	419.20'
C16	6°03'15"	125.21'	1185.00'	62.66'	S47°09'39"E	125.15'
C17	16°44'20"	455.75'	1560.00'	229.51'	S34°42'37"W	454.13'
C18	22°43'47"	618.87'	1560.00'	313.56'	S54°26'40"W	614.82'
C19	22°43'47"	571.26'	1440.00'	289.44'	N54°26'40"E	567.52'
C20	83°04'11"	72.49'	50.00'	44.29'	S13°24'11"W	66.31'
C21	90°00'14"	78.54'	50.00'	50.00'	S84°59'32"E	70.71'
C22	89°59'46"	78.54'	50.00'	50.00'	N5°00'28"E	70.71'

CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C23	4°07'18"	85.24'	1185.00'	42.64'	S42°04'23"E	85.22'
C24	6°47'48"	170.82'	1440.00'	85.51'	S29°44'21"W	170.72'
C25	9°56'32"	249.87'	1440.00'	125.25'	S38°06'31"W	249.56'
C26	53°39'17"	107.69'	115.00'	58.16'	S13°09'46"E	103.80'
C27	10°58'07"	226.86'	1185.00'	113.78'	S55°40'20"E	226.51'
C28	1°53'54"	93.76'	2830.00'	46.89'	S52°44'21"E	93.76'



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N18°53'05"W	274.15'
L2	N89°30'23"E	577.36'
L3	N3°41'26"E	173.49'
L4	N6°35'31"W	545.91'
L5	N50°05'51"E	390.96'
L6	S39°59'57"E	198.67'
L7	S61°06'48"E	26.70'
L8	S56°19'31"W	445.25'
L9	S36°20'16"W	252.35'
L10	S56°42'00"W	343.33'
L11	S54°17'15"W	391.31'
L12	S68°55'10"W	400.93'
L13	S69°16'28"W	382.16'
L14	S55°43'47"W	396.99'
L15	S51°42'18"W	394.82'
L16	N24°24'34"W	271.76'
L17	N39°59'39"W	34.99'
L18	S50°00'21"W	161.61'
L19	N42°58'05"E	156.25'
L20	N42°58'05"E	124.82'
L21	N37°15'26"E	630.56'
L22	N47°01'55"W	223.84'
L23	N1°29'09"E	198.72'
L24	N50°00'13"E	273.23'
L25	N18°08'54"W	41.05'
L26	N13°24'47"E	52.85'
L27	S56°51'45"E	45.32'
L28	S39°59'25"E	54.00'
L29	S53°41'15"E	271.51'
L30	S43°04'47"W	181.32'

BENCHMARK #1 NAIL SET IN "NW" SIDE OF 22" PINE  
NAVD 88 ELEV.=59.50

BENCHMARK #2 NAIL SET IN "SE" SIDE OF 20" PINE  
NAVD 88 ELEV.=60.42

BENCHMARK #3 NAIL SET IN 24" OAK @ CREEK  
NAVD 88 ELEV.=50.33

EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY,  
A PUBLIC BODY CORPORATE AND POLITIC  
BY: SAVANNAH INDUSTRIAL DEVELOPMENT, LLC,  
ITS AGENT AND ATTORNEY-IN-FACT

RON CORSENTINO DATE  
MANAGER

THE SUBDIVISION PLAT KNOWN AS SAVANNAH GATEWAY INDUSTRIAL HUB SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

WITNESS  
CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

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.

P. NATHAN BROWN, RLS

MAJOR SUBDIVISION  
 SAVANNAH GATEWAY INDUSTRIAL HUB  
 AREA 2  
 LANDS OF EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, EFFINGHAM COUNTY, GEORGIA  
 FOR: SAVANNAH INDUSTRIAL DEVELOPMENT, LLC

DATE: MARCH 8, 2022

REVISIONS:

JOB NO.

EQUIPMENT USED: TOTAL STATION

SCALE: 1" = 300'

ERROR OF CLOSURE: FIELD - 1/55,455  
 ERROR OF CLOSURE: PLAT - 1/1,947,667  
 ANGULAR ERROR: 1" PER POINT

AREA: AS SHOWN

EQUIPMENT USED: TOTAL STATION

0 300 600 900 1200

**HUSSEY GAY BELL**  
*Established 1958*

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 3185  
 P. NATHAN BROWN