

AGREEMENT TO PURCHASE REAL ESTATE

Project #: 101 Needle Point Drive  
Tax Parcel No.:03890016

GEORGIA, EFFINGHAM COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the Effingham County Board of Commissioners an option to acquire the following described real estate:

All that tract or parcel of land located in Land Lot N/A of the N/A District, N/A Section or GMD 10<sup>th</sup> of Effingham County, Georgia, and being more particularly shown on the plat attached hereto and made a part hereof by reference.

For the sum of \$2,075.00, the undersigned agrees to execute and deliver to the Effingham County Board of Commissioners a deed to the lands owned by the undersigned as reflected on the attached Exhibit "A".

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The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 60 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.  
0.091 Acres
- 3) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 4) Special provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

The undersigned executes this agreement with the understanding that no prior agreement for purchase of the real estate exists between the Effingham County Board of Commissioners and the undersigned.

Witness my hand and seal this 29<sup>th</sup> day of JULY, 2024.

Signed, Sealed and Delivered  
In the presence of:

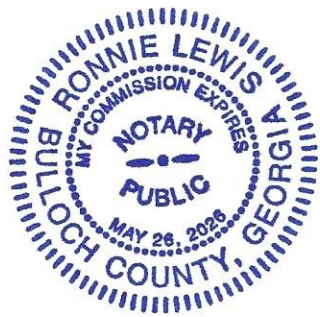
Wilbur H. DeLoach  
Witness

Javier Armando Rodriguez  
Javier Armando Rodriguez

[Signature]  
Notary Public

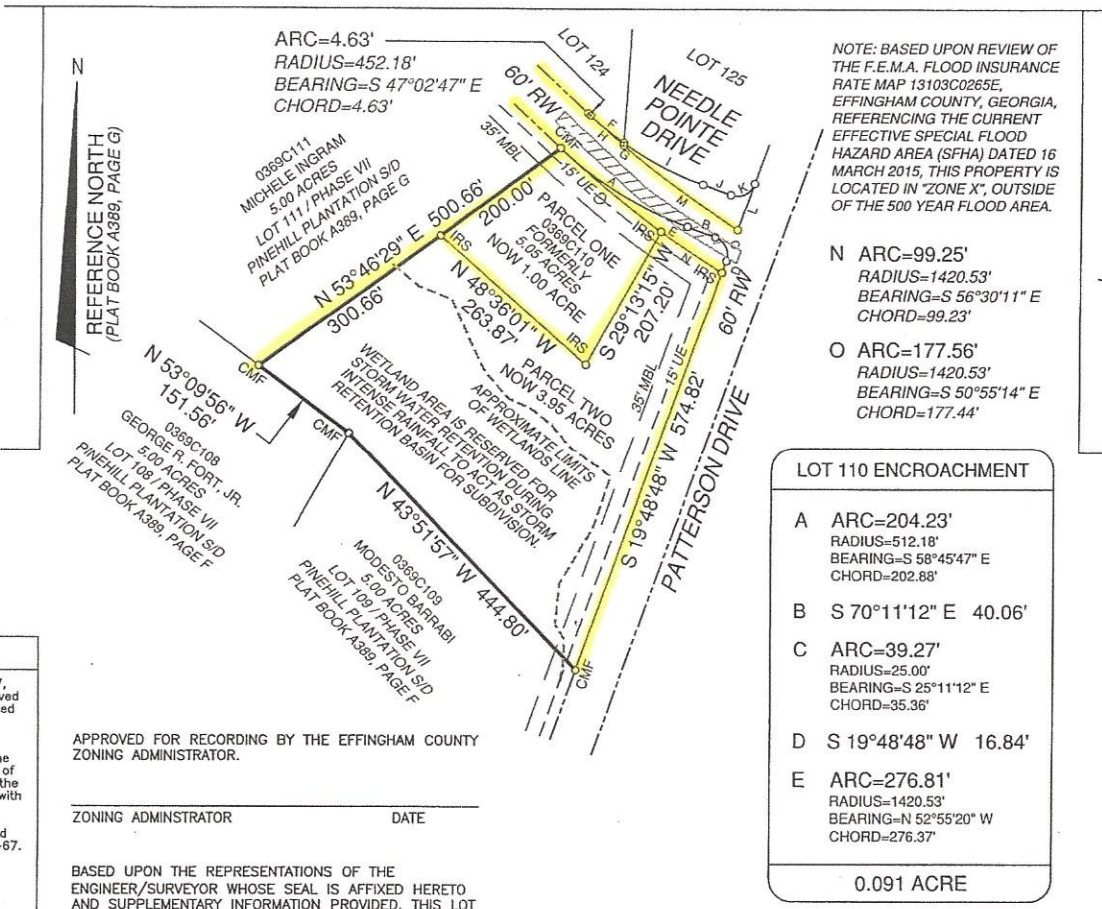
Mauricio Rodriguez Lored  
Mauricio Rodriguez Lored

Approved \_\_\_\_\_ Date \_\_\_\_\_



LOT 124 RELOCATION	
F	ARC=58.91' RADIUS=452.18' BEARING=S 51°04'18" E CHORD=58.87'
G	S 70°11'12" E 40.06'
H	ARC=39.27' RADIUS=25.00' BEARING=S 25°11'12" E CHORD=35.36'
0.001 ACRE	

LOT 125 RELOCATION	
I	ARC=121.40' RADIUS=452.18' BEARING=S 62°29'44" E CHORD=121.03'
J	S 70°11'12" E 40.06'
K	ARC=39.27' RADIUS=25.00' BEARING=N 64°48'48" E CHORD=35.36'
L	S 19°48'48" W 65.52'
M	ARC=191.94' RADIUS=1360.53' BEARING=N 53°56'23" W CHORD=191.78'
0.085 ACRE	



NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0265E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE OF THE 500 YEAR FLOOD AREA.

- N ARC=99.25'  
RADIUS=1420.53'  
BEARING=S 56°30'11" E  
CHORD=99.23'
- O ARC=177.56'  
RADIUS=1420.53'  
BEARING=S 50°55'14" E  
CHORD=177.44'

LOT 110 ENCROACHMENT	
A	ARC=204.23' RADIUS=512.18' BEARING=S 58°45'47" E CHORD=202.88'
B	S 70°11'12" E 40.06'
C	ARC=39.27' RADIUS=25.00' BEARING=S 25°11'12" E CHORD=35.36'
D	S 19°48'48" W 16.84'
E	ARC=276.81' RADIUS=1420.53' BEARING=N 52°55'20" W CHORD=276.37'
0.091 ACRE	

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, THIS LOT

NEW ALIGNMENT

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