



VAR-24-11 Primary Location

Variance Application 0 Applicant
 Status: Active Malorie Boyd
 Submitted On: 5/30/2024 Owner 912-657-2788
 mboyd@cci-sav.com
 1480 Chatham Parkway
 Suite 100
 Savannah, GA 31405

Staff Review

Planning Board Meeting Date* Board of Commissioner Meeting Date*
 07/09/2024 08/06/2024

Notification Letter Description*
 a reduction in required lot widths in R-6.

Public Notification Letters Mailed* Location Information*
 06/17/2024 GA Hwy 119 S

Staff Description

Planning Board Ads Board of Commissioner Ads
 06/19/2024 07/17/2024

Commissioner District* Request Approved or Denied
 3rd -

Letter & ZMA Mailed	Map#*
-	344
Parcel#*	Applicant Name*
26A	Malorie Boyd

General Information

Zoning District*	Map/Parcel Number*
R-6	03440026A00

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Due to the aforementioned physical circumstances, it is not feasible to develop these lots in strict conformity with the current 60-foot width requirement. Adhering to this requirement would significantly limit the development potential and reasonable use of these properties. Therefore, the authorization of a variance is necessary to enable the reasonable and practical development of these lots, ensuring that they can be used effectively without undermining the intent of the zoning ordinance. We believe that granting this variance aligns with the principles of fair and reasonable land use, allowing us to make the best possible use of the land while respecting the community's planning objectives.

How does request meet criteria of Section 71.8?

The lots in question are characterized by unique physical circumstances, specifically irregularities and narrowness due to their positioning on curves or within areas that have unusual shapes. These conditions are not common to the overall neighborhood or district but are peculiar to these particular lots. The unnecessary hardship we are encountering stems directly from these specific physical conditions, rather than from the general provisions of the zoning ordinance applicable to the surrounding properties.

Who is applying for variance request?*

Agent

Applicant Information

Applicant Name*	Applicant Phone Number*
Malorie Boyd	912-657-2788
Applicant Email Address*	Applicant Address*
mboyd@cci-sav.com	1480 Chatham Pkwy. Ste. 100
City*	State*
Savannah	GA
Zip Code*	
31405	

Owner of Record

Owner Name*	Mungo Homes of Georgia, LLC.	Owner Phone Number*	(912) 663-0309
Owner Email Address*	rstrickland@mungo.com	Owner Address*	138 Canal St. Ste. 203
City*	Pooler	State*	GA
Zip Code*	31322		

Signature

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

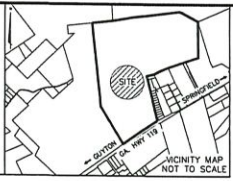
Digital Signature*

 Malorie Boyd
May 21, 2024

275681349
 BK:29 PG:74-74
 P2021000110

FILED IN OFFICE
 CLERK OF COURT
 06/09/2021 10:45 AM
 JASON E. BRAGG, CLERK
 SUPERIOR COURT
 EFFINGHAM COUNTY, GA

Jason E. Bragg



N/F: FREDERICK D. WEITMAN, JR.
 PIN:03300049

NOTES:

1. PROPERTY ADDRESS: 119 HIGHWAY 119.
2. PARCEL IDENTIFICATION NUMBER: 03440026
3. TOTAL AREA: 179.856 AC. (7,834,518 SF).
4. THIS PROPERTY IS CURRENTLY ZONED AS SHOWN ON SURVEY.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GCS NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. LOCATED IN ZONE 4, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13010002010, EFFECTIVE DATE 12/17/2005.
7. ADJACENT RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USAGE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS HEREOFORERECORDED OR UNRECORDED AND TO WHICH THERE IS NO PHYSICAL EVIDENCE ON THE PROPERTY.
9. ALL UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION BASED ON PAINT MARKS AND UTILITY MAP FROM CITY.
10. WATER AND SEWER PROVIDED BY THE CITY OF SPRINGFIELD.
11. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

Surveyor Signature
 DATE: 6/18/21

RELOCATABLE 40' ACCESS EASEMENT

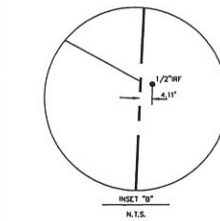
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	718.24	1200.00	349°54'	370.84'	N43°20'16"W	708.62'
C4	109.28	1200.00	51°35'	54.83'	N28°48'57"E	109.24'
C5	128.53	400.00	182°40'	84.83'	N21°11'26"E	137.88'
C8	238.81	400.00	343°16'	133.14'	N30°05'46"E	235.33'
C7	212.62	400.00	202°27'	108.89'	N31°28'44"E	210.13'
C8	182.37	400.00	287°20'	92.80'	N28°48'54"E	180.79'
C9	100.22	400.00	142°19'	50.37'	N50°03'03"E	99.96'
C10	378.39	800.00	287°26'	191.75'	N43°45'00"E	372.93'
C11	170.28	300.00	323°04'	87.49'	N18°43'18"W	167.99'
C12	129.83	1637.14'	432°58'	64.94'	N32°57'20"W	129.80'
C13	82.02	200.00	232°53'	41.60'	N42°40'48"W	81.45'
C14	48.86	200.00	152°32'	23.45'	N47°44'28"W	48.58'
C15	146.47	300.00	187°02'	73.78'	N49°26'44"W	145.84'

LINE TABLE

LINE #	LENGTH	DIRECTION
L12	91.30'	N16°45'04"E
L13	137.63'	N22°24'44"W
L14	65.36'	N34°58'48"W
L15	65.81'	N54°29'45"W
L16	34.83'	N41°03'13"W
L17	78.60'	N57°50'13"W

ADJACENT PROPERTY OWNERS

PROPERTY OWNER	PI#
1. CHELSEA BROOK & JONATHAN WILLIAM HOWARD, JR.	0344CD18
2. HANDELY N. PERICCIOTTI	0344CD24
3. THOMAS & SARAH D. JACKSON	0344CD23
4. FRANK R. HARRIS	0344CD22
5. JENNIFER M. & JEFFREY A. STEPHENS	0344CD21
6. KRISTINA M. & JUSTIN CHRISTOPHER PRATT	0344CD20
7. MATTHEW T. KENNEDY	0344CD19
8. TAMERA R. WRABLE	0344CD18
9. ERIC DUANE ROGERS, JR.	0344CD17
10. ERICA & CHRIS LEFAYLANE	0344CD16
11. DAWN & KWAYNE H. HUGGINS	0344CD15
12. RICHARD SCOTT BUCK	0344CD14
13. FIRST EFFINGHAM BANK	0344CD13
14. FIRST EFFINGHAM BANK	0344CD14



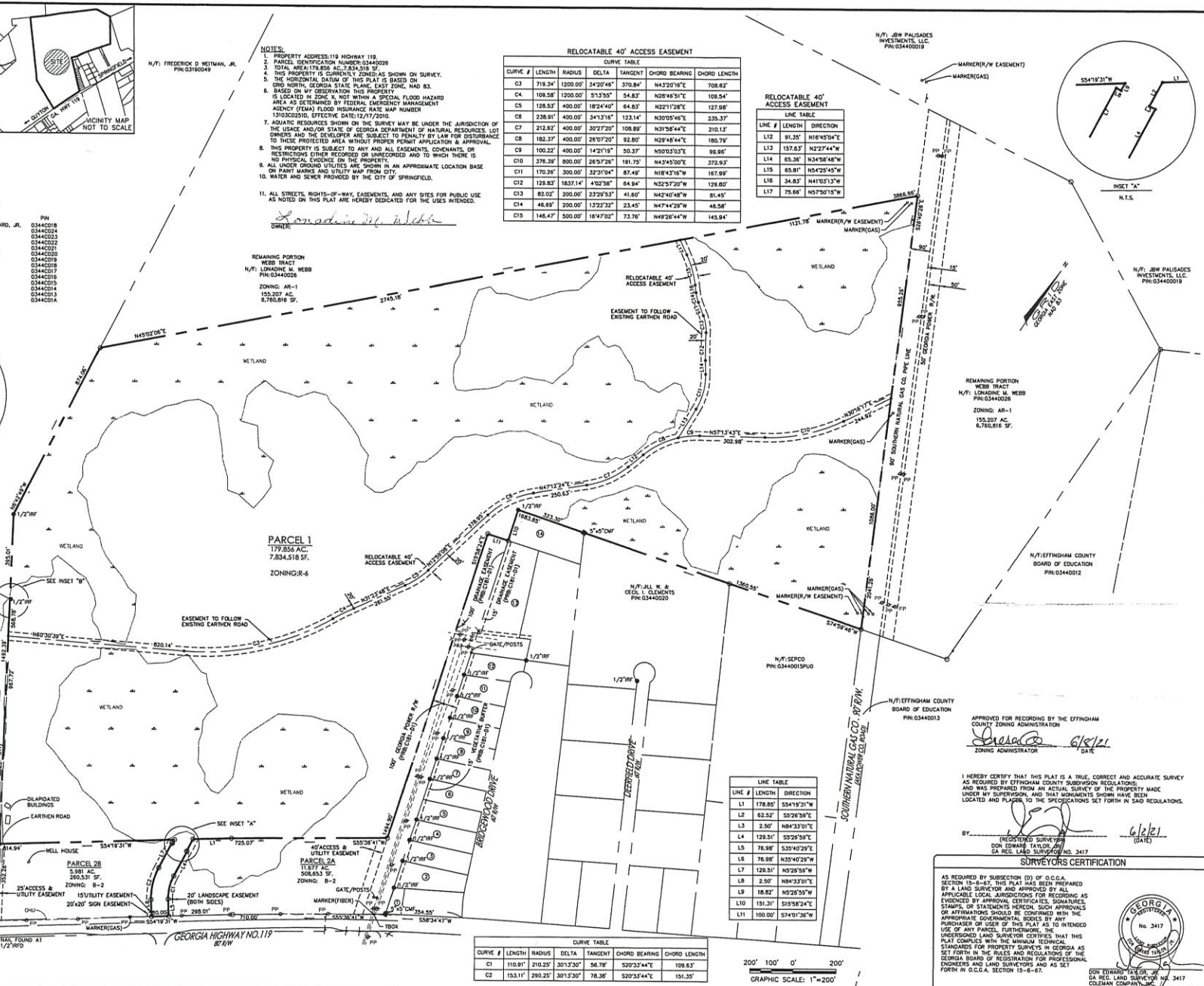
N/F: FREDERICK D. WEITMAN, JR.
 PIN:03300049

ACREAGE TABLE

PARCEL 1	179.856 AC.
PARCEL 2A	15.877 AC.
PARCEL 2B	5.991 AC.
REMAINING LAND	155.907 AC.
TOTAL	352.731 AC.

- REFERENCE:**
1. PLAT RECORD BOOK 10, PAGE 111
 2. PLAT RECORD BOOK 437, PAGE 82
 3. PLAT RECORD BOOK K, PAGE 112
 4. PLAT RECORD BOOK C18, PAGE 01
 5. PLAT RECORD BOOK L3, PAGE 1
 6. PLAT RECORD BOOK D3, PAGE 01

EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER STA. = 4\"/>



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	110.91	210.25	301°53'	56.78'	S20°34'44"E	199.63'
C2	153.11	290.25	30°13'30"	78.26'	S20°34'44"E	151.35'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	178.83	S54°19'31"W
L2	62.52	S02°0'59"E
L3	2.50	N84°33'01"E
L4	129.51	S28°59"E
L5	78.98	S35°40'29"E
L6	78.98	N35°40'29"W
L7	129.51	N52°28'59"W
L8	2.50	N84°33'01"E
L9	18.82	N02°59'59"W
L10	151.37	S13°28'24"E
L11	190.00	S14°01'36"W

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATION
Signature 6/18/21
 ZONING ADMINISTRATOR DATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT ADJUSTMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

BY: *Signature* 6/18/21
 (REGISTERED SURVEYOR)
 DON EDWARD TAYLOR, JR.
 GA REG. LAND SURVEYOR NO. 3417

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 HEREOF. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE UNDISBURDED LAND SURVEYORS. 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.



DON EDWARD TAYLOR, JR.
 GA REG. LAND SURVEYOR NO. 3417
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION: LSF 1187

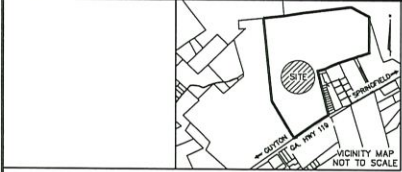


WEBB TRACT PHASE 1
 A SUBDIVISION OF
 A 179.856 ACRE PORTION OF A 360 ACRE TRACT
 10TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
 PREPARED FOR: MUNGO HOMES OF GEORGIA

JOB NUMBER: 20-642
 DATE: 05/20/2020
 DRAWN BY: DET
 CHECKED BY:
 SCALE: 1"=200'

MINOR SUBDIVISION

SHEET:



- NOTES:**
1. THIS SUBDIVISION CONTAINS 29 LOTS.
 2. TOTAL AREA 12,793 ACRES, 597,363 SQUARE FEET.
 3. PARENT PROPERTY ADDRESS: 9 HIGHWAY 119
 4. PARENT PARCEL IDENTIFICATION NUMBER: 03440028
 5. THIS PROPERTY IS CURRENTLY ZONED R-8
 6. THE HORIZONTAL DATUM OF THIS PLAN IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 7. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE 8, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13030220D, EFFECTIVE DATE: 12/17/2010. BASE FLOOD ELEVATION: N/A. NAVD 83. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 8. LOTS TO BE SERVED BY CITY OF SPRINGFIELD WATER AND SANITARY SEWER SYSTEMS.
 9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 11. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 12. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
 13. GPS WAS USED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BROTHERS DUAL FREQUENCY ROVER ON THE EOPS NETWORK ADJUSTED NEAR THE ANIMATIC SYSTEM. HORIZONTAL PRECISION IS ± 1 CM + 1 PART PER MILLION AND VERTICAL PRECISION IS ± 2 CM + 1 PART PER MILLION.
 14. COMMON AREAS, DETENTION POND, AND SEWERLINES SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 15. AERIALIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USAGE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PRIOR PERMITS APPLICATIONS AND APPROVAL.
 16. ALL STREETS, RIGHTS-OF-WAY EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USES INTENDED.

- LEGEND**
- BENCH MARK
 - IPS 1" IRON PIPE SET
 - PWS PARCEL IDENTIFICATION NUMBER
 - RW RIGHT-OF-WAY
 - PB PLAT BOOK
 - BM BENCHMARK
 - FOB POINT OF BEGINNING
 - POR POINT OF REFERENCE

SEWAL MARK ID:
MAD NAL SET
ELEVATION: 106.17
NAVD 83

SEWAL MARK ID:
MAD NAL SET
ELEVATION: 105.83
NAVD 83

FUTURE DEVELOPMENTS

ID	ACRES	SQ. FT.
208	0.190	8,244
209	0.410	17,838
212	0.239	10,360
214	0.199	8,244
218	0.208	9,081
217	0.222	9,551

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	37.47	S74°01'30"W
L2	37.47	S89°37'58"E
L3	53.27	S17°57'37"E
L4	37.07	S49°24'07"E
L5	56.21	S27°07'24"E
L6	37.48	S32°39'24"E
L7	30.97	N33°22'38"E
L8	81.7	S17°10'50"E
L9	37.83	N17°10'50"E
L10	27.08	N43°02'31"E
L11	24.41	N48°27'58"E
L12	7.83	S19°58'24"E

LOT TABLE

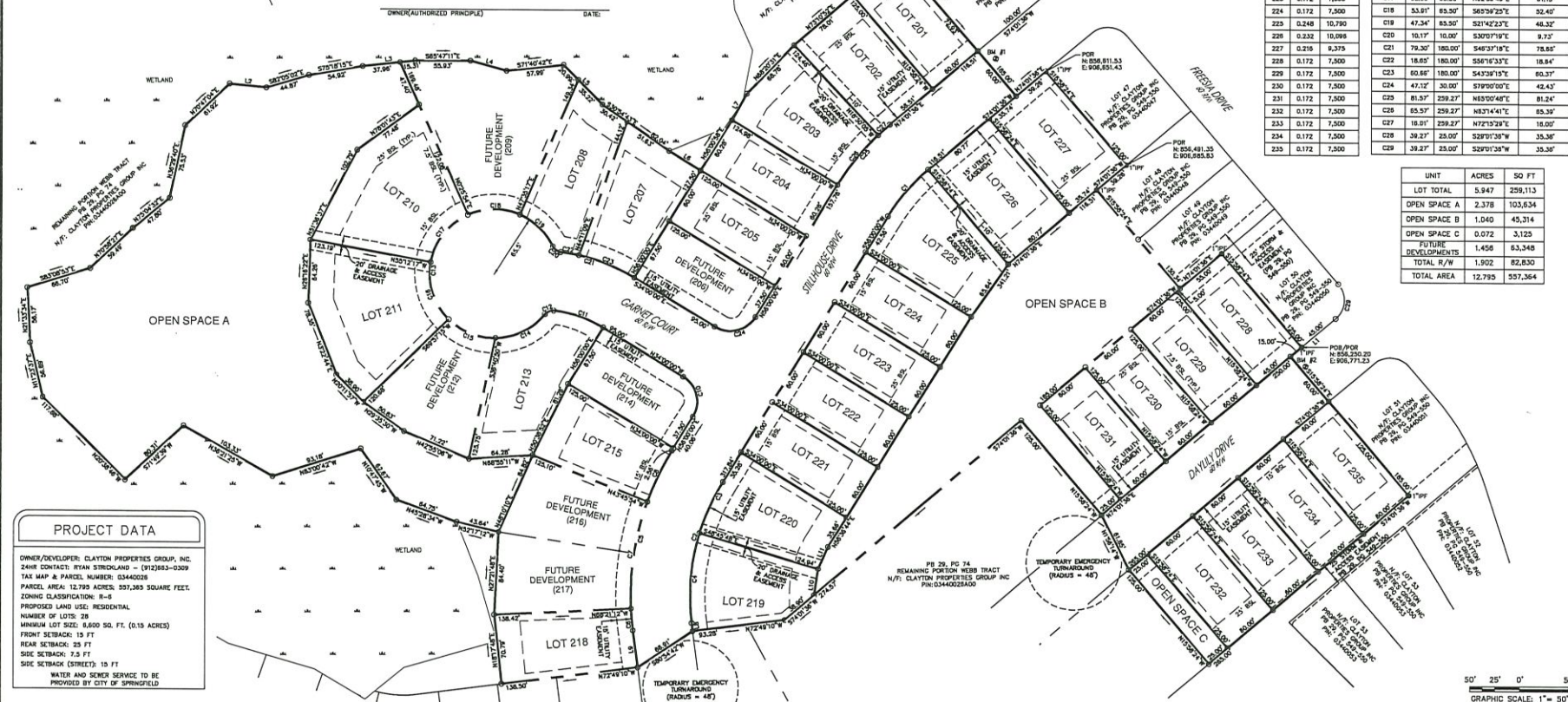
LOT #	ACRES	SQ. FT.
201	0.172	7,500
202	0.215	9,389
203	0.238	10,344
204	0.173	7,535
205	0.172	7,500
207	0.227	9,863
208	0.224	9,787
210	0.328	14,261
211	0.342	14,876
213	0.282	11,432
215	0.200	8,737
216	0.208	9,028
219	0.207	9,020
220	0.219	9,540
221	0.172	7,500
222	0.172	7,500
223	0.172	7,500
224	0.172	7,500
225	0.248	10,790
226	0.232	10,099
227	0.216	9,375
228	0.172	7,500
229	0.172	7,500
230	0.172	7,500
231	0.172	7,500
232	0.172	7,500
233	0.172	7,500
234	0.172	7,500
235	0.172	7,500

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	82.70	199.27	S85°00'48"W	82.44
C2	149.77	221.05	S38°25'25"W	148.92
C3	57.05	221.05	S48°24'24"W	56.89
C4	92.72	221.05	S29°11'49"W	92.04
C5	188.42	281.03	N49°20'27"E	188.30
C6	22.18	281.03	N19°28'24"E	22.10
C7	118.87	281.03	N32°58'10"E	119.89
C8	37.85	281.03	N50°09'01"E	37.45
INTENTIONALLY DELETED				
C10	47.12	30.00	H119°00'0"E	42.43
C11	53.23	120.00	N48°42'28"W	52.79
C12	10.05	10.00	N87°25'4"W	9.84
C13	338.40	85.50	N30°28'30"E	89.40
C14	37.47	85.50	S88°19'18"W	55.63
C15	32.47	85.50	N43°17'27"E	51.08
C16	83.80	85.50	N67°32'37"E	81.17
C17	83.80	85.50	N62°38'48"E	81.17
C18	53.91	85.50	S69°29'24"E	52.40
C19	47.34	85.50	S21°42'23"E	46.32
C20	10.17	10.00	S30°01'0"E	9.73
C21	78.30	180.00	S48°31'18"E	78.88
C22	18.63	180.00	S58°13'38"E	18.84
C23	80.68	180.00	S47°38'15"E	60.37
C24	47.12	30.00	S79°00'0"E	42.43
C25	81.37	299.27	N49°02'46"E	81.24
C26	85.57	299.27	N63°14'14"E	85.39
C27	18.91	299.27	N72°15'24"E	18.00
C28	39.27	25.00	S29°11'38"W	35.38
C29	39.27	25.00	S29°11'38"W	35.38

UNIT ACRES SQ. FT.

LOT TOTAL	5.947	259,113
OPEN SPACE A	2.378	103,634
OPEN SPACE B	1.040	45,314
OPEN SPACE C	0.072	3,123
FUTURE DEVELOPMENTS	1.456	63,348
TOTAL R/W	1.902	82,830
TOTAL AREA	12,793	557,364



PROJECT DATA

OWNER/DEVELOPER: CLAYTON PROPERTIES GROUP, INC.
 24HR CONTACT: IRAN STROBLAND - (912)663-0389
 TAX MAP & PARCEL NUMBER: 03440028
 PARCEL AREA: 12.793 ACRES, 597,363 SQUARE FEET.
 ZONING CLASSIFICATION: R-8
 PROPOSED LAND USE: RESIDENTIAL
 NUMBER OF LOTS: 29
 MINIMUM LOT SIZE: 8,600 SQ. FT. (0.19 ACRES)
 FRONT SETBACK: 15 FT
 REAR SETBACK: 25 FT
 SIDE SETBACK: 7.5 FT
 SIDE SETBACK CORRECT: 15 FT
 WATER AND SEWER SERVICE TO BE PROVIDED BY CITY OF SPRINGFIELD

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

BY: (REGISTERED SURVEYOR) (DATE)
 DON EDWARD TAYLOR, JR.
 SA REG. LAND SURVEYOR NO. 3417

REFERENCE:

1. PLAT RECORD BOOK 10, PAGE 111.
2. PLAT RECORD BOOK 427, PAGE 82.
3. PLAT RECORD BOOK K, PAGE 175.
4. PLAT RECORD BOOK C18, PAGE D1.
5. PLAT RECORD BOOK D33, PAGE C1.

GPS EQUIPMENT USED: CARLSON BROTHERS ON EOPS RTN NETWORK
 CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANIMATIC SYSTEM "L" = 54"
 ADJUSTED BY COMPASS RULE:
 PLAT ERROR OF CLOSURE: 1/436,118
 FIELD ERROR OF CLOSURE: 1/12,301

CERTIFICATE OF OWNERSHIP AND INDICATION

I HEREBY CERTIFY THAT CLAYTON PROPERTIES GROUP, INC. ONLY OWNED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA BY (PRINCIPLES) AUTHORIZED TO SIGN THE CERTIFICATE IS THE OWNER OF THE ALLEYS, WALKS, PASSES, AND OTHER SITES SHOWN HEREON, ARE DEDICATED TO PUBLIC OR PRIVATE USE AS NOTED.

PRINT CORPORATION NAME: _____ WITNESS NAME: _____
 PRINTED NAME AND TITLE OF PRINCIPLE AUTHORIZED TO SIGN: _____ WITNESS SIGNATURE: _____
 PRINCIPLE SIGNATURE: _____

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS LONADINE PHASE 2 SHOWN ON THE PLAT DATED 3/18/2024, PREPARED BY DON EDWARD TAYLOR HAS BEEN INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLAN FOR WEBB TRACT PHASE 2 APPROVED 3-18-2024

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAN KNOWN AS LONADINE PHASE 2 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 DATE: _____

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (5) OF O.C.G.A. SECTION 15-2-87, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE STATE AGENCIES AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE COMMISSIONER. THE PURCHASER OR USER OF THIS APPROVED UNRECORDED LAND SURVEYOR CERTIFICATE SHALL BE RESPONSIBLE FOR VERIFYING THAT THIS PLAN COMPLIES WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS PLAN IS SET FORTH IN O.C.G.A. SECTION 15-2-87.

DON EDWARD TAYLOR, JR.
 SA REG. LAND SURVEYOR NO. 3417
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION: LSF 1187



A MAJOR SUBDIVISION OF LONADINE PHASE 2,
 BEING A PORTION OF PARCEL A OF THE WEBB TRACT,
 EFFINGHAM COUNTY,
 STATE OF GEORGIA

PREPARED FOR: CLAYTON PROPERTIES GROUP, INC.

JOB NUMBER: 21408
 DATE: 3/18/2024
 DRAWN BY: JTP
 CHECKED BY: JTP
 SCALE: 1" = 50'

MAJOR SUBDIVISION

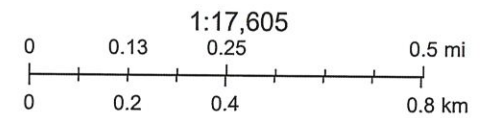
SHEET: 1/1

344-24A



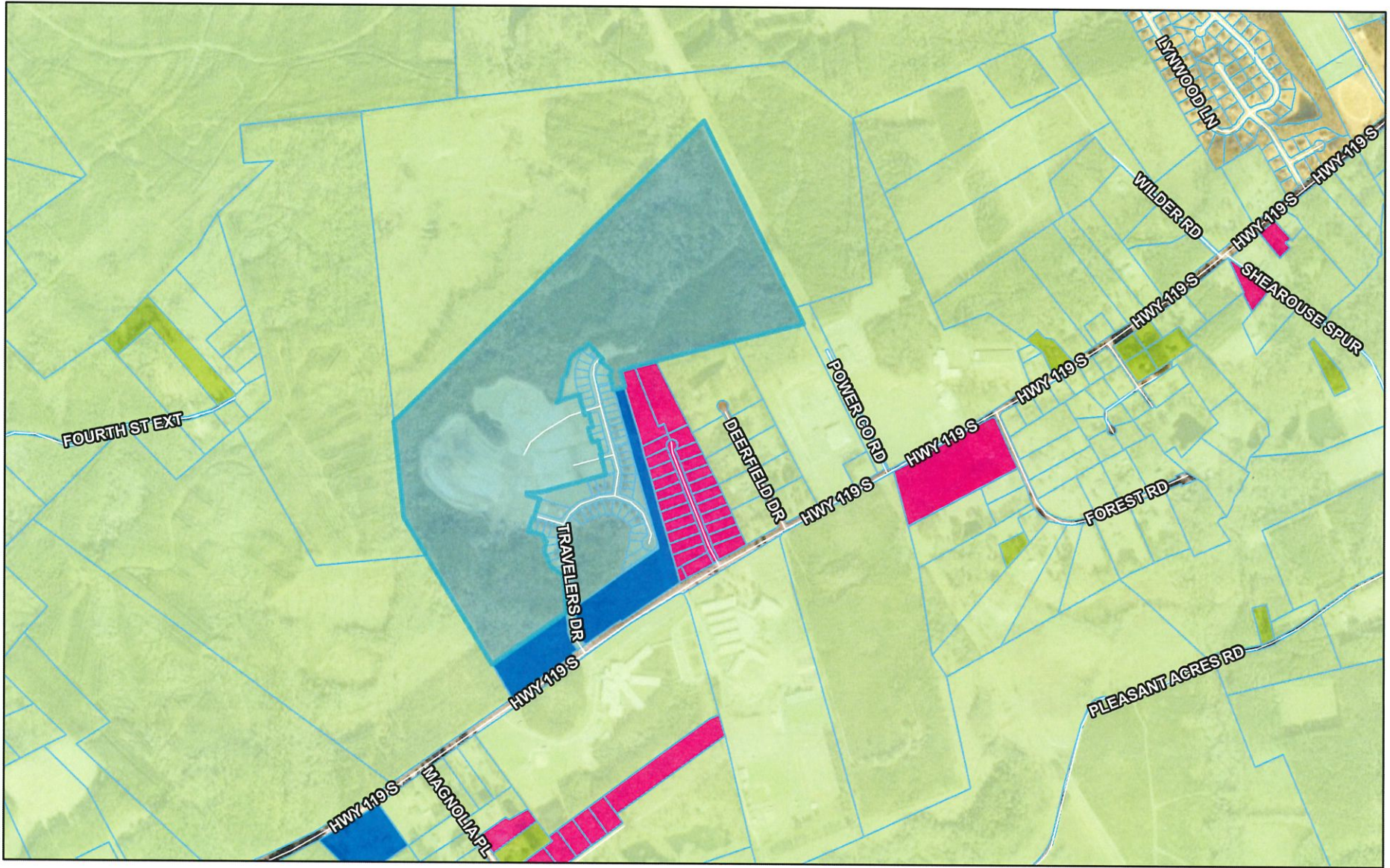
6/3/2024

- Roads
- Tax Parcel Labels
- Tax Parcels
- Municipal Boundaries



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

344-24A



6/3/2024

