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October 24, 2023

Effingham County Board of Commissioners
c/o Stephanie D. Johnson, County Clerk
804 South Laurel Street
Springfield, Georgia 31329

Tim Callanan
County Manager
804 South Laurel Street
Springfield, Georgia 31329

Re: Otis Seckinger Road

To Whom It May Concern:

On behalf of MS2 Farms, LLC, we hereby request that Effingham County abandon its maintenance obligations and convey its rights in the portion of Otis Seckinger Road shown on the Exhibit attached hereto. MS2 Farms, LLC owns the property on all sides of this portion of the road and desires to acquire any and all rights the County may have in the same.

In consideration of Effingham County's conveyance, MS2 Farms, LLC is offering to convey an area up to 100 feet x 100 feet (as shown on the Exhibit) to Effingham County to provide adequate land area for a cul-de-sac should one be desired.

We would like this request to be put on the County's agenda at a regular meeting as soon as any needed review is complete.

Sincerely,

McCORKLE, JOHNSON & McCOY, LLP

Robert L. McCorkle, III

SURVEYOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM REVIEW BY THE GOVERNING AUTHORITY BECAUSE IT IS A RETRACEMENT SURVEY.

O.C.G.A. Section 15-6-67 (c)(3)(A)(ii)
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are relied upon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



LAND SURVEYOR _____ DATE: _____

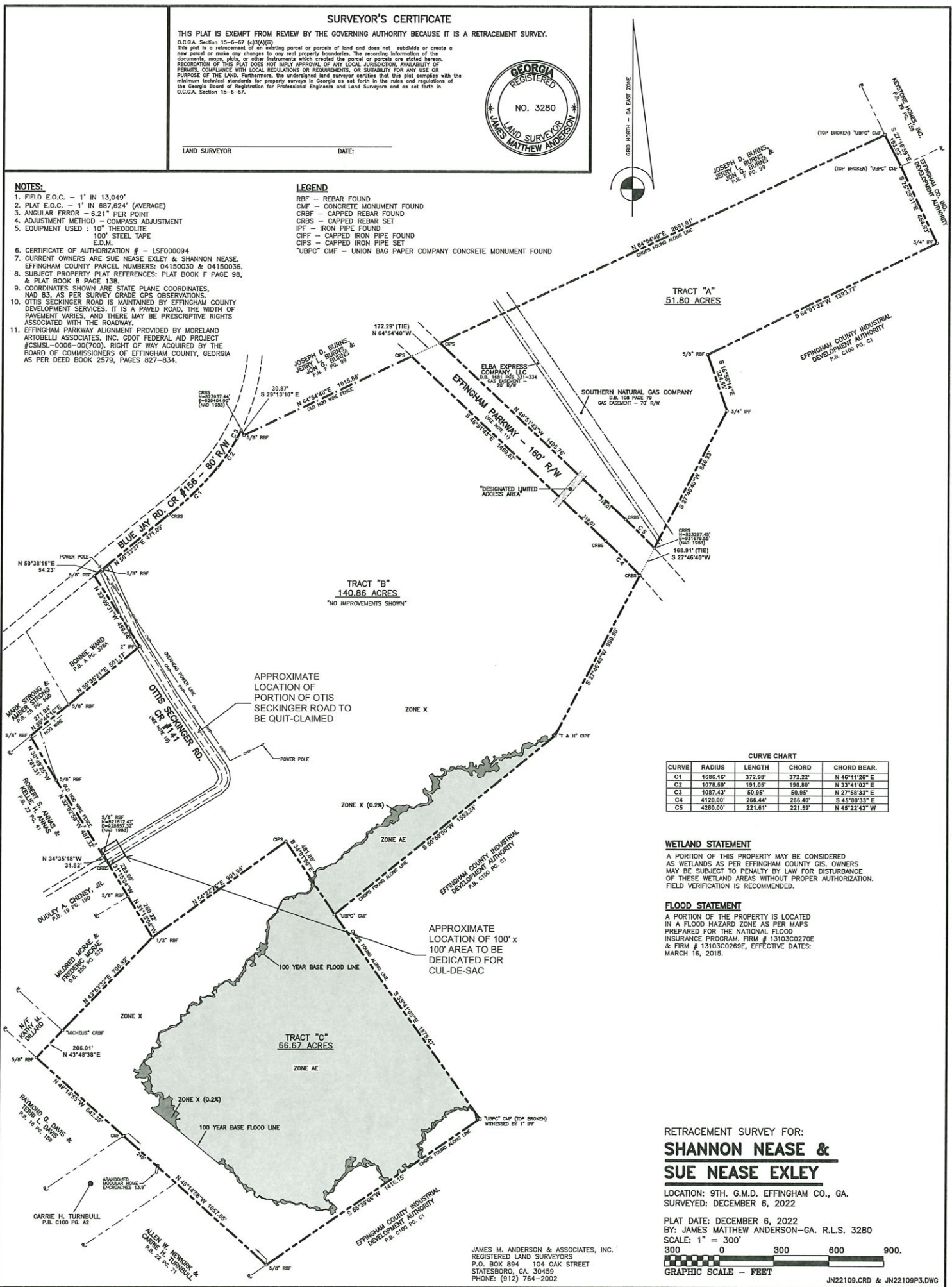


NOTES:

1. FIELD E.O.C. - 1" IN 13,049'
2. PLAT E.O.C. - 1" IN 687,624' (AVERAGE)
3. ANGULAR ERROR - 6.21" PER POINT
4. ADJUSTMENT METHOD - COMPASS ADJUSTMENT
5. EQUIPMENT USED : 10" THEODOLITE
100' STEEL TAPE
E.D.M.
6. CERTIFICATE OF AUTHORIZATION # - LSF000094
7. CURRENT OWNERS ARE SUE NEASE EXLEY & SHANNON NEASE.
EFFINGHAM COUNTY PARCEL NUMBERS: 04150030 & 04150036.
8. SUBJECT PROPERTY PLAT REFERENCES: PLAT BOOK F PAGE 98, & PLAT BOOK B PAGE 138.
9. COORDINATES SHOWN ARE STATE PLANE COORDINATES, NAD 83, AS PER SURVEY GRADE GPS OBSERVATIONS.
10. OTIS SECKINGER ROAD IS MAINTAINED BY EFFINGHAM COUNTY DEVELOPMENT SERVICES. IT IS A PAVED ROAD, THE WIDTH OF PAVEMENT VARIES, AND THERE MAY BE PRESCRIPTIVE RIGHTS ASSOCIATED WITH THE ROADWAY.
11. EFFINGHAM PARKWAY ALIGNMENT PROVIDED BY MORELAND ARTOBELLI ASSOCIATES, INC. CDOT FEDERAL AID PROJECT #CSMSL-0006-001700. RIGHT OF WAY ACQUIRED BY THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA AS PER DEED BOOK 2579, PAGES 827-834.

LEGEND

- RBF - REBAR FOUND
- CMF - CONCRETE MONUMENT FOUND
- CRBF - CAPPED REBAR FOUND
- CRBS - CAPPED REBAR SET
- IPF - IRON PIPE FOUND
- CIFF - CAPPED IRON PIPE FOUND
- CIPS - CAPPED IRON PIPE SET
- "UBPC" CMF - UNION BAG PAPER COMPANY CONCRETE MONUMENT FOUND



CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	1686.16'	372.98'	372.22'	N 45°11'26" E
C2	1078.50'	191.05'	190.80'	N 33°41'02" E
C3	1087.43'	50.95'	50.95'	N 27°58'33" E
C4	4120.00'	266.44'	266.40'	S 45°00'33" E
C5	4280.00'	221.61'	221.59'	N 45°22'43" W

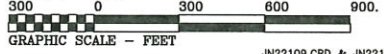
WETLAND STATEMENT
 A PORTION OF THIS PROPERTY MAY BE CONSIDERED AS WETLANDS AS PER EFFINGHAM COUNTY GIS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. FIELD VERIFICATION IS RECOMMENDED.

FLOOD STATEMENT
 A PORTION OF THE PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM # 13103C0270E & FIRM # 13103C0269E, EFFECTIVE DATES: MARCH 16, 2015.

**RETRACEMENT SURVEY FOR:
 SHANNON NEASE &
 SUE NEASE EXLEY**

LOCATION: 9TH. G.M.D. EFFINGHAM CO., GA.
 SURVEYED: DECEMBER 6, 2022

PLAT DATE: DECEMBER 6, 2022
 BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280
 SCALE: 1" = 300'



JAMES M. ANDERSON & ASSOCIATES, INC.
 REGISTERED LAND SURVEYORS
 P.O. BOX 894 104 OAK STREET
 STATESBORO, GA. 30459
 PHONE: (912) 784-2002