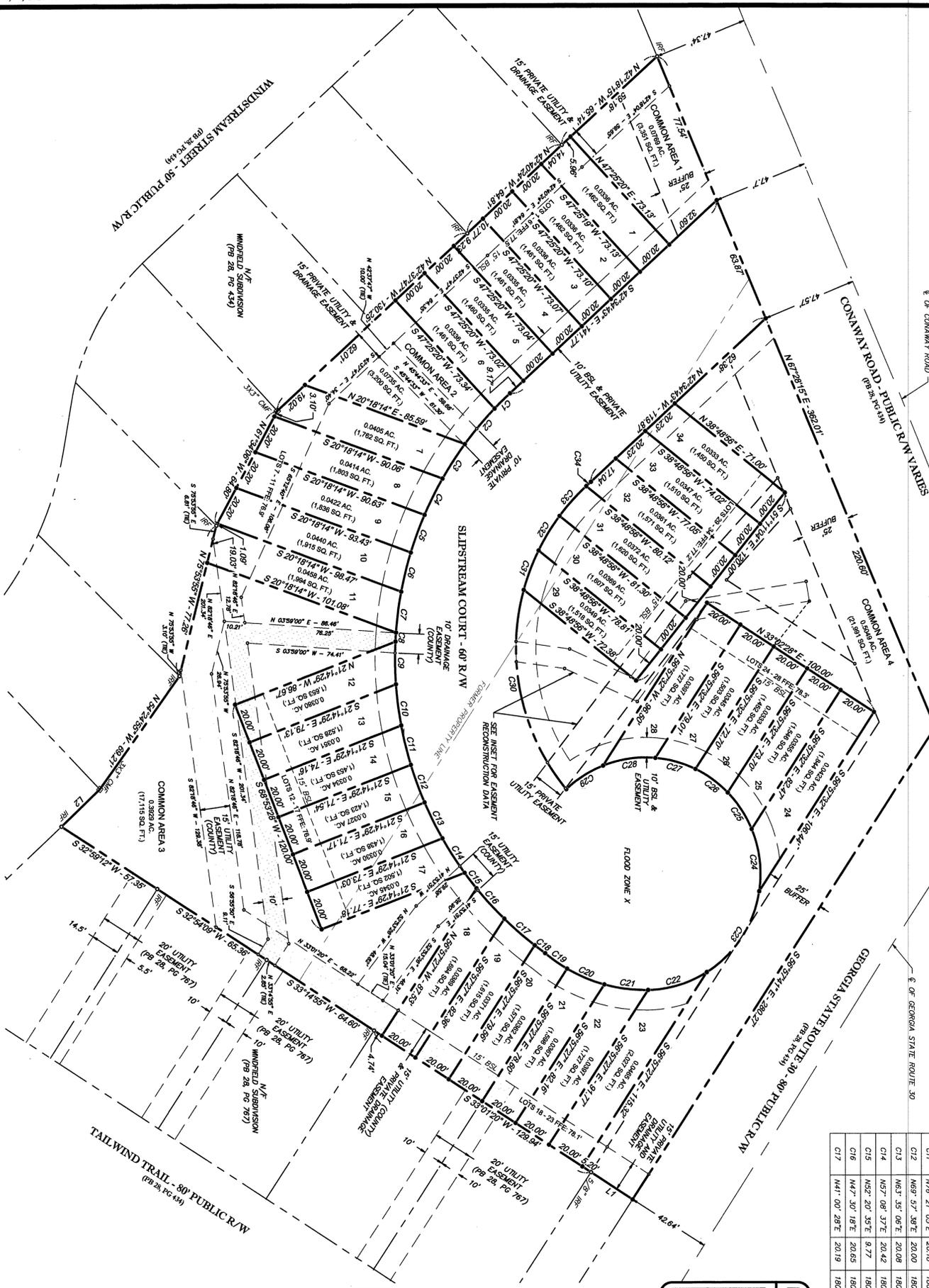


THIS BOOK IS RESERVED FOR THE SUPERIOR COURT CLERK'S RECORD INFORMATION



LINE TABLE

LINE#	DIRECTION	LENGTH
L1	S53° 05' 12" W	25.00
L2	N44° 44' 23" W	26.83

CURVE TABLE

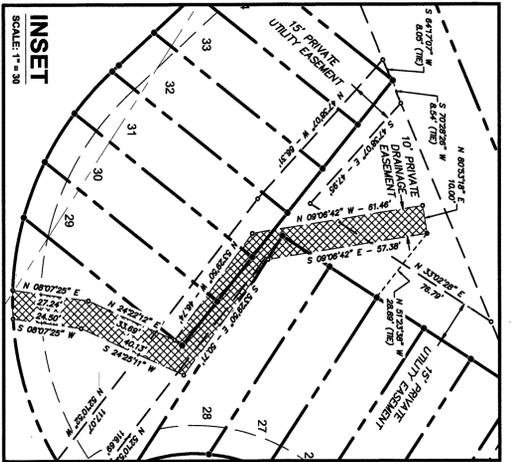
CURVE #	BEARING	CHORD	RADIUS	ARC	CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S44° 20' 27" E	10.84	180.21	10.84	C18	N38° 45' 13" E	6.56	180.21	6.56
C2	S49° 45' 01" E	23.17	180.21	23.17	C19	N35° 16' 30" E	13.47	78.54	13.48
C3	S39° 42' 06" E	20.53	180.21	20.54	C20	N22° 55' 32" E	20.32	78.54	20.37
C4	S53° 10' 04" E	20.13	180.21	20.14	C21	N07° 44' 50" E	21.18	78.54	21.24
C5	S59° 33' 04" E	20.00	180.21	20.01	C22	N16° 37' 31" W	30.90	57.95	31.28
C6	S75° 55' 52" E	20.12	180.21	20.13	C23	N35° 37' 41" W	48.14	57.95	49.64
C7	S52° 23' 30" E	20.50	180.21	20.51	C24	S83° 12' 18" W	31.22	57.95	31.61
C8	S56° 21' 51" E	4.48	180.21	4.48	C25	S56° 43' 07" W	21.84	57.95	21.97
C9	N09° 31' 19" E	21.39	180.21	21.40	C26	S35° 54' 35" W	20.33	57.95	20.13
C10	N02° 50' 24" E	20.62	180.21	20.63	C27	S15° 32' 13" W	20.97	57.95	21.09
C11	N75° 21' 05" E	20.18	180.21	20.19	C28	S08° 08' 27" E	26.57	57.95	26.81
C12	N09° 57' 38" E	20.00	180.21	20.01	C29	S32° 18' 56" E	21.96	57.95	22.09
C13	N03° 35' 06" E	20.08	180.21	20.09	C30	S78° 03' 01" W	101.60	110.14	105.60
C14	N57° 08' 37" E	20.42	180.21	20.43	C31	N09° 00' 32" W	21.01	110.14	21.04
C15	N52° 20' 35" E	9.77	180.21	9.77	C32	N58° 17' 10" W	20.15	110.14	20.18
C16	N47° 30' 18" E	20.65	180.21	20.67	C33	N47° 49' 04" W	20.03	110.14	20.06
C17	N41° 00' 28" E	20.19	180.21	20.21	C34	N41° 46' 02" W	13.90	110.14	14.00

DEVELOPER / RESPONSIBLE PARTY
TOWNES OF WINDFIELD, LLC
ROGER DEMARCO, OWNER
195 SPANTON CRESCENT
POOLER, GA 31322
(585) 259-9272

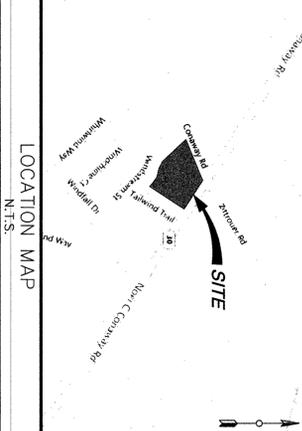
PROJECT DATA

OWNER/DEVELOPER: TOWNES OF WINDFIELD, LLC
 24HR CONTACT: ROGER DEMARCO
 PROJECT ADDRESS: 195 SPANTON CRESCENT, POOLER, GA 31322
 ZONING: R-10
 ZONING RESTRICTIONS: SEE ZONING ORDINANCE
 NUMBER OF LOTS: 34
 MINIMUM LOT SIZE: 1,423 SF
 MINIMUM FRONT SETBACK: 10 FT
 MINIMUM SIDE SETBACK: 10 FT
 MINIMUM REAR SETBACK: 10 FT
 SHOE SERVICE (BETWEEN BUILDINGS): 10 FT
 SHOE SERVICE (STREET): 10 FT

WRITERS AND SERVER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.



GRID NORTH - GEORGIA SPC
 NAD83 - EAST ZONE



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. All measurements were obtained using a Trimble SPP100 GNSS receiver (Trimble SPP100) with a Trimble RTK data collector receiving RTK corrections via a Verizon Jetpack (Model: M1000) from the eGPS Solutions Real Time Network. The baseline used was RTK corrected from the eGPS Solutions Real Time Network.
4. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
5. This survey was prepared without the benefit of an affidavit of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or correctness.
6. Structures visible on the date of survey are shown hereon.
7. Locations are accurate only where dimensioned.
8. 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. 130503035S, Effective Date: March 16, 2015. The flood hazard lines (100-year/annual-flood/area) are shown hereon and have not been verified in the field by EMC Engineering Services, Inc.
9. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
10. The term "Certification" as used in Rule 186-50-02 (2) and (3) and relating to O.C.G.A. § 43-12-2 (1) shall mean a surveying service, as defined in the rules of the Board of Professional Engineers and Land Surveyors and the rules of the Board of Professional Surveyors, that includes the original signature of the surveyor.
11. This survey is valid only if printed with the original signature of the surveyor.
12. This survey complies with both the rules of the Georgia Board of Professional Engineers and Land Surveyors and the rules of the Board of Professional Surveyors.
13. The boundary, as shown, was taken from a survey by EMC.
14. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
15. There were no proposed changes in street right of way lines made or evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
16. There were no wetland delineation markers observed in the process of conducting the fieldwork.

SURVEY DATA

LAND AREA
34 RESIDENTIAL LOTS 1,2557 SQUARE FEET
COMMON AREAS 0,2345 SQUARE FEET
TOTAL LAND AREA 3,0922 SQUARE FEET

Total Area: 3,0922 Acres (133,414 Square Feet)
 Paid Closure: 1 in 108,908

Field Precision: 1/1000

The entire survey was completed using GPS to set control, the Geomax Zombod 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 Zombod Robotic Total Station
 eGPS 2011 Geomatic GNSS GPS Receiver
 on the eGPS Network

Field Work Completed on: OCT 2025

REFERENCES
 DB 2498, PG 830 DB 2511, PG 141 PB 28, PG 434
 PB 28, PG 707

SURVEYORS CERTIFICATION

As required by subsection (b) 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 approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies. Any jurisdiction or governmental body that is not a party to 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.

CERTIFICATIONS / APPROVALS

TOWNES OF WINDFIELD, LLC
 DUNYA LEE
 WITNESS NAME
 01/14/2026
 DATE

ROGER DEMARCO
 WITNESS NAME
 01/14/2026
 DATE

Blair Bell
 WITNESS NAME
 01/14/2026
 DATE

LEGEND

ADJACENT PROPERTY LINE	---	POINT OF COMMENCING	P.O.C.
PROPERTY BOUNDARY	---	POINT OF BEGINNING	P.O.B.
METS AND BOUNDS	---	MONUMENT NUMBER	M.N.
IRON REBAR BOUNDS	---	MONUMENT TYPE	M.T.
5/8" IRON REBAR FOUND	---	DEED BOOK	DB
CONCRETE MONUMENT FOUND	---	PAGE	PG
TEMPORARY BENCHMARK SET	---	NOT TO SCALE	N.T.S.
MEMBER POINT	---		

PROJECT NO.: 23-0032
 DRAWN BY: SMB
 DESIGNED BY: JEH
 SURVEYED BY: JEH
 SURVEY DATE: OCT 2025
 CHECKED BY: JRT
 SCALE: 1" = 30'
 DATE: 01/14/2026

SHEET 1

A SUBDIVISION PLAT OF
TOWNES OF WINDFIELD
 1559TH GEORGIA MILITIA DISTRICT
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
TOWNES OF WINDFIELD, LLC

EMC ENGINEERING SERVICES, INC.
 27 Chatham Center South, Suite A
 Savannah, GA 31405
 Ph: (912) 232-6533
 Fax: (912) 233-4580
 savannah@emc-eng.com
 www.emc-eng.com

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