

J. RAYMOND DICKEY
ATTORNEY AT LAW

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217 West 8th Street
Rincon, GA 31326

May 29, 2020

Board of Commissioners of Effingham County, Georgia
601 North Laurel Street
Springfield, Georgia 31329

Via Certified U.S. Mail # 7010 0780 0001 9842 6465

Re: Annexation of Property owned by:

Rheta B. Braddy, 19.05 acres, (Map # 04630029)

Dear Commissioners:

Please be advised that the City of Rincon, Georgia, by the authority vested in the Mayor and the Council of the City of Rincon, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and the City Council.

On May 29, 2019, the City of Rincon, Georgia, at a called meeting at which a quorum was present, voted in favor of accepting the petition for annexation of the above listed property.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of an application for annexation, a petition for annexation, or upon the adoption of a resolution for annexation by the City of Rincon, in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9 and within seven (7) calendar days of the filing of an application for zoning pursuant to O.C.G.A. § 36-36-11. All properties to be annexed are contiguous with the current incorporated limits of the City of Rincon, Georgia.

The legal description of the property is as follows:

Please see Exhibit "A" attached hereto.

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 Rincon, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of the receipt of this letter.

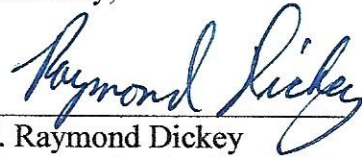
Pursuant to O.C.G.A. § 36-36-11 a public hearing on zoning of the property to be annexed will be held. If the county has an objection under O.C.G.A. § 36-36-11 or under Article 7 of the same title and chapter, in accordance with the objection and resolution process for these statutes, you must notify Kenneth Lee, Mayor of the City of Rincon, within seven (7) calendar days of the receipt of this notice or the time frames listed under Article 7 of the same title and chapter.

Further, pursuant to O.C.G.A. § 36-36-111, the current zoning of this tract of land in the County is AR-1 and the current land use of the property is residential. The proposed zoning in Rincon when annexed will be R-4 (Residential) and the intended land use will be the same, residential.

If there are any questions, please do not hesitate to contact me.

Thanking you, I remain...

Sincerely,

A handwritten signature in cursive script that reads "J. Raymond Dickey". The signature is written in black ink and is positioned above a horizontal line.

J. Raymond Dickey
Attorney for the City of Rincon

JRD/jdj
Enclosures as noted.

PETITION REQUESTING ANNEXATION

To the Mayor and City Council of Rincon, Georgia.

1. Rheta B. Braddy, owner of all of the real property of the territory described herein respectfully request that the City Council annex this territory to the City of Rincon, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Rincon, Georgia, and the description of such territory is as follows:

SEE EXHIBIT "A"

(Which is attached hereto and incorporated herein)

This 18 day of April, 2020.

Rheta B. Braddy

Rheta B Braddy L.S.

Doc# 001646
FILED IN OFFICE
2/28/2017 09:11 AM
BK:2392 PG:40-41
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

PT61-051-2016-003214

Probate Court Return Mailing Address:
700 N. Pine Street, Suite 146
Springfield, Georgia 31329

(Above space to be used for filing in Superior Court Clerk's Office of Deeds and Records)

IN THE PROBATE COURT OF EFFINGHAM COUNTY
STATE OF GEORGIA

IN RE:

LOWE LAMAR BRADY
DECEASED

ESTATE NO. 2016-7029W

CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to O.C.G.A. § 53-3-11)

DATE ORDER GRANTED: February 27, 2017

GRANTOR: *[NAME OF DECEDENT]* LOWE LAMAR BRADY

GRANTEE: *[FULL NAME OF EACH PERSON AWARDED YEAR'S SUPPORT. The Surviving Spouse and/or minor child(ren)]*

RHETA B. BRADY

ADDRESS OF GRANTEE:

1678 Fort Howard Road, Rincon, Effingham, Georgia 31326

GPCSF 10

191

EFF July 2016

LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing One (1) acres, more or less, being known and designated on the plat hereinafter referred to as Parcel Two-A (2-A).

Express reference is hereby made to a map or plat of said lands herein described prepared by Paul D. Wilder, R.L.S. #1559, dated June 20, 1986, recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Record Book 18, page 88, for better determining the metes and bounds of said lands herein described.

ALSO, ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing One and Thirty-Five Hundredths (1.35) acres, more or less, being known and designated on the plat hereinafter referred to as Parcel One-C (1-C).

ALSO, ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Eight and Thirty-Five Hundredths (8.35) acres, more or less, being known and designated on the plat hereinafter referred to as Parcel Two-B (2-B).

Express reference is hereby made to a map or plat of said lands herein described prepared by Paul D. Wilder, R.L.S. #1559, dated June 20, 1986, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 18, page 88, for better determining the metes and bounds of said lands herein described.

This being the same property conveyed by Quitclaim Deed from Rheta B. Braddy to Lowe L. Braddy, Sr., dated June 20, 1997, recorded in said Clerk's Office in Deed Book 439, page 95.

Original Certificate delivered or mailed to Clerk of Superior Court of Effingham County on 2/27/ . 2016 7

Certificate prepared by

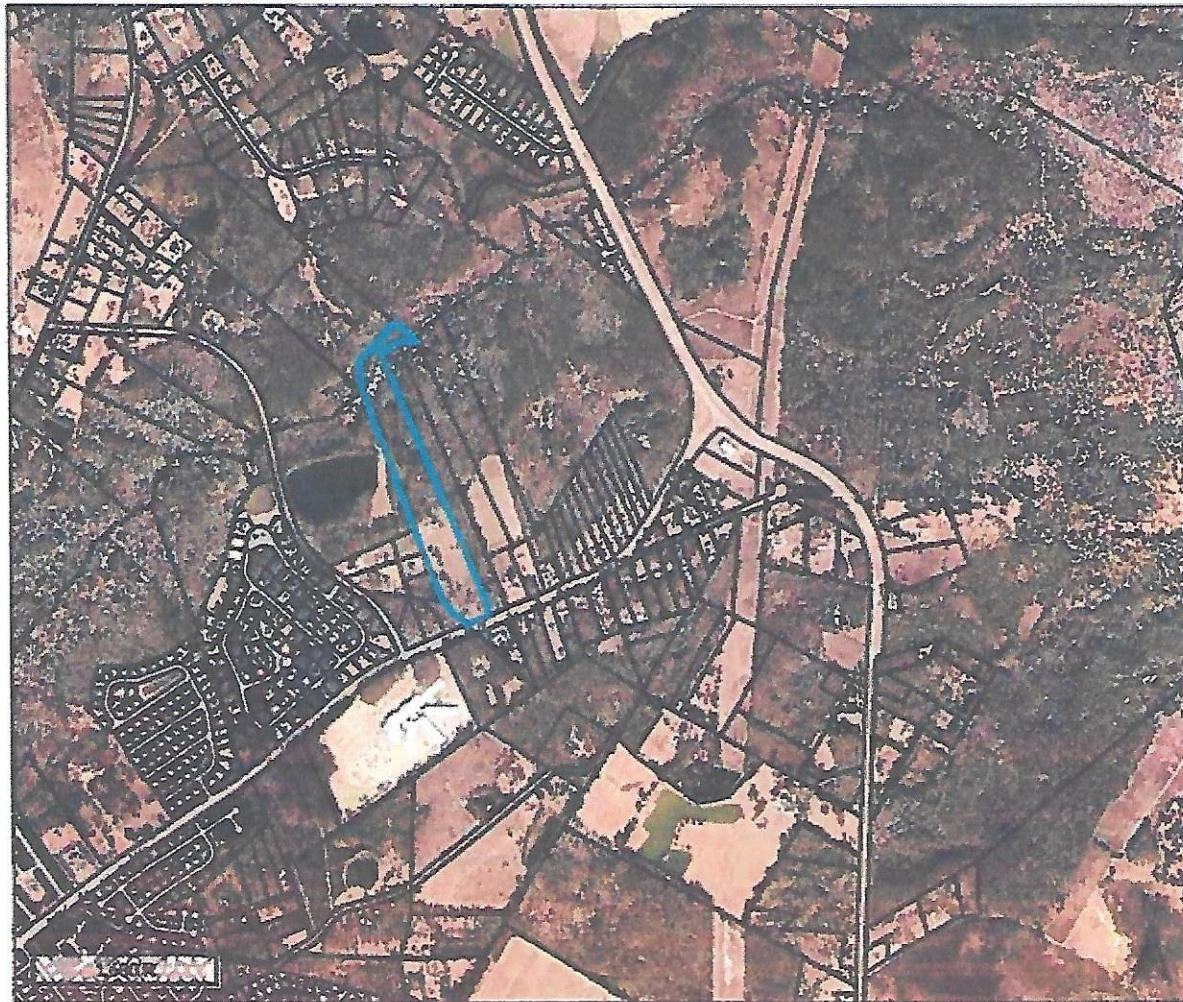

SIGNATURE OF ATTORNEY

State Bar # 597300

I do hereby certify that the above information is based on the Order of the Probate Court issued on the date set out above and that the above information is true and correct

By: 
Clerk of the Probate Court

700 N. Pine Street, Suite 146
Probate Court Return Mailing Address
Springfield, Georgia 31329



Overview



Legend

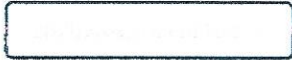
-  Parcels
-  Roads

Parcel ID	04630029	Owner	BRADDY RHETA B	Last 2 Sales			
Class Code	Residential		1678 FORT HOWARD ROAD	Date	Price	Reason	Qual
Taxing District	01-County		RINCON GA 31326	12/19/2016	0	Y	U
	01-County	Physical Address	1678 FORT HOWARD RD	6/20/1997	0	UI	U
Acres	19.05	Assessed Value	Value \$152385				

(Note: Not to be used on legal documents)



Assessment Notice



Summary

Parcel Number 04630029
 Location Address 1678 FORT HOWARD RD
 Legal Description 19.05 AC 24X60 72 MH/ADD
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning AR-1
 Tax District 01-County (District 01)
 Millage Rate 29.068
 Acres 19.05
 Neighborhood 04630: LAND: 00000 / BLDG: 00000 (001452)
 Homestead Exemption Yes (S4)
 Landlot/District N/A / 9TH

[View Map](#)

Owner

BRADDY RHETA B
 1678 FORT HOWARD ROAD
 RINCON, GA 31326

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	14.05
RUR	Small Parcels	Rural	1	5

Mobile Homes

Style	Manufacturer	Model	YearBuilt	WidthLength	SerialNumber	Condition	Value
Mobile Homes	GUERDON	NEW GENERATION	1972	24 x 60	G02686	Average	\$11,398

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
OLD HOUSE-NOW STORAGE ONLY	2015	0x0 / 1	1	\$50
SANITATION - ELDERLY	2011	0x0 / 0	1	\$0
SANITATION - REGULAR	2011	0x0 / 0	3	\$0
FIRE FEE-RES	2010	0x0 / 0	4	\$0
HOME SITE GOOD	2000	0x0 / 1	1	\$18,500
IMPLEMENT SHED, ROOF ONLY	1900	16x24 / 0	1	\$533

Prebill Mobile Homes

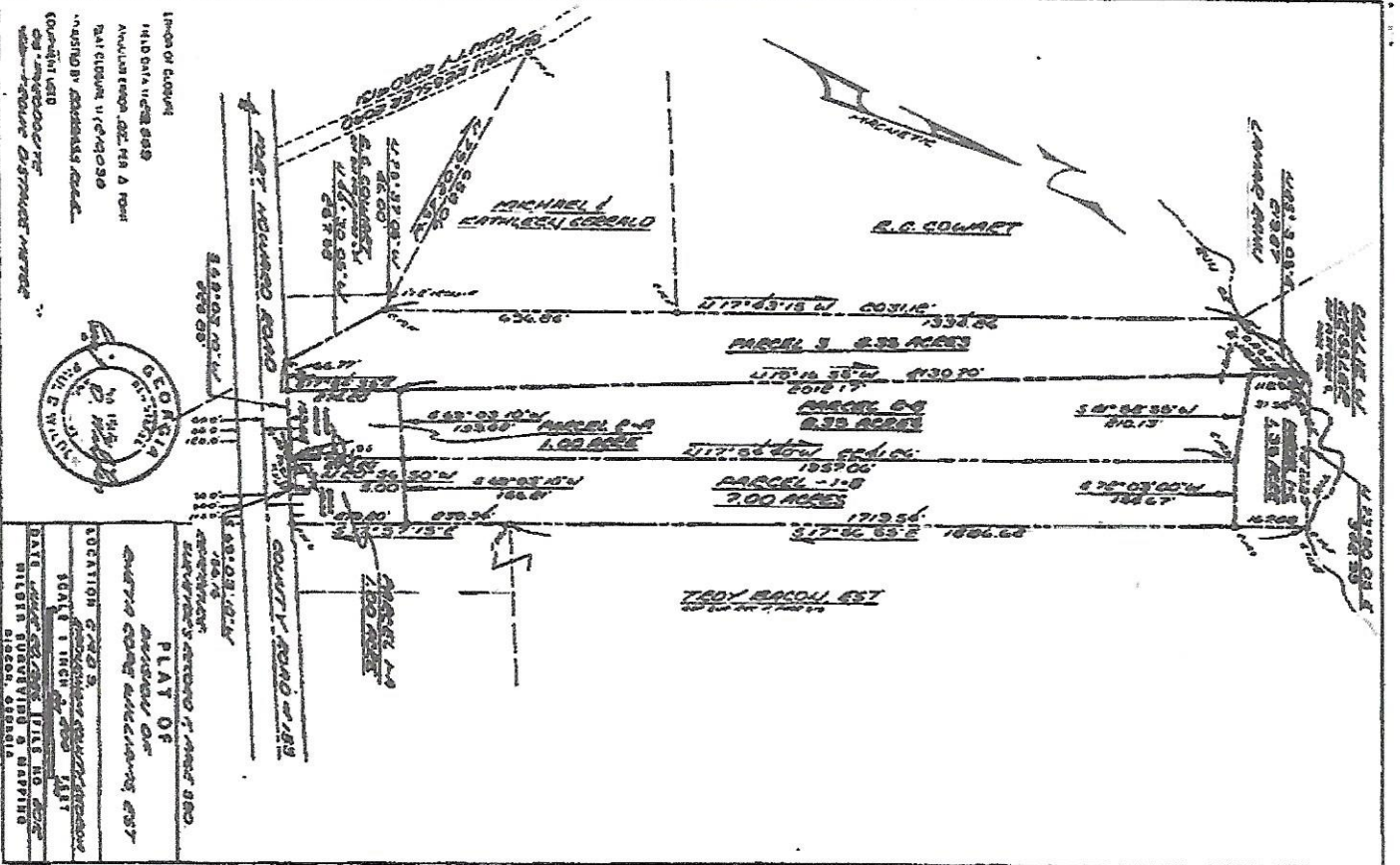
Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
<u>386</u>	BRADDY LOWE L & RHETA		1992	HORTON HMS	HORTON HMS	14x56
<u>387</u>	BRADDY SR LAMAR		1975	FLINSTONE	VEGA	12x60
<u>2741</u>	LOWE LBRADDY SR & RHETA		1988	BRIGADIER IND	BRIGADIER	24x52

Sales

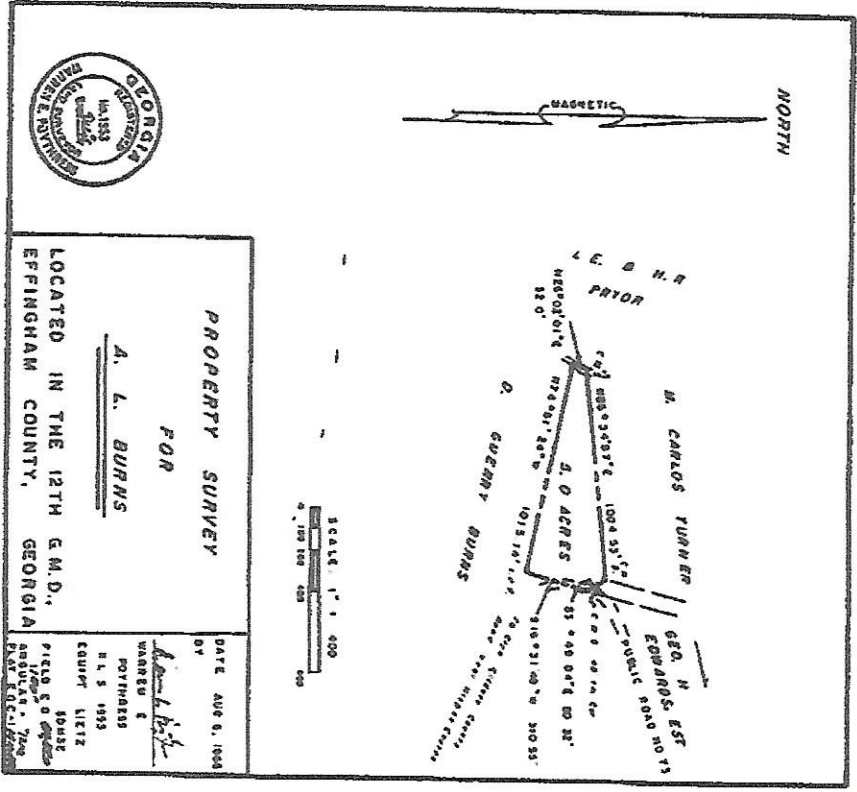
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/19/2016	2393 40	18 88	\$0	Year's Support	BRADDY RHETA & LOWE SR	BRADDY RHETA B
6/20/1997	439 095	18 88	\$0	Unqualified - Improved		BRADDY RHETA & LOWE SR

Valuation

	2020	2019	2018	2017
Previous Value	\$189,833	\$142,746	\$142,746	\$143,176
Land Value	\$121,904	\$159,352	\$112,265	\$112,265
+ Improvement Value	\$11,398	\$11,398	\$11,398	\$11,398
+ Accessory Value	\$19,083	\$19,083	\$19,083	\$19,083
= Current Value	\$152,385	\$189,833	\$142,746	\$292,746



AL3-B2



AL3-Ba

18/88

PROPERTY SURVEY
FOR
A. L. BURNS
LOCATED IN THE 12TH E.M.D.,
EFFINGHAM COUNTY, GEORGIA

DATE AUG 6, 1988
BY *A. L. Burns*
WARRANT &
POYNTER
R. L. S. 1988
EQUIP. LIST
10000
PICT. & D. 10000
ANNUAL. 700
P.R. 10000

