

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUBSEQUENT TO THE DATE OF THE SURVEY, THE ENGINEER/SURVEYOR HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT, CHAPTER 81-3-1. THIS APPROVAL IS VOID OF THE REGULAR MEETING OF THE PLANNING AND ZONING BOARD ON 11/8/23

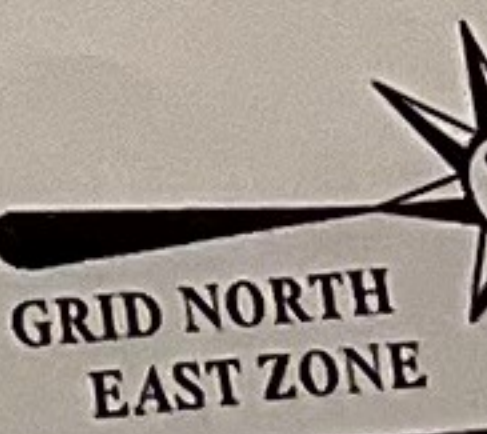
APPROVED BY THE PLANNING AND ZONING BOARD
THIS FINAL LAND SUBDIVISION PLAT HAS BEEN OFFICIALLY
RECORDED FOR COMPLIANCE WITH ALL PROVISIONS OF THE
CITY OF RIVINGTON, GEORGIA, CHAPTER 81-3-1. THIS APPROVAL IS VOID OF THE
REGULAR MEETING OF THE PLANNING AND ZONING BOARD ON 11/8/23

BOARD CHAIRMAN
DATE
BOARD SECRETARY
DATE

SURVEY OF PARCEL # (02720017) BEING SUBDIVIDED INTO 7 TRACTS, LOCATED
IN THE 10th C.M. DISTRICT OF EFFINGHAM, COUNTY, GEORGIA

CERTIFICATE OF OWNERSHIP & DEDICATION
IT IS HEREBY CERTIFIED THAT THE OWNER OF THE PROPERTY
SHOWN AND DESCRIBED THEREON HAS DEDICATED THE
LAND AND OTHER SITES SHOWN ARE DEDICATED TO THE PUBLIC OR PRIVATE
USE AS NOTED.

WITNESSES
DATE 11-8-23
DATE 11-8-23



LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N20°22'26"W	146.73'	L14	S73°09'56"W	210.00'
L2	N86°23'06"W	55.19'	L15	S20°21'04"E	138.27'
L3	N89°23'06"W	68.89'	L16	S16°50'04"E	272.27'
L4	S72°53'06"W	170.94'	L17	N46°31'34"W	13.88'
L5	S54°13'27"W	120.85'	L18	S65°14'00"W	79.89'
L6	S57°42'21"W	110.26'	L19	N72°51'55"W	336.86'
L7	S24°38'12"W	174.30'	L20	N20°25'42"W	159.95'
L8	S20°08'06"W	156.47'	L21	S44°52'24"E	145.80'
L9	S11°29'07"W	54.81'	L22	N16°52'29"W	203.70'
L10	N72°52'46"E	137.10'	L23	N5°22'14"E	384.56'
L11	N72°52'56"E	156.94'	L24	S73°37'31"W	278.65'
L12	S20°25'42"E	135.78'	L25	N16°28'14"W	500.65'
L13			L26	S41°19'51"E	

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

CONVING:
R = 1
N = 50°
R = 50°
N = 25°

SURVEYORS NOTE:
TRACTS 2A & 2B ARE BEING COMBINED WITH PARCEL # (02720019)
AND CANNOT BE SOLD INDEPENDENTLY.
COMBINED AREA = 9.833 AC.
TRACT 3 IS BEING COMBINED WITH PARCEL # (02720018)
AND CANNOT BE SOLD INDEPENDENTLY.
COMBINED AREA = 12.948 AC.

FIELD DATA WAS COLLECTED USING A TOPCON
TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS
NOTED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL
MEASUREMENTS OF COURSES, DISTANCES
AND SURVEY LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN
BY THE LAND PLATTED AND HAS BEEN PREPARED
IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS
OF THE LAW 1978.
KEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD
OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) (16-6-67) IN THAT
THEY COMPLY WITH THE MINIMUM STANDARDS AND REQUIREMENTS
OF THE LAW 1978.
THE CERTIFICATION THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY
OF THE SURVEYOR, AS SHOWN HEREON, IS PURELY A STATEMENT OF
THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, AND
IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
ON BEHALF OF THE SURVEYOR.
UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION
OF 1 IN 25,000 FEET. AN ANGULAR ERROR OF 5 SECONDS PER ANGLE
ADJUSTED USING THE COMPASS RULE.

NOTIFICATION

SUBSECTION (D) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS
BEEN RECORDED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
OFFICIALS OR STATEMENTS HEREON, SUCH APPROVALS OR
RECORDING OF USER OF THIS PLAT AS TO INTENDED USE OF ANY
LAND, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT
HE HAS SET FORTH IN THE RULES AND REGULATIONS OF THE
GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67

DATE 11/07/2023
STATE OF GEORGIA
LSF # 1404



PREPARED BY:

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

TRACT # 1: TIANN B. LATIMER
TRACT # 2A, 2B: STACY J. BRIGGS
TRACT # 3: ELZIE W. & VICTORIA B. LITTLE
TRACT # 4: PERRY H. BRIGGS
TRACT # 5: ADAM MICHAEL PAUL BRIGGS
TRACT # 6: TIANN B. LATIMER

REFERENCES:
1. DB 2847 PG 377
2. PB H PG 31

SURVEY FOR:
STACY J. BRIGGS ESTATE

COUNTY: EFFINGHAM STATE: GEORGIA	GMD: 10th
DATE: 09/19/2023	SCALE: 1" = 200'
FILE NUMBER: 23261	DRAWN BY: KJ
TOTAL AREA: = 58.656 ac.	
FIELD SURVEY DATE: 07/05/2023	