



### RZN-24-56

Rezoning Application

Status: Active

Submitted On: 8/5/2024

### Primary Location

0

### Owner

### Applicant

Kevin Forbes

912-667-4210

forbes.k@tandh.com

50 Park of Commerce Way  
Savannah , GA 31405

## Staff Review

Planning Board Meeting Date\*

09/10/2024

Board of Commissioner Meeting Date\*

10/01/2024

Notification Letter Description \*

to allow for light industrial uses.

Map #\*

412

Parcel #\*

3

Staff Description

412-3 & 3A

Georgia Militia District

9

Commissioner District\*

4th

Public Notification Letters Mailed

08/19/2024

Board of Commissioner Ads

09/11/2024

Planning Board Ads

08/21/2024

Request Approved or Denied

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🔒 Plat Filing required\* ⓘ

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Kevin Forbes

Applicant Email Address\*

forbes.k@tandh.com

Applicant Phone Number\*

912-667-4210

Applicant Mailing Address\*

50 Park of Commerce Way

Applicant City\*

Savannah

Applicant State & Zip Code\*

GA 31405

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## Property Owner Information

Owner's Name\*

Kimberley Rahn/Rebecca Rahn et. al

Owner's Email Address\*

kdr1969@windstream.net/rebecjrahn@gmail.com

Owner's Phone Number\*

912-661-0172/912-224-3824

Owner's Mailing Address\*

1381 Rahn Station Rd/995 Glenhaven Dr

Owner's City\*

Rincon/Evans

Owner's State & Zip Code\*

GA 31326/30809

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## Rezoning Information

How many parcels are you rezoning?\*

2

Please List all Parcels Zonings\*

04120003 (Tract 1), 04120003A00

Proposed Zoning of Property\*

LI (Light Industrial)

Map & Parcel \*

04120003, 04120003A00

Road Name\*

Rahn Station Road

Proposed Road Access\* 

Rahn Station Road

Total Acres \*

425

Acres to be Rezoned\*

425

Lot Characteristics \*

The main parcel 04120003 is densely wooded and broken into Tract 1 and Tract 2. Tract 1 consists of approximately 405.48 acres to the south of Rahn Station Road. Tract 2 consists of approximately 65.74 acres. This proposed rezoning will consist of Tract 1 only. Parcel 04120003A00 consists of approximately 5 acres and currently has a residential structure. Rezoning also consists of the southern part of Wendell Rahn's tract on the south side of Rahn Station Road abutting the Georgia Central Railroad. Total acreage to be rezoned is approximately 425 acres to the south of Rahn Station Road.

Water Connection \*

Public Water System

Name of Supplier\*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier\*

Effingham County

Justification for Rezoning Amendment \*

Rezoning to LI to be similar zoning classification to the property across the southern property line as well as in compliance with the Effingham County's future land use map as a "transitional" zoning class.

**List the zoning of the other property in the vicinity of the property you wish to rezone:**

**North\***

Rahn Station Road/AR-1

**South\***

LI

**East\***

AR-1

**West\***

AR-1

**Describe the current use of the property you wish to rezone.\***

Current use of 412-3A is the property Owner's home. Parcel 412-3 is currently densely wooded with no current use.

**Does the property you wish to rezone have a reasonable economic use as it is currently zoned?\***

No.

**Describe the use that you propose to make of the land after rezoning.\***

Light Industrial development as allowed within Effingham County's ordinance.

**Describe the uses of the other property in the vicinity of the property you wish to rezone?\***

The north boundary of the property to be rezoned is Rahn Station Road with AR-1 zoning of Tract 2 on the other side of Rahn Station Road. East of the proposed property consists of Milton Rahn Road with residential developments. West of proposed property consists of Georgia Central Railroad with residential developments on the other side of the railroad. To the south is industrial development such as warehouses.

**Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?\***

The proposed rezoning will be in compliance with the future land use map that labels these two proposed parcels as "Transitional" and allow a similar use as to what exists to the south. This proposed rezoning will comply with Effingham County's ordinances on buffers for the dissimilar uses to the north, east, and west.

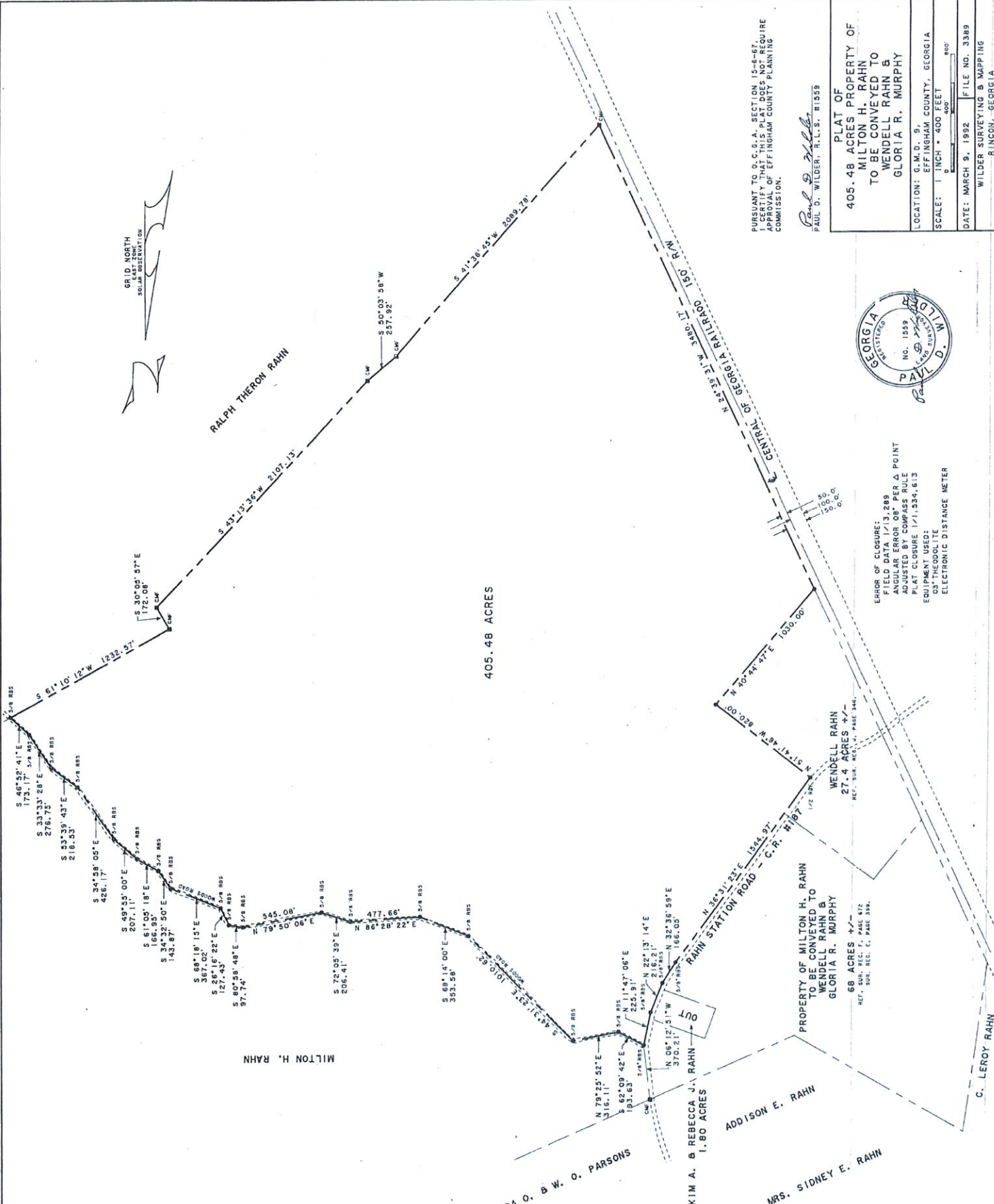
**Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?\***

The proposed zoning change will result in a use of the property that could be burdensome to the existing infrastructure. The project will be reviewed by all local agencies for recommendations on infrastructure improvements prior to the commencement of site development. There are also plans in discussion for future improvements of Rahn Station Road for industrial development.

**Digital Signature\***

Kevin Forbes  
Aug 5, 2024

DRAWN BY: J. M. B.



PURSUANT TO O.C.G.A. SECTION 15-6-87, THE SURVEYOR HAS OBTAINED THE NECESSARY APPROVAL OF THE EFFINGHAM COUNTY PLANNING COMMISSION.

Paul D. Wilder, R.L.S., R1559  
PAUL D. WILDER, R.L.S., R1559

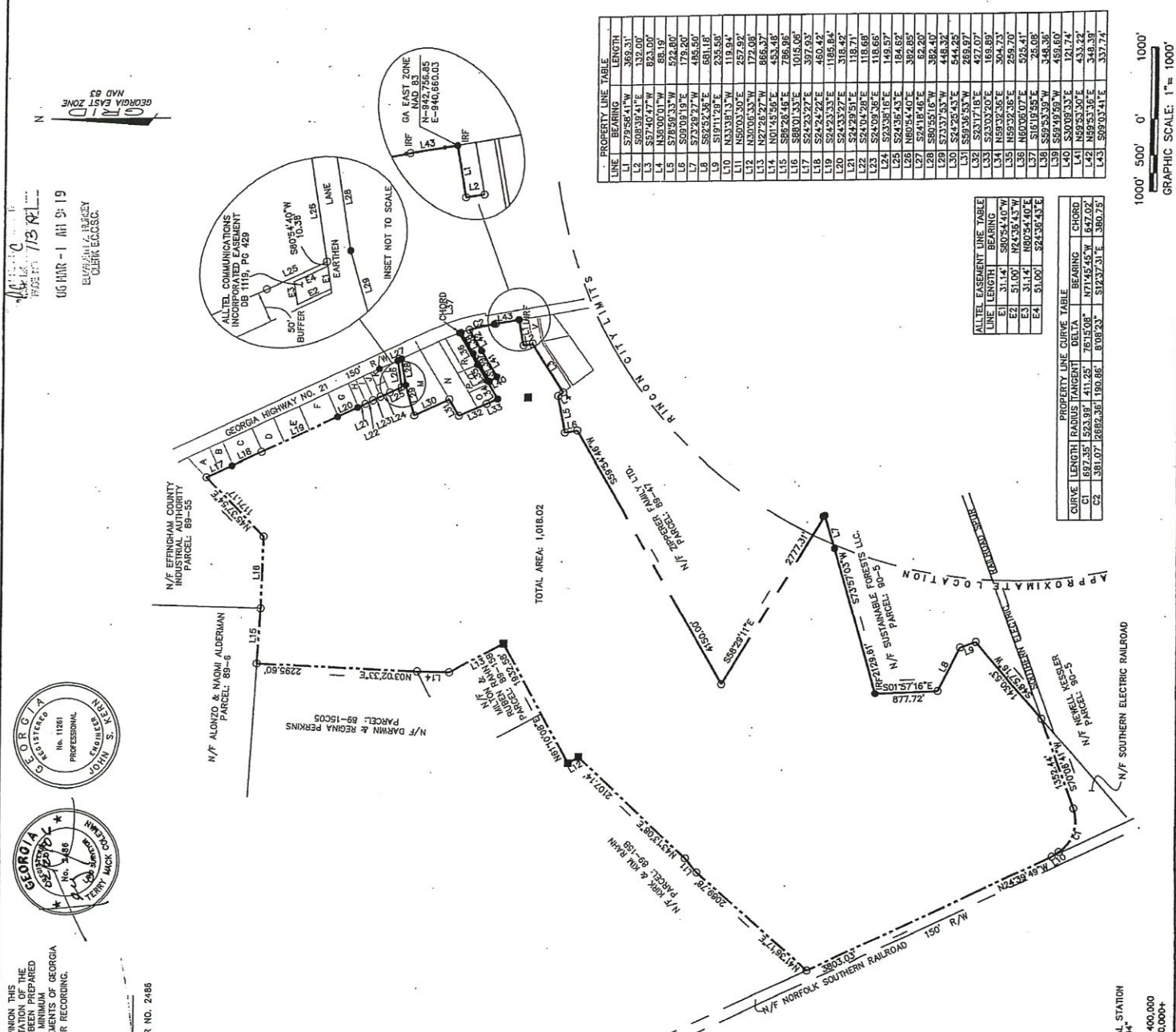


405.48 ACRES PROPERTY OF MILTON H. RAHN TO BE CONVEYED TO WENDELL RAHN & GLORIA R. MURPHY	
LOCATION: G.M.D. 9, EFFINGHAM COUNTY, GEORGIA	NO. 1559
SCALE: 1 INCH = 400 FEET	NO. 3389
DATE: MARCH 9, 1992	FILE NO. 3389
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

26/191







I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.

*Terry M. Wachtel*  
 TERRY WACHTEL  
 GA. REGISTERED SURVEYOR NO. 2485

ALLTEL COMMUNICATIONS INCORPORATED EASEMENT  
 DB 1119, PG 429  
 50' BUFFER  
 58°05'40"W  
 10.35'  
 50°10'00"E  
 10.35'  
 50' BUFFER  
 58°05'40"W  
 10.35'  
 50°10'00"E  
 10.35'

**PROPERTY LINE TABLE**

LINE	BEARING	LENGTH
L1	S72°28'36"E	332.00'
L2	S07°36'41"W	332.00'
L3	S57°40'47"W	823.00'
L4	N43°00'01"W	88.19'
L5	S78°58'33"W	522.80'
L6	S09°09'19"E	179.20'
L7	S72°28'36"E	485.60'
L8	S82°52'36"E	681.18'
L9	S82°52'36"E	288.84'
L10	N33°18'13"W	238.84'
L11	N50°00'30"E	257.94'
L12	N20°06'53"W	172.08'
L13	N27°28'27"W	866.37'
L14	N01°45'56"E	453.48'
L15	S85°28'46"E	786.96'
L16	S88°01'33"E	1015.05'
L17	S88°01'33"E	327.93'
L18	S24°24'22"E	166.64'
L19	S24°24'22"E	1184.84'
L20	S24°53'27"E	318.42'
L21	S24°29'51"E	118.71'
L22	S24°09'28"E	118.65'
L23	S24°09'28"E	118.65'
L24	S23°38'16"E	149.67'
L25	S24°35'43"E	184.67'
L26	S24°35'43"E	382.40'
L27	S24°18'46"E	382.40'
L28	S80°55'16"W	382.40'
L29	S72°57'53"W	448.32'
L30	S24°29'51"E	544.23'
L31	S89°36'53"W	289.97'
L32	S23°17'18"E	427.07'
L33	S23°33'20"E	184.89'
L34	S90°54'10"W	184.75'
L35	S89°32'38"E	224.75'
L36	N80°05'07"E	525.41'
L37	S16°19'55"E	328.08'
L38	S89°53'39"W	348.36'
L39	S89°49'59"W	459.60'
L40	S30°09'33"E	121.74'
L41	S89°53'30"E	433.22'
L42	S89°53'30"E	348.39'
L43	S89°53'41"E	337.74'

**ALLTEL EASEMENT LINE TABLE**

LINE	LENGTH	BEARING	CURVED
E1	31.14'	S90°54'10"W	
E2	51.00'	N24°36'43"E	
E3	31.14'	N80°05'07"E	
E4	31.00'	S24°38'43"E	

**PROPERTY LINE CURVE TABLE**

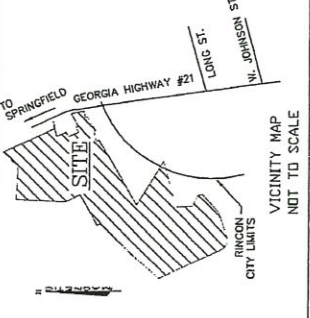
CURVE	LENGTH	RADIUS	ANGLE	BEARING	CURVED
C1	182.35'	523.94'	431.25°	N71°45'15"W	647.07'
C2	381.07'	2682.36'	180.86°	S12°27'31"E	1,801.25'

**NOTES:**  
 1. PROPERTY ADDRESS: 1185 UNION SPRINGS ROAD, CLYO, GA 31303  
 2. TOTAL AREA: 1,018.02 ACRES  
 3. PROPERTY IS ZONED AR-1.  
 4. ALL BUILDINGS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.  
 5. ALL LOT CORNERS AND MARKED WITH AN "I" IRON PIPE UNLESS OTHERWISE NOTED.  
 6. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN AN UNINCORPORATED COUNTY AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP, COMMUNITY NO. 130424, PANEL 0001 A, MAP DATED, FEBRUARY 15, 1987.  
 7. THIS SURVEY IS TO CONFORM WITH THE NEIGHBORHOOD GRADING AND DRAINAGE PLAN.  
 8. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND THE DEVELOPER SHALL APPLY FOR NECESSARY PERMITS AND RESOURCES TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION & APPROVAL.  
 9. THIS PROPERTY IS SUBJECT TO AN INSTALLATION AND SERVICES AGREEMENT WITH SONLIGHT ENTERPRISE, LLC RECORDED IN DEED BOOK 1059, PAGE 119, BEING DESCRIBED AS TRACT 1 (NOT SHOWN ON THIS PLAT) AND ALSO A 20' WIDE EASEMENT CROSSING THIS PLAT ACROSS LANDS OF KEVIN M. RAHN) RECORDED IN PLAT CABINET B, SIDE 173E.  
 10. PROPERTY IS SUBJECT TO AN ALLTEL COMMUNICATIONS EASEMENT RECORDED IN DEED BOOK 1119, PAGE 429, AND SHOWN ON SHEET 2 OF THIS PLAT.  
 11. PORTION OF THIS PROPERTY IS SUBJECT TO A SAVANNAH ELECTRIC AND POWER COMPANY EASEMENT RECORDED IN DEED BOOK 443, PAGE 284.

**ADJACENT PROPERTY OWNERS**  
 A N/F: DEBORAH ANDREWS; PARCEL 89-16  
 B N/F: MARK PROCTOR; PARCEL 89-17  
 C N/F: LEAH HARRISON; PARCEL 89-18  
 D N/F: MICHAEL AUSTIN BANK; PARCEL 89-19  
 E N/F: MICHAEL AUSTIN BANK; PARCEL 89-44  
 F N/F: CARRY HEIDT; PARCEL 89-43  
 G N/F: CARRY EMLEY; PARCEL 89-42  
 H N/F: MARY KESSELER; PARCEL 89-41  
 I N/F: GERALD RESSLER; PARCEL 89-40  
 J N/F: GERALD RESSLER; PARCEL 89-39  
 K N/F: GRADY BAZEMORE; PARCEL 89-38  
 L N/F: FLOYD ZETTLER CONST.; PARCEL 89-37  
 M N/F: RINCON CHURCH OF GOD; PARCEL 89-35  
 N N/F: H. C. RAIN INC.; PARCEL 89-34A  
 O N/F: RICHARD RAIN; PARCEL 89-34C  
 P N/F: RICHARD RAIN; PARCEL 89-34B  
 Q N/F: HAROLD RAIN JR.; PARCEL 89-32  
 R N/F: JESSE & CELIA TILER; PARCEL 89-33  
 S N/F: MARK & ANNETTE BRYANT; PARCEL 89-48B  
 T N/F: LYDA BOHANNON; PARCEL 89-31  
 U N/F: JAMES MARCHANT; PARCEL 89-40  
 V N/F: JAMES MARCHANT; PARCEL 89-48A

**REFERENCE:**  
 1. ANNEKATION SURVEY OF 1,018.45 ACRES PROPERTY OF FLOYD ZETTLER CONSTRUCTION, INC., KEVIN M. RAHN & RALPH THERON RAHN EFFINGHAM COUNTY, GEORGIA PLAT #255.  
 2. PLAT RECORD BOOK 26, PAGE 45  
 3. PLAT RECORD BOOK 26, PAGE 171-5  
 4. PLAT CABINET B, SIDE 173-5  
 5. PLAT CABINET B, SIDE 169-B

**ADDITIONAL INFORMATION:**  
 SURVEY DATE: 8-21-03  
 EQUIPMENT USED: SOKKIA TOTAL STATION  
 ADJUSTED BY COMPASS, BULL. 04  
 FIELD ERROR OF CLOSURE: 1/10,000+



**LEGEND**  
 IRON ROD FOUND  
 IRON PIPE FOUND  
 IRON PIPE SET  
 CONCRETE MONUMENT FOUND  
 CC  
 ST  
 SURVEY TIE

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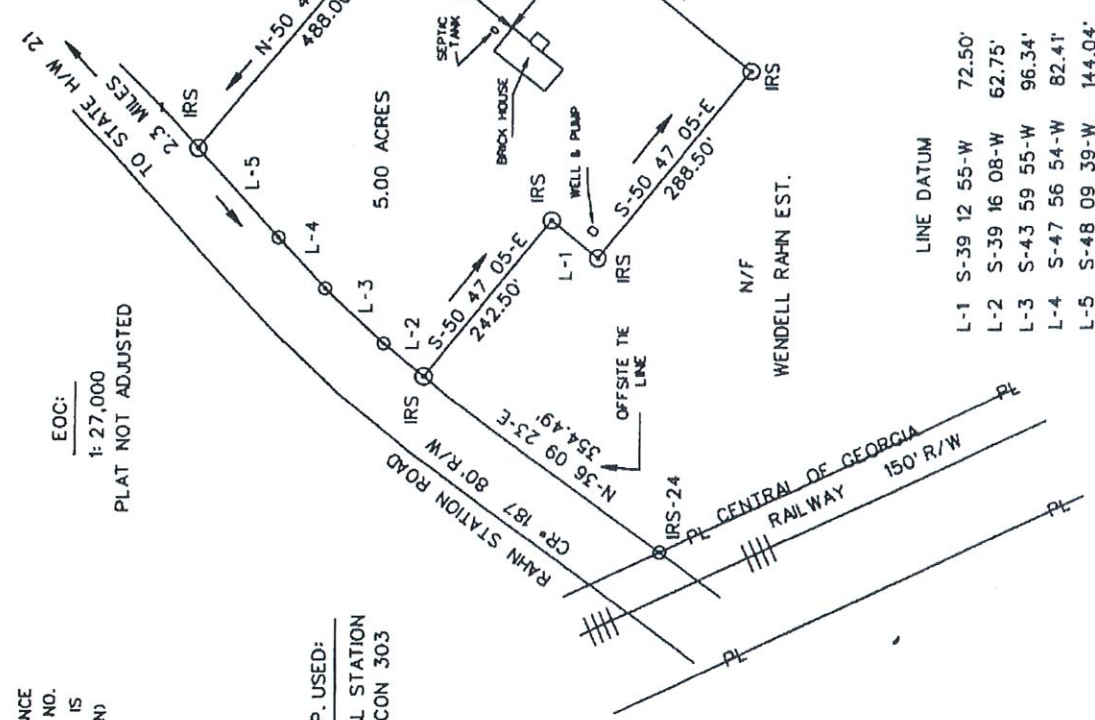


NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA. COMMUNITY PANEL NO. 130076 0130 B. EFFECTIVE MARCH 18, 1987, THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE THE 500 YEAR FLOODPLAIN)

- LEGEND:
- IRF 5/8" REBAR FOUND
  - IRS 3/8" REBAR SET
  - PL PROPERTY LINE
  - CMF CONCRETE MON. FOUND
  - N/F NOW OR FORMERLY
  - PL PROPERTY LINE
  - PP POWER POLE
- EQUIP. USED:
- TOTAL STATION
  - TOPCON 303

EOC:  
1:27,000  
PLAT NOT ADJUSTED

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.  
*[Signature]*  
ZONING ADMINISTRATOR  
DATE 9/26/2006



SURVEY FOR  
**W. KIRK RAHN**  
SURVEY OF 5.00 ACRES  
FROM A TRACT, BELONGING TO  
THE WENDELL RAHN EST.  
LOCATED IN THE 9TH. G.M.D.  
EFFINGHAM COUNTY, GEORGIA  
SURVEYED 21 SEPT 2006  
PLAT DRAWN 22 SEPT 2006



LINE DATUM		
L-1	S-39 12 55-W	72.50'
L-2	S-39 16 08-W	62.75'
L-3	S-43 59 55-W	96.34'
L-4	S-47 56 54-W	82.41'
L-5	S-48 09 39-W	144.04'

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.



*Adolph N. Michelis*  
ADOLPH N. MICHELIS R.L.S.  
GA. Reg. L. S. # 1323  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829 3972

06 OCT -2 AM 10:01  
ELDERBERRY & HORSBY  
CLERK E.O.C.S.C.

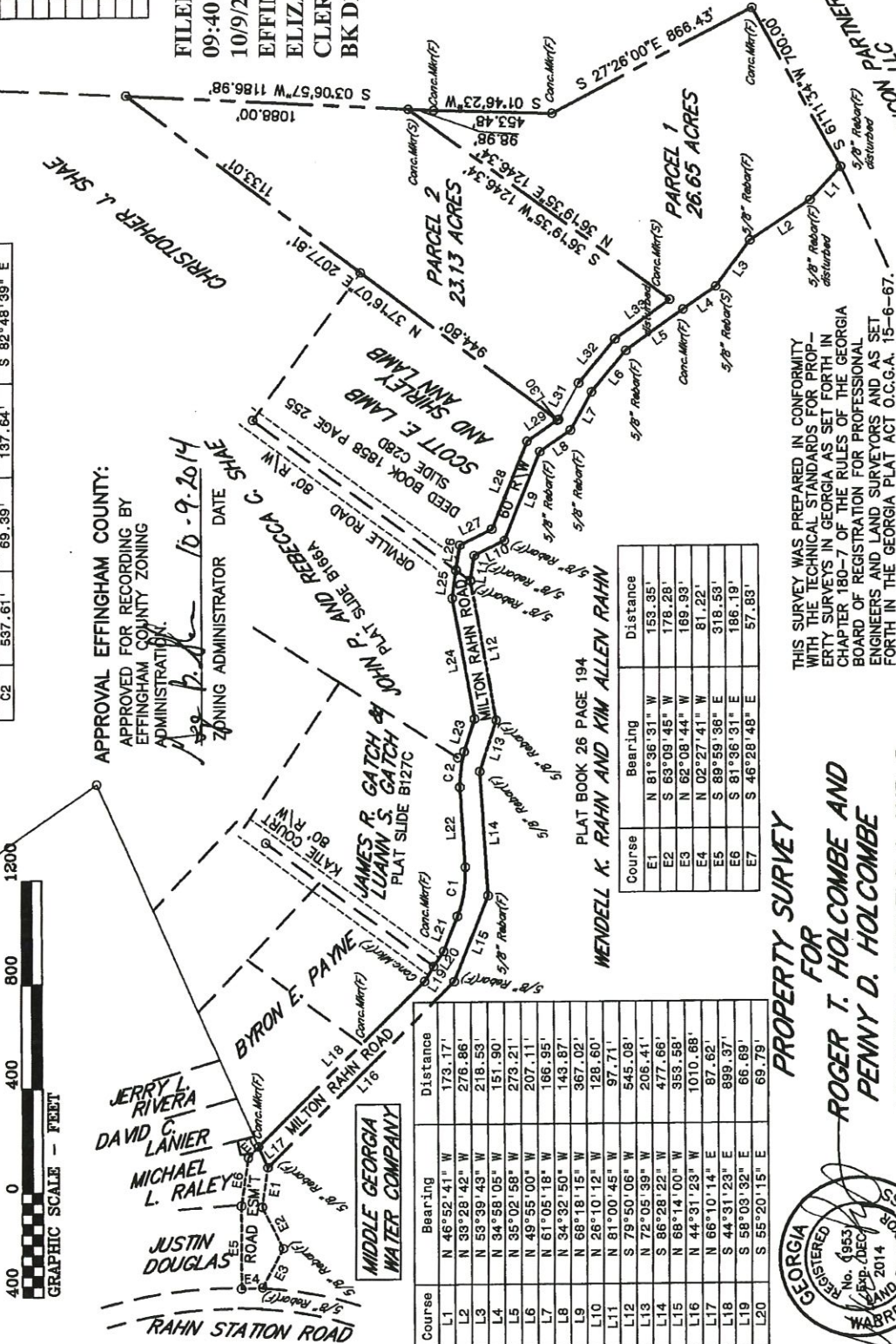
PC 137  
PAGE NO. 2

Course	Bearing	Distance
L21	S 68°14'00" E	144.75'
L22	N 88°28'22" E	307.00'
L23	S 72°05'39" E	181.51'
L24	N 79°50'06" E	471.17'
L25	S 82°07'43" E	108.60'
L26	S 81°00'37" E	97.44'
L27	S 26°10'12" E	136.61'
L28	S 68°18'15" E	362.11'
L29	S 34°32'50" E	142.97'
L30	S 34°32'50" E	5.56'
L31	S 61°05'18" E	158.67'
L32	S 49°55'00" E	220.81'
L33	S 35°02'58" E	260.82'

Curve	Radius	Tangent	Chord	Bear.
C1	435.91'	97.81'	190.87'	S 80°52'49" E
C2	537.61'	69.39'	137.64'	S 82°48'39" E

APPROVAL EFFINGHAM COUNTY:  
APPROVED FOR RECORDING BY  
EFFINGHAM COUNTY ZONING  
ADMINISTRATOR

ZONING ADMINISTRATOR DATE  
10-9-2014



FILED  
09:40 AM  
10/9/2014  
EFFINGHAM  
ELIZABETH Z. HURSEY  
CLERK  
BK D143 PG E1

RINCON PARTNERS, LLC  
PLAT SLIDE C13A1

DATE: SEPTEMBER 20, 2014  
BY: WARREN E. POTTHRESS  
Reg. Land Surveyor # 1953  
991 Hunters Road, Sylvana, Ga.  
30467 Tele. (912) 857-3288  
EQUIPT: TOPCON 303 TOTAL STATION  
THE FIELD DATA UPON WHICH THIS  
MAP OR PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT  
IN 28431 FEET, AND ANGULAR  
ERROR OF 08 SECONDS PER ANGLE  
POINT. AFTER ADJUSTMENTS BY  
THE COMPASS RULE THE FINAL PLAT  
HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITH-  
IN ONE FOOT IN 41769 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY  
WITH THE TECHNICAL STANDARDS FOR PROP-  
ERTY SURVEYS IN GEORGIA AS SET FORTH IN  
CHAPTER 180-7 OF THE RULES OF THE GEORGIA  
BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS AND AS SET  
FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE: PARCEL 1 WILL ENCOMPASS 26.65 ACRES AT THE END OF MILTON RAHN  
ROAD AND ALL OF MILTON RAHN ROAD, A PRIVATE ROAD. AN EASEMENT IS  
EXTENDED TO ADJOINING PARCELS THAT WERE CARVED FROM THE LANDS OF  
RUBEN H. RAHN AND CAROL RAHN TO GRANT ACCESS TO SAID PARCELS.

Course	Bearing	Distance
E1	N 81°36'31" W	153.95'
E2	S 63°09'45" W	178.28'
E3	N 62°08'44" W	169.93'
E4	N 02°27'41" W	81.22'
E5	S 89°59'38" E	318.55'
E6	S 81°36'31" E	186.19'
E7	S 48°28'48" E	57.83'

Course	Bearing	Distance
L1	N 46°52'41" W	173.17'
L2	N 39°28'42" W	278.86'
L3	N 59°39'43" W	218.53'
L4	N 34°58'05" W	151.90'
L5	N 35°02'58" W	273.21'
L6	N 49°55'00" W	207.11'
L7	N 61°05'18" W	166.95'
L8	N 34°32'50" W	143.87'
L9	N 68°18'15" W	367.02'
L10	N 26°10'12" W	128.60'
L11	N 81°00'45" W	97.71'
L12	S 79°50'06" W	545.08'
L13	N 72°05'39" W	206.41'
L14	S 86°28'22" W	477.66'
L15	N 68°14'00" W	353.58'
L16	N 44°31'23" W	1010.88'
L17	N 66°10'14" E	87.62'
L18	S 44°31'23" E	899.37'
L19	S 58°03'32" E	66.69'
L20	S 55°20'15" E	69.79'

PROPERTY SURVEY  
FOR  
ROGER T. HOLCOMBE AND  
PENNY D. HOLCOMBE

LOCATION: PARCELS 1 AND 2,  
FORMERLY RUBEN AND CAROL  
RAHN, 9TH G. M. DISTRICT.,  
EFFINGHAM COUNTY, GEORGIA



C:\STAVATA\G-HOLCOMBE ROGER PARHSTATION 2  
OF HOLCOMBS







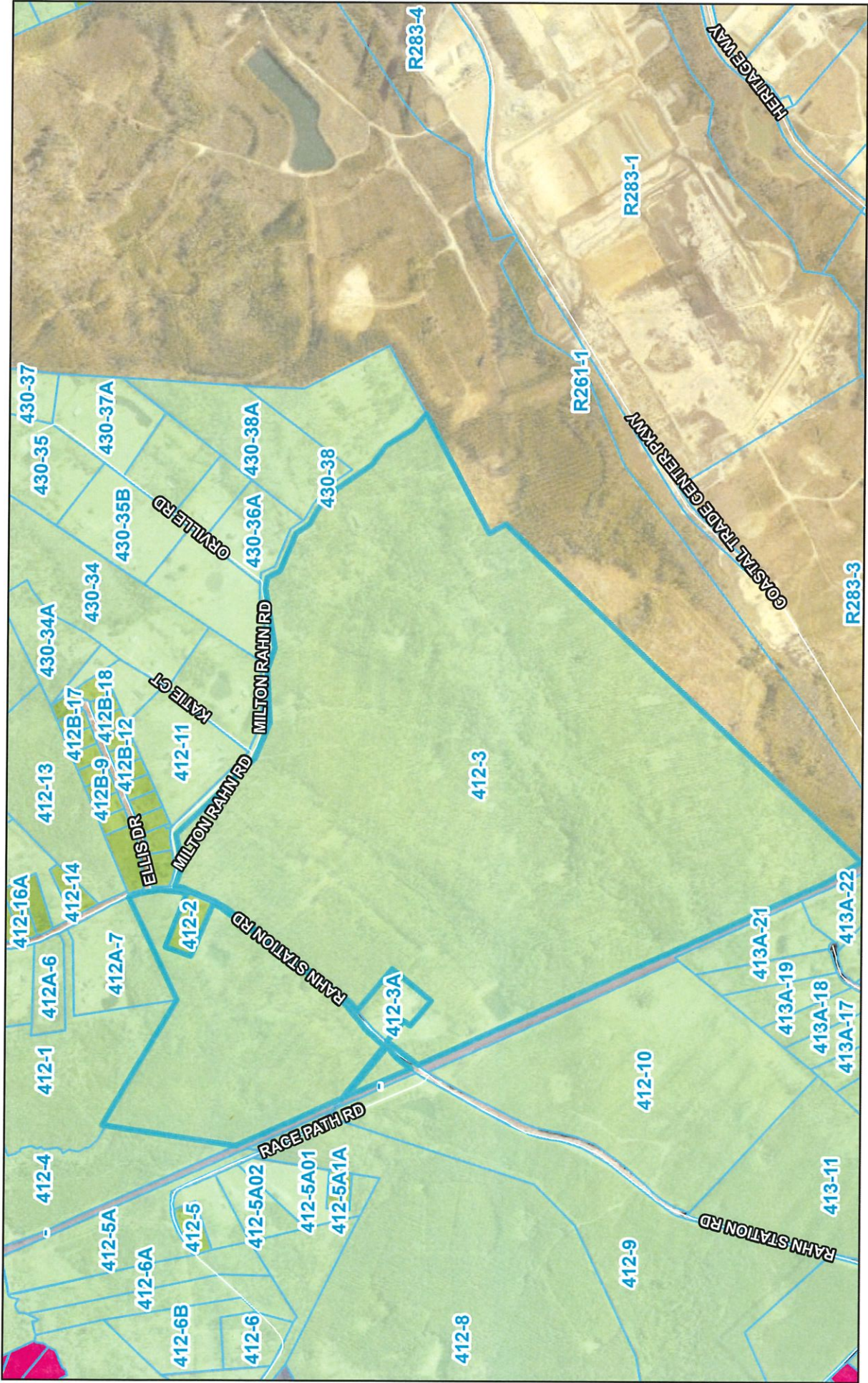








# 412-3 & 3A



8/8/2024

1:17,605

0 0.13 0.25 0.4 0.5 mi

0 0.2 0.4 0.8 km

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Roads  
 Parcels  
 Effingham County Zoning  
 AR-1  
 AR-2  
 R-1  
 I-1  
 Other  
 Municipal Boundaries