Participant ID: 9132045680

BK: 29 PG: 960-960
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10-17-2024 12:12 PM
DOC# P2024-000209

Jason E. Bragg

JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	81.21'	S36°12'47"W
L2	11.41'	S68°41'00"W
L3	119.22'	S53°24'42"W
L4	44.04'	N60°03'56"E
L5	48.76'	S39°46'43"W
L6	39.28'	N87°54'11"W
L7	44.22'	N77°33'56"W
L8	33.72'	S67°03'40"W
L9	34.86'	S78°46'06"W
L10	27.13'	S5°38'21"W
L11	29.85'	S22°53'24"W
L12	42.83'	S7°33'02"W
L13	14.41'	S86°39'32"W
L14	28.77'	S39°46'26"W
L15	47.46'	S38°57'00"W
L16	48.18'	S61°35'05"W
L17	12.99'	N54°28'26"W
L18	10.62'	N35°31'34"E
L19	60.00'	N54°28'26"W
L20	60.00'	N54°28'26"W
L21	5.28'	N54°28'26"W
L22	31.22'	N45°28'52"E
L23	40.30'	N44°51'34"E
L24	29.31'	N41°32'29"E
L25	51.26'	N41°46'42"E
L26	21.75'	S53°04'26"W
L27	19.80'	S41°23'53"W
L28	40.46'	S44°56'35"W
L29	28.69'	S45°02'13"W
L30	20.16'	S34°32'16"W
L31	41.91'	S53°03'41"E
L32	21.82'	S50°54'48"E
L33	70.04'	S47°49'00"E

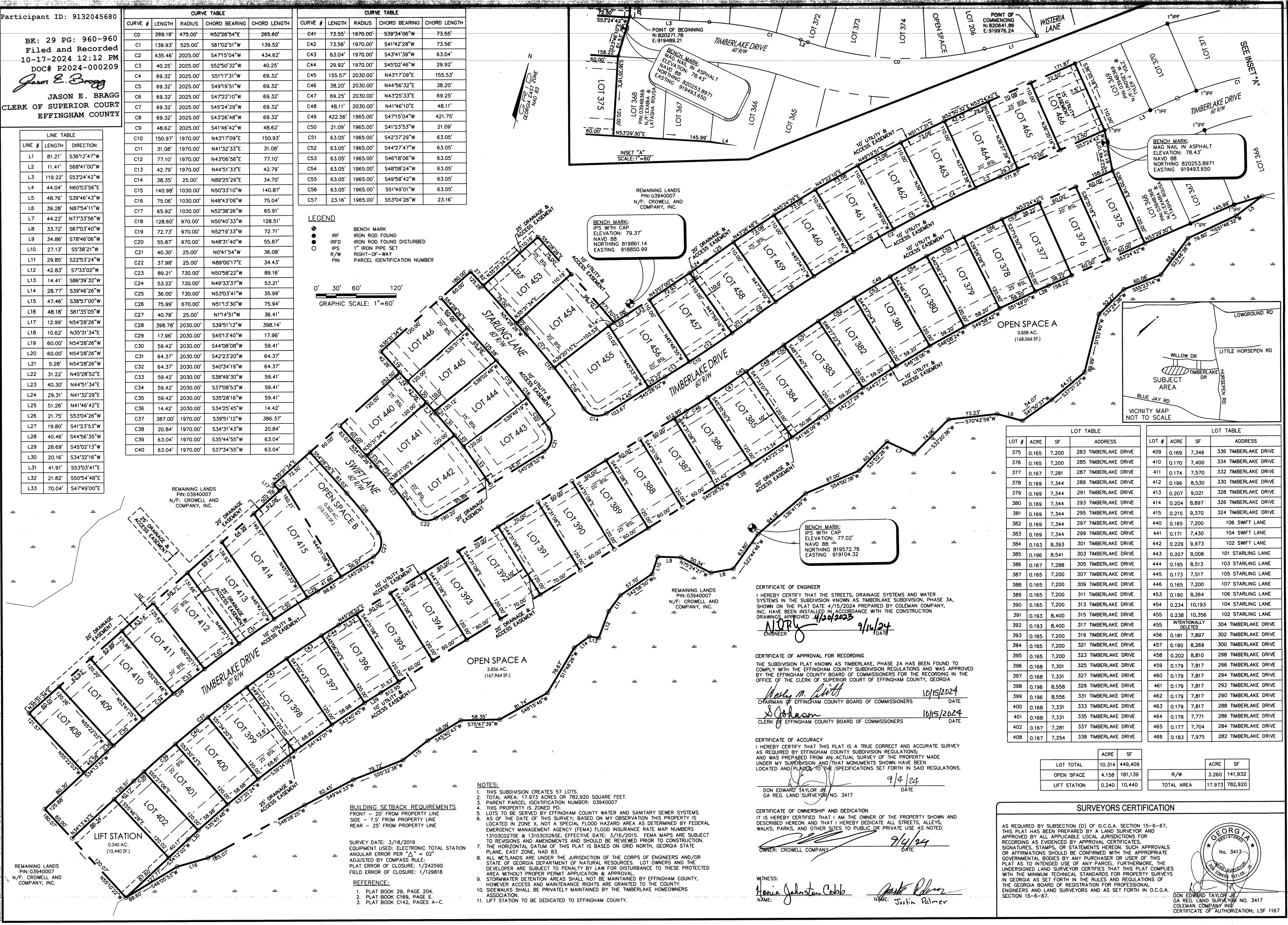
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C0	269.19'	475.00'	N52°26'54"E	265.60'
C1	139.93'	525.00'	S61°02'51"W	139.52'
C2	435.46'	2025.00'	S47°15'04"W	434.62'
C3	40.25'	2025.00'	S52°50'32"W	40.25'
C4	69.32'	2025.00'	S51°17'31"W	69.32'
C5	69.32'	2025.00'	S49°19'51"W	69.32'
C6	69.32'	2025.00'	S47°22'10"W	69.32'
C7	69.32'	2025.00'	S45°24'29"W	69.32'
C8	69.32'	2025.00'	S43°26'48"W	69.32'
C9	48.62'	2025.00'	S41°46'42"W	48.62'
C10	150.97'	1970.00'	N43°17'09"E	150.93'
C11	31.08'	1970.00'	N41°32'33"E	31.08'
C12	77.10'	1970.00'	N43°06'56"E	77.10'
C13	42.79'	1970.00'	N44°51'33"E	42.79'
C14	38.35'	25.00'	N89°25'29"E	34.70'
C15	140.98'	1030.00'	N50°33'10"W	140.87'
C16	75.06'	1030.00'	N48°43'09"W	75.04'
C17	65.92'	1030.00'	N52°38'26"W	65.91'
C18	128.60'	970.00'	N50°40'33"W	128.51'
C19	72.73'	970.00'	N52°19'33"W	72.71'
C20	55.87'	970.00'	N48°31'40"W	55.87'
C21	40.30'	25.00'	N0°41'54"W	36.08'
C22	37.98'	25.00'	N89°00'17"E	34.43'
C23	89.21'	730.00'	N50°58'22"W	89.16'
C24	53.22'	730.00'	N49°33'37"W	53.21'
C25	36.00'	730.00'	N53°03'41"W	35.99'
C26	75.99'	670.00'	N51°13'30"W	75.94'
C27	40.78'	25.00'	N1°14'51"W	36.41'
C28	398.78'	2030.00'	S39°51'12"W	398.14'
C29	17.96'	2030.00'	S45°13'40"W	17.96'
C30	59.42'	2030.00'	S44°08'08"W	59.41'
C31	64.37'	2030.00'	S42°23'20"W	64.37'
C32	64.37'	2030.00'	S40°34'19"W	64.37'
C33	59.42'	2030.00'	S38°49'30"W	59.41'
C34	59.42'	2030.00'	S37°08'53"W	59.41'
C35	59.42'	2030.00'	S35°28'16"W	59.41'
C36	14.42'	2030.00'	S34°25'45"W	14.42'
C37	387.00'	1970.00'	S39°51'12"W	386.37'
C38	20.84'	1970.00'	S34°31'43"W	20.84'
C39	63.04'	1970.00'	S35°44'55"W	63.04'
C40	63.04'	1970.00'	S37°34'55"W	63.04'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	73.55'	1970.00'	S39°34'06"W	73.55'
C42	73.56'	1970.00'	S41°42'28"W	73.56'
C43	63.04'	1970.00'	S43°41'39"W	63.04'
C44	29.92'	1970.00'	S45°02'46"W	29.92'
C45	155.57'	2030.00'	N43°17'09"E	155.53'
C46	38.20'	2030.00'	N44°56'32"E	38.20'
C47	69.25'	2030.00'	N43°25'33"E	69.25'
C48	48.11'	2030.00'	N41°46'10"E	48.11'
C49	422.56'	1965.00'	S47°15'04"W	421.75'
C50	21.09'	1965.00'	S41°23'53"W	21.09'
C51	63.05'	1965.00'	S42°37'29"W	63.05'
C52	63.05'	1965.00'	S44°27'47"W	63.05'
C53	63.05'	1965.00'	S46°18'06"W	63.05'
C54	63.05'	1965.00'	S48°08'24"W	63.05'
C55	63.05'	1965.00'	S49°58'42"W	63.05'
C56	63.05'	1965.00'	S51°49'01"W	63.05'
C57	23.16'	1965.00'	S53°04'26"W	23.16'

LEGEND

- BENCH MARK
- IRF — IRON ROD FOUND
- IRFD — IRON ROD FOUND DISTURBED
- IPS — 1" IRON PIPE SET
- R/W — RIGHT-OF-WAY
- PIN — PARCEL IDENTIFICATION NUMBER

0' 30' 60' 120'
GRAPHIC SCALE: 1"=60'



LOT TABLE			
LOT #	ACRE	SF	ADDRESS
375	0.165	7,200	283 TIMBERLAKE DRIVE
376	0.165	7,200	285 TIMBERLAKE DRIVE
377	0.167	7,281	287 TIMBERLAKE DRIVE
378	0.169	7,344	289 TIMBERLAKE DRIVE
379	0.169	7,344	291 TIMBERLAKE DRIVE
380	0.169	7,344	293 TIMBERLAKE DRIVE
381	0.169	7,344	295 TIMBERLAKE DRIVE
382	0.169	7,344	297 TIMBERLAKE DRIVE
383	0.169	7,344	299 TIMBERLAKE DRIVE
384	0.193	8,393	301 TIMBERLAKE DRIVE
385	0.196	8,541	303 TIMBERLAKE DRIVE
386	0.167	7,288	305 TIMBERLAKE DRIVE
387	0.165	7,200	307 TIMBERLAKE DRIVE
388	0.165	7,200	309 TIMBERLAKE DRIVE
389	0.165	7,200	311 TIMBERLAKE DRIVE
390	0.165	7,200	313 TIMBERLAKE DRIVE
391	0.193	8,400	315 TIMBERLAKE DRIVE
392	0.193	8,400	317 TIMBERLAKE DRIVE
393	0.165	7,200	319 TIMBERLAKE DRIVE
394	0.165	7,200	321 TIMBERLAKE DRIVE
395	0.165	7,200	323 TIMBERLAKE DRIVE
396	0.168	7,301	325 TIMBERLAKE DRIVE
397	0.168	7,331	327 TIMBERLAKE DRIVE
398	0.196	8,558	329 TIMBERLAKE DRIVE
399	0.196	8,556	331 TIMBERLAKE DRIVE
400	0.168	7,331	333 TIMBERLAKE DRIVE
401	0.168	7,331	335 TIMBERLAKE DRIVE
402	0.167	7,281	337 TIMBERLAKE DRIVE
408	0.167	7,254	338 TIMBERLAKE DRIVE

LOT TABLE			
LOT #	ACRE	SF	ADDRESS
409	0.169	7,346	336 TIMBERLAKE DRIVE
410	0.170	7,400	334 TIMBERLAKE DRIVE
411	0.174	7,570	332 TIMBERLAKE DRIVE
412	0.196	8,530	330 TIMBERLAKE DRIVE
413	0.207	9,021	328 TIMBERLAKE DRIVE
414	0.204	8,897	326 TIMBERLAKE DRIVE
415	0.215	9,370	324 TIMBERLAKE DRIVE
440	0.165	7,200	106 SWIFT LANE
441	0.171	7,430	104 SWIFT LANE
442	0.229	9,973	102 SWIFT LANE
443	0.207	9,008	101 STARLING LANE
444	0.195	8,513	103 STARLING LANE
445	0.173	7,517	105 STARLING LANE
446	0.165	7,200	107 STARLING LANE
453	0.190	8,264	106 STARLING LANE
454	0.234	10,193	104 STARLING LANE
455	0.238	10,356	102 STARLING LANE
455	INTENTIONALLY DELETED		304 TIMBERLAKE DRIVE
456	0.181	7,897	302 TIMBERLAKE DRIVE
457	0.190	8,269	300 TIMBERLAKE DRIVE
458	0.202	8,810	298 TIMBERLAKE DRIVE
459	0.179	7,817	296 TIMBERLAKE DRIVE
460	0.179	7,817	294 TIMBERLAKE DRIVE
461	0.179	7,817	292 TIMBERLAKE DRIVE
462	0.179	7,817	290 TIMBERLAKE DRIVE
463	0.179	7,817	288 TIMBERLAKE DRIVE
464	0.178	7,771	286 TIMBERLAKE DRIVE
465	0.177	7,704	284 TIMBERLAKE DRIVE
466	0.183	7,975	282 TIMBERLAKE DRIVE

	ACRE	SF
LOT TOTAL	10.314	449,409
OPEN SPACE	4.158	181,139
LIFT STATION	0.240	10,440

	ACRE	SF
R/W	3.260	141,932
TOTAL AREA	17.973	782,920

BUILDING SETBACK REQUIREMENTS
FRONT – 20' FROM PROPERTY LINE
SIDE – 7.5' FROM PROPERTY LINE
REAR – 25' FROM PROPERTY LINE

SURVEY DATE: 3/18/2019
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/242590
FIELD ERROR OF CLOSURE: 1/129818

REFERENCE:
1. PLAT BOOK 29, PAGE 204.
2. PLAT BOOK C169, PAGE E.
3. PLAT BOOK C142, PAGES A–C.

NOTES:
1. THIS SUBDIVISION CREATES 57 LOTS.
2. TOTAL AREA: 17.973 ACRES OR 782,920 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBER: 03940007
4. THIS PROPERTY IS ZONED PD.
5. LOTS TO BE SERVED BY EFFINGHAM COUNTY WATER AND SANITARY SEWER SYSTEMS.
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 13103C0270E & 13103C0265E, EFFECTIVE DATE: 3/16/2015. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
8. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
9. STORMWATER DETENTION AREAS SHALL NOT BE MAINTAINED BY EFFINGHAM COUNTY, HOWEVER ACCESS AND MAINTENANCE RIGHTS ARE GRANTED TO THE COUNTY.
10. SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE TIMBERLAKE HOMEOWNERS ASSOCIATION.
11. LIFT STATION TO BE DEDICATED TO EFFINGHAM COUNTY.

CERTIFICATE OF ENGINEER
I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEMS AND WATER SYSTEMS IN THE SUBDIVISION KNOWN AS TIMBERLAKE SUBDIVISION, PHASE 3A, SHOWN ON THE PLAT DATE 4/15/2024 PREPARED BY COLEMAN COMPANY, INC. HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS APPROVED 4/20/2023
ENGINEER — DATE 9/4/24

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS TIMBERLAKE, PHASE 2A HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR THE RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA
CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS — DATE 10/15/2024
CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS — DATE 10/15/2024

CERTIFICATE OF ACCURACY
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.
DON EDWARD TAYLOR JR. — DATE 9/4/24
GA REG. LAND SURVEYOR NO. 3417

CERTIFICATE OF OWNERSHIP AND DEDICATION
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.
OWNER: CROWELL COMPANY — DATE 9/4/24

WITNESS: Maria Johnston Cobb — NAME:
NAME: Justin Palmer

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.

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1490 Chatham Parkway Suite 100
Savannah, Georgia (912) 200-3041

A MAJOR SUBDIVISION OF TIMBERLAKE, PHASE 3A
10TH G.M. DISTRICT,
EFFINGHAM COUNTY, GEORGIA
PREPARED FOR: CROWELL COMPANY

JOB NUMBER:	21-985
DATE:	04/16/2024
DRAWN BY:	DET
CHECKED BY:	JBT
SCALE:	1" = 60'

MAJOR SUBDIVISION

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 9/4/2024 5:36 AM BY: Don Taylor DRAWING PATH: G:\2021\21-985.000\DWG\Survey\21-985 Timberlake Ph 3A -rev2024.04.15.dwg