

LEGEND

- △ CALC POINT – CORNER NOT SET
CMF ■ CONC. MONUMENT FOUND
PKF ● PK NAIL FOUND
RBF ● IRON REBAR FOUND
PIN PARCEL IDENTIFICATION NUMBER
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
30' JOINT DRIVEWAY EASEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 130426, MAP NUMBER 13103C0288E.
2. BUILDING SETBACKS TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

REFERENCES

1. DB: 2901 PG: 368
2. DB: 263 PG: 712
3. PB: 24 PG: 67
4. SITE DEVELOPMENT PLANS FOR GATE C-STORE #0225 PREPARED FOR GATE PETROLEUM COMPANY BY PROSSER INC. DATED 5-06-2024, REVISED 11-04-2024.

GEORGIA HIGHWAY 21 R/W VARIES
(SOUTH COLUMBIA AVENUE)

N/F
GATE PETROLEUM COMPANY
PIN: R2120015
48,563 S.F.
1.115 AC.

N/F
NATIONAL RETAIL
PROPERTIES, LP.
PIN: R2120016
DB: 2520 PG: 638
PB: 26 PG: 77

N/F
GATE PETROLEUM
COMPANY
PIN: R2570021
DB: 2837 PG: 404

EXISTING 30' JOINT DRIVEWAY EASEMENT
(DB: 2901 PG: 368)
4,207 S.F.
0.097 AC.

EXISTING 30' JOINT
DRIVEWAY EASEMENT
(DB: 2901 PG: 368)
4,132 S.F.
0.095 AC.

30' ACCESS EASEMENT
(PB: 25 PG: 79)

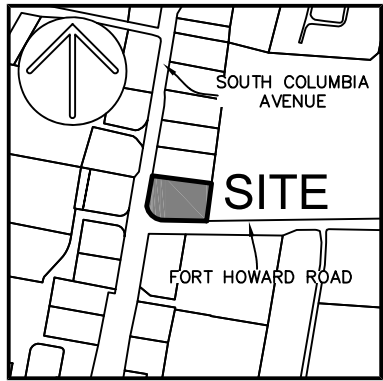
EXISTING JOINT DRIVEWAY EASEMENT
(DB: 2901 PG: 368)
6,588 S.F.
0.151 AC.

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N30°21'40"W	9.59'
L2	S61°35'34"W	10.02'
L3	S47°47'35"E	39.44'
L4	S28°32'47"E	29.33'
L5	N70°39'18"W	26.17'
L6	S61°27'26"W	5.01'

40 10 0 40 80

GRAPHIC SCALE

NORTH
GA GRID (NAD 83)
EAST ZONE



VICINITY MAP NOT TO SCALE

PREPARED FOR:
GATE PETROLEUM COMPANY

A 30' JOINT DRIVEWAY EASEMENT PLAT OF

GATE C- STORE #0225

TAX PARCEL NO. R2120015,
R2120016, & R2570021

9TH G.M.D.
RINCON

EFFINGHAM COUNTY, SOUTH CAROLINA

FIELD WORK: LKW
FIELD CHECK: NCN
DRAWN BY: DTJ
FIELD DATE: 5-30-2025
PLAT DATE: 06-09-2025
SCALE: 1"=40'
PROJECT No.: BFT-24175
FILE: BFT-24175 EASE1.DWG



(III) THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF 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.

NATHAN C. NIGHTINGALE
GA.P.L.S. No. 3566