4723963158
PARTICIPANT ID

BK:28 PG:794-794

P2020000066

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CLERK OF COURT
05/13/2020 04:57 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

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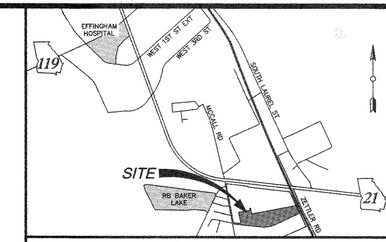
FINAL SUBDIVISION PLAT
OF
DASHER POINTE - PHASE I

10TH G. M. DISTRICT
SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA
APRIL 30, 2020
EMC PROJECT NO. 18-0113

PARENT PARCEL ID - S1100018
ALLEN BURNS LAND INVESTORS, LLC



LOCATION MAP
N.T.S.

NO.	REVISION DESCRIPTION	DATE

CONTACT INFORMATION

Allen Burns Land Investors, LLC
P.O. Box 31
Springfield, GA 31329
Phone: 912-659-2478
Attn: Keith Johnson

SITE OVERVIEW - 1" = 150'

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	PIN
TAG LABLE	L# or C#	NOW OR FORMERLY	N/F
5/8" IRON REBAR SET W/CAP	◉	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	○ 5/8" IRF	PLAT BOOK	PB
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.

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 and Horizontal Control were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Carlson BRx6 GNSS 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 Effingham 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 0252E; Effective Date: March 16, 2015. This determination is based on lines 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. 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.
13. 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.
14. Water and sanitary sewer shall be provided by the City of Springfield.
15. The City of Springfield has the right to access all Rights-of-Way, Easements & Common Areas for the purpose of inspection and emergency maintenance of the infrastructure and detention ponds.
16. Common Areas and Detention Ponds to be maintained by owner and/or Homeowners Association.
17. Zoning: R-1 (Detached Single Family Residential District)
18. Building Setbacks:

Front	-35 Feet
Side (Street)	-20 Feet
Side (interior)	-15 Feet
Rear	-25 Feet

SURVEY DATA

37 Residential Lots	10.458 Acres (455,531 Square Feet)
Right-of-Way	2.878 Acres (125,382 Square Feet)
Common Area	4.151 Acres (180,811 Square Feet)
Total Area:	17.487 Acres (761,724 Square Feet)

Plat Closure:	1 in 478,934 (Overall Phase I Parcel)
Field Closure:	1 in 17,354
Angular Error:	09" per angle point
Adjusted by:	Compass Rule
Equipment used:	Carlson CR2+ Robotic Total Station Carlson BRx6 GNSS GPS/eGPS Network
Field Work Completed on:	April 30, 2020

REFERENCES

PB C 83, PG F2	PB C124, PG C2	PB C166, PG B2
PB C191, PG E1	PB D111, PG F1	PB D132, PG D1
PB C192, PG A1	PB 28, PG 747	

GEORGIA CERTIFICATE OF AUTHORIZATION
Land Surveying Firm No. 000051
EMC Engineering Services, Inc.

GEORGIA REGISTERED No. 3343 PROFESSIONAL LAND SURVEYOR WESLEY P. WEITMAN

150' 75' 0' 150'
GRAPHIC SCALE: 1" = 150'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
1211 Merchant Way, Suite 201
Statesboro, GA 30458
Phone: (912) 764-0045
Fax: (912) 233-4590
statesboro@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

FINAL SUBDIVISION PLAT
DASHER POINTE - PHASE I
10TH G.M. DISTRICT
SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA
Prepared for:
ALLEN BURNS LAND INVESTORS, LLC

SURVEYORS CERTIFICATION

GEORGIA REGISTERED No. 3343 PROFESSIONAL LAND SURVEYOR WESLEY P. WEITMAN

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.

I hereby certify that this plat is a true, corrected and accurate survey as required by Springfield Subdivision Regulations, and was prepared from an actual survey of the property made under my supervision, and that the monuments shown have been located and placed to the specifications set forth in said regulations.

Wesley P. Weitman — 5/6/2020
GA REG. L. S. LIC. NO. 3343 — DATE

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S55° 38' 22"E	169.71	120.00	188.50
C2	N83° 06' 31"E	83.75	50.00	99.27
C3	S01° 54' 53"E	61.70	50.00	66.49
C4	S84° 20' 14"W	74.49	50.00	84.04
C5	S88° 35' 43"W	57.77	180.00	58.02
C6	N46° 24' 17"W	210.41	180.00	224.72

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N10° 38' 22"W	60.00
L2	N79° 21' 38"E	25.00
L3	N10° 38' 22"W	39.34

CERTIFICATIONS

CERTIFICATE OF OWNERSHIP & DEDICATION
It is hereby certified that ALLEN BURNS LAND INVESTORS, LLC, a corporation duly organized and existing under the laws of the State of Georgia by, is the owner of the property shown and described hereon and that I (we) hereby dedicate all streets, alleys, walks, parks, and other sites to public or private use as noted.

(Corporate Seal Required)

Witness Name — Print Corporation Name & Address: Allen Burns Land Investors LLC, 613 Towne Park Dr, West Suite 106, Rincon GA 31326
Witness Name — Printed Name & Title of Principle Authorized to Sign: DAVID A. BURNS PRES
Principle Signature

CERTIFICATE OF APPROVAL FOR RECORDING
The subdivision plat known as DASHER POINTE - PHASE I has been found to comply with the City of Springfield Subdivision Regulations and was approved at the meeting of the City on the ____ of _____, 2020, for recording in the office of Clerk of Court of Effingham County in Springfield, Georgia.

Barton A. Wilkerson — 5/13/2020
Mayor — Date

Erin Phillips — 5/13/2020
Zoning Administrator — Date

PROJECT NO.:	18-0113
DRAWN BY:	SAC
DESIGNED BY:	MDM
SURVEYED BY:	JDB/TDW
SURVEY DATE:	04/30/2020
CHECKED BY:	WPW
SCALE:	1" = 150'
DATE:	05/06/2020

SHEET 1 OF 3

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4723963158
PARTICIPANT ID

BK:28 PG:795-795

P2020000066

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EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

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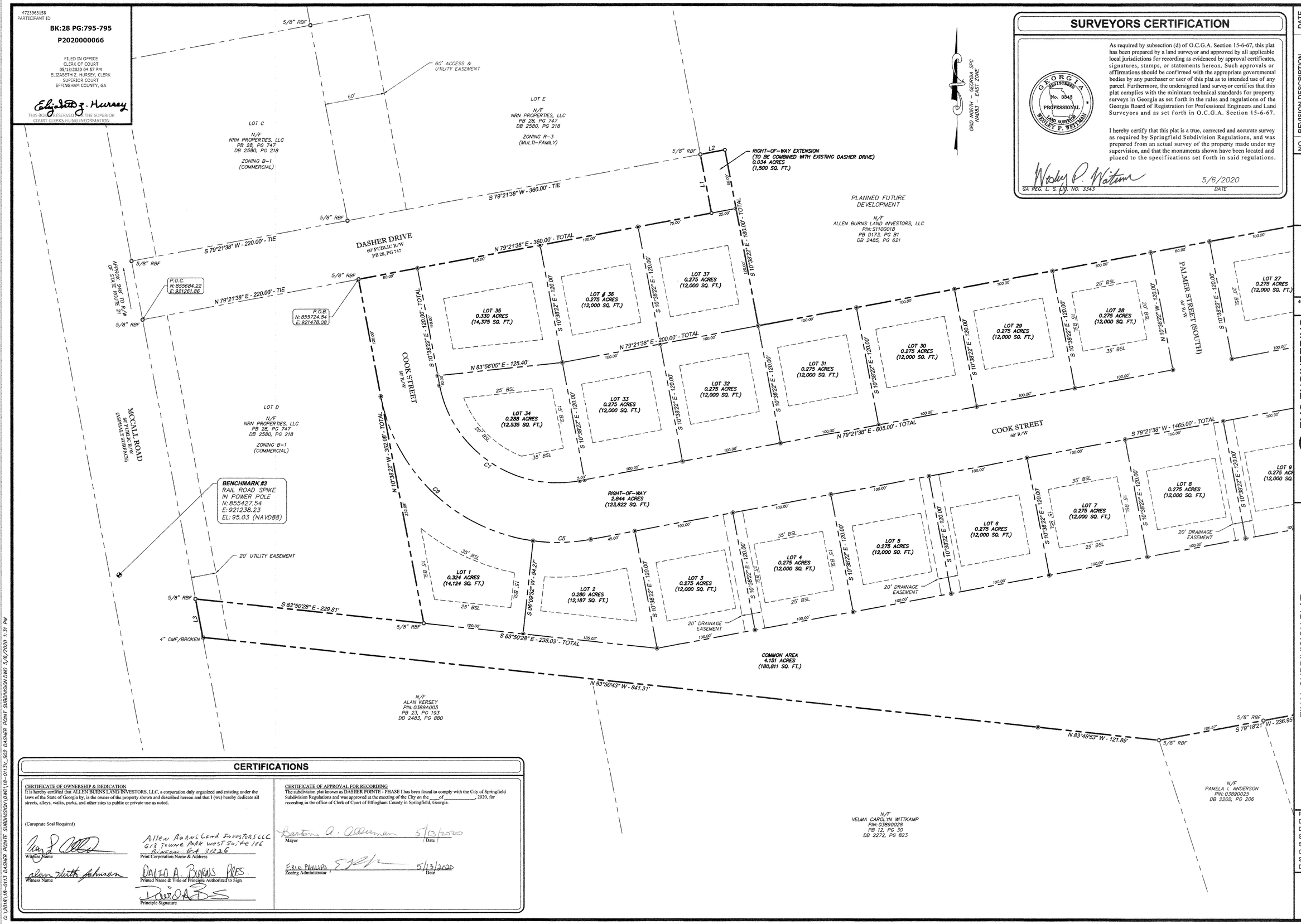

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GEORGIA REGISTERED No. 3343 PROFESSIONAL LAND SURVEYOR WESLEY P. WETMAN

Wesley P. Wetman 5/6/2020

GA REG. L. S. LIC. NO. 3343 DATE

CERTIFICATIONS

CERTIFICATE OF OWNERSHIP & DEDICATION
It is hereby certified that ALLEN BURNS LAND INVESTORS, LLC, a corporation duly organized and existing under the laws of the State of Georgia by, is the owner of the property shown and described hereon and that I (we) hereby dedicate all streets, alleys, walks, parks, and other sites to public or private use as noted.

(Coroprate Seal Required)

Witness Name — Allen Burns Land Investors LLC, 613 Towne Park West Suite 106, Kingsland GA 31026 — Print Corporation Name & Address

Witness Name — DAVID A. BURNS PRES. — Printed Name & Title of Principle Authorized to Sign

Principle Signature

CERTIFICATE OF APPROVAL FOR RECORDING
The subdivision plat known as DASHER POINTE - PHASE I has been found to comply with the City of Springfield Subdivision Regulations and was approved at the meeting of the City on the ____of _____, 2020, for recording in the office of Clerk of Court of Effingham County in Springfield, Georgia.

Bartow A. Alderman — 5/13/2020
Mayor — Date

ERIN PHILLIPS — 5/13/2020
Zoning Administrator — Date

NO.	REVISION DESCRIPTION	DATE

GEORGIA CERTIFICATE OF AUTHORIZATION — Land Surveying Firm No. 000051 — EMC Engineering Services, Inc.

GRAPHIC SCALE: 1" = 40'

EMC ENGINEERING SERVICES, INC.
PO Box 2068
1211 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7262
Fax: (912) 234-4260
statesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
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FINAL SUBDIVISION PLAT

DASHER POINTE - PHASE I

10TH G.M. DISTRICT
SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA
Prepared for:
ALLEN BURNS LAND INVESTORS, LLC

PROJECT NO.:	18-0113
DRAWN BY:	SAC
DESIGNED BY:	MDM
SURVEYED BY:	JDB/TDW
SURVEY DATE:	04/30/2020
CHECKED BY:	WPW
SCALE:	1" = 40'
DATE:	05/06/2020

SHEET 2 OF 3

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PARTICIPANT ID

BK:28 PG:796-796

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(Coroprate Seal Required)

Witness Name

Allen Burns Land Investors LLC
612 Town Park Drive West Suite 106
Rincon GA 31326
Print Corporation Name & Address

Witness Name

DAVID A. BURNS PRES
Printed Name & Title of Principle Authorized to Sign

Principle Signature

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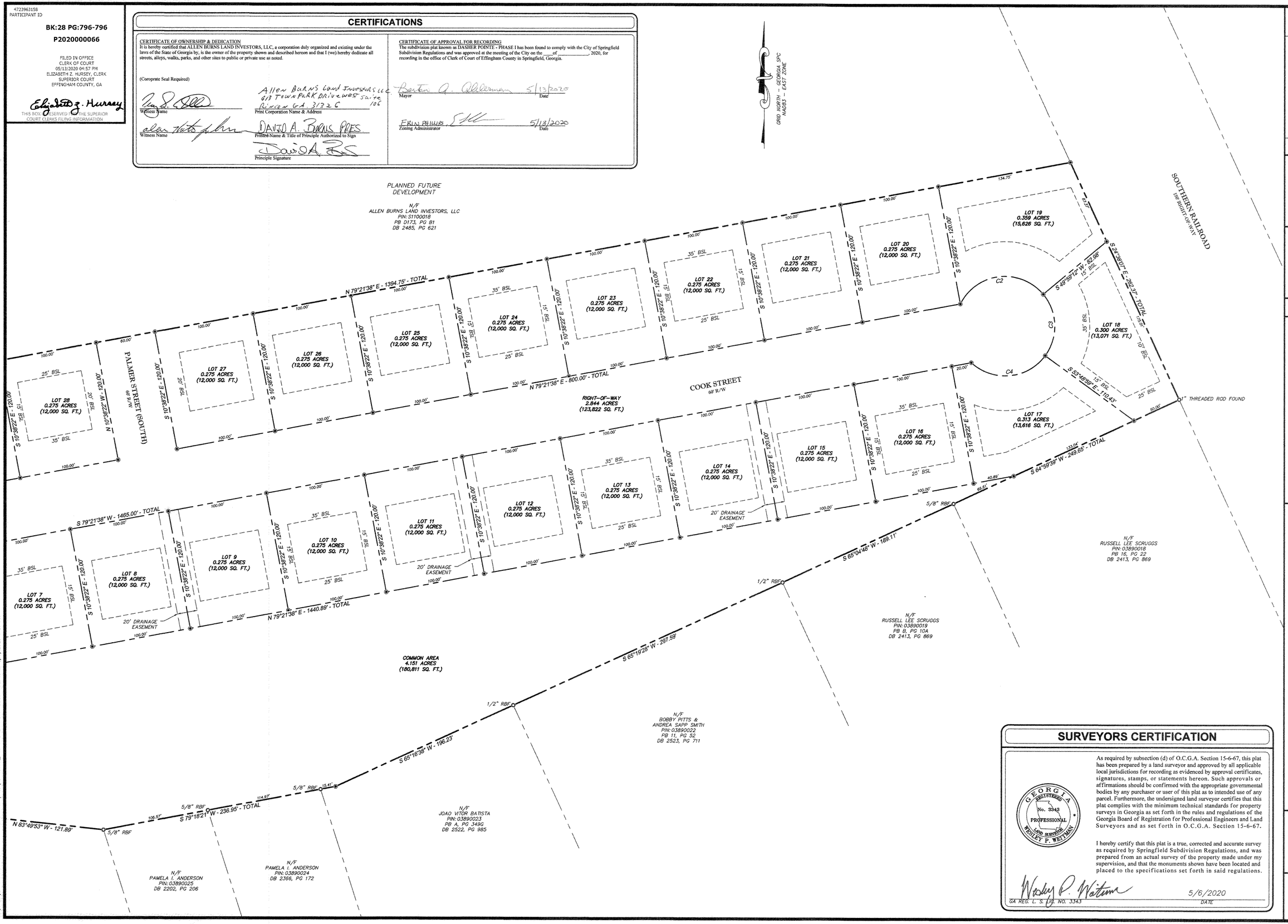
Mayor — Date: 5/13/2020

ERIN PHILLIPS
Zoning Administrator — Date: 5/13/2020



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Wesley P. Weitman — 5/6/2020
GA REG. L. S. LIC. NO. 3343 — DATE

NO.	REVISION DESCRIPTION	DATE

GEORGIA CERTIFICATE OF AUTHORIZATION — Land Surveying Firm No. 000051 — EMC Engineering Services, Inc.

40' 20' 0' 40'
GRAPHIC SCALE: 1" = 40'

EMC ENGINEERING SERVICES, INC.
PO Box 2066
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FINAL SUBDIVISION PLAT

DASHER POINTE - PHASE I

10TH G.M. DISTRICT
SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA
Prepared for:
ALLEN BURNS LAND INVESTORS, LLC

PROJECT NO.:	18-0113
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SURVEYED BY:	JDB/TDW
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SHEET 3 OF 3

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