

DEVELOPER / RESPONSIBLE PARTY

STANLEY MARTIN HOMES, LLC
JOSH WAGNER
774 S SHELMORE BLVD, SUITE 111
MOUNT PLEASANT, SC 29464
(843) 371-5835

THIS BOX IS RESERVED FOR THE SUPERIOR
COURT CLERK'S FILING INFORMATION

PROJECT DATA

OWNER/DEVELOPER: STANLEY MARTIN HOMES, LLC
774 SHELMORE BOULEVARD, SUITE 111
MOUNT PLEASANT, SC 29464

TAX MAP & PARCEL NUMBER: 04180002E00
PARCEL AREA: 170.5192 ACRES
ZONING CLASSIFICATION: PD
PROPOSED LAND USE: RESIDENTIAL
NUMBER OF RESIDENTIAL LOTS: 19
NUMBER OF TOWN HOME LOTS: 136
MINIMUM LOT SIZE: 6,600 SF (SINGLE FAMILY)
1,900 SF (TOWNHOMES)

BUILDING SETBACKS:
SINGLE FAMILY: TOWN HOME:
FRONT: 20' FRONT: 25'
SIDE (INTERIOR): 7.5' SIDE (INTERIOR): 20' (BETWEEN BLDG)
SIDE (STREET): 15' SIDE (STREET): 10'
REAR: 25' REAR: 25'

A MAJOR SUBDIVISION PLAT FOR BRUNSON STATION - PHASE 1 EFFINGHAM COUNTY, GEORGIA

DATE: 10/13/2025
EMC PROJECT NO. 24-0084



KEY MAP
SCALE: 1" = 200'

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
10/13/2025
DATE

10/13/2025
DATE

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION
IT IS HEREBY CERTIFIED THAT STANLEY MARTIN HOMES, 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.

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS BRUNSON STATION - PHASE 1, SHOWN ON THE PLAT DATED 10/13/2025 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED MAY 2024.

(CORPORATE SEAL REQUIRED)

ALEC METZGER DATE

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS BRUNSON STATION - PHASE 1 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

PRINT CORPORATION NAME WITNESS NAME

PRINT NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN WITNESS SIGNATURE

PRINCIPLE SIGNATURE 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 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 MFI 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.
- Portions of this property is located in Zone A, a Special Flood Hazard Area, and Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 1310303060E, 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.
- 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.
- Water and sewer service provided by Effingham County.

SURVEY DATA

Total Area: 170.5192 Acres (7,427,816 Square Feet)

LAND AREA	
19 RESIDENTIAL LOTS	3,5416 ACRES
136 TOWNHOME LOTS	6,5957 ACRES
COMMON AREAS	50.7788 ACRES
RIGHTS-OF-WAY	6.6004 ACRES
PUMP STATION	0.2128 ACRES
FUTURE DEVELOPMENT	98.1524 ACRES
PARCEL 1	2,2056 ACRES
PARCEL 2	2,4319 ACRES
TOTAL LAND AREA	170.5192 ACRES
WETLAND	64.2844 ACRES
UPLAND	106.2348 ACRES

Plat Closure: 1 in 415,104

Field Precision:

This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to set and 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: SEPT. 2024

REFERENCES

DB 90, PG 45 DB 108, PG 300 DB 126, PG 177
DB 129, PG 144 DB 145, PG 353 DB 154, PG 557
DB 795, PG 345 DB 1060, PG 151 DB 1963, PG 467
DB 2110, PG 201 DB 2204, PG 37 DB 2288, PG 934
DB 2292, PG 202 DB 2292, PG 203 DB 2404, PG 482
DB 2476, PG 765 DB 2586, PG 52 PB 1, PG 140
PB A233, PG A PB B37, PG E PB B93, PG B1
PB B37, PG E PB B164, PG D1 PB D50, PG F1
PB D152, PG E2 PG D152, PG F1 PB F, PG 598
PB G, PG 103

LEGEND

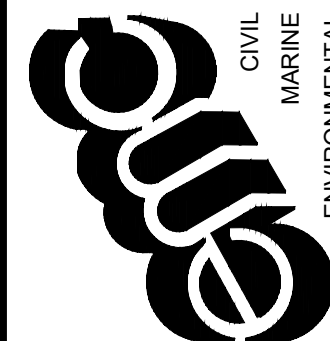
ADJACENT PROPERTY LINE	---	BUILDING SETBACK LINE	B/L
PROPERTY BOUNDARY	---	POINT OF COMMENCING	P.O.C.
METES AND BOUNDS	N 47°45'54"E - 497.06'	POINT OF BEGINNING	P.O.B.
TAG LABEL	L6	PROPERTY ID NUMBER	PIN
1/2" IRON REBAR FOUND	○ 1/2" IRF	NOW OR FORMERLY	N/F
5/8" IRON REBAR FOUND	○ 5/8" IRF	RIGHT-OF-WAY	R/W
5/8" IRON REBAR SET W/ICAP	●	PLAT BOOK	PB
CONCRETE MONUMENT FOUND	■ CMF	PLAT CABINET	PC
AXLE FOUND	⊕ AXF	DEED BOOK	DB
TEMPORARY BENCHMARK SET	⊕ T.B.M.	PAGE	PG
MEANDER POINT	○	NOT TO SCALE	N.T.S.
TYPICAL	TYP.	EASEMENT	ESMT.

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING
SERVICES, INC.

27 Oakdale Court, South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-6566
www.emc-eng.com



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

A MAJOR SUBDIVISION PLAT OF

BRUNSON STATION - PHASE I

9TH GEORGIA MILITIA DISTRICT

EFFINGHAM COUNTY, GEORGIA

Prepared for:
STANLEY MARTIN HOMES

PROJECT NO.: 24-0084
DRAWN BY: CFM/SMB
DESIGNED BY: JEH
SURVEYED BY: JEH
CHECKED BY: JRT
SCALE: 1" = 60'
DATE: 10/13/2025

SHEET

1

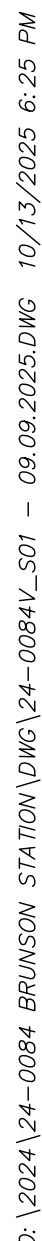
OF 5

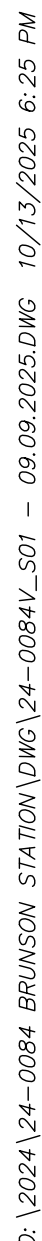
FLOOD ZONE X

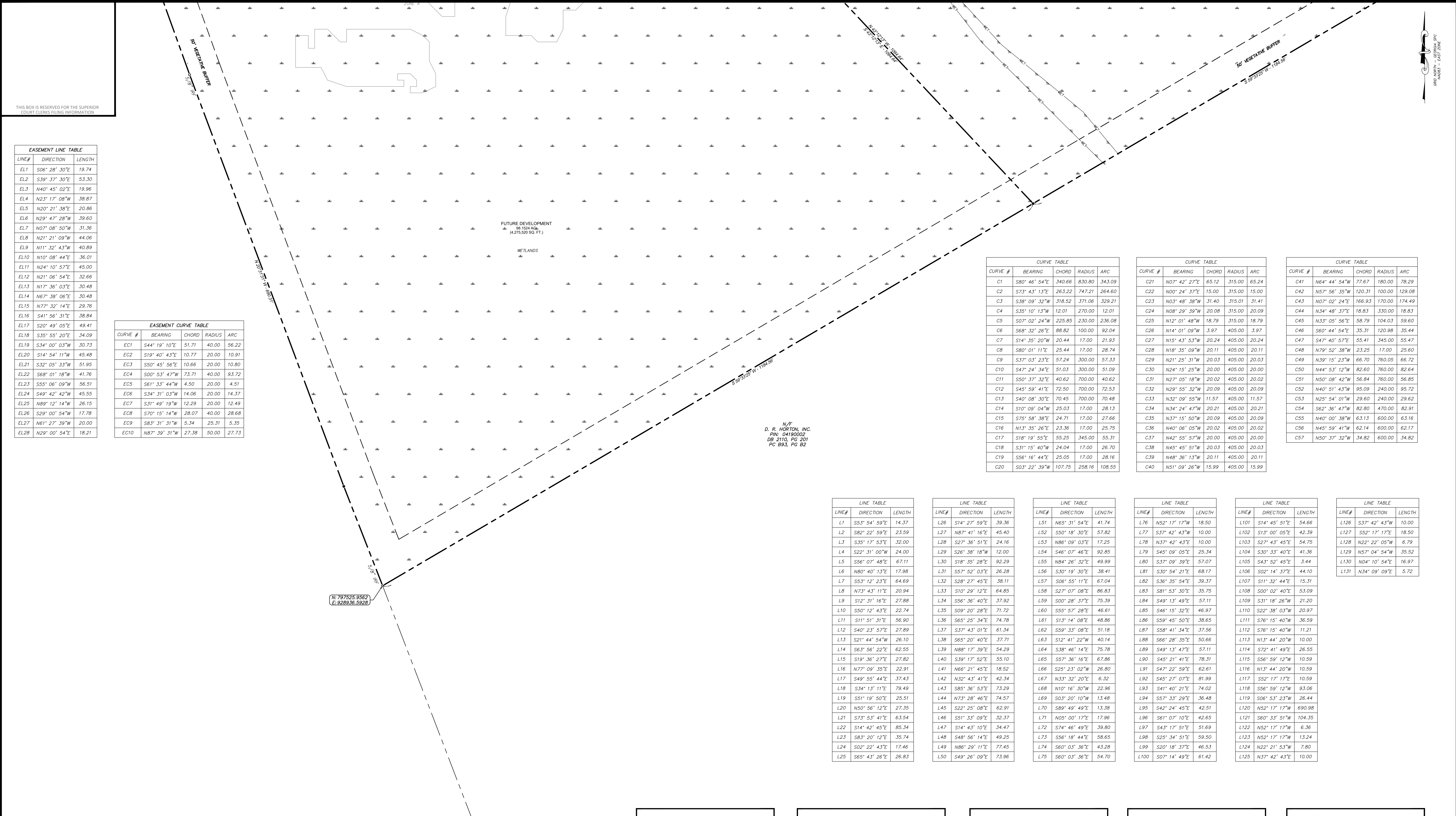
CURVE TABLE					CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC	CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S80° 46' 54"E	340.66	830.80	343.09	C37	N42° 55' 57"W	20.00	405.00	20.00
C2	S73° 43' 13"E	263.22	747.21	264.60	C38	N45° 45' 51"W	20.03	405.00	20.03
C3	S38° 09' 32"W	318.52	371.06	329.21	C39	N48° 36' 13"W	20.11	405.00	20.11
C4	S35° 10' 13"W	120.1	270.00	121.01	C40	N51° 09' 26"W	15.99	405.00	15.99
C5	S07° 02' 24"W	225.85	230.00	236.08	C41	N64° 44' 54"W	77.67	180.00	78.29
C6	S68° 32' 26"E	88.82	100.00	92.04	C42	N57° 56' 35"W	120.31	100.00	120.08
C7	S14° 35' 20"W	20.44	17.00	21.93	C43	N07° 02' 24"E	166.93	170.00	174.49
C8	S80° 01' 11"E	25.44	17.00	28.74	C44	N34° 48' 37"E	18.83	330.00	18.83
C9	S37° 03' 23"E	57.24	300.00	57.33	C45	N33° 05' 56"E	58.79	340.00	59.60
C10	S47° 24' 34"E	51.03	300.00	51.09	C46	S60° 44' 54"E	35.31	120.99	35.44
C33	N32° 09' 55"W	11.57	405.00	11.57	C47	S40° 40' 57"E	55.41	345.00	55.47
C34	N34° 24' 47"W	20.21	405.00	20.21	C51	N08° 08' 42"W	58.84	760.00	56.85
C35	N37° 15' 50"W	20.09	405.00	20.09	C52	N40° 51' 43"W	95.09	240.00	95.72
C36	N40° 06' 05"W	20.02	405.00	20.02	C53	N25° 54' 01"W	29.60	240.00	29.62

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C35	N37° 15' 50"W	20.09	405.00	20.09	C49	N40° 51' 43"W	95.09	240.00	95.72
C36	N40° 06' 05"W	20.02	405.00	20.02	C50	N25° 54' 01"W	29.60	240.00	29.62

[illegible]







CERTIFICATIONS / APPROVALS

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UNDER THE LAWS OF THE STATE OF GEOR
HEREON AND THAT WE HEREBY DEDICATE
OR PRIVATE USE AS NOTED.

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(CORPORATE SEAL REQUIRED)

ALEC METZGER

PRINT CORPORATION NAME _____ WITNESS NAME _____

WITNESS NAME

PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN

WITNESS SIGNATURE _____

PRINCIPLE SIGNATURE

DATE _____

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10/13/2025
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A MAJOR SUBDIVISION PLAT OF

BRUNSON STATION - PHASE I
9TH GEORGIA MILITIA DISTRICT
EFFINGHAM COUNTY, GEORGIA

Prepared for:

STANLEY MARTIN HOMES

PROJECT NO.:	24-0084
DRAWN BY:	CFM/SMB
DESIGNED BY:	
SURVEYED BY:	JEH
SURVEY DATE:	SEPT. 2024
CHECKED BY:	JRT
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SHEET
5

OF 5