

## Staff Report

**Subject:** Final Plat Approval (Fifth District)  
**Author:** Samantha Easton  
**Department:** Development Services  
**Meeting Date:** September 17, 2024  
**Item Description:** Robert Garis, Coleman Company requests approval of an amendment of the final plat Ramsey Landing. Map #445C Parcel# 69, 70, 71

### Summary Recommendation

Staff has reviewed the plat and recommends Alternative 1.

### Executive Summary/Background

- Coleman Company is asking to make an amendment to the Final Plat of Ramsey Landing to relocate the Amenity Center from the original location, at the back of the Subdivision to more of a centralized location.
- They proposing the recombination of 3 lots to create the single lot for the Amenity Center.

### Alternatives

1. **Approve** the final plat amendment of Ramsey Landing.
2. **Take no action**

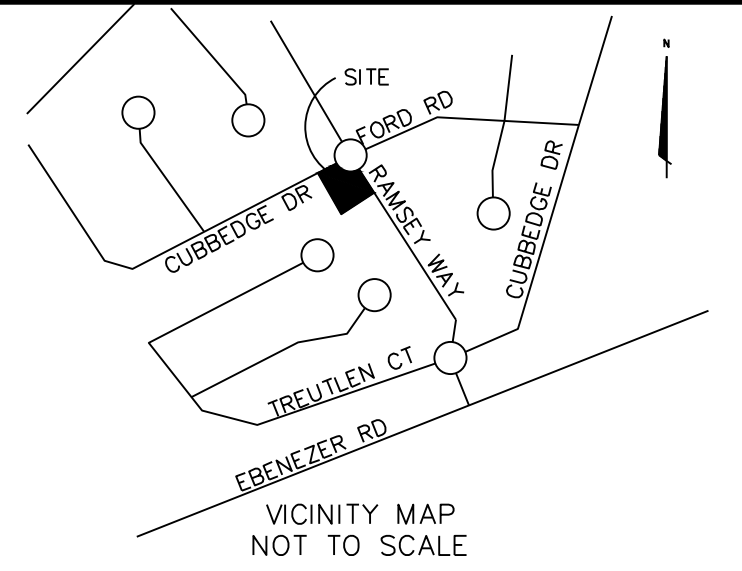
**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services, County Attorney

**FUNDING:** N/A

**Attachments:**  
1. Final Plat Amendment for Ramsey Landing  
2. Site Plan of Amenity Center



- NOTES:**
1. PROPERTY ADDRESS: 119, 121 RAMSEY WAY, AND 216 CUBBEDGE DRIVE.
  2. PARCEL IDENTIFICATION NUMBER: 044C069, 044C070, 044C071.
  3. THIS PROPERTY IS CURRENTLY ZONED R-1.
  4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
  5. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER: 3103C0280E, 3/16/2015; BASE FLOOD ELEVATION: N/A, NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
  6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  8. 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.

LINE #	LENGTH	DIRECTION
L1	18.74'	S61°08'44"W
L2	15.00'	S45°15'59"W

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	118.58'	470.00'	N53°49'33"E	118.27'
C2	96.14'	100.00'	S73°51'16"E	92.48'



- LEGEND**
- BENCH MARK
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - 1" IRON PIPE SET
  - CMS CONCRETE MONUMENT SET
  - CMF CONCRETE MONUMENT FOUND
  - ▣ RCP REINFORCED CONCRETE PIPE
  - ⊗ SSMH SANITARY SEWER MANHOLE
  - ⊗ STMH STORM SEWER MANHOLE
  - W— WATER LINE
  - S— SLAT SEWER LATERAL

CERTIFICATE OF APPROVAL OF FINAL PLAT:  
PURSUANT TO THE SUBDIVISION REGULATIONS OF EFFINGHAM COUNTY,  
GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN  
FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL ON  
\_\_\_\_\_ 2024.

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

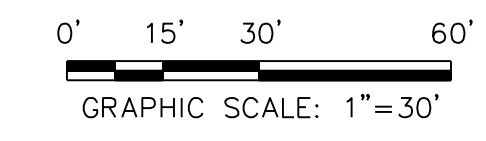
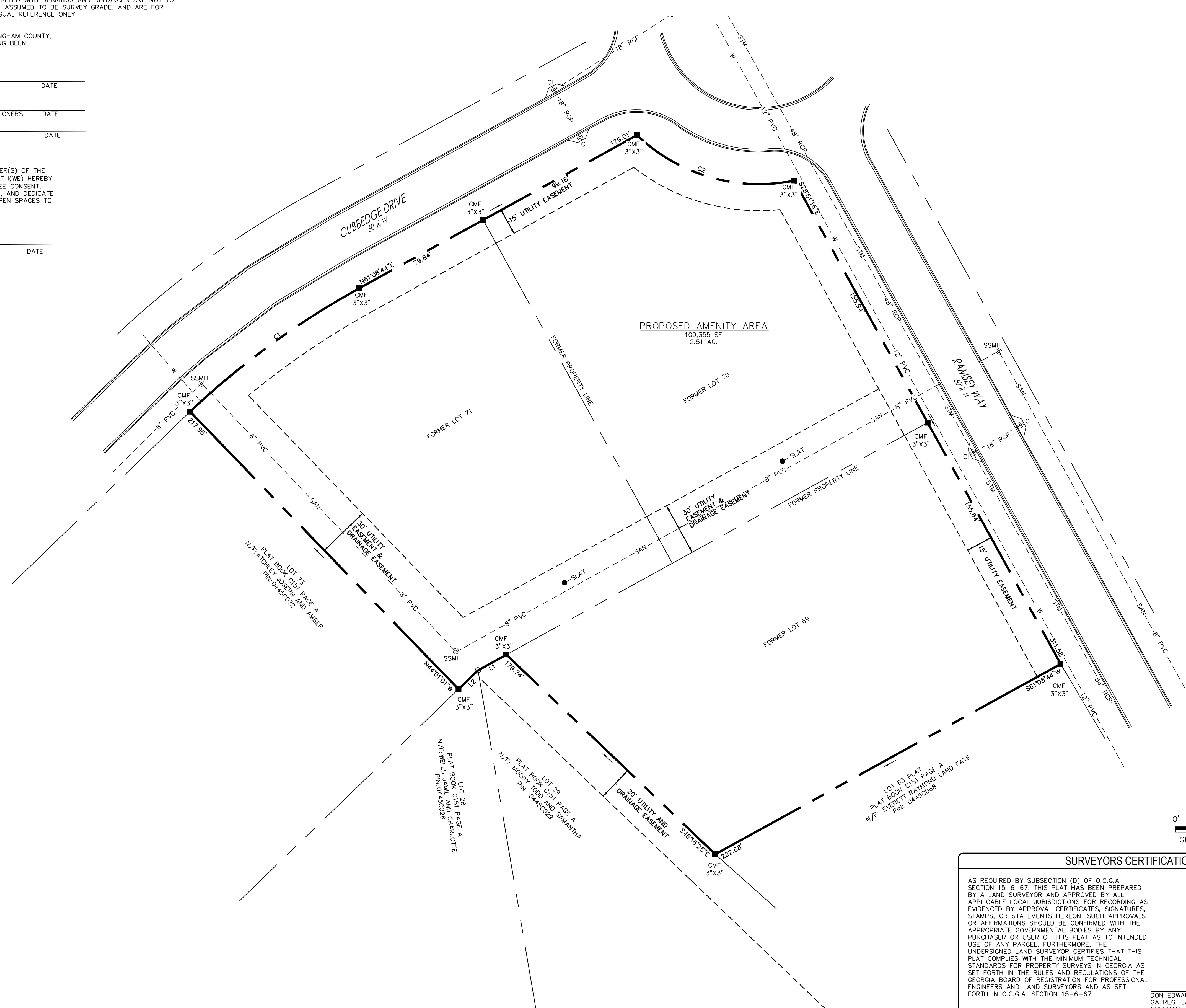
CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE  
PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY  
ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT,  
ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE  
ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO  
PUBLIC OR PRIVATE USE AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



DATE PLOTTED: 9/12/2024 3:45 PM BY: Bob Gohls DRAWING PATH: C:\2023\33-607\000\DWG\SURVEY\Ramsey Landing recombination plat.dwg

SURVEY DATE: 12/05/23  
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: 1/67,140  
FIELD ERROR OF CLOSURE: 1/10,996

**REFERENCE:**  
1. PLAT BOOK C151, PAGE A.

**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

**COLEMAN COMPANY**  
ENGINEERS • SURVEYORS

1480 Chatham Parkway, Suite 100  
Savannah, Georgia | (912) 200-3041

RAMSEY LANDING AMENITY AREA  
A RECOMBINATION OF LOTS 69, 70 & 71,  
RAMSEY LANDING SUBDIVISION PHASE I  
9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA  
PREPARED FOR: RAMSEY LANDING "PROPERTY OWNERS ASSOCIATION"

JOB NUMBER: 23-607  
DATE: 06/13/2024  
DRAWN BY: ZJC  
CHECKED BY:  
SCALE: 1" = 30'

**RECOMBINATION SURVEY**

SHEET:  
**1/1**

