

Staff Report

Final Plat

Subject: Final Plat Approval (First District)
Author: Samantha Easton, Planner II
Department: Development Services
Meeting Date: November 5, 2024
Item Description: **Coleman Company** request **approval** of a **Final Plat** for “Covered Bridge Phase 4” Located on Hwy 17 S, zoned **R-1. [Map# 352 Parcel# 37]**

Summary Recommendation

Staff has reviewed the plat and inspected the roads and drainage infrastructure identified in the warranty deed and recommends Alternative 1.

Executive Summary/Background

- Contractors have built roads and drainage infrastructure for Phase 4 of Covered Bridge in order to sell the 86 lots in this R-1 subdivision located off Hwy 17 S.
- Water & Sewer service will be provided by Effingham County.
- The Roads and Stormwater will remain private.
- Development Services Staff reviewed the Final Plat and Final Plat Checklist. All documents are in order.
- GIS and E-911 has approved the proposed Road Names.
- The County Attorney has reviewed and approved the warranty deed, and infrastructure agreement and approves.
- Staff has been in communication with the applicant to receive the Maintenance Bond.

Alternatives

1. **Approve** the final plat and infrastructure agreement for Covered Bridge Phase 4 and accept the roads and drainage infrastructure identified in the warranty deed.

2. **Take no action**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

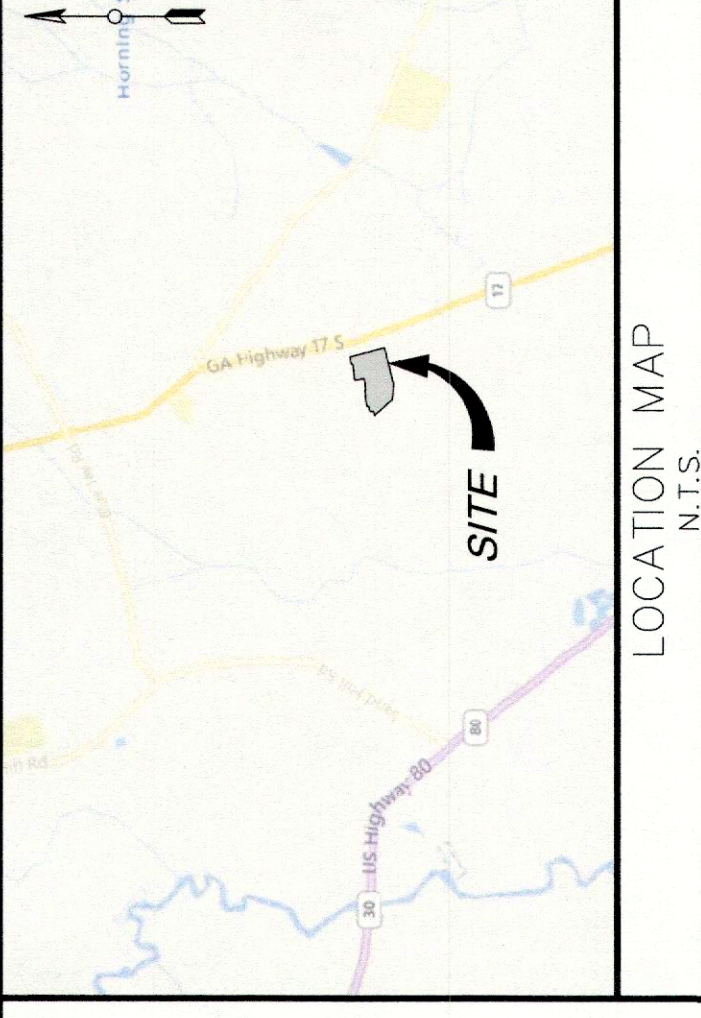
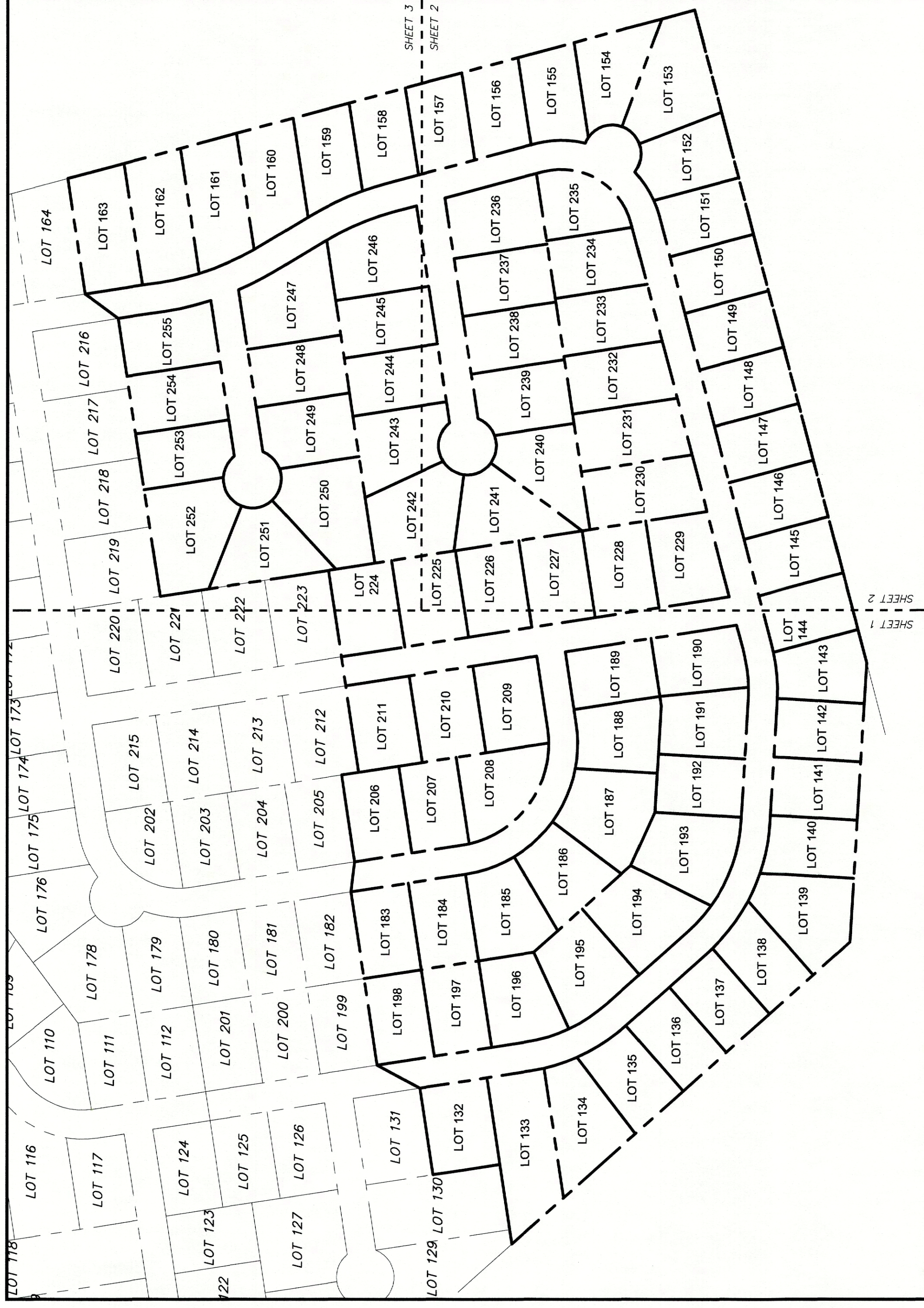
Attachments:

1. Final Plat for Covered Bridge 4
2. Final Plat Submittal Form & Checklist
3. Deed
4. Infrastructure Agreement
5. Maintenance Bond Recommendation

SUBDIVISION PLAT OF COVERED BRIDGE - PHASE IV

1559TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

08/23/2024
EMC PROJECT NO. 21-0048



SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems) theodolite and level. Theodolite and level were used to establish the 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 MFI 6620L from the eGPS Solutions Real Time Network. The technique used was RTK connected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc. All references shown hereon are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
- 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.
- Measurements were made accurately only where dimensioned.
- 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. 13103C0383E, 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.
- No easements, encroachments, or other interests in whole or in part without the written permission of EMC Engineering Services, Inc.
- 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 which is valid only if it has the original signature of the surveyor.
- 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.
- Measurements were made 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.
- The boundary, as shown, was taken from a survey by EMC.

SURVEY DATA

PHASE IV LAND AREA	
86 RESIDENTIAL LOTS	34,0664 ACRES
RIGHTS-OF-WAY	6,0510 ACRES
TOTAL PHASE IV LAND AREA	40,1174 ACRES

Total Area: 40,1174 Acres (1,483,872 Square Feet)
Plat Closure: 1 in 3,565,759

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 201T, Geodetic GNSS GPS Receiver on the eGPS Network

Field Work Completed on: March 2023

REFERENCES

DB 435, PG 410	DB 2006, PG 281	DB 2382, PG 44
DB 2764, PG 167	PB C60, B1	PB C62, PG C1
PB C62, PG D1	PB H, PG 154	

LEGEND

ADJACENT PROPERTY LINE	---
PROPERTY BOUNDARY	---
METES AND BOUNDS	---
TAG LABEL	N 47°45'54" E - 497'06"
5/8" IRON REBAR FOUND	○ 5/8" IRB
5/8" IRON REBAR SET W/ CAP	● IRB
CONCRETE MONUMENT FOUND	□ CMF
TEMPORARY BENCHMARK SET	▲ T.B.M.
FINISHED FLOOR ELEVATION	▽ E.L.
BUILDING SETBACK LINE	---
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
PROPERTY ID NUMBER	P/N
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
PLAT BOOK	PB
DEED BOOK	DB
PAGE	PG
NOT TO SCALE	N.T.S.

PROJECT DATA

OWNER/DEVELOPER:	BGN INVESTMENTS, LLC 1559TH G. M. DISTRICT CLAXTON, GA 30417
24HR CONTACT:	MARK GLISSON, AGENT (912) 657-7377
TAX MAP & PARCEL NUMBER:	40,1174 ACRES R-1
ZONING CLASSIFICATION:	RESIDENTIAL
PROPOSED LAND USE:	35,000 SF
NUMBER OF LOTS:	137
FRONT SETBACK:	25 FT
REAR SETBACK:	15 FT
SIDE SETBACK:	15 FT
WATER AND SEWER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.	

DEVELOPER / RESPONSIBLE PARTY
BGN INVESTMENTS, LLC
MARK GLISSON, AGENT
P.O. BOX 104
CLAXTON, GA 30417
(912) 657 - 7377

MAINTENANCE OF PRIVATE ROADS AND DRAINAGE SYSTEM

THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE SYSTEM LOCATED WITHIN THE SUBDIVISION PLAT KNOWN AS COVERED BRIDGE - PHASE IV HAS BEEN FOUND TO COMPLY WITH THE MAINTENANCE REQUIREMENTS OF THE PRIVATE ROAD ACT, O.C.G.A. § 43-15-2 (6) AND (11). THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS AND/OR DULY DESIGNATED HOME OWNER'S ASSOCIATION, AS THEIR INTERESTS MAY APPEAR.

THE MAINTENANCE AGREEMENT, CONSISTING OF COVENANTS RUNNING WITH THE LAND, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OTHER INTERESTS, HAS BEEN FILED WITH EFFINGHAM COUNTY, FOR LATE RECORDATION, THAT THE DEVELOPER, OWNERS, OR HOME OWNERS' ASSOCIATION, AS THEIR INTERESTS MAY APPEAR, SHALL OPERATE AND MAINTAIN ANY SUCH PRIVATE STREET OR ROAD. THE MAINTENANCE AND OPERATION OF THE PRIVATE DRAINAGE FEATURES SUCH AS CHANLS, DITCHES, AND SWALES SHALL REMAIN WITH SUCH LOT OWNERS.

EFFINGHAM COUNTY SHALL HAVE NO RESPONSIBILITY WITH REGARD TO THE MAINTENANCE OF THE ROADS OR DRAINAGE SYSTEM AND EASEMENTS.

CERTIFICATIONS / APPROVALS

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION PLAT KNOWN AS COVERED BRIDGE - PHASE IV HAS BEEN FOUND TO COMPLY WITH THE MAINTENANCE REQUIREMENTS OF THE PRIVATE ROAD ACT, O.C.G.A. § 43-15-2 (6) AND (11). THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS AND/OR DULY DESIGNATED HOME OWNER'S ASSOCIATION, AS THEIR INTERESTS MAY APPEAR.

DATE: 08-13-2024

WITNESS NAME: ALEC METZGER

WITNESS SIGNATURE: *Alec Metzger*

PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN: **Wilson H. Burns, Managing Member**

PRINCIPLE SIGNATURE: *Wilson H. Burns*

DATE: _____

CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

WITNESS: _____

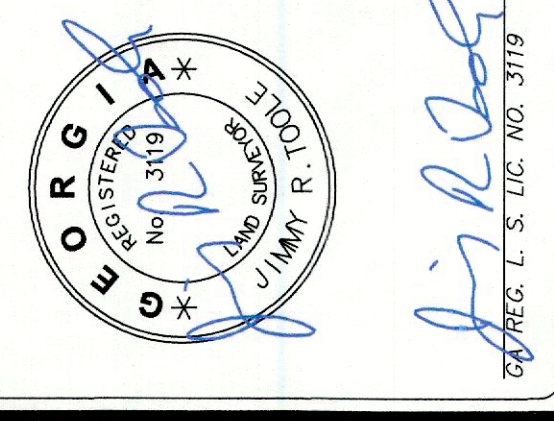
SURVEYORS CERTIFICATION

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 standards for property platting set forth in the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

DATE: 08/23/2024

DATE: _____

DATE: _____



NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING
27 Carthage Center South, Suite A
Marietta, GA 31405
PH: (770) 232-4533
FAX: (770) 232-4533
WWW.EMC-ENG.COM
EMC ENGINEERING
ENVIRONMENTAL
MARINE
CIVIL

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

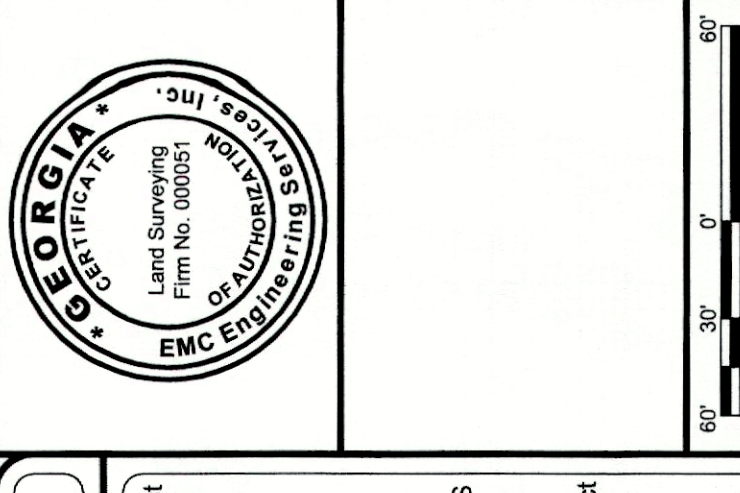
A MAJOR SUBDIVISION PLAT OF
1559TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
BGN INVESTMENTS, LLC

PROJECT NO.:	21-0048
DRAWN BY:	SMB
DESIGNED BY:	JEH
SURVEYED BY:	JRT
SURVEY DATE:	MARCH 2023
CHECKED BY:	
SCALE:	1" = 150'
DATE:	08/23/2024

CERTIFICATE OF APPROVAL FOR RECORDING

Approved for recording by the Effingham County Zoning Administrator.
Zoning Administrator _____
Date _____

NO.	REVISION DESCRIPTION	DATE

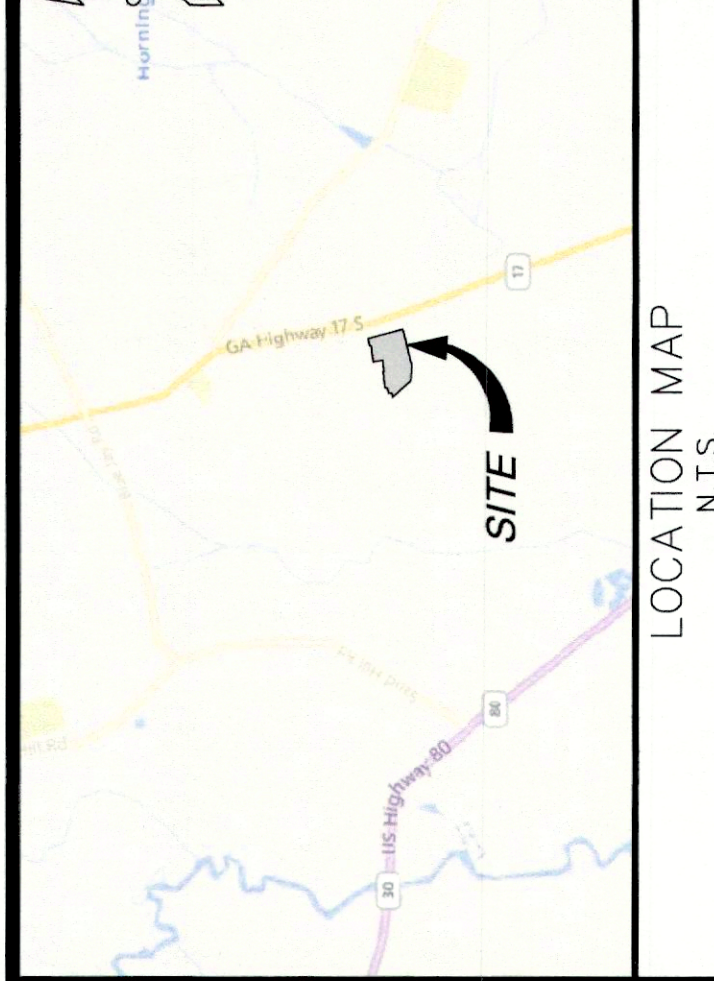


EMC ENGINEERING
 ENVIRONMENTAL MARINE CIVIL
 27 Crabtree Center South, Suite A
 Savannah, GA 31405
 Ph: (912) 232-6533
 Fax: (912) 232-4580
 www.emc-eng.com

A MAJOR SUBDIVISION PLAT OF
COVERED BRIDGE - PHASE IV
 1569TH G. M. DISTRICT
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
BGN INVESTMENTS, LLC

PROJECT NO.: 21-0048
 DRAWN BY: SMB
 DESIGNED BY: JEH
 SURVEYED BY: JEH
 SURVEY DATE: MARCH 2023
 CHECKED BY: JRT
 SCALE: 1" = 60'
 DATE: 08/23/2024

SHEET **2** OF 4



SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basic of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The GPS Receiver [RTK Accuracy (Horizontal: 8mm + 10mm RMS) (Vertical: 15mm + 10mm RMS)] with a Carlson RTK3 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. references shown herein are recorded in the Clerk of Superior Courts Office of Effingham County, Georgia.
- 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.
- There are encumbrances only whose dimensions are shown on this plat.
- This project is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 1310300353E; Effective Date: March 16, 2015. The flood hazard lines as shown on this plat have been taken digitally from the Flood Hazard Data from the National Flood Insurance Program (NFIP) provided by FEMA. The user of this plat should verify the flood hazard lines with FEMA or other reliable sources.
- This plat is prepared under the supervision of a Professional Engineer and is subject to the rules and regulations of the Board of Professional Engineers and Land Surveyors and the Georgia Board of Registration for Professional Engineers and Land Surveyors.
- Registration for Professional Engineers and Land Surveyors and the Georgia Board of Registration for Professional Engineers and Land Surveyors.
- Conflict exists between these two sets of specifications, the requirements of the State of Georgia Department of Natural Resources, Lot Owners and 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.
- The boundary, as shown, was taken from a survey by EMC.

SURVEY DATA

PHASE IV LAND AREA	40.1174 Acres (1,483,872 Square Feet)
PLAT CLOSURE:	1 in 3,565/59
Field Precision:	
86 RESIDENTIAL LOTS	34,068.4 ACRES
RIGHTS-OF-WAY	6,050 ACRES
TOTAL PHASE IV LAND AREA	40.1174 ACRES

Total Area: 40.1174 Acres (1,483,872 Square Feet)
 Plat Closure: 1 in 3,565/59
 Field Precision: 1 in 3,565/59

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 0.05 feet or less, horizontally at the 95% confidence level.

Adjusted by: No adjustment
 Geomax Zoom90 Robotic Total Station
 Geomax 20TL Geodetic GNSS GPS Receiver
 on the eGPS Network

Equipment used:
 March 2023

Field Work Completed on: March 2023

REFERENCES
 DB 435, PG 410
 DB 2382, PG 44
 DB 2764, PG 167
 PB 682, PG D1
 PB 682, PG D1
 PB 682, PG D1

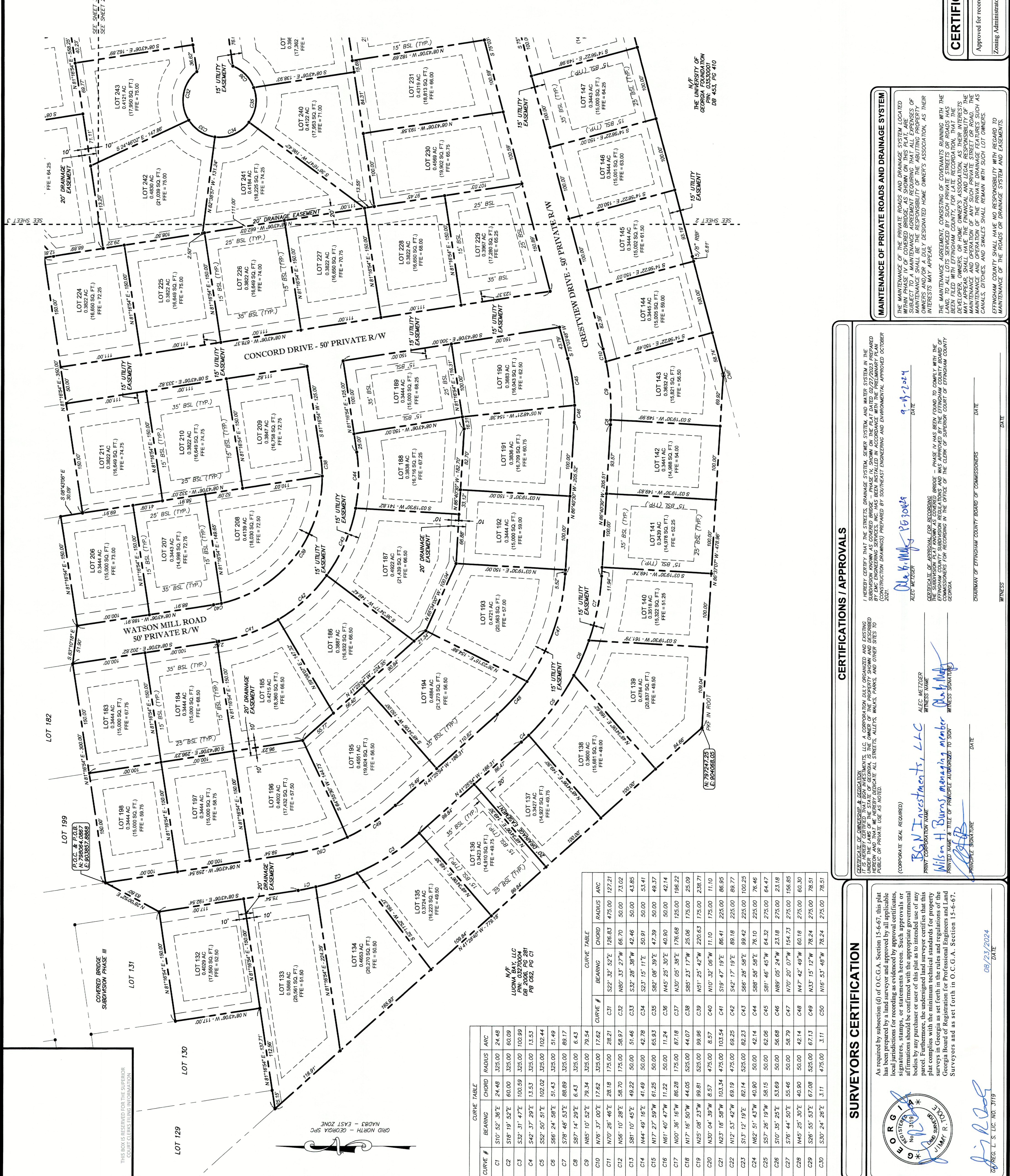
LEGEND

ADJACENT PROPERTY LINE
 PROPERTY BOUNDARY
 METES AND BOUNDS
 TAG LABEL
 5/8" IRON REBAR FOUND
 5/8" IRON REBAR SET W/ CAP
 CONCRETE MONUMENT FOUND
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CERTIFICATE OF APPROVAL FOR RECORDING

Approved for recording by the Effingham County Zoning Administrator.
 Zoning Administrator _____ Date _____



CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S10° 52' 36" E	24.46	325.00	24.46
C2	N70° 28' 46" E	60.00	325.00	60.00
C3	S32° 31' 47" E	100.59	325.00	100.99
C4	S42° 37' 29" E	13.53	325.00	13.53
C5	S27° 50' 51" E	102.02	325.00	102.44
C6	S86° 24' 58" E	51.43	325.00	51.49
C7	S78° 48' 53" E	88.89	325.00	89.17
C8	S87° 14' 29" E	6.43	325.00	6.43
C9	N65° 10' 52" E	79.34	325.00	79.54
C10	N76° 37' 00" E	17.62	325.00	17.62
C11	N70° 28' 46" E	28.19	175.00	28.21
C12	N65° 10' 52" E	58.70	175.00	58.97
C13	S81° 10' 45" E	49.22	50.00	51.46
C14	N44° 49' 16" E	41.49	50.00	42.78
C15	N17° 27' 59" W	61.25	50.00	65.93
C16	N61° 40' 47" W	11.22	50.00	11.24
C17	N00° 36' 16" W	86.28	175.00	87.18
C18	N17° 16' 50" W	44.05	525.00	44.07
C19	N25° 08' 23" W	99.81	525.00	99.96
C20	N30° 04' 39" W	8.57	475.00	8.57
C21	N23° 18' 58" W	103.34	475.00	103.54
C22	N13° 53' 42" W	65.19	475.00	69.25
C23	N12° 51' 19" E	82.14	525.00	82.23
C24	N62° 51' 43" W	40.90	50.00	42.14
C25	S37° 26' 19" W	55.15	50.00	62.06
C26	S10° 35' 25" E	53.69	50.00	56.68
C27	S76° 44' 50" E	55.46	50.00	58.79
C28	N45° 25' 30" E	40.90	50.00	42.14
C29	S26° 55' 53" E	67.08	525.00	67.13
C30	S30° 24' 26" E	3.11	475.00	3.11

MAINTENANCE OF PRIVATE ROADS AND DRAINAGE SYSTEM

THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE SYSTEM LOCATED UNDER THE PLAT OF COVERED BRIDGE - PHASE IV, SHOWN ON THIS PLAT DATED 02/27/2023 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN AND THE CONSTRUCTION DRAWINGS PREPARED BY SOUTHEAST ENGINEERING AND ENVIRONMENTAL APPROVED OCTOBER 2022.

THE MAINTENANCE AGREEMENT, CONSISTING OF COVENANTS RUNNING WITH THE LAND, DEVELOPER, OWNERS, OR HOME OWNER'S ASSOCIATION, AS THEIR INTERESTS MAY APPEAR, HAS BEEN FILED WITH EFFINGHAM COUNTY, GEORGIA, THAT THE MAINTENANCE AND OPERATION OF ANY SUCH PRIVATE DRAINAGE SYSTEM, CANALS, DITCHES, AND SWALES SHALL REMAIN WITH SUCH LOT OWNERS.

EFFINGHAM COUNTY SHALL HAVE NO RESPONSIBILITY WITH REGARD TO THE MAINTENANCE OF THE ROADS OR DRAINAGE SYSTEM AND EASEMENTS.

CERTIFICATIONS / APPROVALS

I, **WILSON H. BURNS**, PRESIDENT OF BGN INVESTMENTS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS COVERED BRIDGE - PHASE IV, SHOWN ON THIS PLAT DATED 02/27/2023 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN AND THE CONSTRUCTION DRAWINGS PREPARED BY SOUTHEAST ENGINEERING AND ENVIRONMENTAL APPROVED OCTOBER 2022.

DATE: 9-15-2024
 WITNESS NAME: ALEC METZGER
 WITNESS SIGNATURE: [Signature]

DATE: _____
 WITNESS NAME: _____
 WITNESS SIGNATURE: _____

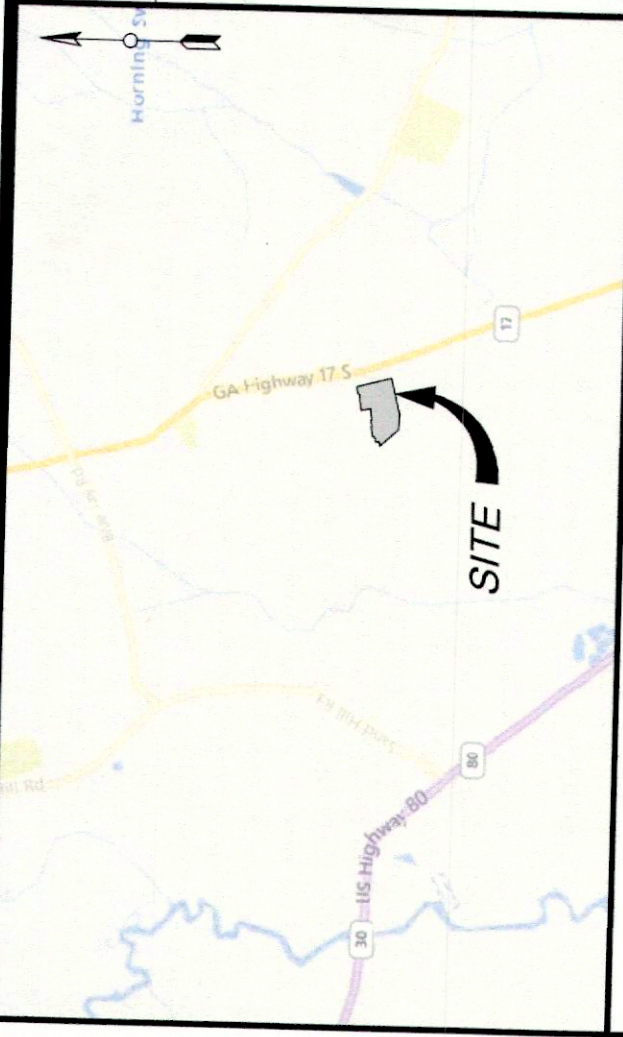
CERTIFICATE OF APPROVAL FOR RECORDING

Approved for recording by the Effingham County Zoning Administrator.
 Zoning Administrator _____ Date _____

SURVEYORS CERTIFICATION

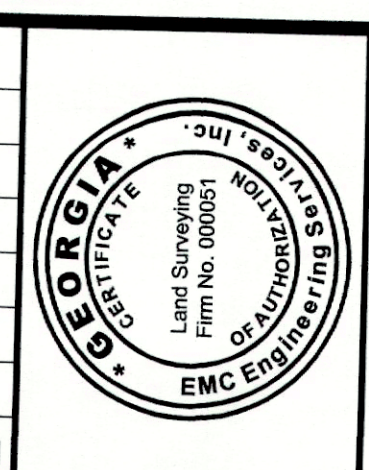
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval of signatures, stamps, or statements herein. Such approvals or affirmations should be furnished with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any plat complete with the understanding that the surveyor certifies that this survey is in accordance with 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.

DATE: 08/23/2024
 DATE: _____



LOCATION MAP
N.T.S.

NO.	REVISION DESCRIPTION	DATE



SURVEY NOTES

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- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
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- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
- 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.
- Locations are accurate only where dimensioned.
- 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. 13103C0353E; 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.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- 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.
- This survey is valid only if print has the original signature of the surveyor.
- 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.
- 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.
- The boundary, as shown, was taken from a survey by EMC.

SURVEY DATA

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RIGHTS-OF-WAY	6.0510 ACRES
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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: March 2023

REFERENCES

- DB 435, PG 410
- DB 2764, PG 167
- PB C62, PG D1
- DB 2006, PG 281
- PB C60, B1
- PB H, PG 154
- DB 2382, PG 44
- PB C62, PG C1

LEGEND

- ADJACENT PROPERTY LINE
 - PROPERTY BOUNDARY
 - METES AND BOUNDS
 - TAG LABEL
 - 5/8" IRON REBAR FOUND
 - 5/8" IRON REBAR SET W/CAP
 - CONCRETE MONUMENT FOUND
 - TEMPORARY BENCHMARK SET
 - FINISHED FLOOR ELEVATION
 - BUILDING SETBACK LINE
 - POINT OF COMMENCING
 - POINT OF BEGINNING
 - PROPERTY ID NUMBER
 - NOW OR FORMERLY
 - RIGHT-OF-WAY
 - PLAT BOOK
 - DEED BOOK
 - PAGE
 - NOT TO SCALE
- PROPERTY BOUNDARY: $N 47^{\circ}45'54" E - 497.06'$
- TAG LABEL: L# or C#
- 5/8" IRON REBAR FOUND: \odot 5/8" RBF
 - 5/8" IRON REBAR SET W/CAP: \bullet RBS
 - CONCRETE MONUMENT FOUND: \square CMF
 - TEMPORARY BENCHMARK SET: \blacklozenge T.B.M.
 - FINISHED FLOOR ELEVATION: FFE
 - BUILDING SETBACK LINE: BSL
 - POINT OF COMMENCING: P.O.C.
 - POINT OF BEGINNING: P.O.B.
 - PROPERTY ID NUMBER: PIN
 - NOW OR FORMERLY: N/F
 - RIGHT-OF-WAY: R/W
 - PLAT BOOK: PB
 - DEED BOOK: DB
 - PAGE: PG
 - NOT TO SCALE: N.T.S.

CERTIFICATE OF APPROVAL FOR RECORDING

Approved for recording by the Effingham County Zoning Administrator.

Zoning Administrator

Date

SHEET

3

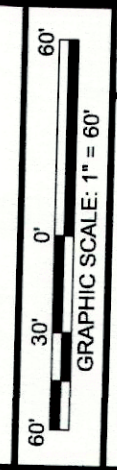
OF 4

EMC ENGINEERING SERVICES, INC.

27 Chatham Center South, Suite A
 Savannah, GA 31405
 Ph: (912) 232-6533
 Fax: (912) 233-4580
 savannah@emc-eng.com
 www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL

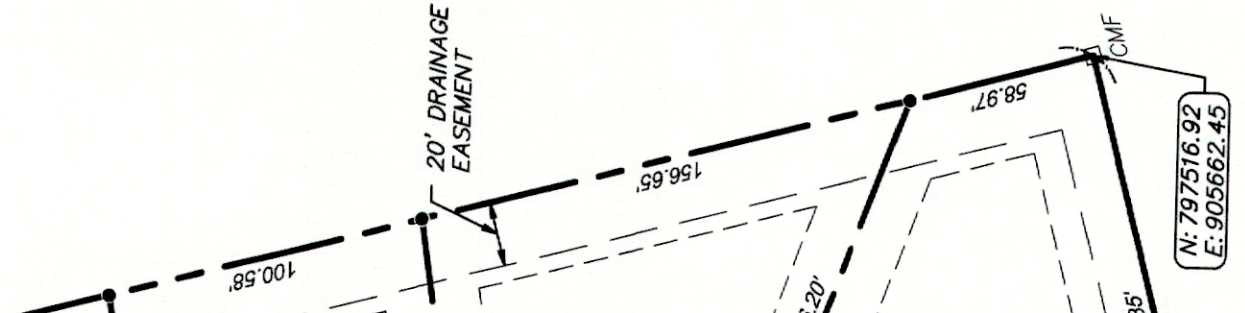
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA



A MAJOR SUBDIVISION PLAT OF
COVERED BRIDGE - PHASE IV
 1559TH G. M. DISTRICT
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
BGN INVESTMENTS, LLC

PROJECT NO.: 21-0048
 DRAWN BY: SMB
 DESIGNED BY: JEJ
 SURVEYED BY: JRT
 SURVEY DATE: MARCH 2023
 CHECKED BY: JRT
 SCALE: 1" = 60'
 DATE: 08/23/2024

N/F
 THE UNIVERSITY OF
 GEORGIA FOUNDATION
 PIN: 03530001
 DB 453, PG 410



Return To:
THE RATCHFORD FIRM
P.O. Box 1039
Springfield, GA 31329

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

**WARRANTY DEED FOR CONVEYANCE OF WATER
AND
SEWER UTILITIES
AND
UTILITY/ACCESS EASEMENT**

THIS INDENTURE made this ____ day of February, 2024, by and between BGN INVESTMENTS, LLC, a Georgia limited liability company, as Party of the First Part, hereinafter referred to as Grantor, and the BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA, as Party of the Second Part, hereinafter referred to as Grantee (the words “Grantor” and “Grantee” to include their respective, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All water lines and sanitary sewer lines and related systems located lying and being within Phase 4 of Covered Bridge Subdivision, as shown and more particularly shown on that certain plat of survey prepared by Jimmy R. Toole, R.L.S. No. 3119, for EMC ENGINEERING SERVICES, INC. entitled “COVERED BRIDGE PHASE IV”, dated May 5, 2023 and recorded in Plat Book ____ Page ____ in the records of the Clerk of Superior Court of Effingham County, Georgia, said water and sewer lines lying along the rights-of-way of Watson Mill Road, Crestview Drive, Concord Drive, Stoval Court, Elder Place, together with easements as hereinafter described, all as shown on the above referenced plat and located within Covered Bridge Subdivision, Phase Three, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes **but specifically excluding any sewer laterals, detention ponds, common areas, and any portion of the water system from the water meter to any residence.**

TOGETHER WITH a 15 foot perpetual, appurtenant, non-exclusive utility easement over, under and across a 15 foot wide area along the roadways of Phase 4, Covered Bridge, all as shown on the herein referenced

plat, together with the right to ingress and egress over all private roads in Phase Four of Covered Bridge Subdivision and other roadways leading to a public roadway, for installation, construction, reconstruction, alteration, maintenance, repair, and replacement (to the extent Effingham County considers desirable) of lines, pipes, and other necessary or desirable appurtenances to and/or for a water and sewer utility system and/or water and sewer utility facilities, said 15 foot utility easement and private roads being shown on that certain map or plat prepared by EMC Engineering Services, Inc., Jimmy R. Toole, R.L.S. No. 3119, dated February 2024 and recorded in Plat Book _____ Page _____ in the records of the Clerk of Superior Court of Effingham County, Georgia which is specifically incorporated herein for any and all purposes.

Grantor reserves the right to locate within such 15 foot utility easement described above (provided such location does not interfere with Effingham County's water and sewer lines and systems), telephone lines, gas lines, electrical lines, and other general utility improvements and other community improvements benefitting Phase Four of Covered Bridge Subdivision, Effingham County, Georgia. Grantor shall provide written notice to Effingham County prior to locating any additional utilities within the easement.

This Warranty Deed does not convey any drainage improvements or roads to the Board of Commissioners of Effingham County, Georgia. The drainage and roads are private and shall be maintained by BGN Investments, LLC and the owners of lots in Phase Four of Covered Bridge Subdivision.

TO HAVE AND TO HOLD said property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever, in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, on the day and year first above written.

Signed, sealed and delivered this _____
day of _____, 2024 in the presence of:

Witness

Notary Public

Exp. Date

(NOTARIAL SEAL)

BGN INVESTMENTS, LLC

By: _____
William Mark Glisson

Its: Managing Member

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2024.

Signed, sealed and delivered this _____
day of _____, 2024 in the presence of:

BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA

Witness

By: _____
Wesley Corbitt, Chairman

Notary Public

Attest: _____
Stephanie Johnson
Effingham County Clerk

Exp. Date

(NOTARIAL SEAL)



BOND ESTIMATE
COVERED BRIDGE - PHASE IV
EMC PROJECT NO.: 21-0048
EFFINGHAM COUNTY, GEORGIA
prepared for:
BGN INVESTMENTS, LLC

2/5/2024

WATER DISTRIBUTION

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	6" PVC Watermain	4,244.00	LF	\$ 16.50	\$ 70,026.00
2	2" PVC Watermain	830.00	LF	\$ 17.50	\$ 14,525.00
3	2" Blow Off Hydrant	2.00	EA	\$ 1,000.00	\$ 2,000.00
4	6" Valve in Box	18.00	EA	\$ 1,500.00	\$ 27,000.00
5	2" Valve in Box	3.00	EA	\$ 1,501.00	\$ 4,503.00
6	Fire Hydrant Assembly	6.00	EA	\$ 4,000.00	\$ 24,000.00
Sub Total					\$ 142,054.00

SANITARY SEWER

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	8" PVC Sanitary Sewer Main	4,505.00	LF	\$ 32.00	\$ 144,160.00
2	Sanitary Sewer Manhole	20.00	EA	\$ 3,500.00	\$ 70,000.00
Sub Total					\$ 214,160.00

REUSE DISTRIBUTION

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2	4" PVC Reuse Main	4,244.00	LF	\$ 11.00	\$ 46,684.00
4	2" Blow Off Hydrant	2.00	EA	\$ 1,000.00	\$ 2,000.00
5	6" Valve in Box	18.00	EA	\$ 1,250.00	\$ 22,500.00
Sub Total					\$ 71,184.00

CONSTRUCTION TOTAL	\$ 427,398.00
BOND (10%)	\$ 42,739.80

EFFINGHAM COUNTY
FINAL PLAT SUBMITTAL FORM

FINAL PLAT FEE = \$100 + \$10 PER LOT
= **\$960**

OFFICIAL USE ONLY	
Date Received: _____	Project Number: _____
Date Reviewed: _____	Reviewed by: _____

Name of Subdivision: **COVERED BRIDGE - PHASE IIII**

Name of Applicant/Agent: **BGN INVESTMENTS, LLC - MARK GLISSON** Phone: **912-657-7377**

Company Name: **BGN INVESTMENTS, LLC - MARK GLISSON**

Address: **P.O. BOX 104 CLAXTON, GA 30417**

Owner of Record*: **SAME AS APPLICANT** Phone: **SAME AS APPLICANT**

Address _____

Engineer*: **EMC ENGINEERING SERVICES, INC. - ALEC B. METZGER, PE** Phone: **912-232-6533**

Address: **27 CHATHAM CENTER SOUTH, SAVANNAH, GA 31405**

Surveyor*: **EMC ENGINEERING SERVICES, INC. - JIMMY TOOLE** Phone: **SAME AS ENGINEER**

Address: **SAME AS ENGINEER**

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

Total acreage subdivided: **40.11 ACRES** Zoning: **R-1** Number of Lots: **86**

Date of sketch plan approval: **###/###/##** Date of preliminary plan approval: **10/11/21**

Map#/Parcel# to be subdivided: **#####** List all contiguous holdings in the same ownership:

Map#/Parcel# **03520037**

Water supply: **EFFINGHAM COUNTY**

Sewer supply: **EFFINGHAM COUNTY**

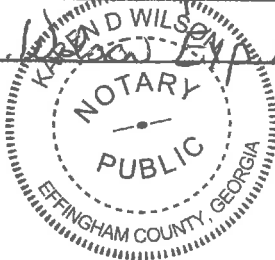
Have any changes been made since this Subdivision was last before the County Commission? **NO**

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 **22** day of **July**, 20**21**

Kenneth D. Wilson
Notary



Mark Glisson
Applicant

Yulisa
Owner

EFFINGHAM COUNTY

FINAL PLAT CHECKLIST

OFFICIAL USE ONLY	
Subdivision Name: _____	Project Number: _____
Date Received: _____	Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants as to what is required in preparing final plats for review by Effingham County. The Final Plat must be drawn in ink by a Georgia Registered Land Surveyor on Mylar, and four (4) paper copies must be included. The Final Plat must have all necessary signatures before consideration by the Board of Commissioners. After the Final Plat is approved, the County Clerk will record the Final Plat with Clerk of Superior Court of Effingham County.

Office Use	Applicant Use	
Project Information:		
<input checked="" type="checkbox"/>		1. Graphic scale.
<input checked="" type="checkbox"/>		2. Lot areas in accordance with the applicable zoning regulation or preliminary plan for planned development.
<input checked="" type="checkbox"/>		3. North arrow.
<input checked="" type="checkbox"/>		4. Land reference point.
<input checked="" type="checkbox"/>		5. Point of beginning designated.
<input checked="" type="checkbox"/>		6. Date of preparation (under Surveyor's signature).
<input checked="" type="checkbox"/>		7. Name of Subdivision.
<input checked="" type="checkbox"/>		8. Names of adjacent subdivisions and owners of adjoining parcels of land.
<input checked="" type="checkbox"/>		9. Names and widths of adjacent streets.
<input checked="" type="checkbox"/>		10. Names and widths of streets within subdivision. Names either match existing street names that align with proposed streets, or are not used elsewhere in Effingham County.
<input checked="" type="checkbox"/>		11. Plat boundaries darkened.
<input checked="" type="checkbox"/>		12. Proposed building setback lines.
<input checked="" type="checkbox"/>		13. Location of all existing easements or other existing features.
<input checked="" type="checkbox"/>		14. New easements required by Planning Department, County Utilities, Public Works Department, Telephone Company, etc.
<input checked="" type="checkbox"/>		15. Lots in new subdivisions are to be numbered consecutively from one to the total number of lots.
<input checked="" type="checkbox"/>		16. Lot lines with accurate dimensions in feet and tenths, and angles or bearings to the street when other than 90°.
<input checked="" type="checkbox"/>		17. Express dedication statement to the public for streets, alleys, access limitations, right-of-way, parks, school sites, and other public places shown on the attached plat.
<input checked="" type="checkbox"/>		18. Name, registration number, and seal of registered land surveyor or professional engineer (signed and dated).
<input checked="" type="checkbox"/>		19. Location of city limits and county lines, if applicable.

<input checked="" type="checkbox"/>	20. Location on the property to be subdivided of natural features such as streams, lakes, swamps, wetlands, and land subject to flood based on current effective FEMA Flood Insurance Rate Map (FIRM).
<input checked="" type="checkbox"/>	21. Digital copy of final plat geographically referenced to Georgia State Plane Coordinate System as further described on SUBMITTAL OF FINAL PLATS AND RECORD DRAWINGS
<input checked="" type="checkbox"/>	22. Certificate of Approval – To be signed by County Commission chair.
<input checked="" type="checkbox"/>	23. Signed Certificate of Accuracy.
<input checked="" type="checkbox"/>	24. Signed Certificate of Ownership and Dedication – Individuals.
<input checked="" type="checkbox"/>	25. Signed Certificate of Ownership and Dedication – Corporation (Corporate Seal must be affixed to plats; signature of one corporate officer).
<input checked="" type="checkbox"/>	26. Signed Certificate by Registered Engineer that all permitted improvements were installed in accordance with approved plans, accompanied by two complete sets of as-built construction plans as record drawings.
<input checked="" type="checkbox"/>	27. Signed Warranty Deed conveying all streets, utilities, parks, easements, and other government uses (except ponds), in a form approved by the county attorney.
<input checked="" type="checkbox"/>	28. Maintenance bond, letter of credit, escrow account, or certified check, which is available to the County to cover any necessary repair of infrastructure conveyed by warranty deed for a minimum of 10% of the total construction cost of such improvements.

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

This 02 day of July, 2024

Karen D. Wilson Exp 10/18/26
Notary

Mark Glisson
Applicant

[Signature]
Owner

