

A MAJOR SUBDIVISION PLAT
OF
BUCKINGHAM PLANTATION - PHASE II-C

1559TH GEORGIA MILITIA DISTRICT
EFFINGHAM COUNTY, GEORGIA

07/16/2025
EMC PROJECT NO. 20-0038

THIS BOX IS RESERVED FOR THE SUPERIOR
COURT CLERKS FILING INFORMATION

DEVELOPER / RESPONSIBLE PARTY

NEW HORIZON DEVELOPMENT COMPANY
RICHARD FLANDERS
37 W. FAIRMONT AVE, UNIT 202
SAVANNAH, GA 31406
(912) 354-0838

PROJECT DATA

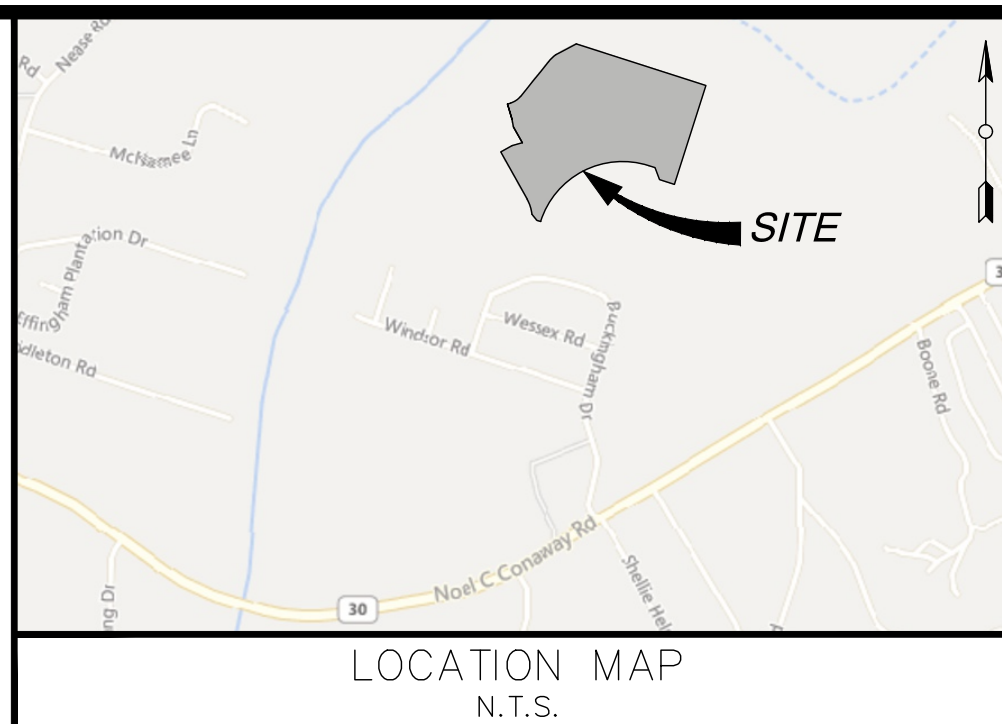
OWNER/DEVELOPER: NEW HORIZON DEVELOPMENT COMPANY
37 W. FAIRMONT AVE, UNIT 202
SAVANNAH, GA 31406
3750051
27.3332 ACRES
PHASE II-C PARCEL AREA:
ZONING CLASSIFICATION: PD
PROPOSED LAND USE: RESIDENTIAL
NUMBER OF LOTS: 62
MINIMUM LOT SIZE: 10,800 SF
FRONT SETBACK: 25 FT
REAR SETBACK: 25 FT
SIDE SETBACK: 15 FT
SIDE SETBACK (STREET): 25 FT
WATER AND SEWER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N72° 13' 19"W	49.25
L2	N72° 55' 40"W	30.02
L3	N38° 56' 18"W	59.28
L4	N60° 46' 40"E	97.23
L5	N74° 01' 06"E	4.46
L6	N74° 01' 06"E	76.01
L7	N74° 01' 06"E	24.59
L8	N38° 47' 30"E	61.61
L9	S60° 46' 40"W	30.00
L10	S38° 47' 30"W	61.61
L11	N74° 01' 06"E	29.68
L12	S74° 01' 06"W	24.59
L13	S60° 46' 40"W	16.74
L14	S60° 46' 40"W	1.89

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S62° 40' 05"W	928.08	655.00	1031.38
C2	N17° 38' 55"W	120.38	300.00	121.20
C3	N61° 31' 31"E	64.90	150.00	65.41
C4	N43° 54' 44"E	26.77	150.00	26.81
C5	N46° 11' 44"E	77.32	300.14	77.53
C6	S27° 16' 51"E	42.38	30.00	47.06
C7	S74° 59' 47"E	16.46	170.00	16.46
C8	N70° 30' 38"E	178.75	170.00	188.22
C9	N42° 41' 54"E	89.93	660.00	90.00
C10	N50° 30' 41"E	89.93	660.00	90.00
C11	N57° 35' 52"E	73.22	660.00	73.26
C12	N46° 41' 11"E	62.98	50.00	68.14
C13	S61° 44' 55"E	53.77	50.00	56.77
C14	S27° 06' 23"W	83.22	50.00	98.31
C15	N81° 19' 43"W	26.28	50.00	26.59
C16	S60° 15' 14"W	10.97	600.00	10.97
C17	S54° 18' 39"W	113.33	600.00	113.50
C18	S43° 50' 31"W	105.63	600.00	105.77
C19	S42° 23' 31"W	28.88	230.00	28.90
C20	S57° 16' 29"W	90.00	230.00	90.58

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C21	S79° 50' 25"W	90.00	230.00	90.58
C22	N80° 32' 58"W	66.62	230.00	66.86
C23	S62° 43' 09"W	42.47	30.00	47.19
C24	S27° 16' 51"E	169.53	120.00	188.25
C25	N73° 17' 06"E	135.91	120.00	144.48
C26	N43° 18' 58"E	52.06	330.00	52.12
C27	N55° 40' 41"E	90.00	330.00	90.28
C28	N68° 46' 01"E	60.41	330.00	60.49
C29	S61° 50' 54"W	113.84	270.00	114.70
C30	S44° 14' 06"W	51.22	270.00	51.30
C31	S53° 01' 56"W	88.56	180.00	89.47
C32	S80° 20' 09"W	81.37	179.16	82.09
C33	N79° 24' 41"W	45.05	180.00	45.17
C34	N63° 10' 47"W	56.58	180.00	56.81
C35	N39° 48' 49"W	89.07	180.00	90.00
C36	N14° 28' 10"W	68.82	180.00	69.24
C37	N07° 06' 20"E	65.94	180.00	66.32
C38	S40° 26' 25"W	168.60	785.00	168.92
C39	S50° 30' 41"W	106.96	785.00	107.05
C40	S57° 35' 52"W	87.09	785.00	87.13

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C41	S50° 54' 48"W	106.97	175.00	108.71
C42	N39° 12' 20"E	6.72	465.00	6.72
C43	N43° 43' 48"E	66.66	465.00	66.72
C44	N49° 09' 50"E	21.48	465.00	21.48
C45	N55° 51' 56"E	87.17	465.00	87.29
C46	N61° 54' 56"E	10.91	465.00	10.91
C47	N67° 27' 14"E	78.90	465.00	78.99
C48	N73° 00' 29"E	11.16	465.00	11.16
C49	N73° 51' 25"E	2.62	465.00	2.62



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 20TL 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, a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13103C0355E; Effective Date: March 16, 2015. The flood hazard lines as shown on this map 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.
- 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. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA

LAND AREA - PHASE II-C	
61 RESIDENTIAL LOTS	19.6155 ACRES
COMMON AREA	2.8499 ACRES
RIGHTS-OF-WAY	4.6199 ACRES
FUTURE RIGHT-OF-WAY	0.2479 ACRES
TOTAL LAND AREA	27.3332 ACRES

Plat Closure: 1 in 463,366

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 20TL Geodetic GNSS GPS Receiver
on the eGPS Network

Field Work Completed on: 07/10/2025

REFERENCES

DB 2025, PG 264 DB 2589, PG 113 DB 2754, PG 18
DB 2828, PG 497 PB 28, PG 430 PB 28, PG 755
PB 29, PG 252 PB A199, PG D

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 CH	NOW OR FORMERLY	N/F
5/8" IRON REBAR SET W/CAP	RBS	RIGHT-OF-WAY	R/W
TEMPORARY BENCHMARK SET	T.B.M.	PLAT BOOK	PB
IRON REBAR FOUND	IRF	DEED BOOK	DB
NOT TO SCALE	N.T.S.	PAGE	PG

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION

IT IS HEREBY CERTIFIED THAT NEW HORIZON DEVELOPMENT COMPANY, 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 SIGNATURE

PRINCIPLE SIGNATURE DATE

ALEC METZGER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT KNOWN AS BUCKINGHAM PLANTATION - PHASE II-C 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

SURVEYORS CERTIFICATION



REG. L. S. LIC. NO. 3119

07/16/2025
DATE

NO.	REVISION DESCRIPTION	DATE



GRAPHIC SCALE: 1" = 60'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31406
Ph: (912) 354-0838
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

A MAJOR SUBDIVISION PLAT OF
BUCKINGHAM PLANTATION - PHASE II-C
1559TH GEORGIA MILITIA DISTRICT
EFFINGHAM COUNTY, GEORGIA
NEW HORIZON DEVELOPMENT COMPANY
Prepared for:

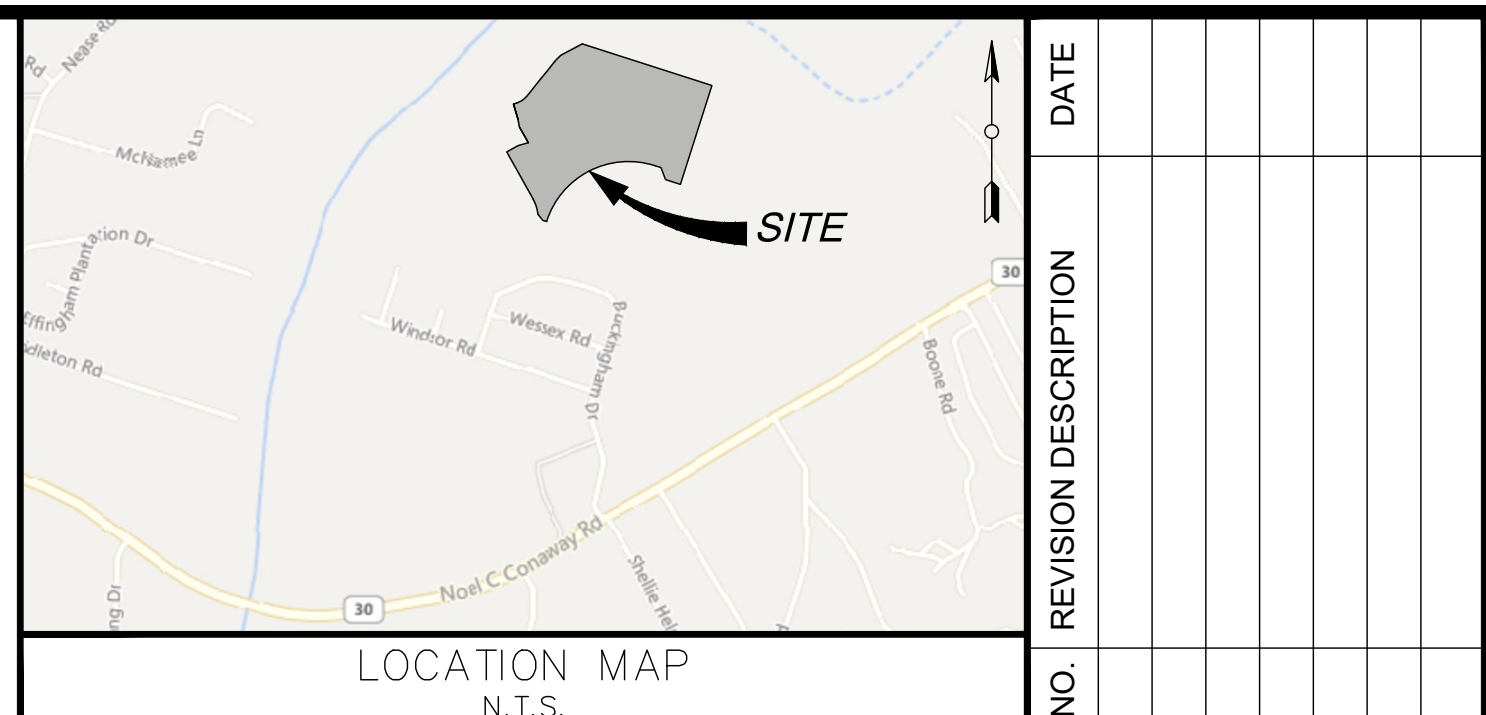
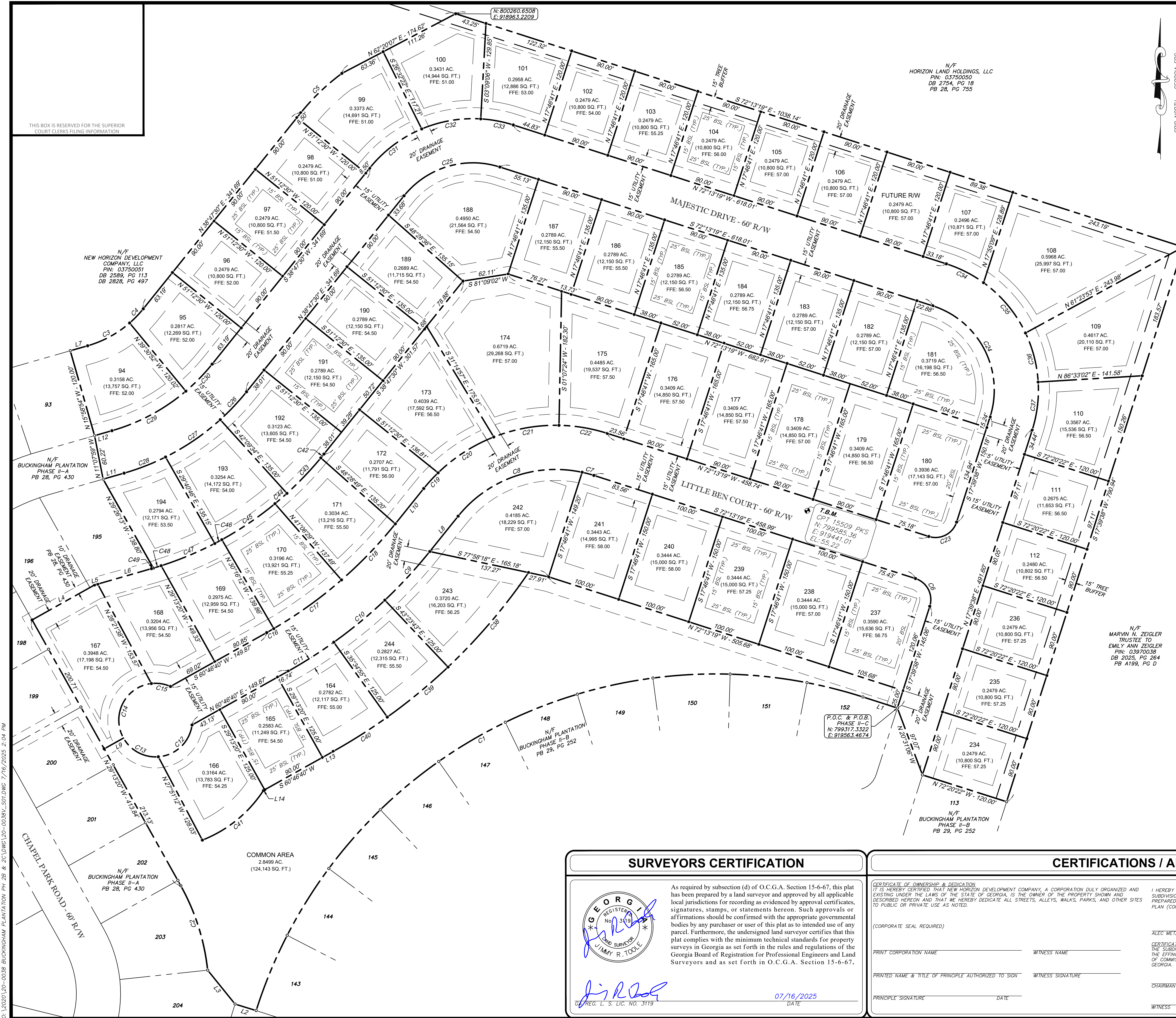
PROJECT NO.: 20-0038
DRAWN BY: SMB
DESIGNED BY:
SURVEYED BY: JEH
SURVEY DATE: 05/01/2025
CHECKED BY: JRT
SCALE: 1" = 60'
DATE: 07/16/2025

SHEET

1

OF

2



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Adjusted by: No adjustment

Equipment used: Geomax Zoom90 Robotic Total Station
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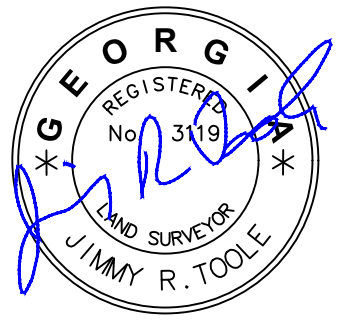
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REFERENCES

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DB 2828, PG 497	DB 28, PG 430	DB 28, PG 755
DB 29, PG 252	DB A199, PG D	

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.



J. M. R. Toole
J. M. R. TOOLE
07/16/2025
DATE

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION
IT IS HEREBY CERTIFIED THAT NEW HORIZON DEVELOPMENT COMPANY, 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 SIGNATURE: _____

PRINCIPLE SIGNATURE: _____ DATE: _____

WITNESS: _____ DATE: _____


CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS BUCKINGHAM PLANTATION - PHASE II-C, SHOWN ON THE PLAT DATED 07/16/2025 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED OCTOBER 2021.

ALEC METZGER _____ DATE: _____

CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS _____ DATE: _____

DATE

NO. REVISION DESCRIPTION



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
P.O. Box 232, 5550
savannah@emc-eng.com
www.emc-eng.com

GRAPHIC SCALE: 1" = 60'

EMC ENGINEERING SERVICES, INC.
CIVIL
MARINE
ENVIRONMENTAL

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

A MAJOR SUBDIVISION PLAT OF
BUCKINGHAM PLANTATION - PHASE II-C
1559TH GEORGIA MILITIA DISTRICT
EFFINGHAM COUNTY, GEORGIA

Prepared for:
NEW HORIZON DEVELOPMENT COMPANY

PROJECT NO.: 20-0038
DRAWN BY: SMB
DESIGNED BY: JEK
SURVEYED BY: JEK
SURVEY DATE: 05/01/2025
CHECKED BY: JRT
SCALE: 1" = 60'
DATE: 07/16/2025

SHEET 2

OF 2