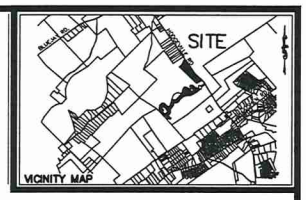
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

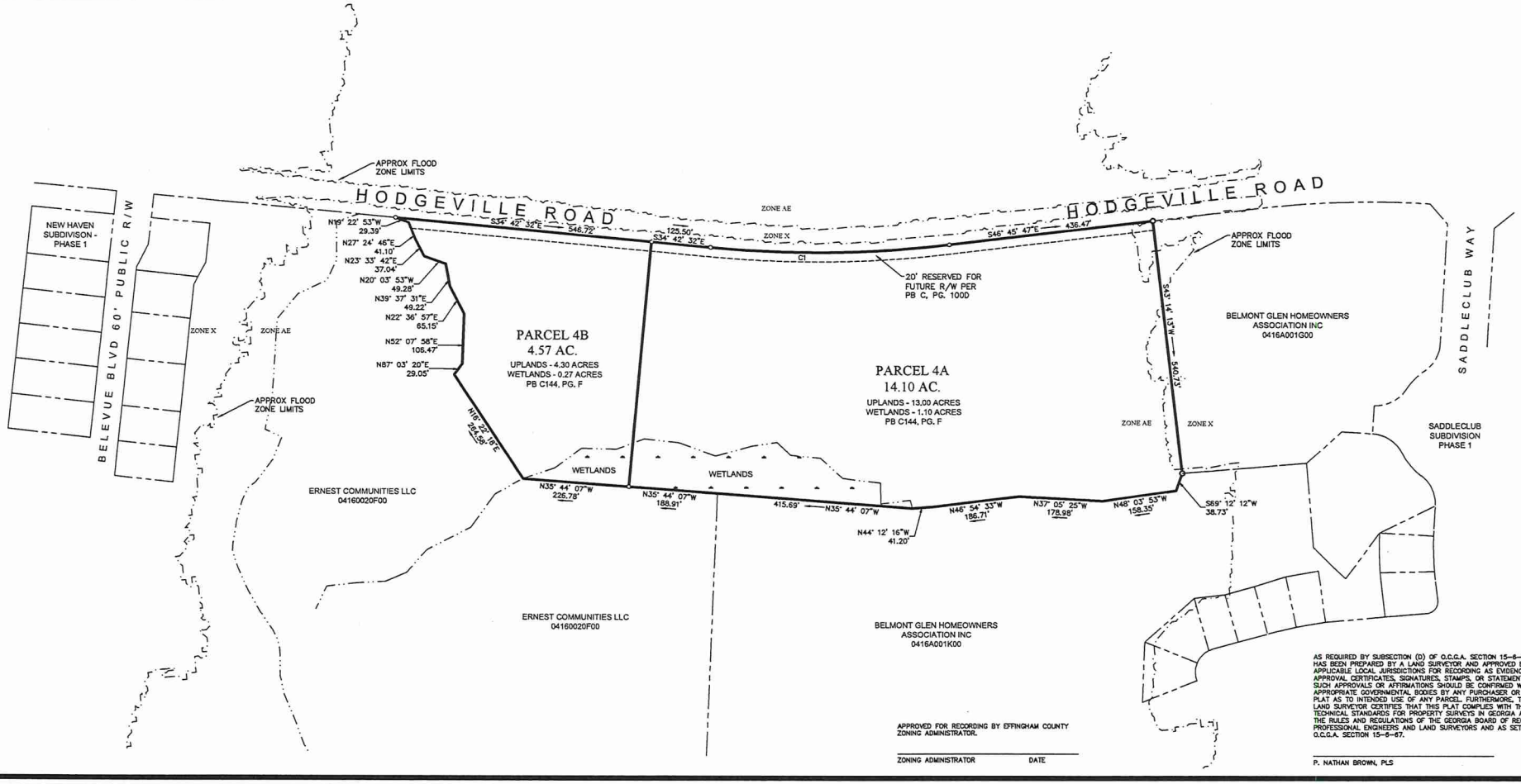
NOTES:
1. IN MY OPINION, IN ACCORDANCE WITH F.I.R.M. MAP NO 13103C0360E REVISED MARCH 16, 2015, AND LOMR NO. 17-04-8088P, A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN. FEMA MAPS CHANGE OFTEN AND SHOULD BE CHECKED PRIOR TO ANY CONSTRUCTION.
2. NO GUARANTEE, EITHER STATED OR IMPLIED 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 THAT WOULD BE DISCOVERED BY A 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 04160020D00.
5. OWNER: JGH COMMERCIAL, LLC
6. 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.
7. SITE MAY BE SUBJECT TO BUILDING SETBACKS.
8. ALL CORNERS ARE 5/8" IRON PINS SET UNLESS NOTED OTHERWISE.
9. LAND PLATTED HEREON IS THE SAME LAND LISTED IN THE TITLE COMMITMENT.
10. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY PERFORMING REPETITIVE RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING AN EGPS 201L DUAL FREQUENCY GPS RECEIVER AND BASE USING THE EGPS GNSS NETWORK OVER VERIZON CELLULAR SERVICE. THE POSITIONAL ACCURACY OF THE REPETITIVE OBSERVATION AVERAGES IS LESS THAN 0.07 FOOT HORIZONTALLY AND LESS THAN 0.07 FOOT VERTICALLY. ALL GROUND MEASUREMENTS WERE OBTAINED UTILIZING A TRIMBLE S5 ROBOTIC TOTAL STATION.

GRID NORTH - GA, EAST ZONE - NAD 83

LEGEND
- CMF = CONCRETE MONUMENT FOUND
- CMS = CONCRETE MONUMENT SET
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET



CURVE TABLE						
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C1	12°03'16"	508.30'	2416.00'	255.09'	S40°44'10"E	507.36'



APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR DATE

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, PLS

MINOR SUBDIVISION

LANDS OF JGH COMMERCIAL, LLC, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
FOR: JGH COMMERCIAL, LLC

PLAT DATE: JANUARY 20, 2026
FIELD DATE: JANUARY 2026
REVISED:
JOB NO.
SCALE: 1" = 100'

ERROR OF CLOSURE: PLAT - 1/165,702

0 100 200 300 400

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
HUSSEY, GAY, BELL & DEYOUNG, INC. GEORGIA LICENSE AUTHORIZATION: LSF-300
GEORGIA REGISTERED No. 3185 PROFESSIONAL LAND SURVEYOR P. NATHAN BROWN