

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERK'S FILING INFORMATION

N/F  
EFFINGHAM COUNTY BOC  
PIN: 04140001  
DB 945, PG 14

EASEMENT 'B' PROPERTY OF  
EFFINGHAM COUNTY POWER, LLC  
COGENTRIX ENERGY POWER

45' UTILITY EASEMENT  
3.011 AC.  
(131,164 SQ. FT.)

N/F  
EFFINGHAM COUNTY POWER, LLC  
COGENTRIX ENERGY POWER  
PIN: 04140002  
DB 2483, PG 752  
PB 13, PG 147

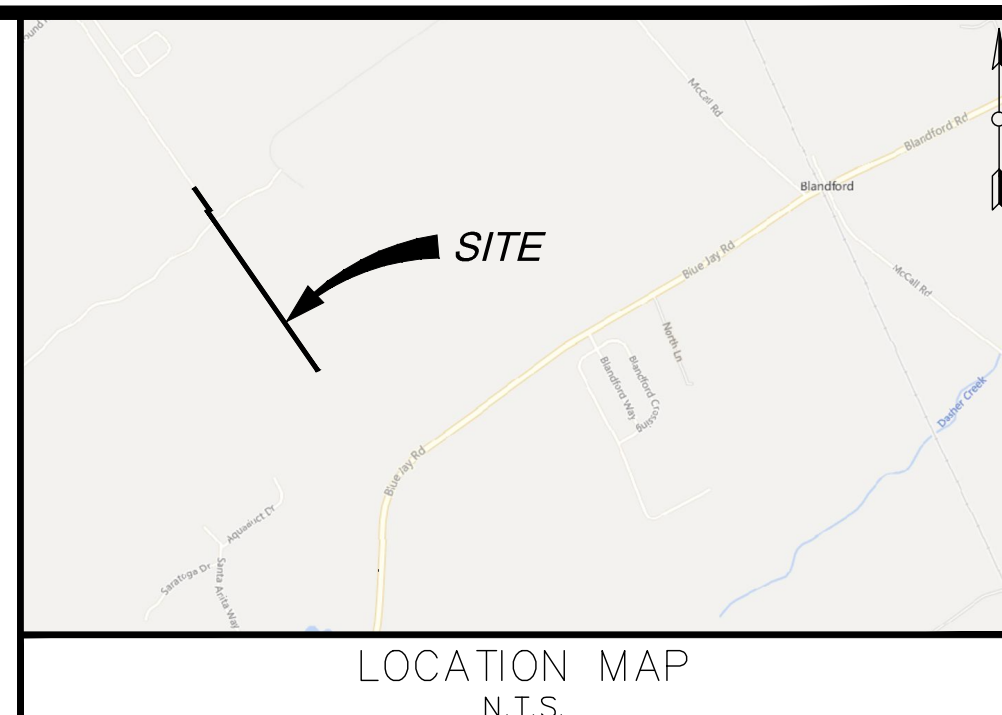
N/F  
JAMES RONALD KESSLER ET AL  
PIN: 03930041  
DB 2395, PG 347

N/F  
EFFINGHAM COUNTY POWER, LLC  
DB 1278, PG 51  
04140006AG

N/F  
HERMAN C. WOODS  
PIN: 04140009  
PB 4, PG 226B  
PB 24, PG 189

LINE#	DIRECTION	LENGTH
L1	N54° 47' 26"E	45.01
L2	S34° 46' 40"E	375.61
L3	S55° 13' 20"W	30.92
L4	S34° 46' 40"E	2512.37
L5	S65° 16' 06"W	45.70
L6	N34° 46' 40"W	2549.40
L7	N55° 13' 20"E	30.92
L8	N34° 46' 40"W	330.29

GRID NORTH - GEORGIA SPC  
NAD83 - EAST ZONE

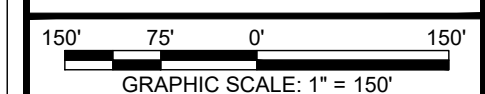


NO.	REVISION DESCRIPTION	DATE



**SURVEY NOTES**

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Champion TKO receiver [RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 2cm + 1ppm RMS)] with a Scepter II data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13103C0270E, Effective Date: March 16, 2015. The flood hazard lines as shown on this plat have been taken digitally from the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- 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 at the time of the survey and is not a guarantee or warranty, either expressed or implied.
- This survey is valid only if print has the original signature of the surveyor.
- 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.
- All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
- The boundary, as shown, was established from found monumentation on the plats referenced below.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.



**EMC ENGINEERING SERVICES, INC.**  
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CIVIL MARINE ENVIRONMENTAL  
ALBANY • ATLANTA • BRUNSWICK • COLUMBUS  
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

**SURVEY DATA**

Total Easement Area:	3.011 Acres (131,164 Square Feet)
Plat Closure:	N/A
Field Closure:	N/A
Angular Error:	N/A
Adjusted by:	N/A
Equipment used:	Topcon ES 103 Topcon PS 103A Champion TKO GPS/eGPS Network
Field Work Completed on:	08/11/2021

**REFERENCES**

DB 2322, PG 687	DB 2681, PG 772	DB 1548, PG 81
DB 276, PG 23	DB 1555, PG 163	PB C133, PG B1
PB A, PG 224E	PB 29, PG 953	PB C101, PG D1
PB C157, PG C2		

**A UTILITY EASEMENT PLAT TRAVERSING  
THE LANDS OF EFFINGHAM COUNTY POWER, LLC  
AND CONCENTRIX ENERGY POWER  
9TH G. M. DISTRICT, EFFINGHAM COUNTY, GEORGIA**  
Prepared for:  
**EFFINGHAM BOARD OF COMMISSIONERS**

**SURVEYORS CERTIFICATION**



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

*J.R. Toole*  
REG. L. S. LIC. NO. 3119  
DATE: 02/19/2024

**LEGEND**

PROPERTY BOUNDARY	---
METES AND BOUNDS	N 47°45'54" E - 497.06'
5/8" IRON REBAR FOUND	○ 5/8" RBF
MEANDER POINT	○
POINT OF BEGINNING	P.O.B.
PROPERTY ID NUMBER	PIN
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
PLAT BOOK	PB
DEED BOOK	DB
PAGE	PG
NOT TO SCALE	N.T.S.

PROJECT NO.: 21-0015  
DRAWN BY: SMB  
DESIGNED BY:  
SURVEYED BY: JEH  
SURVEY DATE: 08/11/2021  
CHECKED BY: JRT  
SCALE: 1" = 150'  
DATE: 02/19/2024

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