

01/2024/24-0003 PALM RIDGE SUBDIVISION.DWG/24-0003/...S01.DWG 6/3/2025 9:42 AM

LEGEND

ADJACENT PROPERTY LINE
PROPERTY BOUNDARY
METES AND BOUNDS
TAG LABEL
1/2" IRON REBAR FOUND
5/8" IRON REBAR FOUND
5/8" IRON REBAR SET W/CAP
OPEN TOP PIPE FOUND
CONCRETE MONUMENT FOUND

--- -- --
N 47°45'54" E - 497.06'
L# or C#
○ 1/2" IRF
○ 5/8" IRF
● RBS
○ OTPF
□ CMF

POINT OF COMMENCING
POINT OF BEGINNING
PROPERTY ID NUMBER
NOW OR FORMERLY
RIGHT-OF-WAY
PLAT BOOK
DEED BOOK
PAGE
NOT TO SCALE
TEMPORARY BENCHMARK SET

P.O.C.
P.O.B.
PIN
N/F
R/W
PB
DB
PG
N.T.S.
T.B.M.

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S59° 15' 26"E	277.76
L2	N85° 29' 59"W	207.99
L3	N08° 04' 31"E	152.29
L4	N78° 32' 42"W	72.29
L5	S71° 03' 25"W	268.41
L6	N30° 31' 48"W	18.98
L7	N75° 25' 58"W	16.92
L8	N30° 31' 48"W	21.84
L9	N14° 19' 01"E	13.91
L10	S27° 02' 56"E	46.59
L11	S33° 56' 52"E	19.45
L12	S00° 22' 43"W	24.01
L13	S15° 29' 51"E	53.75
L14	S62° 57' 04"W	95.96
L15	S27° 02' 56"E	106.45

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N61° 27' 37"E	296.32	7689.43	296.34
C2	N51° 57' 24"E	487.38	1067.13	491.72
C3	S70° 26' 51"W	31.31	120.00	31.40
C4	N87° 51' 00"W	58.90	120.00	59.51
C5	N44° 24' 24"E	76.33	120.00	77.68
C6	N60° 56' 15"E	86.43	1229.69	86.44
C7	N57° 45' 36"E	50.00	1229.08	50.00
C8	S36° 45' 35"W	15.01	17.00	15.54
C9	S23° 20' 35"W	26.53	60.00	26.75
C10	N54° 34' 19"W	119.99	60.00	187.05
C11	N75° 02' 10"E	77.61	60.00	84.40
C12	S89° 08' 32"W	15.01	17.00	15.54
C13	S70° 11' 32"W	45.38	180.00	45.50
C14	S87° 12' 56"W	61.17	180.00	61.46
C15	N78° 19' 23"W	29.37	180.00	29.40

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C16	N52° 05' 14"W	132.27	180.00	135.45
C17	S58° 24' 02"W	68.49	1170.00	68.50
C18	S61° 30' 52"W	58.66	1170.00	58.67
C19	S55° 58' 40"W	43.71	180.00	43.81
C20	S40° 44' 45"W	51.71	180.00	51.89
C21	S26° 53' 54"W	35.06	180.00	35.12
C22	N52° 05' 14"W	88.18	120.00	90.30
C23	N60° 46' 19"E	78.29	7669.43	78.29
C24	N61° 25' 55"E	98.40	7669.43	98.40
C25	N62° 01' 25"E	60.01	7669.43	60.01
C26	N62° 24' 17"E	42.01	7669.43	42.01
C27	N64° 07' 40"E	53.70	455.68	53.73
C28	N61° 21' 43"E	59.99	742.08	60.00
C29	N57° 51' 13"E	60.00	1097.25	60.01

PROJECT DATA

OWNER/DEVELOPER:
PARENT PARCEL NUMBER:
ZONING CLASSIFICATION:
NUMBER OF LOTS:
MINIMUM LOT SIZE:
FRONT SETBACK:
SIDE SETBACK:
REAR SETBACK:

D. R. Horton
30 Silver Lake Road, Bluffton, SC 29909
(843) 473-5200
03520079
R-6
51
8,500 SF
15 FT
7.5 FT (INTERIOR) & 15 FT (STREET)
25 FT

LAND AREA	
51 RESIDENTIAL LOTS	12.3433 ACRES
COMMON AREA/FUTURE DEV.	67.5598 ACRES
RIGHTS-OF-WAY	3.3008 ACRES
PUMP STATION	0.0703 ACRES
TOTAL LAND AREA	83.2741 ACRES
WETLAND	28.5421 ACRES
UPLAND	54.7320 ACRES

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 Carlson BRx6 GPS (RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 2cm + 1ppm RMS)) with a Scepter 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 Court's Office of Effingham County, Georgia.
- Locations are accurate only where dimensioned.
- A portion of this property is located in Zone A, a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map Nos. 13103C0353E and 13103C0355E; 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 180-5-.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 were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction.

SURVEY DATA

Total Area:
Wetland Area:
Upland Area:
Plat Closure:
Field Precision:

83,274 Acres (3,627,418 Square Feet)
28,542 Acres (1,243,290 Square Feet)
54,732 Acres (2,384,128 Square Feet)
1 in 1,500,855

Adjusted by:
Equipment used:

Compass Rule
Topcon PS 103A
Carlson BRx6 GPS/eGPS Network

Field Work Completed on:

01/30/2024

REFERENCES

DB 159, PG 708
DB 310, PG 658
DB 735, PG 160
DB 1492, PG 468
DB 2288, PG 446
PB 2, PG 24
PB 14, PG 179
PB 26, PG 40
PB H, PG 293

DB 218, PG 501
DB 324, PG 450
DB 931, PG 160
DB 2033, PG 81
DB 2356, PG 276
PB 7, PG 147
PB 16, PG 5
DB 27, PG 117
PB K, PG 110

DB 302, PG 385
DB 340, PG 593
DB 931, PG 168
DB 2233, PG 317
DB 2792, PG 20
PB 13, PG 175
PB 24, PG 200
PB A235, PG E1

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.

06/03/2025
DATE

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION
IT IS HEREBY CERTIFIED THAT SMCCE 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)

PRINT CORPORATION NAME
PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN
PRINCIPLE SIGNATURE
DATE

ALEC METZGER 06/03/2025
WITNESS NAME

WITNESS SIGNATURE

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS PALM RIDGE SUBDIVISION - PHASE I, SHOWN ON THE PLAT DATED 05/29/2025 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED APRIL 2024.

ALEC METZGER
DATE 06/03/2025

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS PALM RIDGE SUBDIVISION - PHASE I 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

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-5550
Fax: (912) 232-5550
savannah@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

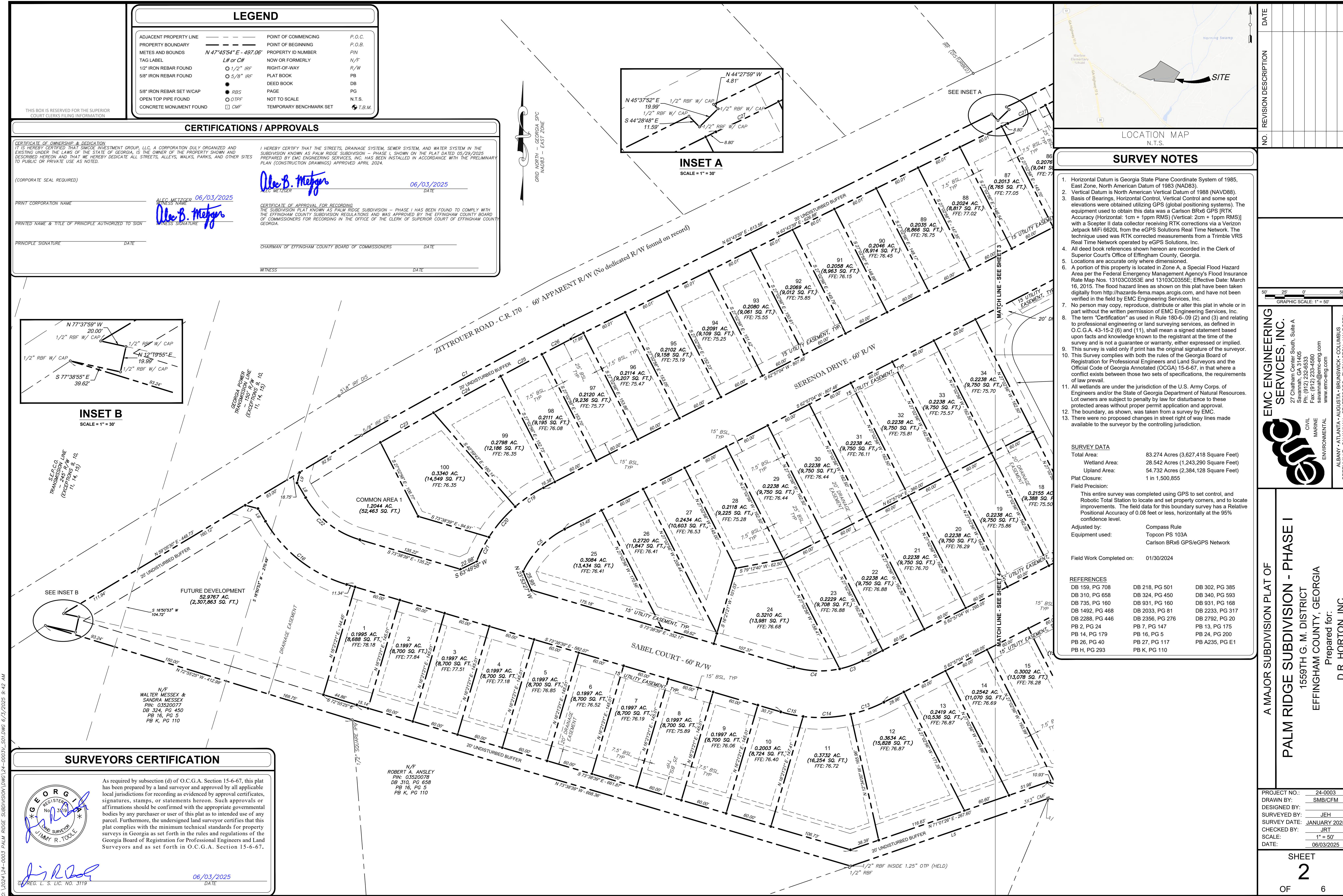
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

A MAJOR SUBDIVISION PLAT OF

PALM RIDGE SUBDIVISION - PHASE I
1559TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
D.R. HORTON, INC.

PROJECT NO.: 24-0003
DRAWN BY: SMB/CFM
DESIGNED BY:
SURVEYED BY: JEH
SURVEY DATE: JANUARY 2025
CHECKED BY: JRT
SCALE: 1" = 200'
DATE: 06/03/2025

SHEET
1
OF 6



LEGEND			
ADJACENT PROPERTY LINE	---	POINT OF COMMENCING	P.O.C.
PROPERTY BOUNDARY	---	POINT OF BEGINNING	P.O.B.
METES AND BOUNDS	N 47°45'54" E - 497.06'	PROPERTY ID NUMBER	PIN
TAG LABEL	L# or C#	NOW OR FORMERLY	N/F
1/2" IRON REBAR FOUND	○ 1/2" IRF	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	○ 5/8" IRF	PLAT BOOK	PB
5/8" IRON REBAR SET W/CAP	● RBS	DEED BOOK	DB
OPEN TOP PIPE FOUND	○ O/PF	PAGE	PG
CONCRETE MONUMENT FOUND	□ CMF	NOT TO SCALE	N.T.S.
		TEMPORARY BENCHMARK SET	T.B.M.

CERTIFICATIONS / APPROVALS

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I, **SMDC 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.

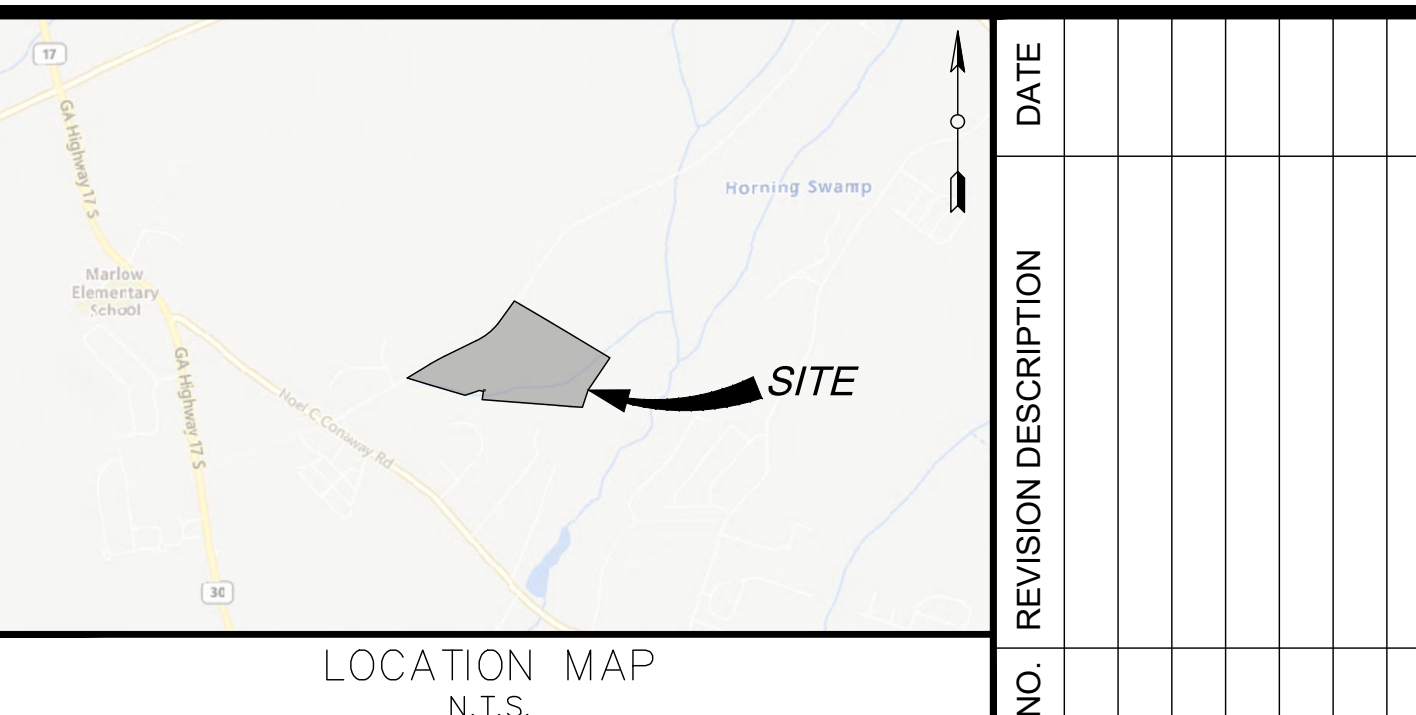
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION PLAT KNOWN AS PALM RIDGE SUBDIVISION - PHASE I, SHOWN ON THE PLAT DATED 05/29/2025 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED APRIL, 2024.

WITNESS SIGNATURE *Alec Metzger* **DATE** 06/03/2025

PRINCIPLE SIGNATURE *Alec Metzger* **DATE** 06/03/2025

CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS **DATE**

WITNESS **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 Carlson BRx6 GPS (RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 2cm + 1ppm RMS)) with a Scepter 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.
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- 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.
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- The boundary, as shown, was taken from a survey by EMC.
- There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction.

SURVEY DATA

Total Area:	83.274 Acres (3,627,418 Square Feet)
Wetland Area:	28.542 Acres (1,243,290 Square Feet)
Upland Area:	54.732 Acres (2,384,128 Square Feet)
Plat Closure:	1 in 1,500,855
Field Precision:	
This entire survey was completed using GPS to set control, and Robotic Total Station to locate and set property corners, and to locate 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:	Compass Rule
Equipment used:	Topcon PS 103A Carlson BRx6 GPS/eGPS Network
Field Work Completed on:	01/30/2024

REFERENCES

DB 159, PG 708	DB 218, PG 501	DB 302, PG 385
DB 310, PG 658	DB 324, PG 450	DB 340, PG 593
DB 735, PG 160	DB 931, PG 160	DB 931, PG 168
DB 1492, PG 468	DB 2033, PG 181	DB 2233, PG 317
DB 2288, PG 446	DB 2356, PG 276	DB 2792, PG 20
PB 2, PG 24	PB 7, PG 147	PB 13, PG 175
PB 14, PG 179	PB 16, PG 5	PB 24, PG 200
PB 26, PG 40	PB 27, PG 117	PB A235, PG E1
PB H, PG 293	PB K, PG 110	

SURVEYORS CERTIFICATION

GEORGIA
REGISTERED
No. 3119
LAND SURVEYOR
JIMMY R. TOOLE

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.

ROBERT A. ANSLEY
PIN: 03520078
DB 310, PG 629
PB 16, PG 5
PB K, PG 110

Jim R. Toole **DATE** 06/03/2025

REG. L. S. LIC. NO. 3119

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Pin: (912) 232-5550
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

PALM RIDGE SUBDIVISION - PHASE I

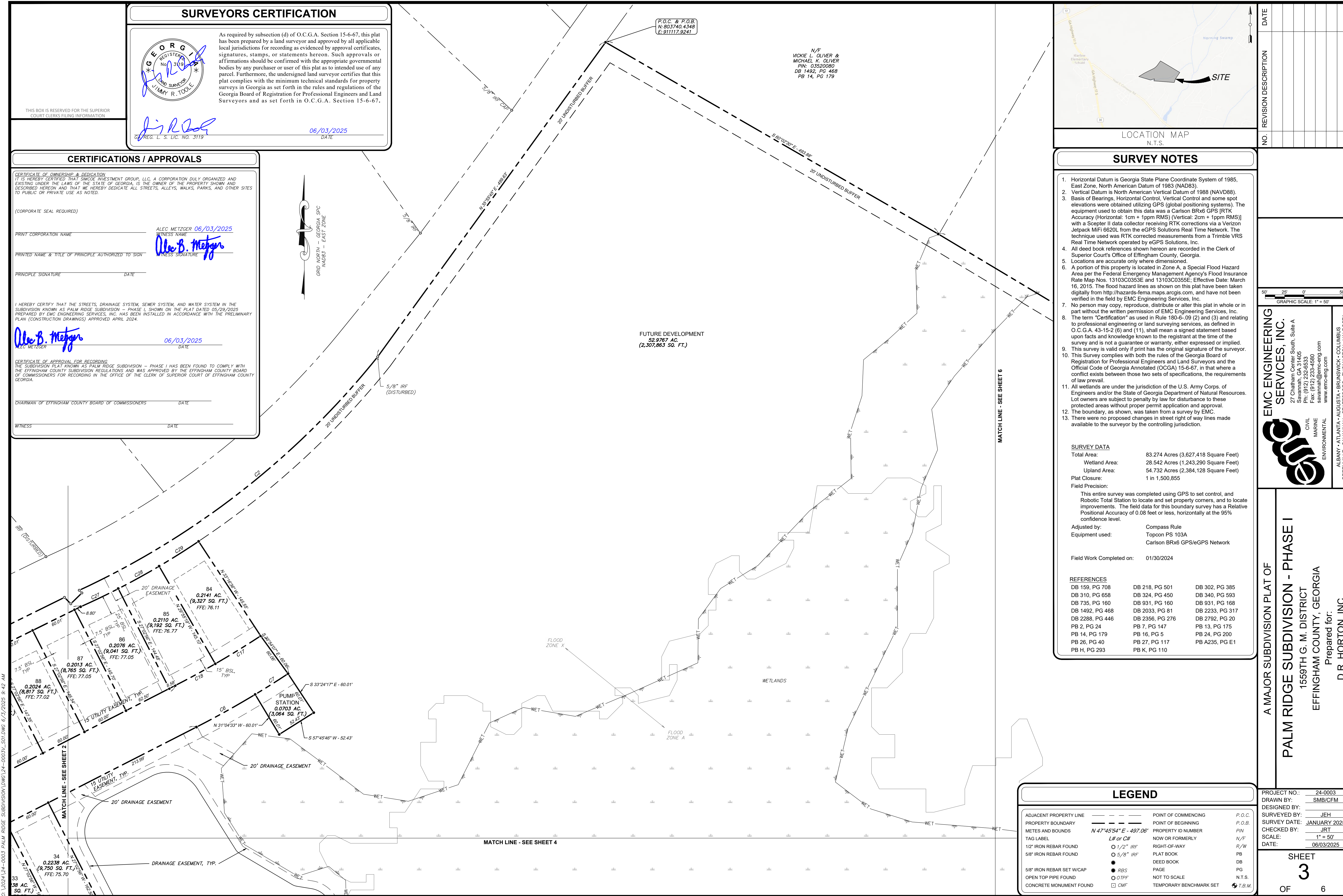
1559TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

Prepared for:
D.R. HORTON, INC.

PROJECT NO.: 24-0003
DRAWN BY: SMB/CFM
DESIGNED BY: JEK
SURVEYED BY: JEK
SURVEY DATE: JANUARY 2025
CHECKED BY: JRT
SCALE: 1" = 50'
DATE: 06/03/2025

SHEET 2

OF 6



SURVEYORS CERTIFICATION

GEORGIA

REGISTERED

LAND SURVEYOR

No. 3119

JIMMY R. TOOLE

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THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

06/03/2025

DATE

GA REG. L. S. LIC. NO. 3119

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION

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(CORPORATE SEAL REQUIRED)

PRINT CORPORATION NAME

PRINCIPLE'S NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN

PRINCIPLE'S SIGNATURE

DATE

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06/03/2025

DATE

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CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS

DATE

WITNESS

DATE

LOCATION MAP

N.T.S.

NO.

REVISION DESCRIPTION

DATE

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, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Carlson BRx6 GPS (RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 2cm + 1ppm RMS)) with a Scepter II data collector receiving RTK corrections via 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. Locations are accurate only where dimensioned.

6. A portion of this property is located in Zone A, a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map Nos. 13103C0353E and 13103C0355E; 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.

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13. There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction.

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83.274 Acres (3,627,418 Square Feet)

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Adjusted by:

Compass Rule

Equipment used:

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Carlson BRx6 GPS/eGPS Network

Field Work Completed on:

01/30/2024

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DB 1492, PG 468

DB 2033, PG 81

DB 2233, PG 317

DB 2288, PG 446

DB 2356, PG 276

DB 2792, PG 20

PB 2, PG 24

PB 7, PG 147

PB 13, PG 175

PB 14, PG 179

PB 16, PG 5

PB 24, PG 200

PB 26, PG 40

PB 27, PG 117

PB A235, PG E1

PB H, PG 293

PB K, PG 110

LEGEND

ADJACENT PROPERTY LINE

PROPERTY BOUNDARY

METES AND BOUNDS

TAG LABEL

1/2" IRON REBAR FOUND

5/8" IRON REBAR FOUND

5/8" IRON REBAR SET W/CAP

OPEN TOP PIPE FOUND

CONCRETE MONUMENT FOUND

N 47°45'54" E - 497.06'

L# or C#

1/2" IRF

5/8" IRF

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EMC ENGINEERING SERVICES, INC.

27 Chatham Center South, Suite A

Savannah, GA 31405

Ph: (912) 232-5550

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CIVIL

MARINE

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ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS

GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

A MAJOR SUBDIVISION PLAT OF

PALM RIDGE SUBDIVISION - PHASE I

1559TH G. M. DISTRICT

EFFINGHAM COUNTY, GEORGIA

Prepared for:

D.R. HORTON, INC.

PROJECT NO.:

24-0003

DRAWN BY:

SMB/CFM

DESIGNED BY:

SURVEYED BY:

JEH

SURVEY DATE:

JANUARY 2025

CHECKED BY:

JRT

SCALE:

1" = 50'

DATE:

06/03/2025

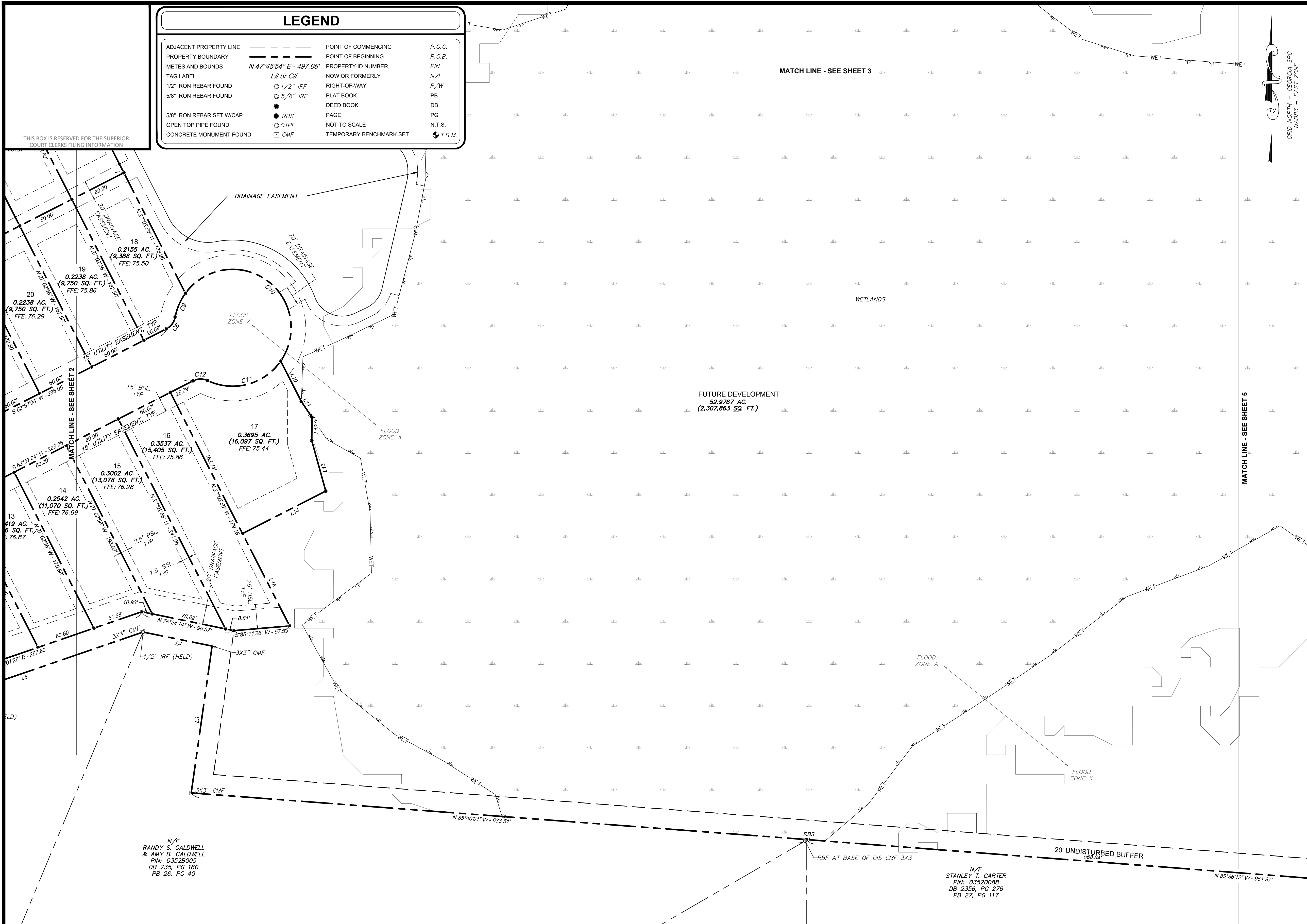
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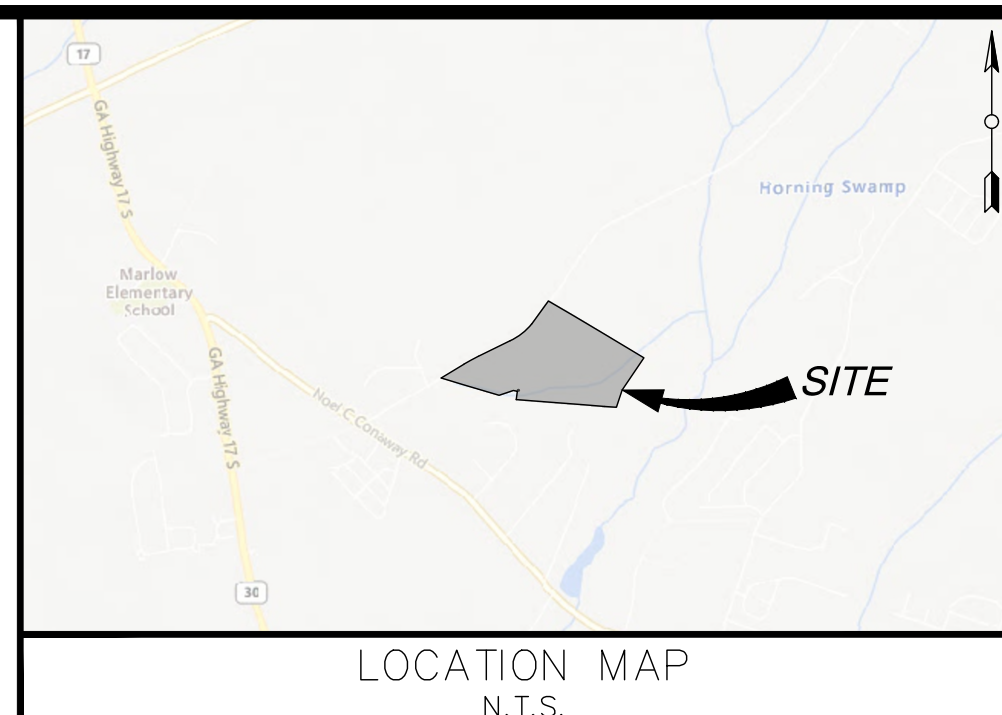
OF

6

C:\2024\24-0003 PALM RIDGE SUBDIVISION\DWG\24-0003_1_S01.DWG 6/3/2025 9:42 AM



LEGEND			
ADJACENT PROPERTY LINE	---	POINT OF COMMENCING	P.O.C.
PROPERTY BOUNDARY	---	POINT OF BEGINNING	P.O.B.
METES AND BOUNDS	N 47°45'54" E - 497.06'	PROPERTY ID NUMBER	PIN
TAG LABEL	L# or C#	NOW OR FORMERLY	N/F
1/2" IRON REBAR FOUND	○ 1/2" IRF	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	○ 5/8" IRF	PLAT BOOK	PB
		DEED BOOK	DB
5/8" IRON REBAR SET W/ICAP	● RBS	PAGE	PG
OPEN TOP PIPE FOUND	○ OTPF	NOT TO SCALE	N.T.S.
CONCRETE MONUMENT FOUND	□ CMF	TEMPORARY BENCHMARK SET	T.B.M.



SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985.
- 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 Carlson BRx6 GPS (RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 2cm + 1ppm RMS)) with a Scepter 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 Court's Office of Effingham County, Georgia.
- Locations are accurate only where dimensioned.
- A portion of this property is located in Zone A, a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map Nos. 13103C0353E and 13103C0355E; 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) 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 were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction.

SURVEY DATA

Total Area:	83.274 Acres (3,627,418 Square Feet)
Wetland Area:	28.542 Acres (1,243,290 Square Feet)
Upland Area:	54.732 Acres (2,384,128 Square Feet)
Plat Closure:	1 in 1,500,855
Field Precision:	
This entire survey was completed using GPS to set control, and Robotic Total Station to locate and set property corners, and to locate 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:	Compass Rule
Equipment used:	Topcon PS 103A Carlson BRx6 GPS/eGPS Network
Field Work Completed on:	01/30/2024

REFERENCES

DB 159, PG 708	DB 218, PG 501	DB 302, PG 385
DB 310, PG 658	DB 324, PG 450	DB 340, PG 593
DB 735, PG 160	DB 931, PG 160	DB 931, PG 168
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DB 2288, PG 446	DB 2356, PG 276	DB 2792, PG 20
PB 2, PG 24	PB 7, PG 147	PB 13, PG 175
PB 14, PG 179	PB 16, PG 5	PB 24, PG 200
PB 26, PG 40	PB 27, PG 117	PB A235, PG E1
PB H, PG 293	PB K, PG 110	

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.

REGISTERED LAND SURVEYOR
No. 3119
JIMMY R. TOOLE

DATE 06/03/2025
DATE

N/F
RANDY S. CALDWELL
& AMY E. CALDWELL
PIN: 0352B005
DB 735, PG 160
PB 26, PG 40

N/F
FRANCISCO A. VELEZ
& ROSA HAYDEE
PIN: 0352B006
DB 2033, PG 81
PB 26, PG 40

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 HE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

(CORPORATE SEAL REQUIRED)

PRINT CORPORATION NAME _____
PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN _____
PRINCIPLE SIGNATURE _____ DATE _____

WITNESS NAME _____
WITNESS SIGNATURE _____ DATE _____

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS PALM RIDGE SUBDIVISION - PHASE I, SHOWN ON THE PLAT DATED 05/29/2025 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED APRIL 2024.

DATE 06/03/2025
DATE

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS PALM RIDGE SUBDIVISION - PHASE I 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 _____

EMC ENGINEERING SERVICES, INC.

27 Chatham Center South, Suite A
Savannah, GA 31405
Pin: (912) 232-5550
savannah@emc-eng.com
www.emc-eng.com

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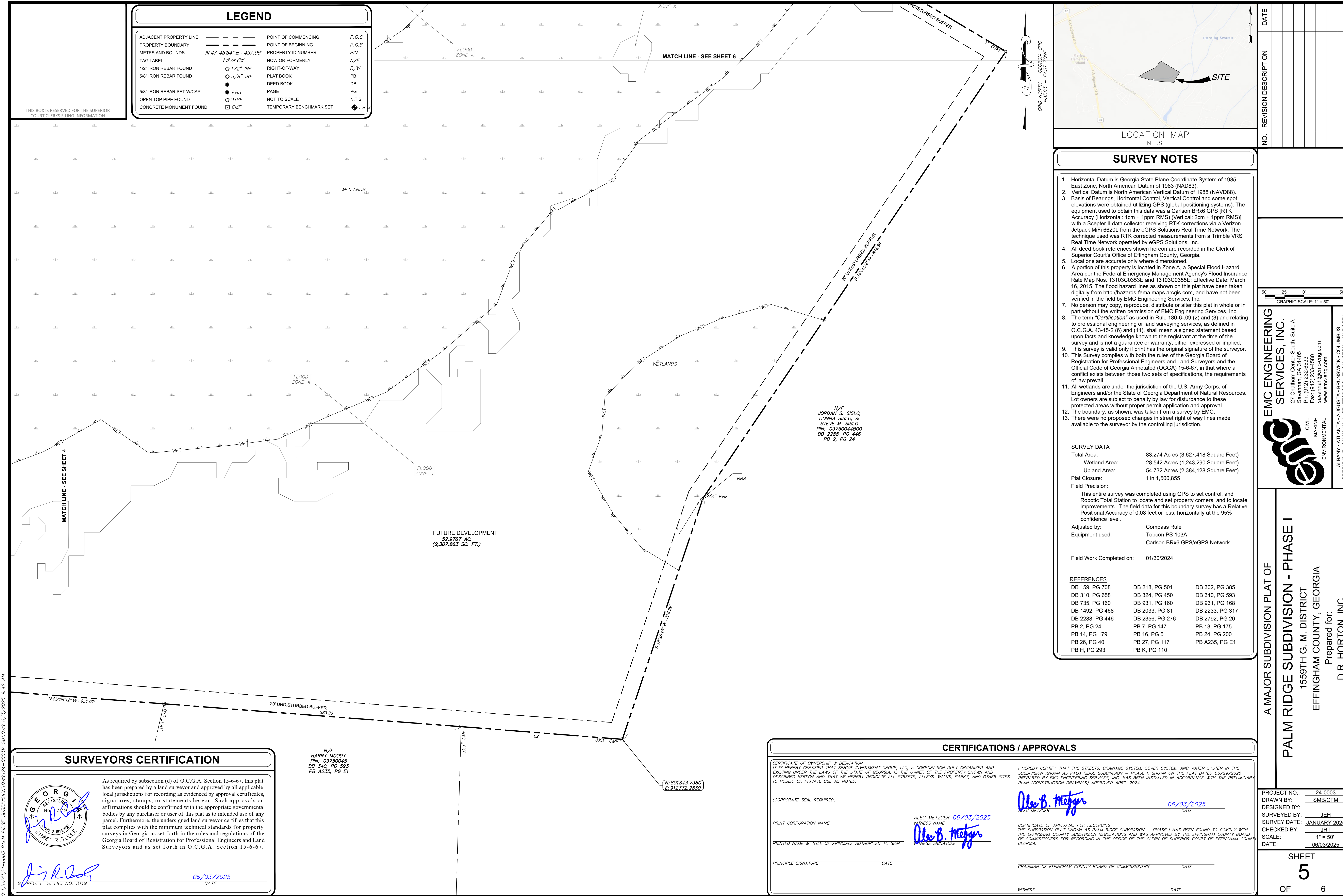
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1559TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

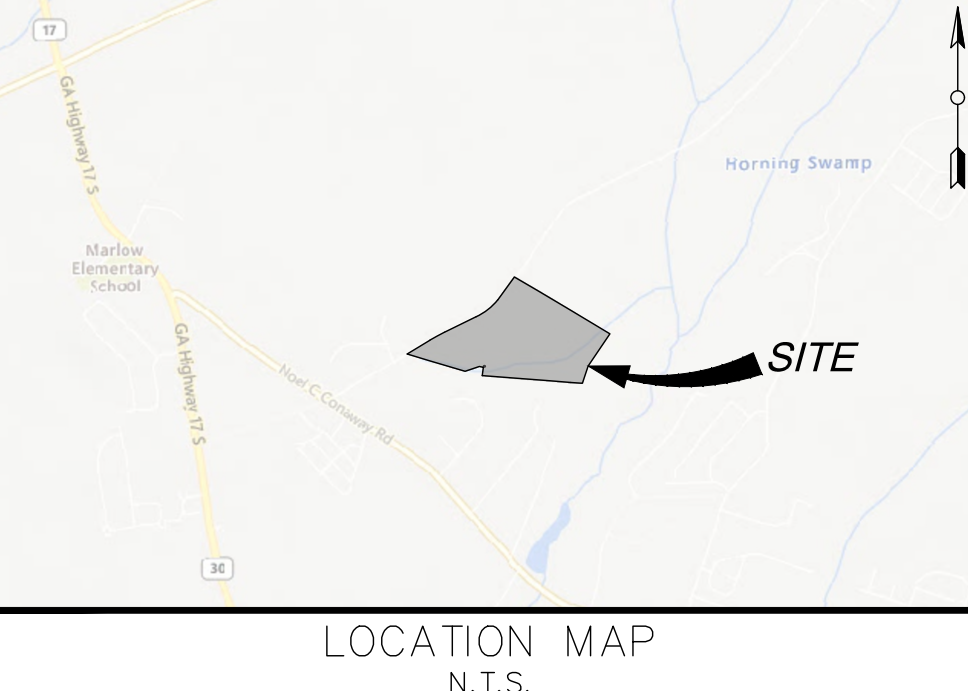
Prepared for:
D.R. HORTON, INC.

PROJECT NO.: 24-0003
DRAWN BY: SMB/CFM
DESIGNED BY: JEH
SURVEY DATE: JANUARY 2025
CHECKED BY: JRT
SCALE: 1" = 50'
DATE: 06/03/2025

SHEET
4
OF 6



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5/8" IRON REBAR SET W/ICAP	● RBS	PAGE	PG
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Adjusted by:	Compass Rule
Equipment used:	Topcon PS 103A Carlson BRx6 GPS/eGPS Network

Field Work Completed on: 01/30/2024

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SURVEYORS CERTIFICATION



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Jimmy R. Toole
G. REG. L. S. LIC. NO. 3119
DATE 06/03/2025

N/F
HARRY MOODY
PIN: 03750045
DB 340, PG 593
PB A235, PG E1

N/F
JORDAN S. SISLO,
DONNA SISLO, &
STEVE M. SISLO
PIN: 03750044800
DB 2288, PG 446
PB 2, PG 24

FUTURE DEVELOPMENT
52.9767 AC.
(2,307,863 SQ. FT.)

CERTIFICATIONS / APPROVALS

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(CORPORATE SEAL REQUIRED)
PRINT CORPORATION NAME
PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN
PRINCIPLE SIGNATURE
DATE
WITNESS NAME
WITNESS SIGNATURE
DATE

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Alec B. Metzger
ALEC B. METZGER
DATE 06/03/2025
CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS
DATE
WITNESS
DATE

NO.	REVISION DESCRIPTION	DATE

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Pin: (912) 232-5550
(912) 232-5551
savannah@emc-eng.com
www.emc-eng.com

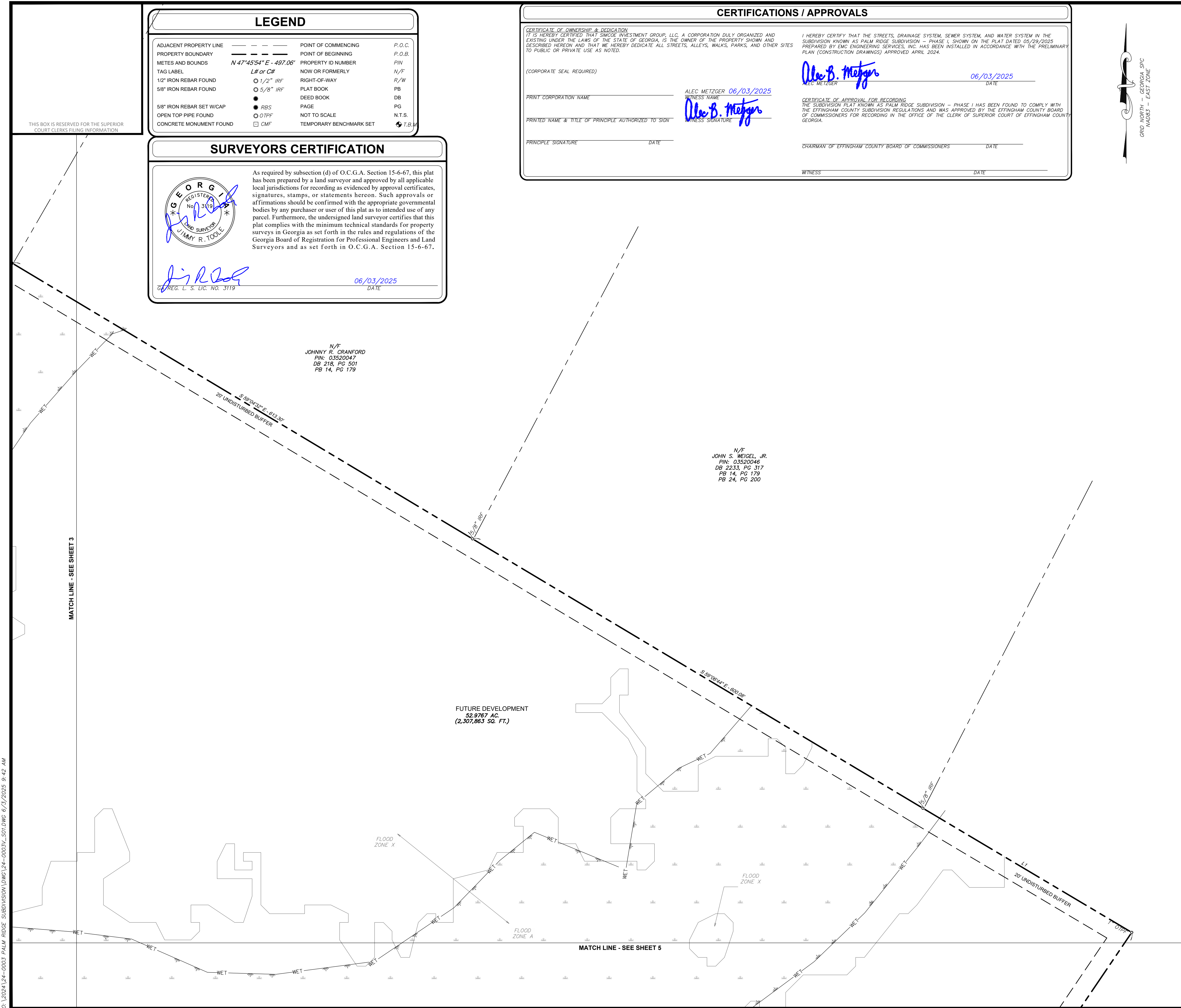
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A MAJOR SUBDIVISION PLAT OF
PALM RIDGE SUBDIVISION - PHASE I
1559TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
D.R. HORTON, INC.

PROJECT NO.:	24-0003
DRAWN BY:	SMB/CFM
DESIGNED BY:	
SURVEYED BY:	JEH
SURVEY DATE:	JANUARY 2025
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SCALE:	1" = 50'
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01/2024/24-0003 PALM RIDGE SUBDIVISION.DWG/24-0003/1_S01.DWG 6/3/2025 9:42 AM



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06/03/2025
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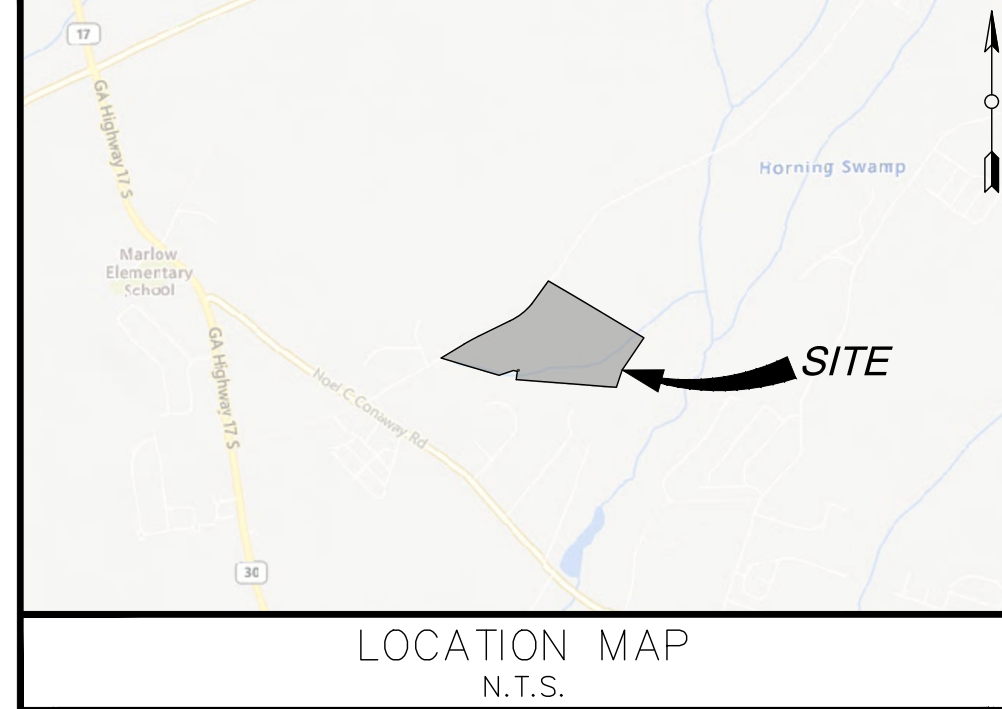
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ALEC METZGER 06/03/2025
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CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS _____ DATE _____
WITNESS _____ DATE _____



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