



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

8/15/2023

Reference: Notice of Annexation Petition regarding parcel 389-7

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 October 10th, 2023.

The properties being considered for annexation is the lower portion of parcel number 389-7, near the intersection of Ga Hwy 21 S. McCall Rd. consisting of approximately 14.57 acres in total. A survey 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 AR-1 to Springfield Zoning Classification B-1:

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:
September 19, 2023 at 6:00pm**

Sincerely,

Erin Phillips
Community Development Director





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: 389-7 Date: August 11, 2023

Address of subject property: SW Quadrant of GA Hwy 21 and McCall Rd/Courthouse Rd

Owner of Property: Kildare Land Company, LLC

Owner's Address: 6529 Clio Kildare Road - Newington, GA 30446

Telephone Number: Applicant - Kern & Co., LLC - Chad Zittrouer - 912-354-8400

Housing Units: N/A Other Buildings: See Attached Sketch Plan

Total Acreage 14.57 AC

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

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.

I hereby also authorize the applicant to file a conditional use application on the property associated with the annexation application.

Name of Applicant: Kern & Co., LLC - Chad Zittrouer

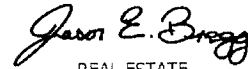
Address: P O Box 15179

<u>Savannah</u>	<u>GA</u>	<u>31416</u>
City	State	Zip Code

Telephone Number: 912-354-8400

Authentisign
Joseph Burns 08/03/23
Signature of Owner

FILED IN OFFICE
CLERK OF COURT
12/31/2021 12:20 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$1,555.00

3883633903
PARTICIPANT ID

Return Recorded Document to:
The Ratchford Firm
1575 GA Hwy 21 S
Springfield, GA 31329

Our File #: 21-596

PT-61 051-2021-004290

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 31st day of **December, 2021**, between **Cheryl Christain Geary**, of the County of **Effingham**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Kildare Land Company, LLC, a Georgia limited liability company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

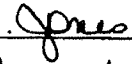
AND THE SAID Grantor will warrant and forever defend the right and title to the abovedescribed property unto the said Grantee against the claims and demands of all persons holding by, through or under the above Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 31st day of December, 2021, in the presence of:



In official presence



Notary Public
My commission expires 8/25/25





Cheryl Christain Geary

northwest by lands of Cheryl H. Christain, on the east-northeast by the McCall Road known as County Road #176; on the south by lands of Rewis L. Hinely and on the west by lands of Rewis L. Hinely.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated February 27, 1998 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "B", Slide 14B, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by Rewis L. Hinely to Linda S. Hinely as evidenced by quitclaim deed, dated May 8, 1998 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 478 page 247.

TCT.4 - .67 ACRES

All that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, containing a total of sixty-seven hundredths (.67) acre, more or less, being more particularly described on a plat by Paul D. Wilder, R.L.S. No. 1559, dated March 8, 1989, recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 22, Page 177, said plat being specifically incorporated herein as part of this description.

This being the same property conveyed by Rewis L. Hinely to Sidney R. Christain and Cheryl H Christain as evidenced by gift deed, dated June 15, 1989 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 269 page 363.

The above-described Thirty-nine and Forty-six Hundredths (39.46) acres, more or less, being the same property conveyed by Executor's Assent to Devise from the Estate of Rewis Lanier Hinely to Cheryl Christain Geary, dated February 20, 2019, and recorded in Deed Book 2511, Page 893, aforesaid records.

SUBJECT TO all restrictions, easements and rights-of-way of record.

The same also identified by the Effingham County tax Assessor as Tax Parcel 03890-007-000.

GRID NORTH-GA. EAST Z



N 32°02'49"	E	102.28
N 58°20'33"	E	43.38
N 04°42'06"	W	28.14
N 23°12'26"	E	54.92
N 30°17'54"	E	59.78
N 11°27'03"	E	47.88
N 38°24'29"	W	30.46
N 14°40'17"	E	77.78
N 14°53'31"	E	29.48
N 03°44'58"	E	45.23
N 40°04'22"	E	63.91
N 50°48'16"	E	49.87
N 05°54'01"	E	30.14
N 53°33'33"	E	42.31
N 13°44'33"	E	42.19
N 29°41'42"	W	33.87
N 50°25'23"	E	50.39
N 18°01'27"	E	28.23
N 00°34'13"	W	34.88
N 24°33'45"	E	56.34
N 25°56'53"	E	43.42
N 47°38'43"	E	39.39
N 23°28'19"	E	60.98
N 75°39'48"	E	27.03
N 02°04'00"	E	52.88
N 39°38'00"	E	65.89
N 45°01'45"	E	61.47
N 33°23'07"	E	57.99
N 17°14'28"	E	44.33
N 31°31'03"	E	58.79
N 58°35'55"	E	23.47
N 32°23'40"	E	57.72
N 83°50'36"	E	44.39
N 34°51'01"	E	61.23
N 63°50'01"	E	30.78
N 00°50'38"	E	39.04
N 44°28'21"	E	69.09
N 88°34'18"	E	38.90
N 37°45'37"	E	38.69
N 39°22'20"	E	21.90
N 38°48'15"	E	42.12
N 08°08'14"	E	120.95
N 01°52'05"	E	16.47
N 38°18'01"	E	29.89
N 09°49'20"	W	77.07
N 82°28'15"	W	18.34
N 58°39'17"	E	22.68

EBENEZER CREEK CROSSING, LP
(PB. C, PG. 483)
TAX ID# 0317-088-140

GEORGIA HWY #21 - 250' R/W

JAMES EBLEY, III & SUE EBLEY
(PB. 18, PG. 000)
TAX ID# 0317-000-000

ICKY, GRACIE & CAROL HODGES
(PB. C130, PG. D1)
TAX ID# 0389001

PARCEL #1
23.64 ACRES

PARCEL #2
14.57 ACRES

EFFINGHAM COUNTY BOC
(PB. A333, PG. B2)
TAX ID# 0389001

LEHMAN & BRENDA MINCEY
(PB. 14, PG. 000)
TAX ID# 03890010

LEHMAN & BRENDA MINCEY
(PB. 14, PG. 000)
TAX ID# 03890009

SALLYSAW RENTALS, LLC
(PB. 17, PG. 000)
TAX ID# 03890008

TUNNEL ROAD

COURTHOUSE RD. - R/W VARIES

EFFINGHAM CO. COMMISSIONERS
DB. 119, PG. 206
PB. "I", PG. 12