

Petition Requesting Annexation

DATE OF PETITION APRIL 10, 2026

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: 91030 S HWY 119, SPRINGFIELD, GA 31329

Current Map Parcel Number: 3440003

Current Zoning: AR-1

See attached Deed and Plat.

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

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

I request the property be zoned as above for the following reasons:

To allow for a planned residential neighborhood development.

See PUD documents for more information.

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,

Judy Robinson Reiser 04/10/2026

RONALD E RODEFFER

Printed Name and Signature of Owner(s)

Authorization by property owner

I swear that I am the owner of the following properties

3440003

which are the subject matter of the attached application for annexation, 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: **Coastal Cornerstone - Steven Smiley**

Owner Name: **RONALD E RODEFFER**

Owner Address:

998 GA HIGHWAY 119 S

Street

SPRINGFIELD, GA 31329

City

State

Zip Code

Owner Telephone Number: **912.429.9945**

 *Judy Robinson Reiser*

Signature of Owner

DATE: **04/10/2026**

Course	Bearing	Distance
L1	N 65°47'14" E	88.83'
L2	N 84°21'34" E	303.84'
L3	N 65°39'34" E	65.89'
L4	N 60°46'14" E	62.60'
L5	N 59°07'54" E	84.26'
L6	N 38°21'55" W	153.16'
L7	S 20°49'58" E	338.43'
L8	N 43°14'38" W	78.73'
L9	N 62°12'28" W	70.08'
L10	N 05°52'07" W	171.10'

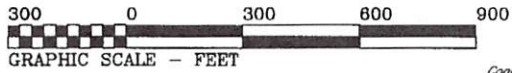
FILED FOR RECORD
 Plat BOOK D132
 PAGE 110 D1

2014 MAR -5 PM 1:58

ELIZABETH Z. HURSEY
 CLERK E.C.C.S.C.

**PROPERTY SURVEY
 FOR
 LYNWOOD TEBEAU, ESTATE**

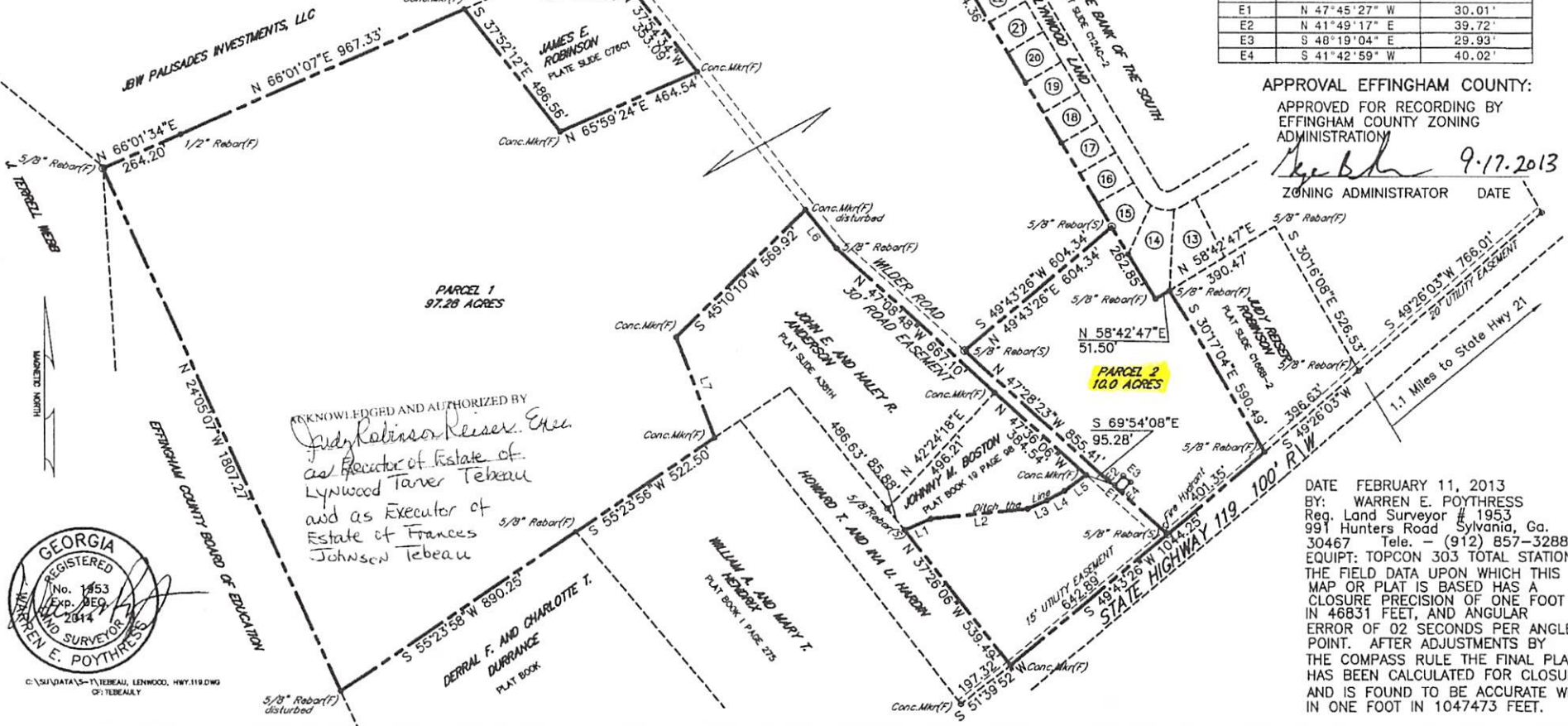
LOCATED 1 MILE WEST OF SPRINGFIELD
 IN THE 11TH G. M. D., EFFINGHAM
 COUNTY, GEORGIA



Course	Bearing	Distance
E1	N 47°45'27" W	30.01'
E2	N 41°49'17" E	39.72'
E3	S 40°19'04" E	29.93'
E4	S 41°42'59" W	40.02'

APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION

[Signature] 9-17-2013
 ZONING ADMINISTRATOR DATE



ACKNOWLEDGED AND AUTHORIZED BY
Judy Robinson-Reiser, Exec.
 as Executor of Estate of
 Lynwood Taver Tebeau
 and as Executor of
 Estate of Frances
 Johnson Tebeau

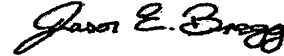


C:\SU\DATA\S-1\TEBEAU, LYNWOOD, HWY.119.DWG
 01:TEBEAU

DATE FEBRUARY 11, 2013
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor # 1953
 991 Hunters Road Sylvania, Ga.
 30467 Tele. - (912) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT
 IN 46831 FEET, AND ANGULAR
 ERROR OF 02 SECONDS PER ANGLE
 POINT. AFTER ADJUSTMENTS BY
 THE COMPASS RULE THE FINAL PLAT
 HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITH-
 IN ONE FOOT IN 1047473 FEET.

Parcel 344-03

BK: 2912 PG: 340-341
Filed and Recorded
05-31-2024 04:44 PM
DOC# D2024-003966



JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

Real Estate Transfer Tax
Paid : \$ 0.00
PT-61 051-2024-001212

Participant ID: 3883633903

After Recording, Return To:
The Ratchford Firm
P.O. Box 1039, Springfield, GA 31329

File No. 17-7938

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM) DEED OF ASSENT

THIS INDENTURE made and entered into this 30th day of May, 2024 between Judy Robinson Reiser, the duly constituted and appointed Executor of the Estate of Ronald E. Rodeffer, deceased, of the first part, and Judy Robinson Reiser of the second part,

WITNESSETH:

WHEREAS, Ronald E. Rodeffer, died a resident of Effingham County, Georgia, on the 30th day of April, 2017 leaving a will dated March 15, 2017, which has been probated in solemn form in said County on October 7, 2021, in the Probate Court of Effingham County, State of Georgia, thereof; and

WHEREAS, Judy Robinson Reiser, the appointed Executor of the estate of Ronald E. Rodeffer, having taken her oath on October 7, 2021 and receiving Letters Testamentary, is desirous of finalizing the distribution of the Estate; and,

WHEREAS, the undersigned duly qualified as Executor of the estate and is now administering the estate under the terms of said will and trust; and it has been determined that all debts and claims against the estate have been fully paid; and

WHEREAS, under the terms of said will the following described property located 1030 Highway 119 South, Springfield, Georgia, 31329, was devised to Judy Robinson Reiser.

NOW, THEREFORE, the undersigned, as duly authorized Executor of the Last Will and Testament of Ronald E. Rodeffer, hereby assents to the devise of the hereinafter described property so that full fee-simple title thereto is vested in Judy Robinson Reiser during her lifetime, all as provided in

said will, said property being described as follows, to wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, containing 10.00 acres, more or less, known and designated as Parcel 2, that is shown and more particularly described by the plat of survey made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2013, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet D132, Slide D1, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Judy Robinson Reiser, as Executor of the Last Will and Testament of Frances Johnson Tebeau to Ronald E. Rodeffer, as evidenced by that certain Executor's Deed dated December 30, 2014, recorded in Deed Book 2274, page 370, aforesaid records.

SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.

Said property has a current Tax Identification number of 03440003 with a street address of 1030 Highway 119 South, Springfield, Georgia 31329.

TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER

WITNESS my hand and seal, this 30th day of May 2024.

Signed, sealed and delivered this 30th day of May, 2024 in the presence of:

Marisa F Lemacks
WITNESS

Angelica E. Pittman
NOTARY PUBLIC
My Commission Expires: 5/7/2026
(Affirmation Seal)



Judy Robinson Reiser (EXC)
Judy Robinson Reiser Executor of the Estate of Ronald E. Rodeffer, Deceased