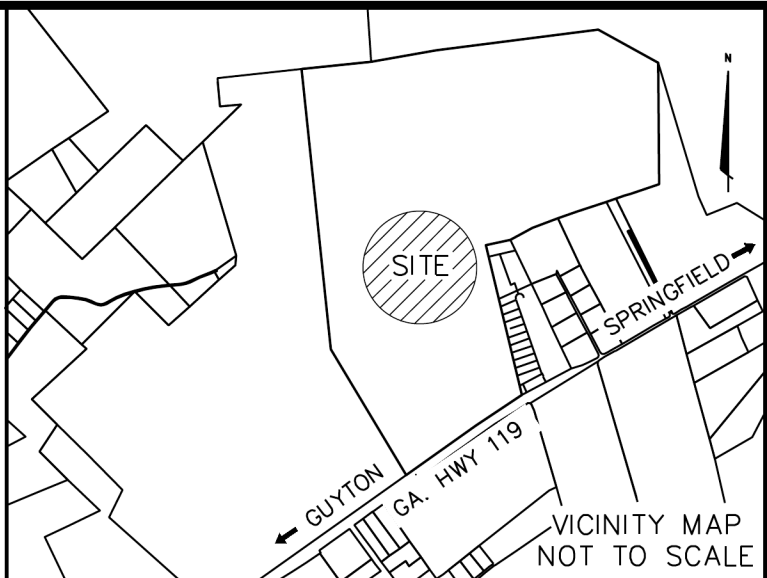


COLEMAN COMPANY, INC. DATE PLOTTED: 8/7/2026 10:14 AM BY: Ashley Flaggella-White DRAWING PATH: C:\2023\23-437.DWG Survey\23-437 LONADINE PH 4 2026.01.12.dwg



NOTES:

1. THIS SUBDIVISION CONTAINS 33 LOTS.
2. TOTAL AREA: 9.798 ACRES; 426,798 SQUARE FEET.
3. PARENT PROPERTY ADDRESS: 0 HIGHWAY 119
4. PARENT PARCEL IDENTIFICATION NUMBER: 03440026A00
5. THIS PROPERTY IS CURRENTLY ZONED R-6
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
7. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DEPICTED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13103C02510, EFFECTIVE DATE: 12/17/2010. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
8. LOTS TO BE SERVED BY CITY OF SPRINGFIELD WATER AND SANITARY SEWER SYSTEMS.
9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
11. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
12. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
13. GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX7 DUAL FREQUENCY ROVER ON THE EGP'S NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS $\pm 1\text{CM} + 1\text{ PART PER MILLION}$ AND VERTICAL PRECISION IS $\pm 2\text{CM} + 1\text{ PART PER MILLION}$.
14. COMMON AREAS, DETENTION POND, AND SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
15. AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USAGE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
16. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT CLAYTON PROPERTIES GROUP, INC. DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA BY, (PRINCIPLES AUTHORIZED TO SIGN THE CERTIFICATE) IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED THEREON, AND THAT ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES SHOWN HEREON, ARE DEDICATED TO PUBLIC OR PRIVATE USE AS NOTED.

CLAYTON PROPERTIES GROUP, INC. PRINT CORPORATION NAME
MALORIE BOYD WITNESS NAME
J RYAN STRICKLAND ASSISTANT SECRETARY
PRINTED NAME AND TITLE OF PRINCIPLE AUTHORIZED TO SIGN
NEIL MCKENZIE, P.E. DATE: 08/10/2026
PRINCIPLE SIGNATURE

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS LONADINE PHASE 4 SHOWN ON THE PLAT DATED 9/18/2025, PREPARED BY DON EDWARD TAYLOR HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLAN FOR WEBB TRACT PHASE 4 APPROVED 10/02/2025.

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT KNOWN AS LONADINE PHASE 4 HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS 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 EFFINGHAM COUNTY BOARD OF COMMISSIONERS) WITNESS
DATE

PROJECT DATA

OWNER/DEVELOPER: CLAYTON PROPERTIES GROUP, INC.
24HR CONTACT: RYAN STRICKLAND - (912)663-0309
TAX MAP & PARCEL NUMBER: 03440026A00
PARCEL AREA: 9.798 ACRES; 426,798 SQUARE FEET.
ZONING CLASSIFICATION: R-6
PROPOSED LAND USE: RESIDENTIAL
NUMBER OF LOTS: 33
FRONT SETBACK: 15 FT
REAR SETBACK: 25 FT
SIDE SETBACK: 7.5 FT
SIDE SETBACK (STREET): 15 FT
WATER AND SEWER SERVICE TO BE PROVIDED BY CITY OF SPRINGFIELD

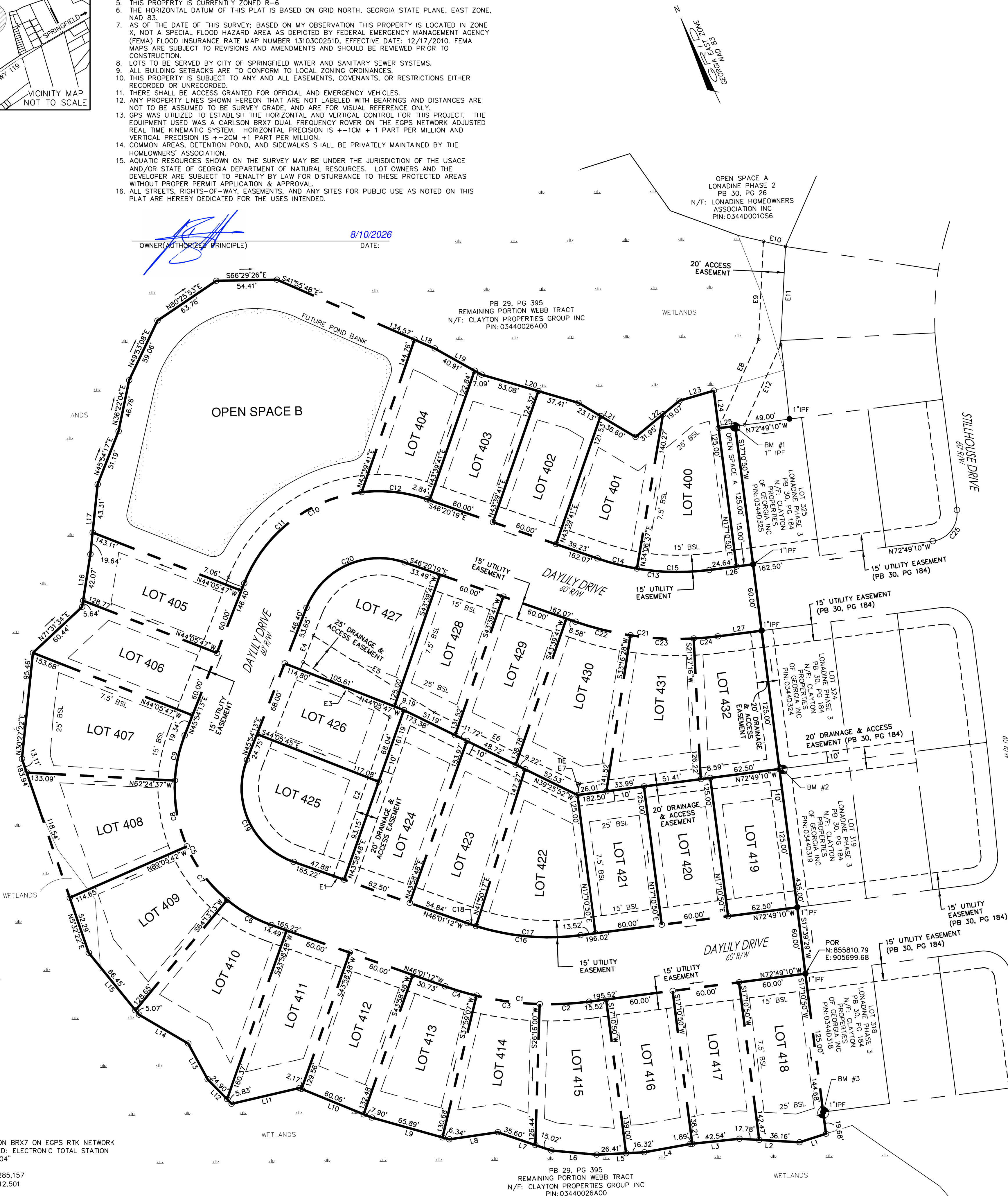
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

BY: (REGISTERED SURVEYOR) DON EDWARD TAYLOR, JR. GA REG. LAND SURVEYOR NO. 3417 (DATE)

REFERENCE:

1. PLAT RECORD BOOK 10, PAGE 111.
2. PLAT RECORD BOOK A377, PAGE B2.
3. PLAT RECORD BOOK K, PAGE 112
4. PLAT RECORD BOOK C181, PAGE D1.
5. PLAT RECORD BOOK 13, PAGE 1.
6. PLAT RECORD BOOK D31, PAGE C1.
7. PLAT BOOK 29, PAGES 550, 922, 959
8. PLAT BOOK 30, PAGE 184

SURVEY DATE: 12/03/2025
GPS EQUIPMENT USED: CARLSON BRX7 ON EGP'S RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 04"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/285,157
FIELD ERROR OF CLOSURE: 1/12,501



BENCH MARK #1:
1" IRON PIPE SET
ELEVATION: 104.21'
NAVD 88
NORTH: 856282.96'
EAST: 905845.83'

BENCH MARK #2:
1" IRON PIPE SET
ELEVATION: 103.96'
NAVD 88
NORTH: 855985.91'
EAST: 905757.30'

BENCH MARK #3:
1" IRON PIPE SET
ELEVATION: 104.07'
NAVD 88
NORTH: 855690.78'
EAST: 905662.53'

LOT TABLE		
LOT #	ACRE	SF
400	0.236	10,290
401	0.184	7,989
402	0.172	7,485
403	0.169	7,372
404	0.182	7,918
405	0.187	8,136
406	0.192	8,368
407	0.275	11,983
408	0.241	10,517
409	0.250	10,871
410	0.264	11,494
411	0.203	8,817
412	0.181	7,861
413	0.202	8,784
414	0.198	8,627
415	0.218	9,473
416	0.192	8,358

LOT TABLE		
LOT #	ACRE	SF
417	0.192	8,359
418	0.201	8,777
419	0.179	7,812
420	0.172	7,500
421	0.172	7,500
422	0.249	10,858
423	0.208	9,076
424	0.226	9,849
425	0.233	10,152
426	0.181	7,884
427	0.269	11,728
428	0.176	7,676
429	0.186	8,109
430	0.239	10,422
431	0.214	9,320
432	0.190	8,285
OS-A	0.043	1,875
OS-B	1.193	51,961

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
E1	10.00'	N46°01'12"W
E2	151.00'	N43°58'48"E
E3	91.87'	N32°59'05"W
E4	25.48'	N45°54'13"E
E5	128.59'	S32°59'05"E
E6	144.73'	S39°25'52"E
E7	10.44'	S33°52'29"W
E8	87.24'	N48°45'58"E
E9	88.05'	N27°21'48"E
E10	20.33'	S52°17'12"E
E11	88.18'	S27°21'48"W
E12	78.72'	S48°45'58"W

UNIT		
LOT TOTAL	6.833	297,650
TOTAL R/W	1.729	75,312
OPEN SPACE TOTAL	1.236	53,836
WETLANDS	0.034	1,501
UPLANDS	9.764	425,297
TOTAL AREA	9.798	426,798

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.88'	N83°15'20"W
L2	53.94'	N62°07'01"W
L3	44.43'	N71°31'57"W
L4	41.88'	N75°40'57"W
L5	42.73'	N68°22'24"W
L6	40.90'	N60°08'02"W
L7	50.62'	N46°37'38"W
L8	43.91'	N73°47'35"W
L9	72.23'	N49°52'13"W
L10	70.13'	N43°14'14"W
L11	62.35'	N78°30'03"W
L12	30.73'	N19°55'43"W
L13	36.42'	N35°44'49"W
L14	51.18'	N35°07'07"W
L15	71.52'	N14°36'17"W
L16	47.71'	N33°22'31"E
L17	62.95'	N30°29'42"E
L18	19.78'	S41°55'48"E
L19	48.00'	S36°15'35"E
L20	90.49'	S49°16'31"E
L21	59.73'	S34°36'09"E
L22	51.02'	N75°00'30"E
L23	32.11'	S81°48'02"E
L24	33.89'	S17°10'50"W
L25	15.00'	S72°49'10"E
L26	39.64'	S72°49'10"E
L27	39.64'	S72°49'10"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	130.97'	280.00'	N59°25'11"W
C2	44.40'	280.00'	N68°16'35"W
C3	57.27'	280.00'	N57°52'26"W
C4	29.30'	280.00'	N49°01'02"W
C5	208.57'	130.00'	N0°03'29"W
C6	45.92'	130.00'	N35°53'59"W
C7	60.55'	130.00'	N12°26'15"W
C8	60.55'	130.00'	N14°14'51"E
C9	41.55'	130.00'	N36°44'48"E
C10	199.12'	130.00'	N89°46'57"E
C11	139.94'	130.00'	N76°44'28"E
C12	59.18'	130.00'	S59°22'48"E
C13	101.68'	220.00'	S59°34'44"E
C14	36.67'	220.00'	S51°06'51"E
C15	65.01'	220.00'	S64°21'17"E
C16	102.90'	220.00'	N59°25'11"W
C17	94.68'	220.00'	N60°29'27"W
C18	8.23'	220.00'	N47°05'27"W
C19	112.31'	70.00'	N0°03'29"W
C20	107.22'	70.00'	N89°46'57"E
C21	129.41'	280.00'	S59°34'44"E
C22	50.76'	280.00'	S51°31'55"E
C23	56.95'	280.00'	S62°33'08"E
C24	21.70'	280.00'	S70°35'57"E
C25	39.27'	25.00'	S62°10'50"W

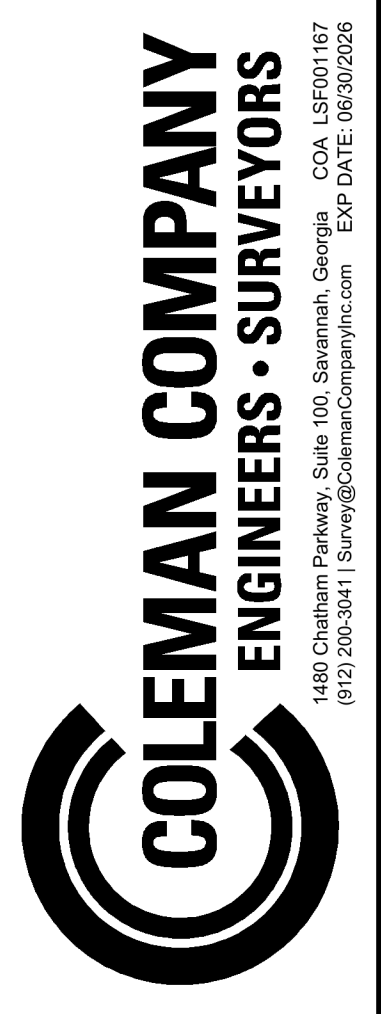
50' 25' 0' 50'
GRAPHIC SCALE: 1" = 50'

SURVEYORS CERTIFICATION

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.



DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167



A MAJOR SUBDIVISION OF LONADINE PHASE 4,
BEING A PORTION OF PARCEL A OF THE WEBB TRACT,
EFFINGHAM COUNTY, 10TH G.M.D
STATE OF GEORGIA
PREPARED FOR: CLAYTON PROPERTIES GROUP, INC.

JOB NUMBER: 23-437
DATE: 9/18/2025
DRAWN BY: JTP
CHECKED BY:
SCALE: 1" = 50'

MAJOR
SUBDIVISION

SHEET: