

BK: 30 PG: 128-128
Filed and Recorded
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DOC# P2025-000108

Walt D. Jones

WALT LAWSON
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

6/5/25
DATE:
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE GOVERNING AUTHORITY AS EVIDENCED BY THE SIGNATURES SHOWN ON THIS PLAT.

O.C.G.A. Section 15-6-67 (O.S.A.V.)
As required by subsection (c) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or resolutions of local jurisdictions 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.



EFFINGHAM COUNTY PLANNING DEPARTMENT
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATION.

Chelsie Ferrell
ZONING ADMINISTRATOR
DATE: 6/13/25

EFFINGHAM COUNTY HEALTH DEPARTMENT
APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION, SPECIFIC BUILDING SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.

6/13/25
DATE:
DIRECTOR

NOTE:

1. FIELD E.O.C. - 1" IN 30,950' AVERAGE.
2. PLAT E.O.C. - 1" IN 614,986' AVERAGE
3. ANGULAR ERROR - 0.96" PER POINT MIN. & 4.79" PER POINT MAX
4. ADJUSTMENT METHOD - COMPASS RULE
5. EQUIPMENT USED : 10" THEODOLITE
100' STEEL TAPE
E.D.M. OPS
6. CERTIFICATE OF AUTHORIZATION # - LSF000094
7. CURRENT OWNER IS EXETER OLD AUGUSTA LAND, LLC
8. SUBJECT PROPERTY PLAT REFERENCES: P.B. 29 PG. 170 AND P.B. A347 PG. E2.
9. ALL PARCELS ARE ZONED "I-1"
10. ALL PARCELS ARE TO BE PROVIDED WATER AND SEWER BY EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
11. ALL PROPERTY CORNERS THAT ARE NOT LABELED ARE 1/2" CRBS

FLOOD STATEMENT

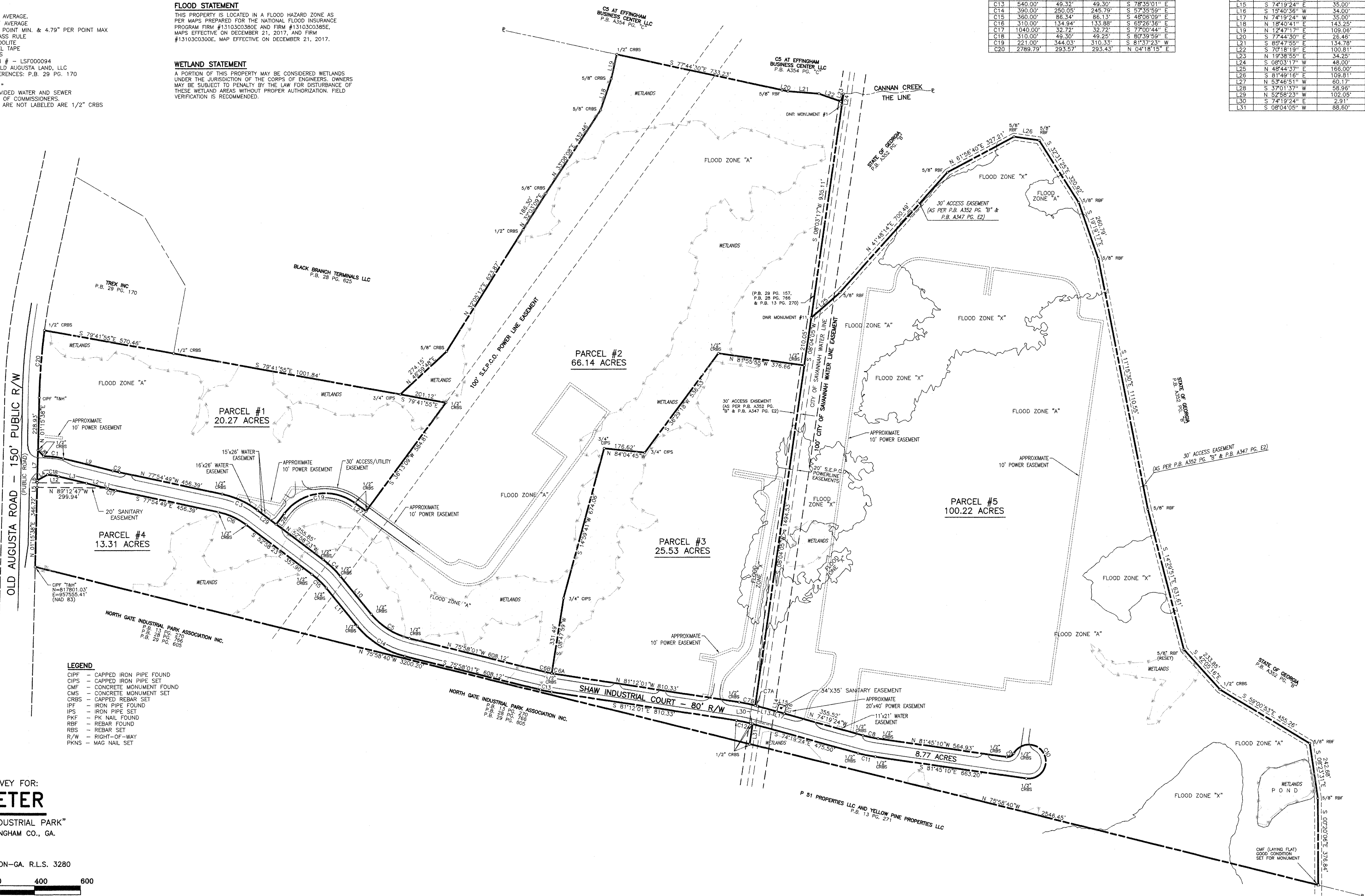
THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM FIRM #1310300380E AND FIRM #1310300380E, MAPS EFFECTIVE ON DECEMBER 21, 2017, AND FIRM #1310300300E, MAP EFFECTIVE ON DECEMBER 21, 2017.

WETLAND STATEMENT

A PORTION OF THIS PROPERTY MAY BE CONSIDERED WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY THE LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. FIELD VERIFICATION IS RECOMMENDED.

CURVE TRAVERSE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	390.00'	85.97'	85.80'	N 82°25'34" W
C2	960.00'	30.21'	30.20'	N 77°00'44" W
C3	390.00'	169.76'	168.43'	N 65°26'36" W
C4	440.00'	105.52'	105.27'	N 46°08'09" W
C5	310.00'	199.25'	196.51'	N 57°50'29" W
C6A	480.00'	12.53'	12.53'	N 80°25'12" W
C6B	480.00'	29.49'	29.48'	N 77°48'12" W
C7A	660.00'	7.77'	7.77'	N 74°39'38" W
C7B	660.00'	71.44'	71.41'	N 78°05'57" W
C8	480.00'	66.71'	66.65'	N 77°46'17" W
C9	31.00'	37.53'	35.28'	S 63°33'50" W
C10	74.00'	322.07'	123.70'	N 26°28'10" W
C11	580.00'	77.44'	77.38'	S 77°47'29" E
C12	580.00'	69.61'	69.57'	S 77°45'43" E
C13	540.00'	49.32'	49.30'	S 78°35'01" E
C14	390.00'	250.05'	245.79'	S 57°35'59" E
C15	360.00'	86.34'	86.13'	S 48°08'08" E
C16	310.00'	134.94'	133.88'	S 65°26'36" E
C17	1040.00'	32.72'	32.72'	S 77°00'44" E
C18	310.00'	49.30'	49.25'	S 80°39'58" E
C19	221.00'	344.03'	310.33'	S 81°37'23" W
C20	2789.79'	293.57'	293.43'	N 04°18'15" E

LINE CHART		
COURSE	BEARING	DISTANCE
L1	S 78°06'39" E	9.62'
L2	S 76°06'39" E	88.23'
L3	S 76°06'39" E	124.06'
L4	N 61°15'18" E	50.84'
L5	N 01°15'38" E	20.00'
L6	N 01°15'38" E	10.38'
L7	N 01°15'38" E	131.26'
L8	N 43°27'01" W	35.53'
L9	N 76°06'39" W	221.80'
L10	N 39°13'56" W	212.87'
L11	S 39°13'56" W	213.87'
L12	S 89°12'47" E	213.85'
L13	N 74°19'24" W	86.25'
L14	N 15°40'36" E	34.00'
L15	S 74°19'24" E	35.00'
L16	S 15°40'36" W	34.00'
L17	N 74°19'24" W	35.00'
L18	N 18°40'41" E	143.25'
L19	N 12°47'17" E	109.06'
L20	S 77°44'30" E	28.46'
L21	S 89°47'55" E	134.78'
L22	S 70°18'19" E	100.81'
L23	N 19°38'55" E	34.25'
L24	S 08°03'17" W	48.00'
L25	N 48°44'37" E	166.00'
L26	S 81°49'16" E	109.81'
L27	N 53°46'51" W	60.17'
L28	S 37°01'37" W	58.95'
L29	N 52°58'23" W	102.05'
L30	S 74°19'24" E	2.91'
L31	S 08°04'05" W	88.60'



MINOR SUBDIVISION SURVEY FOR:

EQR | EXETER

"OLD AUGUSTA ROAD INDUSTRIAL PARK"
LOCATION: 9TH. G.M.D. EFFINGHAM CO., GA.
SURVEYED: JUNE 5, 2025

PLAT DATE: JUNE 5, 2025
BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280

SCALE: 1" = 200'
0 200 400 600

GRAPHIC SCALE - FEET

JN21103.CRD & JN21103DIVISION.DWG

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
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STATESBORO, GA 30459
PHONE: (912) 764-2002