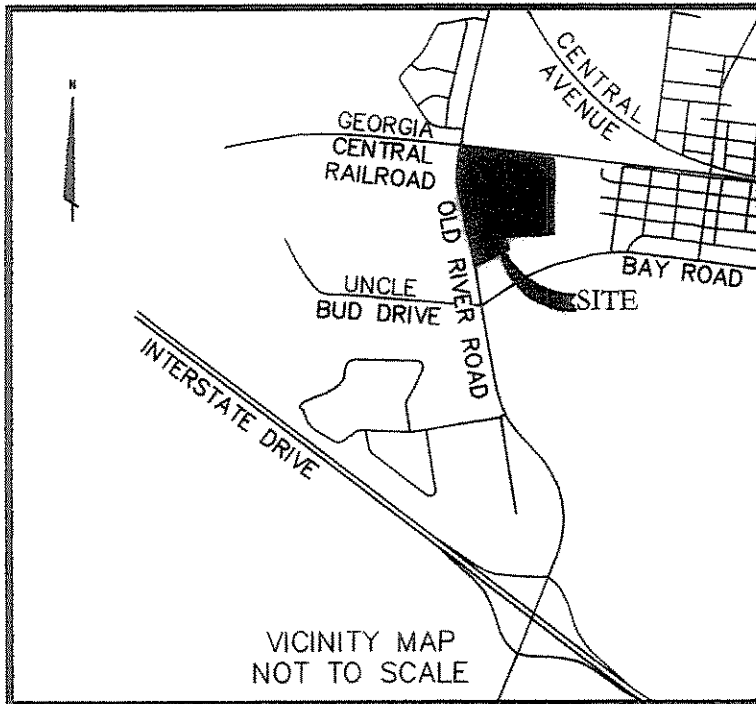




LEGEND

- ⊕ BENCH MARK
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- IRF IRON RE-BAR FOUND
- IPF IRON PIPE FOUND
- (D) DISTURBED CORNER
- (S63°17'16"E) PLAT BEARINGS & DISTANCE
- R/R RAILROAD
- R/W RIGHT-OF-WAY
- PIN PARCEL IDENTIFICATION NUMBER
- BFE BASE FLOOD ELEVATION
- MSL MEAN SEA LEVEL

THIS RECOMBINATION PLAT KNOWN AS "40.75 ACRE TRACT ON OLD RIVER ROAD" 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: *Patrice Morris* (DATE)
CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS.

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: *Terry Mack Coleman* 5/21/08
TERRY MACK COLEMAN; GEORGIA R.L.S. 2486 DATE
(REGISTERED SURVEYOR)

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION

Donnal 6-19-08
DIRECTOR DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Harold R. Johnson 6-3-08
OWNER: DATE

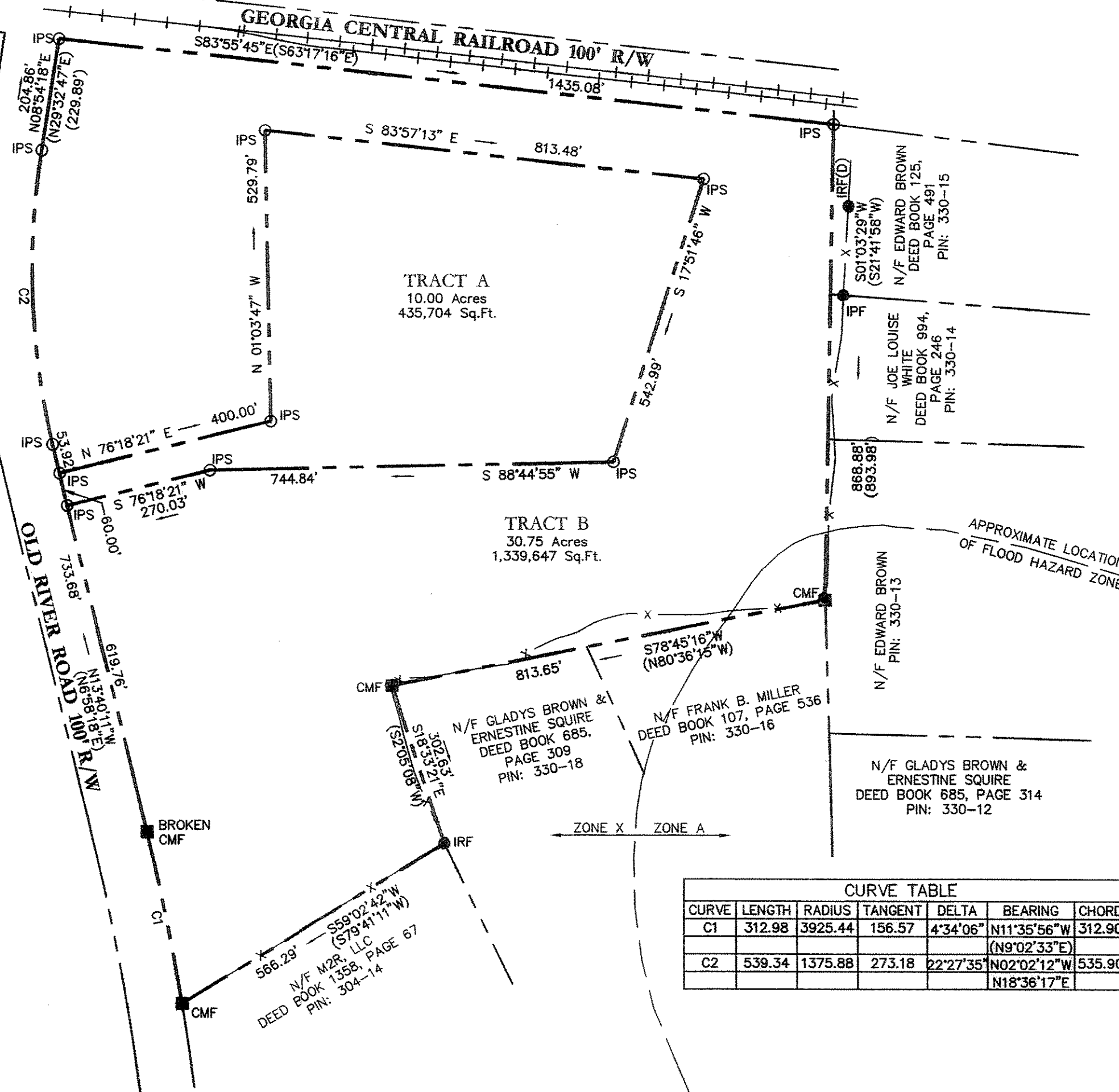
SURVEY DATE: 12/2/2006
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 03"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/582,408
FIELD ERROR OF CLOSURE: 1/91,000+

REFERENCE:

1. PLAT OF THE CLIFFORD HAYES TRACT BY HAROLD R. JOHNSON, R.L.S. No. 1137, DATED 8/10/1995, REVISED 2/26/1996.
2. DEED BOOK 1449, PAGE 265.
3. DEED BOOK 1330, PAGE 203.
4. PLAT CABINET BOOK B, PAGE 113E
5. PLAT BOOK 26, PAGE 139
6. CENTRAL OF GEORGIA RAILROAD RESURVEY

NOTES:

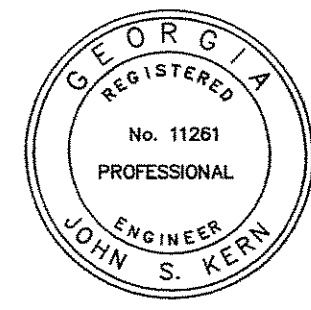
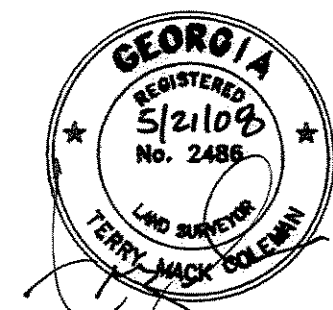
1. THIS PLAT CONTAINS 2 LOTS.
2. TOTAL AREA: 40.75 ACRES (1,775,351 Sq.Ft.).
3. PROPERTY ADDRESS: 1085 OLD RIVER ROAD, EFFINGHAM COUNTY, GEORGIA.
4. PARCEL IDENTIFICATION NUMBER: 304-15.
5. THIS PROPERTY IS CURRENTLY ZONED: AR-1.
6. BASED ON MY OBSERVATION THIS PROPERTY ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA, COMMUNITY PANEL NUMBER 130076 0155 C, DATED: 9/3/1992, ZONE: X & A, BASE FLOOD ELEVATION: N/A & UNDETERMINED M.S.L.
7. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. PLAT BEARINGS AND DISTANCES TAKEN FROM PLAT ENTITLED "CLIFFORD HAYES TRACT", DATED 8/10/1995, REVISED 2/26/1996, PREPARED BY HAROLD R. JOHNSON R.L.S. No. 1137



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	312.98	3925.44	156.57	4°34'06"	N11°35'56"W	312.90
					(N9°02'33"E)	
C2	539.34	1375.88	273.18	22°27'35"	N02°02'12"W	535.90
					N18°36'17"E	

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.

Terry Mack Coleman
TERRY MACK COLEMAN
GA. REG. LAND SURVEYOR NO. 2486



200' 100' 0' 200'
GRAPHIC SCALE: 1" = 200'

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**A MINOR SUBDIVISION OF
40.75 ACRE TRACT ON OLD RIVER ROAD
ALSO KNOWN AS THE "CLIFFORD HAYES TRACT"
1559th G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA**

PREPARED FOR: COASTAL GRADING

DRAWING TITLE:

**MINOR
SUBDIVISION**

SCALE: 1" = 200'
PROJECT NO: 061004
DATE: 1/18/2007
DRAWN BY: DJP
CHECKED BY: JAH, JR.
SHEET NO:

1/1