

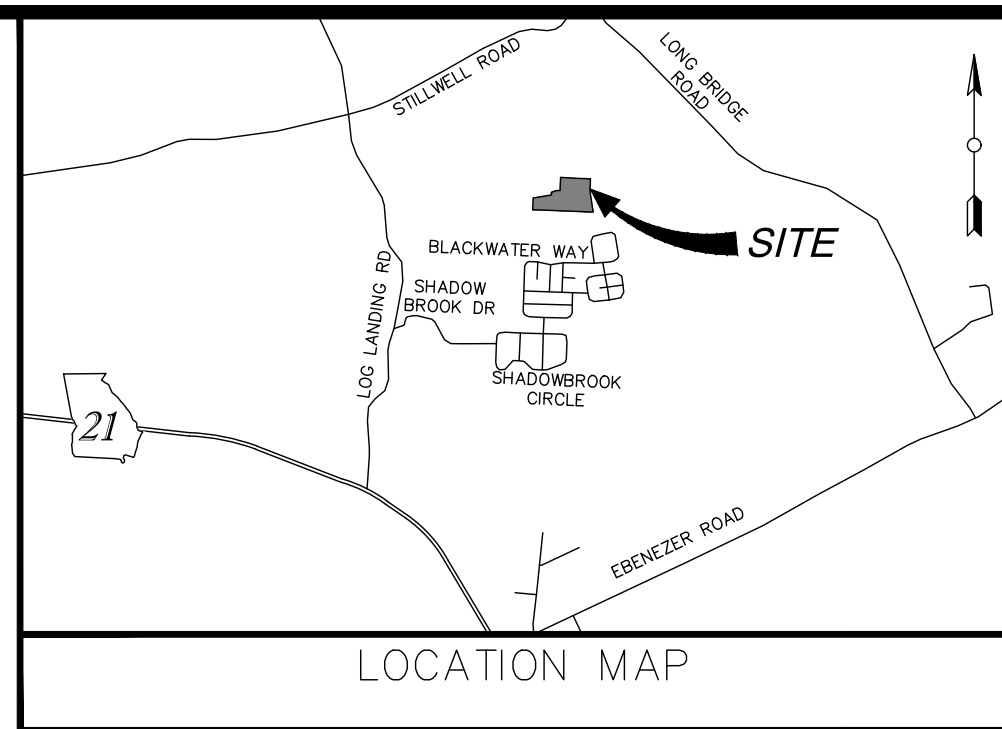
# SUBDIVISION PLAT OF SHADOWBROOK - PHASE 5C

11TH G. M. DISTRICT  
EFFINGHAM COUNTY, GEORGIA

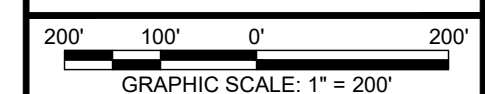
MAY 03, 2023

EMC PROJECT NO. 18-0048

PARENT PARCEL ID - 428-19, 428-20, 428-21 & 428C-1N



NO.	REVISION DESCRIPTION	DATE



**EMC ENGINEERING SERVICES, INC.**  
 27 Chatham Center South, Suite A  
 Savannah, GA 31405  
 Phone: (912) 255-5890  
 Fax: (912) 255-5890  
 savannah@emc-eng.com  
 www.emc-eng.com

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### SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System, East Zone, (NAD83).
- Basis of Bearings and Horizontal Control were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a Carlson BRx6 GNSS 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.
- 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 025E & 13103C 0280E; Map Revised Date: March 16, 2015. This determination is based on flood hazard lines 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.
- Portions of this property contain wetlands. The wetlands were delineated by Simkins Environmental Consulting, LLC in May 2018. 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.
- Water and sanitary sewer shall be provided by the City of Springfield.
- Zoning: R-1 (Detached Single Family Residential District)
- Common area, detention pond, and sidewalks shall be privately maintained by the homeowner's association.

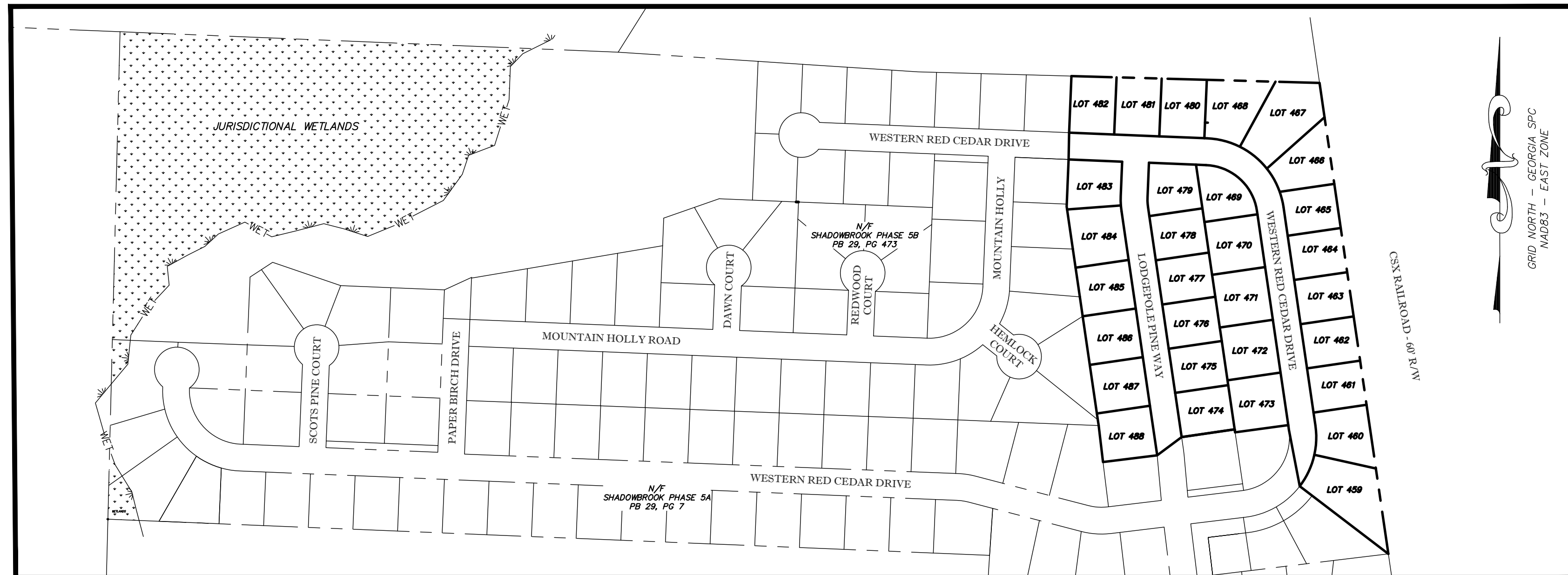
SURVEY DATA	
30 Residential Lots	9.425 Acres (410,553 Square Feet)
Right-of-Way	2.396 Acres (104,365 Square Feet)
Total Area:	11.821 Acres (514,918 Square Feet)

Plat Closure: 1 in 202,446 (Overall Parcel)

Field Precision:  
This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to locate existing property corners and set new property corners. 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: 12/27/2022

REFERENCES			
PB C148, PG E	PB C161, PG D1-2	PB C189, PG D1	PB 29, PG 7
PB 29, PG 473			



**SITE OVERVIEW**  
1" = 200'

PHASE 5C LAND AREA	
30 RESIDENTIAL LOTS	9.425 ACRES
RIGHTS-OF-WAY	2.396 ACRES
TOTAL PHASE 5C LAND AREA	11.821 ACRES

### PROJECT DATA

PROPOSED LAND USE:	RESIDENTIAL/SUBDIVISION
OWNER/DEVELOPER:	NEXT PHASE DEVELOPMENT COMPANY 37 W. FAIRMONT AVE., UNIT 202 SAVANNAH, GA 31406
24HR CONTACT:	CORDE WILSON, MANAGER (912) 441 - 2319
AREA OF PROJECT:	11.821 ACRES
TAX MAP & PARCEL:	428-19, 428-20, 428-21, 428C-1N
ZONING CLASSIFICATION:	R-1
AVERAGE LOT SIZE:	12,000 SF
MINIMUM LOT SIZE:	12,000 SF
NUMBER OF LOTS:	30
FRONT SETBACK:	35'
MIN. LOT FRONTAGE:	75'
REAR SETBACK:	25'
SIDE SETBACK:	15' (INTERIOR) - 20' (STREET)
WATER AND SEWER SERVICE TO BE PROVIDED BY EFFINGHAM COUNTY.	

### 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.

*Jimmy R. Toole*  
 GEORGIA REG. L.S. LIC. NO. 3119  
 05/03/2023  
 DATE

### CONTACT INFORMATION

Next Phase Development Company  
 37 W. Fairmont Avenue, Suite 202  
 Savannah, GA 31406  
 Phone: 912-441-2319  
 Attn: Richard Flanders

### 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	PIN
TAG TABLE	L# or C#	NOW OR FORMERLY	N/F
5/8" IRON REBAR SET W/ICAP	●	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 MONUMENTED)	○	NOT TO SCALE	N.T.S.
BUILDING SETBACK LINE	BSL	FINISHED FLOOR ELEVATION	FFE
		WETLAND	

### CERTIFICATIONS / APPROVALS

**CERTIFICATE OF OWNERSHIP & DEDICATION**  
 IT IS HEREBY CERTIFIED THAT NEXT PHASE DEVELOPMENT COMPANY, 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)

NEXT PHASE DEVELOPMENT COMPANY, LLC  
 PRINT CORPORATION NAME

*Alec B. Metzger*  
 WITNESS NAME

CORDE WILSON, MANAGER  
 PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN

ALEC METZGER  
 WITNESS NAME

PRINCIPLE SIGNATURE DATE

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS SHADOWBROOK PHASE 5-C, SHOWN ON THE PLAT DATED MARCH 30, 2023 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED JANUARY 2019.

*Alec B. Metzger*  
 ALEC METZGER, PE G. 000429  
 05/03/2023  
 DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 THE SUBDIVISION PLAT KNOWN AS SHADOWBROOK-PHASE 5-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

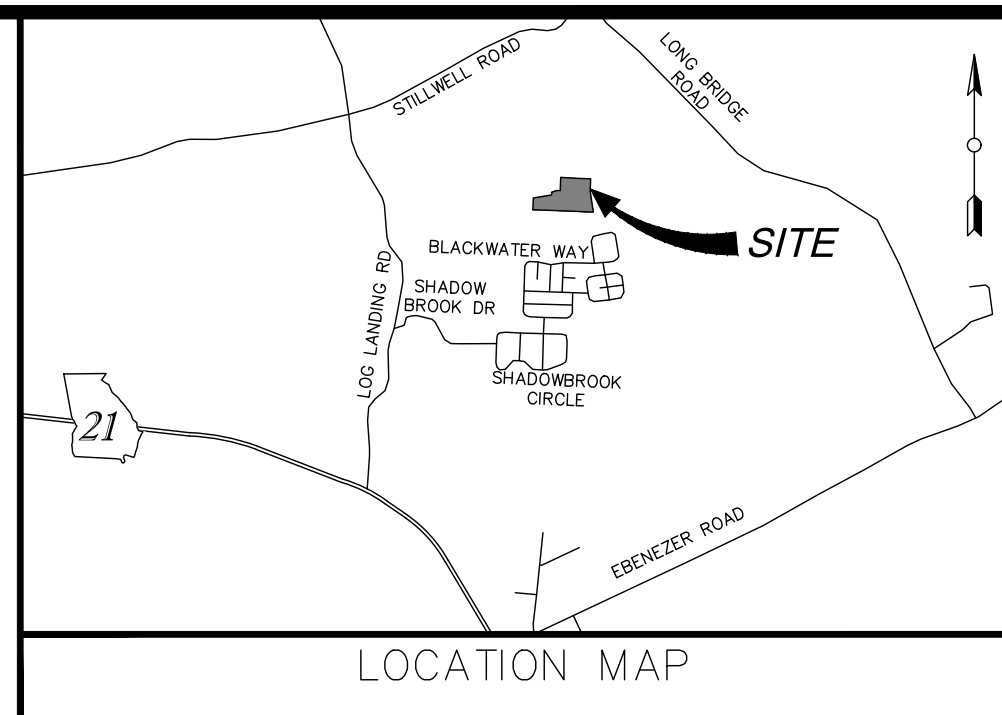
WITNESS DATE

SUBDIVISION PLAT OF  
**SHADOWBROOK - PHASE 5C**  
 11TH G. M. DISTRICT  
 EFFINGHAM COUNTY, GEORGIA  
 Prepared for:  
 NEXT PHASE DEVELOPMENT COMPANY, LLC

PROJECT NO.:	18-0048
DRAWN BY:	SMB
DESIGNED BY:	-
SURVEYED BY:	JEH
SURVEY DATE:	01/10/2023
CHECKED BY:	JRT
SCALE:	1" = 200'
DATE:	05/03/2023



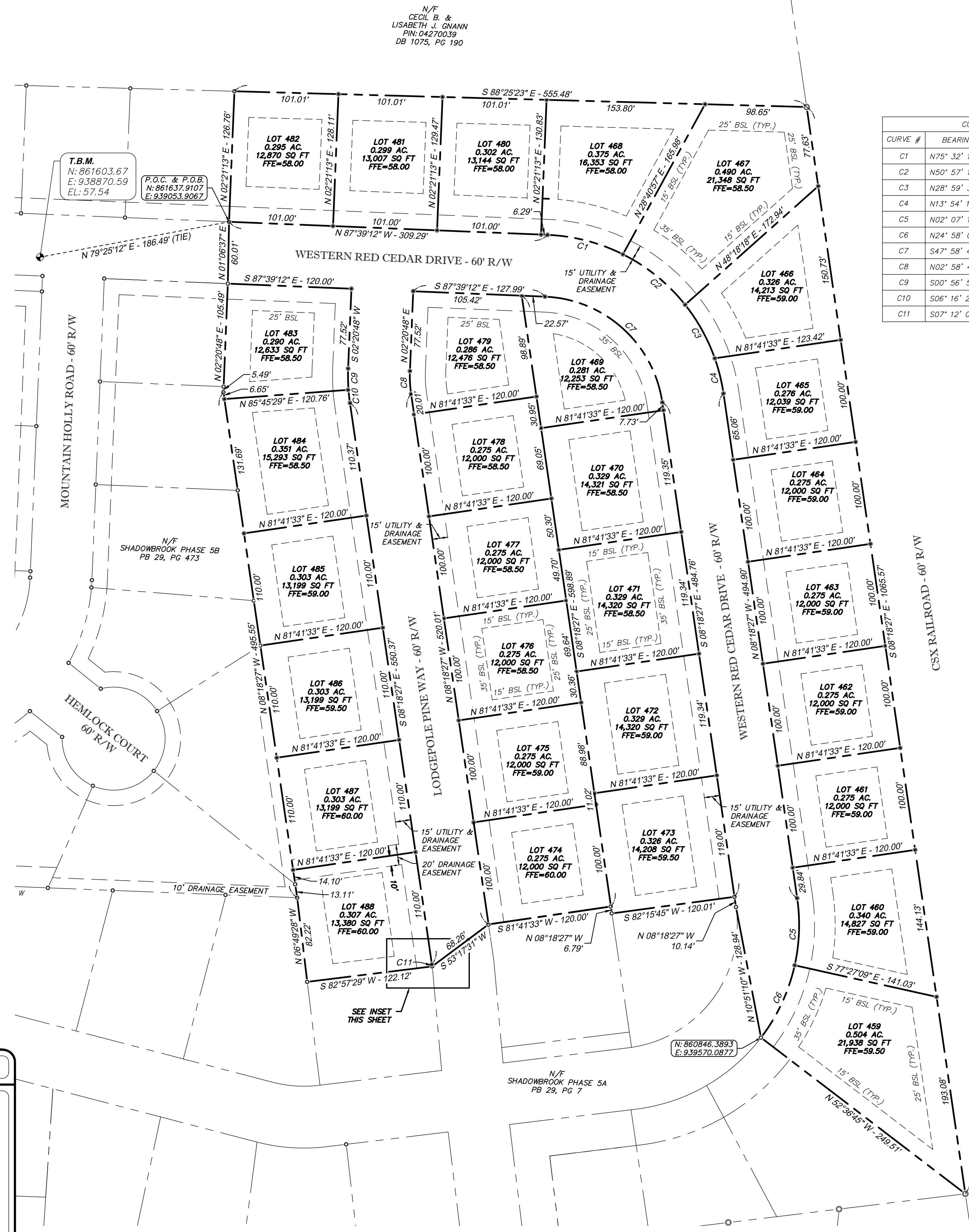
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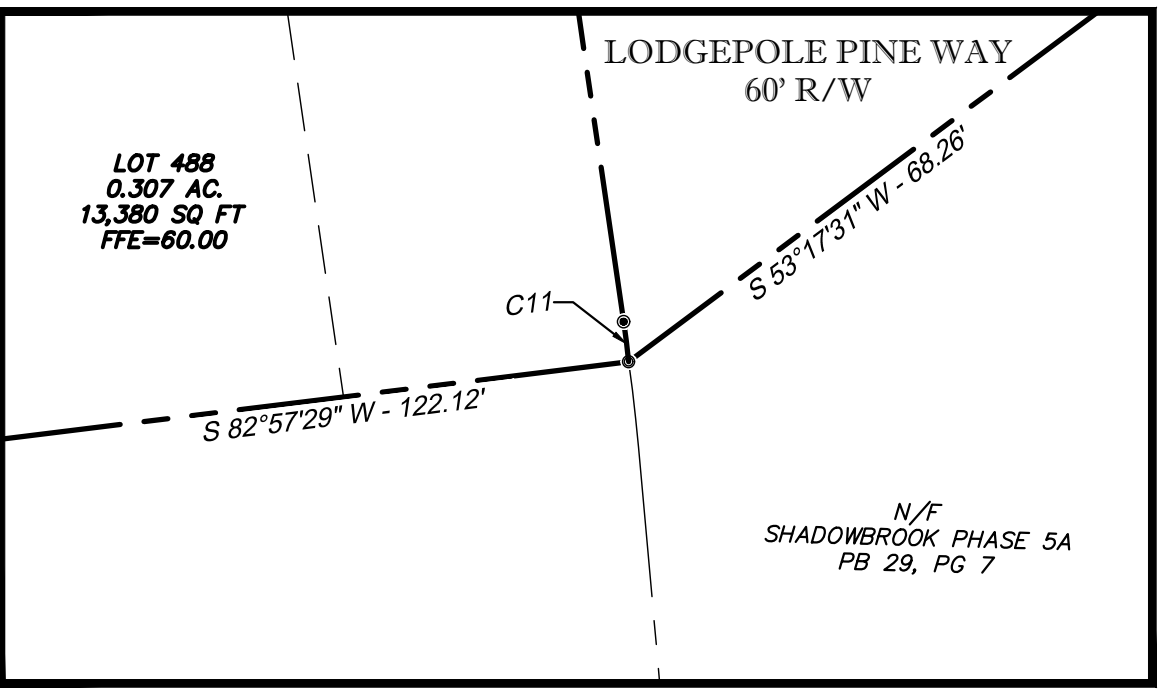
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CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N75° 32' 14"W	75.56	180.00	76.13
C2	N50° 57' 17"W	77.71	180.00	78.33
C3	N28° 59' 37"W	59.38	180.00	59.66
C4	N13° 54' 11"W	35.10	180.00	35.16
C5	N02° 07' 12"E	65.16	180.00	65.52
C6	N24° 58' 03"E	77.43	180.00	78.04
C7	S47° 58' 49"E	153.22	120.00	166.18
C8	N02° 58' 49"W	22.28	120.00	22.31
C9	S00° 56' 52"E	20.69	180.00	20.70
C10	S06° 16' 29"E	12.77	180.00	12.77
C11	S07° 12' 07"E	2.10	35.39	2.10



INSET  
SCALE: 1" = 10'

**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.

*Jimmy R. Toole*  
REG. L. S. LIC. NO. 3119  
05/03/2023  
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(CORPORATE SEAL REQUIRED)  
NEXT PHASE DEVELOPMENT COMPANY, LLC  
PRINT CORPORATION NAME  
ALEC B. METZGER  
WITNESS NAME  
CORDE WILSON, MANAGER  
PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN  
ALEC METZGER  
WITNESS NAME  
PRINCIPLE SIGNATURE  
DATE

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*Alec B. Metzger*  
ALEC METZGER, PE G.A. 0429  
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CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS  
DATE  
WITNESS  
DATE

SUBDIVISION PLAT OF  
**SHADOWBROOK - PHASE 5C**  
111 G. M. DISTRICT  
EFFINGHAM COUNTY, GEORGIA  
Prepared for:  
NEXT PHASE DEVELOPMENT COMPANY, LLC

PROJECT NO.: 18-0048  
DRAWN BY: SMB  
DESIGNED BY: -  
SURVEYED BY: JEH  
SURVEY DATE: 01/10/2023  
CHECKED BY: JRT  
SCALE: 1" = 60'  
DATE: 05/03/2023

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