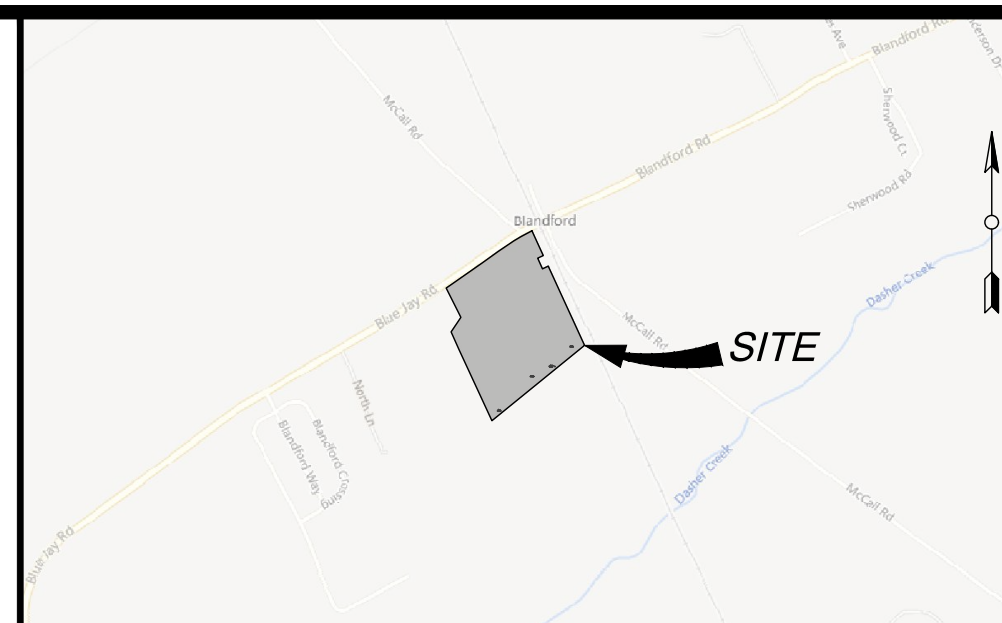


A MAJOR SUBDIVISION PLAT OF BLUEJAY COMMONS - PHASE I

9TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
01/04/2023
EMC PROJECT NO. 21-0002



LOCATION MAP
N.T.S.

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL Geodetic GNSS GPS Receiver (RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)) with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MIFI 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
5. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
6. Structures visible on the date of survey are shown hereon.
7. Locations are accurate only where dimensioned.
8. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13103C 0269E; Effective Date, March 16, 2015. The flood hazard lines as shown on this plat have been taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
9. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
10. The term "Certification" as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
11. This survey is valid only if print has the original signature of the surveyor.
12. The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
13. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
14. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
15. Wetland delineation and impact approved by the U.S. Army Corps of Engineers. File number: SAS-2021-00583
16. The boundary, as shown, was taken from a survey by EMC.
17. There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Common areas, detention pond, and sidewalks shall be privately maintained by the homeowner's association.

SURVEY DATA

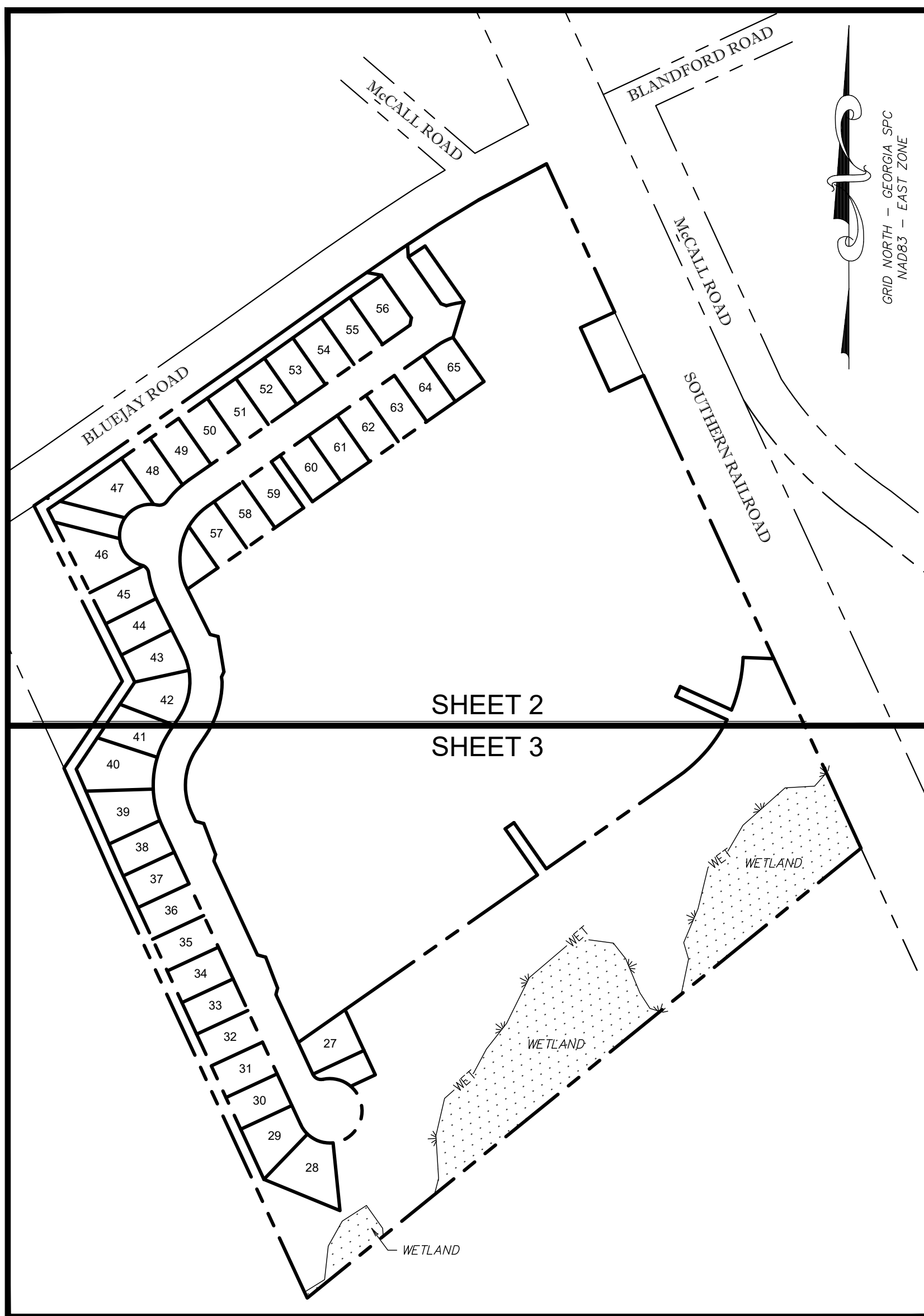
Total Area: 41.878 Acres (1,824,187 Square Feet)
Plat Closure: 1 in 926,304
Field Precision:
This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to locate property corners and improvements. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.
Adjusted by: No adjustment
Equipment used: Geomax Zoom90 Robotic Total Station
eGPS 20TL Geodetic GNSS GPS Receiver
on the eGPS Network
Field Work Completed on: October 2022

REFERENCES

PB 28, PG 44 PB C52, PG E2 PB D142, PG F1
PB D144, PG B2 DB 2109, PG 151 DB 2651, PG 159
DB 588, PG 397 PB J, PG 95

LEGEND

PROPERTY BOUNDARY	---	POINT OF COMMENCING	P.O.C.
ADJACENT PROPERTY LINE	---	POINT OF BEGINNING	P.O.B.
METES AND BOUNDS	N 47°45'54" E - 497.06'	PROPERTY ID NUMBER	PI#
TAG LABEL	L# or C#	NOW OR FORMERLY	N/F
5/8" IRON REBAR SET W/ CAP	● RBS	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	● 5/8" IRF	PLAT BOOK	P.B.
1/2" IRON REBAR FOUND	● 1/2" IRF	DEED BOOK	DB
CONCRETE MONUMENT FOUND	□ CMF	PAGE	PG
MEANDER POINT	○	NOT TO SCALE	N.T.S.
BUILDING SETBACK LINE	BSL	FINISHED FLOOR ELEVATION	F.F. EL.
		WETLAND	WETLAND



SITE OVERVIEW
1" = 200'

LINE#	DIRECTION	LENGTH
L1	N55° 59' 51"E	69.76
L2	S65° 19' 36"W	70.00
L3	N65° 19' 36"E	70.00
L4	N26° 34' 34"W	92.85
L5	S03° 15' 09"E	23.09
L6	N56° 44' 51"E	37.50
L7	N69° 57' 56"W	10.84
L8	N79° 30' 09"W	28.28
L9	N55° 25' 35"E	64.96
L10	N55° 03' 53"E	7.54
L11	S09° 59' 52"W	14.08
L12	N33° 55' 19"E	16.89
L13	N33° 55' 19"E	14.22
L14	N65° 06' 52"E	50.50
L15	S15° 03' 22"W	12.36
L16	S20° 57' 18"E	61.85
L17	N74° 56' 38"W	15.88
L18	N15° 03' 22"E	12.36
L19	S20° 57' 26"E	61.85
L20	N74° 56' 38"W	15.88
L21	N24° 53' 08"W	18.38
L22	N33° 55' 19"E	31.11
L23	N06° 54' 31"W	8.21
L24	N06° 54' 31"W	0.97
L25	N24° 02' 40"E	10.85
L26	S09° 19' 52"E	66.57
L27	S75° 47' 21"E	15.57
L28	N16° 57' 32"E	69.83
L29	N87° 40' 18"W	22.45
L30	N87° 40' 18"W	34.80
L31	S54° 59' 51"W	20.00
L32	N55° 59' 51"E	52.31
L33	N55° 59' 51"E	52.31

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S52° 38' 18"W	14.82	180.00	14.82
C2	S43° 25' 43"W	42.94	180.00	43.04
C3	S69° 33' 46"W	18.51	17.00	19.57
C4	N80° 54' 25"W	6.99	58.00	6.99
C5	S65° 01' 35"W	59.07	58.00	61.98
C6	S14° 14' 31"W	40.00	58.00	40.84
C7	S40° 01' 38"E	65.03	58.00	69.03
C8	S69° 37' 46"E	2.67	17.00	2.67
C9	S36° 38' 43"E	16.22	17.00	16.91
C10	S16° 07' 06"E	49.86	180.00	50.02
C11	S25° 19' 40"E	7.84	180.00	7.84
C12	S18° 19' 30"E	34.44	120.00	34.56
C13	S11° 55' 27"W	89.90	120.00	92.14
C14	S25° 21' 54"W	53.56	180.00	53.76
C15	S07° 15' 00"W	59.72	179.63	60.00
C16	S11° 49' 29"E	59.68	179.69	59.96
C17	S04° 31' 05"W	176.75	180.00	184.75
C18	S35° 31' 06"E	22.14	60.00	22.27
C19	S70° 58' 46"E	50.39	60.00	52.00
C20	S17° 17' 19"W	110.38	60.00	140.12
C21	N75° 52' 22"W	53.09	60.00	54.99
C22	N63° 30' 29"W	21.22	17.00	22.92
C23	N04° 31' 05"E	117.83	120.00	123.17
C24	N17° 06' 10"E	104.17	180.00	105.68
C25	N01° 56' 37"E	114.59	120.00	119.46
C26	N42° 43' 50"E	50.99	120.00	51.38
C27	N63° 00' 08"E	33.42	120.00	33.53
C28	S71° 40' 08"W	6.19	17.00	6.22
C29	S77° 46' 46"W	27.48	180.00	27.51
C30	S40° 47' 51"W	139.83	285.00	141.27
C31	S12° 27' 35"W	100.28	285.00	100.80
C32	S24° 35' 12"W	20.00	180.00	20.01

PROJECT DATA

OWNER/DEVELOPER: SIMCOE INVESTMENT GROUP, LLC
P.O. BOX 1247
RICHMOND HILL, GA 31324
CLAY PRICE
(912) 727-2920
24HR CONTACT: CLAY PRICE
TAX MAP & PARCEL NUMBER: 04320048
PARCEL AREA: 41.878 ACRES
ZONING CLASSIFICATION: R-6
PROPOSED LAND USE: RESIDENTIAL
NUMBER OF LOTS: 39
MINIMUM LOT SIZE: 6,600 SF
FRONT SETBACK: 15 FT
REAR SETBACK: 25 FT
SIDE SETBACK: 7.5 FT
SIDE SETBACK (STREET): 15 FT
WATER AND SEWER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.

LAND AREA	
39 RESIDENTIAL LOTS	6.654 ACRES
COMMON AREAS 1 - 4	10.864 ACRES
PUMP STATION	0.088 ACRES
RIGHT-OF-WAY	3.117 ACRES
FUTURE DEVELOPMENT	21.155 ACRES
TOTAL LAND AREA	41.878 ACRES
TOTAL WETLAND	3.344 ACRES
TOTAL UPLAND	38.534 ACRES

DEVELOPER / RESPONSIBLE PARTY

SIMCOE INVESTMENT GROUP, LLC
CLAY PRICE, MEMBER
P.O. BOX 1247
RICHMOND HILL, GA 31324
1-912-727-2920

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERK'S FILING INFORMATION

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.

JIMMY R. TOOLE
REGISTERED LAND SURVEYOR
No. 3119
REG. L. S. LIC. NO. 3119
01/04/2023
DATE

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION
IT IS HEREBY CERTIFIED THAT SIMCOE INVESTMENT GROUP, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT HE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

(CORPORATE SEAL REQUIRED)
SIMCOE INVESTMENT GROUP, LLC
CLAY PRICE, MANAGER
01/05/2023
DATE

Alec B. Metzger
WITNESS SIGNATURE
01/05/2023
DATE

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS BLUEJAY COMMONS PHASE I HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY GEORGIA.

CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS
DATE

WITNESS _____ DATE _____

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
P: (912) 232-9590
F: (912) 232-9590
savannah@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

A MAJOR SUBDIVISION PLAT OF
BLUEJAY COMMONS - PHASE I
9TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
SIMCOE INVESTMENT GROUP, LLC

PROJECT NO.: 21-0002
DRAWN BY: SMB
DESIGNED BY: EMC
SURVEYED BY: JEH
SURVEY DATE: OCTOBER 2022
CHECKED BY: JRT
SCALE: 1" = 200'
DATE: 01/04/2023

SHEET
1
OF 3

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION
 IT IS HEREBY CERTIFIED THAT SIMCOE INVESTMENT GROUP, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

(CORPORATE SEAL REQUIRED)

SIMCOE INVESTMENT GROUP, LLC
 PRINT CORPORATION NAME
 CLAY PRICE, MANAGER
 PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN
 01/05/2023
 DATE

ALEC METZGER 01/05/2023
 WITNESS NAME
 ALEC METZGER
 PRINTED NAME
 01/05/2023
 DATE

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS BLUEJAY COMMONS PHASE I, SHOWN ON THE PLAT DATED 10/12/2022 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED OCTOBER 2021.

ALEC METZGER
 DATE
 01/05/2023

CERTIFICATE OF APPROVAL FOR RECORDING
 THE SUBDIVISION PLAT KNOWN AS BLUEJAY COMMONS PHASE I HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY GEORGIA.

CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS
 DATE

WITNESS
 DATE

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.

J.R. Toole
 DATE
 01/04/2023

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
 27 Chatham Center South, Suite A
 Savannah, GA 31405
 P.O. Box 223333
 Savannah, GA 31423
 www.emc-eng.com

GRAPHIC SCALE: 1" = 50'

EMC ENGINEERING SERVICES, INC.
 27 Chatham Center South, Suite A
 Savannah, GA 31405
 P.O. Box 223333
 Savannah, GA 31423
 www.emc-eng.com

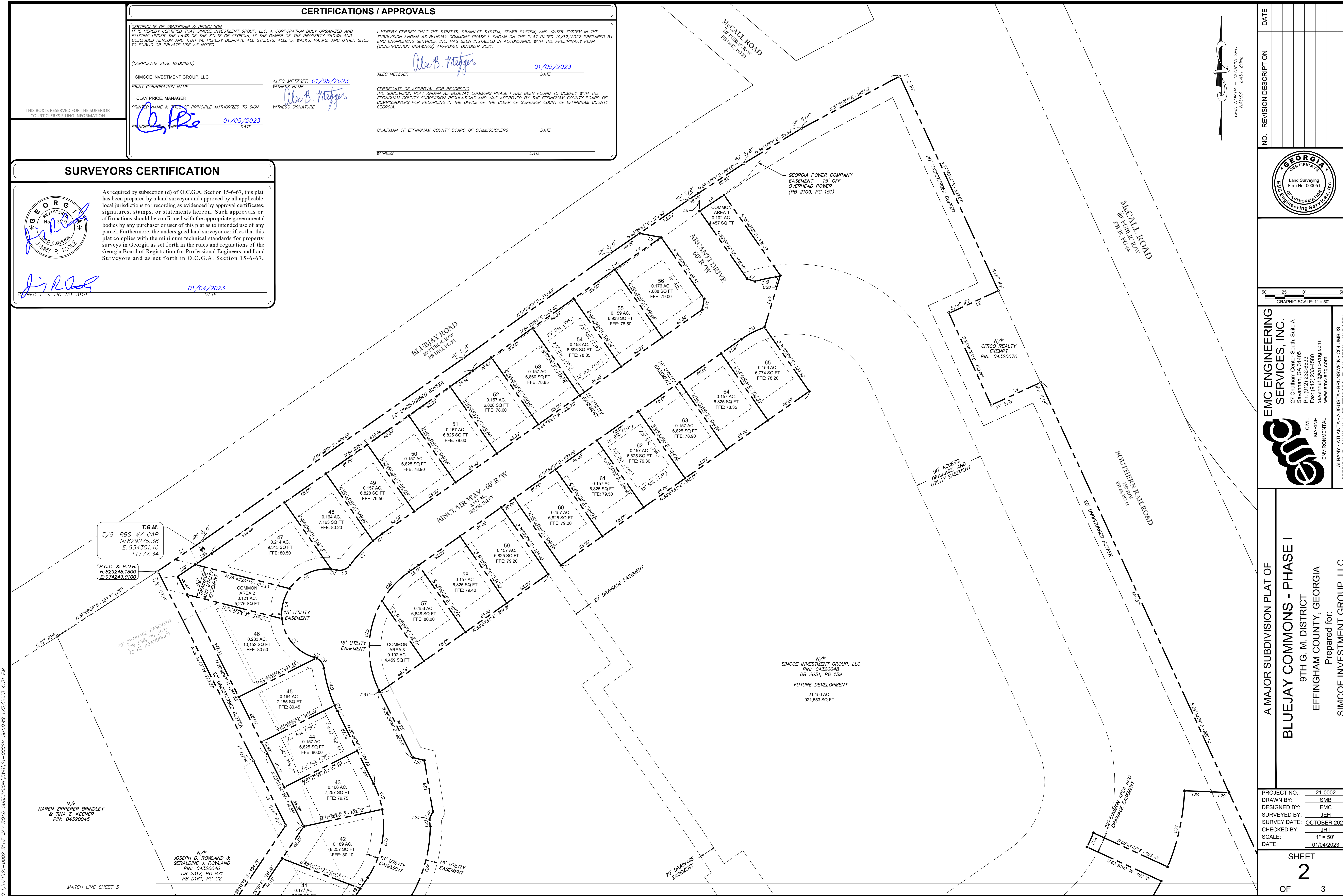


CIVIL
 MARINE
 ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

A MAJOR SUBDIVISION PLAT OF
BLUEJAY COMMONS - PHASE I
 9TH G. M. DISTRICT
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
SIMCOE INVESTMENT GROUP, LLC

PROJECT NO.: 21-0002
 DRAWN BY: SMB
 DESIGNED BY: EMC
 SURVEYED BY: JEH
 SURVEY DATE: OCTOBER 2022
 CHECKED BY: JRT
 SCALE: 1" = 50'
 DATE: 01/04/2023



G:\2021\21-0002 BLUE JAY ROAD SUBDIVISION\DWG\21-0002\21-0002\21-0002_1\5\2023 4:31 PM

MATCH LINE SHEET 3

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

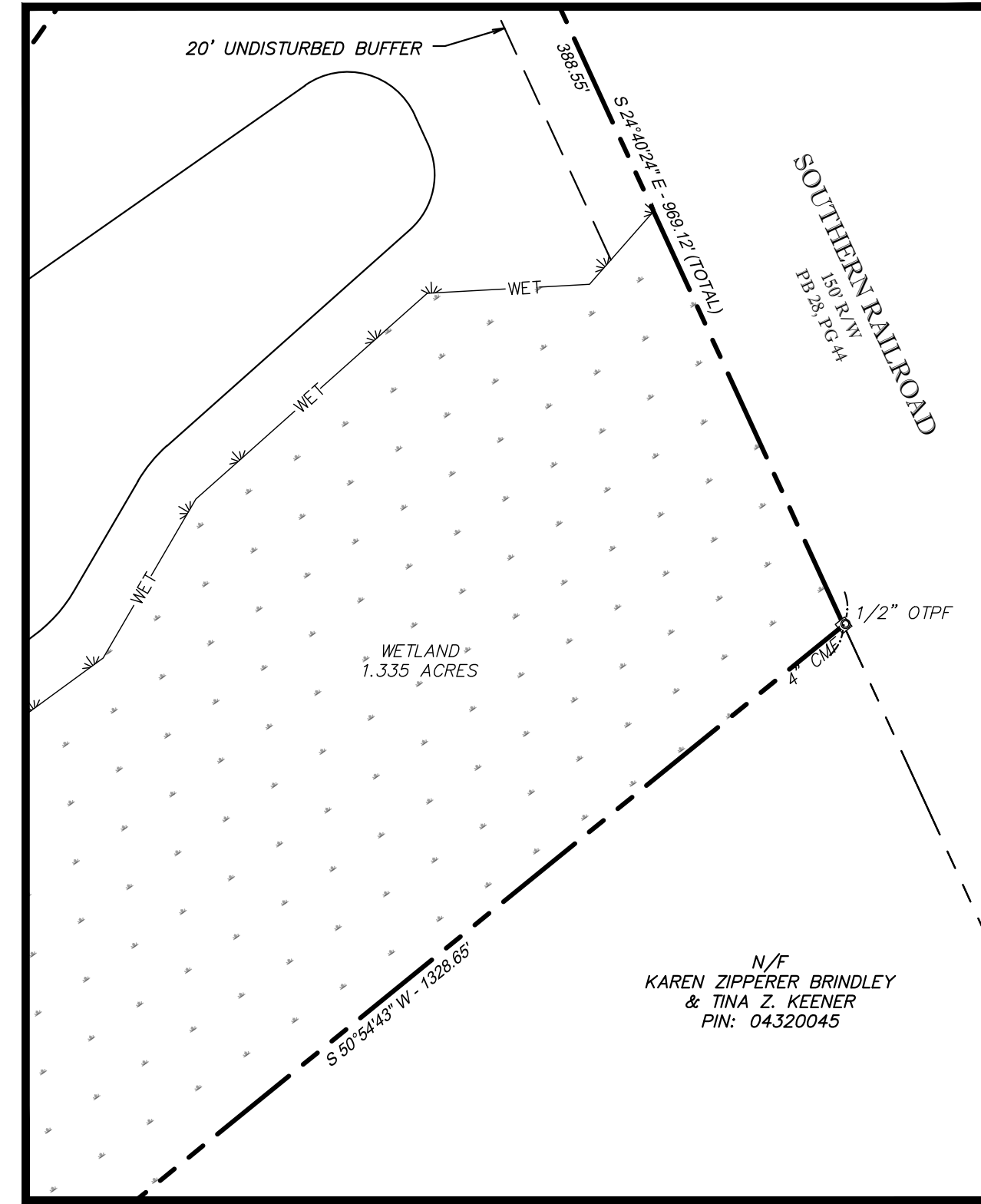
N/F JOSEPH D. ROWLAND & GERALDINE J. ROWLAND PIN: 04320046 DB 2317, PG 871 PB D161, PG C2

N/F SIMCOE INVESTMENT GROUP, LLC PIN: 04320048 DB 2651, PG 159 FUTURE DEVELOPMENT 21.156 AC. 921,553 SQ FT

N/F KAREN ZIPPERER BRINDLEY & TINA Z. KEENER PIN: 04320045

N/F KAREN ZIPPERER BRINDLEY & TINA Z. KEENER PIN: 04320045

04/10/2023 1:21:00 PM BLUE JAY ROAD SUBDIVISION (DWG) 21-00021_S01.DWG 1/5/2023 4:31 PM



INSET 1" = 50'

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.

Jimmy R. Toole
REG. L. S. LIC. NO. 3119
01/04/2023
DATE

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION
IT IS HEREBY CERTIFIED THAT SIMCOE INVESTMENT GROUP, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT HE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.
(CORPORATE SEAL REQUIRED)
SIMCOE INVESTMENT GROUP, LLC
PRINT CORPORATION NAME
CLAY PRICE, MANAGER
PRINT NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN
01/05/2023
DATE

ALEC METZGER
WITNESS NAME
ALEC METZGER
WITNESS SIGNATURE
01/05/2023
DATE

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS BLUEJAY COMMONS PHASE I, SHOWN ON THE PLAT DATED 10/12/2022 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED OCTOBER 2021.
ALEC METZGER
DATE 01/05/2023
CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS BLUEJAY COMMONS PHASE I HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY GEORGIA.
CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS
DATE
WITNESS
DATE

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Pin: (912) 233-5580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

A MAJOR SUBDIVISION PLAT OF
BLUEJAY COMMONS - PHASE I
9TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
SIMCOE INVESTMENT GROUP, LLC

PROJECT NO.: 21-0002
DRAWN BY: SMB
DESIGNED BY: EMC
SURVEYED BY: JEH
SURVEY DATE: OCTOBER 2022
CHECKED BY: JRT
SCALE: 1" = 50'
DATE: 01/04/2023