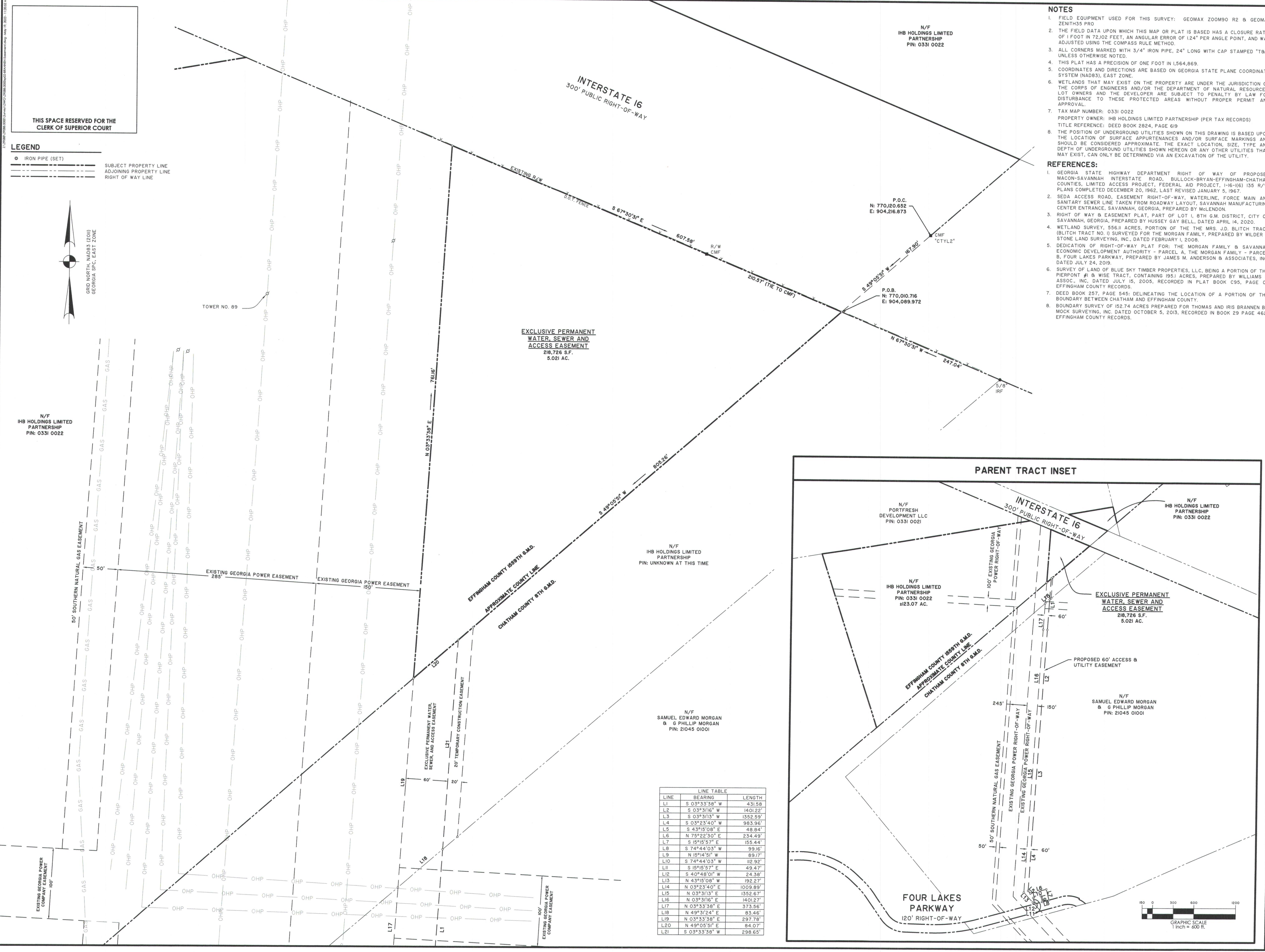


THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND
 ○ IRON PIPE (SET)
 --- SUBJECT PROPERTY LINE
 --- ADJOINING PROPERTY LINE
 --- RIGHT OF WAY LINE



N/F
 IHB HOLDINGS LIMITED
 PARTNERSHIP
 PIN: 0331 0022



**EXCLUSIVE PERMANENT
 WATER, SEWER AND
 ACCESS EASEMENT**
 216,726 S.F.
 5.021 AC.

N/F
 IHB HOLDINGS LIMITED
 PARTNERSHIP
 PIN: 0331 0022

P.O.C.
 N: 770,20.652
 E: 904,216.873

P.O.B.
 N: 770,010.716
 E: 904,089.972

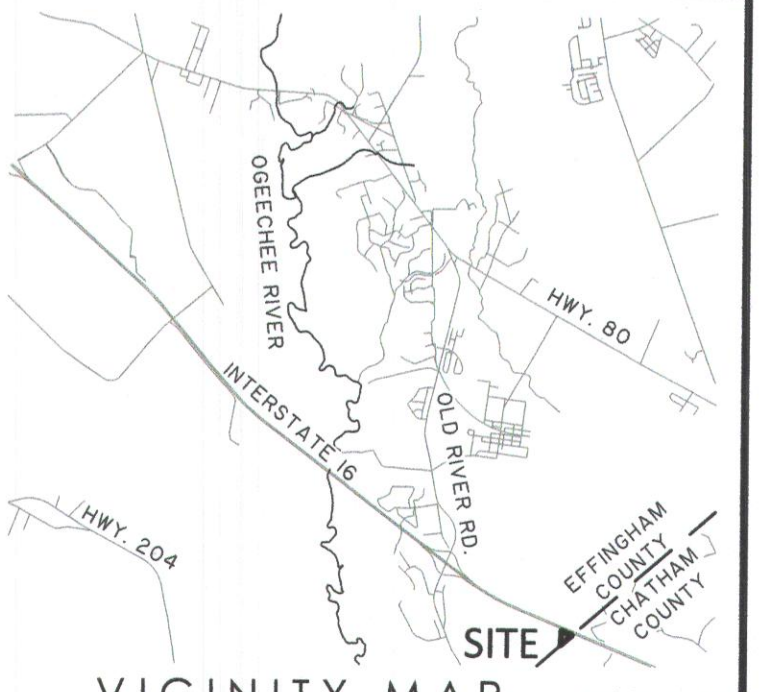
N/F
 IHB HOLDINGS LIMITED
 PARTNERSHIP
 PIN: UNKNOWN AT THIS TIME

N/F
 SAMUEL EDWARD MORGAN
 & G PHILLIP MORGAN
 PIN: 21045 01001

| LINE | BEARING | LENGTH |
|------|---------------|----------|
| L1 | S 03°33'38" W | 431.58' |
| L2 | S 03°31'16" W | 1401.22' |
| L3 | S 03°31'13" W | 1352.59' |
| L4 | S 03°23'40" W | 983.96' |
| L5 | S 43°15'08" E | 48.84' |
| L6 | N 76°22'30" E | 234.49' |
| L7 | S 15°15'57" E | 155.44' |
| L8 | S 74°44'03" W | 99.16' |
| L9 | N 15°14'51" W | 89.17' |
| L10 | S 74°44'03" W | 112.92' |
| L11 | S 15°15'57" E | 49.47' |
| L12 | S 40°48'01" W | 24.38' |
| L13 | N 43°15'08" W | 192.27' |
| L14 | N 03°23'40" E | 1009.89' |
| L15 | N 03°31'13" E | 1352.67' |
| L16 | N 03°31'16" E | 1401.27' |
| L17 | N 03°33'38" E | 373.56' |
| L18 | N 49°31'24" E | 83.46' |
| L19 | N 03°33'38" E | 297.78' |
| L20 | N 49°05'51" E | 84.07' |
| L21 | S 03°33'38" W | 298.65' |

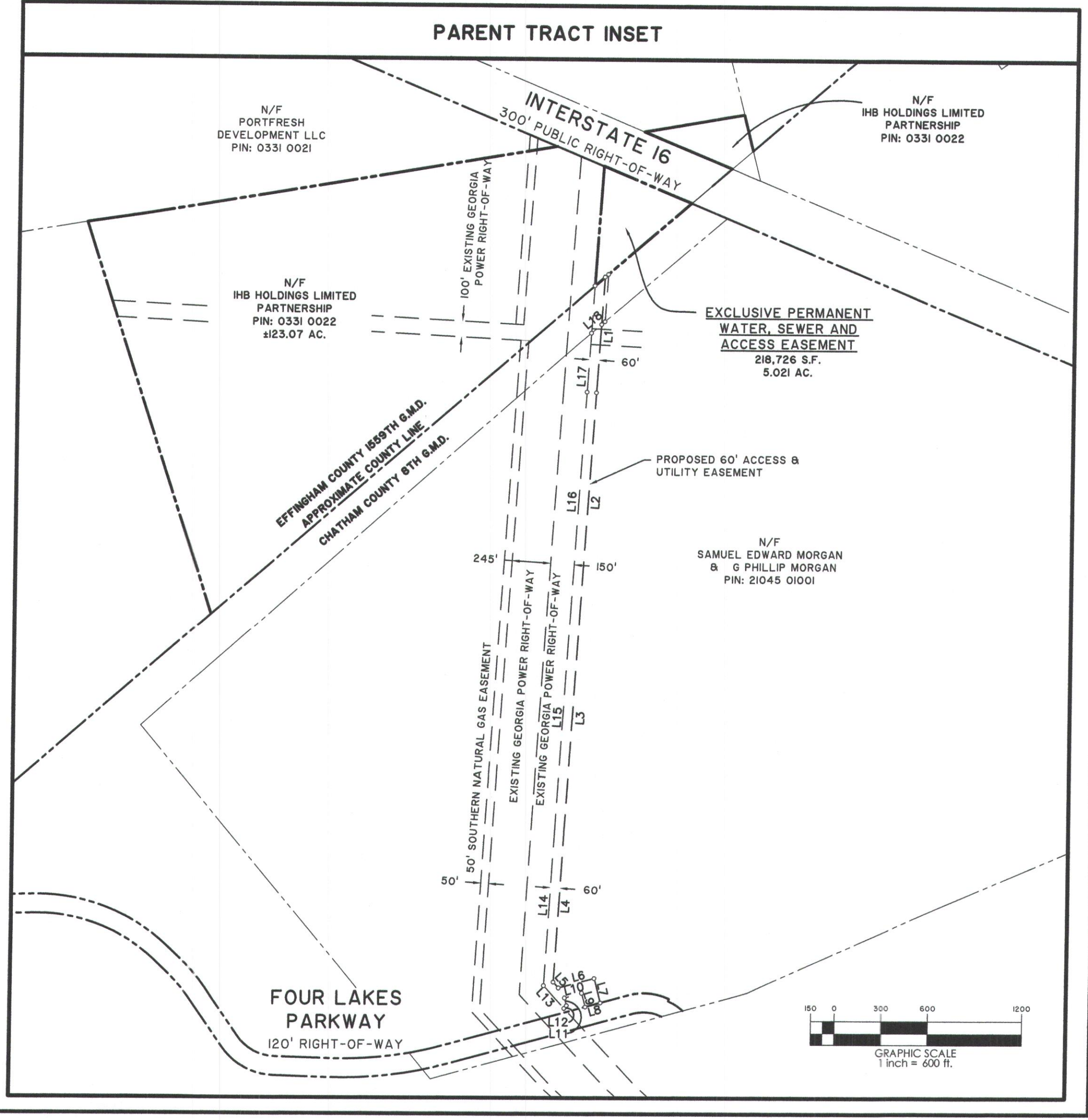
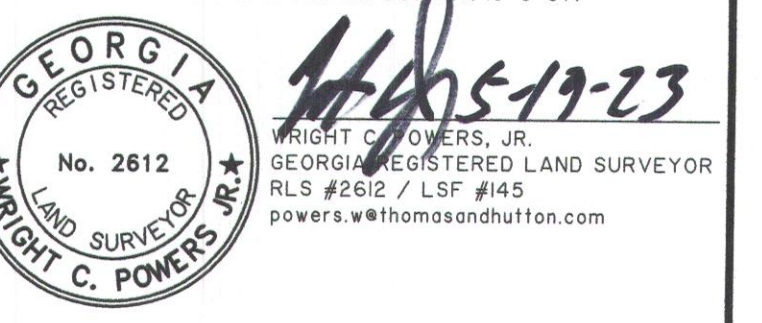
- NOTES**
- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2 & GEOMAX ZENITH35 PRO
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 72,102 FEET, AN ANGULAR ERROR OF 1.24" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 - ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
 - THIS PLAT HAS A PRECISION OF ONE FOOT IN 1,564,869.
 - COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 - WETLANDS THAT MAY EXIST ON THE PROPERTY 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 DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
 - TAX MAP NUMBER: 0331 0022
 PROPERTY OWNER: IHB HOLDINGS LIMITED PARTNERSHIP (PER TAX RECORDS)
 TITLE REFERENCE: DEED BOOK 2824, PAGE 619
 - THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.

- REFERENCES:**
- GEORGIA STATE HIGHWAY DEPARTMENT RIGHT OF WAY OF PROPOSED MACON-SAVANNAH INTERSTATE ROAD, BULLOCK-BRYAN-EFFINGHAM-CHATHAM COUNTIES, LIMITED ACCESS PROJECT, FEDERAL AID PROJECT, I-16-16) 155 R/W, PLANS COMPLETED DECEMBER 20, 1962, LAST REVISED JANUARY 5, 1967.
 - SEDA ACCESS ROAD, EASEMENT RIGHT-OF-WAY, WATERLINE, FORCE MAIN AND SANITARY SEWER LINE TAKEN FROM ROADWAY LAYOUT, SAVANNAH MANUFACTURING CENTER ENTRANCE, SAVANNAH, GEORGIA, PREPARED BY MCLENDON.
 - RIGHT OF WAY & EASEMENT PLAT, PART OF LOT I, 8TH G.M. DISTRICT, CITY OF SAVANNAH, GEORGIA, PREPARED BY HUSSEY GAY BELL, DATED APRIL 14, 2020.
 - WETLAND SURVEY, 556.1 ACRES, PORTION OF THE THE MRS. J.D. BLITCH TRACT (BLITCH TRACT NO. 1) SURVEYED FOR THE MORGAN FAMILY, PREPARED BY WILDER & STONE LAND SURVEYING, INC., DATED FEBRUARY 1, 2008.
 - DEDICATION OF RIGHT-OF-WAY PLAT FOR: THE MORGAN FAMILY & SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY - PARCEL A, THE MORGAN FAMILY - PARCEL B, FOUR LAKES PARKWAY, PREPARED BY JAMES M. ANDERSON & ASSOCIATES, INC., DATED JULY 24, 2019.
 - SURVEY OF LAND OF BLUE SKY TIMBER PROPERTIES, LLC, BEING A PORTION OF THE PIERPONT #1 & WISE TRACT, CONTAINING 1951 ACRES, PREPARED BY WILLIAMS & ASSOC., INC., DATED JULY 15, 2005, RECORDED IN PLAT BOOK C95, PAGE CI, EFFINGHAM COUNTY RECORDS.
 - DEED BOOK 257, PAGE 545; DELINEATING THE LOCATION OF A PORTION OF THE BOUNDARY BETWEEN CHATHAM AND EFFINGHAM COUNTY.
 - BOUNDARY SURVEY OF 152.74 ACRES PREPARED FOR THOMAS AND IRIS BRANNEN BY MOCK SURVEYING, INC. DATED OCTOBER 5, 2013, RECORDED IN BOOK 29 PAGE 462, EFFINGHAM COUNTY RECORDS.



The document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

SURVEYOR'S CERTIFICATION
 THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OR 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.



EASEMENT PLAT
BEING A PORTION OF
THE LANDS OF
IHB HOLDINGS LIMITED
PARTNERSHIP
PIN: 0331 0022
 1559TH G.M. DISTRICT
 EFFINGHAM COUNTY, GEORGIA
 prepared for
BRYAN COUNTY BOARD
OF COMMISSIONERS

| | | | |
|-----|----------|----|------|
| No. | Revision | By | Date |
| | | | |

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

