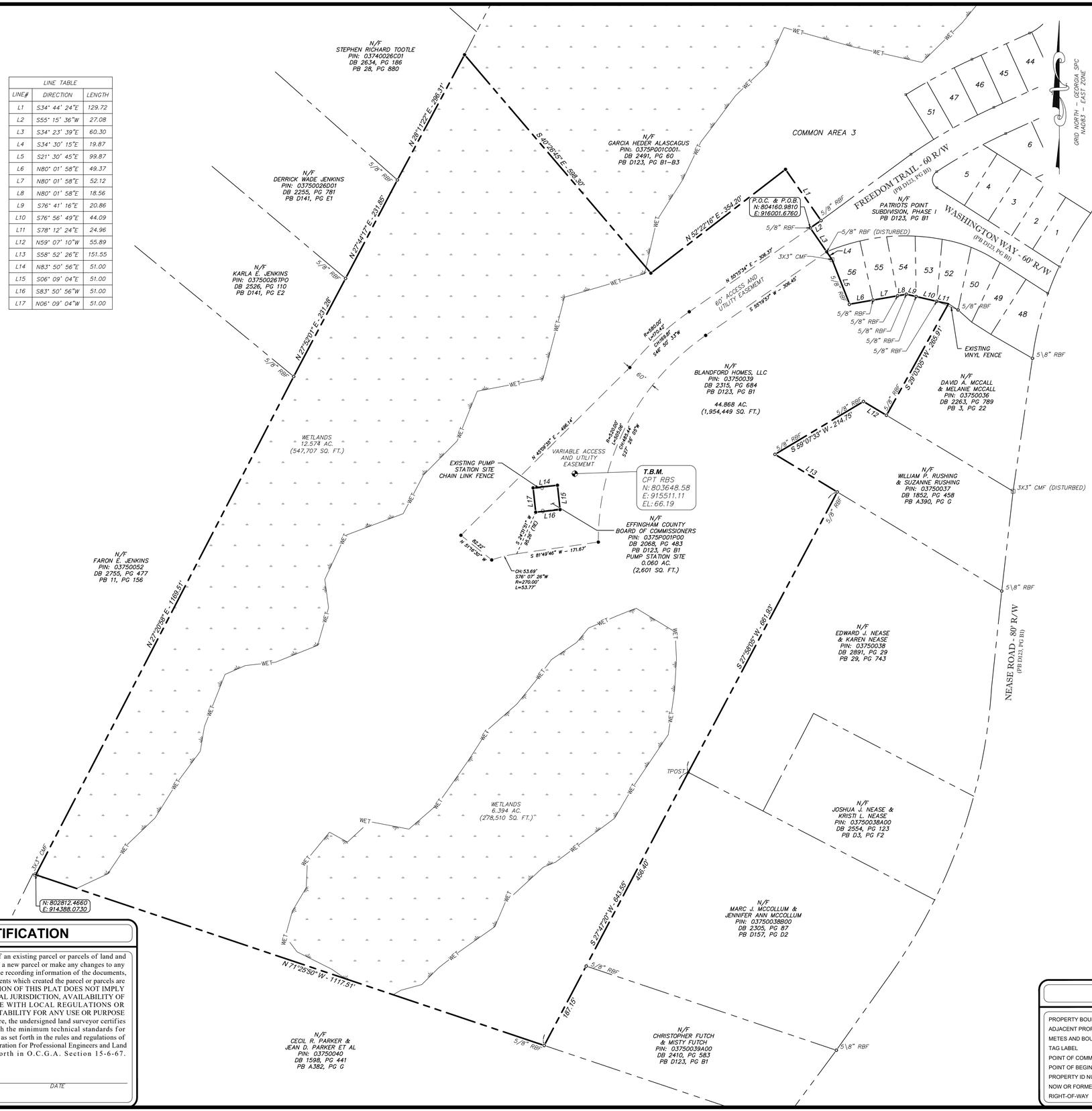
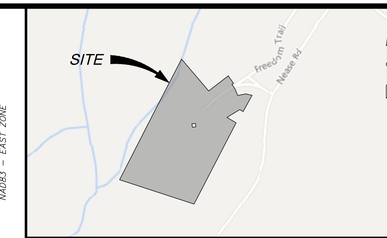
THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S34° 44' 24"E	129.72
L2	S55° 15' 36"W	27.08
L3	S34° 23' 39"E	60.30
L4	S34° 30' 15"E	19.87
L5	S21° 30' 45"E	99.87
L6	N80° 01' 58"E	49.37
L7	N80° 01' 58"E	52.12
L8	N80° 01' 58"E	18.56
L9	S76° 41' 16"E	20.86
L10	S76° 56' 49"E	44.09
L11	S78° 12' 24"E	24.96
L12	N59° 07' 10"W	55.89
L13	S58° 52' 26"E	151.55
L14	N83° 50' 56"E	51.00
L15	S06° 09' 04"E	51.00
L16	S83° 50' 56"W	51.00
L17	N06° 09' 04"W	51.00





LOCATION MAP
N.T.S.

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. 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 an eGPS 20TL Geodetic GNSS GPS Receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 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.
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
5. 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.
6. Structures visible on the date of survey are shown hereon.
7. Locations are accurate only where dimensioned.
8. A portion of this property is located in Zone A, a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13103C0355E; Effective Date: March 16, 2015. The flood hazard lines as shown on this plat have been taken digitally from http://hazards-fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
9. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
10. 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.
11. This survey is valid only if print has the original signature of the surveyor.
12. 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.
13. 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.
14. The boundary, as shown, was taken from a survey by EMC.
15. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
16. 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.
17. There were no wetland delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA

Total Area:	44.868 Acres (1,954,449 Square Feet)
Wetland Area:	18.968 Acres (826,217 Square Feet)
Upland Area:	25.900 Acres (1,128,232 Square Feet)
Plat Closure:	1 in 563,780
Field Precision:	This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to locate property corners and improvements. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.
Adjusted by:	No adjustment
Equipment used:	Geomax Zoom90 Robotic Total Station eGPS 20TL Geodetic GNSS GPS Receiver on the eGPS Network
Field Work Completed on:	02/02/2026

REFERENCES
PB D123, PG B1

SURVEYORS CERTIFICATION

GEORGIA REGISTERED No. 3119 LAND SURVEYOR JIMMY R. TOOLE

DRAFT

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.

GA REG. L. S. LIC. NO. 3119 DATE

LEGEND

PROPERTY BOUNDARY		PLAT BOOK	PB
ADJACENT PROPERTY LINE		DEED BOOK	DB
METES AND BOUNDS	N 47°45'54" E - 497.06'	PAGE	PG
TAG LABEL	L6	NOT TO SCALE	N.T.S.
POINT OF COMMENCING	P.O.C.	IRON REBAR FOUND	RBF
POINT OF BEGINNING	P.O.B.	CONCRETE MONUMENT FOUND	CMF
PROPERTY ID NUMBER	PIN	5/8" IRON REBAR SET W/CAP	
NOW OR FORMERLY	N/F	MEANDER POINT	
RIGHT-OF-WAY	R/W	TEMPORARY BENCHMARK SET	T.B.M.

NO.	REVISION DESCRIPTION	DATE

GEORGIA CERTIFICATE OF AUTHORIZATION Land Surveying Firm No. 000051 EMC Engineering Services, Inc.

100' 50' 0' 100'
GRAPHIC SCALE: 1" = 100'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
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Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

A BOUNDARY SURVEY OF

PATRIOTS POINT PHASE II

1559TH GEORGIA MILITIA DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
EFFINGHAM COUNTY BOARD OF COMMISSIONERS

PROJECT NO.:	24-0037
DRAWN BY:	SMB
DESIGNED BY:	
SURVEYED BY:	JEH
SURVEY DATE:	02/02/2026
CHECKED BY:	JRT
SCALE:	1" = 100'
DATE:	02/05/2026

SHEET 1 OF 1

O:\2024\24-0037 EFFINGHAM COUNTY IDC ENGINEERING\DWG\PATRIOTS POINT - PH 2\24-0037V_B01.DWG 2/5/2026 12:04 PM