

Staff Report

Subject: Deed and Right of Way Acceptance (Fifth District)
Author: Stephen Candler, Development Services Director
Department: Development Services
Meeting Date: August 20, 2024
Item Description: Chad Zittrouer requests approval of the Deed and Right of Way for North Gate Industrial Park. {Map #478 Parcel# 2, 2F, 2G, 2H & Map # 486 Parcel #2}

Summary Recommendation

Staff has reviewed the inspected the roads and drainage infrastructure identified in the warranty deed, and recommends approval.

Executive Summary/Background

- Development Services Staff has inspected all roads, right-of-ways, and drainage infrastructure that is being dedicated to the county and it has passed inspection.
- The County Attorney has reviewed and approved the warranty deed and infrastructure agreement and approves.

Alternatives

1. **Approve** the final plat and infrastructure agreement for North Gate Industrial Park, and accept the roads and drainage infrastructure identified in the warranty deed.
2. **Take no action**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

Attachments:

1. Warranty Deed
2. Property Description
3. Plat

STATE OF GEORGIA)
COUNTY OF EFFINGHAM)

**WARRANTY DEED
FOR ROADS, WATER AND SEWER UTILITIES,
AND EASEMENTS**

THIS INDENTURE made this ___ day of August, 2024, by and between **NORTH GATE INDUSTRIAL PARK ASSOCIATION, INC.**, a Georgia non-profit corporation, as Party of the First Part (hereinafter referred to as “Grantor”) and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as Party of the Second Part (hereinafter referred to as “Grantee”) (the words “Grantor” and “Grantee” to include their respective, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All that certain road, street, and right of way situate, lying and being in the 9th G.M. District of Effingham County, Georgia, and being known as **GENERAL WAY – 100’ R/W (7.762 acres), NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE IA**, as shown and more particularly described on that certain map or plat made by Joseph A. Hale, Jr., R.L.S. No. 2886, dated _____, _____ and recorded in **Plat Book _____, Page _____** in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof. The right of way is further described in the legal description attached hereto as Exhibit “A”. It is the intention of the Grantor to convey to the Grantee all of its interest in the aforementioned street or right of way for public access.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said right-of-way and public easements, all located within Northgate Industrial Development, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, sidewalks, common areas, and any portion of the water system from the water meter to any building.

TOGETHER WITH a perpetual, non-exclusive, appurtenant, commercial, transmissible general utility easement for the installation, construction, maintenance, operation, repair and replacement of permanent above ground or underground utilities over, through and across and in those areas designated as utility easements, and drainage easements, including the right to ingress and egress over the easements, all located within Northgate Industrial Development, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

TO HAVE AND TO HOLD said property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever, in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor, by and through its authorized agent, has hereunto set its hand and seal, on the day and year first above written.

NORTH GATE INDUSTRIAL PARK ASSOCIATION, INC.

By: _____ (Seal)
Its: _____

Attested to By: _____ (Seal)
Its: _____

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

The foregoing conveyance of roads, water and sewer utilities, drainage infrastructure, and easements in Northgate Industrial Development, Effingham County, Georgia is hereby accepted by the Grantee.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2024.

**BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA**

BY: _____ (Seal)
Wesley Corbitt
Chairman

ATTEST: _____ (Seal)
Stephanie Johnson
Effingham County Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

June 4, 2024

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA. BEING GENERAL WAY, A 100' WIDE RIGHT OF WAY, NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE IA, AS SHOWN IN PLAT BOOK [REDACTED], PAGE [REDACTED] OF THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

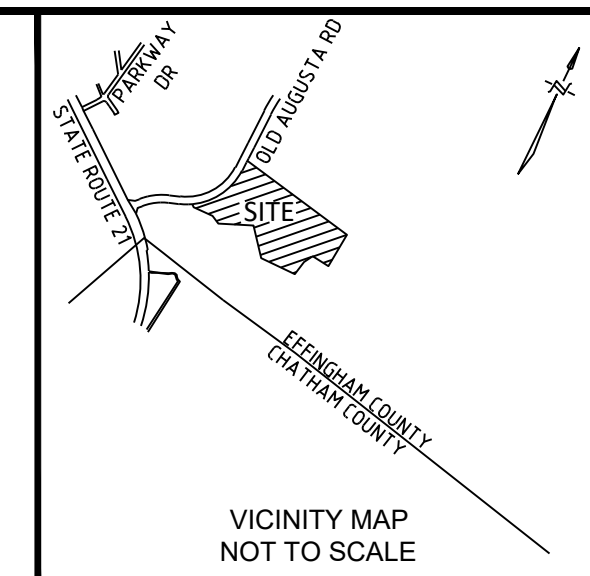
COMMENCING AT A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886" AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF STATE ROUTE 21 (VARIABLE WIDTH RIGHT OF WAY) AND THE EASTERN RIGHT OF WAY OF OLD AUGUSTA ROAD (150' RIGHT OF WAY) HAVING COORDINATES OF NORTHING 815,615.56, EASTING 956,023.45 BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83), THENCE ALONG THE EASTERN RIGHT OF WAY OF OLD AUGUSTA ROAD THE FOLLOWING SIX COURSES AND DISTANCES: N08°09'09"W A DISTANCE OF 120.84' TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886", N42°51'36"E A DISTANCE OF 95.72' TO A 1/2" IRON ROD FOUND, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,070.92', AN ARC LENGTH OF 524.76', A CENTRAL ANGLE OF 28°04'33", A TANGENT LENGTH OF 267.76', A CHORD LENGTH OF 519.53' BEARING N56°53'52"E TO A POINT, N70°56'09"E A DISTANCE OF 223.05' TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,220.92', AN ARC LENGTH OF 248.76', A CENTRAL ANGLE OF 11°40'26", A TANGENT LENGTH OF 124.81', A CHORD LENGTH OF 248.33' BEARING N65°05'56"E TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,220.92', AN ARC LENGTH OF 1,238.42', A CENTRAL ANGLE OF 58°07'02", A TANGENT LENGTH OF 678.40', A CHORD LENGTH OF 1,186.01' BEARING N30°12'11"E TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886", AND BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID EASTERN RIGHT OF WAY OF OLD AUGUSTA ROAD, N01°08'41"E A DISTANCE OF 275.32' TO A 1/2" IRON ROD SET WITH A PLASTIC CAP MARKED "LS 2886"; THENCE ALONG THE SOUTHERN LINE OF COMMON AREA OF NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE IA (RECORDED IN PLAT BOOK [REDACTED], PAGE [REDACTED]) THE FOLLOWING FIFTEEN COURSES AND DISTANCES: S30°16'02"E A DISTANCE OF 58.40' TO A 1/2" IRON ROD SET WITH A PLASTIC CAP MARKED "LS 2886", S72°09'38"E A DISTANCE OF 82.57' TO A 1/2" IRON ROD SET WITH A PLASTIC CAP MARKED "LS 2886", S57°02'39"E A DISTANCE OF 122.52' TO A 1/2" IRON ROD SET WITH A PLASTIC CAP MARKED "LS 2886", S88°13'32"E A DISTANCE OF 105.18' TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00', AN ARC LENGTH OF 109.16', A CENTRAL ANGLE OF 23°36'06", A TANGENT LENGTH OF 55.37', A CHORD LENGTH OF 108.39' BEARING S76°25'29"E TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", S64°37'26"E A DISTANCE OF 260.90' TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE LEFT HAVING A RADIUS OF 265.00', AN ARC LENGTH OF 167.41', A CENTRAL ANGLE OF 36°11'48", A TANGENT LENGTH OF 86.61', A CHORD LENGTH OF 164.64' BEARING S82°43'20"E TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", N79°10'46"E A DISTANCE OF 428.67' TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00', AN ARC LENGTH OF 136.70', A CENTRAL ANGLE OF 21°27'32", A TANGENT LENGTH OF 69.16', A CHORD LENGTH OF 135.90' BEARING N89°54'32"E TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", S79°21'42"E A DISTANCE OF 1,170.48' TO A 1/2" IRON ROD SET WITH A PLASTIC CAP MARKED "LS 2886", S78°40'36"E A DISTANCE OF 282.13' TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00', AN ARC LENGTH OF 81.83', A CENTRAL ANGLE OF 17°41'36", A TANGENT LENGTH OF 41.25', A CHORD LENGTH OF 81.51' BEARING S69°49'48"E TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", S60°59'00"E A DISTANCE OF 50.24' TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 61.50', AN ARC LENGTH OF 156.67', A CENTRAL ANGLE OF 145°57'46", A TANGENT LENGTH OF 200.92', A CHORD LENGTH OF 117.61' BEARING S60°59'00"E TO A 3"X3" CONCRETE MONUMENT SET WITH A PLASTIC CAP MARKED "LS 2886", S60°59'00"E A DISTANCE OF 83.86' TO A 1/2" IRON ROD SET WITH A PLASTIC CAP MARKED "LS 2886" ON THE WESTERN LINE OF TRACT-5 OF THE G. C. EXLEY, ESTATE (RECORDED IN PLAT CABINET 13, PAGES 270 AND 271); THENCE ALONG THE WESTERN LINE OF SAID TRACT-5 S08°04'35"W A DISTANCE OF 106.65' TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886"; THENCE ALONG THE NORTHERN LINE OF LOT 3, NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE I (RECORDED IN PLAT BOOK 29, PAGE 605) THE FOLLOWING FIVE COURSES AND DISTANCES: WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00', AN ARC LENGTH OF 14.40', A CENTRAL ANGLE OF

03°06'49", A TANGENT LENGTH OF 7.20', A CHORD LENGTH OF 14.40' BEARING N62°32'25"W TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886", N60°59'00"W A DISTANCE OF 275.43' TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE LEFT HAVING A RADIUS OF 165.00', AN ARC LENGTH OF 50.95', A CENTRAL ANGLE OF 17°41'36", A TANGENT LENGTH OF 25.68', A CHORD LENGTH OF 50.75' BEARING N69°49'48"W TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886", N78°40'36"W A DISTANCE OF 281.54' TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886", N79°21'42"W A DISTANCE OF 467.20' TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886"; THENCE ALONG THE NORTHERN LINE OF LOT 2, NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE I (RECORDED IN PLAT BOOK 29, PAGE 605) THE FOLLOWING THREE COURSES AND DISTANCES: N79°21'42"W A DISTANCE OF 702.69' TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE LEFT HAVING A RADIUS OF 265.00', AN ARC LENGTH OF 99.25', A CENTRAL ANGLE OF 21°27'32", A TANGENT LENGTH OF 50.21', A CHORD LENGTH OF 98.67' BEARING S89°54'32"W TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886", S79°10'46"W A DISTANCE OF 336.43' TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886"; THENCE ALONG THE NORTHERN LINE OF LOT 1, NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE I (RECORDED IN PLAT BOOK 29, PAGE 605) THE FOLLOWING SIX COURSES AND DISTANCES: S79°10'46"W A DISTANCE OF 92.24' TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886", WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00', AN ARC LENGTH OF 230.59', A CENTRAL ANGLE OF 36°11'48", A TANGENT LENGTH OF 119.29', A CHORD LENGTH OF 226.77' BEARING N82°43'20"W TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886", N64°37'26"W A DISTANCE OF 260.90' TO A MAGNETIC NAIL FOUND WITH A WASHER MARKED "LS 2886", WITH A CURVE TO THE LEFT HAVING A RADIUS OF 165.00', AN ARC LENGTH OF 67.97', A CENTRAL ANGLE OF 23°36'06", A TANGENT LENGTH OF 34.47', A CHORD LENGTH OF 67.49' BEARING N76°25'29"W TO A 3"X3" CONCRETE MONUMENT FOUND WITH A PLASTIC CAP MARKED "LS 2886", N88°13'32"W A DISTANCE OF 241.70' TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP MARKED "LS 2886", S64°10'43"W A DISTANCE OF 85.30' TO THE **POINT OF BEGINNING**; AND CONTAINING 7.762 ACRES.

KERN & CO., LLC
7 MALL COURT
SAVANNAH, GEORGIA 31406

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY JOSEPH A. HALE, JR.,
GEORGIA REGISTERED LAND SURVEYOR NO. 2886, ON JUNE 4, 2024.
THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

JOSEPH A. HALE, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 2886
KERN & CO., LLC CERTIFICATE OF AUTHORIZATION: LSF 761

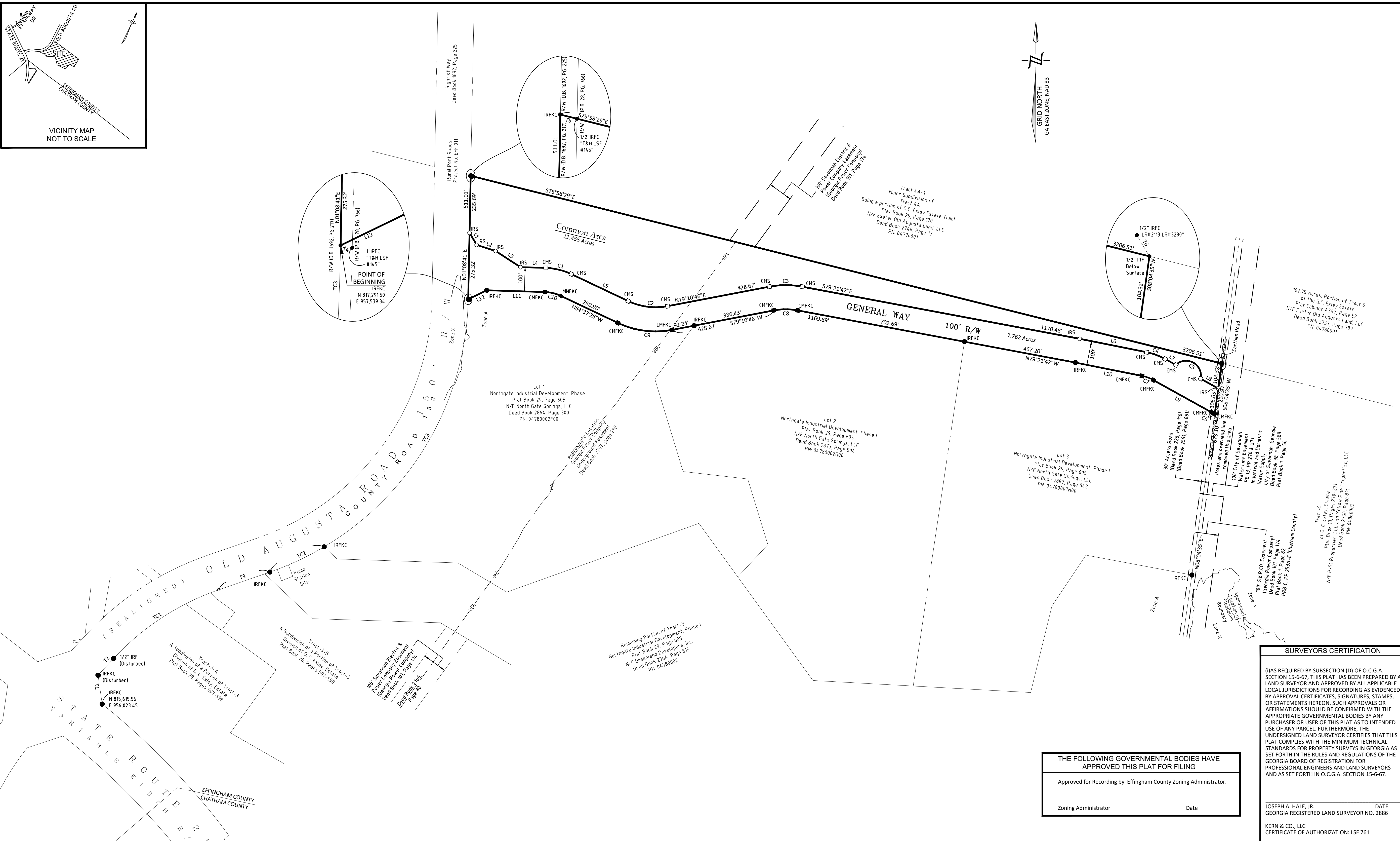


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

VICINITY MAP NOT TO SCALE

LEGEND

- IRF Iron Rod Found
- IRFC Iron Rod Found with Cap
- IRFKC 1/2" X 24" Iron Rod Found with Cap Stamped "KERN & CO, PLS 2886" or "SURVEY MK, RLS 2886"
- IRS 1/2" X 24" Iron Rod Set
- IPF Iron Pipe Found
- IPFC Iron Pipe Found with Cap
- CMF Concrete Monument Found
- CMFS 3" X 3" X 24" Concrete Monument Set
- UP Utility Pole
- GW Guy Wire
- OHU— Overhead Utility
- Electric Box on Concrete
- Telephone Box
- DB Deed Book
- PB Plat Book
- PRB Plat Record Book
- SMB Subdivision Map Book
- MB Map Book
- PC Plat Cabinet
- PP Pages
- PIN Parcel Identification Number
- PN Parcel Number
- S.E.P.CO Savannah Electric and Power Company
- CTY L County Line Monument
- RP County Line Reference Point



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING

Approved for Recording by Effingham County Zoning Administrator.

Zoning Administrator _____ Date _____

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 O.C.G.A. SECTION 15-6-67.

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

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



SURVEY DATE: 01/10/2022
 EQUIPMENT USED: LEICA VIVA TS16
 CHAMPION INST. NV3 RECEIVER/EGPS NETWORK
 ANGULAR ERROR PER "Δ" = 0.1"
 ADJUSTED BY COMPASS RULE:
 FIELD ERROR OF CLOSURE: 1/24,066
 PLAT ERROR OF CLOSURE: 1/1,235,676

I hereby certify that this plat is true, correct, and accurate survey as required by Effingham County Subdivision Regulations; and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations.

Concrete Monuments set have a minimum dimension of 3 inches by 3 inches and 24 inches long. Iron Rods set are one-half inches in diameter and 24 inches long.

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

- EFFINGHAM COUNTY REFERENCES:**
1. Plat Book 1, Page 50
 2. Plat Book 1, Page 87
 3. Plat Book 13, Pages 266 & 267
 4. Plat Book 13, Pages 270 & 271
 5. Plat Cabinet A347, Page E2
 6. Plat Book 28, Page 25
 7. Plat Book 28, Pages 597-598
 8. Plat Book 28, Page 766
 9. Plat Book 29, Page 170
 10. Plat Book 29, Page 605
 11. Moreland Atobelli Associates, Inc., Project Number EFF 011, Construction Plan, Old Augusta Road, Effingham County, Dated 07-03-08.
 12. Department of Transportation State of Georgia, Right of Way Proposed, Old Augusta Road, Effingham County, Federal Aid Project RS-095(9)R/W.
 13. Old Augusta Road, County Road 133, Prepared by John O. Parker, Survey date 3-26-06 with revisions.
 14. Deed Book 1650, Page 297
 15. Deed Book 1692, Page 217
 16. Deed Book 1692, Page 225

- CHATHAM COUNTY REFERENCES:**
1. Plat Record Book C, Pages 29A-D
 2. Plat Record Book C, Pages 253A-E

LINE TABLE

LINE	LENGTH	DIRECTION
L1	58.40'	S30°16'02"E
L2	82.57'	S72°09'38"E
L3	122.52'	S57°02'39"E
L4	105.18'	S88°13'32"E
L5	260.90'	S64°37'26"E
L6	282.13'	S78°40'36"E
L7	50.24'	S60°59'00"E
L8	83.86'	S60°59'00"E
L9	275.43'	N60°59'00"W
L10	281.54'	N78°40'36"W
L11	241.70'	N88°13'32"W
L12	85.30'	S64°10'43"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	265.00'	109.16'	23°36'06"	55.37'	108.39'	S76°25'29"E
C2	265.00'	167.41'	36°11'48"	86.61'	164.64'	S82°43'20"E
C3	365.00'	136.70'	21°27'32"	69.16'	135.90'	N89°54'32"E
C4	265.00'	81.83'	17°41'36"	41.25'	81.51'	S69°49'48"E
C5	61.50'	156.67'	145°57'46"	200.92'	117.61'	S60°59'00"E
C6	265.00'	14.40'	3°06'49"	7.20'	14.40'	N62°32'25"W
C7	165.00'	50.95'	17°41'36"	25.68'	50.75'	N69°49'48"W
C8	265.00'	99.25'	21°27'32"	50.21'	98.67'	S89°54'32"W
C9	365.00'	230.59'	36°11'48"	119.29'	226.77'	N82°43'20"W
C10	165.00'	67.97'	23°36'06"	34.47'	67.49'	N76°25'29"W

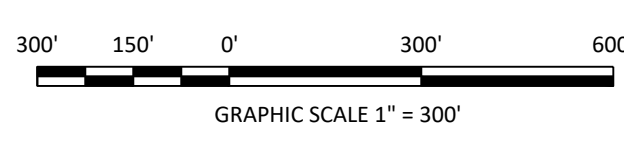
TIE LINE TABLE

LINE	LENGTH	DIRECTION
T1	120.84'	N08°09'09"W
T2	95.72'	N42°51'36"E
T3	223.05'	N70°56'09"W
T4	5.02'	N78°37'25"W
T5	6.23'	N75°58'29"W
T6	0.29'	S57°41'23"E

TIE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
TC1	1070.92'	524.76'	28°04'33"	267.76'	519.53'	N56°53'52"E
TC2	1220.92'	248.76'	11°40'26"	124.81'	248.33'	N65°05'56"E
TC3	1220.92'	1238.42'	58°07'02"	678.40'	1186.01'	N30°12'11"E

- NOTES:**
1. Current Address: 1301 General Way, Rincon, Georgia 31326.
 2. Current Owner: North Gate Industrial Park Association, Inc. (Deed Book 2887, Page 856).
 3. Current Parcel Number: 0478000200.
 4. Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Instrument NV3 Receiver using differential corrections obtained from the EGPS VRS Network was used to position control points used in the survey.
 5. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Numbers 13103C0380E & 13103C0385E, Map Revised: December 21, 2017, this property 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-nfil.com>.
 6. See Georgia Power Company Underground Easement recorded in Deed Book 2757, Page 298.
 7. See Georgia Power Company Easement recorded in Deed Book 2834, Page 655.
 8. See Georgia Power Company Termination and Release of Easement Rights recorded in Deed Book 2844, Page 112.
 9. Improvements exist but are not shown.
 10. All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only where dimensioned.
 11. All survey monuments set are identified with a cap or disk stamped "KERN & CO, PLS 2886".
 12. 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.
 13. See First Amendment to access easements recorded in Deed Book 2591, Page 881, as modified by that certain Relocation of 30' Access Easement in First Amendment to Access Easements recorded in Deed Book 2857, Page 269.
 14. Subject and adjacent property owners' deed references were provided by Kern & Co., LLC and are not guaranteed as to accuracy or completeness.
 15. 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.
 16. This property is subject to any and all easements, right of way, covenants, or restrictions either recorded or unrecorded.
 17. 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.
 18. 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.



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

7 Mall Court (31466) • P.O. Box 15179 • Savannah, Georgia 31416
 Phone: (912) 354-8400 Fax: (912) 354-1865 Email: info@kernco.com

STAMP:

STAMP:

NO	DATE	REVISION

MINOR SUBDIVISION

NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE IA
 BEING A SUBDIVISION OF THE COMMON AREA WITH PRIVATE ACCESS & UTILITY EASEMENT OF
 NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE I

9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
 Prepared For: North Gate Industrial Park Association, Inc.

SCALE: 1" = 300'
PROJECT NO: 210163
SURVEY DATE: 01/10/2022
PLAT DATE: 06/24/2024
DRAWN BY: ENW
CHECKED BY: JAH
SHEET NO: 1/1

1/1