

BREACH- 30 DAY NOTICE- DECEMBER 2ND, 2024 BOA MEETING							
ORIG YR	TYPE	PIN	OWNER	ACRES	USE	NOTES	REQUEST
2022	CUVA	G18-1TPO	COPPERHILL FARM LLC	3.22 CUVA 3.22 TOTAL	100% TIMBER	OWNER SPLIT OFF 0.084 ACRES FOR ACCESS EASMENT, LEAVING 3.14 ACRES AND 0.084 ACRES AS SEPARATE STANDALONE PARCELS. SEE PLAT	BREACH
2023	CUVA	260-23TPO	TROTTER JONES EXCHANGE SERVICE LLC	474.29 CUVA 476.29 TOTAL	42% OPEN 58% TIMBER	DID NOT CONTINUE COVENANT UPON TRANSFER OF OWNERSHIP. X2 HOMESITE	BREACH
2024	CUVA	301-4TPO	NEASE HERBERT FETZER	26.32 CUVA 27.32 TOTAL	12% OPEN 88% TIMBER	0.69 ACRES ARE BEING SPLIT FROM 301-4TPO (UNDER CUVA) AND BEING COMBINED WITH PARCEL 301-4H (NOT UNDER CUVA). X1 HOMESITE. SEE PLAT	BREACH

Participant ID: 3238632815

SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE GOVERNING AUTHORITY AS EVIDENCED BY THE SIGNATURES SHOWN ON THIS PLAT
O.C.G.A. Section 15-6-67 (c)(3)(A)(i)
As required by subsection (b) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as 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.

BK: 29 PG: 969-969
Filed and Recorded
10-31-2024 11:10 AM
DOC# P2024-000218

Jason E. Bragg

JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

Chelsea Farnard
EFFINGHAM COUNTY ZONING ADMINISTRATION

10/31/24
DATE:

[Signature]
CITY OF GUYTON MAYOR

10/30/24
DATE:

Math Anderson
LAND SURVEYOR

10/24/24
DATE:



NOTES:

1. PLAT E.O.C. - 1' IN INFINITE'
2. FIELD E.O.C. - 1' IN 136,802'
3. ANGULAR ERROR - 03.8" PER POINT
4. ADJUSTMENT METHOD - LEAST SQUARES
5. EQUIPMENT USED : 10" THEODOLITE
100' STEEL TAPE
E.D.M.
6. A PORTION OF THIS SURVEY WAS COMPLETED USING GPS EQUIPMENT.
7. THE GPS RECEIVERS USED WERE CARLSON BRx6+ RECEIVERS USING L1, L2, & L5 FREQUENCIES WITH 5 CONSTELLATIONS.
8. THE SURVEY WAS DONE USING GPS BASE AND ROVER REAL TIME KINEMATIC.
9. ALL POINTS COLLECTED HAD A POSITIONAL TOLERANCE LEVEL OF 0.05 OR LESS WITH A 95% CONFIDENCE LEVEL.
10. NO N.G.S. MON. FND. WITHIN 500' OF THIS SURVEY.
11. CERTIFICATE OF AUTHORIZATION # - LSF000094
12. CURRENT OWNER IS COPPERHILL FARM LLC.
13. SUBJECT PROPERTY PLAT REFERENCES: P.B. "E" PG. 296 & P.B. "F" PG. 140
14. COORDINATES SHOWN ARE STATE PLANE COORDINATES, NAD 83, AS PER SURVEY GRADE GPS OBSERVATIONS.

FLOOD STATEMENT

THIS LOT IS NOT LOCATED IN A FLOOD HAZARD ZONE. AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM #13103C0235E, MAP EFFECTIVE ON MARCH 16, 2015.

WETLAND STATEMENT

A PORTION OF THIS PROPERTY MAY BE CONSIDERED WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY THE LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

LEGEND

- CIPS - CAPPED IRON PIPE SET
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CMS - CONCRETE MONUMENT SET
- CRBS - CAPPED REBAR SET
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- NS - MAG NAIL SET
- RBF - REBAR FOUND
- RBS - REBAR SET

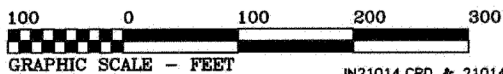
LINE CHART

COURSE	BEARING	DISTANCE
L1	N 45°14'01" E	20.03'
L2	S 47°41'40" E	61.82'
L3	S 45°14'01" W	20.03'

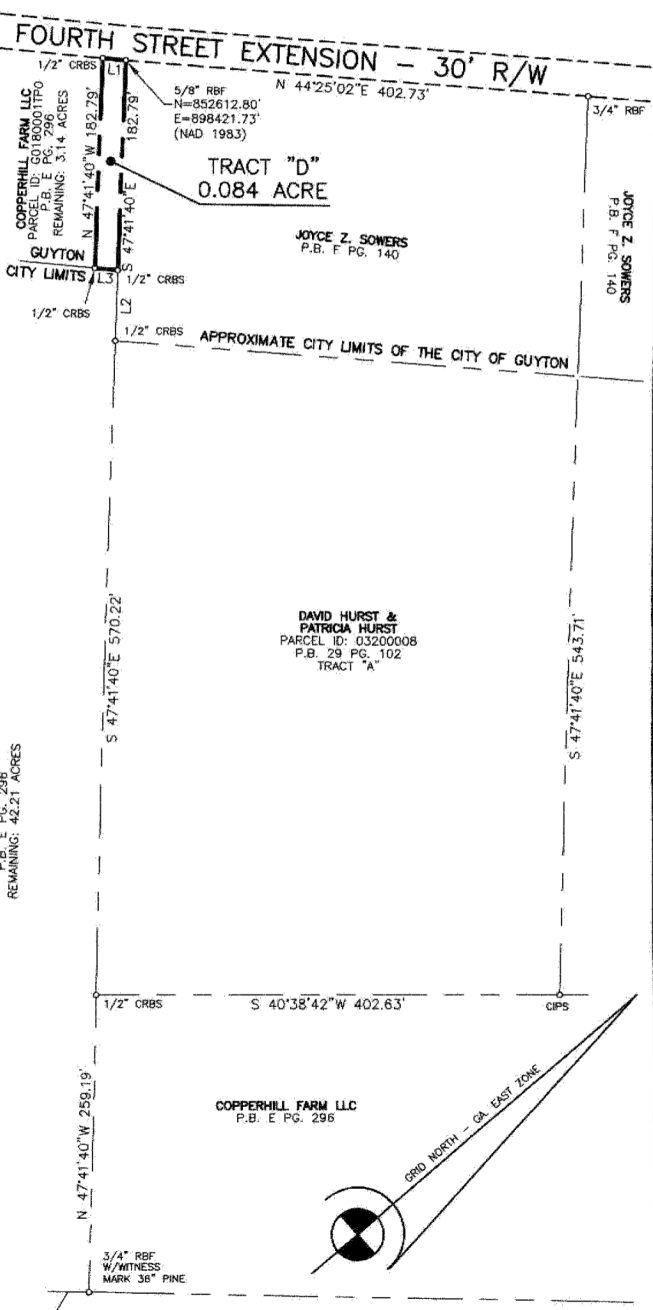
PROPERTY SURVEY FOR:
**DAVID N. HURST &
PATRICIA H. HURST**

LOCATION: 10TH, G.M.D. EFFINGHAM CO., GA.
CITY OF GUYTON
SURVEYED: OCTOBER 24, 2024

PLAT DATE: OCTOBER 24, 2024
BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280
SCALE: 1" = 100'



JN21014.CRD & 21014_TRACT-D.WDG



ALDEN STRANDBURG &
DEAN STRANDBURG
P.B. 23 PG. 217
JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764-2002

Participant ID: 8880906199

BK: 29 PG: 976-976
Filed and Recorded
11-08-2024 11:31 AM
DOC# P2024-000225

Jason E. Bragg

JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
STUNAWA, GEORGIA 30647
PH. (912) 823-3972

SURVEYORS CERTIFICATION

As required by subsection (g) 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 the purpose of recording. The plat contains the signatures, stamps, or electronic signatures of the surveyor, the undersigned land surveyor certifies that this plat complies with the minimum technical standards of professional practice in Georgia as set forth in the rules and regulations of the Board of Professional Engineers and Professional Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

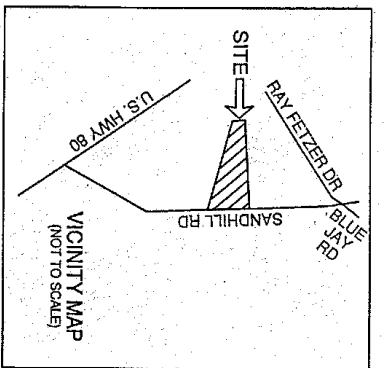
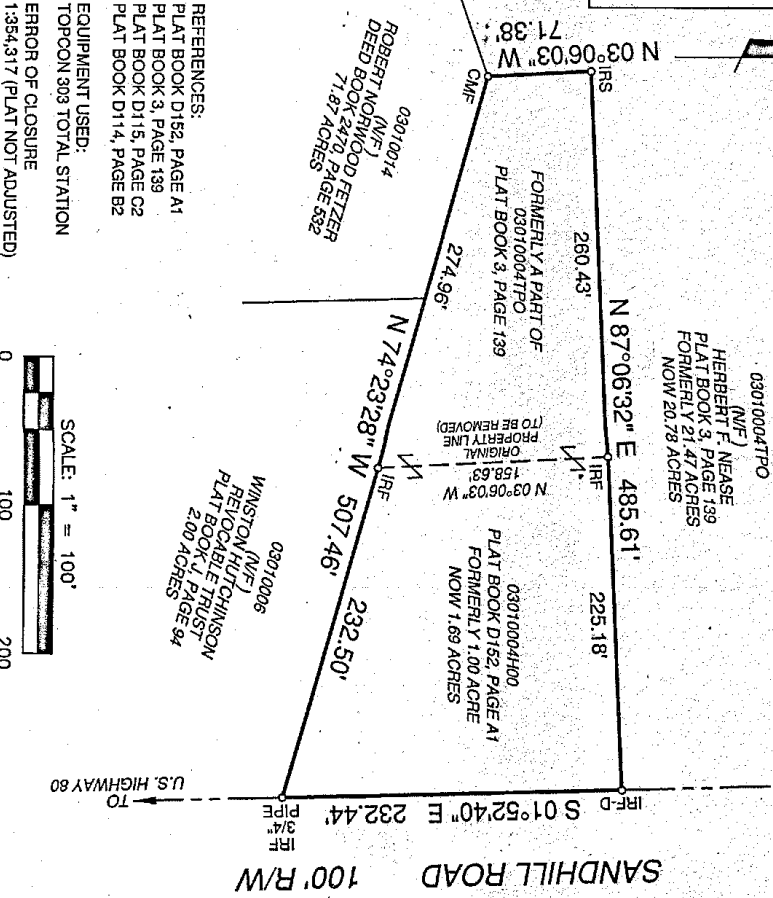


Adolph N. Michelis
GA. Reg. L.S. Lic. No. 13223 3-28 2024

REFERENCE NORTH
(PLAT BOOK D152, PAGE A1)

- LEGEND:
- CMF - CONCRETE MONUMENT FOUND
 - IRF - 5/8" REBAR FOUND
 - IRS - 1/2" IRON REBAR FOUND
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 1310300334E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED MARCH 16, 2015, THIS PROPERTY IS LOCATED IN ZONE X OUTSIDE THE 500 YEAR FLOOD PLAIN.



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR
Christina K. ... DATE 11/12/24

PROPERTY ADDRESS:
#2740 SANDHILL ROAD
GUYTON, GA 31312

FAMILY RECOMBINATION SURVEY
FOR
KACIE L. RIDGEWAY
A RECOMBINATION OF
A 0.69 ACRE PORTION OF
MAP & PARCEL 03010004TPO
WITH MAP & PARCEL 03010004H00,
FORMERLY 1.00 ACRE,
NOW 1.69 ACRES
LOCATED IN THE 1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 25 MARCH 2024
PLAT DRAWN 25 MARCH 2024