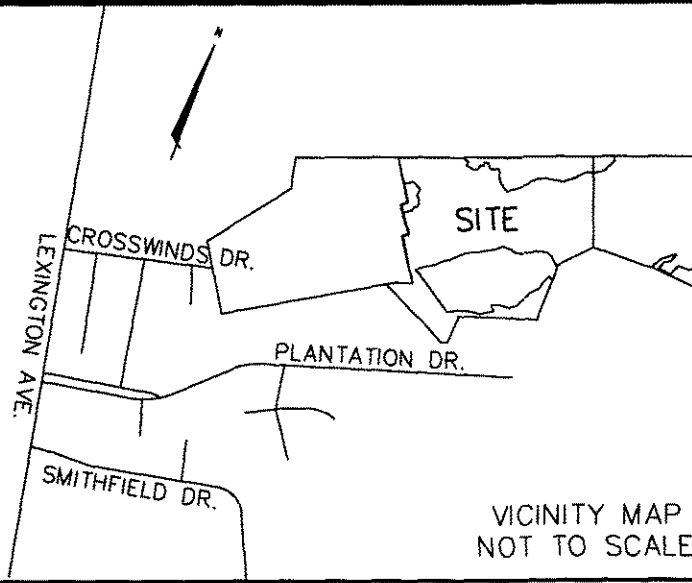


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PARTICIPANT ID
BK:29 PG:571-571
P2023000070

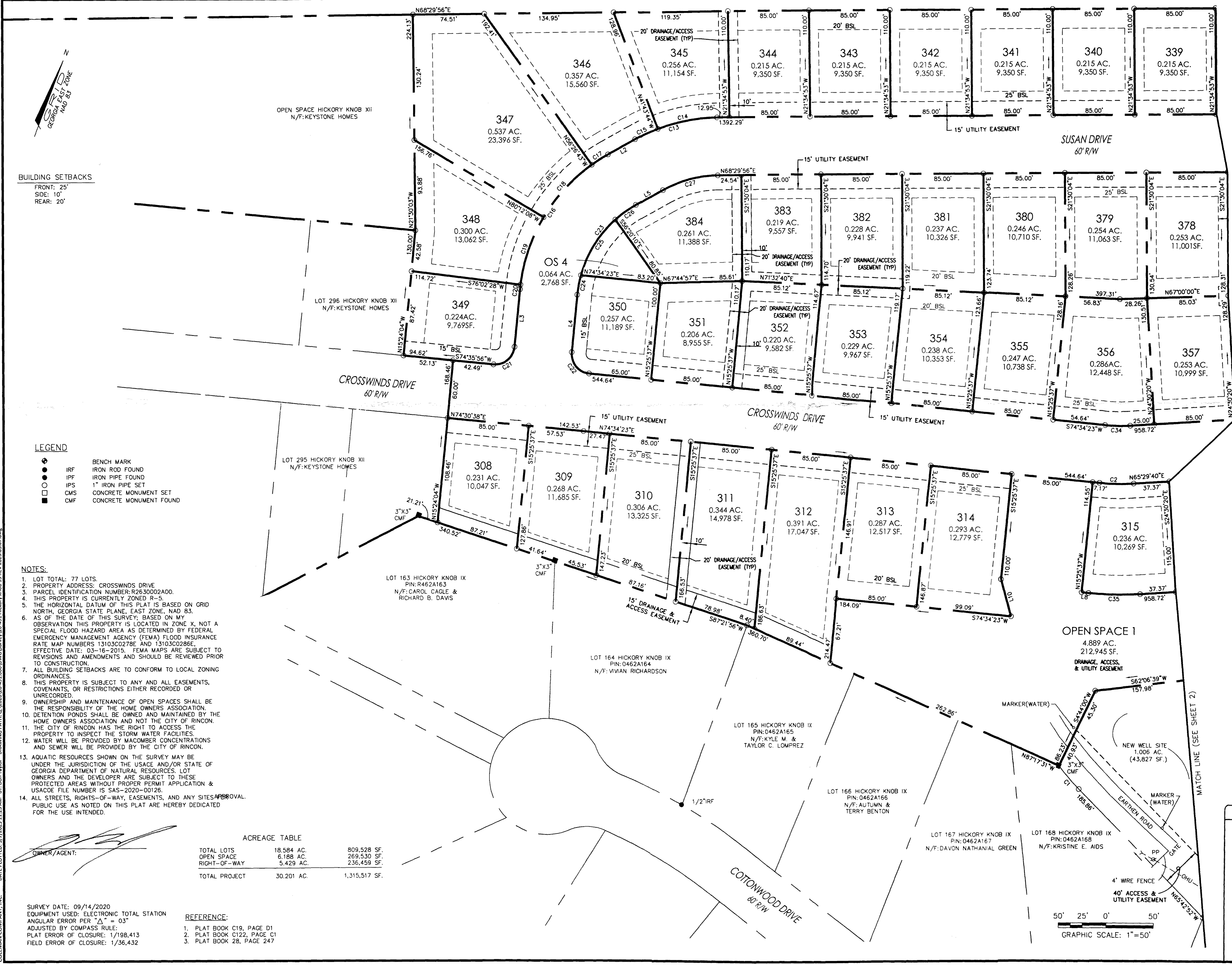
FILED IN OFFICE
CLERK OF COURT
09/13/2023 03:01 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg



A PORTION OF PARCEL 1
PIN: R2630002A00
N/F: K77PROPERTIES, LLC

GEORGIA POWER COMPANY
150' R/W



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	31.95'	237.37'	7°42'43"	16.00'	S61°45'11"E	31.93'
C2	35.65'	225.00'	9°04'44"	17.86'	N70°02'02"E	35.61'
C3	198.79'	185.00'	61°33'55"	110.21'	N34°42'42"E	189.36'
C4	12.03'	185.00'	3°43'36"	6.02'	N63°37'52"E	12.03'
C5	74.88'	185.00'	23°11'28"	37.96'	N50°10'20"E	74.37'
C6	111.87'	185.00'	34°38'51"	57.71'	N21°15'10"E	110.18'
C7	122.92'	108.00'	65°12'39"	69.08'	S36°32'04"W	116.39'
C8	65.08'	168.00'	22°11'46"	32.95'	S57°43'47"W	64.68'
C9	28.07'	20.00'	80°25'38"	16.91'	N86°50'43"E	25.83'
C10	183.97'	180.00'	58°33'37"	100.93'	N82°13'16"W	176.07'
C11	126.28'	180.00'	40°11'43"	65.86'	N73°02'19"W	123.70'
C12	57.69'	180.00'	18°21'53"	29.10'	S77°40'52"W	57.45'
C13	89.49'	180.00'	28°29'06"	45.69'	S54°15'22"W	88.57'
C14	63.26'	180.00'	20°08'12"	31.96'	S58°25'50"W	62.94'
C15	26.23'	180.00'	8°20'55"	13.14'	S44°11'17"W	26.20'
C16	177.38'	180.00'	56°27'43"	96.64'	S12°49'48"W	170.29'
C17	20.04'	180.85'	6°20'53"	10.03'	S36°49'48"W	20.03'
C18	74.63'	180.55'	23°41'00"	37.86'	S21°45'43"W	74.10'
C19	74.63'	181.18'	23°36'02"	37.85'	S15°39'39"E	74.10'
C20	4.80'	542.48'	0°30'24"	2.40'	S14°55'23"E	4.80'
C21	31.42'	20.00'	90°00'00"	20.00'	N29°35'56"E	28.28'
C22	31.42'	20.00'	90°01'33"	20.01'	S60°24'50"E	28.29'
C23	116.06'	120.00'	55°24'53"	63.02'	S12°18'23"W	111.59'
C24	20.58'	120.63'	9°46'28"	10.31'	S10°30'08"E	20.55'
C25	69.13'	120.05'	32°59'46"	35.56'	S10°55'14"W	68.18'
C26	26.35'	120.56'	12°31'27"	13.23'	S33°44'16"W	26.30'
C27	59.66'	120.00'	28°29'06"	30.46'	S54°15'22"W	59.05'
C28	122.65'	120.00'	58°33'37"	67.29'	N82°13'16"W	117.38'
C29	23.93'	20.00'	68°33'17"	13.63'	N18°39'50"W	22.53'
C30	34.26'	168.00'	11°41'04"	17.19'	S9°46'17"W	34.20'
C31	134.31'	125.00'	61°33'55"	74.46'	N34°42'42"E	127.95'
C32	133.04'	125.00'	60°58'45"	73.60'	N34°25'07"E	126.85'
C33	1.28'	125.00'	0°35'10"	0.64'	N65°12'05"E	1.28'
C34	26.14'	165.00'	9°04'44"	13.10'	N70°02'02"E	26.12'
C35	53.87'	340.00'	9°04'44"	26.99'	N70°02'02"E	53.82'
C36	140.94'	300.00'	26°55'04"	71.80'	N52°02'08"E	139.65'
C37	121.53'	300.00'	23°12'40"	61.61'	N50°10'56"E	120.70'
C38	19.41'	300.00'	3°42'24"	9.71'	N63°38'28"E	19.40'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	26.69'	N52°56'28"W
L2	32.31'	S40°00'49"W
L3	59.74'	S15°24'04"E
L4	59.74'	N15°24'04"W
L5	32.31'	N40°00'49"E
L6	37.09'	S52°56'28"E
L7	1.52'	S69°08'23"W
L8	7.17'	S74°34'23"W
L9	26.68'	N30°41'57"W
L10	39.83'	S36°08'47"E

- LEGEND
- BENCH MARK
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - 1" IRON PIPE SET
 - CMS CONCRETE MONUMENT SET
 - CMF CONCRETE MONUMENT FOUND

- NOTES:
1. LOT TOTAL: 77 LOTS.
 2. PROPERTY ADDRESS: CROSSWINDS DRIVE.
 3. PARCEL IDENTIFICATION NUMBER: R2630002A00.
 4. THIS PROPERTY IS CURRENTLY ZONED R-5.
 5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 6. 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 NUMBERS 13103C0278E AND 13103C0286E. EFFECTIVE DATE: 03-16-2015. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 9. OWNERSHIP AND MAINTENANCE OF OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 10. DETENTION PONDS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT THE CITY OF RINCON.
 11. THE CITY OF RINCON HAS THE RIGHT TO ACCESS THE PROPERTY TO INSPECT THE STORM WATER FACILITIES.
 12. WATER WILL BE PROVIDED BY MACOMBER CONCENTRATIONS AND SEWER WILL BE PROVIDED BY THE CITY OF RINCON.
 13. 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 THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION & USACE FILE NUMBER IS SAS-2020-00126.
 14. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES APPROVED FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

ACREAGE TABLE			
TOTAL LOTS	18.584 AC.	809,528 SF.	
OPEN SPACE	6.188 AC.	269,530 SF.	
RIGHT-OF-WAY	5.429 AC.	236,459 SF.	
TOTAL PROJECT	30.201 AC.	1,315,517 SF.	

SURVEY DATE: 09/14/2020
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 03"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/198,413
FIELD ERROR OF CLOSURE: 1/36,432

- REFERENCE:
1. PLAT BOOK C19, PAGE D1
 2. PLAT BOOK C122, PAGE C1
 3. PLAT BOOK 28, PAGE 247

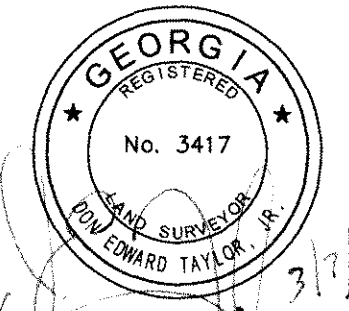
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

[Signature] 3/13/2023
MAYOR OF RINCON DATE

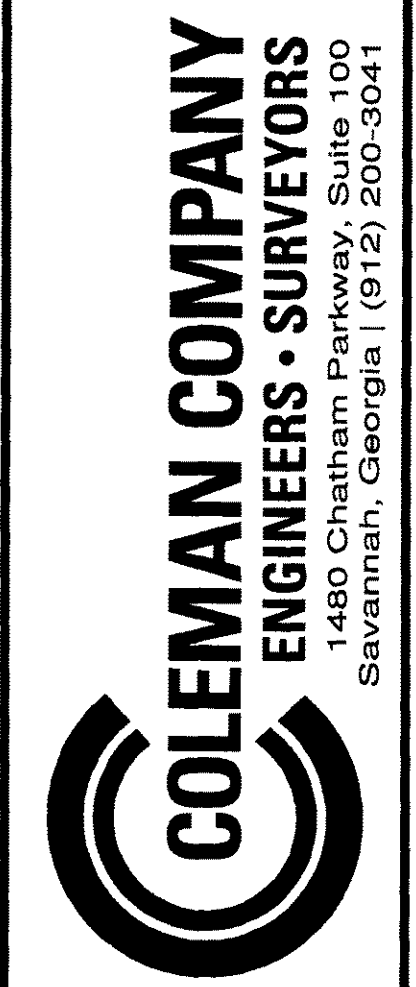
[Signature] 3/10/23
CITY PLANNER DATE

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



HICKORY KNOB PHASE 13
A SUBDIVISION OF
PARCEL 1 & FORMER MACOMBER WELL SITE
9TH G.M. DISTRICT, CITY OF RINCON, EFFINGHAM COUNTY, GEORGIA
PREPARED FOR: METRO HOMESITES, LLC

JOB NUMBER: 20-491
DATE: 02/15/2023
DRAWN BY: DET
CHECKED BY:
SCALE: 1" = 50'

MAJOR
SUBDIVISION

SHEET:
1/2

2756053648
PARTICIPANT ID
BK:29 PG:572-572
P2023000070
FILED IN OFFICE
CLERK OF COURT
04/03/2023 03:01 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA
Jason E. Bragg

SE
60°00'00"E
140.00'
140.00'
140.00'

BUILDING SETBACKS
FRONT: 25'
SIDE: 10'
REAR: 20'

