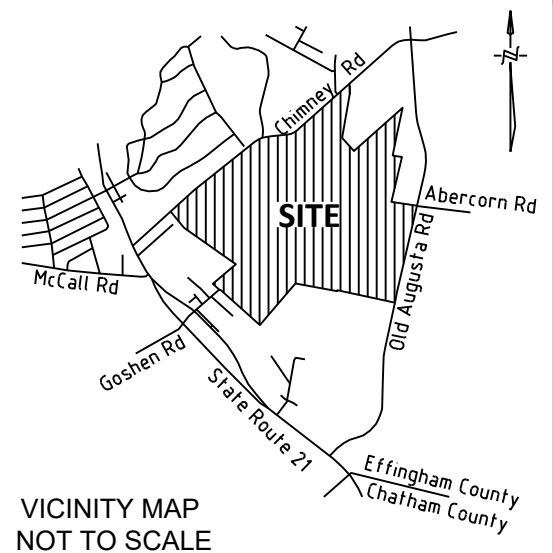


PRELIMINARY

Prop.	Description	Plat	N/F Owner(s)	Deed Book / Page	Parcel ID
A	Lot 1, Ridgcrest Subdivision	Plat Cabinet C6, Pages B-D	Domingo Ruiz and Jackie M. Ruiz	1489/433	0476C001
B	2.50 Acres Divided from the Estate of Joseph Aikens	Plat Cabinet D88, Page D2	Mary McDonald, Maggie Bell McDonald, Barbara Ann McDonald, Gregory Ellis Cope, Stanley Carl McDonald and Abigail Michelle Dean	2042/723	04770014A00
C	40' Utility Easement, Utility Easement Plat	Plat Cabinet C143, Page B	Board of Commissioners of Effingham County	1544/377 & 1544/380	04770015A00
D	Parcel 3, Survey of Three Parcels from the lands of Helen Hobbs Dasher	Plat Book 28, Page 594	Laurel Mill, Inc.	2721/862	04650002E00
E	Parcel 2, Survey of Three Parcels from the lands of Helen Hobbs Dasher	Plat Book 28, Page 594	Laurel Mill, Inc.	2545/714	04650002D00
F	Parcel 2, Property of Jesse W. Exley	Plat Book 14, Page 38	Zolla P. Ortiz	2695/967	04650004
G	Parcel 1, Property of Jesse W. Exley	Plat Book 14, Page 38	Clifton L. Yawn	201/186	04650005



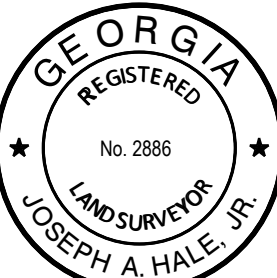
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

VICINITY MAP NOT TO SCALE

SURVEYORS CERTIFICATION

(I) AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN 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 PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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: 08/17/2020
 EQUIPMENT USED: LEICA VIVA TS16 CHAMPION INST. NVS RECEIVER/EGPS NETWORK
 ANGULAR ERROR PER "A" = 01"
 ADJUSTED BY COMPASS RULE:
 FIELD ERROR OF CLOSURE: 1/31,525
 PLAT ERROR OF CLOSURE: 2/1,913,453

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

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING

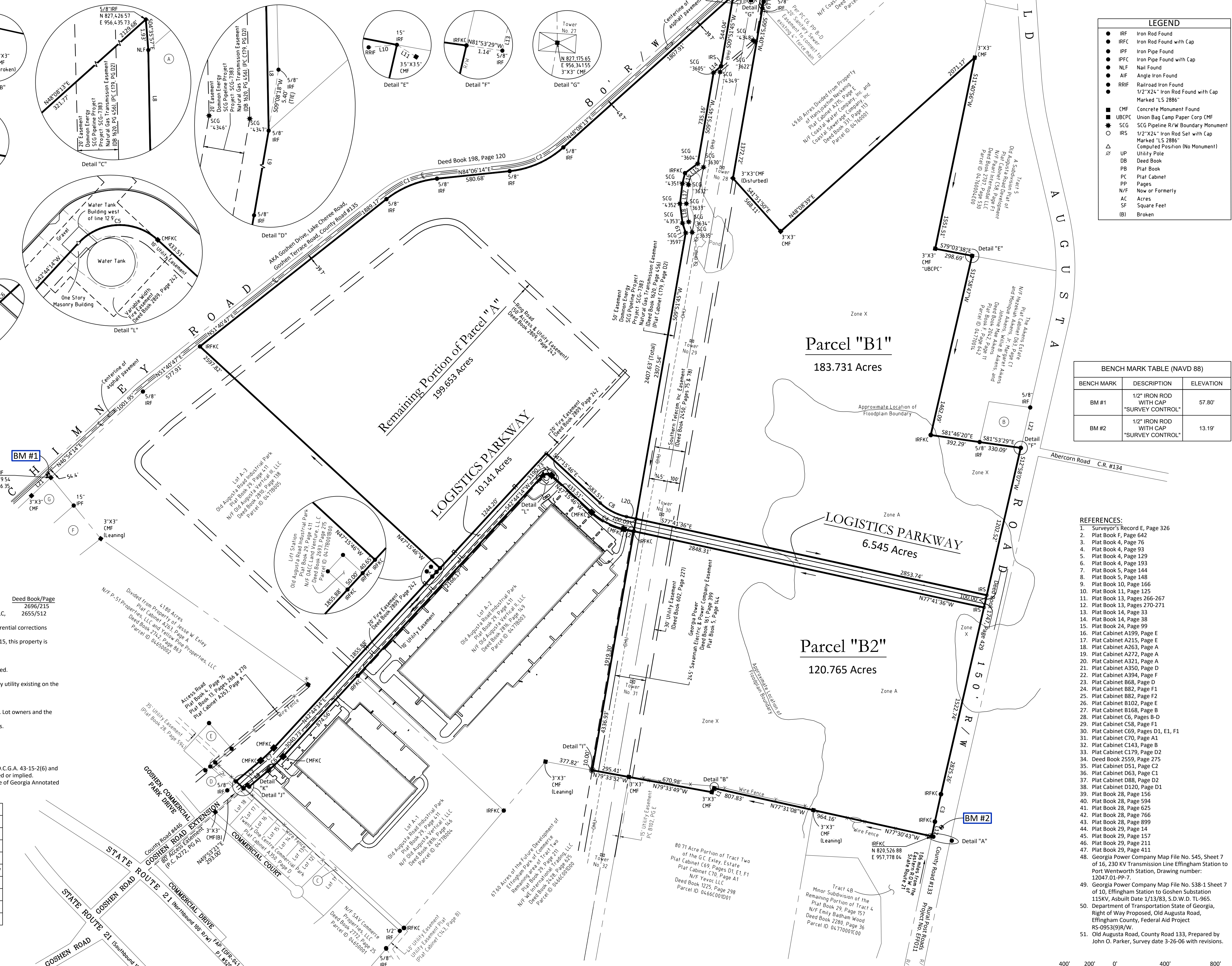
Approved for Recording by Effingham County Zoning Administrator.

Zoning Administrator _____ Date _____

NOTES:

- LOT Information: Lot Number, Address, Parcel Identification, Owner, Deed Book/Page
- Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Instrument NVS Receiver using differential corrections obtained from the EGPS VRS Network was used to position control points used in the survey.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 13103C0289E, Map Revised: March 16, 2015, this property is located in Zones X & 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-nfhl.com> and have not been verified in the field by Kern & Co., LLC.
- Building setbacks are to conform to local zoning ordinances.
- All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only when dimensioned.
- This property is to be served by Effingham County Water and Sanitary Sewer systems.
- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- All survey monuments set are identified with a cap or disk stamped "KERN & CO., PLS 2886".
- The pond is taken from aerial photography and are not based on a field survey by Kern & Co., LLC.
- 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.
- Subject and adjacent property owners' deed references were provided by Kern & Co., LLC and are not guaranteed as to accuracy or completeness.
- This property is subject to any and all easements, right of way, covenants, or restrictions either recorded or unrecorded.
- See Savannah Electric and Power Company Easement recorded in Deed Book 311, Page 253.
- See Drainage Easement granted to Commissioners of Effingham County, Georgia recorded in Deed Book 208, Page 28.
- See Drainage Easement granted to Commissioners of Effingham County, Georgia recorded in Deed Book 192, Page 320.
- See Savannah Electric and Power Company Easement recorded in Deed Book 105, Page 441, and Deed Book 132, Page 413.
- 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.
- 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 the law prevail.

LINE TABLE		LINE TABLE		CURVE TABLE							
LINE	LENGTH	DIRECTION	LINE	DIRECTION	CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
L1	37.25'	S29°40'25"W	L12	119.27'	C1	778.51'	439.21'	32°19'27"	225.62'	433.41'	N67°55'39"E
L2	81.73'	N77°41'36"W	L13	24.55'	C2	756.20'	474.58'	35°57'29"	245.40'	466.83'	N66°07'12"E
L3	203.52'	S49°51'53"W	L14	78.56'	C3	11534.16'	224.07'	1°06'47"	112.04'	224.07'	S12°24'43"W
L4	19.42'	N47°35'45"W	L15	125.99'	C4	548.30'	291.21'	30°25'51"	149.13'	287.80'	N62°28'41"W
L5	40.34'	S49°53'23"W	L16	86.50'	C5	50.00'	78.54'	90°00'00"	50.00'	70.71'	S87°44'14"W
L6	81.42'	N47°36'20"W	L17	160.34'	C6	1265.00'	157.36'	7°07'39"	78.78'	157.26'	S46°18'04"W
L7	256.97'	N49°51'53"E	L18	156.29'	C7	1165.00'	144.92'	7°07'39"	72.55'	144.83'	N46°18'04"E
L8	261.77'	S01°06'11"E	L19	81.27'	C8	448.30'	238.10'	30°25'51"	121.93'	235.31'	S62°28'41"E
L9	51.01'	S09°45'37"W	L20	77.46'							
L10	0.30'	N84°57'55"E	L21	210.89'							
L11	0.24'	N58°04'05"W	L22	329.98'							



LEGEND

- IRF Iron Rod Found
- IRFC Iron Rod Found with Cap
- PF Iron Pipe Found
- IPFC Iron Pipe Found with Cap
- NLF Nail Found
- AIF Angle Iron Found
- RRIF Railroad Iron Found
- 1/2" x 24" Iron Rod Set with Cap
- 1/2" x 24" Iron Rod Set with Cap Marked "LS 2886"
- CMF Concrete Monument Found
- UBPCP Union Bag Camp Paper Corp CMF
- SCG SCG Pipeline R/W Boundary Monument
- IRS 1/2" x 24" Iron Rod Set with Cap
- CP Computed Position (No Monument)
- UP Utility Pole
- DB Deed Book
- PB Plat Book
- PC Plat Cabinet
- PP Pages
- N/F Now or Formerly
- AC Acres
- SF Square Feet
- (B) Broken

BENCH MARK TABLE (NAVD 88)

BENCH MARK	DESCRIPTION	ELEVATION
BM #1	1/2" IRON ROD WITH CAP "SURVEY CONTROL"	57.80'
BM #2	1/2" IRON ROD WITH CAP "SURVEY CONTROL"	13.19'

- ### REFERENCES:
- Surveyor's Record E, Page 326
 - Plat Book 4, Page 642
 - Plat Book 4, Page 76
 - Plat Book 4, Page 93
 - Plat Book 4, Page 129
 - Plat Book 4, Page 193
 - Plat Book 5, Page 144
 - Plat Book 5, Page 148
 - Plat Book 10, Page 166
 - Plat Book 11, Page 125
 - Plat Book 13, Pages 266-267
 - Plat Book 14, Page 33
 - Plat Book 14, Page 38
 - Plat Book 24, Page 99
 - Plat Cabinet A199, Page E
 - Plat Cabinet A215, Page E
 - Plat Cabinet A263, Page A
 - Plat Cabinet A272, Page A
 - Plat Cabinet A321, Page A
 - Plat Cabinet A350, Page D
 - Plat Cabinet A394, Page F
 - Plat Cabinet B68, Page D
 - Plat Cabinet B82, Page F
 - Plat Cabinet B92, Page F2
 - Plat Cabinet B102, Page E
 - Plat Cabinet B168, Page B
 - Plat Cabinet C6, Pages B-D
 - Plat Cabinet C58, Page F1
 - Plat Cabinet C69, Pages D1, E1, F1
 - Plat Cabinet C70, Page A1
 - Plat Cabinet C143, Page B
 - Plat Cabinet C79, Page D2
 - Deed Book 2559, Page 275
 - Plat Cabinet D51, Page C2
 - Plat Cabinet D63, Page C1
 - Plat Cabinet D68, Page D2
 - Plat Cabinet D120, Page D1
 - Plat Book 28, Page 156
 - Plat Book 28, Page 899
 - Plat Book 29, Page 14
 - Plat Book 29, Page 157
 - Plat Book 29, Page 211
 - Plat Book 29, Page 411
 - Georgia Power Company Map File No. S45, Sheet 7 of 16, 230 KV Transmission Line Effingham Station to Port Wentworth Station, Drawing number: 12047-01-PP-7
 - Georgia Power Company Map File No. S38-1 Sheet 7 of 10, Effingham Station to Goshen Substation 115KV, Asbuilt Date 1/13/83, S.D.W.D. TL-965.
 - Department of Transportation State of Georgia, Right of Way Proposed, Old Augusta Road, Effingham County, Federal Aid Project RS-0953(9)R/W.
 - Old Augusta Road, County Road 133, Prepared by John O. Parker, Survey date 3-26-06 with revisions.

GRAPHIC SCALE 1" = 400'

Kern & Co., LLC

Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists

7 Mall Court (3146) • P.O. Box 18379 • Savannah, Georgia 31416
 Phone: (912) 352-8400 • Fax: (912) 352-1865 • Email: info@kerncoeng.com

MINOR SUBDIVISION
OLD AUGUSTA ROAD INDUSTRIAL PARK, PHASE 1A
 REMAINING PORTION OF PARCEL "A" AND PARCEL "B"
 OLD AUGUSTA ROAD INDUSTRIAL PARK
 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
 Prepared For: Georgia Exports Company

SCALE: 1" = 400'
 PROJECT NO: 200083
 DATE: 07/25/2023
 DRAWN BY: ENW
 CHECKED BY: ???
 SHEET NO: 1/1