

**CERTIFICATE BY PLANNING COMMISSION**

The subdivision known as Griffin Park Subdivision Phase 1B, has been found to comply with the City of Hinesville subdivision Regulations

Date \_\_\_\_\_ Chairman: \_\_\_\_\_  
 Printed Name \_\_\_\_\_

Date \_\_\_\_\_ Secretary: \_\_\_\_\_  
 Printed Name \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CITY OF HINESVILLE**

I certify that the City of Hinesville approved the final plat of the subdivision/development entitled Griffin Park Subdivision Phase 1B on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Date \_\_\_\_\_ City Clerk \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION, CORPORATION**

It is hereby certified that Dryden Enterprises, a corporation duly organized and existing under the laws of the State of Georgia, by (principles authorized to sign the certificate) is the owner of the property shown and described thereon, and that all streets, alleys, walks, parks, and other sites shown hereon, are dedicated to public or private use as noted.

Date \_\_\_\_\_ Owner: Dryden Enterprises  
 101 West Court St.  
 Hinesville, Ga. 31313

**CERTIFICATE OF ACCURACY**

It is hereby certified that this plat is a true, correct and accurate survey as required by the City of Hinesville Subdivision Regulation; 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.

Paul C. Simonton, Registered C.E. No.11009 Date \_\_\_\_\_

Joe P. Davis, Registered GA Surveyor No.1936 Date \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF THE INSTALLATION AND CONSTRUCTION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS**

I do hereby certify (1) that streets, utilities, and other required improvements have been installed in an acceptable manner and according to City specifications and standards in the subdivision/development entitled Griffin Park Subdivision Phase 1B S/D, or (2) that a guarantee of the installations of the required improvements in an amount of \$ \_\_\_\_\_ or manner satisfactory to the City has been received.

Date \_\_\_\_\_ City Engineer, Designee \_\_\_\_\_

CLOSURE PRECISION OF FIELD DATA IS ONE FOOT IN \_\_\_\_\_ FEET, WITH AN ANGULAR PRECISION OF \_\_\_\_\_ PER POINT.

TRAVERSE ADJUSTED USING LEAST SQUARES METHOD.

PLAT IS CALCULATED TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS, AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

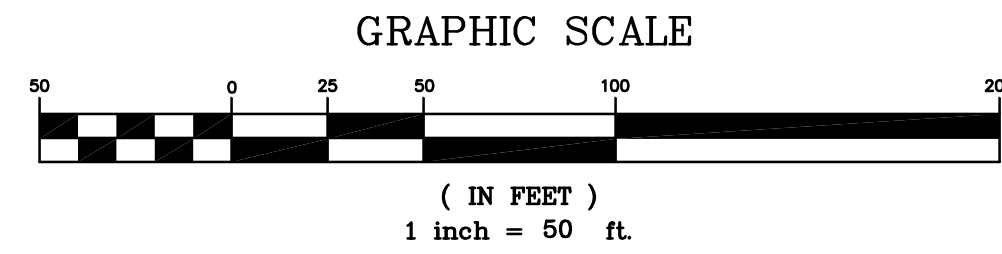
EQUIPMENT: 6" TOPCON TOTAL STATION & HP COMPUTER.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS

DESCRIPTION OF MARKERS  
 ☐ CONCRETE MONUMENT  
 © IRON PIN

**SETBACK NOTE:**  
 SETBACK: ALL BUILDING/PLOT PLANS MUST SHOW ADJACENT HOUSE AND DISTANCE TO PROPOSED SET BACK.  
 FRONT YARD = 20'  
 REAR YARD = 15'  
 MIN SIDE SETBACK = 5' FROM PROPERTY LINE  
 MIN DISTANCE BETWEEN SIDE SETBACK = 15'  
 MIN LOT WIDTH = 70'  
 MIN LOT DEPTH = 100'

- NOTES:**
- ZONING = PUD
  - TOTAL LOTS THIS PHASE = 26
  - MIN. LOT SIZE: 7,000 S.F.
  - PHASE 1B DENSITY= 4.33 UNITS/ACRE
  - PARCEL 006 MAP C-10
  - A 10' TREE EASEMENT RESERVED ADJACENT TO ROAD RIGHTS-OF-WAY AS PER CITY OF HINESVILLE SUBDIVISION REGULATIONS.
  - SETBACKS: SEE SETBACK NOTE
  - BOUNDARY SURVEY SUPPLIED BY JOE P. DAVIS REGISTERED LAND SURVEYOR NO. 1436.
  - THIS PARCEL IS IN A ZONE "X" ACCORDING TO THE LIBERTY COUNTY FLOOD MAP COMMUNITY-PANEL NUMBER 13179C 0210D, DATED SEPTEMBER 26, 2008.
  - ALL STREETS ARE PUBLIC IN NATURE.
  - SEWAGE DISPOSAL SYSTEM: CITY OF HINESVILLE WATER DISTRIBUTION SYSTEM: CITY OF HINESVILLE



DRAWING COMPLETED BY: MARCUS SACK

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF JOE P. DAVIS & ASSOCIATES. IT MAY NOT BE COPIED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JOE P. DAVIS & ASSOCIATES. THE INFORMATION CONTAINED HEREIN IS INTENDED FOR THE NAMED CLIENT ONLY. IN THE EVENT OF AN ELECTRONIC VERSION, JOE P. DAVIS & ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION STATED FROM THIS DRAWING. IN THE EVENT OF A DISPUTE, HARD COPIES WILL TAKE PRECEDENCE OVER ANY ELECTRONIC MEDIA.  
 -JOE P. DAVIS & ASSOCIATES-

**JOE DAVIS & ASSOCIATES**  
 POST OFFICE BOX 126  
 GLENNVILLE, GEORGIA 30427  
 912-654-3055

**GRIFFIN PARK SUBDIVISION PHASE 1B**  
 FOR  
**DRYDEN ENTERPRISES**  
 CITY OF HINESVILLE  
 1756th G.M.D. LIBERTY COUNTY, GA

**FINAL PLAT**  
 DATE: SEPTEMBER 9, 2010  
 FILE NO: 2004-68.1 FINAL PHIB  
 SHEET: 1