

SOUTH EFFINGHAM HIGH SCHOOL

RESERVED FOR CLERK'S FILING INFORMATION

NOTES:

- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 AND CHAMPION TKO RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS).
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,881 FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 385,540 FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/06/2024 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- ACCORDING TO F.I.R.M. MAP NO. 13103C, PANEL C00362E & 0355%, EFFECTIVE DATE 03/16/2015, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

ZONE X (UNSHADED) — AREAS OF MINIMAL FLOOD HAZARD.

- FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
- THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL 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 PLAT CONTAINS 141 UNITS/LOTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
- BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.  
FRONT 10'  
SIDE 0'  
REAR 10'

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, CROSSWALKS, LIFT STATIONS, UTILITIES, AND OTHER SITES TO EFFINGHAM COUNTY.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION KNOWN AS PHASES 1, 2 & 3 OF PINE GROVE COMMUNITY 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 \_\_\_\_\_

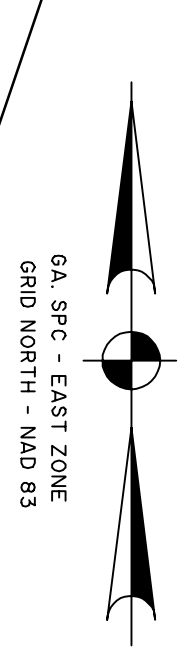
CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

NOW OR FORMERLY  
EFFINGHAM COUNTY BOARD OF EDUCATION  
(DEED BOOK 334, PAGE 334)  
PARID 03760017

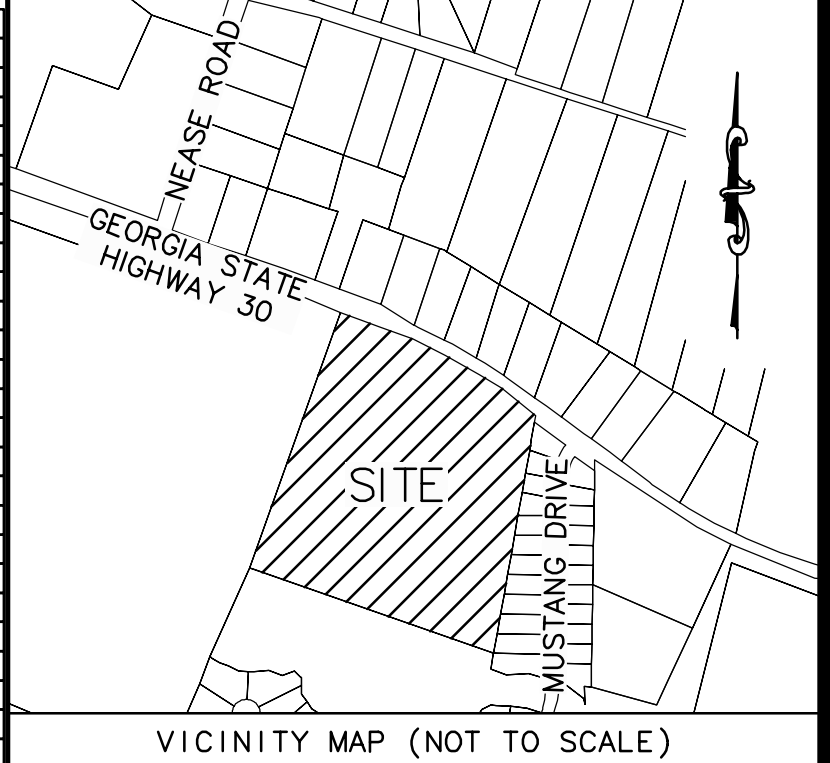
- LEGEND:
- CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
  - CCMS CAPPED CONCRETE MONUMENT SET (SSC PC, LSF 317)
  - CIRF CAPPED IRON REBAR FOUND
  - ⊙ CIPF CAPPED IRON PIPE FOUND
  - 415 UNIT/LOT NUMBER
  - #15 ADDRESS
  - XX BSL BUILDING SET BACK LINE

REFERENCES:

- PLAT BY WARREN POYTHRESS BOOK B118 PAGE C2
- PLAT BY SOUTHEAST ENGINEERING AND ENVIRONMENTAL BOOK C109 PAGE F1



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	44.78'	44.78'	S 22°14'05" W	17°10'07"
C2			INTENTIONALLY OMITTED		
C3	20.00'	11.47'	11.31'	S 59°55'07" E	32°51'45"
C4	20.00'	18.69'	18.02'	S 16°42'56" E	53°32'37"
C5	50.00'	85.85'	75.69'	S 59°14'42" W	98°22'40"
C6			INTENTIONALLY OMITTED		
C7			INTENTIONALLY OMITTED		
C8	50.00'	20.86'	20.71'	S 64°23'57" E	23°54'04"
C9	50.00'	7.82'	7.81'	N 47°58'05" W	8°57'41"
C10	50.00'	9.34'	9.33'	N 38°08'05" W	10°42'20"
C11	50.00'	18.57'	18.46'	S 22°08'33" E	21°16'44"
C12	50.00'	18.81'	18.70'	N 00°43'24" W	2°33'54"
C13	80.00'	13.14'	13.13'	N 14°45'45" E	9°24'46"
C14	80.00'	96.67'	90.90'	N 54°05'14" E	69°14'11"
C15	80.00'	20.53'	20.48'	S 83°56'31" E	14°42'19"
C16	80.00'	7.01'	7.01'	S 74°04'40" E	5°01'24"
C17	20.00'	33.42'	29.67'	S 60°33'50" W	95°44'24"
C18			INTENTIONALLY OMITTED		
C19			INTENTIONALLY OMITTED		
C20			INTENTIONALLY OMITTED		
C21			INTENTIONALLY OMITTED		
C22			INTENTIONALLY OMITTED		
C23			INTENTIONALLY OMITTED		
C24			INTENTIONALLY OMITTED		
C25			INTENTIONALLY OMITTED		
C26			INTENTIONALLY OMITTED		
C27			INTENTIONALLY OMITTED		
C28			INTENTIONALLY OMITTED		
C29	120.00'	20.73'	20.70'	S 25°52'15" W	9°53'47"
C30	120.00'	15.23'	15.22'	N 17°17'11" E	7°16'20"
C31	180.00'	11.06'	11.06'	N 29°03'29" E	3°31'16"
C32	180.00'	20.35'	20.35'	N 24°03'35" E	6°28'34"
C33	180.00'	20.14'	20.13'	N 17°36'56" E	6°24'41"
C34	180.00'	2.39'	2.39'	N 14°01'48" E	0°45'34"
C35			INTENTIONALLY OMITTED		
C36			INTENTIONALLY OMITTED		
C37			INTENTIONALLY OMITTED		
C38	1742.07'	112.80'	112.78'	S 62°51'22" E	3°42'36"
C39	1742.07'	30.01'	30.01'	SD 60°30'28" E	0°59'13"
C40	1742.07'	30.00'	30.00'	S 59°31'15" E	0°59'12"
C41	1742.07'	188.32'	188.23'	S 55°55'50" E	6°11'37"
C42	20.00'	0.92'	0.92'	N 11°22'30" E	2°38'15"



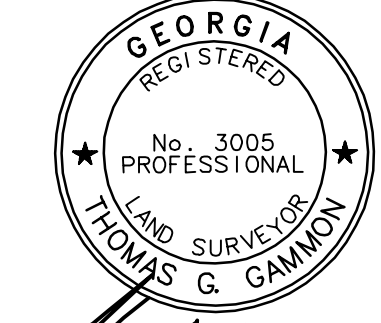
VICINITY MAP (NOT TO SCALE)

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AREA CHART PHASE 1	
COMMON AREA	2.919 ACRES
RIGHT OF WAY	1.523 ACRES
LOTS	1.809 ACRES
TOTAL	6.251 ACRES

SURVEYORS RECORDING CERTIFICATION

AS REQUIRED BY SUBSECTION (4) 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, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, 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.



THOMAS G. GAMMON, GA PLS #3005

NO. \_\_\_\_\_ REVISION \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_

A FINAL SUBDIVISION PLAT OF

PHASE 1  
PINE GROVE  
COMMUNITY

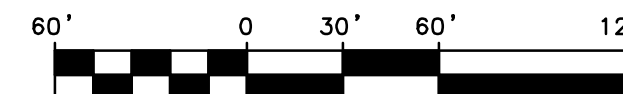
1559TH G.M.D.  
EFFINGHAM COUNTY, GEORGIA

PREPARED FOR:  
MLRE PARTNERS  
LAND COMPANY, INC.



SHUPE SURVEYING COMPANY, P.C.  
130 CANAL STREET, SUITE 501  
POOLER, GA 31322  
912-265-0562

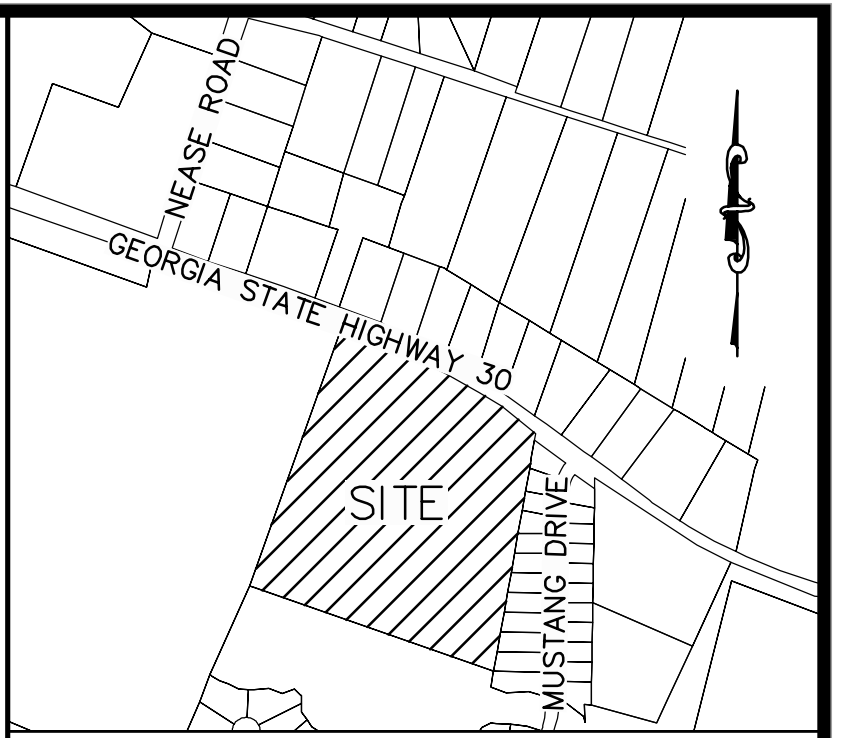
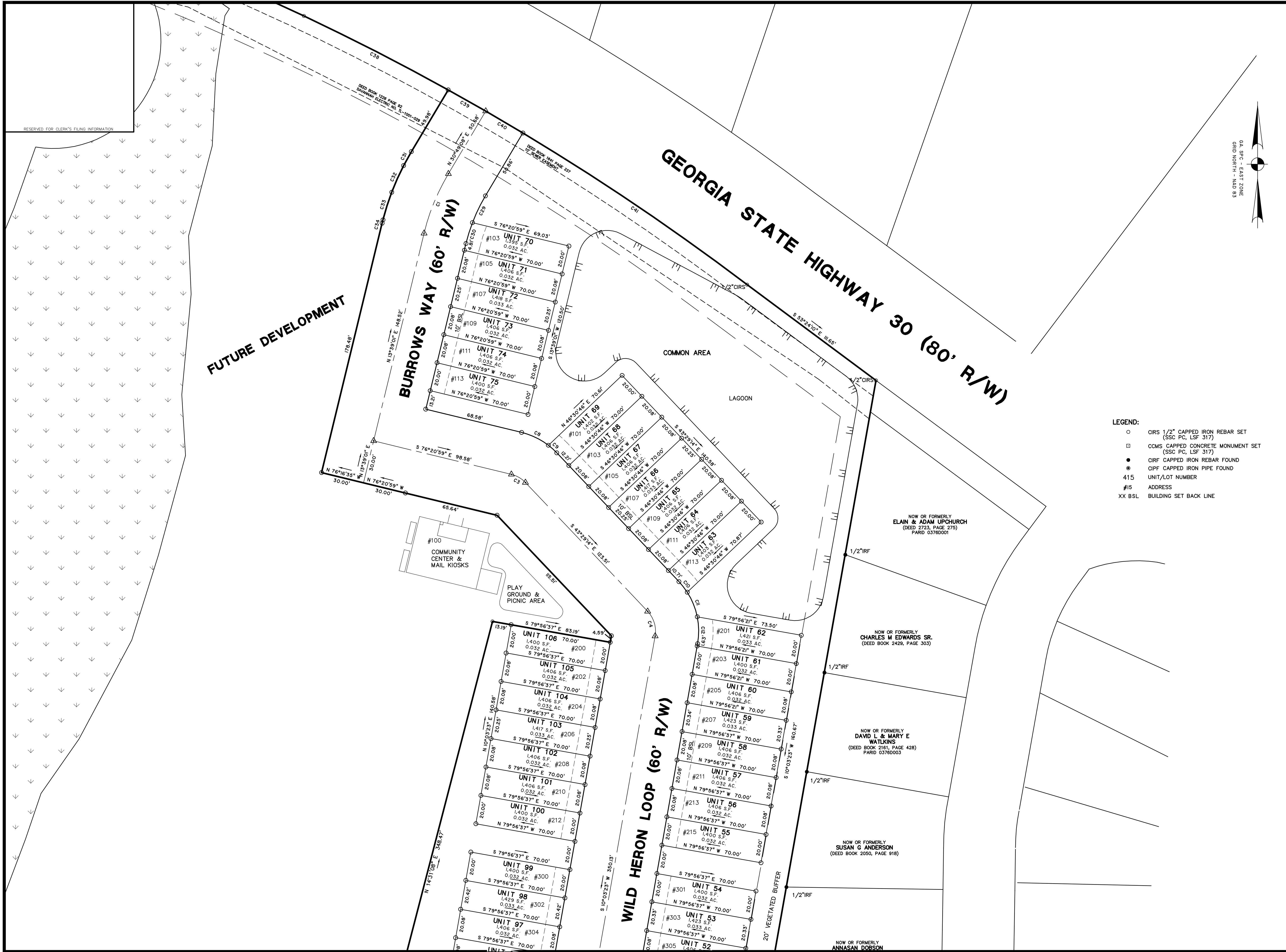
CERTIFICATE OF AUTHORIZATION: LSP317



SCALE 1" = 60'  
FILE 21584  
DRAWING 21584

DRAWING DATE 06-02-2025  
DRAWN BY TGG/BL  
CREW CHIEF BB

SHEET 1 OF 3



VICINITY MAP (NOT TO SCALE)

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**LEGEND:**

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- CCMS CAPPED CONCRETE MONUMENT SET (SSC PC, LSF 317)
- CIRF CAPPED IRON REBAR FOUND
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- XX BSL BUILDING SET BACK LINE

**GEORGIA**  
REGISTERED  
No. 3005  
PROFESSIONAL  
LAND SURVEYOR  
THOMAS G. GAMMON

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

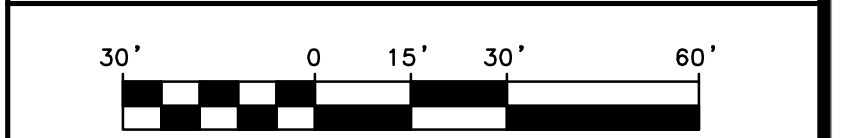
A FINAL SUBDIVISION PLAT OF

**PHASES 1  
PINE GROVE  
COMMUNITY**

1559TH G.M.D.  
EFFINGHAM COUNTY, GEORGIA

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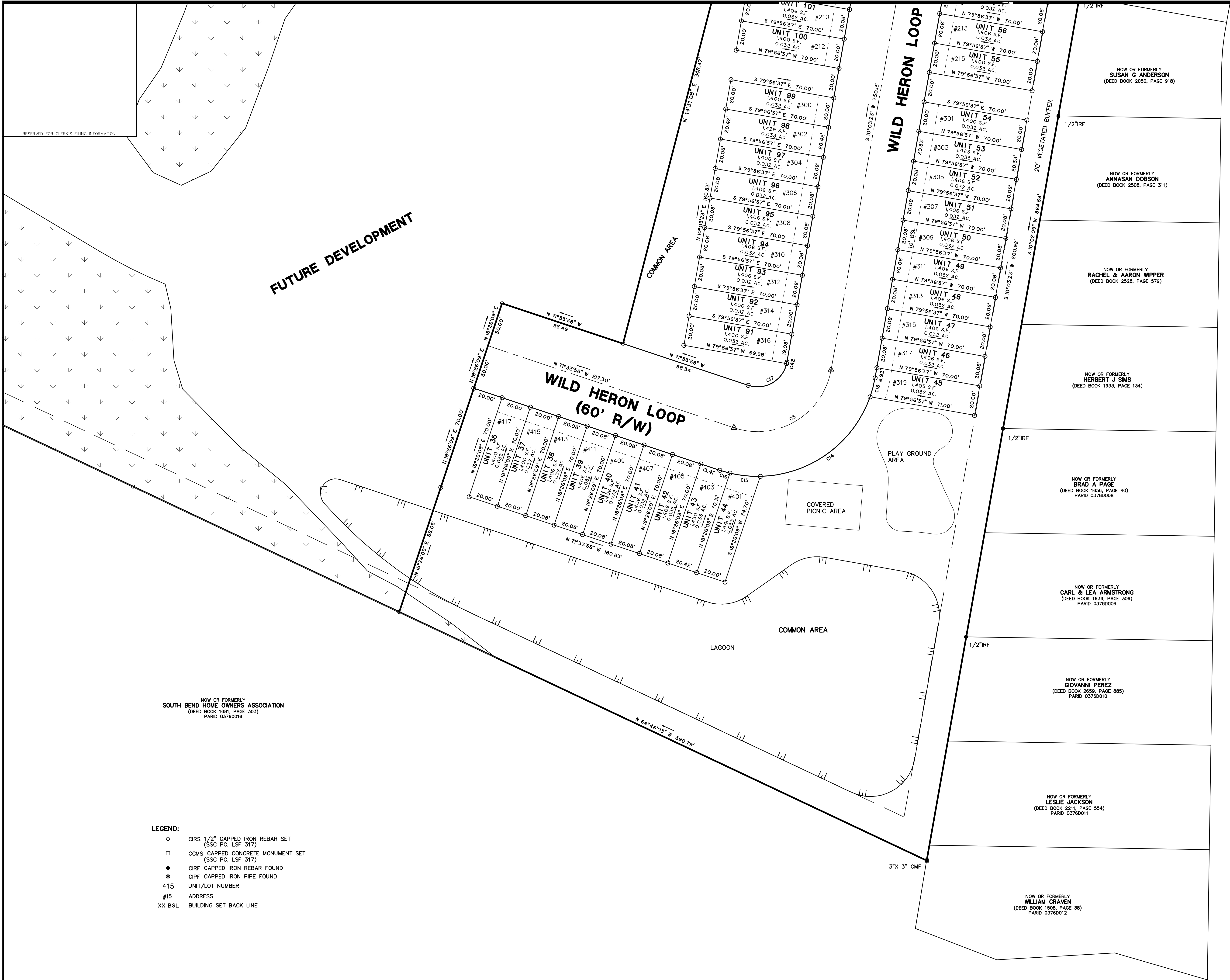


SCALE 1" = 30'  
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DRAWING DATE 06-02-2025  
DRAWN BY TGG/BL  
CREW CHIEF BB

SHEET 2 OF 3





GA SFC - EAST ZONE  
GRID NORTH - NAD 83

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**GEORGIA**  
REGISTERED  
No. 3005  
PROFESSIONAL  
LAND SURVEYOR  
THOMAS G. GAMMON

THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE

**A FINAL SUBDIVISION PLAT OF**

**PHASES 1  
PINE GROVE  
COMMUNITY**

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SHEET 3 OF 3