

- NOTES:**
- THIS SUBDIVISION CONTAINS 54 LOTS.
 - TOTAL AREA: 29.311 ACRES; 1,276,788 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 0 HIGHWAY 119
 - PARENT PARCEL IDENTIFICATION NUMBER: 03440026A00
 - THIS PROPERTY IS CURRENTLY ZONED R-6
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - 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 13103C02510, 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.
 - LOTS TO BE SERVED BY CITY OF SPRINGFIELD WATER AND SANITARY SEWER SYSTEMS.
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 - THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.
 - THE SIGNAGE EASEMENT IS HEREBY PLATTED FOR THE PURPOSE AND INTENDED USE BY THE RESIDENTIAL HOMEOWNERS ASSOCIATION.
 - COMMON AREAS, DETENTION POND, AND SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS'S ASSOCIATION.

LOT #	ACRAGE	SQ FT
1	0.201	8,768
2	0.176	7,649
3	0.193	8,424
4	0.171	7,429
5	0.169	7,383
6	0.180	7,830
7	0.179	7,813
8	0.179	7,812
9	0.220	9,580
10	0.199	8,654
11	0.177	7,692
12	0.183	7,973
13	0.237	10,326
14	0.238	10,374
15	0.254	11,058
16	0.227	9,897
17	0.209	9,111
18	0.231	10,077
19	0.212	9,237
20	0.324	14,116
21	0.392	17,061
22	0.200	8,695
23	0.172	7,500
24	0.201	8,768
25	0.212	9,254
26	0.186	8,091
27	0.172	7,500
28	0.201	7,500
29	0.201	7,500
30	0.172	7,500
31	0.172	7,500
32	0.172	7,500
33	0.172	7,500
34	0.172	7,500
35	0.172	7,500
36	0.172	7,500
37	0.173	7,524
38	0.281	9,739
39	0.251	10,955
40	0.200	8,727
41	0.200	8,727
42	0.200	8,727
43	0.198	8,612
44	0.172	7,500
45	0.172	7,500
46	0.206	8,983
47	0.243	10,583
48	0.187	8,146
49	0.187	8,146
50	0.198	8,618
51	0.238	10,358
52	0.273	11,897
53	0.228	9,912
54	0.209	9,112

PROJECT DATA

OWNER/DEVELOPER: CLAYTON PROPERTIES GROUP, INC.

24HR CONTACT: RYAN STRICKLAND - (912)663-0309
 TAX MAP & PARCEL NUMBER: 344-26A
 PARCEL AREA: 29.311 ACRES; 1,276,788 SQUARE FEET.
 ZONING CLASSIFICATION: R-6
 PROPOSED LAND USE: RESIDENTIAL
 NUMBER OF LOTS: 54
 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

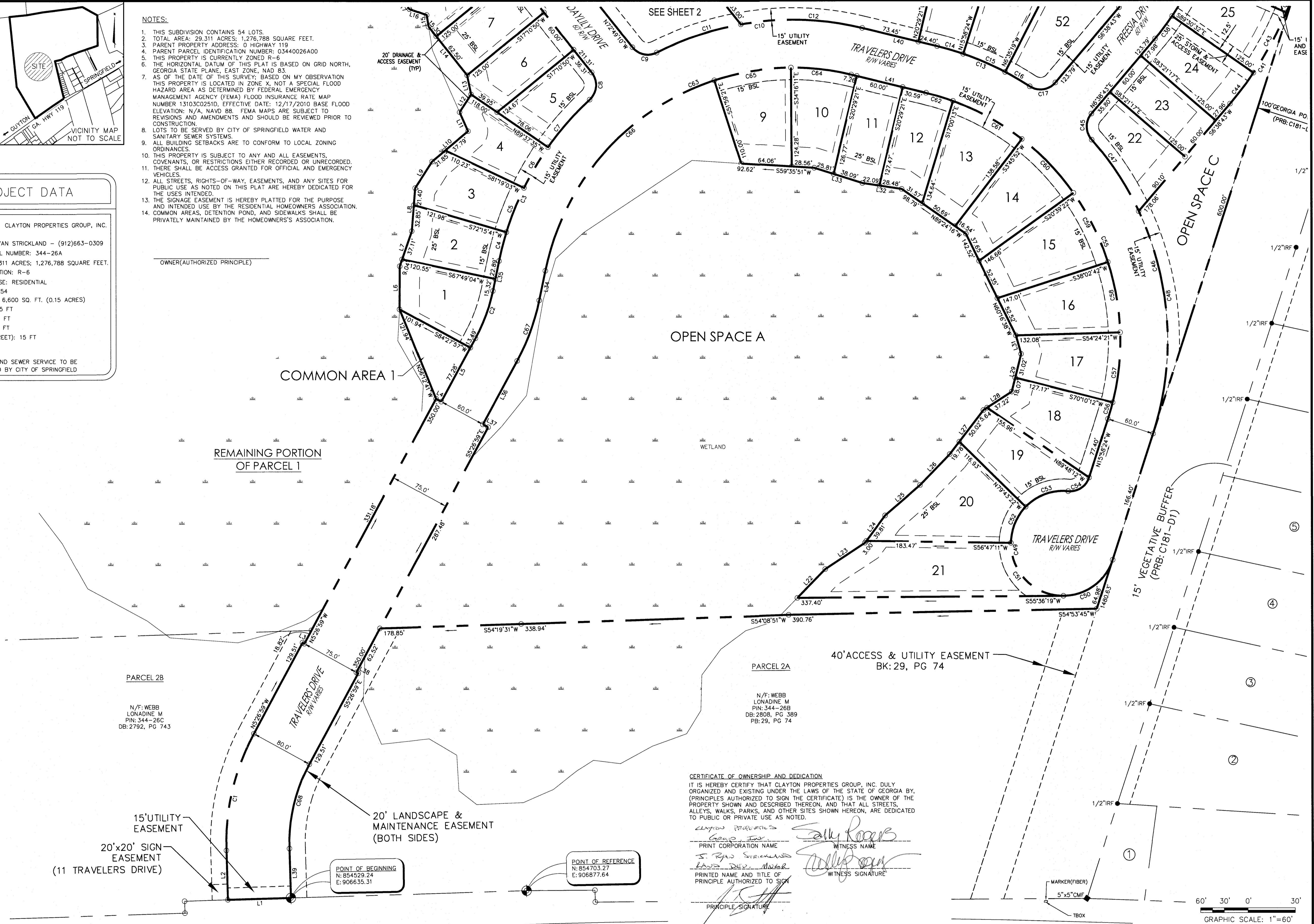
WATER AND SEWER SERVICE TO BE PROVIDED BY CITY OF SPRINGFIELD

LOT TOTAL	11.062	479,338
OPEN SPACE A	7.758	337,958
OPEN SPACE B	1.82	79,294
OPEN SPACE C	0.501	21,826
COMMON AREA 1	0.167	7,288
COMMON AREA 2	0.057	2,500
COMMON AREA 3	1.048	45,648
COMMON AREA 4	0.058	2,524
AMENITY AREA	0.737	32,098
LIFT STATION	0.058	2,518
TOTAL R/W	6.048	263,280
TOTAL AREA	29.253	1,274,272

REFERENCE:

- PLAT RECORD BOOK 10, PAGE 111.
- PLAT RECORD BOOK A377, PAGE B2.
- PLAT RECORD BOOK K, PAGE 112.
- PLAT RECORD BOOK C181, PAGE D1.
- PLAT RECORD BOOK 13, PAGE 1.
- PLAT RECORD BOOK D31, PAGE C1.

EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 04"
 ADJUSTED BY LEAST SQUARES.
 PLAT ERROR OF CLOSURE: 1/456,128
 FIELD ERROR OF CLOSURE: 1/12,501



CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED 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: *Clayton Properties Group, Inc.*
 N. F. WEBB
 LONADINE M.
 PIN: 344-26B
 DB: 2808, PG 389
 PB: 29, PG 74
 PRINTED NAME AND TITLE OF PRINCIPLE AUTHORIZED TO SIGN: *Neil Mckenzie*
 PRINCIPLE SIGNATURE: *Neil Mckenzie*

WITNESS NAME: *Sally Rogers*
 WITNESS SIGNATURE: *Sally Rogers*

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS LONADINE PHASE 1A SHOWN ON THE PLAT DATED 9/20/2022, PREPARED BY DON EDWARD TAYLOR HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN CONSTRUCTION PLAN FOR WEBB TRACT PHASE 1 APPROVED 2-25-2022

NOPK 2/6/23
 NEIL MCKENZIE, P.E. DATE

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT KNOWN AS LONADINE PHASE 1A 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.

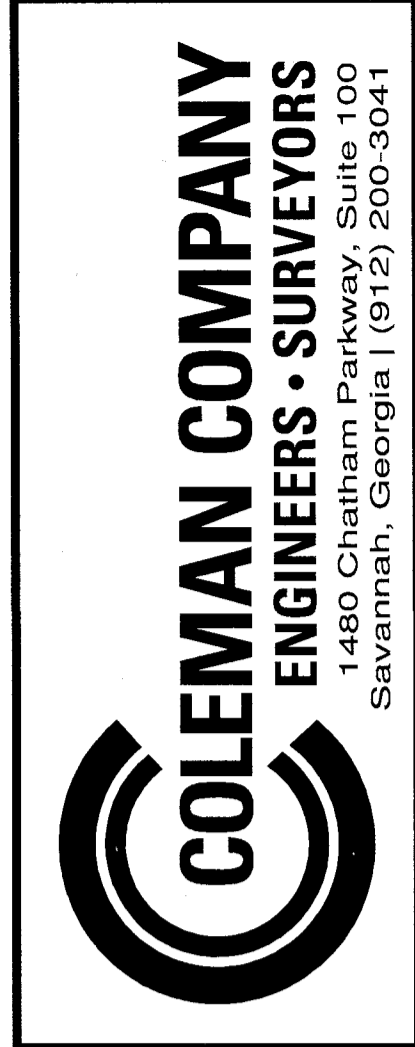
BY: *Don Edward Taylor, Jr.* 2/6/23
 (REGISTERED SURVEYOR) (DATE)
 DON EDWARD TAYLOR, JR.
 GA REG. LAND SURVEYOR NO. 3417

WITNESS: _____ DATE: _____
 (CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS)

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

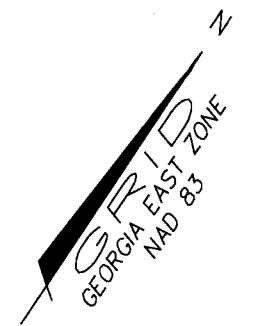


A MAJOR SUB-DIVISION OF
 A PORTION OF PARCEL A
 OF THE WEBB TRACT, LONADINE PHASE 1A
 10TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
 PREPARED FOR: CLAYTON PROPERTIES GROUP, INC.

JOB NUMBER: 20-642
 DATE: 09/20/2022
 DRAWN BY: DET
 CHECKED BY: 1"=60'
 SCALE:

MAJOR SUBDIVISION

SHEET: 1/2



CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C62	35.49'	320.00'	S72°41'17"W	35.47'
C63	512.11'	320.00'	S23°39'52"W	459.19'
C64	76.97'	320.00'	S62°37'14"W	76.78'
C65	98.96'	320.00'	S46°52'14"W	98.57'
C66	336.18'	320.00'	S75°4'52"W	320.93'
C67	81.77'	280.00'	N13°48'58"W	81.48'
C68	110.91'	210.25'	S20°33'44"E	109.63'
C69	160.21'	505.00'	N83°06'54"E	159.54'
C70	54.95'	300.00'	S42°45'24"W	54.87'

LINE #	LENGTH	DIRECTION
L1	80.00'	S54°19'31"W
L2	61.98'	N35°40'29"W
L3	2.50'	N84°33'01"E
L4	7.50'	N84°33'01"E
L5	90.77'	N5°26'59"W
L6	54.49'	N33°40'33"W
L7	46.15'	N14°41'25"W
L8	54.25'	N29°20'04"W
L9	39.36'	N1°12'56"W
L10	59.64'	N15°59'51"E
L11	26.05'	N57°56'54"W
L12	26.81'	N1°10'41"W
L13	24.48'	N45°32'01"W
L14	77.80'	N72°48'10"W
L15	14.93'	N43°16'39"W
L16	23.16'	S74°58'06"W
L17	14.62'	N71°51'08"W
L18	10.00'	S72°49'10"E
L19	17.76'	N21°2'12"E
L20	50.00'	N52°29'26"W

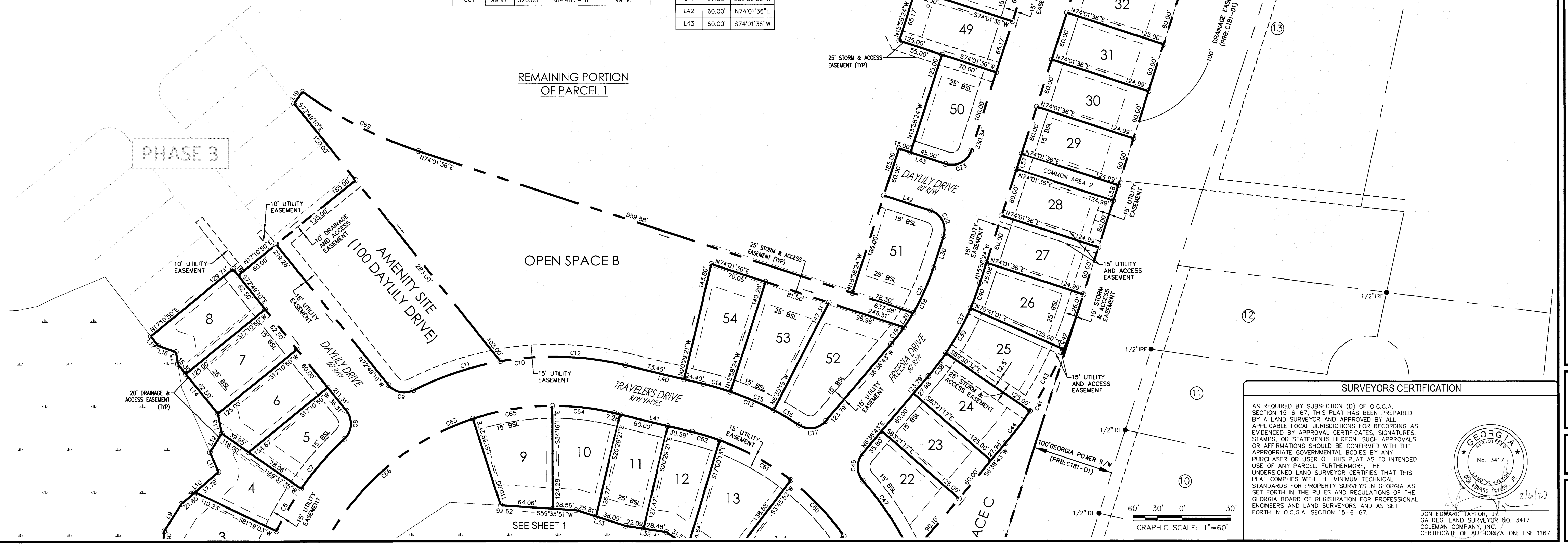
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	153.11'	290.25'	S20°33'44"E	151.35'
C2	64.25'	220.00'	N13°48'58"W	64.02'
C3	236.67'	380.00'	S4°20'24"E	232.86'
C4	37.11'	380.00'	S19°23'04"E	37.10'
C5	59.87'	380.00'	S12°04'23"E	59.81'
C6	59.69'	380.00'	S3°03'33"E	59.63'
C7	80.00'	380.00'	S7°28'17"W	79.85'
C8	37.67'	25.00'	N29°39'31"W	34.20'
C9	34.05'	25.00'	N68°10'02"E	31.48'
C10	267.66'	380.00'	S49°19'56"W	262.16'
C11	112.69'	380.00'	S37°38'57"W	112.28'
C12	154.97'	380.00'	S57°49'40"W	153.90'
C13	128.20'	380.00'	S79°10'32"W	127.59'
C14	34.43'	380.00'	S72°06'24"W	34.42'
C15	57.76'	380.00'	S79°03'25"W	57.70'
C16	36.01'	380.00'	S86°07'33"W	35.99'
C17	35.86'	25.00'	N4°74'34"E	32.87'
C18	106.59'	270.00'	N4°39'51"W	105.90'
C19	25.60'	270.00'	N3°55'44"E	25.59'
C20	20.71'	270.00'	N0°59'05"W	20.70'

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	60.28'	270.00'	N9°34'40"W	60.15'
C22	39.27'	25.00'	S60°58'24"E	35.36'
C23	39.27'	25.00'	N29°01'36"E	35.36'
C24	39.27'	25.00'	N60°58'24"W	35.36'
C25	39.27'	25.00'	N29°01'36"E	35.36'
C26	279.15'	250.00'	S16°00'54"W	264.87'
C27	51.39'	250.00'	S10°05'04"E	51.30'
C28	56.73'	250.00'	S2°18'18"W	56.60'
C29	56.73'	250.00'	S15°18'19"W	56.60'
C30	56.73'	250.00'	S28°18'21"W	56.60'
C31	11.80'	250.00'	S36°09'28"W	11.79'
C32	45.79'	250.00'	S42°45'24"W	45.72'
C33	212.16'	190.00'	S16°00'54"W	201.30'
C34	25.50'	190.00'	S4°09'29"W	25.48'
C35	129.05'	190.00'	S20°51'16"W	126.59'
C36	57.60'	190.00'	S71°7'19"E	57.38'
C37	130.27'	330.00'	N4°39'51"W	129.43'
C38	35.44'	330.00'	N3°34'06"E	35.43'
C39	62.25'	330.00'	N4°54'45"W	62.15'
C40	32.58'	330.00'	N13°08'41"W	32.57'

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	179.61'	455.00'	N4°39'49"W	178.45'
C42	44.89'	454.81'	N13°08'58"W	44.87'
C43	85.82'	454.81'	N4°54'57"W	85.70'
C44	48.90'	454.81'	N3°34'11"E	48.87'
C45	35.86'	25.00'	S34°2'08"E	32.87'
C46	395.13'	380.00'	N45°45'42"W	377.56'
C47	107.89'	380.00'	N67°24'57"W	107.53'
C48	287.23'	380.00'	N37°37'40"W	280.45'
C49	297.15'	66.00'	S66°59'30"E	102.61'
C50	82.45'	66.00'	N19°48'59"E	77.19'
C51	105.03'	66.00'	S78°48'15"E	94.30'
C52	50.10'	66.00'	S11°28'06"E	48.90'
C53	59.57'	66.00'	S36°08'00"W	57.57'
C54	34.02'	25.00'	N23°00'29"E	31.45'
C55	527.88'	320.00'	N63°13'52"W	470.03'
C56	21.54'	320.00'	N17°54'06"W	21.54'
C57	89.05'	320.00'	N27°48'09"W	88.77'
C58	90.37'	320.00'	N43°51'54"W	90.07'
C59	97.12'	320.00'	N60°38'58"W	96.75'
C60	94.34'	320.00'	N77°47'23"W	94.00'
C61	99.97'	320.00'	S84°48'54"W	99.56'

LINE #	LENGTH	DIRECTION	
L21	42.95'	S19°58'09"W	
L22	50.81'	N10°09'51"E	
L23	60.09'	N22°48'06"E	
L24	42.81'	N3°07'01"E	
L25	58.56'	N15°25'42"E	
L26	54.23'	N10°20'48"E	
L27	69.79'	N3°34'54"E	
L28	42.87'	N23°03'45"E	
L29	49.09'	N19°57'31"W	
L30	82.45'	66.00'	S15°58'24"E
L31	24.29'	N49°57'09"W	
L32	50.56'	S64°32'21"W	
L33	63.89'	S73°26'37"W	
L34	38.20'	S22°10'56"E	
L35	38.20'	S22°10'56"E	
L36	21.54'	320.00'	N17°54'06"W
L37	7.50'	N84°33'01"E	
L38	2.50'	N84°33'01"E	
L39	61.98'	S35°40'29"W	
L40	97.85'	S69°30'39"W	
L41	97.85'	S69°30'39"W	
L42	60.00'	N74°01'36"E	
L43	60.00'	S74°01'36"W	

LINE #	LENGTH	DIRECTION
L44	22.51'	N35°20'39"E
L45	45.49'	N0°50'33"E
L46	73.78'	N19°15'21"E
L47	51.51'	N0°12'21"E
L48	36.25'	N54°06'33"E
L49	60.75'	N19°51'20"E
L50	71.50'	N10°22'29"E
L51	45.09'	N15°55'46"E
L52	49.44'	N53°23'48"E
L53	48.71'	N43°42'09"E
L54	55.47'	N66°20'49"E
L55	50.83'	N39°25'01"E
L56	82.75'	S41°59'47"E
L57	20.00'	N15°58'24"W
L58	20.00'	S15°58'24"E
L59	3.25'	S15°58'21"E
L60	20.00'	N15°58'24"W
L61	20.02'	S13°43'39"E



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN 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 PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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

2/16/22

GRAPHIC SCALE: 1"=60'

JOB NUMBER: 20-642
DATE: 09/20/2022
DRAWN BY: DET
CHECKED BY:
SCALE: 1"=60'

MAJOR SUBDIVISION

SHEET: **2/2**

COLEMAN COMPANY
ENGINEERS • SURVEYORS

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

A MAJOR SUB-DIVISION OF
A PORTION OF PARCEL A
OF THE WEBB TRACT, LONADINE PHASE 1A
10TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
PREPARED FOR: CLAYTON PROPERTIES GROUP, INC.

COLEMAN COMPANY, INC. DATE PLOTTED: 2/16/2022 4:33 PM BY: Justin Palmer DRAWING PATH: G:\2020\20-642\2020\DWG\Survey\20-642 WEBB PHASE 1 2022.09.14.DWG