

BREACH DUE TO AGE- JULY 29TH 2024 BOA MEETING							
ORIG YR	TYPE	PIN	OWNER	ACRES	USE	NOTES	REQUEST
2019	CUVA	271-25	MORRIS JUDITH CECILE B	55.55 CUVA 57.55 TOTAL	34% OPEN 66% TIMBER	OWNER WOULD LIKE TO BREACH PROPERTY DUE TO AGE. HOWEVER, THEY ARE NOT REQUESTING SOLELY DUE TO AGE- OWNER HAS FILED A PLAT SPLITTING UP THEIR PROPERTY INTO 57.54 ACRES, 6.00 AC (VACANT) AND 100.00 AC (VACANT) (SEE ATTACHED PLAT)	DENY
2019	CUVA	271-25B	MORRIS JUDITH CECILE B	6.00 CUVA 6.00 TOTAL	34% OPEN 66% TIMBER	OWNER WOULD LIKE TO BREACH PROPERTY DUE TO AGE. HOWEVER, THEY ARE NOT REQUESTING SOLELY DUE TO AGE- OWNER HAS FILED A PLAT SPLITTING UP THEIR PROPERTY INTO 57.54 ACRES, 6.00 AC (VACANT) AND 100.00 AC (VACANT) (SEE ATTACHED PLAT)	DENY

BREACH DUE TO AGE- JULY 29TH 2024 BOA MEETING							
ORIG YR	TYPE	PIN	OWNER	ACRES	USE	NOTES	REQUEST
2019	CUVA	271-25C	MORRIS JUDITH CECILE B	100.00 CUVA 100.00 TOTAL	34% OPEN 66% TIMBER	OWNER WOULD LIKE TO BREACH PROPERTY DUE TO AGE. HOWEVER, THEY ARE NOT REQUESTING SOLELY DUE TO AGE- OWNER HAS FILED A PLAT SPLITTING UP THEIR PROPERTY INTO 57.54 ACRES, 6.00 AC (VACANT) AND 100.00 AC (VACANT) (SEE ATTACHED PLAT)	DENY

Your Tasks

- **Complete** ▾
- All Tasks** ▾
- ↕ **Newest First** ▾

- 25 minutes ago

CUVA Review
 Minor Subdivision Plat Review MPLT-24-48 ▪
 Cassie Sikes ▪ 281 Brittingham Road
- CUVA Review** Due Jun 17
 Rezoning Application RZN-24-42 ▪ William Martin ▪
- CUVA Review** Due Jun 13
 Rezoning Application RZN-24-41 ▪ Kevin Forbes ▪
- CUVA Review** Due Jun 11
 Rezoning Application RZN-24-39 ▪ Adrian Webber ▪
- CUVA Review** Due Jun 11
 Rezoning Application RZN-24-37 ▪ Greg Coleman ▪ 662 Godley Road
- CUVA Review** Due Jun 11

CUVA Review

Open Task

Completed Jun 13, 2024 at 3:25 pm

Assignee | Christine Sarna

Due date

 None

Record #

MPLT-24-48

Record Type

Minor Subdivision Plat Review

Applicant

Cassie Sikes

Location

281 Brittingham Road, Guyton, GA 31312

Activity

Christine Sarna Jun 13, 2024 at 3:24 pm ✓

Plat splitting parcel could potentially lead to issues with CUVA. Please contact Tax Assessors at 912-754-2125

Christine Sarna Jun 13, 2024 at 3:25 pm ✓

Potential Cuva issues with plat splitting parcel 271-25



**SURVEY OF PARCEL #:(02710025) BEING SUBDIVIDED INTO 3 TRACTS
LOCATED IN THE 10th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA**

RESERVED FOR THE CLERK OF COURT VICINITY MAP (NOT TO SCALE)

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S1°21'48"E	656.74'	5434.37'	657.14'	6°55'42"	328.97'
C2	S9°44'40"E	848.57'	1823.79'	856.42'	26°54'18"	436.25'

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S37°45'40"E	165.00'	L12	N64°34'44"E	219.92'
L2	N36°41'50"W	85.11'	L13	N57°09'44"E	114.81'
L3	N57°53'12"E	247.11'	L14	N38°56'12"W	102.28'
L4	N28°56'14"W	325.37'	L15	S63°18'26"W	712.22'
L5	N28°56'14"W	333.20'	L16	S51°41'01"W	288.01'
L6	S29°00'25"E	217.83'	L17	N66°49'13"E	163.48'
L7	S60°07'39"W	109.96'	L18	S56°18'20"E	30.70'
L8	S29°01'00"E	109.28'	L19	N36°41'50"W	297.02'
L9	S29°01'00"E	286.01'	L20	N30°13'47"W	237.41'
L10	S29°00'25"E	396.16'	L21	S30°39'27"E	74.00'
L11	N60°34'36"E	109.88'	L22	N58°22'44"E	449.19'

FLOOD INFORMATION:
FEMA FLOOD MAP :(13103C0235E)
EFFECTIVE DATE:(03/16/2015)
THIS AREA IS NOT LOCATED IN
A FLOOD HAZARD AREA

FLOOD ZONE:
"X" AREA OF MINIMAL
FLOOD HAZARD

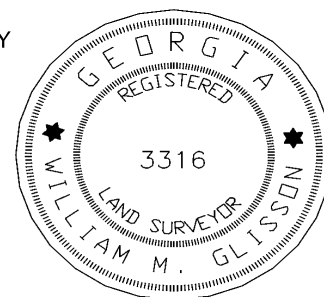
BASED UPON THE REPRESENTATIONS OF THE ENGINEER/ SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED THIS LOT IS NOT APPROVED FOR CONSTRUCTION DEVELOPMENT. THIS LOT HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH THE REQUIREMENTS OF RULES OF THE DEPARTMENT OF PUBLIC HEALTH, CHAPTER 511-3-1. THIS APPROVAL IS VOID IF THIS PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

SIGNING AUTHORITY _____ DATE _____
APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

- ZONING ADMINISTRATOR _____ DATE _____
1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
 2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
 3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND 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 1978".
 5. 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 THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
 6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
 7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.C.A. SECTION OF 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 CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO 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.C.A. SECTION 15-6-67

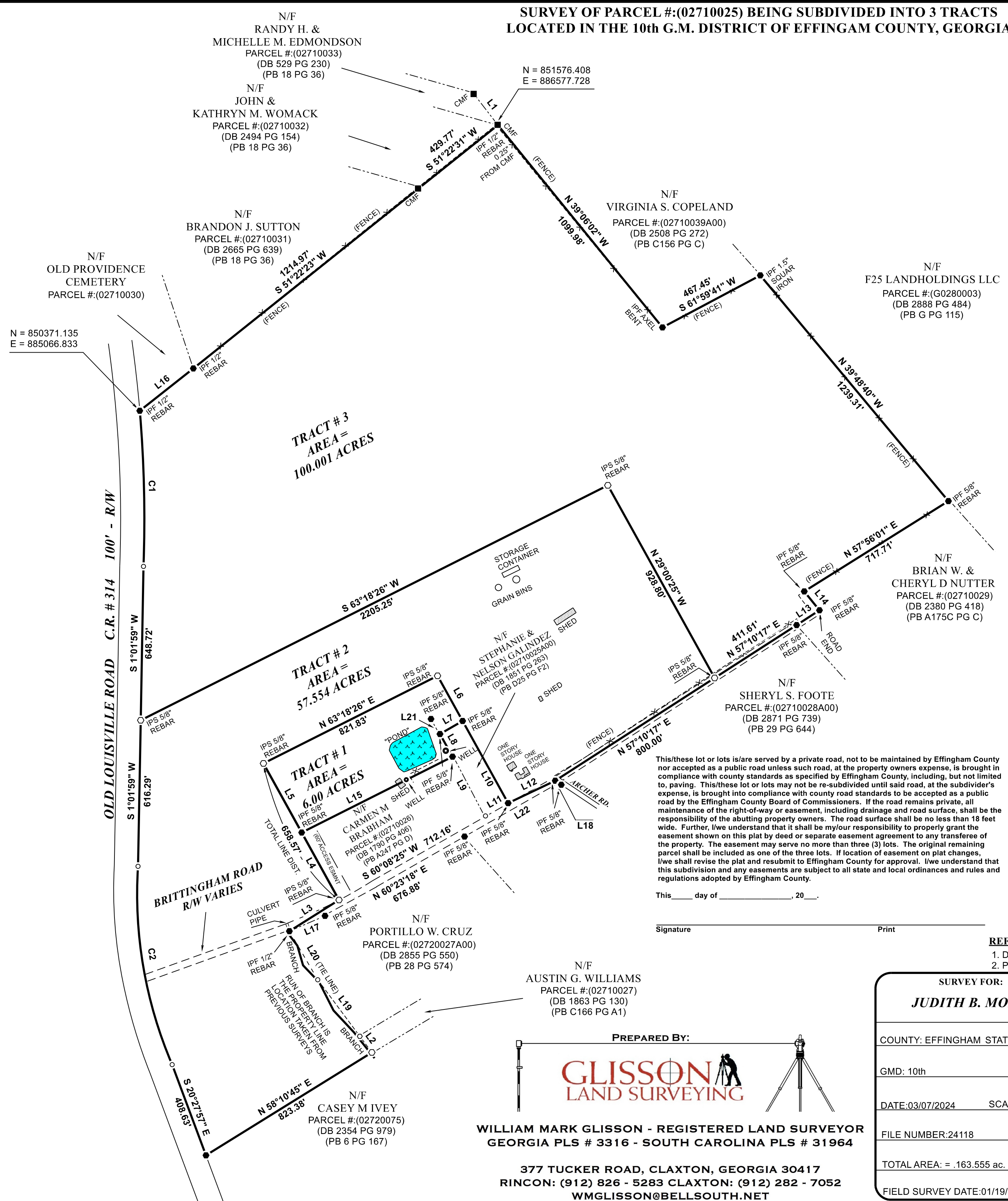


WILLIAM MARK GLISSON RLS #3316 DATE _____



GRAPHIC SCALE 1" = 300'

STATE OF GEORGIA
LSF # 1404



This/these lot or lots is/are served by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owners expense, is brought in compliance with county standards as specified by Effingham County, including, but not limited to, paving. This/these lot or lots may not be re-subdivided until said road, at the subdivider's expense, is brought into compliance with county road standards to be accepted as a public road by the Effingham County Board of Commissioners. If the road remains private, all maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/we understand that it shall be my/our responsibility to properly grant the easement shown on this plat by deed or separate easement agreement to any transferee of the property. The easement may serve no more than three (3) lots. The original remaining parcel shall be included as one of the three lots. If location of easement on plat changes, I/we shall revise the plat and resubmit to Effingham County for approval. I/we understand that this subdivision and any easements are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

This _____ day of _____, 20____.
Signature _____ Print _____

- REFERENCES:**
1. DB 1717 PG 61
2. PG E PG 214

PREPARED BY:
GLISSON LAND SURVEYING
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

SURVEY FOR:	
JUDITH B. MORRIS	
COUNTY: EFFINGHAM	STATE: GEORGIA
GMD: 10th	
DATE: 03/07/2024	SCALE: 1" = 300'
FILE NUMBER: 24118	
TOTAL AREA: = .163.555 ac.	
FIELD SURVEY DATE: 01/19/2024	