

**CERTIFICATE OF DEDICATION**

I HEREBY CERTIFY THE DEDICATION OF A NONEXCLUSIVE EASEMENT TO EFFINGHAM COUNTY FOR ACCESS TO ALL DRAINAGE CONTROL AND STORMWATER CONVEYANCE STRUCTURES, INCLUDING PRIVATELY AND COMMUNITY OWNED DETENTION PONDS LOCATED WITHIN THE SUBDIVISION. I UNDERSTAND THAT THIS EASEMENT IS RESERVED FOR THE SOLE CONVENIENCE OF EFFINGHAM COUNTY AND THAT EFFINGHAM COUNTY IS NOT UNDER A DUTY TO MAINTAIN ANY OF THE STRUCTURES TO WHICH ACCESS IS HEREBY GIVEN.

OWNER: *[Signature]* DATE: 01-07-2022  
 WITNESS: *[Signature]* DATE: 01-07-2022

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS PLAT IS A 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.

REGISTERED SURVEYOR: *[Signature]* DATE: 01-04-2022

**ENGINEER'S CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS RAIN DANCE PHASE 2 SHOWN ON THE PLAT DATED 01-04-2022 PREPARED BY ATLAS SURVEYING, INC. HAVE (HAS) BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED DECEMBER 31, 2019.

REGISTERED ENGINEER: *[Signature]* DATE: 01-07-2022

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

IT IS HEREBY CERTIFIED THAT I (WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: *[Signature]* DATE: 01-07-2022

**CERTIFICATE OF APPROVAL FOR RECORDING**

THE SUBDIVISION KNOWN AS RAIN DANCE PHASE 2 HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATION 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.

CHAIRMAN OF COMMISSIONERS: \_\_\_\_\_ DATE: \_\_\_\_\_

CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS: \_\_\_\_\_ DATE: \_\_\_\_\_

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-212  
 LOT 212  
 DB: 2581 PG: 621  
 P.B.C PG: 151A-F

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-238  
 LOT 238  
 DB: 2570 PG: 467  
 P.B.C PG: 152A-B

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-239  
 LOT 239  
 DB: 2572 PG: 607  
 P.B.C PG: 152A-B

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-240  
 LOT 240  
 DB: 2529 PG: 479  
 P.B.C PG: 151A-F

NIF ANGELA & RICK TOMBERLIN  
 PID: 445C-241  
 LOT 241  
 DB: 2084 PG: 413  
 P.B.C PG: 151A-F

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-242  
 LOT 242  
 DB: 2583 PG: 859  
 P.B.C PG: 152A-B

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-243  
 LOT 243  
 DB: 2587 PG: 672  
 P.B.C PG: 152A-B

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-244  
 LOT 244  
 DB: 2529 PG: 479  
 P.B.C PG: 151A-F

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-245  
 LOT 245  
 DB: 2533 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-246  
 LOT 246  
 DB: 2533 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-247  
 LOT 247  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-248  
 LOT 248  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-249  
 LOT 249  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-250  
 LOT 250  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-251  
 LOT 251  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-252  
 LOT 252  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-253  
 LOT 253  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-254  
 LOT 254  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-255  
 LOT 255  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-256  
 LOT 256  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

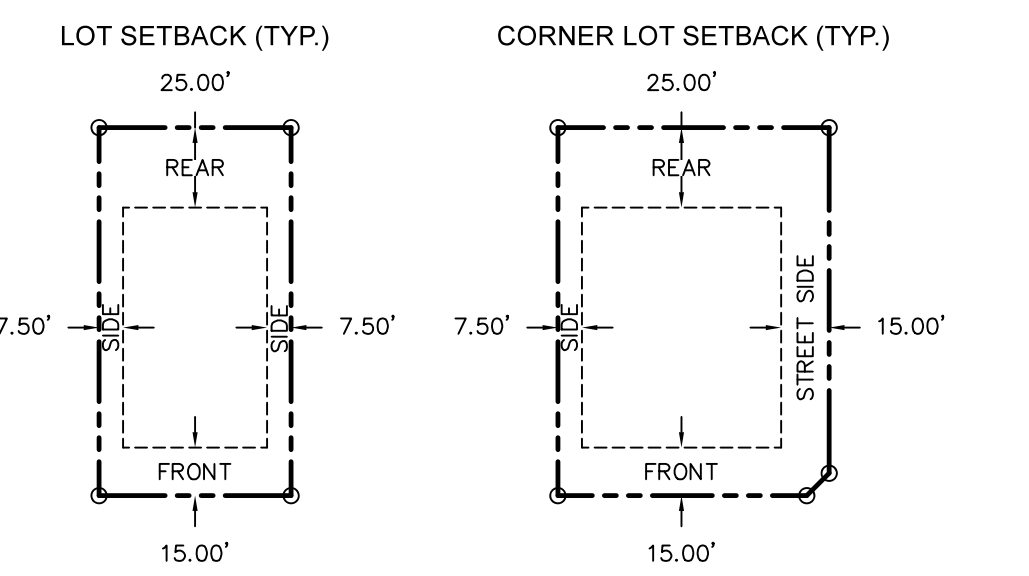
NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-257  
 LOT 257  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-258  
 LOT 258  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-259  
 LOT 259  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-260  
 LOT 260  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1

NIF RAMSEY LANDING SOFIV LLC  
 PID: 445C-261  
 LOT 261  
 DB: 2133 PG: 129  
 P.B.C PG: 78B1



**SURVEY DATA**

TOTAL AREA: 10.992 ACRES  
 ERROR OF PLAT CLOSURE: 1 IN 384,724  
 ERROR OF FIELD CLOSURE: N/A  
 ANGULAR ERROR: N/A  
 ADJUSTED BY: N/A  
 EQUIPMENT USED: TOPCON PS ROBOTIC TOTAL STATION  
 FIELD WORK COMPLETED ON: N/A

**CURVE TABLE**

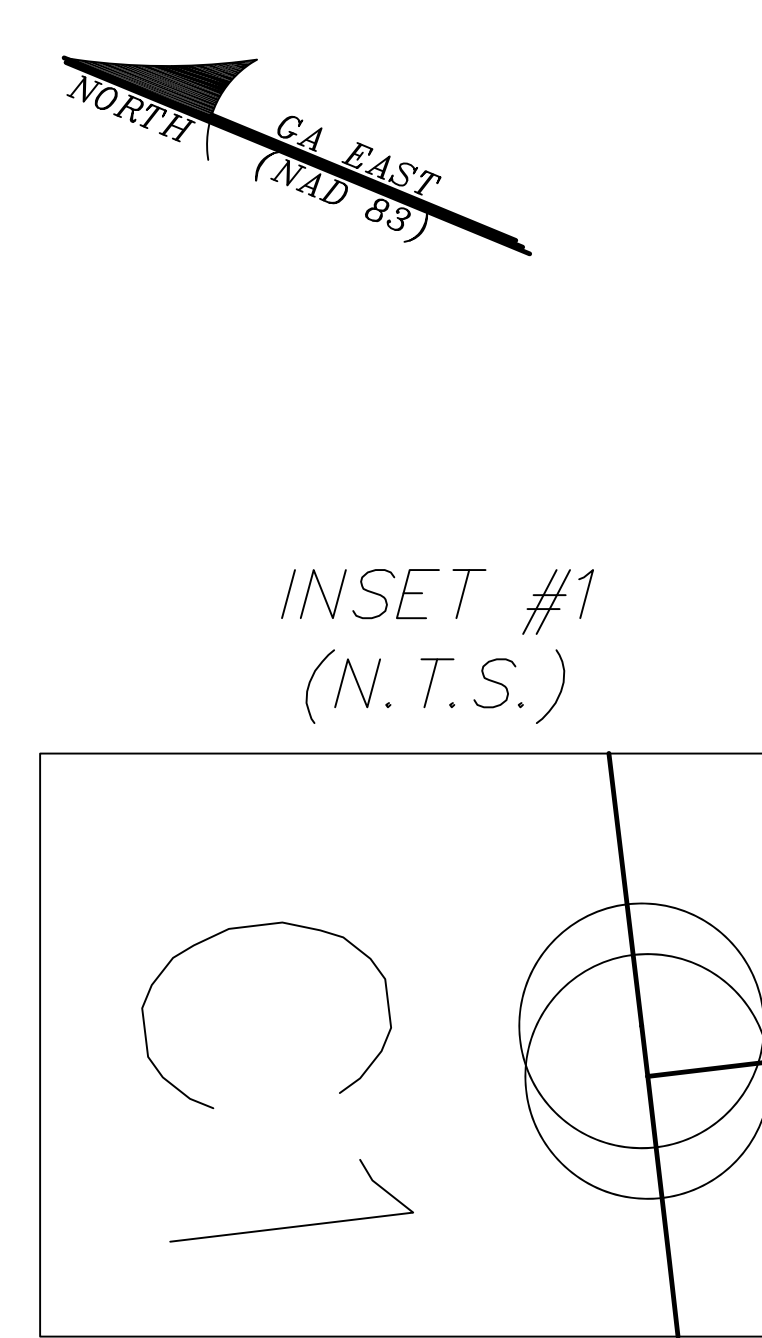
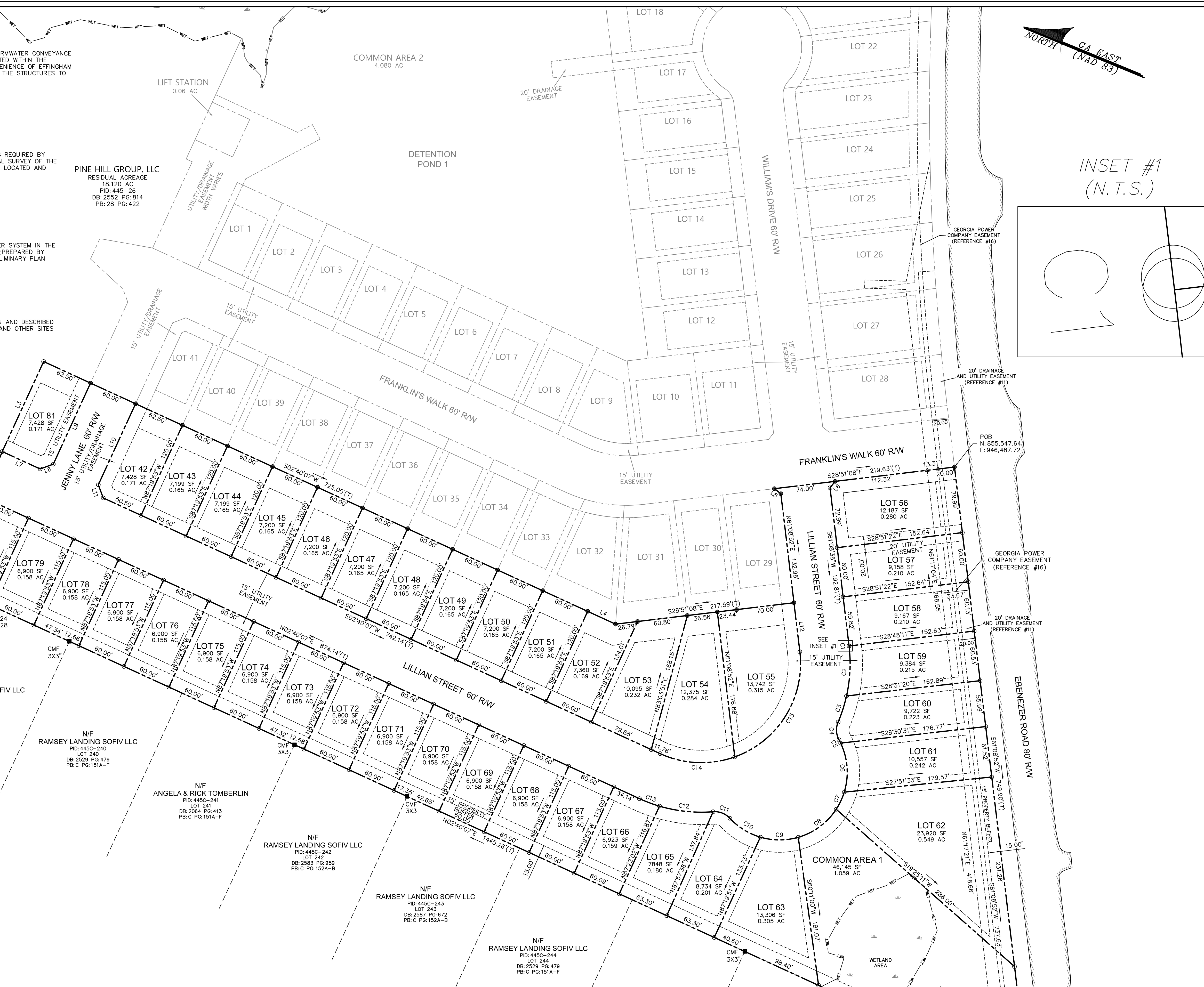
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	180.00	0.17	0.17	S81°01'3"W	0.03311
C2	180.00	60.88	60.59	S70°53'12"W	19°22'46"
C3	180.00	33.11	33.06	S85°50'44"W	10°32'17"
C4	25.00	22.53	21.78	S65°17'58"W	51°33'54"
C5	82.00	4.38	4.38	S41°00'17"W	31°03'39"
C6	82.00	60.93	59.54	S63°49'18"W	42°34'23"
C7	82.00	23.01	22.94	N86°51'09"W	16°04'44"
C8	82.00	58.34	57.12	N58°29'53"E	40°40'47"
C9	82.00	48.49	45.87	N21°48'25"W	32°29'09"
C10	82.00	43.93	43.41	N09°47'05"E	30°41'52"
C11	25.00	22.53	21.78	N00°41'10"W	51°37'57"
C12	180.00	65.88	65.32	N16°03'12"W	20°59'24"
C13	180.00	25.98	25.95	N01°27'56"W	8°16'06"
C14	120.00	92.80	90.50	S19°29'08"E	44°18'27"
C15	120.00	161.71	149.75	S80°44'44"E	77°12'49"

**LINE TABLE**

LABEL	BEARING	DISTANCE
L1	S87°19'53"E	115.00
L2	S89°33'03"E	60.05
L3	S87°19'53"E	120.00
L4	S02°40'08"W	37.16
L5	N16°08'52"E	9.90
L6	N1°35'10"W	9.92
L7	S02°40'07"W	50.50
L8	S42°19'53"E	16.97
L9	S87°19'53"E	108.00
L10	N87°19'53"W	108.00
L11	S47°40'07"W	16.97
L12	N61°08'52"E	59.85
L13	N50°17'42"E	36.64
L14	N34°21'24"W	44.96
L15	N57°39'09"E	6.36
L16	S34°07'56"E	50.00

**PHASE TWO ACREAGE CHART**

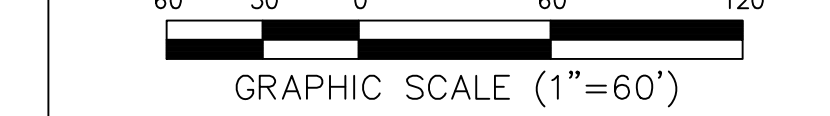
LOTS (40):	340,732 SF
	7,644 AC
OPEN SPACE:	46,145 SF
	1.059 AC
ROAD R/W:	99,713 SF
	2.289 AC
<b>TOTAL:</b>	<b>486,590 SF</b>
	<b>10.992 AC</b>



- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
  - CONC. MONUMENT FOUND
  - 5/8" IRON REBAR FOUND W/ CAP
  - ◼ RIGHT-OF-WAY CONC. MONUMENT FOUND
  - 5/8" IRON REBAR SET W/ CAP
  - WETLAND
  - (T) TOTAL
  - BOTOM OF BANK
  - EDGE OF PAVEMENT

- NOTES**
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FIRM PANEL 0280-E, COMMUNITY 13103C.
  - HORIZONTAL DATUM IS GEORGIA EAST STATE PLANE GRID (NAD 83).
  - THERE IS A 15' DRAINAGE/UTILITY EASEMENT AT THE FRONT OF EACH LOT.
  - WATER AND SEWER TO BE PROVIDED BY THE CITY OF SPRINGFIELD.
  - BUILDING SETBACKS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED ON SURVEY: FRONT-15', SIDE YARD INTERIOR-7.5', SIDE YARD STREET-15' & REAR YARD-25'.
  - PROPERTY IS ZONED R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (SIX DWELLINGS PER ACRE).
  - SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE RAIN DANCE HOMEOWNERS ASSOCIATION.

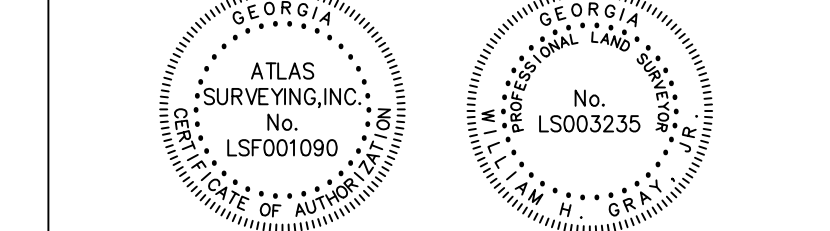
- REFERENCES**
- PLAT BOOK: 1 PAGE: 307
  - PLAT BOOK: 20 PAGE: 247
  - PLAT BOOK: B-48 PAGE: F
  - PLAT BOOK: C-78 PAGE: B1
  - PLAT BOOK: C-80 PAGE: A1
  - PLAT BOOK: C-151 PAGE: A-F
  - PLAT BOOK: C-153 PAGE: B1
  - PLAT BOOK: G PAGE: 176
  - PLAT BOOK: J PAGE: 9
  - DEED BOOK: 748 PAGE: 67
  - DEED BOOK: 1418 PAGE: 330
  - DEED BOOK: 1592 PAGE: 313
  - DEED BOOK: 1653 PAGE: 37
  - DEED BOOK: 2227 PAGE: 614
  - DEED BOOK: 2234 PAGE: 550
  - GEORGIA POWER COMPANY EASEMENT M.F. #11-3 SHEET 3 OF 7 PARCEL No: 047 DATED: 5-22-2008 BY: SMA/TP
  - A CAD FILE OF RAIN DANCE SUBDIVISION PROVIDED BY ALLEN ENGINEERING ON 10-26-2021.



PREPARED FOR:  
 PINE HILL GROUP, LLC  
 A SUBDIVISION PLAT OF  
 LOTS 42-81  
 PHASE TWO  
 RAIN DANCE SUBDIVISION

TAX PARCEL No. 445-26  
 CMD DISTRICT No. 9  
 THE TOWN OF RINCON  
 EFFINGHAM COUNTY, GEORGIA

**ATLAS SURVEYING, INC.**  
 48 BROWN'S COVE ROAD, SUITE #5  
 RIDGELAND, SC 29936  
 PHONE: (843) 645-9277  
 WEBSITE: WWW.ATLASSURVEYING.COM



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 COMPLES 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]*  
 WILLIAM H. GRAY, JR.  
 GA.P.L.S. No. LS003235 DATE: 01-04-2022