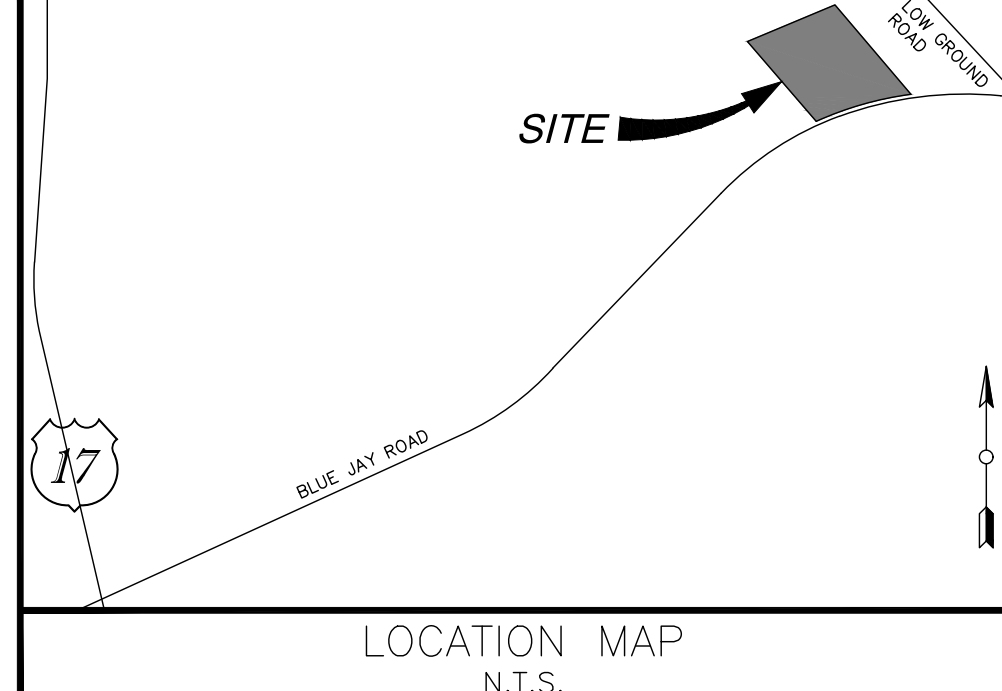


LINE #	DIRECTION	LENGTH
L1	N16° 26' 29"W	6.11
L2	S47° 05' 08"W	19.11
L3	N42° 54' 52"W	10.17
L4	S42° 54' 51"E	15.74
L5	S42° 54' 52"E	6.23
L6	S16° 19' 12"E	6.12
L7	S47° 05' 08"W	35.95

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S71° 31' 12"W	826.77	2987.22	829.43
C2	S76° 48' 47"W	277.40	2987.22	277.50
C3	S73° 34' 35"W	60.00	2988.51	60.00
C4	S71° 03' 44"W	202.14	2987.22	202.18
C5	S67° 18' 18"W	189.56	2987.22	189.59
C6	S64° 31' 34"W	100.17	2987.22	100.17
C7	N29° 40' 40"W	54.95	120.00	55.44
C8	S34° 58' 50"W	65.64	50.00	71.60
C9	N81° 43' 36"W	37.89	50.00	38.86
C10	N25° 38' 10"W	55.66	50.00	59.03
C11	N49° 08' 38"E	65.55	50.00	71.48
C12	S84° 50' 31"E	8.82	50.00	8.83
C13	N87° 54' 52"W	169.71	120.00	188.50
C14	S01° 03' 15"E	8.70	50.00	8.71
C15	S46° 58' 05"W	68.24	50.00	75.10
C16	N50° 32' 38"W	63.55	50.00	68.86
C17	N44° 33' 50"E	82.56	50.00	97.13
C18	S87° 54' 52"E	254.56	180.00	282.74
C19	S29° 40' 40"E	82.43	180.00	83.17



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 Scepter II data collector receiving RTK corrections via a Vektor Jetpack MFI 6620 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 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.
- Structures visible on the date of survey are shown hereon.
- 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. 13103C0351E, 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 performed by EMC Engineering Services, Inc.
- 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.
- There were no wellhead delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA	
Total Area:	15,545 Acres (677,160 Square Feet)
Plat Closure:	1 in 69,420
Field Closure:	1 in 27,162
Angular Error:	12" per angle point
Adjusted by:	Compass Rule
Equipment used:	Topcon ES 103 Topcon PS 103A Champion TKO GPS/eGPS Network
Field Work Completed on: November 2021	
REFERENCES	
DB 2434, PG 282	DB 2188, PG 259
DB 2229, PG 982	PB D128, PG D2
PB B, PG 84A	PB I, PG 280
	PB C162, PG C1

NO.	REVISION DESCRIPTION	DATE



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 Savannah, GA 31405
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 savannah@emc-eng.com
 www.emc-eng.com

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

A MAJOR SUBDIVISION PLAT OF
EMERALD PLANTATION PHASE 3
 1559TH G. M. DISTRICT
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
SIMCOE INVESTMENT GROUP, LLC

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

N/F
 SHANE C. STRAUSS,
 AMY J. STRAUSS
 & DEBRA B. BLUMBERG
 PIN: 03500013
 PB B, PG 84A
 DB 2434, PG 282

N/F
 GEOFFREY N. WALSHOUR
 PIN: 03518001
 PB D128, PG D2
 DB 2229, PG 982

G:\2020\20-0023 EMERALD PLANTATION PHASE 3\DWG\20-0023_S01 EMERALD PLANTATION SUBDIVISION PHASE 3_RECORDER.DWG 1/5/2022 5:56 PM

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

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.

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

EMC ENGINEERING SERVICES, INC.
 REG. L. S. LIC. NO. 3719
 12/21/2021
 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 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

ALEC METZGER
 WITNESS NAME

CLAY PRICE, MANAGER
 PRINT NAME TITLE OF PRINCIPLE AUTHORIZED TO SIGN

ALEC METZGER
 WITNESS NAME

10/27/2021
 DATE

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS EMERALD PLANTATION PHASE 2, SHOWN ON THE PLAT DATED JAN. 27, 2021 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED MAY 2020.

ALEC METZGER
 DATE 10/27/2021

CERTIFICATE OF APPROVAL FOR RECORDING
 THE SUBDIVISION PLAT KNOWN AS EMERALD PLANTATION PHASE 3 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.

ALEC B. METZGER
 CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

ALEC B. METZGER
 WITNESS

10/27/2021
 DATE

BASED ON THE REPRESENTATION 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 OCSMS REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APURTENANCES. 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 THE SITE DESIGN MAY VOID THIS APPROVAL.

SIGNING AUTHORITY TITLE DATE

PROPERTY INFORMATION

PROPERTY OWNERS:	SIMCOE INVESTMENT GROUP, LLC	PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENCE
PIN:	03500016		
PROPERTY ADDRESS:	BLUE JAY ROAD	WATER SERVICE TO BE PROVIDED BY:	EFFINGHAM COUNTY. SEWER FOR DEVELOPMENT TO BE SEPTIC SYSTEMS.
ZONING:	R-1		
BUILDING SETBACKS:		COMMON AREA, DETENTION POND AND SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION	
FRONT = 35'			
SIDE = 15'			
REAR = 25'			
EXISTING USE OF PROPERTY:		TOTAL AREA:	15,545 ACRES
RESIDENTIAL-AGRICULTURAL		COMBINED LOT AREA:	10,271 ACRES
		COMBINED COMMON AREA:	2,827 ACRES
		ROW AREA:	1,880 ACRES
		FUTURE ROW AREA:	0,667 ACRES

LEGEND

ADJACENT PROPERTY LINE	---	BUILDING SETBACK LINE	BSL
PROPERTY BOUNDARY	---	POINT OF COMMENCING	P.O.C.
METES AND BOUNDS	N 47°45'54"E - 497.06'	POINT OF BEGINNING	P.O.B.
L&C TABLE	L# or CH	PROPERTY ID NUMBER	PIN
3/4" IRON PIPE FOUND	○ 3/4" IPF	NOW OR FORMERLY	N/F
5/8" IRON REBAR SET W/ CAP	● RBS	RIGHT-OF-WAY	R/W
RIGHT-OF-WAY MONUMENT FOUND	□ RWMF	PLAT BOOK	PB
CONCRETE MONUMENT FOUND	□ CMF	DEED BOOK	DB
TEMPORARY BENCHMARK SET	◆ T.B.M.	PAGE	PG
		NOT TO SCALE	N.T.S.

PROJECT NO.: 20-0023
 DRAWN BY: SMB/CFM
 DESIGNED BY:
 SURVEYED BY: JEH/CCH
 SURVEY DATE: NOVEMBER 2021
 CHECKED BY: JRT
 SCALE: 1" = 60'
 DATE: 12/21/2021

SHEET
1
 OF 1