



CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312
Telephone – 912.772.3353 • Fax – 912.772.3152
www.cityofguyton.com
Working Together to Make a Difference

Mayor
Andy Harville
City Manager
Bill Lindsey
City Clerk
Moses Walker

FINAL PLAT SUBMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____

Date Reviewed: _____ Reviewed By: _____

Name of Subdivision Alexander Farms - Phase 1

Name of Applicant/Agent Haydon Rollins Phone (912) 354-0838

Company Name Horizon Home Builders

Full Address 37 W Fairmont Ave Ste 202, Savannah, GA 31406

Owner of Record* F2S Development Company, LLC Phone (912) 354-0838

Full Address 37 W Fairmont Ave Ste 202, Savannah, GA 31406

Engineer* C.J. Chance - Hussey Gay Bell Phone (912) 354-4626

Full Address 329 Commercial Drive, Savannah, GA 31406

Surveyor* Nathan Brown - Hussey Gay Bell Phone (912) 354-4626

Full Address 329 Commercial Drive, Savannah, GA 31406

*Information may be left blank if it is the same as indicated on the sketch plan submittal form

Total Acreage Subdivided 91.72 Zoning R-1 Number of Lots 42

Date of Sketch Plan Approval 11/12/2024 Date of Preliminary Plant Approval 11/12/2025

Map #/Parcel # to be Subdivided G0280003 List all contiguous holdings in the same ownership

Map #/Parcel # N/A

Water Supply City of Guyton

Sewer Supply Private Individual Septic Systems

Have any changes been made since this Subdivision was last before the City Council? None

If so, please describe: _____

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 7 day of January, 2026

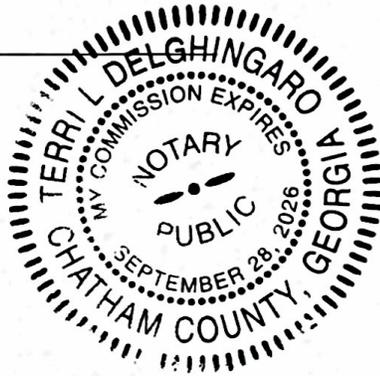
Heath Kello

Applicant

[Signature]

Owner

L. Delghingaro
Notary



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

NOTES:
 1. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL ISSUES.
 2. THE COORDINATES AND BEARINGS, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE NAD'83.
 3. PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PIN UNLESS OTHERWISE NOTED.
 4. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY PERFORMING REPETITIVE RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING AN EPOS 207L DUAL FREQUENCY GPS RECEIVER AND BASE USING THE EPOS ONSE NETWORK OVER VERIZON CELLULAR SERVICE. THE POSITIONAL ACCURACY OF THE REPETITIVE OBSERVATION AVERAGES IS LESS THAN 0.07 FOOT HORIZONTALLY AND LESS THAN 0.07 FOOT VERTICALLY. ALL GROUND MEASUREMENTS WERE OBTAINED UTILIZING A TRIMBLE S5 ROBOTIC TOTAL STATION.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
 6. IN MY OPINION, IN ACCORDANCE WITH THE F.I.R.M. MAPS NO. 131030202352, DATED MAR 26, 2015, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.
 7. THE CERTIFICATION, AS SHOWN HEREON, IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 8. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY TITLE EXAMINATION.
 9. CURRENT OWNERS: F2S LAND DEVELOPMENT LLC
 10. PARENT PINS ARE SHOWN HEREON, G0280003
 11. SIDEWALKS SHALL BE PUBLICLY MAINTAINED BY THE CITY OF GUYTON.

LEGEND
 ■ CMF = CONCRETE MONUMENT FOUND
 ○ IPS = IRON PIN SET
 ● IPF = IRON PIN FOUND

WETLANDS

IT IS HEREBY CERTIFIED THAT A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA BY, F2S LAND DEVELOPMENT, LLC, 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.

WITNESS

OWNER

THE SUBDIVISION PLAT KNOWN AS ALEXANDER FARMS PHASE 1 HAS BEEN FOUND TO COMPLY WITH THE CITY OF GUYTON SUBDIVISION REGULATIONS AND WAS APPROVED BY THE CLERK OF THE CITY OF GUYTON FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA

DATE

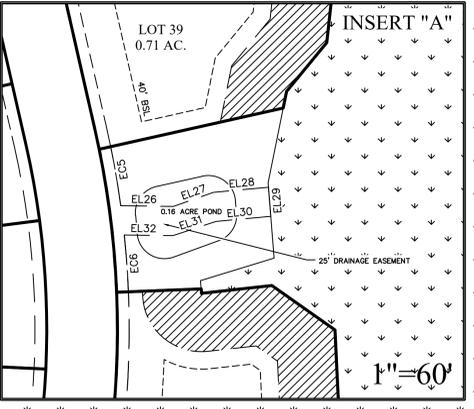
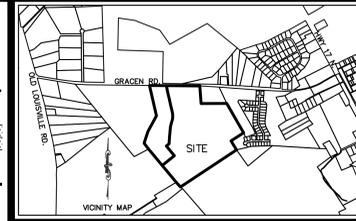
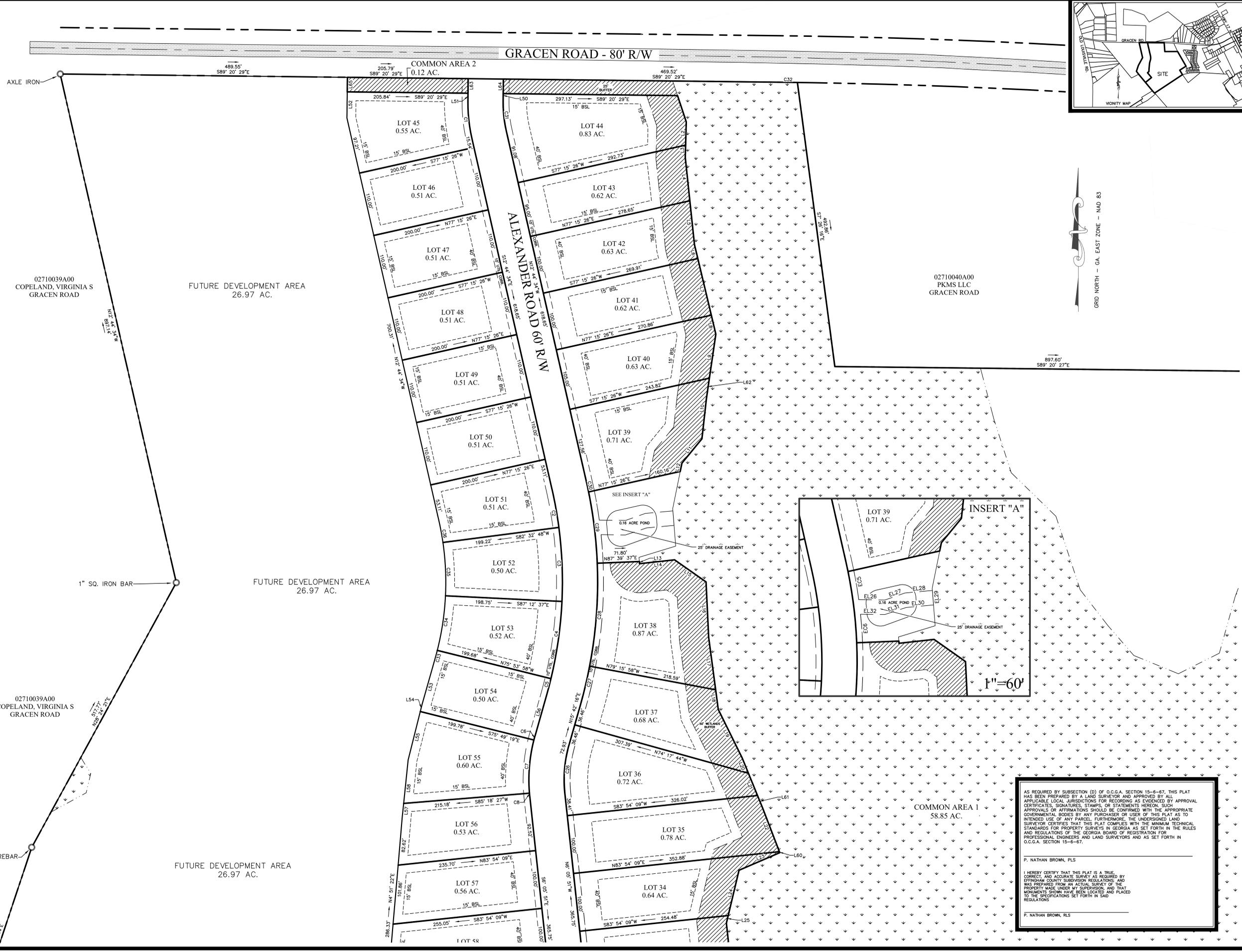
MAYOR CITY OF GUYTON

CLERK OF THE CITY OF GUYTON

BASED UPON THE REPRESENTATIONS OF THE ENGINEER WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER FINDS THAT THIS PLAN COMPLIES WITH "OSMS" REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOM WITH BASIC APPEARANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY TITLE DATE

ALEXANDER FARMS BUILDING SET BACK MEASUREMENTS - R-1
 FRONT 40'
 SIDE 15'
 REAR 15'
 *IN THE CASE OF A LOT HAVING ROAD FRONTAGE ON TWO SIDES
 40' ON FRONT R/W
 40' ON SIDE R/W



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.

P. NATHAN BROWN, PLS

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.

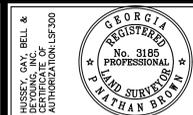
P. NATHAN BROWN, PLS

ALEXANDER FARMS PHASE 1
SUBDIVISION PLAT
 LANDS OF F2S LAND DEVELOPMENT LLC, IN THE 10TH G.M.DISTRICT, CITY OF GUYTON, EFFINGHAM COUNTY, GA
 PREPARED FOR: F2S LAND DEVELOPMENT LLC

FIELD DATE: MARCH 2024
 PLAT DATE: JAN 6, 2026
 SCALE: 1" = 60'

ERROR OF CLOSURE: PLAT = 1/487,210
 NUMBER OF LOTS: 42
 AREA: 91.71

HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

NOTES: 1. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL ISSUES. 2. THE COORDINATES AND BEARING, AS SHOWN HEREON, ARE IN ACCORDANCE WITH THE GEORGIA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE NAD83. 3. PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PIN UNLESS OTHERWISE NOTED. 4. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY PERFORMING REPEITIVE RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING AN EPOCHS 2011 DUAL FREQUENCY GPS RECEIVER AND BASE USING THE EPOCHS GNSS NETWORK OVER HORIZON CELLULAR SERVICE. THE POSITIONAL ACCURACY OF THE REPEITIVE OBSERVATION AVERAGES IS LESS THAN 0.07 FOOT HORIZONTALLY AND LESS THAN 0.07 FOOT VERTICALLY. ALL GROUND MEASUREMENTS WERE OBTAINED UTILIZING A TRIMBLE S5 ROBOTIC TOTAL STATION. 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. 6. IN MY OPINION, IN ACCORDANCE WITH THE F.L.R.M. MAPS NO. 131030235E, DATED MAR 26, 2015, THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN. 7. THE CERTIFICATION, AS SHOWN HEREON, IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. 8. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED BY TITLE EXAMINATION. 9. CURRENT OWNERS: F25 LAND DEVELOPMENT LLC 10. PARENT PINS ARE SHOWN HEREON. G0280003 11. SIDEWALKS SHALL BE PUBLICLY MAINTAINED BY THE CITY OF GUYTON.

LEGEND: CMF = CONCRETE MONUMENT FOUND, IPS = IRON PIN SET, IPF = IRON PIN FOUND. WETLANDS: 1/4" = 60'

IT IS HEREBY CERTIFIED THAT A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA BY F25 LAND DEVELOPMENT, LLC, 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.

WITNESS

OWNER

THE SUBDIVISION PLAT KNOWN AS ALEXANDER FARMS PHASE 1 HAS BEEN FOUND TO COMPLY WITH THE CITY OF GUYTON SUBDIVISION REGULATIONS AND WAS APPROVED BY THE CLERK OF THE CITY OF GUYTON FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA

DATE

MAYOR CITY OF GUYTON

CLERK OF THE CITY OF GUYTON

BASED UPON THE REPRESENTATIONS OF THE ENGINEER WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER FINDS THAT THIS PLAN COMPLIES WITH "OSMS" REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOM WITH BASIC APPLIANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY TITLE DATE

ALEXANDER FARMS BUILDING SET BACK MEASUREMENTS - R-L FRONT 40', SIDE 15', REAR 15'. *IN THE CASE OF A LOT HAVING ROAD FRONTAGE ON TWO SIDES 40' ON FRONT R/W, 40' ON SIDE R/W

FUTURE DEVELOPMENT AREA 26.97 AC.

FUTURE DEVELOPMENT AREA 26.97 AC.



02710025 MORRIS, JUDITH CECILE B 281 BRITTINGHAM ROAD

02710029 BRIAN WAYNE NUTTER AND CHERYL DENISE 434 BRITTINGHAM ROAD

Table with 6 columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Lists curve data for various lots.

Table with 6 columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD. Lists easement curve data.

WITNESSED 8"x10" POST

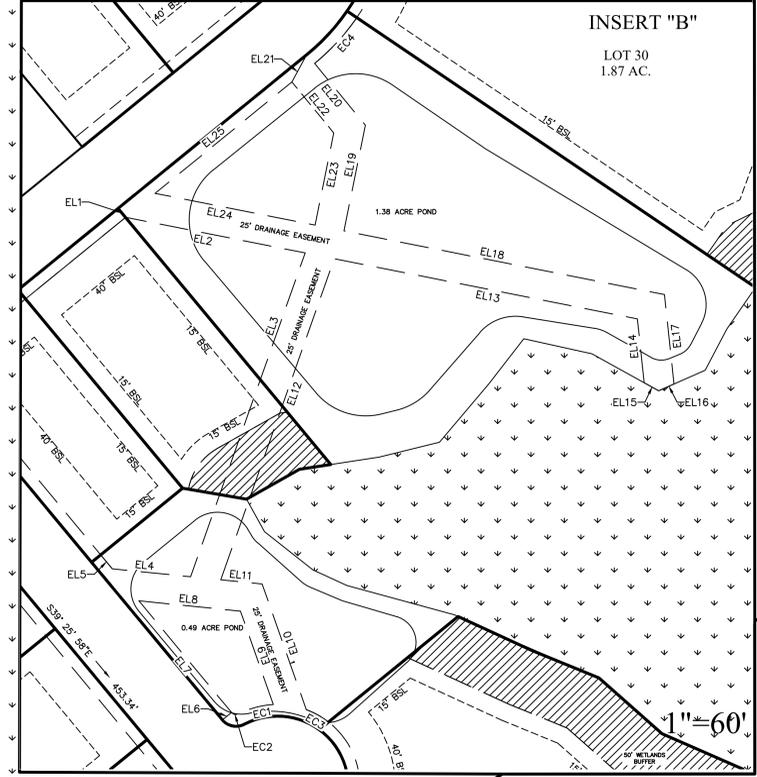
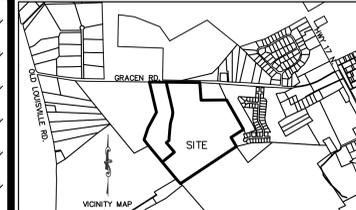
CHANGE PARCEL BOUNDARY FOR LOT 29 TO ALIGN WITH THE REAR OF LOT 28

MAKE THIS A PART OF THE COMMON AREA

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.

P. NATHAN BROWN, PLS

P. NATHAN BROWN, RLS



02940017 NEASE L. M. III ARCHER ROAD

EASEMENT LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Lists easement details for lots EL1 through EL32.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Lists line details for lots L1 through L33.

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH. Lists line details for lots L34 through L65.

ALEXANDER FARMS PHASE 1 SUBDIVISION PLAT LANDS OF F25 LAND DEVELOPMENT LLC, IN THE 10TH G.M.DISTRICT, CITY OF GUYTON, EFFINGHAM COUNTY, GA PREPARED FOR: F25 LAND DEVELOPMENT LLC

FIELD DATE: MARCH 2024 PLAT DATE: JAN 6, 2026 SCALE: 1" = 60'

ERROR OF CLOSURE: PLAT = 1/467,710 NUMBER OF LOTS: 42 AREA: 91.71



HUSSEY GAY BELL - Established 1958 - 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626