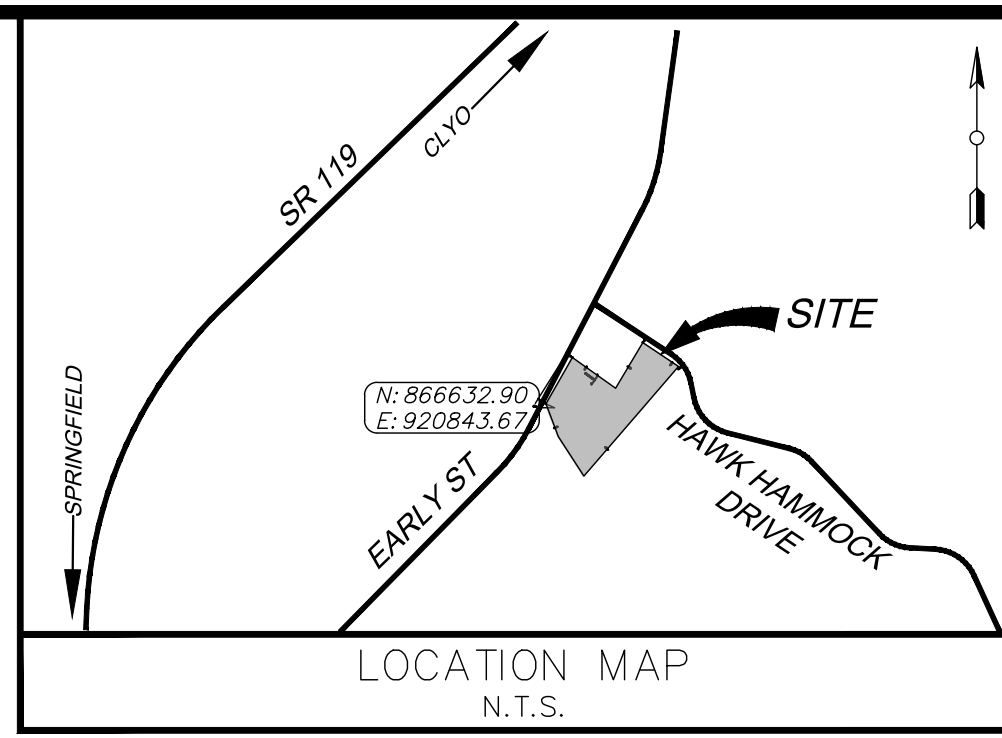
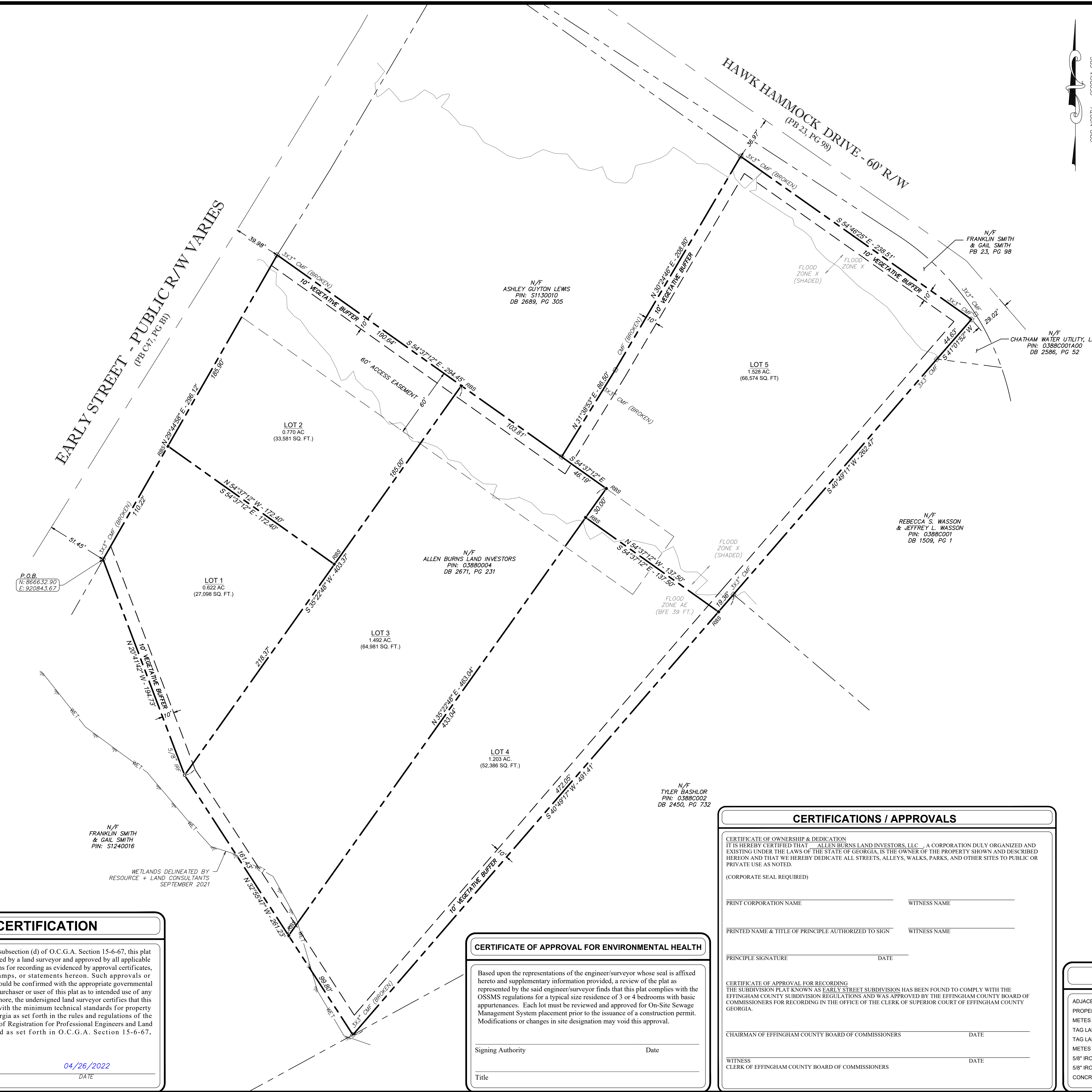


THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

GRID NORTH - GEORGIA SPC
NAD83 - EAST ZONE



NO.	REVISION DESCRIPTION	DATE



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). The equipment used to obtain this data was a Champion TKO receiver (RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 2cm + 1ppm RMS)) with a Szepter II 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.
- All deed book references shown hereon 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.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- A portion of this property is located in Zone AE, a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13103C0168E; 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 100-5-.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.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- 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.
- The proposed lots shall be served by the City of Springfield water system and individual on-site septic systems.

EMC ENGINEERING SERVICES, INC.
 10 Chatham Center South, Suite 100
 Savannah, GA 31405
 Pin: (912) 232-5530
 Fax: (912) 232-5530
 savannah@emc-eng.com
 www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL
 ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

SURVEY DATA

Total Area:	5.615 Acres (244,611 Square Feet)
Lot 1 Area:	0.622 Acres (27,098 Square Feet)
Lot 2 Area:	0.770 Acres (33,581 Square Feet)
Lot 3 Area:	1.492 Acres (64,981 Square Feet)
Lot 4 Area:	1.203 Acres (52,386 Square Feet)
Lot 5 Area:	1.528 Acres (66,574 Square Feet)

Plat Closure: 1 in 132,084
 Adjusted by: No adjustment
 Equipment used: Topcon PS 103A
 Champion TKO GPS/eGPS Network

Field Work Completed on: 03/02/2022

REFERENCES

DB 1509, PG 1	DB 2450, PG 732	DB 1195, PG 217
DB 2671, PG 213	DB 2689, PG 305	PB C47, PG B1

CERTIFICATIONS / APPROVALS

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, 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)

PRINT CORPORATION NAME _____ WITNESS NAME _____

PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN _____ WITNESS NAME _____

PRINCIPLE SIGNATURE _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING
 THE SUBDIVISION PLAT KNOWN AS EARLY STREET SUBDIVISION 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 _____
 CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

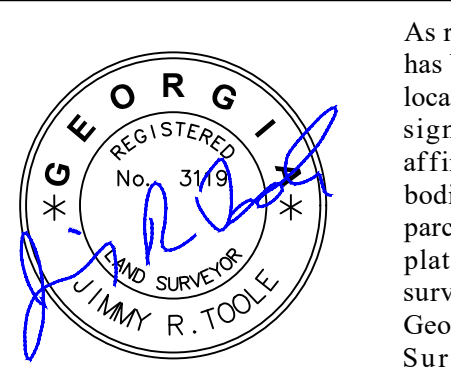
CERTIFICATE OF APPROVAL FOR ENVIRONMENTAL HEALTH

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the OSSMS regulations for a typical size residence of 3 or 4 bedrooms with basic appearances. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Signing Authority _____ Date _____

Title _____

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
 JIMMY R. TOOLE
 REG. L. S. LIC. NO. 3119

04/26/2022
 DATE

SUBDIVISION PLAT

EARLY STREET SUBDIVISION

11TH G. M. DISTRICT
SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA

Prepared for:
ALLEN BURNS LAND INVESTORS, LLC

PROJECT NO.: 21-0087
 DRAWN BY: SMB
 DESIGNED BY: JRT
 SURVEYED BY: JRT
 SURVEY DATE: 03/02/2022
 CHECKED BY: JRT
 SCALE: 1" = 40'
 DATE: 04/26/2022

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