

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: Stephanie Steels
DATE: 06/30/2022
WITNESS: DATE: 06/30/2022

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: DATE: 06-28-2022

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 3 SHOWN ON THE PLAT DATED PREPARED BY ATLAS SURVEYING, INC. HAVE (HAS) BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWING) APPROVED DECEMBER 31, 2019.

REGISTERED ENGINEER: DATE: 06/30/2022

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: DATE: 06/30/2022

CERTIFICATE OF APPROVAL FOR RECORDING

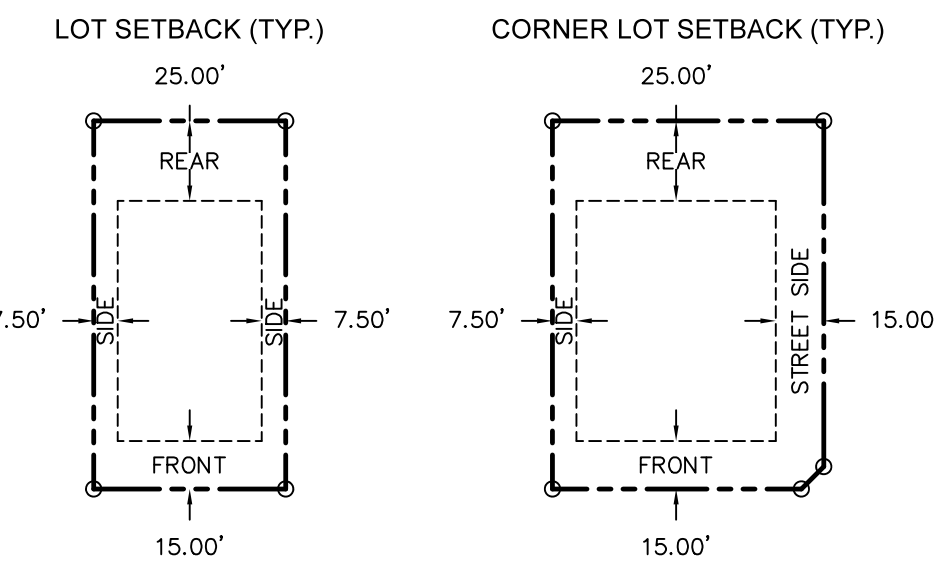
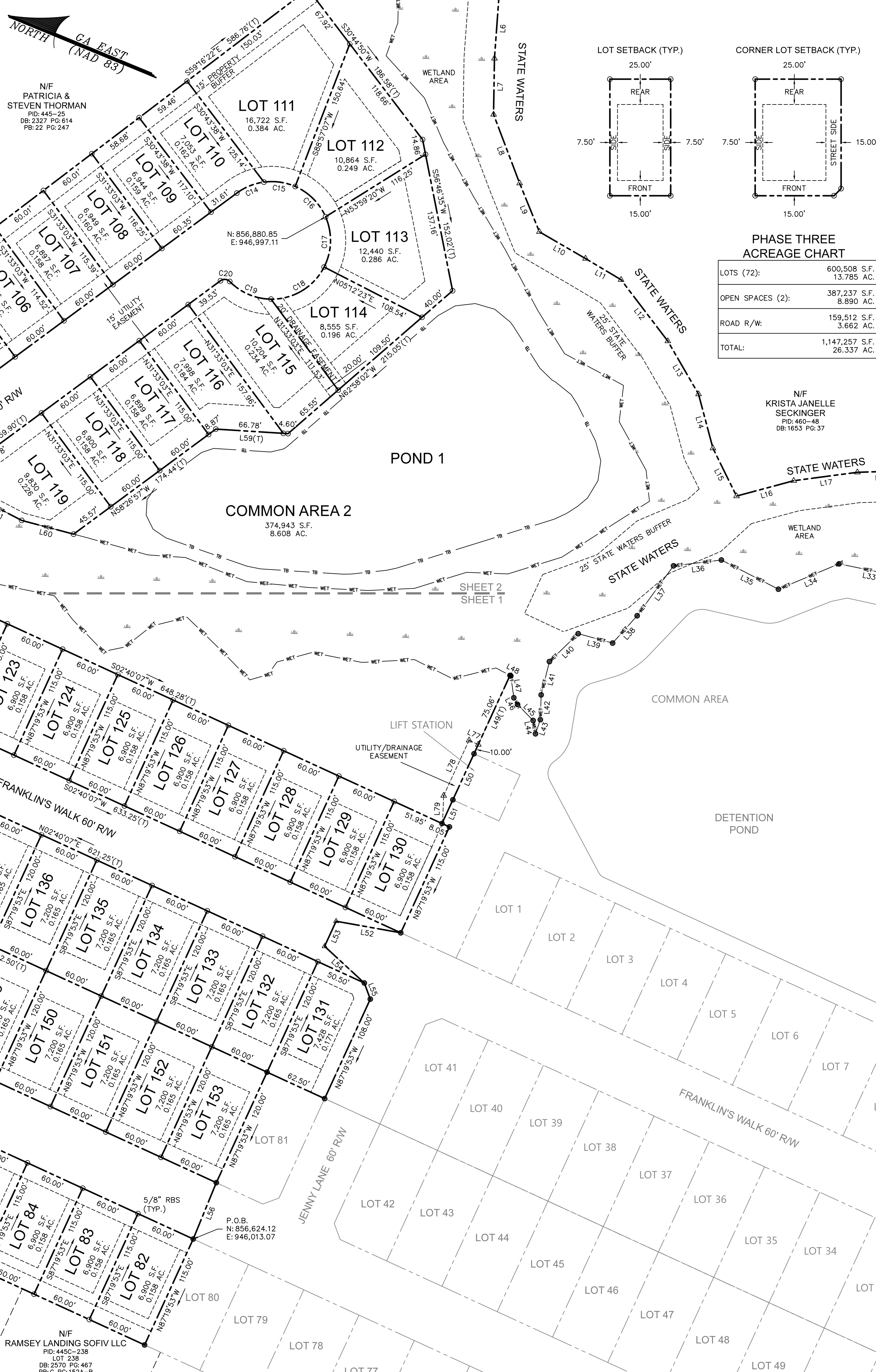
THE SUBDIVISION KNOWN AS RAIN DANCE PHASE 3 HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATION AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY GEORGIA.

CHAIRMAN OF COMMISSIONERS: DATE:

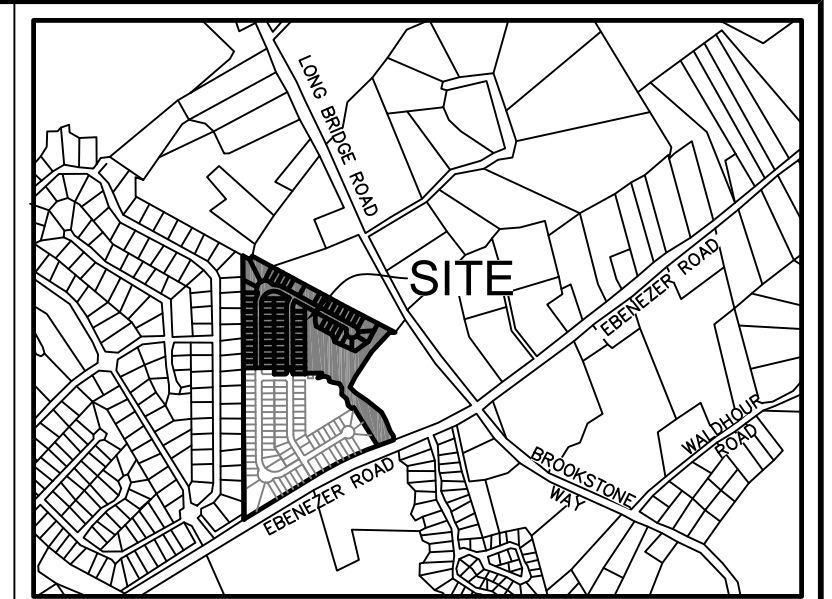
CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS: DATE:

Table with columns: LABEL, BEARING, DISTANCE, DELTA, CHORD, CHORD BEARING. Contains survey data for various points and lines.

Table with columns: LABEL, RADIUS, ARC, CHORD, CHORD BEARING, DELTA. Contains survey data for circular arcs and chords.



PHASE THREE ACREAGE CHART table: LOTS (72): 600,508 S.F.; OPEN SPACES (2): 387,237 S.F.; ROAD R/W: 159,512 S.F.; TOTAL: 1,147,257 S.F.



VICINITY MAP NOT TO SCALE

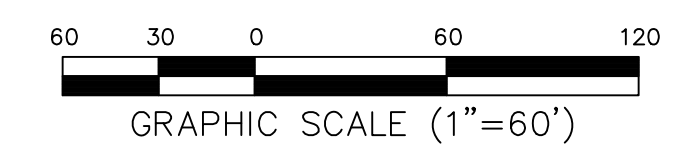
- LEGEND: CALC POINT - CORNER NOT SET, CONC. MONUMENT FOUND, 5/8" IRON REBAR FOUND W/ CAP, RIGHT-OF-WAY CONC. MONUMENT FOUND, 5/8" IRON REBAR SET W/ CAP, WETLAND, TOTAL, PROPOSED TOP OF BANK, WETLAND LINE.

NOTES

- 1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FIRM PANEL 0280-E, COMMUNITY 13103C. PLANE GRID (NAD 83).
2. THERE IS A 15' DRAINAGE/UTILITY EASEMENT AT THE FRONT OF EACH LOT.
3. WATER AND SEWER TO BE PROVIDED BY THE CITY OF SPRINGFIELD.
4. PROPOSED ZONED R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (SIX DWELLINGS PER ACRE). SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE RAIN DANCE HOMEOWNERS ASSOCIATION.
5. STATE WATERS AND STATE WATERS BUFFER ARE PER REFERENCE #4.

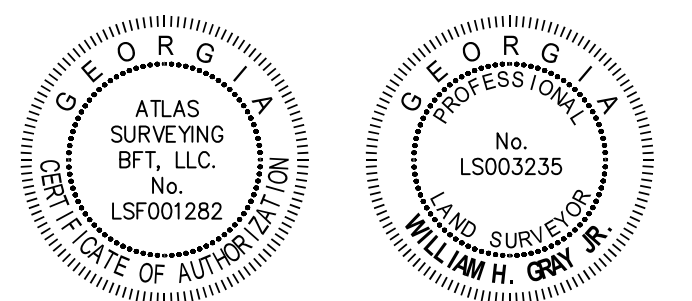
REFERENCES

- 1. PLAT BOOK: 28 PAGE: 913
2. PLAT BOOK: 29 PAGE: 296
3. A GEORGIA POWER COMPANY EASEMENT M.F. #P-118-3 SHEET 3 OF 7
4. A CAD FILE OF RAIN DANCE SUBDIVISION PROVIDED BY ALLEN ENGINEERING ON 05-23-2022.
5. PERMIT FROM ARMY CORPS OF ENGINEERS TO IMPACT WETLANDS DATED: MAY 28, 2019.



PREPARED FOR: PINE HILL GROUP, LLC
A SUBDIVISION PLAT OF LOTS 82-153 PHASE THREE RAIN DANCE SUBDIVISION
TAX PARCEL NO. 445-26 GMD DISTRICT No. 9 THE TOWN OF RINCON EFFINGHAM COUNTY, GEORGIA

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

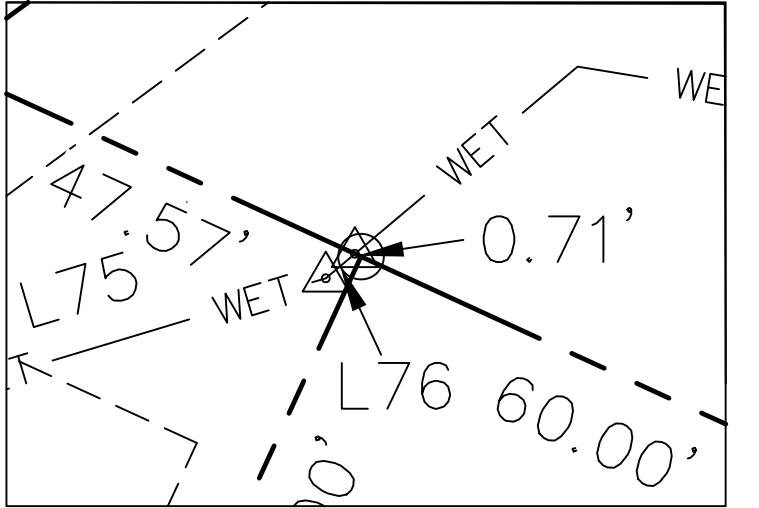


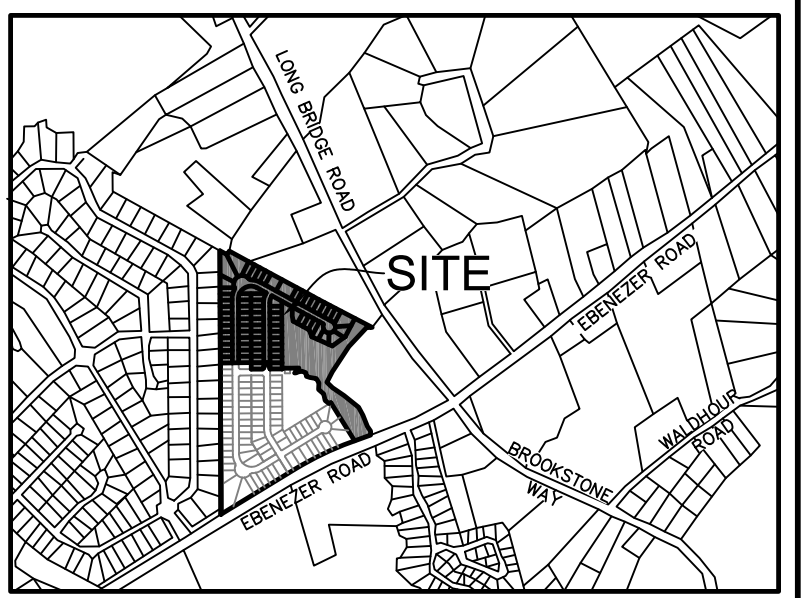
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF 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.

WILLIAM H. GRAY, JR.
G.A.P.L.S. No. LS003235
NOT VALID UNLESS CRIMPED WITH SEAL

WETLAND LOTS ACREAGE CHART table: LOT #101, #102, #120. UPLAND: 6,544 S.F., 10,024 S.F., 6,977 S.F.; WETLAND: 7,184 S.F., 8,258 S.F., 1,665 S.F.; TOTAL: 13,728 S.F., 18,282 S.F., 8,642 S.F.

SURVEY DATA table: TOTAL AREA: 26.337 ACRES; ERROR OF PLAT CLOSURE: 1 IN 224,802; ANGULAR ERROR: N/A; ADJUSTED BY: N/A; EQUIPMENT USED: TOPCON PS ROBOTIC TOTAL STATION; FIELD WORK COMPLETED ON: N/A.





VICINITY MAP NOT TO SCALE

- 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
  - PROPOSED TOP OF BANK
  - - - WETLAND LINE

- 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.
  - STATE WATERS AND STATE WATERS BUFFER ARE PER REFERENCE #4.

- REFERENCES
- PLAT BOOK: 28 PAGE: 913
  - PLAT BOOK: 29 PAGE: 296
  - A GEORGIA POWER COMPANY EASEMENT M.F. #118-3 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 05-23-2022.
  - PERMIT FROM ARMY CORPS OF ENGINEERS TO IMPACT WETLANDS DATED: MAY 28, 2019.

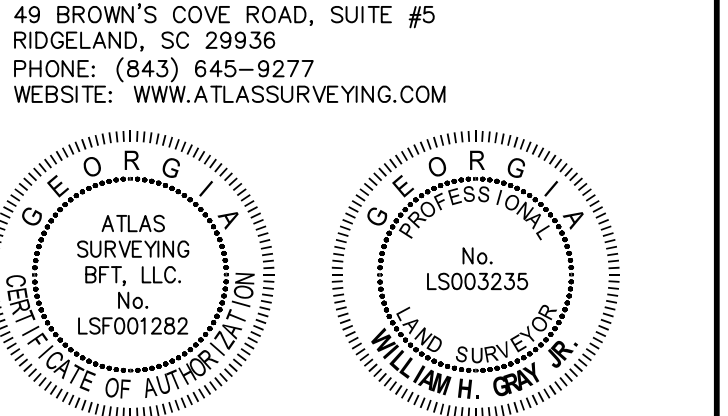


PREPARED FOR:  
**PINE HILL GROUP, LLC**  
 A SUBDIVISION PLAT OF  
**LOTS 82-153**  
**PHASE THREE**  
**RAIN DANCE SUBDIVISION**  
 TAX PARCEL No. 445-26  
 GMD DISTRICT No. 9  
 THE TOWN OF RINCON  
 EFFINGHAM COUNTY, GEORGIA

FIELD CHECKER: WJG  
 DRAWN BY: WJG  
 DATE: 06-28-2022  
 SCALE: 1"=60'  
 PROJECT No.: BPT-16283  
 FILE: BPT-16283 SUBDIV

SHEET 2 OF 2

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

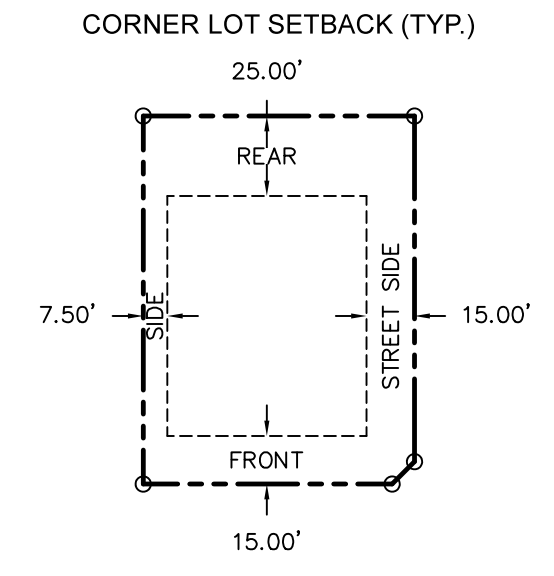


AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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 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.

*William H. Gray, Jr.*  
 WILLIAM H. GRAY, JR.  
 G.A.P.L.S. No. LS003235  
 NOT VALID UNLESS CRIMPED WITH SEAL

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S55°07'39" E	78.09	L41	S81°55'33" W	33.80
L2	N35°13'30" E	40.00	L42	S69°54'26" W	24.53
L3	S63°59'19" W	38.00	L43	S86°54'45" W	14.69
L4	S35°17'01" W	43.54	L44	N57°48'00" E	13.33
L5	S66°48'27" W	50.75	L45	N23°44'54" E	22.01
L6	S72°10'43" W	60.07	L46	N39°08'40" E	7.59
L7	S68°53'34" W	55.32	L47	N60°05'00" E	21.87
L8	S47°14'49" W	72.56	L48	N05°47'53" E	0.88
L9	S45°50'57" W	51.71	L49	N87°19'53" W	85.08
L10	S08°07'16" W	52.62	L50	N87°19'53" W	50.00
L11	S08°47'27" W	40.82	L51	N87°19'53" W	25.71
L12	S30°42'28" W	76.08	L52	N11°50'28" W	64.83
L13	S37°53'12" W	60.48	L53	N87°19'53" W	27.23
L14	S53°06'37" W	55.21	L54	S20°41'54" W	53.38
L15	S41°44'28" W	52.68	L55	S47°40'07" W	16.97
L16	S37°02'00" W	58.43	L56	N88°43'03" W	60.05
L17	S29°32'54" E	83.29	L57	S31°33'03" W	10.74
L18	S23°38'38" E	47.11	L58	N31°03'03" E	10.64
L19	S66°40'57" E	61.34	L59	N18°24'44" W	71.38
L20	S74°00'38" E	49.45	L60	N07°11'01" W	52.99
L21	S39°14'51" E	52.08	L61	N05°31'41" E	48.24
L22	S72°55'22" E	64.29	L62	N06°24'57" W	33.56
L23	S44°17'47" E	54.77	L63	N16°10'55" W	5.73
L24	S50°48'05" E	58.64	L64	N02°16'37" E	21.45
L25	S38°17'13" E	66.25	L65	N06°43'33" W	44.75
L26	S00°00'44" E	60.34	L66	N39°52'15" W	26.68
L27	S06°30'21" E	44.97	L67	N04°29'29" E	46.94
L28	S20°31'59" W	40.23	L68	N24°01'41" E	10.64
L29	S07°29'56" E	9.61	L69	S03°13'20" E	27.46
L30	S61°08'52" W	3.92	L70	S01°58'47" W	41.42
L31	S73°27'25" W	16.95	L71	S12°48'00" W	48.62
L32	N48°29'19" W	46.11	L72	S03°03'27" W	11.51
L33	N10°19'41" W	63.40	L73	S02°52'04" W	27.29
L34	N44°41'31" W	64.82	L74	S36°41'25" E	7.67
L35	N05°06'10" E	63.20	L75	S38°45'58" E	52.63
L36	N28°57'08" W	47.62	L76	S62°02'36" E	4.00
L37	N75°56'58" W	60.88	L77	N02°40'07" E	10.00
L38	N70°33'52" W	36.24	L78	N87°19'53" W	60.00
L39	N06°43'43" W	35.20	L79	S70°20'55" W	27.79
L40	N66°07'45" W	39.60			

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	180.00	46.77	46.64	N10°06'43" E	145°31'3"
C2	180.00	41.99	41.89	N24°14'17" E	131°21'56"
C3	25.00	21.71	21.03	N08°02'55" E	69°44'40"
C4	25.00	0.82	0.82	N19°46'04" W	153°19'
C5	82.00	54.34	53.35	N01°43'33" W	37°58'18"
C6	82.00	64.19	62.36	N39°41'05" E	44°53'59"
C7	82.00	38.19	37.85	N75°27'07" E	28°41'04"
C8	82.00	61.49	60.06	S69°43'22" E	42°57'59"
C9	82.00	18.85	18.81	S41°59'15" E	131°10'14"
C10	25.00	22.33	21.77	S60°53'08" E	51°33'58"
C11	180.82	22.31	22.29	S83°14'00" E	7°04'06"
C12	180.82	61.53	61.23	S69°57'05" E	19°29'44"
C13	180.82	5.33	5.33	S69°57'05" E	1°41'20"
C14	58.00	29.17	28.87	S44°02'25" E	28°49'04"
C15	58.00	31.53	31.14	S14°03'27" E	31°08'51"
C16	58.00	43.37	42.37	S22°56'15" W	42°50'33"
C17	58.00	61.22	49.57	S69°59'31" W	50°39'58"
C18	58.00	64.53	61.26	N53°10'00" W	63°45'00"
C19	58.00	45.44	44.28	N01°09'01" E	44°53'01"
C20	7.00	10.02	9.19	N17°25'43" W	82°02'28"
C21	120.70	69.48	59.85	S17°08'55" W	28°44'41"
C22	181.08	29.38	29.35	N07°24'12" E	9°17'49"
C23	181.08	61.35	61.05	N21°45'30" E	19°24'45"
C24	120.00	198.77	176.81	S74°05'51" W	94°54'21"
C25	120.00	50.21	49.85	S14°39'22" W	23°58'27"



PHASE THREE ACREAGE CHART

LOTS (72):	600,508 S.F.	13.785 AC.
OPEN SPACES (2):	387,237 S.F.	8.890 AC.
ROAD R/W:	159,512 S.F.	3.662 AC.
TOTAL:	1,147,257 S.F.	26.337 AC.

