

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

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...

OWNER DATE

WITNESS DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS...

REGISTERED SURVEYOR DATE

ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS OGLETHORPE LANDING...

REGISTERED ENGINEER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS 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, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

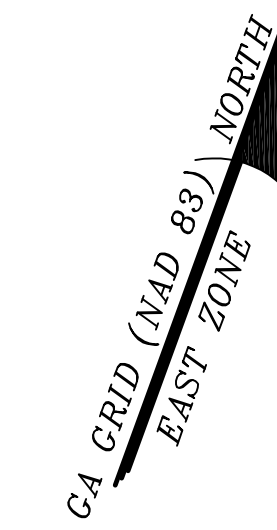
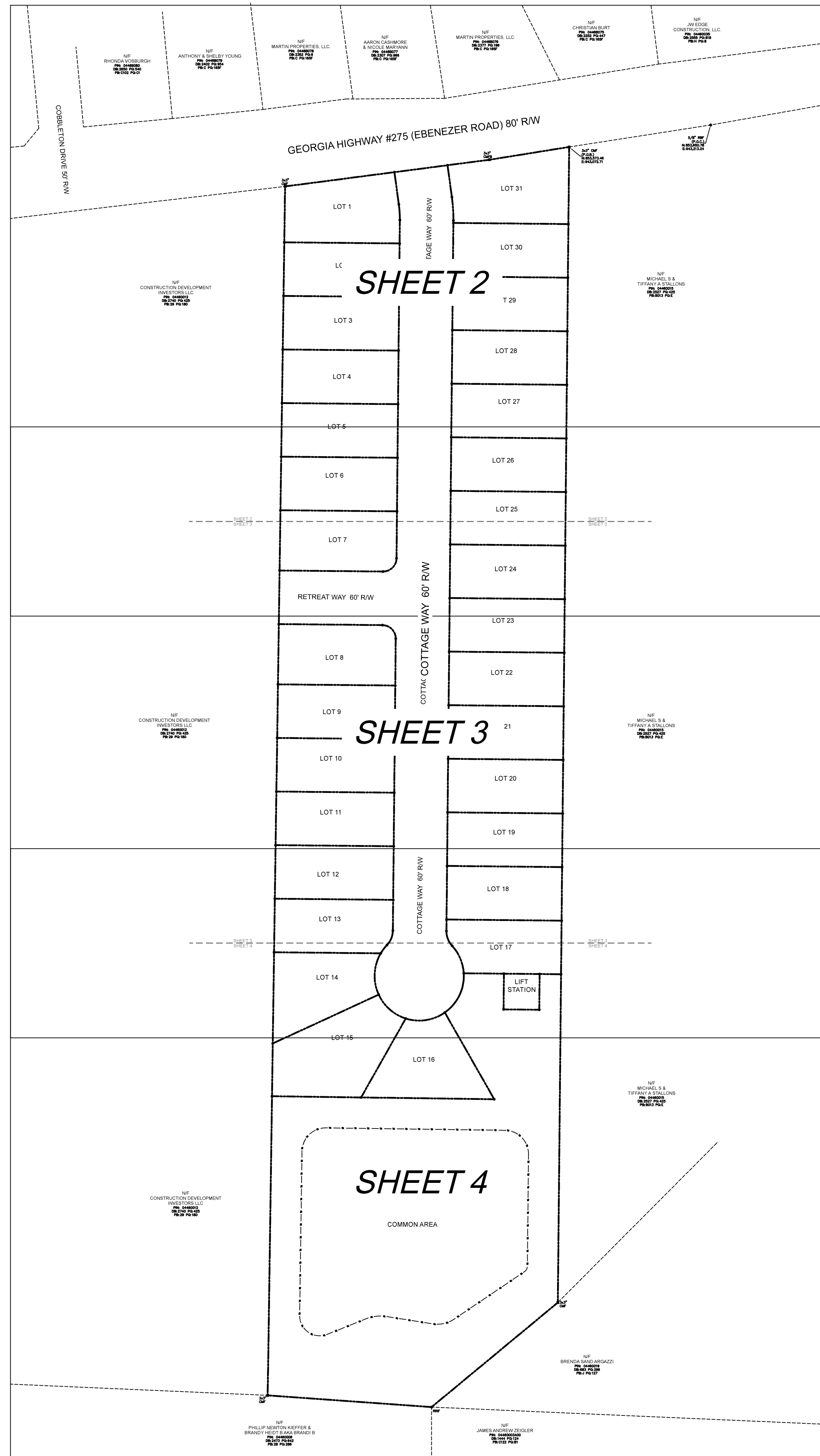
THE SUBDIVISION KNOWN AS OGLETHORPE LANDING HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATION AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING...

CHAIRMAN OF COMMISSIONERS DATE

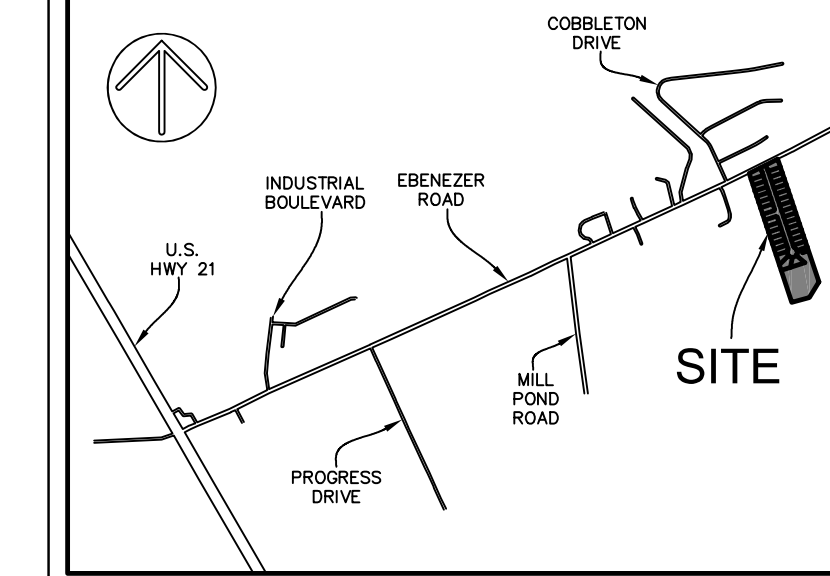
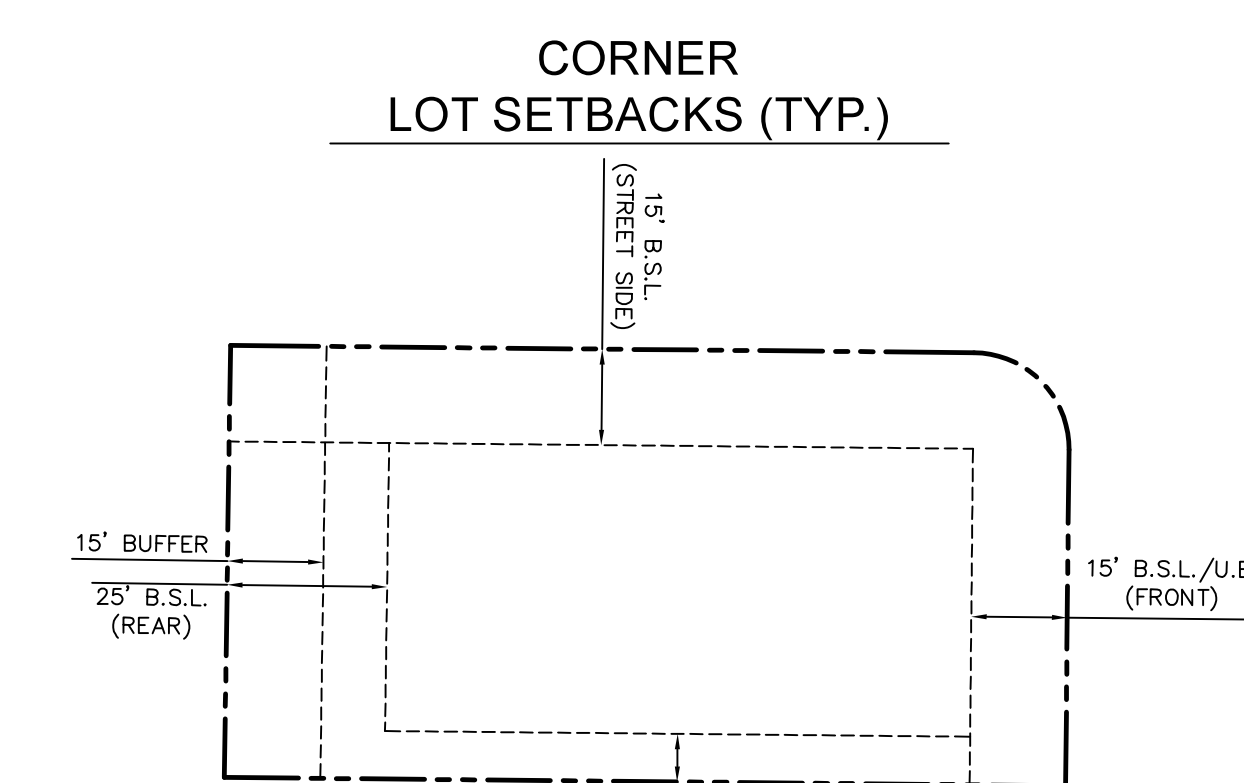
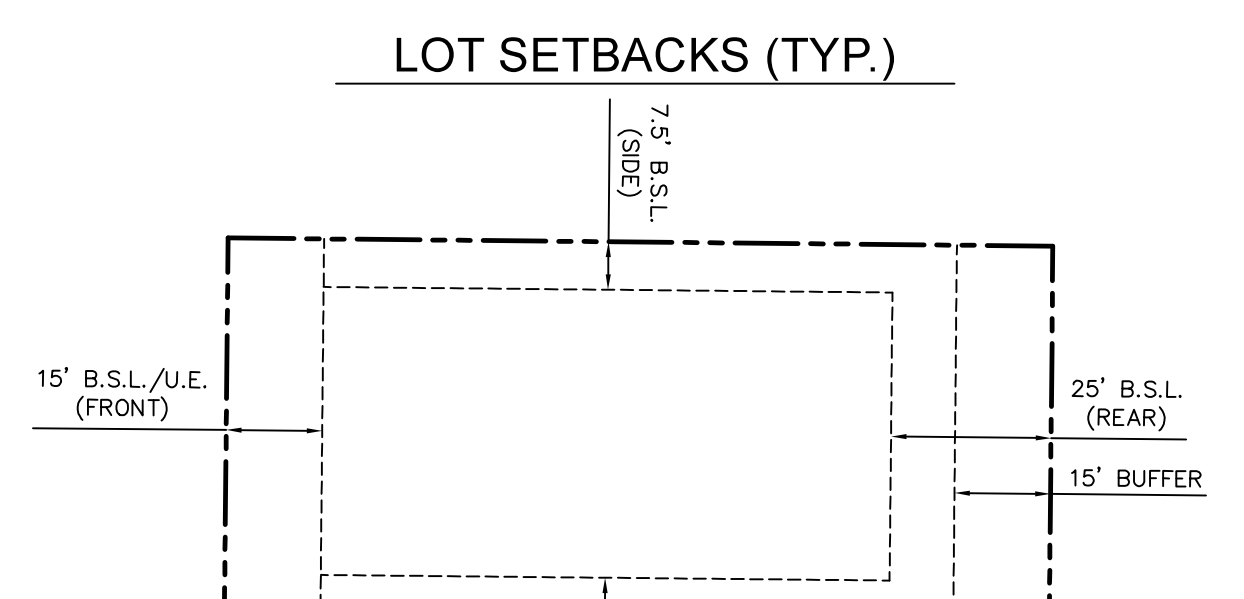
CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS DATE

LINE TABLE with columns: LABEL, BEARING, DISTANCE. Rows L1 through L9.

CURVE TABLE with columns: LABEL, RADIUS, ARC, CHORD, CHORD BEARING, DELTA. Rows C1 through C17.



ACREAGE CHART showing areas for Lots (31), Common Area, Lift Station, Right of Way, and Total Area.



- LEGEND: Symbols for CALC POINT - CORNER NOT SET, CMF, RBF, RBS, RRIF, RRSS, A.E., B.S.L., D.E., U.E., and PROPOSED TOP OF BANK SIGN EASEMENT AREA.

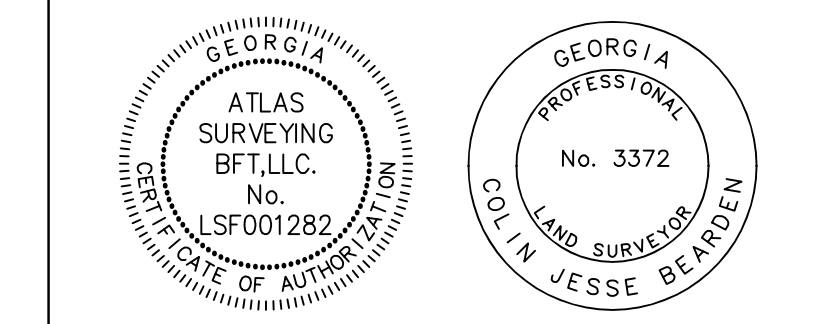
- NOTES: 1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FIRM PANEL 0278-C COMMUNITY 13103C. 2. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83) 2011. 3. PRECISION OF PLAT CLOSURE: 1:251,323. 4. SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE OGLETHORPE LANDING HOMEOWNERS ASSOCIATION.

- REFERENCE: 1. A CAD FILE OF OGLETHORPE LANDING PROVIDED BY ALLEN ENGINEERING ON JULY 29, 2022. 2. DEED BOOK:1957 PAGE:447. 3. PLAT BOOK:26 PAGE:1.

PREPARED FOR: CONSTRUCTION DEVELOPMENT INVESTORS, LLC A SUBDIVISION PLAT OF OGLETHORPE LANDING, #768 EBENEZER ROAD PIN: 04460013 9TH G.M.D. EFFINGHAM COUNTY, GEORGIA

FIELD WORK: DM FIELD CHECK: CJB DRAWN BY: KWF DATE: 10-19-2022 SCALE: 1"=60' PROJECT No.: BFT-21072 FILE: BFT-21072 SUB1.DWG

SHEET 1 OF 4 ATLAS SURVEYING, INC. 49 BROWN'S COVE ROAD, SUITE #5 RIDGELAND, SC 29936 PHONE: (843) 645-9277 WEBSITE: WWW.ATLASSURVEYING.COM



(I) 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.

Colin Jesse Bearden COLIN J. BEARDEN G.A.P.L.S. No. LS003372



N/F
RHONDA VOSBURGH
PIN: 04468080
DB: 2850 PG: 540
PB: C102 PG: C1

N/F
ANTHONY & SHELBY YOUNG
PIN: 04468079
DB: 2402 PG: 954
PB: C PG: 165F

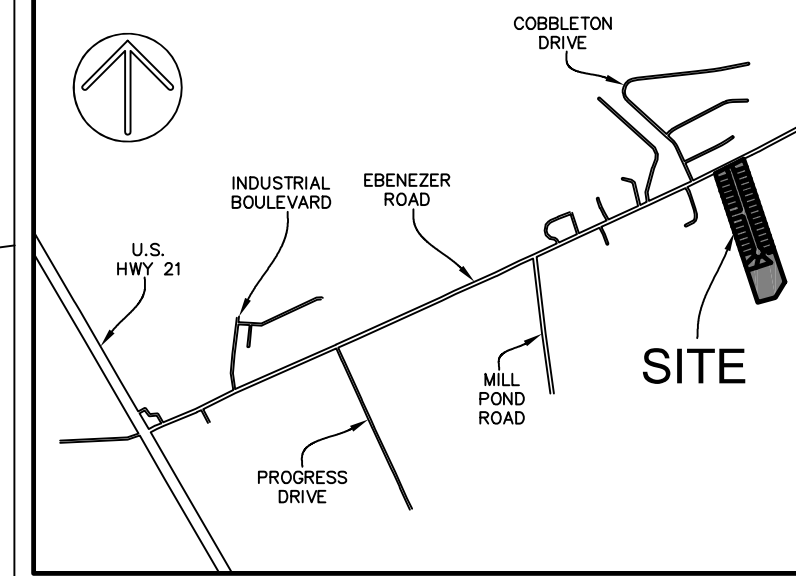
N/F
MARTIN PROPERTIES, LLC.
PIN: 04468078
DB: 2352 PG: 6
PB: C PG: 165F

N/F
AARON CASHMORE
& NICOLE MARYANN
PIN: 04468077
DB: 2307 PG: 966
PB: C PG: 165F

N/F
MARTIN PROPERTIES, LLC.
PIN: 04468076
DB: 2377 PG: 196
PB: C PG: 165F

N/F
CHRISTIAN BURT
PIN: 04468075
DB: 2252 PG: 447
PB: C PG: 165F

N/F
JW EDGE
CONSTRUCTION, LLC.
PIN: 04460035
DB: 2555 PG: 818
PB: H PG: 8



VICINITY MAP NOT TO SCALE

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET WITH CAP
 - RRIF ● RAILROAD IRON FOUND
 - RRSS ● RAILROAD SPIKE SET
 - A.E. ACCESS EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - TB PROPOSED TOP OF BANK
 - /// SIGN EASEMENT AREA

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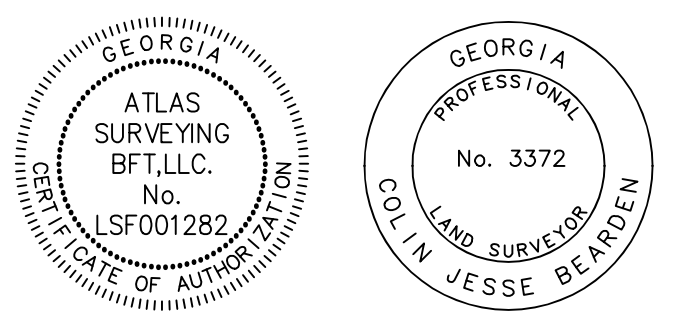
PREPARED FOR:
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A SUBDIVISION PLAT OF
OGLETHORPE LANDING,
#768 EBENEZER ROAD
PIN: 04460013
9TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

FIELD WORK: DM
FIELD CHECK: CJB
DRAWN BY: KMW
DATE: 10-19-2022
SCALE: 1"=30'
PROJECT No.: BFT-21072
FILE: BFT-21072 SUB.DWG

SHEET 2 OF 4

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

CO. IN. JESSE BEARDEN



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Colin Jesse Bearden

COLIN J. BEARDEN
G.A.P.L.S. No. LS003372

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

COBBLETON DRIVE 50' RW

GEORGIA HIGHWAY #275 (EBENEZER ROAD) 80' RW

COTTAGE WAY 60' RW

RETREAT WAY 60' RW

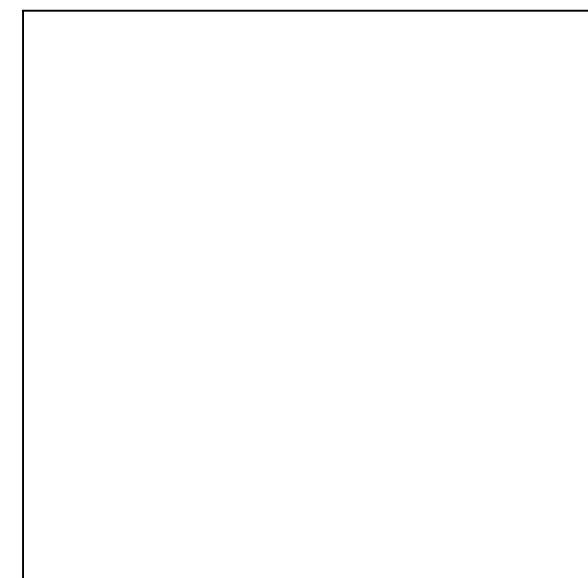
N/F
CONSTRUCTION DEVELOPMENT
INVESTORS LLC
PIN: 04460012
DB: 2740 PG: 425
PB: 29 PG: 180

N/F
MICHAELS &
TIFFANY A STALLONS
PIN: 04460015
DB: 2527 PG: 425
PB: 5013 PG: E

LABEL	BEARING	DISTANCE
L1	S27°50'19"E	35.95'
L2	S19°26'14"E	40.00'
L3	S70°33'46"W	40.00'
L4	N19°26'14"W	40.00'
L5	N27°50'19"W	36.38'
L6	S70°46'23"W	20.00'
L7	S70°33'46"W	47.69'
L8	N72°25'48"W	42.58'
L9	N17°09'19"E	42.27'

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	180.00'	26.39'	26.37'	S23°38'19"E	8°24'01"
C2	24.00'	18.07'	17.65'	S41°00'24"E	43°08'11"
C3	50.00'	34.16'	33.50'	S43°00'07"E	39°08'44"
C4	50.00'	7.72'	7.72'	S19°00'12"E	8°51'07"
C5	50.00'	12.59'	12.58'	S07°21'41"E	14°25'58"
C6	50.00'	16.15'	16.08'	S09°06'36"W	18°30'38"
C7	50.00'	14.48'	14.43'	S26°39'45"W	16°35'40"
C8	50.00'	45.91'	44.31'	S61°15'45"W	52°36'21"
C9	50.00'	41.62'	40.43'	N68°35'17"W	47°41'35"
C10	50.00'	39.87'	38.83'	N21°53'41"W	45°41'38"
C11	50.00'	8.29'	8.29'	N05°42'15"E	9°30'17"
C12	50.00'	9.19'	9.17'	N15°43'13"E	10°31'38"
C13	50.00'	2.37'	2.37'	N22°20'27"E	2°42'50"
C14	24.00'	18.07'	17.65'	N02°07'47"E	43°08'11"
C15	15.00'	23.56'	21.21'	N64°26'20"W	90°00'03"
C16	15.00'	23.56'	21.21'	N25°33'40"E	89°59'57"
C17	120.00'	17.59'	17.58'	N23°38'19"W	8°24'01"





THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SHEET 2
SHEET 3

SHEET 2
SHEET 3

SHEET 3
SHEET 4

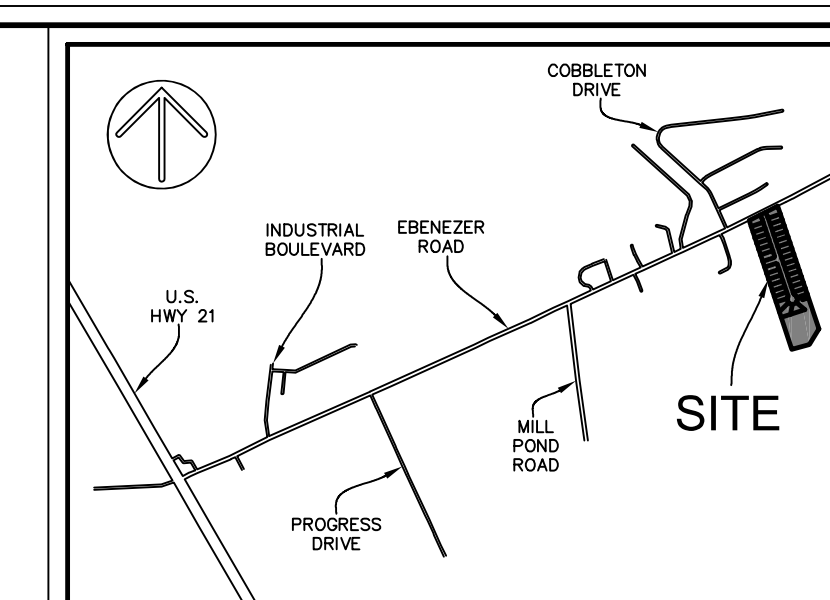
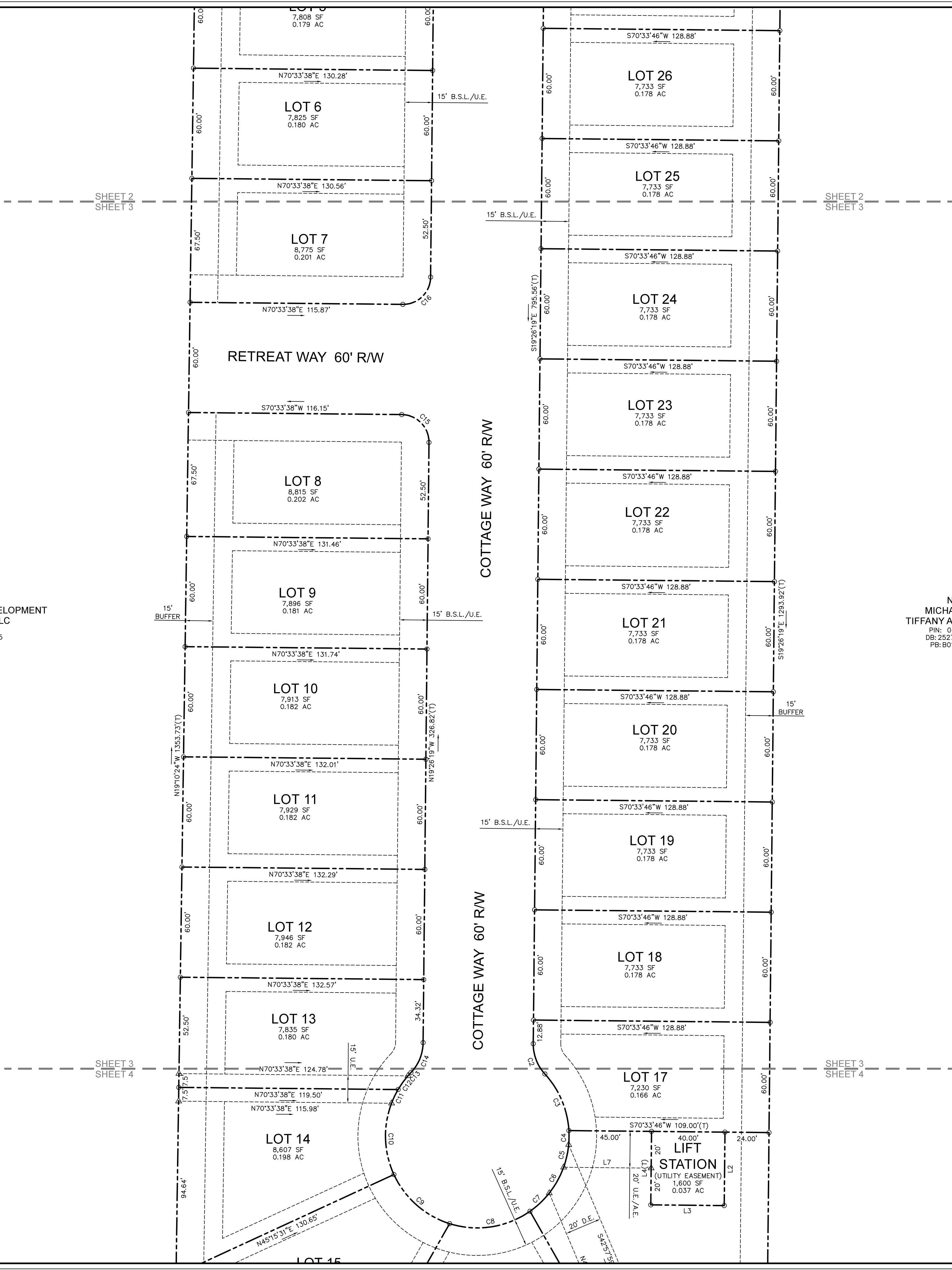
SHEET 3
SHEET 4

N/F
CONSTRUCTION DEVELOPMENT
INVESTORS LLC
PIN: 04460012
DB: 2740 PG: 425
PB: 29 PG: 180

N/F
MICHAELS &
TIFFANY A STALLONS
PIN: 04460015
DB: 2527 PG: 425
PB: 013 PG: E

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S27°50'19"E	35.95
L2	S19°26'14"E	40.00
L3	S70°33'46"W	40.00
L4	N19°26'14"W	40.00
L5	N27°50'19"W	36.38
L6	S70°46'23"W	20.00
L7	S70°33'46"W	47.69
L8	N72°25'48"W	42.58
L9	N17°09'19"E	42.27

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	180.00	26.39	26.37	S23°38'19"E	8°24'01"
C2	24.00	18.07	17.65	S41°00'24"E	43°08'11"
C3	50.00	34.16	33.50	S43°00'07"E	39°08'44"
C4	50.00	7.72	7.72	S19°00'12"E	8°51'07"
C5	50.00	12.59	12.58	S07°21'41"E	14°25'56"
C6	50.00	16.15	16.08	S09°06'36"W	18°30'38"
C7	50.00	14.48	14.43	S26°39'45"W	16°35'40"
C8	50.00	45.91	44.31	S61°15'45"W	52°36'21"
C9	50.00	41.62	40.43	N68°35'17"W	47°41'35"
C10	50.00	39.87	38.83	N21°53'41"W	45°41'38"
C11	50.00	8.29	8.29	N05°42'15"E	9°30'17"
C12	50.00	9.19	9.17	N15°43'13"E	10°31'38"
C13	50.00	2.37	2.37	N22°20'27"E	2°42'50"
C14	24.00	18.07	17.65	N02°07'47"E	43°08'11"
C15	15.00	23.56	21.21	N64°26'20"W	90°00'03"
C16	15.00	23.56	21.21	N25°33'40"E	89°59'57"
C17	120.00	17.59	17.58	N23°38'19"W	8°24'01"



VICINITY MAP NOT TO SCALE

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 - RBS ○ 5/8" IRON REBAR SET WITH CAP
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 - D.E. DRAINAGE EASEMENT
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 - /// SIGN EASEMENT AREA

- NOTES
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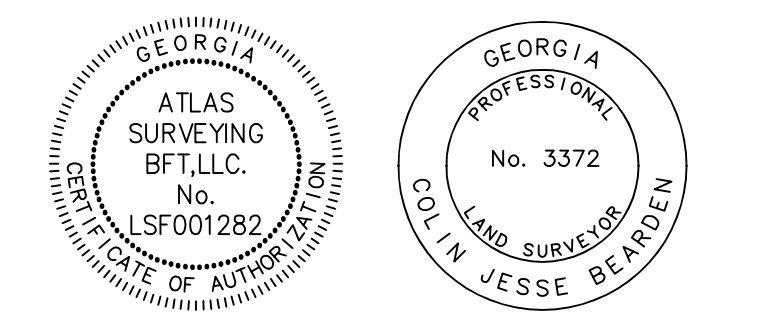
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PREPARED FOR:
CONSTRUCTION DEVELOPMENT INVESTORS, LLC
A SUBDIVISION PLAT OF
OGLETHORPE LANDING,
#768 EBENEZER ROAD
PIN: 04460013
9TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

FIELD WORK: DM
FIELD CHECK: CJB
DRAWN BY: KWW
DATE: 10-19-2022
SCALE: 1"=30'
PROJECT No.: BFT-21072
FILE: BFT-21072 SUB-DWG

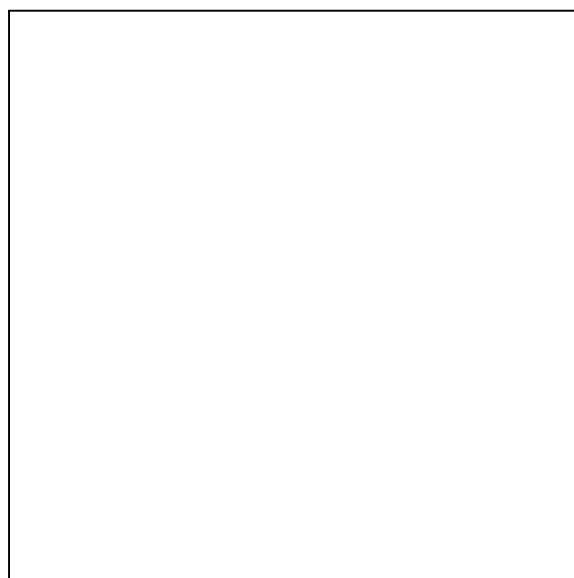
SHEET 3 OF 4

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



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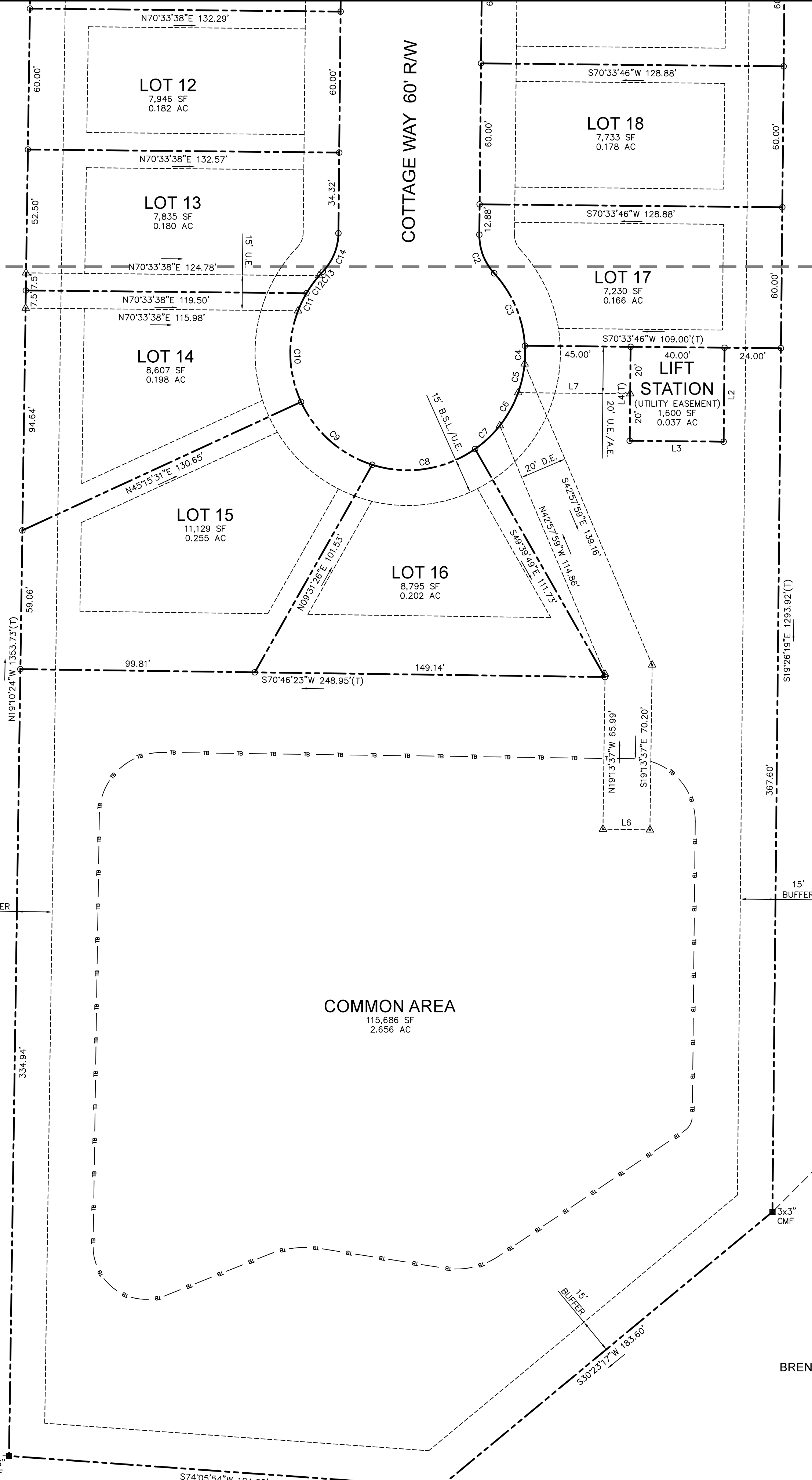
Colin Jesse Bearden
COLIN J. BEARDEN
G.A.P.L.S. No. LS003372



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SHEET 3
SHEET 4

SHEET 3
SHEET 4



N/F
CONSTRUCTION DEVELOPMENT INVESTORS LLC
PIN: 04460012
DB: 2740 PG: 425
PB: 29 PG: 180

COMMON AREA
115,686 SF
2.656 AC

N/F
MICHAEL S &
TIFFANY A STALLONS
PIN: 04460015
DB: 2527 PG: 425
PB: B013 PG: E

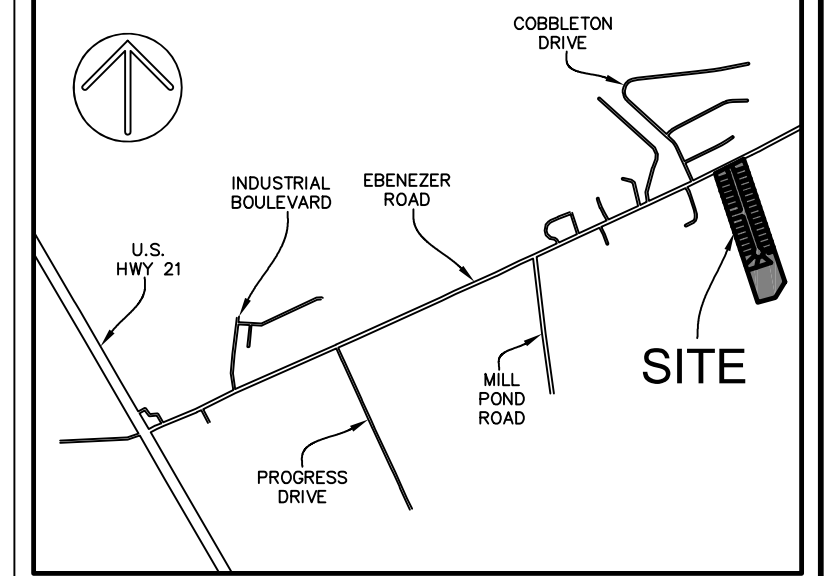
N/F
BRENDA SAND ARGAZZI
PIN: 04460019
DB: 683 PG: 299
PB: J PG: 127

N/F
PHILLIP NEWTON KIEFFER &
BRANDY HEIDT B AKA BRANDI B
PIN: 04460006
DB: 2473 PG: 642
PB: 28 PG: 286

N/F
JAMES ANDREW ZEIGLER
PIN: 0446003A00
DB: 1444 PG: 124
PB: C122 PG: B1

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S27°50'19"E	35.95'
L2	S19°26'14"E	40.00'
L3	S70°33'46"W	40.00'
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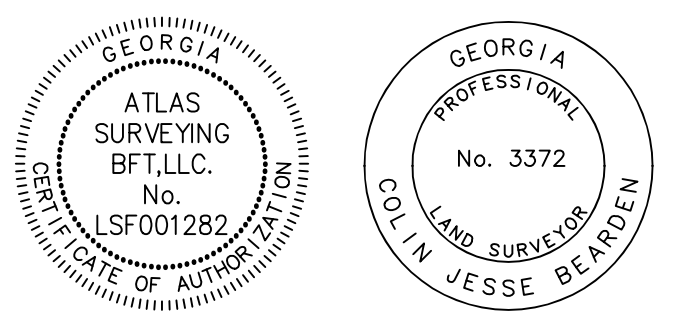
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