

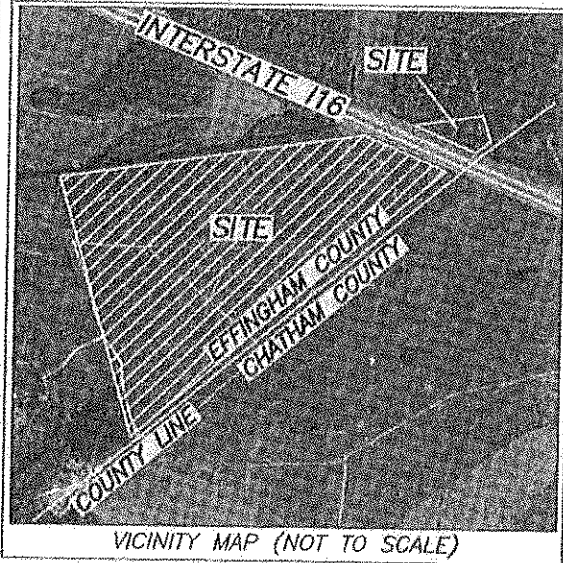
9132045680  
PARTICIPANT ID

**BK:29 PG:614-614**

**P2023000111**

FILED IN OFFICE  
CLERK OF COURT  
06/06/2023 03:59 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Jason E. Bragg*  
RESERVED FOR CLERK OF COURT



PORTFRESH  
DEVELOPMENT, LLC.  
DEED BK. 2496, PG. 178  
PLAT BK. D 165, PG. A  
TAX PARCEL: 03310021

PHILLIP G. MORGAN, JR. ETAL.  
TAX PARCEL: 03560001  
TRACT 3  
2.821 ACRES

TRACT 1  
120.213 ACRES

TRACT 2  
7.424 ACRES

SAMUEL EDWARD & G. PHILL  
MORGAN  
TAX PARCEL: 11044 01004

APPROVED FOR RECORDING  
BY EFFINGHAM COUNTY  
ZONING ADMINISTRATOR

*Cheri Fernald* 6/6/23  
ZONING ADMINISTRATOR DATE

BHB HOLDINGS LIMITED  
PARTNERSHIP  
DEED BK. 2824, PG. 621  
PLAT BK. 28, PG. 624  
TAX PARCEL: 03320004

JERRY K.  
PRIVETTE  
PLAT BK. 423, PG. 187  
PLAT BK. A, PG. 363B  
TAX PARCEL: 03320005

**SURVEYOR'S CERTIFICATE**

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.

*[Signature]*  
LAND SURVEYOR

0 600 1200 1800

GRAPHIC SCALE: 1" = 600'



LINE	BEARING	DISTANCE
L1	N 81°31'39" E	355.95'
L2	N 80°24'00" E	1724.18'
L3	N 80°15'20" E	940.43'
L4	S 67°30'45" E	309.99'
L5	S 67°30'45" E	619.63'
L6	N 49°06'31" E	4018.54'
L7	N 17°36'15" W	32.66'
L8	N 17°36'15" W	398.61'
L9	N 17°52'40" W	2181.30'
L10	N 49°06'31" E	3214.65'
L11	N 03°31'20" E	733.49'
L12	N 49°06'31" E	335.75'
L13	N 67°35'23" W	361.48'
L14	N 67°24'46" W	244.90'
L15	N 80°08'26" E	643.59'
L16	S 14°17'45" E	235.17'
L17	S 49°06'31" W	174.43'

SURVEY FOR:

**EFFINGHAM COUNTY**

130.458 ACRES

SURVEY DATE: 6/6/2023	LAND LOT N/A	LAND DIST: N/A	G.M.D. 1559TH	COUNTY: EFFINGHAM	CITY: N/A
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STATE OF GEORGIA

SURVEY BY:

**M. JERRY TOMBERLIN, JR.**  
Georgia Registered  
Surveyor #2942

2689 GOLDEN ISLES WEST  
BAXLEY GEORGIA 31513

PH.(912)-367-6805 FAX (912)-367-0399  
jtomberlin@bellsouth.net

EQUIPMENT USED: HIPER V DTM 322  
FIELD WORK BY: M.C.  
ERROR OF CLOSURE: RADIAL  
ADJUSTMENT: COMPASS  
PLAT BY: T.B.  
FIELD BOOK: MCO1-23  
JOB REF. JT23195

- IRON PIN SET 1/2" REBAR
- IRON PIN FOUND 1/2" REBAR
- CONC. MARKER SET
- CONC. MARKER FOUND
- ▽ NO CORNER SET/FOUND

**SURVEYOR'S NOTES:**

- Any certification expressed or implied herein applies only to the individual(s), association(s), agency(s), and/or corporation(s) explicitly listed.
- M. Jerry Tomberlin, Jr. and the Land Surveyor whose seal is affixed hereto do not guarantee that all easements which may affect this property are shown.
- A survey does not guarantee title. Names shown are as listed in Tax Assessor's records or as requested by client.
- This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.
- This survey has been performed without the benefit of a complete title examination. Lines shown are as pointed out by client or as found in deed records.
- Unless stated otherwise, no attempt to locate F.E.M.A. Zones or Wetland areas has been requested.

