

BK: 70 PG: 264-264
Filed and Recorded
06-02-2025 08:23 AM
DOC# P2025-000167

Heather Banks McNeal
HEATHER BANKS MCNEAL
CLERK OF COURT
BULLOCH COUNTY

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 properly 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.



SURVEYOR

12-13-24
DATE

NOTES:

1. FIELD E.O.C. - 1' IN 48,433'
2. PLAT E.O.C. RANGES FROM 1' IN INFINITE MIN. TO 1' IN 55,146' 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 # - LSP000094
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 BRx6+ & BRx7+ RECEIVERS USING L1, L2, & L5 FREQUENCIES WITH 5 CONSTELLATIONS.
16. ALL POINTS COLLECTED WITH SURVEY GRADE GPS HAD AN AVERAGE OF 0.017' 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

THERE ARE NO WETLANDS WITHIN THIS PHASE OF THE SUBDIVISION PER THE WETLAND DELINEATION BY RESOURCE+LAND CONSULTANTS IN JUNE OF 2021.

BENCHMARK #3

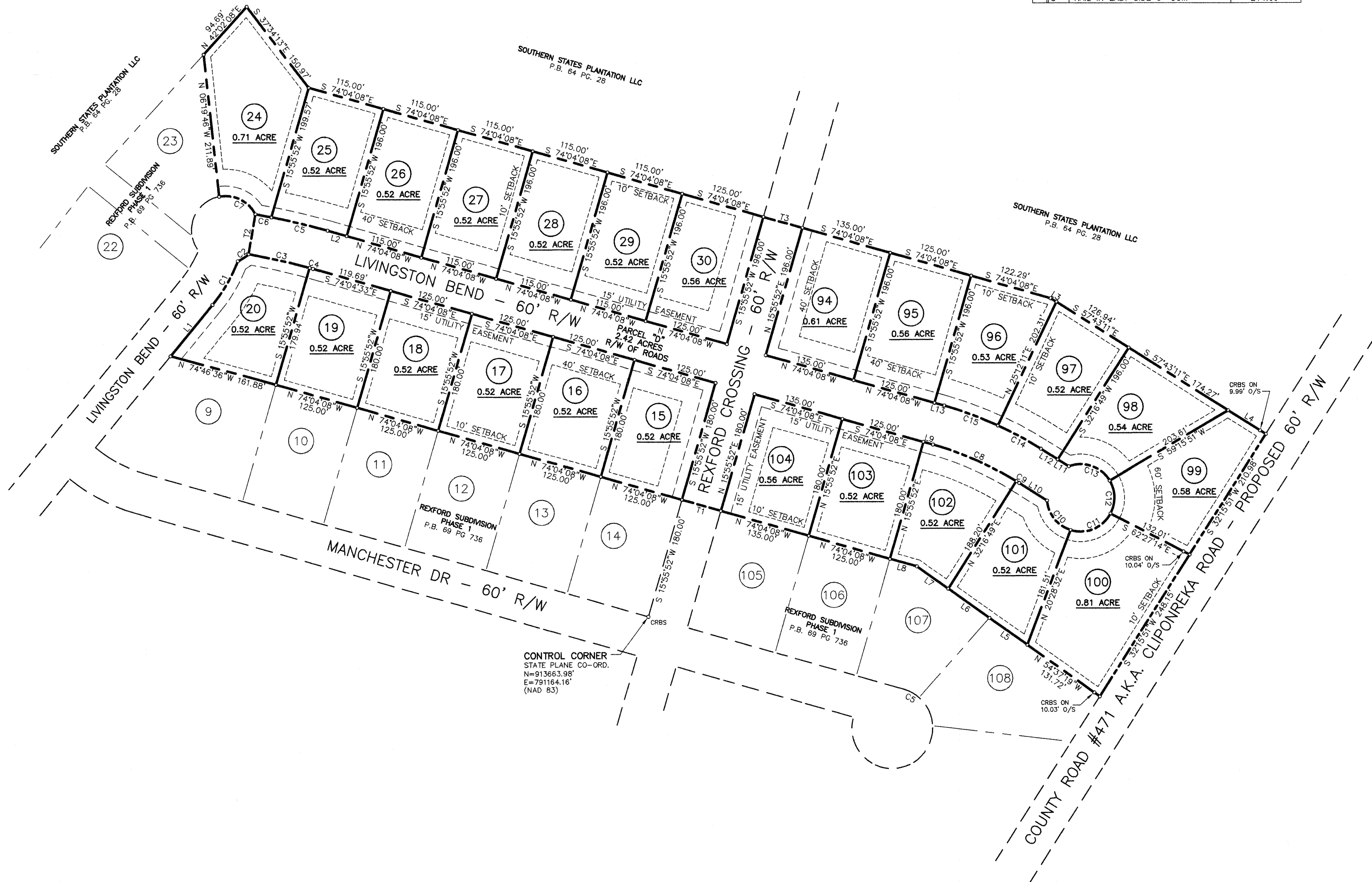
BENCHMARK #2

CURVE CHART				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	227.14'	74.88'	74.54'	N 29°53'07" E
C2	50.00'	19.08'	18.96'	N 57°24'28" E
C3	968.67'	92.60'	92.57'	S 77°28'07" E
C4	968.67'	5.31'	5.31'	S 74°52'23" E
C5	1028.67'	85.72'	85.59'	N 78°72'21" W
C6	1028.67'	24.13'	24.13'	N 79°30'54" W
C7	50.00'	63.95'	59.68'	N 63°54'16" W
C8	492.11'	135.35'	134.92'	S 68°11'23" E
C9	492.11'	5.07'	5.07'	S 68°00'56" E
C10	50.00'	59.30'	55.89'	S 38°34'02" E
C11	50.00'	69.73'	64.22'	N 67°30'02" E
C12	50.00'	50.86'	48.70'	N 61°35'42" W
C13	50.00'	69.91'	64.51'	N 70°47'34" W
C14	552.11'	72.64'	72.58'	N 61°29'19" W
C15	552.11'	84.91'	84.82'	N 69°39'47" W

LINE CHART		
COURSE	BEARING	DISTANCE
L1	N 39°19'46" E	98.01'
L2	N 74°04'08" W	29.38'
L3	S 57°43'11" E	10.11'
L4	S 57°43'11" E	66.25'
L5	N 54°37'19" W	68.91'
L6	N 54°37'19" W	75.09'
L7	N 54°37'19" W	57.32'
L8	N 74°04'08" W	41.45'
L9	N 74°04'08" E	14.83'
L10	S 57°43'11" E	48.79'
L11	N 57°43'11" W	19.20'
L12	N 57°43'11" W	29.59'
L13	N 74°04'08" W	14.83'

LINE CHART		
COURSE	BEARING	DISTANCE
T1	N 74°04'08" W	60.00'
T2	N 09°36'20" E	60.00'
T3	S 74°04'08" E	60.00'

BENCHMARK CHART		
	DESCRIPTION	ELEVATION
#2	NAIL IN WEST SIDE 24" GUM	215.43'
#3	NAIL IN EAST SIDE 6" GUM	214.69'



FINAL SUBDIVISION PLAT FOR:

REXFORD SUBDIVISION

PHASE 2

LOCATION: 48TH. G.M.D. BULLOCH CO., GA.

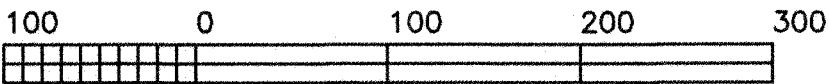
TAX MAP PARCEL #: 104 000041 003

SURVEYED: JUNE 4, 2008 - DECEMBER 13, 2024

PLAT DATE: DECEMBER 13, 2024

BY: JAMES M. ANDERSON-GA. R.L.S. 2113

SCALE: 1" = 100'



GRAPHIC SCALE - FEET

JN08047R.CRD & 08047PHASE2.DWG

THIS SUBDIVISION IS APPROVED FOR GENERAL DEVELOPMENT UNDER CURRENT RULES AND REGULATIONS CONCERNING ON-SITE SEWAGE MANAGEMENT PROMULGATED BY THE BULLOCH COUNTY BOARD OF HEALTH. EACH INDIVIDUAL LOT MUST STAND ON ITS OWN MERIT.
Mark D. Jones 05/28/25
ENVIRONMENTAL HEALTH SERVICES DATE

ZONING OFFICIAL

THE SUBDIVISION PLAT KNOWN AS REXFORD - PHASE 2, HAS BEEN FOUND TO COMPLY WITH THE BULLOCH COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE BUILDING AND ZONING OFFICIAL ON THE 27 DAY OF MAY 2025. FOR RECORDING IN THE OFFICE OF CLERK OF COURT BULLOCH COUNTY, GEORGIA.

BULLOCH COUNTY BUILDING AND ZONING

BUILDING AND ZONING ADMINISTRATOR

COUNTY ENGINEER

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.

WITNESS

WITNESS

SOUTHERN STATES PLANTATION, LLC
225 TIMBERLINE RD.
STATESBORO, GA. 30461

ROBERT K. BELL, JR. - PRESIDENT

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

JAMES M. ANDERSON
REGISTERED LAND SURVEYOR GA. NO. 2113

DATE

12-13-24

OWNER:

SOUTHERN STATES PLANTATION, LLC
225 TIMBERLINE RD.
STATESBORO, GA. 30461
PHONE: (912) 784-9955

SURVEYOR:

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 784-2002