



LEGEND

- BENCH MARK  
● 1" IRON PIPE SET  
● 1" IRON PIPE FOUND  
R/W RIGHT-OF-WAY  
PIN PARCEL IDENTIFICATION NUMBER  
PB PLAT BOOK  
BM BENCHMARK  
POB POINT OF BEGINNING  
POR POINT OF REFERENCE  
SF SQUARE FEET  
PIN PROPERTY IDENTIFICATION NUMBER  
PG PAGE

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.

PRINT CORPORATION NAME WITNESS NAME  
PRINTED NAME AND TITLE OF PRINCIPLE AUTHORIZED TO SIGN WITNESS SIGNATURE  
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 3 SHOWN ON THE PLAT DATED 8/5/2024, PREPARED BY DON EDWARD TAYLOR HAS BEEN INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLAN FOR WEBB TRACT PHASE 3 APPROVED 7-15-2022

NEIL MCKENZIE, P.E. DATE

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT KNOWN AS LONADINE PHASE 3 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

BENCH MARK #1:  
MAG NAIL SET  
ELEVATION: 105.74'  
NAVD 88

BENCH MARK #2:  
MAG NAIL SET  
ELEVATION: 105.35'  
NAVD 88

PROJECT DATA

OWNER/DEVELOPER: CLAYTON PROPERTIES GROUP, INC.  
24HR CONTACT: RYAN STRICKLAND - (912)663-0309  
TAX MAP & PARCEL NUMBER: 03440026  
PARCEL AREA: 8.838 ACRES; 384,966 SQUARE FEET.  
ZONING CLASSIFICATION: R-6  
PROPOSED LAND USE: RESIDENTIAL  
NUMBER OF LOTS: 35  
MINIMUM LOT SIZE: 6,600 SQ. FT. (0.15 ACRES)  
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:

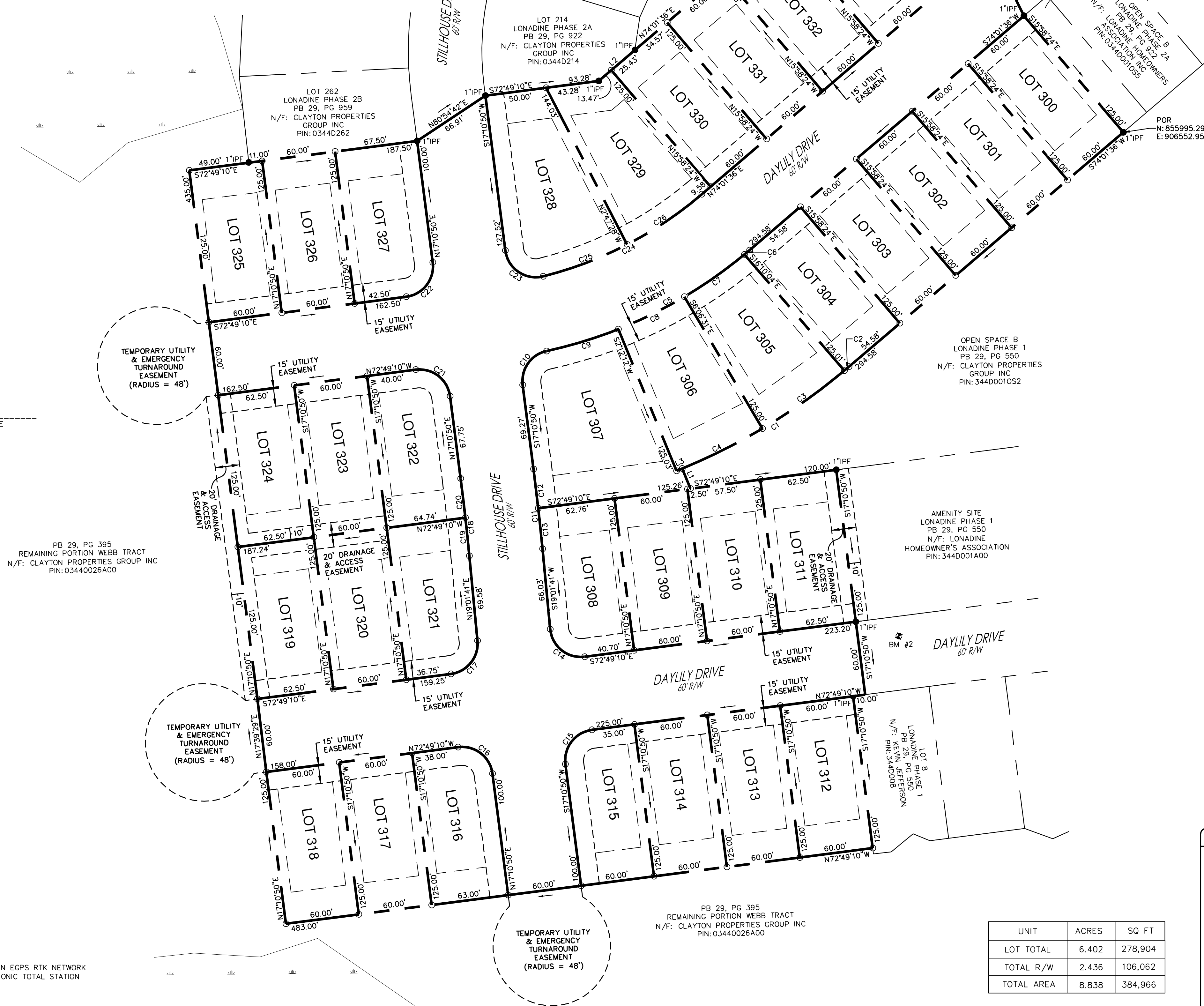
1. PLAT RECORD BOOK 10, PAGE 111.
2. PLAT RECORD BOOK A377, PAGE B2.
3. PLAT RECORD BOOK K, PAGE 112.
4. PLAT RECORD BOOK C181, PAGE D1.
5. PLAT RECORD BOOK 13, PAGE 1.
6. PLAT RECORD BOOK D31, PAGE C1.
7. PLAT BOOK 29, PAGES 550, 922, 959

GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK  
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION  
ANGULAR ERROR PER "Δ" = 04"  
ADJUSTED BY COMPASS RULE:  
PLAT ERROR OF CLOSURE: 1/199,192  
FIELD ERROR OF CLOSURE: 1/12,501

NOTES:

1. THIS SUBDIVISION CONTAINS 35 LOTS.
2. TOTAL AREA: 8.838 ACRES; 384,966 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 DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 1310302051D, EFFECTIVE DATE: 12/17/2010. BASE FLOOD ELEVATION: N/A. NAVD 88. 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 EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS ±1CM ± 1 PART PER MILLION AND VERTICAL PRECISION IS ±2CM ±1 PART PER MILLION.
14. COMMON AREAS, DETENTION POND, AND SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS'S 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.

OWNER(AUTHORIZED PRINCIPLE) DATE:

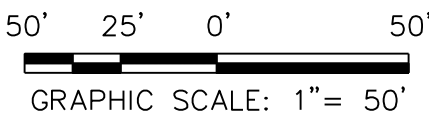


| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 17.76' | S2°12'12"W  |
| L2         | 38.90' | N74°01'36"E |
| L3         | 5.00'  | S87°47'48"E |

| CURVE TABLE |         |          |               |              |
|-------------|---------|----------|---------------|--------------|
| CURVE #     | LENGTH  | RADIUS   | CHORD BEARING | CHORD LENGTH |
| C1          | 160.21' | 505.00'  | S83°06'54"W   | 159.54'      |
| C2          | 5.00'   | 505.00'  | S74°18'37"W   | 5.00'        |
| C3          | 81.95'  | 505.00'  | S79°14'33"W   | 81.86'       |
| C4          | 73.26'  | 505.00'  | S88°02'50"W   | 73.20'       |
| C5          | 186.91' | 380.00'  | S88°07'04"W   | 185.03'      |
| C6          | 5.42'   | 380.00'  | S74°26'08"W   | 5.42'        |
| C7          | 60.00'  | 380.00'  | S79°22'04"W   | 59.94'       |
| C8          | 60.13'  | 380.00'  | S88°25'27"W   | 60.07'       |
| C9          | 61.36'  | 380.00'  | N82°25'01"W   | 61.29'       |
| C10         | 37.10'  | 25.00'   | S59°41'41"W   | 33.79'       |
| C11         | 65.46'  | 2030.00' | S18°06'16"W   | 65.46'       |
| C12         | 32.25'  | 2030.00' | S17°38'08"W   | 32.25'       |
| C13         | 33.21'  | 2030.00' | S18°33'34"W   | 33.21'       |
| C14         | 40.08'  | 25.00'   | S26°53'44"E   | 35.92'       |
| C15         | 39.27'  | 25.00'   | S62°10'50"W   | 35.36'       |
| C16         | 39.27'  | 25.00'   | N27°49'10"W   | 35.36'       |
| C17         | 38.46'  | 25.00'   | N63°06'16"E   | 34.78'       |
| C18         | 63.53'  | 1970.00' | N18°06'16"E   | 63.52'       |
| C19         | 31.28'  | 1970.00' | N18°34'24"E   | 31.27'       |
| C20         | 32.25'  | 1970.00' | N17°38'58"E   | 32.25'       |
| C21         | 39.27'  | 25.00'   | N27°49'10"W   | 35.36'       |
| C22         | 39.27'  | 25.00'   | N62°10'50"E   | 35.36'       |
| C23         | 42.25'  | 25.00'   | S31°14'10"E   | 37.40'       |
| C24         | 147.00' | 320.00'  | N87°11'13"E   | 145.71'      |
| C25         | 73.38'  | 320.00'  | S86°13'18"E   | 73.22'       |
| C26         | 73.62'  | 320.00'  | N80°37'04"E   | 73.46'       |
| C27         | 39.27'  | 25.00'   | S29°01'36"W   | 35.36'       |

| LOT TABLE |       |        |
|-----------|-------|--------|
| LOT #     | ACRE  | SF     |
| 300       | 0.172 | 7,500  |
| 301       | 0.172 | 7,500  |
| 302       | 0.172 | 7,500  |
| 303       | 0.172 | 7,500  |
| 304       | 0.172 | 7,474  |
| 305       | 0.204 | 8,872  |
| 306       | 0.199 | 8,649  |
| 307       | 0.303 | 13,241 |
| 308       | 0.182 | 7,921  |
| 309       | 0.172 | 7,500  |
| 310       | 0.172 | 7,500  |
| 311       | 0.180 | 7,812  |
| 312       | 0.172 | 7,500  |
| 313       | 0.172 | 7,500  |
| 314       | 0.172 | 7,500  |
| 315       | 0.170 | 7,366  |
| 316       | 0.178 | 7,741  |
| 317       | 0.172 | 7,500  |
| 318       | 0.172 | 7,500  |
| 319       | 0.179 | 7,812  |

| LOT TABLE |       |         |
|-----------|-------|---------|
| LOT #     | ACRE  | SF      |
| 320       | 0.172 | 7,500   |
| 321       | 0.179 | 7,744   |
| 322       | 0.183 | 7,988   |
| 323       | 0.172 | 7,500   |
| 324       | 0.179 | 7,812   |
| 325       | 0.172 | 7,500   |
| 326       | 0.172 | 7,500   |
| 327       | 0.191 | 8,303   |
| 328       | 0.256 | 11,151  |
| 329       | 0.207 | 9,018   |
| 330       | 0.172 | 7,500   |
| 331       | 0.172 | 7,500   |
| 332       | 0.172 | 7,500   |
| 333       | 0.172 | 7,500   |
| 334       | 0.172 | 7,500   |
| R/W       | 2.436 | 106,062 |



| UNIT       | ACRES | SQ FT   |
|------------|-------|---------|
| LOT TOTAL  | 6.402 | 278,904 |
| TOTAL R/W  | 2.436 | 106,062 |
| TOTAL AREA | 8.838 | 384,966 |

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 BODY AS AN ENDORSEMENT OR USER OF THIS PLAT. NO ENDORSEMENT OF ANY PARCEL, FURTHERMORE, THIS PLAT COMPLETES THE SURVEY OF THE UNDERLINED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES THE SURVEY OF THE TECHNICAL STANDARD FOR PROPERTY SURVEYS IN GEORGIA FOR 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 3,  
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: 22-929  
DATE: 8/5/2024  
DRAWN BY: JTP  
CHECKED BY:  
SCALE: 1"= 50'

MAJOR  
SUBDIVISION

SHEET:

1/1

