

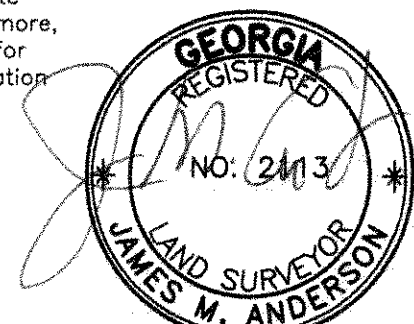
366046909
PARTICIPANT ID
BK:69 PG:736-736
P2024000126

FILED IN OFFICE
CLERK OF COURT
05/23/2024 08:17 AM
HEATHER BANKS MCNEAL, CLERK
SUPERIOR COURT
BULLOCH COUNTY, GA

Heather Banks McNeal

THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY THE APPROVAL CERTIFICATES, SIGNATURES, STAMPS, AND STATEMENTS SHOWN ON THIS PLAT.
O.C.G.A. Section 15-6-67 (c)(3)(A)(i)
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.

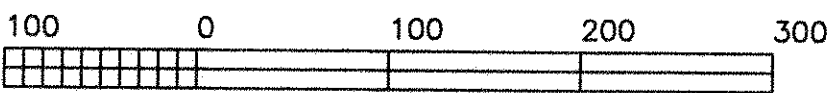
J.M. Anderson
SURVEYOR
DATE: 4-30-24

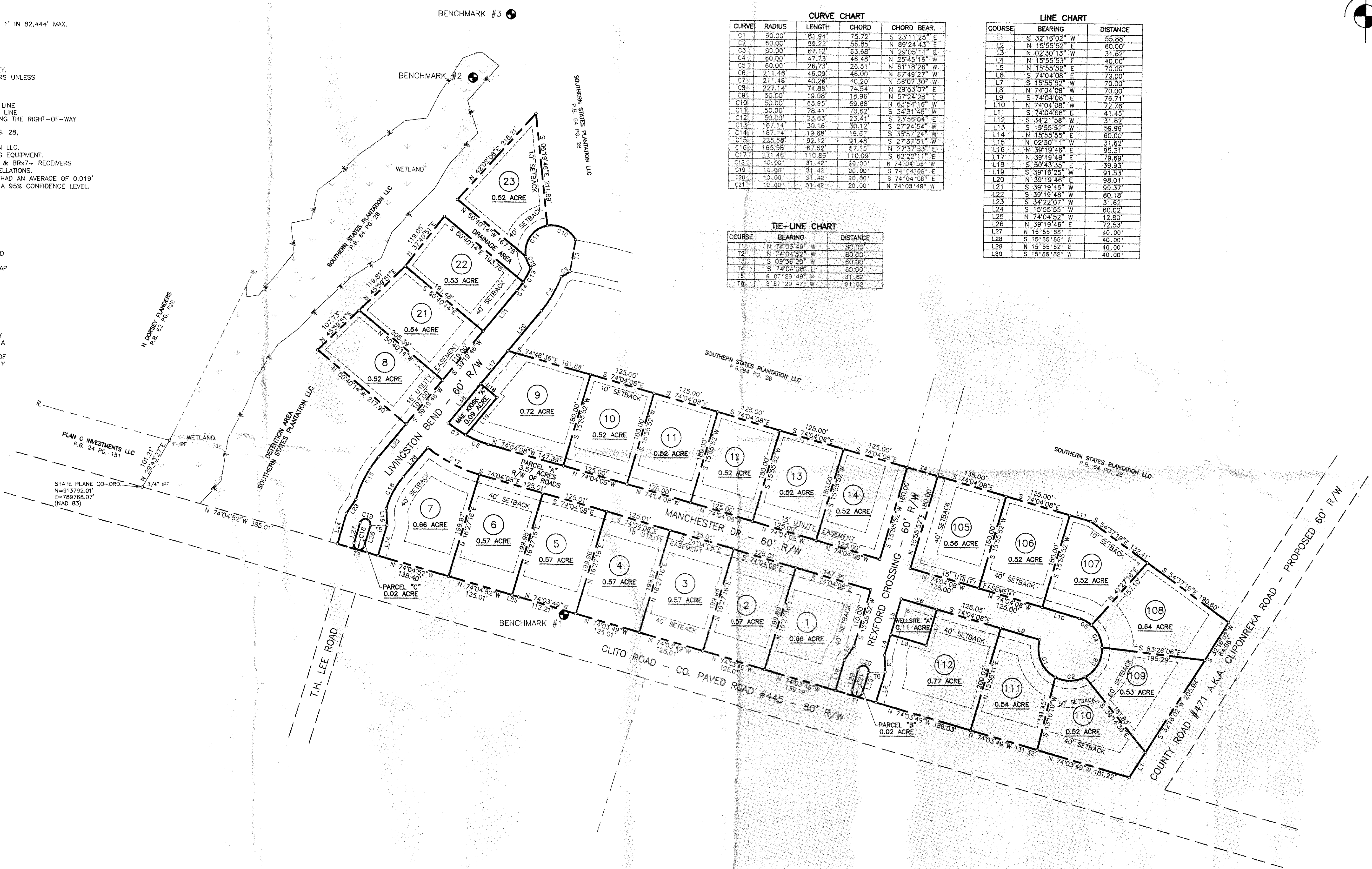


- NOTES:**
1. FIELD E.O.C. - 1" IN 48,433'
 2. PLAT E.O.C. RANGES FROM 1" IN INFINITE MIN. TO 1" IN 82,444' MAX.
 3. ANGULAR ERROR - 00" PER POINT
 4. ADJUSTMENT METHOD - LEAST SQUARES
 5. EQUIPMENT USED : 10" THEODOLITE
100' STEEL TAPE
E.D.M. - GPS
 6. NO N.G.S. MON. FND. WITHIN 500' OF THIS SURVEY.
 7. ALL PROPERTY CORNERS ARE CAPPED 1/2" REBARS UNLESS SHOWN OTHERWISE
 8. MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT - 40'
SIDE - 10' OR AT WETLAND/DRAINAGE EASEMENT LINE
REAR - 10' OR AT WETLAND/DRAINAGE EASEMENT LINE
 9. A 15' UTILITY EASEMENT SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY OF ALL INTERIOR ROADS.
 11. SUBJECT PROPERTY PLAT REFERENCE: P.B. 64, PG. 28,
 12. CERTIFICATE OF AUTHORIZATION # - LSF000094
 13. CURRENT OWNER IS SOUTHERN STATES PLANTATION LLC.
 14. THE INDIVIDUAL LOT CORNERS WERE SET WITH GPS EQUIPMENT.
 15. THE GPS RECEIVERS USED WERE CARLSON BRV6+ & BR7+ RECEIVERS USING L1, L2, & L5 FREQUENCIES WITH 5 CONSTELLATIONS.
 16. ALL POINTS COLLECTED WITH SURVEY GRADE GPS HAD AN AVERAGE OF 0.019' OR LESS FROM THE MEAN OF ALL SAMPLES WITH A 95% CONFIDENCE LEVEL.

FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM FIRM #13031C0140D MAP EFFECTIVE DATE AUGUST 5, 2010.

WETLANDS STATEMENT
WETLANDS SHOWN WERE DELINEATED AND MAPPED BY RESOURCE + LAND CONSULTANTS IN JUNE OF 2021. A PORTION OF THIS PROPERTY MAY BE CONSIDERED WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

FINAL SUBDIVISION PLAT FOR:
REXFORD SUBDIVISION
PHASE 1
LOCATION: 48TH. G.M.D. BULLOCH CO., GA.
TAX MAP PARCEL #: 104 000041 003
SURVEYED: JUNE 4, 2008 - APRIL 30, 2024
PLAT DATE: APRIL 30, 2024
BY: JAMES M. ANDERSON-GA. R.L.S. 2113
SCALE: 1" = 100'

GRAPHIC SCALE - FEET
JN08047R.CRD & 08047PHASE1.DWG



BENCHMARK CHART

	DESCRIPTION	ELEVATION
#1	NAIL IN SOUTH SIDE POWER POLE	224.61'
#2	NAIL IN WEST SIDE 74' GUM	215.43'
#3	NAIL IN EAST SIDE 6' GUM	214.69'

CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	60.00'	81.94'	75.72'	S 23°11'25" E
C2	60.00'	59.22'	56.85'	N 89°24'43" E
C3	60.00'	67.12'	63.68'	N 29°05'11" E
C4	60.00'	47.73'	46.48'	N 25°45'16" W
C5	60.00'	26.73'	26.51'	N 61°18'26" W
C6	211.48'	46.09'	46.00'	N 67°49'27" W
C7	211.48'	40.28'	40.20'	N 58°07'30" W
C8	227.14'	74.88'	74.54'	N 29°53'07" E
C9	50.00'	19.08'	18.96'	N 57°24'28" E
C10	50.00'	93.95'	59.68'	N 63°54'16" W
C11	50.00'	78.41'	70.62'	S 34°31'48" W
C12	50.00'	23.63'	23.41'	S 23°56'04" E
C13	167.14'	30.16'	30.12'	S 27°24'54" W
C14	167.14'	19.68'	19.57'	S 35°57'24" W
C15	225.58'	92.19'	91.44'	S 27°37'51" W
C16	165.58'	67.62'	67.15'	N 27°37'53" E
C17	271.48'	110.86'	110.09'	S 62°22'11" E
C18	10.00'	31.42'	20.00'	N 74°04'08" W
C19	10.00'	31.42'	20.00'	S 74°04'08" E
C20	10.00'	31.42'	20.00'	N 74°03'49" W
C21	10.00'	31.42'	20.00'	N 74°03'49" W

TIE-LINE CHART

COURSE	BEARING	DISTANCE
T1	N 74°03'49" W	80.00'
T2	N 74°04'52" W	80.00'
T3	S 08°36'20" W	60.00'
T4	S 74°04'08" E	80.00'
T5	S 87°29'47" W	31.62'
T6	S 87°29'47" W	31.62'

LINE CHART

COURSE	BEARING	DISTANCE
L1	S 32°16'02" W	55.88'
L2	N 15°55'52" E	60.00'
L3	N 02°30'13" W	31.62'
L4	N 15°55'53" E	40.00'
L5	N 15°55'52" E	70.00'
L6	S 74°04'08" E	70.00'
L7	S 15°55'52" W	70.00'
L8	N 74°04'08" W	70.00'
L9	S 74°04'08" E	76.71'
L10	N 74°04'08" W	72.76'
L11	S 74°04'08" E	41.45'
L12	S 34°21'58" W	31.62'
L13	S 15°55'52" W	59.99'
L14	N 15°55'55" E	60.00'
L15	N 02°30'11" W	31.62'
L16	N 39°19'46" E	95.31'
L17	N 39°19'46" E	79.69'
L18	S 50°43'35" E	39.93'
L19	S 39°18'25" W	81.53'
L20	N 39°19'46" E	98.01'
L21	S 39°19'46" W	99.37'
L22	S 39°19'46" W	80.18'
L23	S 34°22'07" W	31.62'
L24	S 15°55'55" W	60.02'
L25	N 74°04'52" W	12.80'
L26	N 39°19'46" E	72.53'
L27	N 15°55'55" E	40.00'
L28	S 15°55'55" W	40.00'
L29	N 15°55'52" E	40.00'
L30	S 15°55'52" W	40.00'

ZONING OFFICIAL
THE SUBDIVISION PLAT KNOWN AS REXFORD - PHASE 1, HAS BEEN FOUND TO COMPLY WITH THE BULLOCH COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE BUILDING AND ZONING OFFICIAL ON THE 22nd DAY OF May 2024 FOR RECORDING IN THE OFFICE OF CLERK OF COURT BULLOCH COUNTY, GEORGIA.

BULLOCH COUNTY BUILDING AND ZONING
BUILDING AND ZONING ADMINISTRATOR
COUNTY ENGINEER

5/2/24
5/16/24

CERTIFICATE OF OWNERSHIP AND DEDICATION, CORPORATION.
IT IS HEREBY CERTIFIED THAT SOUTHERN STATES PLANTATION LLC A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED THEREON, AND THAT ALL STREETS, ALLEYS, WALKS, PARKS, AND SITES SHOWN THEREON, ARE DEDICATED TO PUBLIC OR PRIVATE USE AS NOTED. IT IS UNDERSTOOD THAT THIS IS NOT AN ASSUMPTION OF MAINTENANCE BY THE GOVERNING AUTHORITY. THIS DEDICATION IS FOR THE PUBLIC'S RIGHTS OF INGRESS AND EGRESS ONLY.

SOUTHERN STATES PLANTATION LLP
225 TIMBERLINE RD.
STATESBORO, GA. 30461
PHONE: (912) 764-9955
ROBERT K. BELL, JR. - PRESIDENT

WITNESS
WITNESS

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY THE BULLOCH 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: *J.M. Anderson*
JAMES M. ANDERSON
REGISTERED LAND SURVEYOR GA. NO. 2113
DATE: 4-30-24

OWNER:
SOUTHERN STATES PLANTATION LLC
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764-9955

SURVEYOR:
JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764-2002