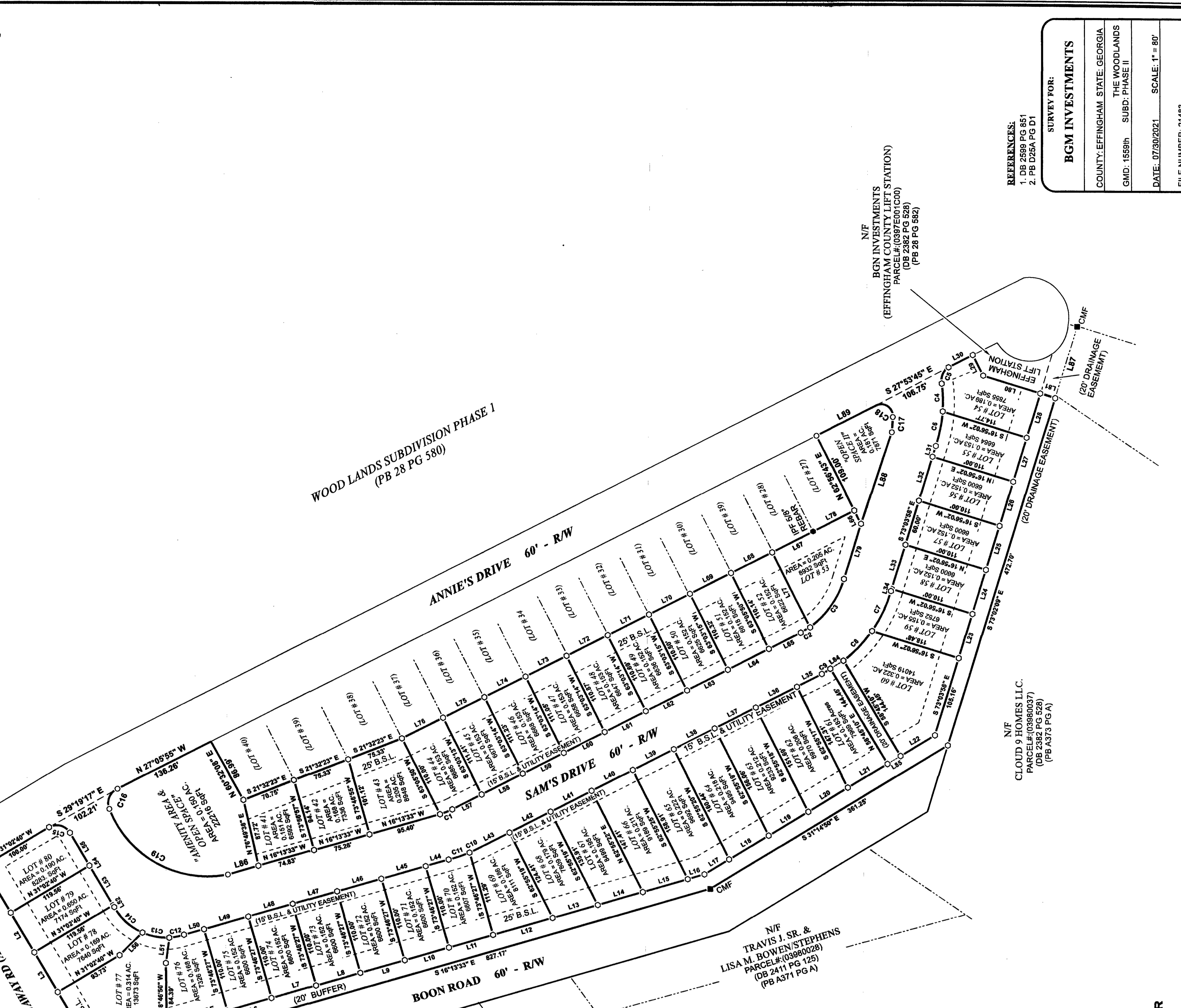


SURVEY OF LOTS 41-69 OF THE WOODLANDS SUBDIVISION PHASE II, LOCATED IN THE 1559th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA
AREA = 10.735 ACRES

WOODLANDS SUBDIVISION PHASE I
 (PB 28 PG 580)

LINE	BEARING	HORIZ DIST	AREA	PERCENT
C1	N21°43'14"W	17.00'	120.00'	1.12%
C2	S89°01'14"W	13.88'	120.00'	1.12%
C3	S87°53'15"W	38.04'	180.00'	1.67%
C4	S87°53'15"W	38.04'	180.00'	1.67%
C5	N67°24'23"W	23.02'	20.00'	0.19%
C6	N79°04'14"E	45.60'	180.00'	1.67%
C7	N64°38'06"W	57.84'	180.00'	1.67%
C8	N46°23'52"W	53.44'	180.00'	1.67%
C9	N32°08'18"W	12.82'	180.00'	1.67%
C10	N28°17'24"W	5.43'	180.00'	1.67%

GRID NORTH
 EAST ZONE



LINE	BEARING	HORIZ DIST	AREA	PERCENT
L41	N27°04'35"W	60.00'	60.00'	0.56%
L42	N27°04'35"W	60.00'	60.00'	0.56%
L43	N27°04'35"W	60.00'	60.00'	0.56%
L44	N27°04'35"W	60.00'	60.00'	0.56%
L45	N27°04'35"W	60.00'	60.00'	0.56%
L46	N27°04'35"W	60.00'	60.00'	0.56%
L47	N27°04'35"W	60.00'	60.00'	0.56%
L48	N27°04'35"W	60.00'	60.00'	0.56%
L49	N27°04'35"W	60.00'	60.00'	0.56%
L50	N27°04'35"W	60.00'	60.00'	0.56%
L51	N27°04'35"W	60.00'	60.00'	0.56%
L52	N27°04'35"W	60.00'	60.00'	0.56%
L53	N27°04'35"W	60.00'	60.00'	0.56%
L54	N27°04'35"W	60.00'	60.00'	0.56%
L55	N27°04'35"W	60.00'	60.00'	0.56%
L56	N27°04'35"W	60.00'	60.00'	0.56%
L57	N27°04'35"W	60.00'	60.00'	0.56%
L58	N27°04'35"W	60.00'	60.00'	0.56%
L59	N27°04'35"W	60.00'	60.00'	0.56%
L60	N27°04'35"W	60.00'	60.00'	0.56%

LINE	BEARING	HORIZ DIST	AREA	PERCENT
L61	N27°04'35"W	60.00'	60.00'	0.56%
L62	N27°04'35"W	60.00'	60.00'	0.56%
L63	N27°04'35"W	60.00'	60.00'	0.56%
L64	N27°04'35"W	60.00'	60.00'	0.56%
L65	N27°04'35"W	60.00'	60.00'	0.56%
L66	N27°04'35"W	60.00'	60.00'	0.56%
L67	N27°04'35"W	60.00'	60.00'	0.56%
L68	N27°04'35"W	60.00'	60.00'	0.56%
L69	N27°04'35"W	60.00'	60.00'	0.56%
L70	N27°04'35"W	60.00'	60.00'	0.56%
L71	N27°04'35"W	60.00'	60.00'	0.56%
L72	N27°04'35"W	60.00'	60.00'	0.56%
L73	N27°04'35"W	60.00'	60.00'	0.56%
L74	N27°04'35"W	60.00'	60.00'	0.56%
L75	N27°04'35"W	60.00'	60.00'	0.56%
L76	N27°04'35"W	60.00'	60.00'	0.56%
L77	N27°04'35"W	60.00'	60.00'	0.56%
L78	N27°04'35"W	60.00'	60.00'	0.56%
L79	N27°04'35"W	60.00'	60.00'	0.56%
L80	N27°04'35"W	60.00'	60.00'	0.56%
L81	N27°04'35"W	60.00'	60.00'	0.56%
L82	N27°04'35"W	60.00'	60.00'	0.56%
L83	N27°04'35"W	60.00'	60.00'	0.56%
L84	N27°04'35"W	60.00'	60.00'	0.56%
L85	N27°04'35"W	60.00'	60.00'	0.56%
L86	N27°04'35"W	60.00'	60.00'	0.56%
L87	N27°04'35"W	60.00'	60.00'	0.56%
L88	N27°04'35"W	60.00'	60.00'	0.56%
L89	N27°04'35"W	60.00'	60.00'	0.56%

WETLANDS CERTIFICATION NOTE:
 WETLANDS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITH OUT PROPER AUTHORIZATION.

CERTIFICATE OF DEDICATION:
 I HEREBY CERTIFY THE DEDICATION OF A NON-EXCLUSIVE EASEMENT OR RIGHTS OF WAY TO THE PUBLIC OR PRIVATE USE AS NOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
 I HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND I/WE HEREBY DEDICATE ALL ALLEYS, STREETS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

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 THE MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

WETLANDS CERTIFICATION:
 I HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND I/WE HEREBY DEDICATE ALL ALLEYS, STREETS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

WETLANDS CERTIFICATION:
 I HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND I/WE HEREBY DEDICATE ALL ALLEYS, STREETS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

FINAL PLAT APPROVAL:
 THE SUBDIVISION KNOWS AS THE WOODLANDS PHASE 2 HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY 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 _____

CERTIFICATION FROM DESIGN ENGINEER:
 ALL PERMITTED IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH APPROVED PLANS.

REGISTERED ENGINEER: _____ DATE _____

OWNER: _____ DATE _____

WITNESS: _____ DATE _____

FLOOD CERTIFICATION:
 ACCORDING TO FLOOD INSURANCE RATE MAP IS NOT LOCATED IN A FLOOD HAZARD AREA (LOCATED IN ZONE "X")

SURVEYORS NOTES:
 1. ALL CORNERS HAVE BEEN SET WITH 5/8" REBAR UNLESS OTHERWISE NOTED ON THIS PLAT.
 2. CURRENT ZONING IS R-6
 3. THE BEARING DATA WAS OBTAINED BY A TOPCON TOTAL STATION, SOKKIA G302, AND A TERA DATA COLLECTOR.
 4. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.A.M. OFFICIAL FLOOD HAZARD MAPS.
 5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 6. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND PERIMETERS WERE CORRECTLY MEASURED AND PROVEN BY A LAND SURVEYOR AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1679.
 7. THIS SURVEY COMPLETES BOTH THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-47 IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
 8. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN ON THIS CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF BELIEF BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

WETLANDS CERTIFICATION:
 AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-47, THIS PLAT HAS BEEN REVIEWED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND THE LOCAL SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCY. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.

WILLIAM MARK GLISSON, RLS #3316 DATE 6-17-23

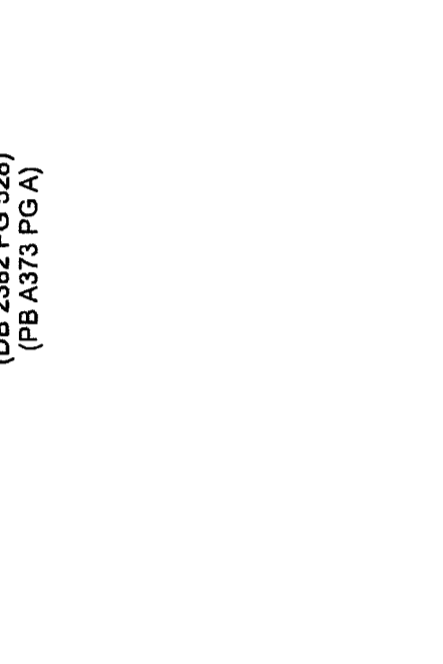
LEGEND:
 ● Iron Pin Found
 ○ Iron Pin Set
 ■ Concrete Monument Found

BCM INVESTMENTS

COUNTY:	EFFINGHAM STATE: GEORGIA
GMD:	1559th SUBD: PHASE II
DATE:	07/30/2021 SCALE: 1" = 80'
FILE NUMBER:	21483
TOTAL AREA:	10.735 AC. LOT: 41-69

REFERENCES:
 1. DB 2599 PG 651
 2. PB D25A PG D1

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417



PREPARED BY:
 WILLIAM MARK GLISSON, RLS #3316

WILLIAM MARK GLISSON, RLS #3316 DATE 6-17-23

WILLIAM MARK GLISSON, RLS #3316 DATE 6-17-23

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