



**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 an eGPS 20L 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.
- 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. 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 plan 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 printed with 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**

Total Area:	20.6905 Acres (901,277 Square Feet)
Plat Closure:	1 in 3,565,759
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 20L 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	DB C60, B1	DB C62, PG C1
DB C62, PG D1	PH B, PG 154	

**LEGEND**

ADJACENT PROPERTY LINE	---
PROPERTY BOUNDARY	---
METES AND BOUNDS	N 47°45'54" E - 497.06'
TAG LABEL	L# or C#
5/8" IRON REBAR FOUND	○ 5/8" RBF
5/8" IRON REBAR SET W/CAP	● RBS
CONCRETE MONUMENT FOUND	□ CMF
TEMPORARY BENCHMARK SET	◆ 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.

**PHASE II LAND AREA**

44 RESIDENTIAL LOTS	17.2646 ACRES
RIGHTS-OF-WAY	3.4259 ACRES
TOTAL PHASE II LAND AREA	20.6905 ACRES

**FUTURE DEVELOPMENT COVERED BRIDGE PHASE IV**

**LINE TABLE**

LINE #	DIRECTION	LENGTH	CURVE #	BEARING	CHORD	RADIUS	ARC	CURVE #	BEARING	CHORD	RADIUS	ARC
L1	N80° 09' 03"E	74.09	C1	S71° 59' 40"E	25.94	175.00	25.96	C11	N09° 40' 30"E	61.86	175.00	62.19
L2	N22° 13' 07"E	29.61	C2	S69° 47' 54"E	28.07	125.00	28.13	C12	N04° 36' 43"W	25.06	175.00	25.09
L3	N81° 14' 09"E	69.86	C3	N36° 02' 07"W	114.73	125.00	119.19	C13	S06° 10' 25"E	11.10	125.00	11.10
L4	S36° 16' 54"W	70.71	C4	S26° 54' 44"E	105.02	175.00	106.66	C14	S38° 49' 35"W	168.75	125.00	185.25
L5	N08° 43' 06"W	30.09	C5	N08° 43' 06"W	4.57	175.15	4.57	C15	S68° 43' 06"E	50.00	50.00	52.36
L6	N83° 10' 18"W	51.90	C6	N71° 15' 22"E	60.93	175.00	61.24	C16	N36° 16' 54"E	70.71	50.00	78.54
L7	S28° 00' 52"W	83.60	C7	N56° 58' 09"E	26.01	175.00	26.03	C17	N83° 43' 06"W	96.59	50.00	130.90
L8	N08° 43' 06"W	50.45	C8	S86° 17' 15"E	65.32	50.00	71.18					
L9	N81° 16' 36"E	50.00	C9	N22° 49' 33"E	50.16	50.00	52.54					
L10	S08° 43' 06"E	47.78	C10	N34° 36' 19"W	45.91	50.00	47.69					

**MAINTENANCE OF PRIVATE ROADS AND DRAINAGE SYSTEM**

THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE SYSTEM LOCATED WITHIN PHASE III OF COVERED BRIDGE - PHASE III, AS SHOWN ON THIS PLAT, ARE SUBJECT TO A MAINTENANCE AGREEMENT REQUIRING THAT ALL EXPENSES OF MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS AND/OR A DULY DESIGNATED HOME OWNER'S ASSOCIATION, AS THEIR INTERESTS MAY APPEAR.

THE MAINTENANCE AGREEMENT, CONSISTING OF COVENANTS RUNNING WITH THE LAND, TO ALL LOTS SERVICED BY SUCH PRIVATE STREETS OR ROADS HAS BEEN FILED WITH EFFINGHAM COUNTY, FOR LATE RECORDATION, THAT THE DEVELOPER, OWNERS, OR HOME OWNER'S ASSOCIATION, AS THEIR INTERESTS MAY APPEAR, SHALL HAVE THE FINANCIAL AND LEGAL RESPONSIBILITY OF THE MAINTENANCE AND OPERATION OF ANY SUCH PRIVATE STREET OR ROAD. THE MAINTENANCE AND OPERATION OF THE PRIVATE DRAINAGE FEATURES SUCH AS CANALS, DITCHES, AND SWALES SHALL REMAIN WITH SUCH LOT OWNERS.

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

**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.

**EMC ENGINEERING SERVICES, INC.**  
 27 Chatham Center South, Suite A  
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**EMC ENGINEERING SERVICES, INC.**  
 CIVIL  
 MARINE  
 ENVIRONMENTAL

**ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS  
 GREENVILLE • SAVANNAH • STATESBORO • THOMASVILLE • VALDOSTA**

**CERTIFICATIONS / APPROVALS**

**CERTIFICATE OF OWNERSHIP & DEDICATION**  
 IT IS HEREBY CERTIFIED THAT BGN INVESTMENTS, 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.

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS COVERED BRIDGE - PHASE III, SHOWN ON THE PLAT DATED 02/27/2023 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) PREPARED BY SOUTHEAST ENGINEERING AND ENVIRONMENTAL APPROVED OCTOBER 2021.

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**PROJECT DATA**

OWNER/DEVELOPER: BGN INVESTMENTS, LLC  
 P.O. BOX 104  
 CLAXTON, GA 30417

24HR CONTACT: MARK GLISSON, AGENT  
 (912) 657-7377

TAX MAP & PARCEL NUMBER: 03520037  
 PARCEL AREA: 20.6882 ACRES  
 ZONING CLASSIFICATION: R-1  
 PROPOSED LAND USE: RESIDENTIAL  
 NUMBER OF LOTS: 44  
 MINIMUM LOT SIZE: 12,000 SF  
 FRONT SETBACK: 35 FT  
 REAR SETBACK: 25 FT  
 SIDE SETBACK: 15 FT  
 SIDE SETBACK (STREET): 25 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

**CERTIFICATE OF APPROVAL FOR RECORDING**

Approved for recording by the Effingham County Zoning Administrator.

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

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**A MAJOR SUBDIVISION PLAT OF  
 COVERED BRIDGE - PHASE III  
 1559TH G. M. DISTRIC  
 EFFINGHAM COUNTY, GEORGIA**

Prepared for:  
**BGN INVESTMENTS, LLC**

PROJECT NO.: 21-0048  
 DRAWN BY: SMB  
 DESIGNED BY: J.D.H.  
 SURVEY DATE: MARCH 2023  
 CHECKED BY: JRT  
 SCALE: 1" = 60'  
 DATE: 09/05/2023

SHEET  
**1**  
 OF 1

02/2021-02-04-048 COVERED BRIDGE PHASE III (DWG) 9/5/2023 10:08 AM