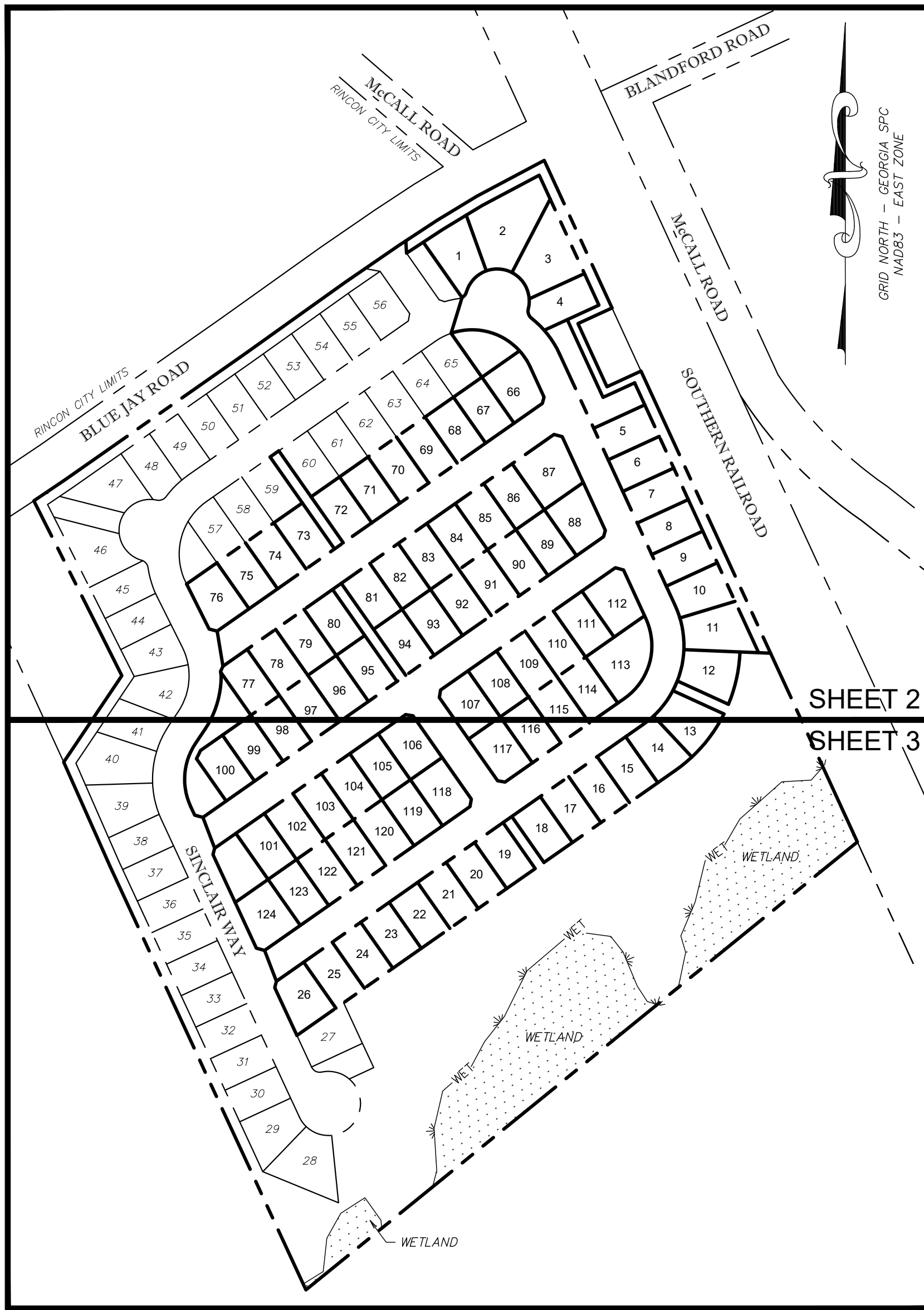


A MAJOR SUBDIVISION PLAT OF BLUE JAY COMMONS - PHASE II

9TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

02/27/2023
EMC PROJECT NO. 21-0002

THIS BOX IS RESERVED FOR THE SUPERIOR
COURT CLERKS FILING INFORMATION



SITE OVERVIEW

1" = 200'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N55° 59' 51"E	69.76
L2	S65° 19' 36"W	70.00
L3	N65° 19' 36"E	70.00
L4	N26° 34' 34"W	92.85
L5	N03° 15' 09"W	23.09
L6	N56° 44' 51"E	37.50
L7	N56° 44' 51"E	43.52
L8	N54° 59' 51"E	20.00
L9	N75° 47' 21"W	15.57
L10	S15° 09' 44"W	12.32
L11	N24° 02' 40"E	10.85
L12	S74° 50' 16"E	15.91
L13	S15° 09' 44"W	12.32
L14	N74° 56' 38"W	15.88
L15	N24° 53' 08"W	18.38
L16	N26° 08' 37"E	17.25
L17	N33° 55' 19"E	31.11
L18	N06° 54' 31"W	8.21
L19	N06° 54' 31"W	0.97
L20	N15° 03' 22"E	12.36
L21	S80° 00' 10"E	14.08
L22	N09° 59' 51"E	14.08
L23	S74° 50' 16"E	15.91
L24	N80° 00' 09"W	14.08
L25	S09° 59' 52"W	14.08
L26	N74° 56' 38"W	15.88
L27	N15° 03' 22"E	12.36
L28	S87° 40' 18"E	22.45

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N38° 40' 02"E	13.02	17.00	13.36
C2	N43° 09' 10"E	54.48	60.00	56.55
C3	S86° 12' 13"E	48.13	60.00	49.52
C4	S33° 10' 40"E	58.87	60.00	61.53
C5	S05° 11' 11"W	18.74	60.00	18.81
C6	S18° 49' 54"E	18.52	17.00	19.58
C7	S46° 37' 20"E	32.70	180.00	32.74
C8	S33° 02' 32"E	52.40	180.00	52.58
C9	S20° 44' 03"E	24.73	180.00	24.75
C10	S07° 14' 45"E	59.72	180.00	60.00
C11	S11° 51' 10"W	59.72	180.00	60.00
C12	S24° 35' 12"W	20.00	180.00	20.01
C13	S37° 19' 15"W	59.72	180.00	60.00
C14	S50° 56' 02"W	25.51	180.00	25.53
C15	N15° 09' 44"E	153.74	120.00	166.86
C16	N33° 25' 42"W	36.53	120.00	36.67
C17	N75° 35' 18"W	132.13	120.00	139.93
C18	N04° 31' 05"E	117.83	120.00	123.17
C19	N17° 06' 10"E	104.17	180.00	105.68
C20	S12° 27' 35"W	100.28	285.00	100.80
C21	S36° 44' 02"W	100.31	285.00	100.84
C22	S50° 56' 02"W	40.39	285.00	40.43

DEVELOPER / RESPONSIBLE PARTY

SIMCOE INVESTMENT GROUP, LLC
CLAY PRICE, MANAGER
P.O. BOX 1247
RICHMOND HILL, GA 31324
1-912-727-2920

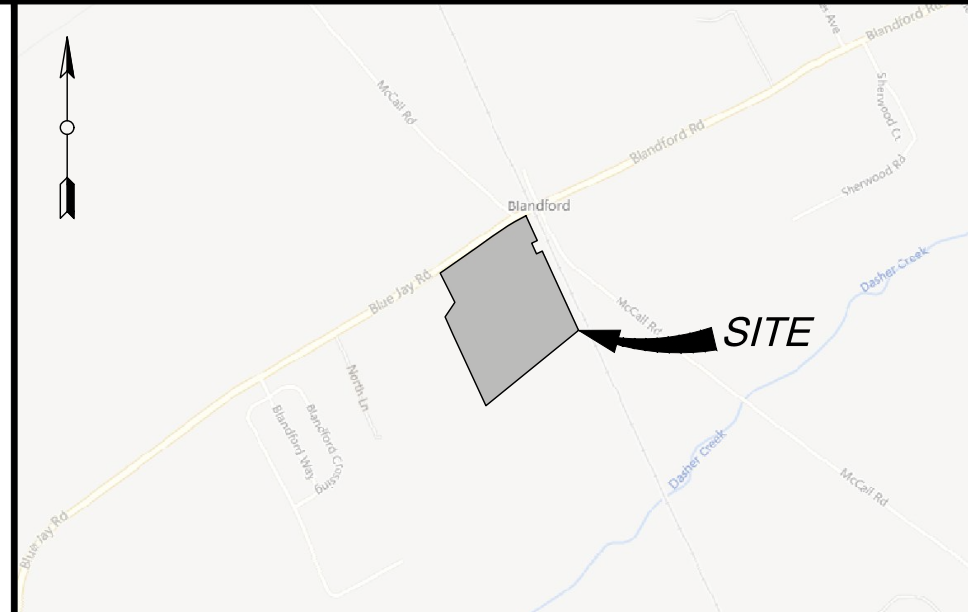
PROJECT DATA

OWNER/DEVELOPER:	SIMCOE INVESTMENT GROUP, LLC P.O. BOX 1247 RICHMOND HILL, GA 31324
24HR CONTACT:	CLAY PRICE, MANAGER (912) 727-2920
TAX MAP & PARCEL NUMBER:	04320048
PARCEL AREA:	41.878 ACRES
ZONING CLASSIFICATION:	R-6
PROPOSED LAND USE:	RESIDENTIAL
NUMBER OF LOTS:	85
MINIMUM LOT SIZE:	6,600 SF
FRONT SETBACK:	15 FT
REAR SETBACK:	25 FT
SIDE SETBACK:	7.5 FT
SIDE SETBACK (STREET):	15 FT

WATER AND SEWER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.

PHASE II LAND AREA	
85 RESIDENTIAL LOTS	14.378 ACRES
COMMON AREAS 1 - 7	1.619 ACRES
RIGHTS-OF-WAY	5.178 ACRES
TOTAL PHASE II LAND AREA	20.456 ACRES

WETLAND AREA	
TOTAL LAND AREA	41.878 ACRES
TOTAL WETLAND	3.344 ACRES
TOTAL UPLAND	38.534 ACRES



LOCATION MAP
N.T.S.

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, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13103C 0269E; 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.
- The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
- 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. File number: SAS-2021-00583
- Wetland delineation and impact approved by the U.S. Army Corps of Engineers.
- 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.
- Common areas, detention pond, and sidewalks shall be privately maintained by the homeowner's association.

SURVEY DATA

Total Phase II Area: 20.456 Acres (891,077 Square Feet)
Plat Closure: 1 in 311,208 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: October 2022

REFERENCES

PB 28, PG 44 PB C52, PG E2 PB D142, PG F1
PB D144, PG 82 DB 2109, PG 151 DB 2651, PG 159
DB 588, PG 397 PB J, PG 95

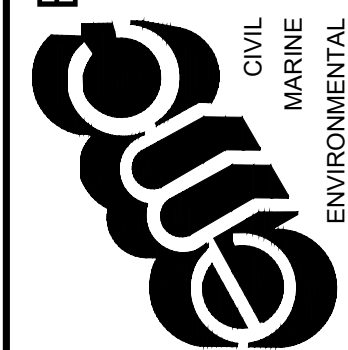
LEGEND

PROPERTY BOUNDARY	---	POINT OF COMMENCING	P.O.C.
ADJACENT PROPERTY LINE	---	POINT OF BEGINNING	P.O.B.
METES AND BOUNDS	N 47°45'54" E - 497.06'	PROPERTY ID NUMBER	PI#
TAG LABEL	L# or C#	NOW OR FORMERLY	N/F
5/8" IRON REBAR SET W/ICAP	● RBS	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	● 5/8" IRF	PLAT BOOK	PB
1/2" IRON REBAR FOUND	● 1/2" IRF	DEED BOOK	DB
CONCRETE MONUMENT FOUND	□ CMF	PAGE	PG
MEANDER POINT	○	NOT TO SCALE	N.T.S.
BUILDING SETBACK LINE	BSL	FINISHED FLOOR ELEVATION	F.F. EL.
		WETLAND	

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING
SERVICES, INC.



A MAJOR SUBDIVISION PLAT OF
BLUE JAY COMMONS - PHASE II

9TH G. M. DISTRICT

EFFINGHAM COUNTY, GEORGIA

Prepared for:

SIMCOE INVESTMENT GROUP, LLC

PROJECT NO.: 21-0002
DRAWN BY: SMB
DESIGNED BY: EMC
SURVEYED BY: JEH
SURVEY DATE: OCTOBER 2022
CHECKED BY: JRT
SCALE: 1" = 200'
DATE: 02/27/2023

SHEET

1

OF 3

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.

02/27/2023
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 HE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER STITS TO PUBLIC OR PRIVATE USE AS NOTED.

(CORPORATE SEAL REQUIRED)

SIMCOE INVESTMENT GROUP, LLC
PRINT CORPORATION NAME

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

02/27/2023
DATE

ALEC METZGER 02/27/2023
WITNESS NAME

Alec B. Metzger
WITNESS SIGNATURE

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS BLUE JAY COMMONS - PHASE II, 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) APPROVED NOVEMBER 2022.

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS BLUE JAY COMMONS - PHASE II 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

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION

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(CORPORATE SEAL REQUIRED)

SIMCOE INVESTMENT GROUP, LLC
PRINT CORPORATION NAME

ALEC METZGER 02/27/2023
WITNESS NAME DATE

CLAY PRICE, MANAGER

PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN

02/27/2023
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT KNOWN AS BLUE JAY COMMONS - PHASE II 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

WITNESS

02/27/2023
DATE

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.

02/27/2023
DATE

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
PIN: 04320046
SAVANNAH@EMC-ENG.COM
WWW.EMC-ENG.COM



A MAJOR SUBDIVISION PLAT OF
BLUE JAY COMMONS - PHASE II
9TH G. M. DISTRICT
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SHEET

2

OF

3

01/2021/21-0002 BLUE JAY ROAD SUBDIVISION.DWG/21-0002/L502.DWG 3/7/2023 3:06 PM

N/F
KAREN ZIPPERER BRINDLEY
& TINA Z. KEENER
PIN: 04320045

N/F
JOSEPH D. ROWLAND &
GERALDINE J. ROWLAND
PIN: 04320046
DB 2317, PG 871
PB D161, PG C2

MATCH LINE SHEET 3

