

DATE: OCTOBER 5, 2021

By: Warren E. Poythress  
 Registered Land Surveyor No. 1953  
 Address: 991 Hunters Road  
 Sylvania, Georgia 30467  
 Cell Phone - 912-531-1453  
 Telephone: 912-857-3288  
 Equipment - Sokia GRS2 - GPS  
 Topcon 303  
 FINAL PLAT CLOSURE = 24705

LOT AREA TOTAL = 16.47 ACRES  
 AREA IN STREETS = 4.84 ACRES  
 EASEMENTS = 0.35 ACRES  
 COMMON AREA = 3.00 ACRES  
 TOTAL AREA IN PHASE 2 = 22.40 ACRES (161)

Curve	Radius	Length	Chord	Chord Bear.
C1	119.95'	189.20'	170.20'	S 27°46'03" E
C2	179.95'	120.13'	117.91'	N 16°41'42" W
C3	179.97'	101.46'	100.13'	N 51°58'36" W
C4	179.97'	15.11'	15.11'	N 70°30'49" W
C5	180.00'	111.85'	110.06'	N 36°27'33" E
C6	30.00'	47.19'	42.48'	N 62°07'59" E
C7	120.00'	19.27'	19.25'	S 21°40'03" W
C8	120.00'	169.23'	155.55'	S 66°39'59" W
C9	30.00'	47.12'	42.43'	N 27°56'04" W
C10	30.00'	47.12'	42.43'	N 62°04'03" E
C11	180.00'	48.90'	48.75'	S 80°42'58" E
C12	180.00'	81.20'	80.51'	N 78°34'51" E
C13	180.00'	81.20'	80.51'	N 52°44'03" E
C14	180.00'	69.61'	69.17'	N 28°43'57" E
C15	120.00'	187.26'	168.83'	S 62°21'38" W

**SURVEYOR'S CERTIFICATION**

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 certificated, 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.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953

DATE

**BUCKINGHAM PLANTATION  
 PHASE 2B  
 LOCATION: LOTS 113 - 163  
 BUCKINGHAM PLANTATION SUBDIVISION  
 1559TH G. M. D. EFFINGHAM  
 COUNTY, GEORGIA**

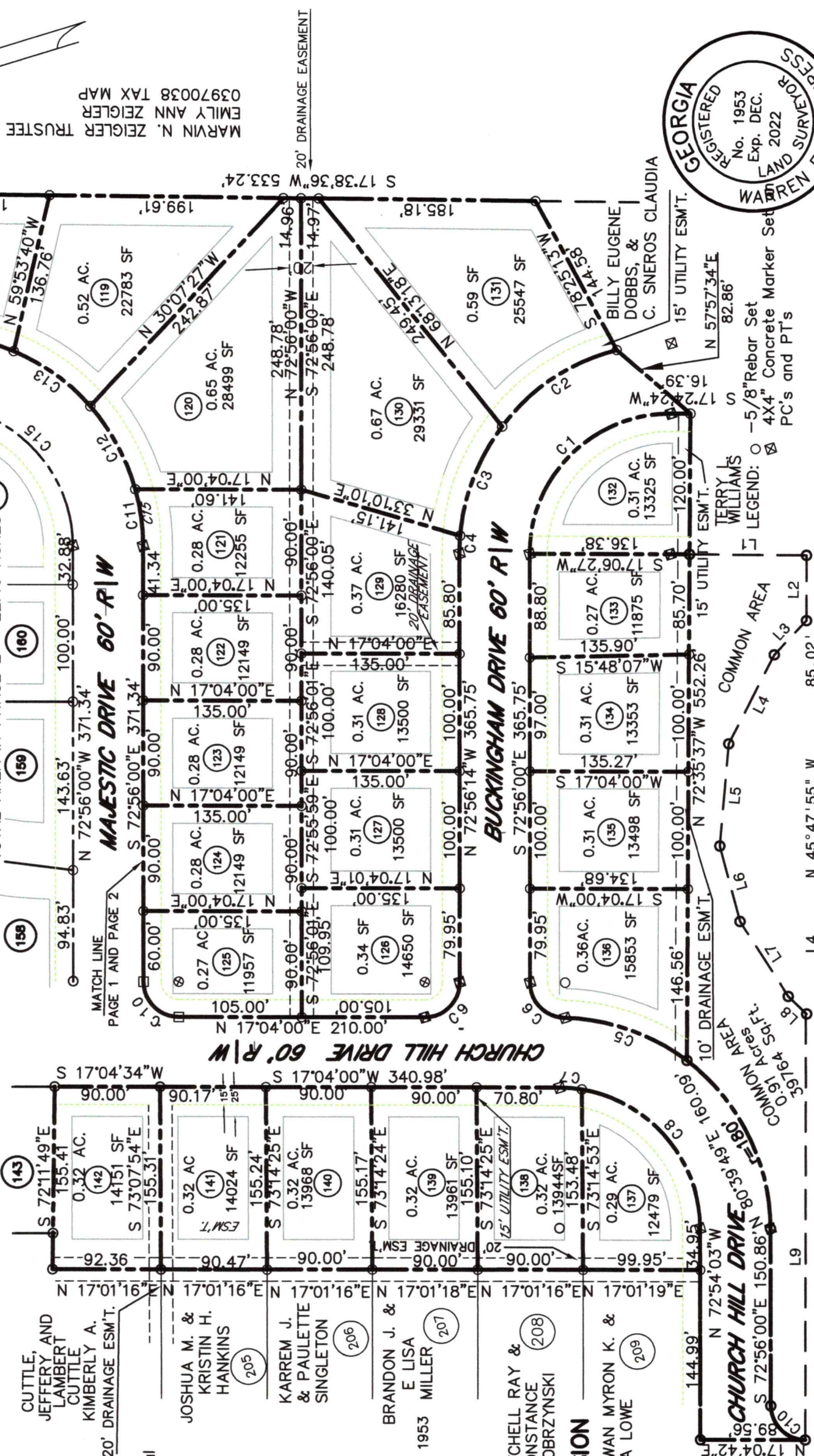
**FINAL PLAT APPROVAL:**  
 THE SUBDIVISION KNOWN AS BUCKINGHAM PLANTATION HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

CHAIRMAN OF COMMISSIONERS

DATE

CLERK OF EFFINGHAM BOARD OF COMMISSIONERS

DATE



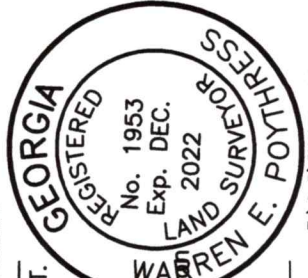
CERTIFICATE OF OWNERSHIP AND DEDICATION  
 IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED THEREON, AND THAT ALL STREETS, ALLEYS, WALKS, AND OTHER SITES SHOWN ARE DEDICATED TO PUBLIC OR PRIVATE USE AS NOTED.

WITNESS

OWNER

TOPCON 303

MARVIN N. ZEIGLER TRUSTEE TO  
 EMILY ANN ZEIGLER  
 03970038 TAX MAP



Z:\A-B\BUCKINGHAM XX2.DWG  
 CF:BUCK25R0

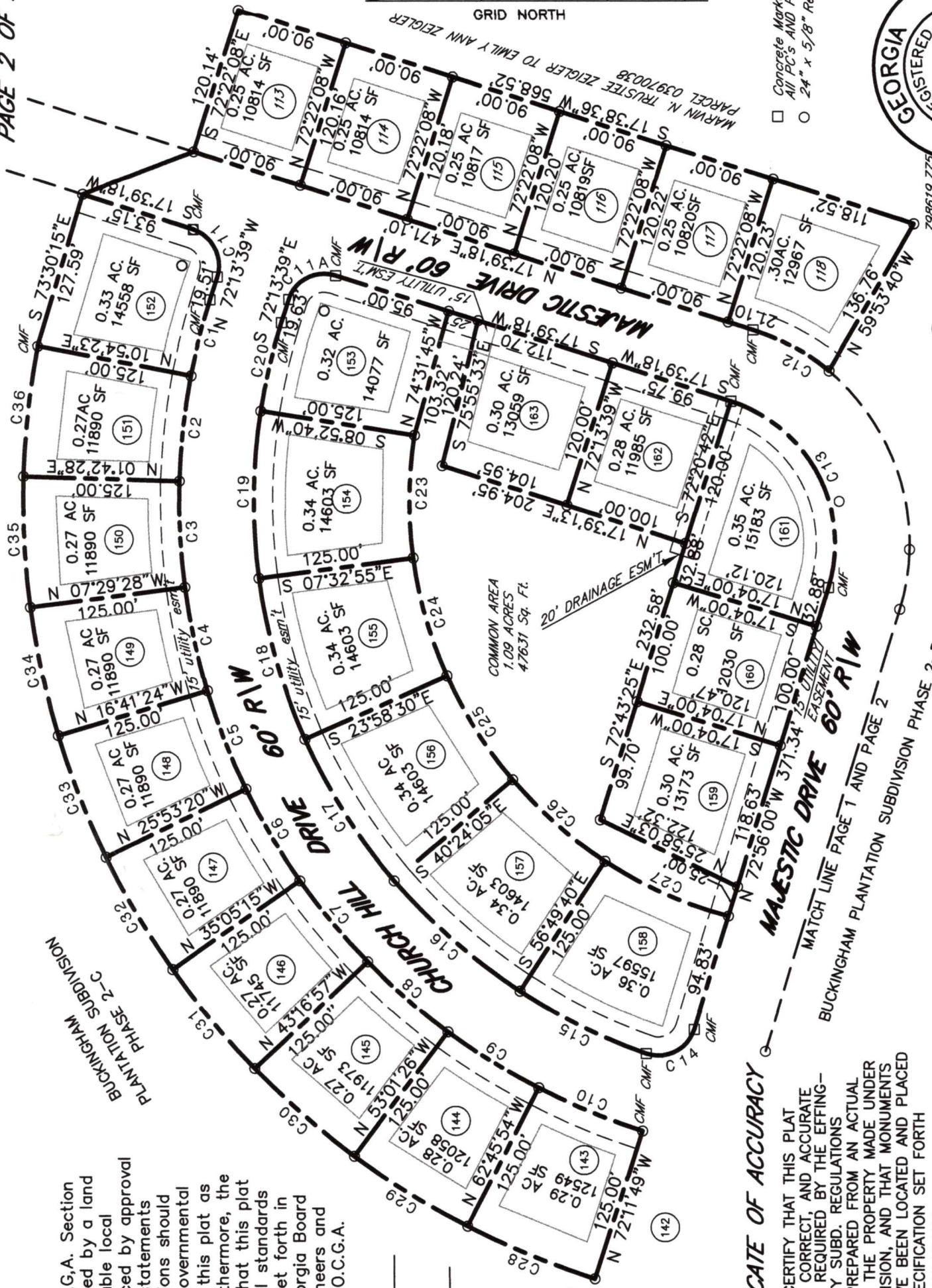
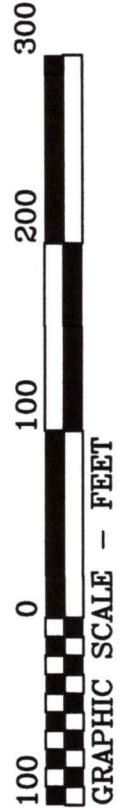


**SURVEYOR'S CERTIFICATION**

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 certificated, 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.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953

Curve	Radius	Length	Chord	Chord Bear.
C1	530.00'	63.51'	63.47'	N 75°39'38" W
C2	530.00'	85.09'	85.00'	N 83°41'35" W
C3	530.00'	85.09'	85.00'	S 87°06'30" W
C4	530.00'	85.09'	85.00'	S 77°54'34" W
C5	530.00'	85.09'	85.00'	S 68°42'38" W
C6	530.00'	85.09'	85.00'	S 59°30'42" W
C7	530.00'	85.02'	84.93'	S 50°19'00" W
C8	530.00'	85.16'	85.07'	S 41°07'04" W
C9	530.00'	85.84'	85.75'	S 31°52'30" W
C10	530.00'	90.11'	90.00'	S 22°21'52" W
C11	30.00'	47.06'	42.38'	S 62°42'49" W
C11A	30.00'	47.19'	42.47'	S 27°17'11" E
C12	180.00'	67.19'	69.17'	N 28°43'57" E
C13	120.00'	187.26'	168.83'	S 62°21'39" W
C14	30.00'	49.36''	43.29'	N 26°45'04" W
C15	470.00'	112.72'	112.45'	N 26°21'39" E
C16	470.00'	134.75'	134.29'	N 41°23'07" E
C17	470.00'	134.75'	134.29'	N 57°48'42" E
C18	470.00'	134.75'	134.29'	N 74°14'17" E
C19	470.00'	134.75'	134.29'	S 89°20'07" E
C20	470.00'	72.96'	72.89'	S 76°40'30" E
C23	345.00'	98.91'	98.57'	N 89°20'08" W
C24	345.00'	98.91'	98.57'	S 74°14'17" W
C25	345.00'	98.91'	98.57'	S 57°48'43" W
C26	345.00'	98.91'	98.57'	S 41°23'07" W
C27	345.00'	108.83'	108.38'	S 24°08'07" W
C28	655.00'	110.69'	110.55'	N 22°23'38" E
C29	655.00'	107.09'	106.97'	N 31°55'09" E
C30	655.00'	106.41'	106.30'	N 41°15'26" E
C31	655.00'	102.90'	102.79'	N 50°24'41" E
C32	655.00'	105.16'	105.05'	N 59°30'43" E
C33	655.00'	105.16'	105.05'	N 68°42'37" E
C34	655.00'	105.16'	105.05'	N 77°54'34" E
C35	655.00'	105.16'	105.05'	N 87°06'31" E
C36	655.00'	105.16'	105.05'	S 83°41'35" E



**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY THE EFFINGHAM COUNTY SUBD. 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 SPECIFICATION SET FORTH IN SAID REGULATIONS.

WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR  
 DATE: AUGUST 16, 2021  
 By: Warren E Poythress  
 Registered Land Surveyor No. 1953  
 Address: 991 Hunters Road  
 Sylvania, Georgia 30467  
 Cell Phone - 912-531-1453  
 Telephone: 912-857-3288  
 Equipment - Sokia GRS2 - GPS  
 Topcon 303  
 FINAL PLAT CLOSURE = 24705



**BUCKINGHAM PLANTATION**  
**PHASE 2B**  
 LOCATION: LOTS 113 THRU 163  
 BUCKINGHAM PLANTATION SUBDIVISION  
 1559TH G. M. D., EFFINGHAM  
 COUNTY, GEORGIA

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 Horizon Home Builders, Inc. LOCATION  
 Signature \_\_\_\_\_ WITNESS