



# City of Springfield

*The heart of Effingham*

Tim Callanan  
County Administrator, Effingham County  
804 S. Laurel Street  
Springfield, GA 31329

12/21/2022

Reference: Notice of Annexation Petition regarding parcel 429A-18A

Dear Mr. Callanan

In accordance with O.C.G.A. §§ 36-36-6 and 36-36-111, please be advised that the City of Springfield, Georgia, by the authority vested in the Mayor and Council of the City by Article 2 of Chapter 36, Title 36 of the Official Code of Georgia Annotated, will vote whether or not to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council on February 14, 2023.

The property being considered for annexation is parcel number 429A-18A, located at the corner of Hwy 21 and Rahn Station Road, consisting of approximately 1.92 acres in total. A plat and legal description of this property are enclosed, along with a copy of the annexation petition and a map showing the location of the area to be annexed.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Springfield, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed within 5 business days of receipt of this letter. If the County has an objection under O.C.G.A. § 36-36-113, in accordance with the statutory objection and resolution process, you must notify the City of Springfield within 45 calendar days of the receipt of this notice.

The following public hearings will be held regarding the rezoning of the property being considered for annexation from Effingham County Zoning Classification I-1 to Springfield Zoning Classification B-1:

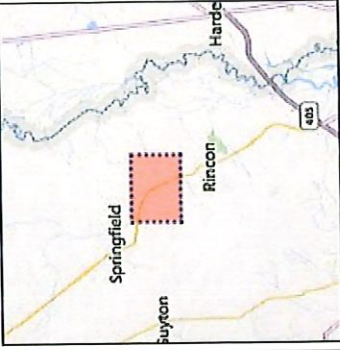
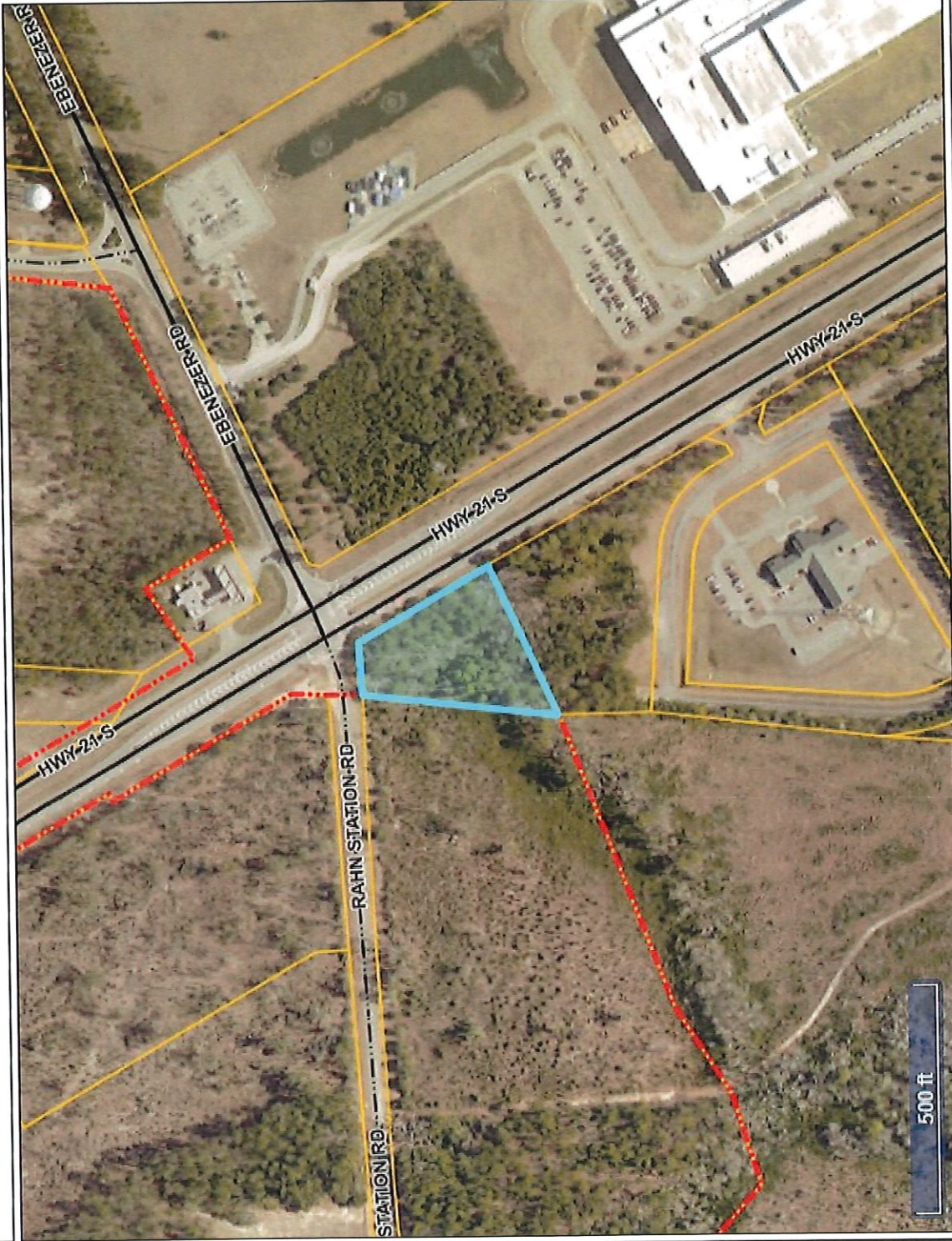
**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:  
January 24, 2023 at 6:00pm**

Sincerely,

Erin Phillips  
Community Development Director



# Parcel 429A-18A



## Legend

- Road Names**
- Roads
  - City Roads
  - Private Roads
  - County Roads
  - State Roads
  - Federal Roads
  - Unknown Roads
  - Proposed Roads
  - Railroads
- Parcels**
- Effingham County Boundary
  - City Boundary

This map is a user generated static output from [rightsplot.spang.com](https://rightsplot.spang.com) website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

21 Dec, 2022



500 ft



# City of Springfield

Community Development Department

130 S. Laurel Street  
PO Box 1  
Springfield, GA 31329  
(912) 754-7617

## Application for Annexation

Tax Map Number: 0429A018A00 Date: 12/06/2022

Address of subject property: S HWY 21, Springfield GA 31329

Owner of Property: JMUSKAAN LLC

Owner's Address: 829 Granite Lane, Savannah GA 31419

Telephone Number: 912-484-9402

Housing Units: N/A Other Buildings: N/A

Total Acreage 1.92

Please Include the Following:

- A. Sketch Site Plan - Show location of existing buildings and other improvements, if applicable.
- B. Property Description - A legal description and plat.
- C. Copy of Property Deed
- D. Current Zoning Certification letter
- E. Fee - No fees required.
- F. Petition Requesting Annexation – Owner(s) must complete Page 2.
- G. Authorization by Property Owner – Owner(s) must complete Page 3.

  
Applicant Signature



Petition Requesting Annexation

DATE 12/06/2022

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SPRINGFIELD,  
GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Springfield, Georgia, and extend the City boundaries to include the same.

2. The description of such territory area is as follows:

Address/Location of Property: S HWY 21, Springfield GA 31329. 1.92 AC PAR 1 (SPLT 429A-18A01) PLT 28/896

Current Tax Map Number: 0429A018A00

See description attached.

3. Is the territory described herein contiguous,  
or across the road from the City's current boundaries?  
*(if yes, see page 4)*  Yes  No

4. It is requested that this territory to be annexed shall be zoned:

R-1 R-2 R-3 R-4 **B-1** I-1 PUD DT RO AR-1

for the following reasons:

To develop a retail center in the future. Start with renting the property out to small RVs, small trucks to generate income.

After couple of years of rental space use, plan to build a building for retail use on it.

WHEREFORE, the Petitioners pray that the City Council of the City of Springfield, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Springfield, Georgia.

Respectfully Submitted,

Javeed Mohammed

Printed Name and Signature of Owner(s)

Authorization by property owner


I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Effingham County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

Name of Applicant: Javeed Mohammed

Address: 829 Granite Lane

<u>Savannah</u>	<u>GA</u>	<u>31419</u>
City	State	Zip Code

Telephone Number: 912-484-9402

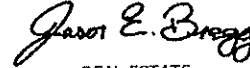
  
\_\_\_\_\_  
Signature of Owner

**BK:2790 PG:156-157**  
**D2022006024**

FILED IN OFFICE  
CLERK OF COURT  
06/16/2022 09:32 AM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

7428341760  
7067927936  
PARTICIPANT ID

Prepared by:  
McManamy Jackson Hollis, LLC  
5719 GA-21  
Rincon, GA 31326  
Phone: (912) 691-0943  
Fax: (912) 826-0409



REAL ESTATE  
TRANSFER TAX  
PAID: 5210.00

PT-61 051-2022-001487

2022-3224

### LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 18th day of May, 2022, by and between

SIS Holdings II, LLC, Exchange Accommodation Title Holder for Shea Business Ventures, LLC  
(Hereinafter referred to as the "Grantor"), and

JMUSKAAN LLC, a Limited Liability Company  
(hereinafter referred to as "Grantee")

#### WITNESSETH THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee;

All that certain lot, tract or parcel of land situate, lying and being in Effingham County, Georgia, shown as "Parcel #1 1.92 ACRES" on a plat prepared by Donald W. Marsh & Associates, dated September 20, 2019, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 28, Page 896. This being a portion of the property conveyed to SIS Holdings II, LLC, Exchange Accommodation Title Holder for Shea Business Ventures, LLC by Quitclaim Deed recorded in Deed Book 2777, Page 413, aforesaid Clerk's Office. Said Plat and Deed are incorporated herein by specific reference. PIN #0429A-018-A00

SUBJECT, to restrictive covenants and easements of record.

Said property containing improvements thereon currently known as South Highway 21, Rincon, GA 31326, PIN 0429A018A00

(hereinafter referred to as the "Property")

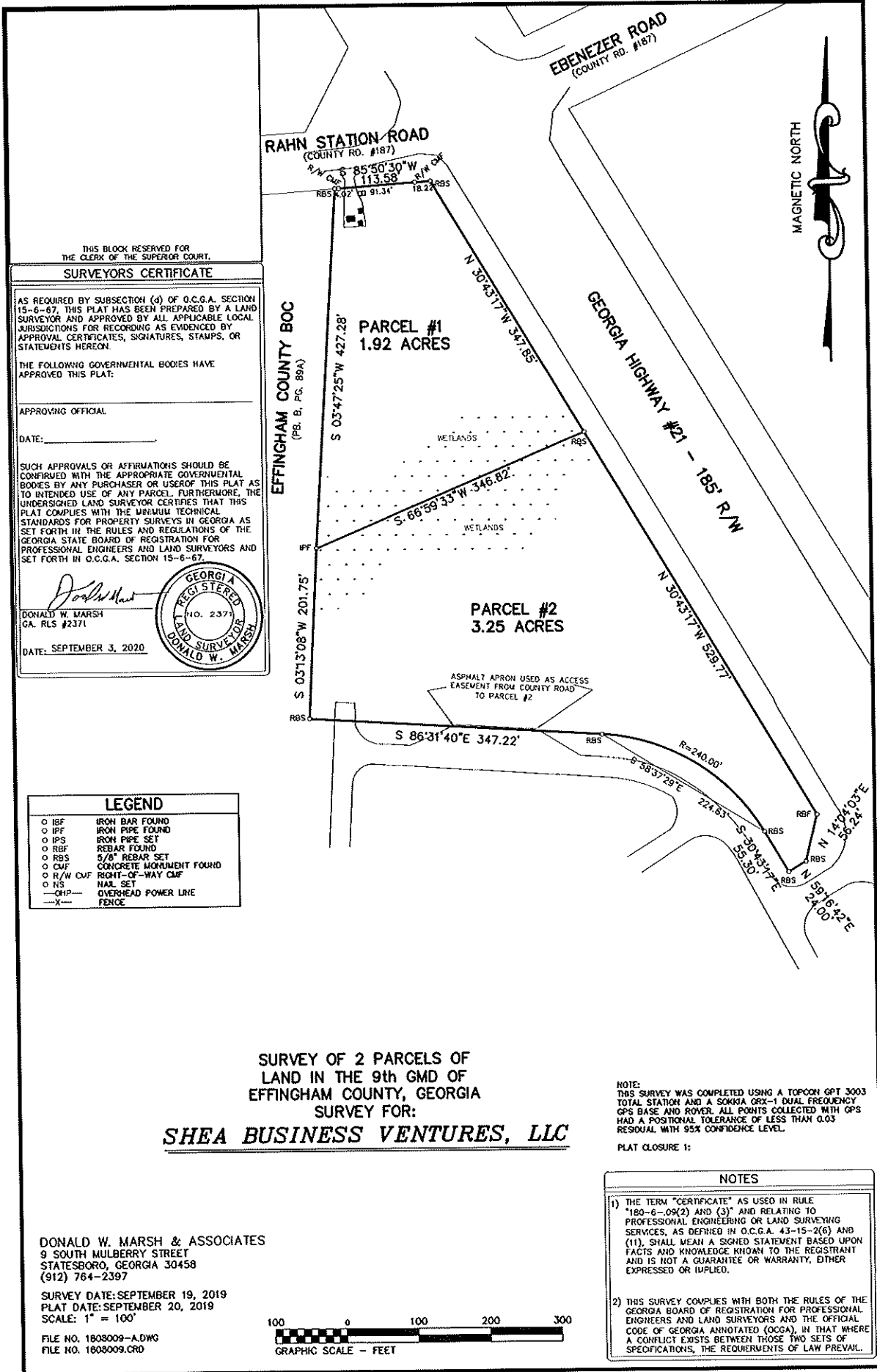
SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

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

Limited Warranty Deed

File No.: 2022-3224-MJHR

Page 1 of 2



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**SURVEYORS CERTIFICATE**

AS REQUIRED BY SUBSECTION (4) 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.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT:

APPROVING OFFICIAL

DATE: \_\_\_\_\_

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR 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 STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Donald W. Marsh*  
DONALD W. MARSH  
GA. RLS #2371



DATE: SEPTEMBER 3, 2020

**LEGEND**

- IBF IRON BAR FOUND
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- RBF REBAR FOUND
- RBS 5/8" REBAR SET
- CMF CONCRETE MONUMENT FOUND
- R/W CMF RIGHT-OF-WAY CMF
- NS NAIL SET
- OHP— OVERHEAD POWER LINE
- X— FENCE

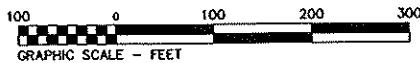
**SURVEY OF 2 PARCELS OF LAND IN THE 9th GMD OF EFFINGHAM COUNTY, GEORGIA**  
**SURVEY FOR:**

**SHEA BUSINESS VENTURES, LLC**

DONALD W. MARSH & ASSOCIATES  
9 SOUTH MULBERRY STREET  
STATESBORO, GEORGIA 30458  
(912) 764-2397

SURVEY DATE: SEPTEMBER 19, 2019  
PLAT DATE: SEPTEMBER 20, 2019  
SCALE: 1" = 100'

FILE NO. 1608009-ADWG  
FILE NO. 1608009.CRD



NOTE:  
THIS SURVEY WAS COMPLETED USING A TOPCON GPT 3003 TOTAL STATION AND A SOKKIA GRX-1 DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL.

PLAT CLOSURE 1:

**NOTES**

- 1) THE TERM "CERTIFICATE" AS USED IN RULE "180-6-09(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.
- 2) 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 (O.C.G.A.), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.