

STAMP:

STAMP:

NO DATE REVISION

MAJOR SUBDIVISION
NORTHGATE INDUSTRIAL DEVELOPMENT, PHASE I
 A PORTION OF TRACT-3
 OF G. C. EXLEY, ESTATE
 Prepared For: Greenland Developers, Inc.

SCALE: 1" = 300'
 PROJECT NO: 210163
 SURVEY DATE: 01/10/2022
 PLAT DATE: 05/01/2023
 DRAWN BY: ENW
 CHECKED BY: JAH
 SHEET NO: 1/1

SURVEYORS CERTIFICATION

(I) HAS 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.

JOSEPH A. HALE, JR. DATE: _____
 GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC
 CERTIFICATE OF AUTHORIZATION: LSF 761

FOR REVIEW ONLY
 5/1/2023

SURVEY DATE: 01/10/2022
 EQUIPMENT USED: LEICA VIVA TS16 CHAMPION INST. NV3 RECEIVER/EGPS NETWORK
 ANGULAR ERROR PER "Δ" = 01"
 ADJUSTED BY COMPASS RULE:
 FIELD ERROR OF CLOSURE: 1/82,066
 PLAT ERROR OF CLOSURE: 1/1,239,676

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

PRELIMINARY

CERTIFICATE OF OWNERSHIP

It is hereby certified that a corporation duly organized and existing under the laws of the State of Georgia by, (principles authorized to sign the certificate) is the owner of the property shown and described thereon, and that all streets, alleys, walks, parks, and other sites shown hereon, are dedicated to public or private use as noted.

Greenland Developers, Inc. _____
 Corporate Name _____ Witness _____

Owner _____ Witness _____

Witness:
 Clerk of Effingham County Board of Commissioners

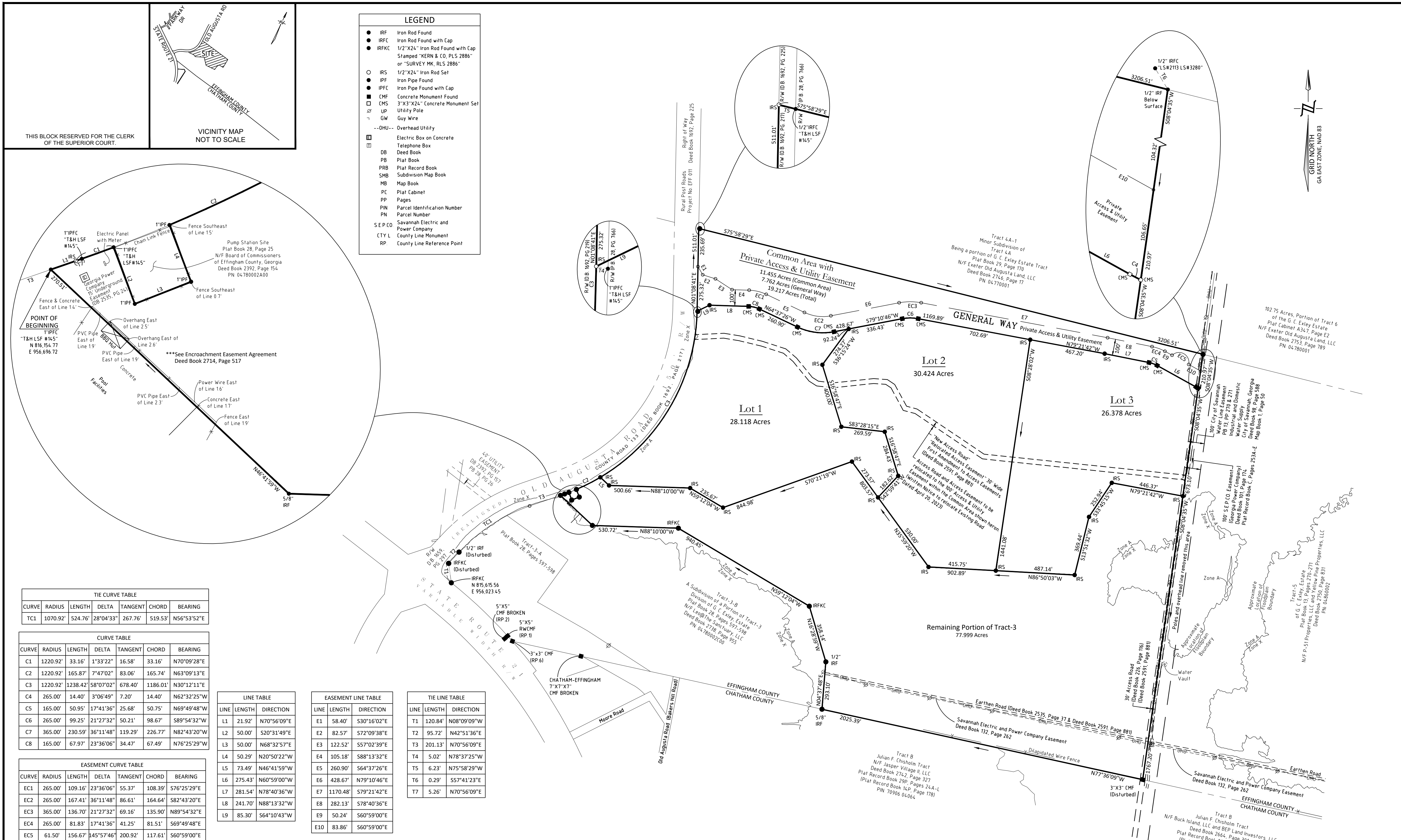
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING

The Subdivision Plat known as **NORTHGATE INDUSTRIAL DEVELOPMENT** has been found to comply with the Effingham County Subdivision Regulations and was approved by the Effingham County Board of Commissioners for recording in the office of the Clerk of Superior Court of Effingham County, Georgia:

Date: _____

Chairman of Effingham County Board of Commissioners

Witness:
 Clerk of Effingham County Board of Commissioners



TIE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
TCL	1070.92'	524.76'	28°04'33"	267.76'	519.53'	N56°53'52"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	1220.92'	33.16'	1°33'22"	16.58'	33.16'	N70°09'28"E
C2	1220.92'	165.87'	7°47'02"	83.06'	165.74'	N63°09'13"E
C3	1220.92'	1238.42'	58°07'02"	678.40'	1186.01'	N30°12'11"E
C4	265.00'	14.40'	3°06'49"	7.20'	14.40'	N62°32'25"W
C5	165.00'	50.95'	17°41'36"	25.68'	50.75'	N69°49'48"W
C6	265.00'	99.25'	21°27'32"	50.21'	98.67'	S89°54'32"W
C7	365.00'	230.59'	36°11'48"	119.29'	226.77'	N82°43'20"W
C8	165.00'	67.97'	23°36'06"	34.47'	67.49'	N76°25'29"W

LINE TABLE

LINE	LENGTH	DIRECTION
L1	21.92'	N70°56'09"E
L2	50.00'	S20°31'49"E
L3	50.00'	N68°32'57"E
L4	50.29'	N20°50'22"W
L5	73.49'	N46°41'59"W
L6	275.43'	N60°59'00"W
L7	281.54'	N78°40'36"W
L8	241.70'	N88°13'32"W
L9	85.30'	S64°10'43"W

EASEMENT LINE TABLE

LINE	LENGTH	DIRECTION
E1	58.40'	S30°16'02"E
E2	82.57'	S72°09'38"E
E3	122.52'	S57°02'39"E
E4	105.18'	S88°13'32"E
E5	260.90'	S64°37'26"E
E6	428.67'	N79°10'46"E
E7	1170.48'	S79°21'42"E
E8	282.13'	S78°40'36"E
E9	50.24'	S60°59'00"E
E10	83.86'	S60°59'00"E

TIE LINE TABLE

LINE	LENGTH	DIRECTION
T1	120.84'	N08°09'09"W
T2	95.72'	N42°51'36"E
T3	201.13'	N70°56'09"E
T4	5.02'	N78°37'25"W
T5	6.23'	N75°58'29"W
T6	0.29'	S57°41'23"E
T7	5.26'	N70°56'09"E

- EFFINGHAM COUNTY REFERENCES:**
- Map Book 1, Page 50
 - Plat Book 4, Page 76
 - Plat Book 5, Page 148
 - Plat Book 13, Pages 266 & 267
 - Plat Book 13, Pages 270 & 271
 - Plat Cabinet A347, Page E2
 - Plat Book 28, Page 25
 - Plat Book 28, Pages 597-598
 - Plat Book 28, Page 625
 - Plat Book 28, Page 766
 - Plat Book 29, Page 157
 - Plat Book 29, Page 170
 - Moreland Attebell Associates, Inc., Project Number EFF 011, Construction Plan, Old Augusta Road, Effingham County, Dated 07-03-08.
 - Department of Transportation State of Georgia, Right of Way Proposed, Old Augusta Road, Effingham County, Federal Aid Project RS-055301RW.
 - Old Augusta Road, County Road 133, Prepared by John O. Parker, Survey date 3-26-06 with revisions.
- CHATHAM COUNTY REFERENCES:**
- Plat Record Book C, Pages 29A-D
 - Plat Record Book C, Page 131
 - Plat Record Book C, Page 132
 - Plat Record Book C, Pages 233A-E
 - Subdivision Map Book 25, Page 25
 - Subdivision Map Book 25, Page 81
 - Plat Record Book 4P, Page 3
 - Plat Record Book 8P, Page 34
 - Plat Record Book 14P, Page 178
 - Plat Record Book 29P, Pages 24A-L
- COUNTY LINE REFERENCES:**
- Chatham Effingham County Line, State of Georgia, February 1987, Prepared by Joseph J. Stuckey, Jr., R.L.S. 1861.

- NOTES:**
- Current Address: 2755 Old Augusta Road, Rincon, Georgia 31326
 - Current Owner: Greenland Developers, Inc. (Deed Book 2764, Page 815).
 - Current Parcel Number: 04780002.
 - Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Instrument NV3 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 Numbers 13103C0380E & 13103C0385E, Map Revised: December 21, 2017, 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-nflm> and have not been verified in the field by Kern & Co., LLC.
 - See Quitclaim Deed of Old Augusta Road (Parcel 2Q) recorded in Deed Book 2024, Page 112.
 - See Encroachment Easement Agreement recorded in Deed Book 2724, Page 517.
 - See Georgia Power Company Easement recorded in Deed Book 2824, Page 455.
 - See Termination and Release of Easement Rights recorded in Deed Book 2844, Page 112.
 - General Way a Private Access and Utility Easement as shown hereon is to remain private until such time as the road infrastructure is complete. Until such time said Access and Utility Easement is dedicated as a Public Right of Way, the Access and Utility Easement is hereby dedicated for intended uses.
 - Improvements exist but are not shown.
 - All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only where dimensioned.
 - All survey monuments set are identified with a cap or disk stamped "KERN & CO, PLS 2886".
 - 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 survey was prepared without the benefit of an abstract of title. 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.
 - 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 Georgia Board of Registration for Professional Engineers and Land Surveyors shall prevail.