

## Staff Report

**Subject:** Deed and Right of Way Acceptance (Fifth District)  
**Author:** Stephen Candler, Development Services Director  
**Department:** Development Services  
**Meeting Date:** August 20, 2024  
**Item Description:** Chad Zittrouer requests approval of the Deed and Right of Way for Effingham Park of Commerce. {Map #478 Parcel #2D}

### Summary Recommendation

Staff has reviewed the inspected the roads and drainage infrastructure identified in the warranty deed, and recommends approval.

### Executive Summary/Background

- Development Services Staff has inspected all roads, right-of-ways, and drainage infrastructure that is being dedicated to the county and it has passed inspection.
- The County Attorney has reviewed and approved the warranty deed and infrastructure agreement and approves.

### Alternatives

1. **Approve** the deed for Effingham Park of Commerce, and accept the roads and drainage infrastructure identified in the warranty deed.
2. **Take no action**

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services, County Attorney

**FUNDING:** N/A

**Attachments:** 1. Warranty Deed  
2. Plat

## GENERAL WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

**This Indenture** made this \_\_\_\_ day of Augusta, 2024 between the **SAV PARKWAY PROPERTIES, LLC, a Georgia limited liability company**, as party of the first part, hereinafter called Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

**W I T N E S S E T H** that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as **0.465 of an acre**, as shown and more particularly described on that certain map or plat made by Joseph A. Hale, Jr., R.L.S. No. 2886, dated July 29, 2024 and recorded in **Plat Book** , **Page** in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Subject, however, to all valid restrictions, easements, and rights of way of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

**SAV PARKWAY PROPERTIES, LLC**

\_\_\_\_\_(SEAL)  
OLEG MITNIK, SOLE MEMBER

Signed, sealed and delivered this  
\_\_\_\_ day of \_\_\_\_\_, 2024, in  
the presence of:

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
NOTARY PUBLIC

ACCEPTED AND AGREED TO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**BOARD OF COMMISSIONERS OF  
EFFINGHAM COUNTY, GEORGIA**

BY: \_\_\_\_\_ (Seal)

Wesley Corbitt  
Chairman

ATTEST: \_\_\_\_\_ (Seal)

Stephanie Johnson  
Effingham County Clerk

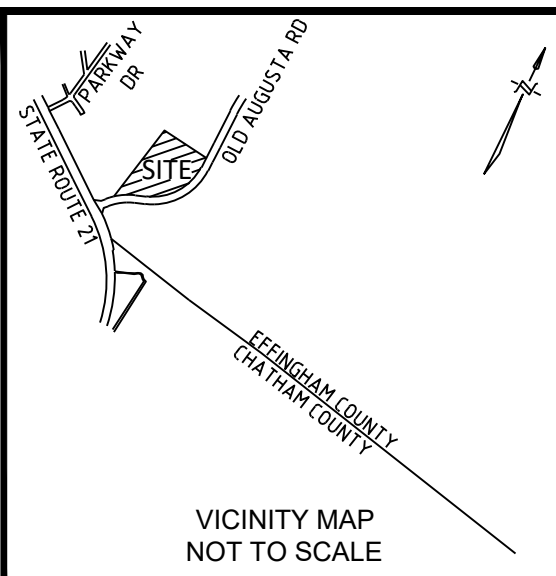
Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
Witness

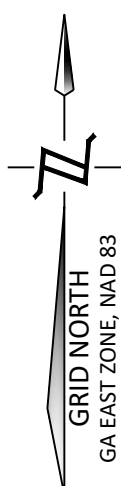
\_\_\_\_\_  
Notary Public

Mon, 29 Jul 2025, 2:07pm  
DRAWING PATH: G:\2025\21065-KW\Plan.dwg

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



VICINITY MAP NOT TO SCALE



**LEGEND**

- IRF Iron Rod Found
- IRFKC 1/2" X 24" Iron Rod Found with Cap Marked "LS 2886"
- IRS 1/2" X 24" Iron Rod Set with Cap Marked "LS 2886"
- IPFC Iron Pipe Found with Cap
- CMF Concrete Monument Found
- △ Computed Position (No Monument)
- DB Deed Book
- PB Plat Book
- PRB Plat Record Book
- SMB Subdivision Map Book
- MB Map Book
- PC Plat Cabinet
- PP Pages
- DK Parcel Number

- NOTES:**
1. Current Address: S Old Augusta Road, Rincon, Georgia 31326.
  2. Current Owner: SAV Parkway Properties LLC (Deed Book 2798, Page 833).
  3. Current Parcel Identification Number (PIN): 04780002D00.
  4. Bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Instrument NV3 Receiver/EGPS 20TGNSS Receiver using differential corrections obtained from the EGPS VRS Network was used to position control points used in the survey.
  5. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 13103C0380E, Map Revised: December 21, 2017, this property is located in Zones X & A; Zone A is a Special Flood Hazard Area. The flood hazard lines as shown on this plat have been taken digitally from <https://www.fema.gov/national-flood-hazard-layer-mfl.com> and have not been verified in the field by Kern & Co., LLC.
  6. Building setbacks are to conform to local zoning ordinances.
  7. All linear distances shown are horizontal ground distances; unit of measure is the U.S. Survey Foot. Locations are accurate only where dimensioned.
  8. All survey monuments set are identified with a cap or disk stamped "KERN & CO, LS 2886".
  9. Wetlands that may exist may be under the jurisdiction of the U.S. Army Corps of Engineers and/or the Georgia Department of Natural Resources. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
  10. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by Kern & Co., LLC and are not guaranteed as to accuracy or completeness.
  11. This property is subject to any and all easements, right of way, covenants, or restrictions either recorded or unrecorded.
  12. The term "Certification" as used in Rule "130-6-.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 and is not a guarantee or warranty, either expressed or implied.
  13. 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.
  14. I(We) hereby certify that I am(we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this Right of Way Dedication Plat with my(our) free consent. All streets, rights-of-way, easements, and any sites for public use as noted on this plat are hereby dedicated for the use intended.

OWNER: (SAV Parkway Properties LLC) DATE: \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	1220.92'	503.89'	23°38'48"	255.58'	500.32'	N59°06'45"E
C2	1070.92'	1214.83'	64°59'43"	682.19'	1150.73'	N38°26'18"E
C3	1070.92'	96.84'	5°10'52"	48.45'	96.81'	S03°51'45"W

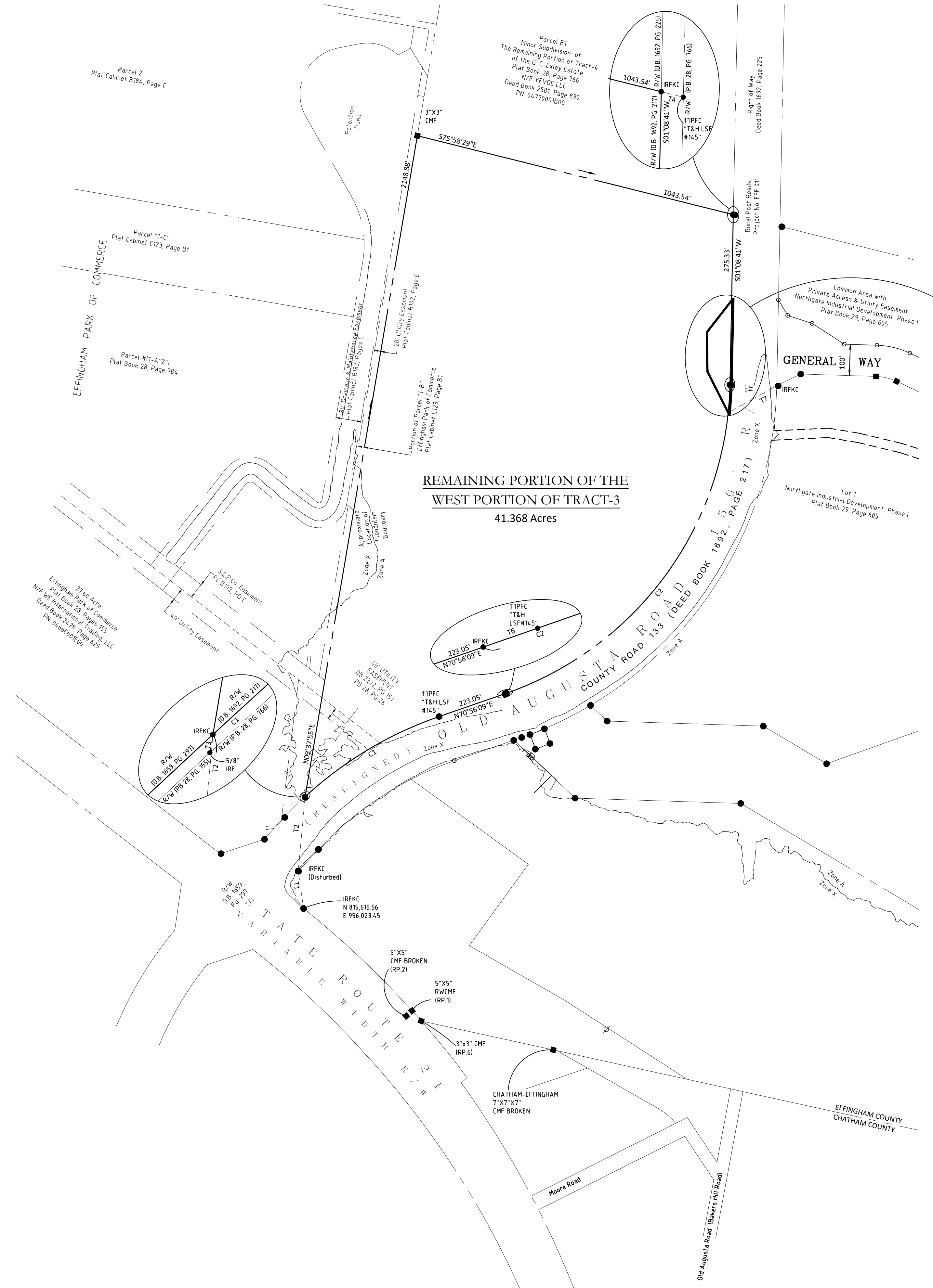
**THE LINE TABLE**

LINE	LENGTH	DIRECTION
T1	120.84'	N08°09'09"W
T2	239.84'	N05°15'20"E
T3	1.93'	N09°37'55"E
T4	6.30'	N75°58'29"W
T5	4.97'	N82°24'31"W
T6	5.26'	S70°48'19"W
T7	177.92'	S60°55'45"W

- EFFINGHAM COUNTY REFERENCES:**
1. Map Book 1, Page 50
  2. Plat Book 4, Page 76
  3. Plat Book 5, Page 148
  4. Plat Book 13, Pages 266 & 267
  5. Plat Book 13, Pages 270 & 271
  6. Plat Cabinet A347, Page E2
  7. Plat Book 28, Page 25
  8. Plat Book 28, Pages 597-598
  9. Plat Book 28, Page 625
  10. Plat Book 28, Page 766
  11. Plat Book 29, Page 157
  12. Plat Book 29, Page 170
  13. Plat Book 29, Page 605
  14. Moreland Atobelli Associates, Inc., Project Number EFF 011, Construction Plan, Old Augusta Road, Effingham County, Dated 07-03-08.
  15. Department of Transportation State of Georgia, Right of Way Proposed, Old Augusta Road, Effingham County, Federal Aid Project IS-09S393W.
  16. Old Augusta Road, County Road 133, Prepared by John O. Parker, Survey date 3-26-06 with revisions.

- CHATHAM COUNTY REFERENCES:**
1. Plat Record Book C, Pages 23A-D
  2. Plat Record Book C, Page 131
  3. Plat Record Book C, Page 132
  4. Plat Record Book C, Pages 253A-E
  5. Subdivision Map Book 25, Page 25
  6. Subdivision Map Book 25, Page 81
  7. Plat Record Book 4P, Page 3
  8. Plat Record Book 8P, Page 34
  9. Plat Record Book 14P, Page 178
  10. Plat Record Book 29P, Pages 24A-L

- COUNTY LINE REFERENCES:**
1. Chatham Effingham County Line, State of Georgia, February 1987, Prepared by Joseph J. Stuckey, Jr., R.L.S. 1861.



# PRELIMINARY

**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 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 Section 15-6-67.

JOSEPH A. HALE, JR. DATE  
 GEORGIA REGISTERED LAND SURVEYOR NO. 2886

KERN & CO., LLC  
 CERTIFICATE OF AUTHORIZATION: LSF 761

SURVEY DATE: 12/06/2021  
 EQUIPMENT USED: LEICA VIVA TS16;  
 CHAMPION INST. NV3 RECEIVER;  
 EGPS 20TGNSS RECEIVER/EGPS VRS NETWORK

ANGULAR ERROR PER "Δ" = 02"  
 ADJUSTED BY COMPASS RULE:  
 FIELD ERROR OF CLOSURE: 1/32,742  
 PLAT ERROR OF CLOSURE: 1/77,000

CHECKED BY: ???



**Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists  
 7 Mail Court (31466) • P.O. Box 15179 • Savannah, Georgia 31416  
 Phone: (912) 352-8400 Fax: (912) 352-1865 Email: info@kerncoeng.com

STAMP:

STAMP:

NO	DATE	REVISION

**RIGHT OF WAY DEDICATION PLAT**  
**NEW RIGHT OF WAY**  
 BEING A 0.421 ACRE PORTION OF THE WESTERN PORTION OF TRACT 3,  
 "MINOR SUBDIVISION OF THE REMAINING PORTION OF TRACT-4 AND  
 A BOUNDARY RETRACEMENT OF TRACT-3 OF THE G.C. EXLEY ESTATE"  
 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA  
 Prepared For: Effingham County Board of Commissioners

SCALE: 1" = 200'  
 PROJECT NO: 210163  
 SURVEY DATE: 12/06/2021  
 PLAT DATE: 07/29/2024  
 DRAWN BY: ENW  
 SHEET NO:  
**1/1**

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