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ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey
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REFERENCES

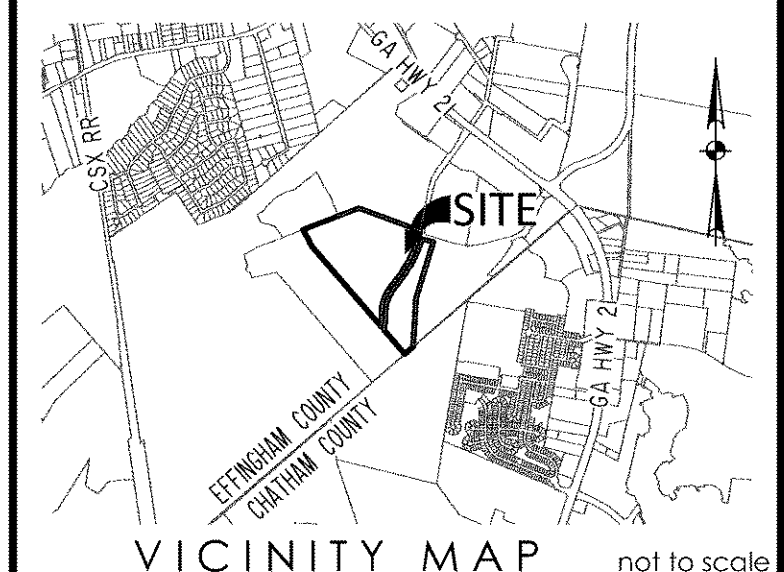
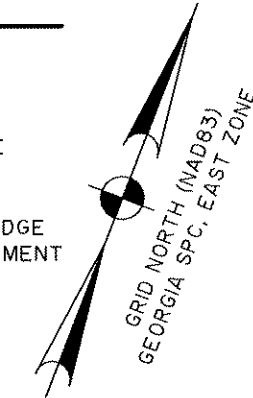
1. A MINOR SUBDIVISION PLAT OF PARCEL A, BEING A PORTION OF THE EXLEY TRACT P.D.M.U., PREPARED FOR SFG CH MASTER DEVCO, LLC, BY THOMAS & HUTTON, DATED JUNE 18, 2019, RECORDED IN PLAT BOOK 28, PAGE 593, EFFINGHAM COUNTY RECORDS.

PARCEL B1
N/F T&T EXLEY PROPERTIES, LLC
P.B. 28, PG. 590

PARCEL 2A-2
N/F
SFG CH MASTER DEVCO, LLC
P.B. 28, PG. 590

LEGEND

- COMPUTED POINT (NO MONUMENT)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- FLOOD ZONE LIMITS
- FRESHWATER WETLAND EDGE
- PROPERTY/ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITIES EASEMENT



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EFFINGHAM COUNTY APPROVAL
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR RECORDING:

APPROVED BY EFFINGHAM COUNTY PLANNING & ZONING
Diane Proffoot 7/13/20
DIANE PROFFOOT DATE
ZONING ADMINISTRATOR
APPROVED BY EFFINGHAM COUNTY ENGINEERING
Charles George 7/13/20
CHARLES GEORGE DATE
COUNTY ENGINEER

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.

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@thomasandhutton.com

A PLAT OF
ELEVATED TANK SITE
BEING LOCATED AT
GEORGIA INTERNATIONAL TRADE CENTER
9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
prepared for
CHESTERFIELD, LLC

No.	Revision	By	Date

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

1 INCH = 200 FEET

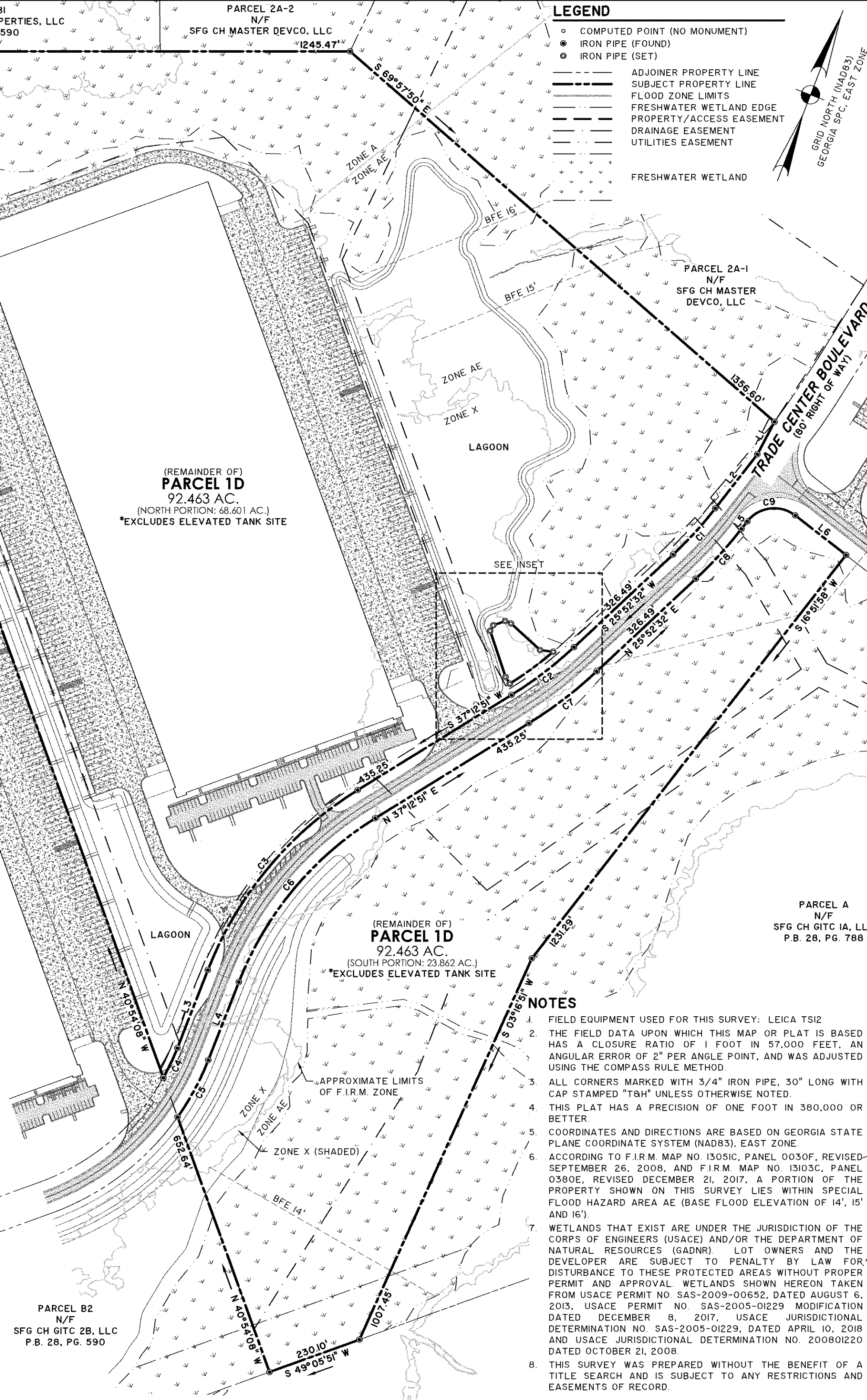
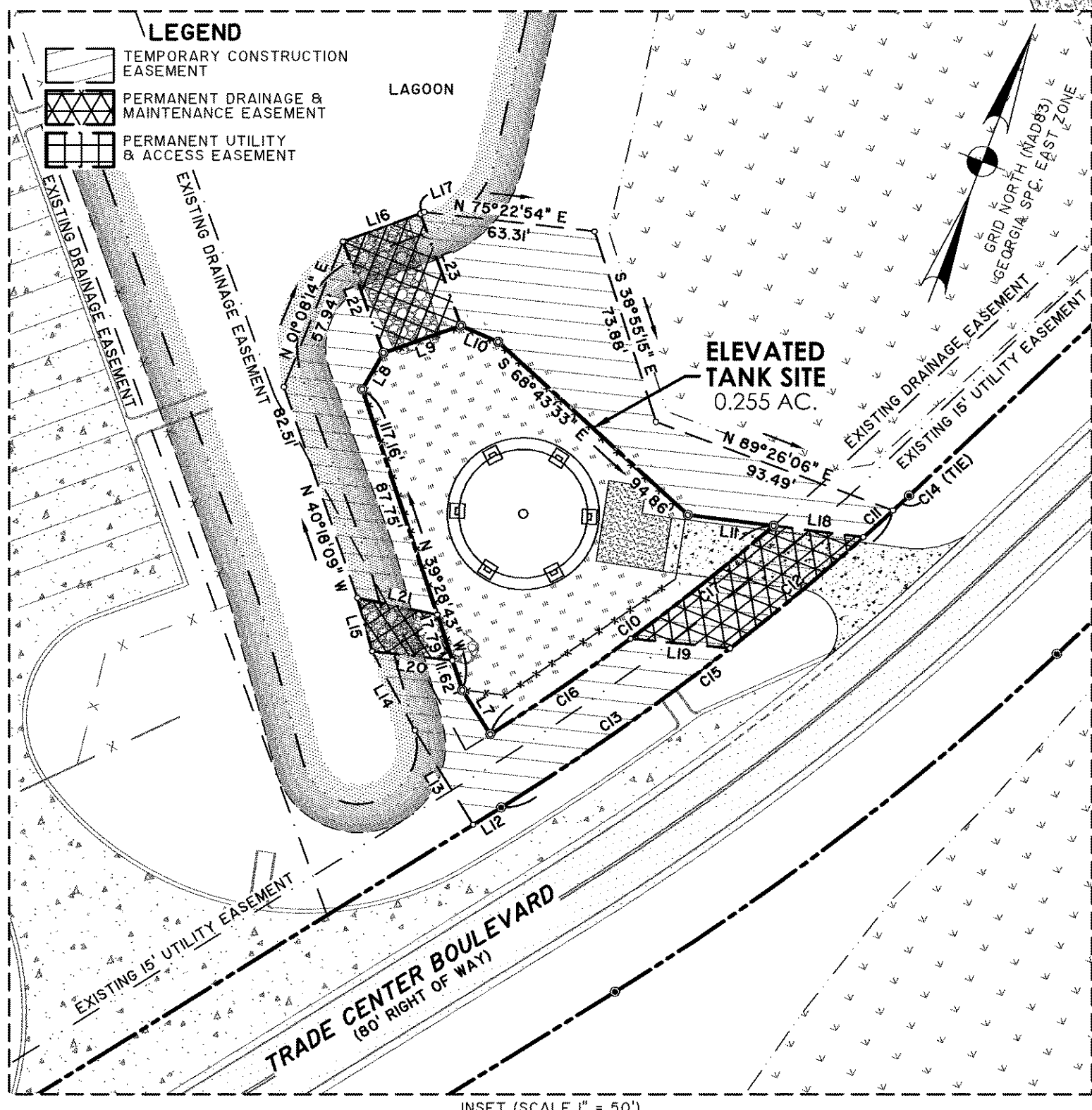
plat	drawn	reviewed	field	crew
05/26/2020	MDJ	RKM	xx/xx/xx	JH

job 26838.0017 SHEET 1 OF 1

LINE	BEARING	LENGTH
L1	S 06°39'48" W	88.47'
L2	S 16°51'58" W	164.91'
L3	S 00°17'09" W	201.78'
L4	N 00°17'09" E	201.78'
L5	N 16°51'58" E	22.41'
L6	S 73°08'02" E	154.94'
L7	N 53°27'02" W	19.26'
L8	N 09°08'45" E	15.52'
L9	N 49°33'36" E	30.35'
L10	S 87°42'14" E	15.02'
L11	N 76°09'54" E	31.85'
L12	S 37°12'51" W	12.07'

LINE	BEARING	LENGTH
L13	N 52°47'09" W	41.00'
L14	N 49°29'47" W	33.21'
L15	N 36°26'37" W	20.46'
L16	N 49°02'56" E	30.35'
L17	N 49°02'56" E	1.55'
L18	N 76°09'54" E	33.50'
L19	S 74°28'31" W	36.94'
L20	S 75°30'48" W	29.89'
L21	N 80°56'48" E	30.17'
L22	N 40°57'04" W	43.77'
L23	S 40°57'04" E	44.04'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	960.00'	150.96'	S 21°22'15" W	150.80'	9°00'35"
C2	960.00'	189.98'	S 31°32'42" W	189.67'	11°20'19"
C3	890.00'	573.62'	S 18°45'00" W	563.75'	36°55'42"
C4	560.00'	79.05'	S 04°19'48" W	78.99'	8°05'18"
C5	640.00'	156.40'	N 07°17'12" E	156.01'	14°00'06"
C6	810.00'	522.06'	N 18°45'00" E	513.07'	36°55'42"
C7	1040.00'	205.81'	N 31°32'42" E	205.47'	11°20'19"
C8	1040.00'	163.54'	N 21°22'15" E	163.37'	9°00'35"
C9	82.50'	129.59'	N 61°51'58" E	116.67'	90°00'00"
C10	935.00'	130.04'	S 32°33'54" W	129.93'	7°58'07"
C11	960.00'	14.67'	S 26°47'39" W	14.67'	0°52'31"
C12	960.00'	64.13'	S 29°08'44" W	64.12'	3°49'39"
C13	960.00'	103.12'	S 34°08'12" W	103.07'	6°09'17"
C14	960.00'	8.06'	S 26°06'58" W	8.06'	0°28'52"
C15	960.00'	181.92'	S 31°47'07" W	181.65'	10°51'27"
C16	935.00'	62.76'	N 34°37'35" E	62.75'	3°50'44"
C17	935.00'	67.28'	S 30°38'32" W	67.27'	4°07'22"



NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TS12
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 57,000 FEET, AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 30" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 380,000 OR BETTER.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
6. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0030F, REVISED SEPTEMBER 26, 2008, AND F.I.R.M. MAP NO. 13103C, PANEL 0380E, REVISED DECEMBER 21, 2017, A PORTION OF THE PROPERTY SHOWN ON THIS SURVEY LIES WITHIN SPECIAL FLOOD HAZARD AREA AE (BASE FLOOD ELEVATION OF 14', 15' AND 16').
7. WETLANDS THAT EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS (USACE) AND/OR THE DEPARTMENT OF NATURAL RESOURCES (GDNR). LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL. WETLANDS SHOWN HEREON TAKEN FROM USACE PERMIT NO. SAS-2009-00652, DATED AUGUST 6, 2013, USACE PERMIT NO. SAS-2005-01229 MODIFICATION DATED DECEMBER 8, 2017, USACE JURISDICTIONAL DETERMINATION NO. SAS-2005-01229, DATED APRIL 10, 2018 AND USACE JURISDICTIONAL DETERMINATION NO. 200801220 DATED OCTOBER 21, 2008.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD.