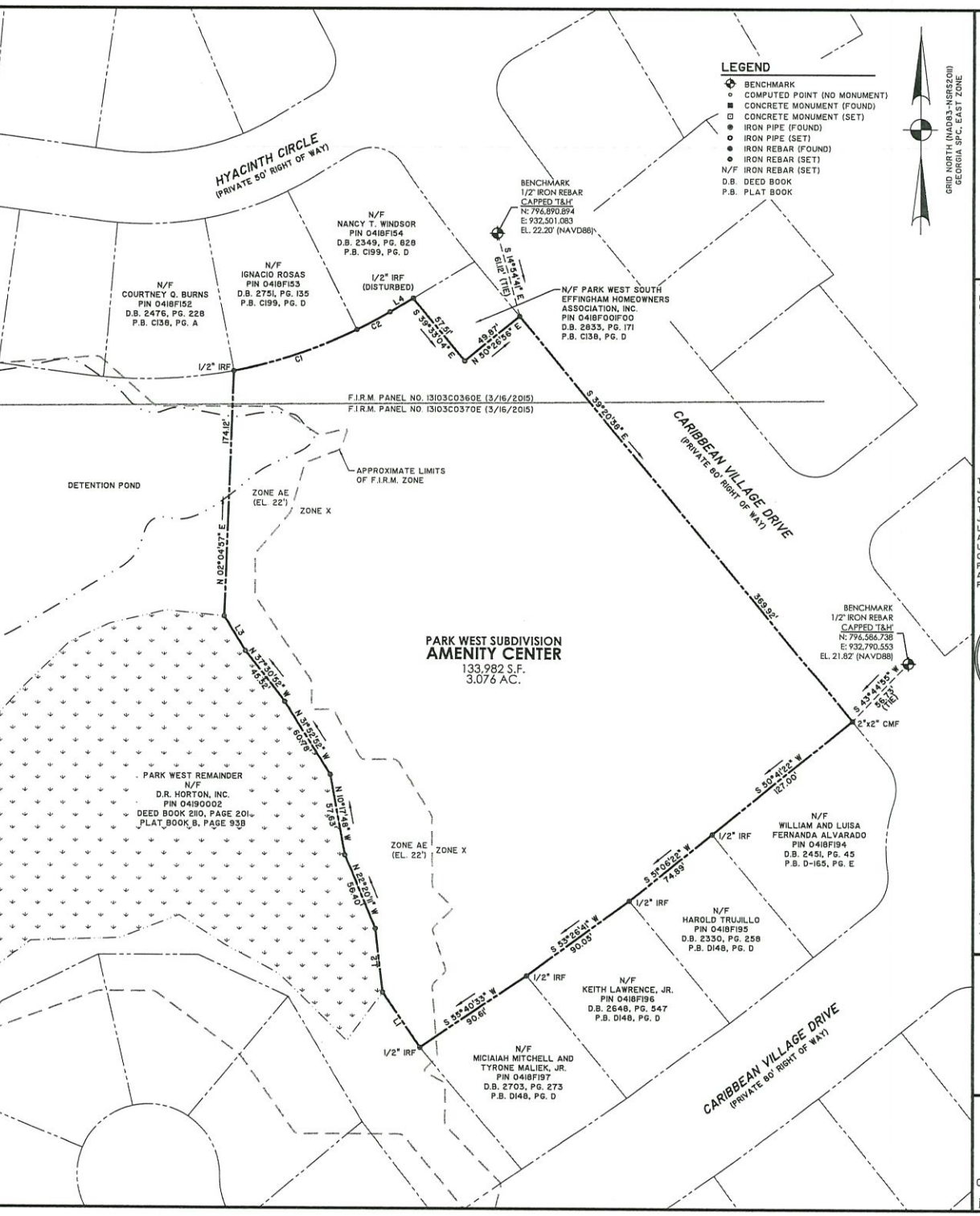
THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT



LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- N/F IRON REBAR (SET)
- D.B. DEED BOOK
- P.B. PLAT BOOK

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 21,637 FEET, AN ANGULAR ERROR OF 0.5" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 23,157 OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83-NSRS2011), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13103C, PANEL 0360E AND 0370E, REVISED MARCH 16, 2015, AS AMENDED BY THAT LOMR 21-04-1542P (EFFECTIVE JUNE 9, 2022) AND BY THAT LOMR 20-04-5821P (EFFECTIVE APRIL 28, 2022), A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE (ELEVATION 22 FEET), AND ZONE X. PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. IT IS THE RESPONSIBILITY TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS. THE FEMA FLOOD INSURANCE MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN ON THE PLAT.
8. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
9. STORMWATER DETENTION AREAS SHALL NOT BE MAINTAINED BY EFFINGHAM COUNTY, HOWEVER ACCESS AND MAINTENANCE RIGHTS ARE GRANTED TO THE COUNTY.
10. SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE PARK WEST SOUTH EFFINGHAM HOMEOWNERS ASSOCIATION, INC.
11. TAX MAP NUMBER: 0418F001N00
    PROPERTY OWNER: D.R. HORTON, INC. (PER TAX RECORDS)
    TITLE REFERENCE: DEED BOOK 2110, PAGE 201
12. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
13. IMPROVEMENTS EXIST THAT ARE NOT SHOWN.

REFERENCES

1. A SUBDIVISION PLAT OF PARK WEST, SOUTH EFFINGHAM, PHASE II, BLOCK B, PARK WEST BOULEVARD, PREPARED FOR D.J. DEVELOPMENT, BY WARD EDWARDS, INC., DATED MARCH 29, 2006, RECORDED IN PLAT BOOK C, PAGE 138-B, EFFINGHAM COUNTY RECORDS.
2. A SUBDIVISION PLAT OF PARK WEST, SOUTH EFFINGHAM, PHASE II, BLOCK A, PARK WEST BOULEVARD, PREPARED FOR D.J. DEVELOPMENT, BY WARD EDWARDS, INC., DATED JUNE 29, 2004, RECORDED IN PLAT BOOK C, PAGE 138-D, EFFINGHAM COUNTY RECORDS.
3. A REVISED SUBDIVISION PLAT OF LOTS 194-213, 233-246, & 258-262, PARK WEST SUBDIVISION, PHASE III-A, PREPARED FOR D.R. HORTON, BY ATLAS SURVEYING, INC, DATED OCTOBER 1, 2014, RECORDED IN PLAT BOOK D165, PAGE F, EFFINGHAM COUNTY RECORDS.

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT KNOWN AS 'MINOR SUBDIVISION, AMENITY CENTER, PARK WEST SUBDIVISION' HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

EFFINGHAM COUNTY PLANNING & ZONING

STEPHEN CANDLER
DIRECTOR OF DEVELOPMENT SERVICES

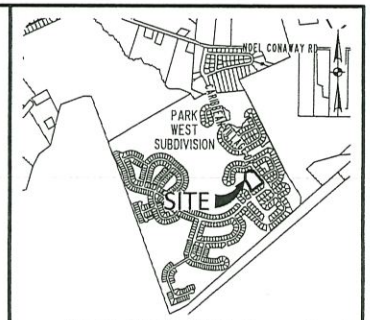
DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

JARED O'SAKO
D.R. HORTON, INC.
(AS AGENT)

12-18-24
DATE



VICINITY MAP not to scale

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CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

MATTHEW D. JONES
GA PLS #3338

11/21/24
DATE

SURVEYOR'S CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OR PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

GEORGIA REGISTERED LAND SURVEYOR No. 3338 MATTHEW D. JONES 11/21/2024

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@tandh.com

MINOR SUBDIVISION

AMENITY CENTER
PARK WEST SUBDIVISION

9TH G.M. DISTRICT,
EFFINGHAM COUNTY, GEORGIA

prepared for
D.R. HORTON, INC.

No.	Revision	By	Date

THOMAS & HUTTON

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www.thomasandhutton.com

50 0 50 100
1 INCH = 50 FEET

plat	drawn	reviewed	field	crew
09/25/2024	MDJ	MDJ	09/18/2024	JS

job 24017.0006 SHEET 1 OF 1