
STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2024, by and between **GREENLAND DEVELOPERS, INC.**, a Georgia corporation, as Party of the First Part, hereinafter referred to as Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as Party of the Second Part, hereinafter referred to as Grantee (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All that certain lot, tract, or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, and being shown and designated on the hereindescribed plat as “**Area to be Dedicated to Effingham County for Road Right-of-Way containing 36.525, sq.ft., 0.83 acres**”, said plat prepared by Adolph

N. Michelis, R.L.S. No. 1523, dated August 25, 2008 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in **Plat Cabinet D25, Pages A-1, B-1, C-1 and D-1**, said plat being specifically incorporated herein by specific reference for a more particular description of the property herein conveyed. It is the intention of the Grantor to convey to the Grantee all of its interest in the aforementioned street or right of way for public access.

SUBJECT TO existing easements, covenants and rights of way and specifically excepting from this conveyance the 50' foot right of way of Blandford Way as shown on the aboverferenced plat.

*** TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER ***

TO HAVE AND TO HOLD said property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever, in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the abovedescribed property unto the said Grantee against the claims of all persons whomsoever.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, on the day and year first above written.

GREENLAND DEVELOPERS, INC., a Georgia corporation

By: _____ (SEAL)
Wilson H. Burns
Its: CEO & Secretary

By: _____ (SEAL)
Jon G. Burns, Jr.
Its: CFO

Signed, sealed and delivered in the presence of:

Witness

Notary Public

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2024.

BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA

BY: _____
Wesley Corbitt
Chairman

ATTEST: _____
Stephanie Johnson
Effingham County Clerk

Signed, sealed and delivered in the presence of:

Witness

Notary Public

COVER SHEET AND NOTES

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.

[Signature]
 WITNESS

ROBERT PLANK

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 PUBLICLY OWNED STRUCTURES, AND 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.

[Signature]
 WITNESS

ROBERT PLANK

THE SUBDIVISION KNOWN AS BLANDFORD CROSSING HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA

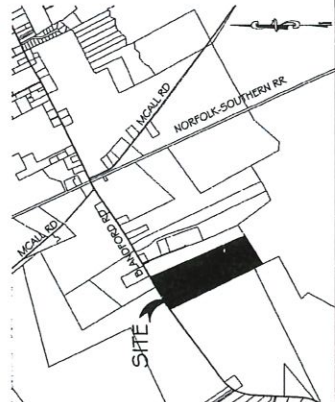
[Signature] CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

[Signature] CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

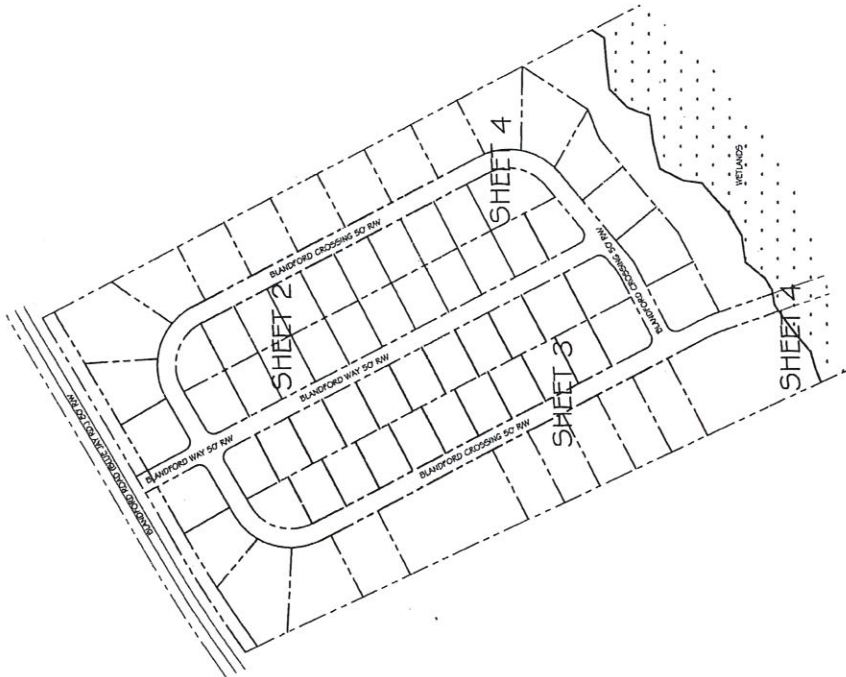
APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH,
 DIVISION OF ENGINEERING AND SANITATION

[Signature] 12-10-08 DATE
 DIRECTOR

VICINITY MAP: NOT TO SCALE



- IN MY OPINION IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X1 BASE FLOOD ELEVATION NOT DETERMINED.
- IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, LOCATION, DEPTH, OR CHARACTER OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- NO SEARCH OF THE PUBLIC RECORDS OF EFFINGHAM COUNTY HAS BEEN MADE TO DETERMINE ANY CONDITIONS APPLICABLE TO THE PROPERTY WAS PERFORMED BY SOUTH-EAST ENGINEERING.
- PORTIONS OF THIS PROPERTY MAY CONTAIN WETLANDS, WHICH ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL DEPARTMENT OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
- WATER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.
- THIS PROPERTY IS ZONED R-1
- COORDINATES ARE BASED ON GEORGIA STATE PLANE, EAST ZONE, NAD 83.
- ELEVATIONS ARE OBTAINED USING SUB-METER GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.



SUBDIVISION PLAT OF BLANDFORD CROSSING 1569TH G.M.D. OF EFFINGHAM COUNTY

PREPARED FOR:
 PLANK AND COMPANY
 DATE: AUGUST 25, 2005 SCALE: 1" = 60'

PAGE 1 OF 4

Southeast Engineering and Environmental
 105 Commercial Drive/P.O. Box 1749
 Rincon, Georgia 31326
 Joe Nunn: 8038

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	142.29	1801.23	5.7107°	142.29	359.51	S87°08'00"W
C2	142.29	1801.23	5.7107°	142.29	359.51	S87°08'00"W
C3	164.41	1901.423	3.1925°	164.23	164.23	S58°29'12"W
C4	6.76	1801.423	0.1000°	4.38	6.76	S60°09'14"W
C5	40.53	25.00	92°33'35"	36.50	36.24	S74°04'30"E
C6	40.53	25.00	92°33'35"	36.50	36.24	S74°04'30"E
C7	40.53	25.00	92°33'35"	36.50	36.24	S74°04'30"E
C8	40.53	25.00	92°33'35"	36.50	36.24	S74°04'30"E
C9	109.74	175.00	33°55'47"	56.74	107.95	S72°32'32"W
C10	103.64	175.00	33°55'47"	55.39	102.13	N67°31'36"W
C11	70.03	175.00	22°55'47"	35.49	69.57	N59°05'43"W
C12	202.66	125.00	92°33'35"	131.48	131.16	N74°04'37"W
C13	190.04	125.00	87°06'35"	118.84	172.26	S74°04'37"W
C14	81.36	175.00	6°58'01°	41.43	80.63	S14°42'41"W
C15	95.94	175.00	31°24'41"	49.21	94.74	S14°42'41"W
C16	86.76	175.00	29°03'24"	45.33	87.01	S44°56'40"W

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE, CORRECT AND ACCURATE SURVEY SUBDIVISION REGULATION, 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 THE SAID REGULATION.

ACQUITTANCE

 DATE: 12-4-05
 GA. REG. LAND SURVEYOR NO. 1323



**SUBDIVISION PLAN OF
 BLANDFORD CROSSING**
 15697E G.M.D. OF EFFINGHAM COUNTY

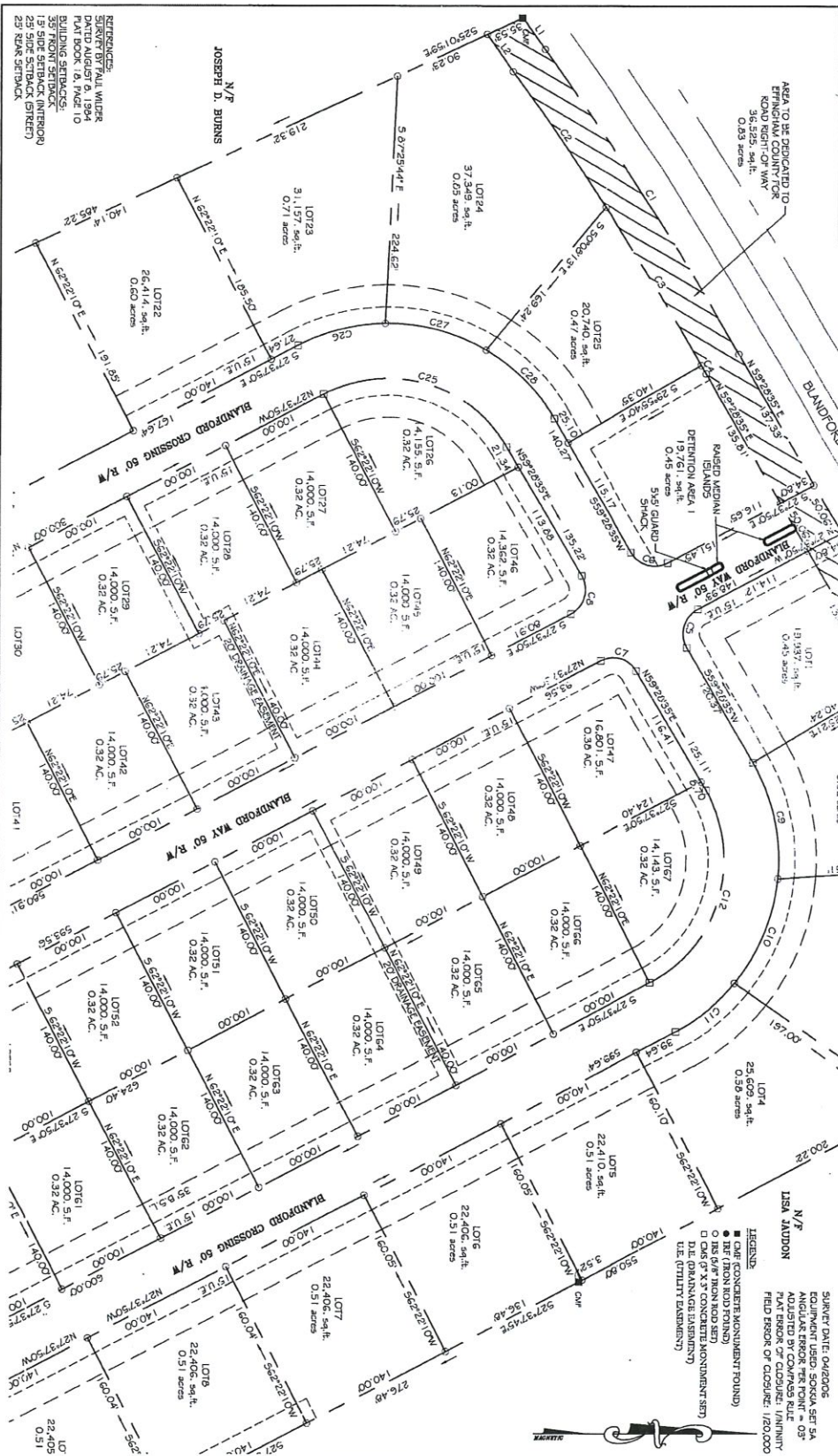
PREPARED FOR:
PLANK AND COMPANY

DATE: AUGUST 28, 2006
 SCALE: 1" = 60'

Page 2 of 4

Southwest Engineering and Environmental
 105 Commercial Drive, P.O. Box 1749
 Brixton, Georgia 31326
 Job Name: 06018

LEGEND:
 ■ CUR (CONCRETE MONUMENT FOUND)
 ○ CUR (CONCRETE MONUMENT NOT FOUND)
 ○ CUR (CONCRETE MONUMENT SET)
 ○ CUR (6" X 6" CONCRETE MONUMENT SET)
 ○ CUR (6" X 3" CONCRETE MONUMENT SET)
 ○ CUR (UTILITY EMBLEMMENT)



REFERENCES:
 START OF FALL WATER
 DATED AUGUST 8, 1984
 NAD 83
 BUILDING SETBACKS:
 35' FRONT SETBACK
 15' SIDE SETBACK (STREET)
 25' REAR SETBACK



PLANNED BY
 2009 MAR - 1 PM 14:09
 ENGINEER
 BUREAU OF SURVEY
 DETENTION AREA 2
 69,306 sq.ft.
 1.59 acres

LINE	LENGTH	BEARING
13	38.31	S50°00'00"W
14	41.83	N27°04'33"E
15	52.48	N62°02'36"E
16	64.48	N34°03'27"E
17	80.63	N34°03'27"E
18	30.59	N01°14'39"E
19	10.65	N01°14'39"E
20	37.24	N56°04'27"E
21	55.95	N39°16'29"E
22	73.75	N27°04'33"E
23	52.00	N47°03'29"E
24	50.53	N49°07'35"E
25	47.64	N07°04'19"E
26	72.61	N26°21'31"E
27	70.27	N27°01'03"E
28	74.63	N31°42'39"E
29	70.18	N12°51'39"E
30	64.55	N32°41'11"E
31	73.53	N35°03'09"E
32	38.82	N32°43'29"E
33	40.00	N72°42'39"E
34	30.00	N19°17'21"W
35	40.00	S70°42'39"W

SURVEY DATE: 04/20/09
 EQUIPMENT USED: SOKKA SET 5A
 ANGULAR ERROR PER POINT = 03"
 ADJUSTED BY COMPASS RULE
 PLAT ERROR OF CLOSURE: 1/100000
 FIELD ERROR OF CLOSURE: 1/200000
**SUBDIVISION PLAT OF
 BLANDFORD CROSSING
 1569TH C.M.D. OF EFFINGHAM COUNTY**
 PREPARED FOR:
PLANK AND COMPANY
 DATE: AUGUST 23, 2008
 PAGE 3 OF 4
 SCALE: 1" = 60'
 Southeast Engineering and Environmental
 105 Commercial Drive, P.O. Box 1749
 Rimon, Georgia 31205
 Job Name: 060118



LEGEND

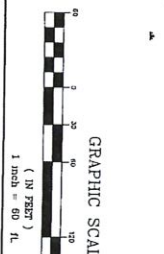
- CURVE (CONCRETE MONUMENT FOUND)
- CURVE (IRON ROD FOUND)
- CURVE (X" X" CONCRETE MONUMENT SET)
- D CURVE (X" X" CONCRETE MONUMENT SET)
- D CURVE (DRAINAGE EASEMENT)
- U.E. (UTILITY EASEMENT)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C17	44.67	25.00	102°22'05"	31.09	38.96	S78°46'53"E
C18	33.67	25.00	102°22'05"	20.11	31.34	N11°11'07"E
C19	65.96	125.00	172°22'05"	13.54	26.93	N56°11'07"E
C20	37.72	175.00	172°22'05"	18.96	37.70	N56°11'07"E
C21	39.57	125.00	90°00'00"	25.00	35.36	S17°29'29"W
C22	40.04	275.00	90°00'00"	25.00	40.00	N33°27'35"W
C24	47.31	325.00	97°32'29"	23.70	47.37	N23°27'56"W

I HEREBY CERTIFY THAT THIS PLAT
 IS A TRUE, CORRECT AND ACCURATE SURVEY
 AS REQUIRED BY EFFINGHAM COUNTY, GA
 SUBDIVISION REGULATIONS AND WAS PREPARED
 BY ME OR UNDER MY SUPERVISION AND THAT THE
 MONUMENTS LOCATED ON THIS PROPERTY
 SHOW HEREIN HAVE BEEN LOCATED AND PLACED TO THE
 SPECIFICATIONS SET FORTH IN THE SAID REGULATIONS.

ADOLPH N. MICHELIS
 GA. REG. LAND SURVEYOR NO. 1323
 DATE: 8/25/08

BUILDING SETBACKS:
 35' FRONT SETBACK
 15' SIDE SETBACK (INTERIOR)
 25' SIDE SETBACK (OUTLET)
 25' REAR SETBACK
 REFERENCES:
 STATE OF GEORGIA WILDER
 PLAT BOOK 16, PAGE 10



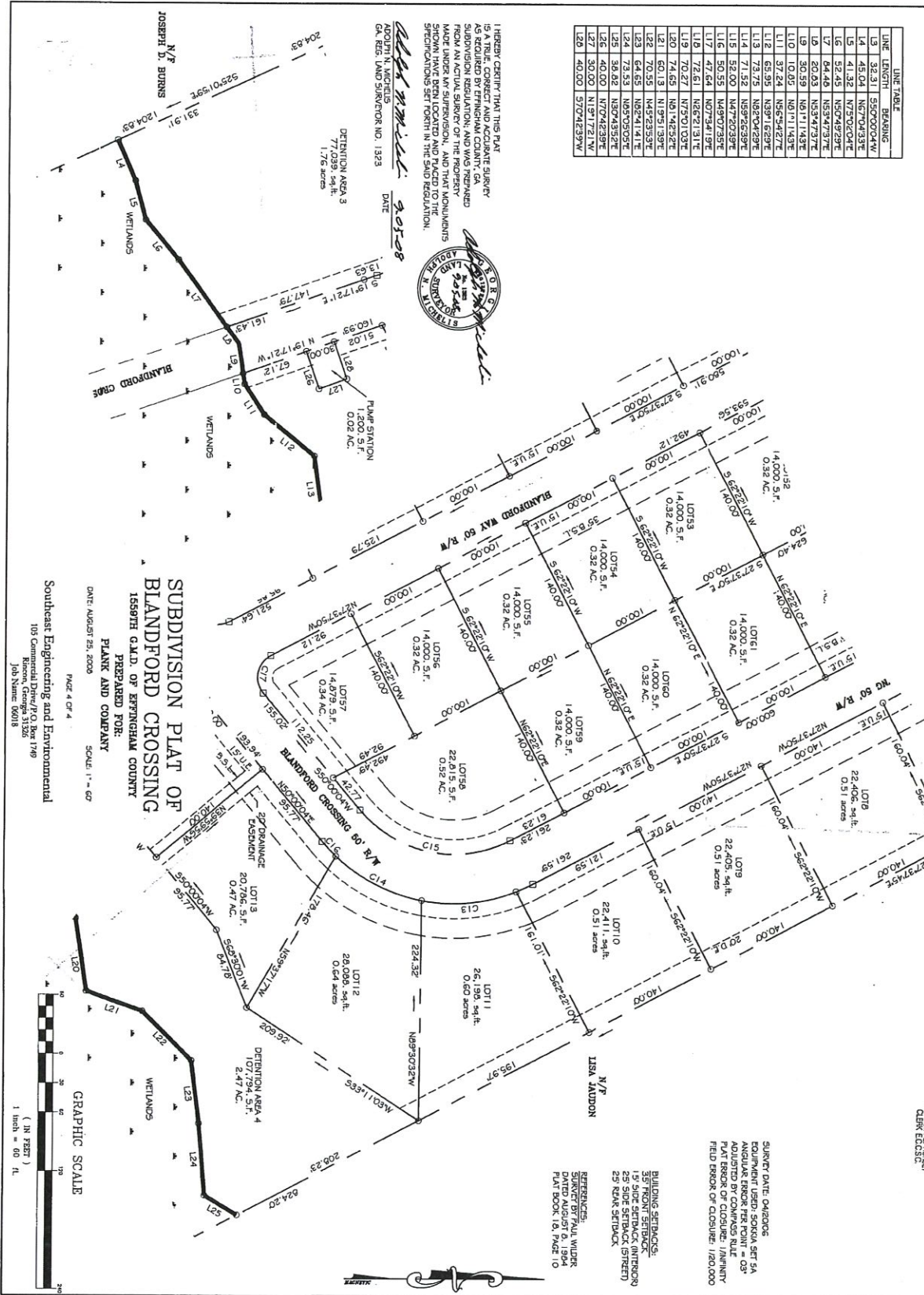
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C13	36.77	173.00	37.8021°	50.74	37.747	N05°25'21"W
C14	39.55	173.00	37.8021°	51.07	38.05	N27°00'59"E
C15	40.81	173.00	37.8021°	51.40	38.36	N11°11'07"E
C16	42.07	173.00	37.8021°	51.73	38.67	N18°30'56"E
C17	44.67	25.00	102°23'05"	31.00	30.58	S70°46'33"E

LINE	LENGTH	BEARING
L1	32.31	S50°00'04"W
L2	45.04	N67°04'33"E
L3	41.32	N75°02'04"E
L4	52.45	N50°49'29"E
L5	64.46	N53°47'37"E
L6	60.83	N53°47'37"E
L7	37.24	N55°44'27"E
L8	63.95	N89°16'29"E
L9	73.75	N89°16'29"E
L10	71.52	N89°16'29"E
L11	52.00	M47°00'39"E
L12	50.55	M49°07'35"E
L13	47.64	M49°07'35"E
L14	70.27	N75°01'03"E
L15	74.65	N61°42'22"E
L16	60.13	N19°13'9"E
L17	64.53	N82°41'1"E
L18	63.55	N85°05'0"E
L19	40.00	N72°42'29"E
L20	30.00	N127°21'W
L21	40.00	S70°46'33"E

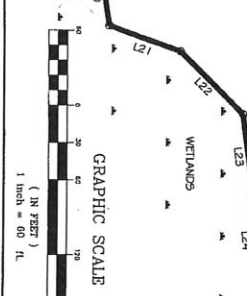
I HEREBY CERTIFY THAT THIS PLAN IS A TRUE, CORRECT AND ACCURATE SURVEY AS MADE AND RETURNED TO ME BY THE SUBDIVISION REGULATORY AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SATISFACTION SET FORTH IN THE SAID RESOLUTION.



Joseph D. Burns
 DATE: 5-25-08
 DA. REG. LAND SURVEYOR NO. 1323



SUBDIVISION PLAT OF BLANDFORD CROSSING
 1589TH G.L.D. OF EFFINGHAM COUNTY
 PREPARED FOR: PLANK AND COMPANY
 DATE: AUGUST 25, 2000
 SCALE: 1" = 60'



Southeast Engineering and Environmental
 105 Commercial Drive, P.O. Box 1749
 Job Name: 06018