



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

9/29/2023

Reference: Notice of Annexation Petition regarding parcel 410-15

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 November 14th, 2023.

The properties being considered for annexation are parcel number 410-15, located at 1810 Ga Hwy 21 S. consisting of approximately 2.01 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 AR-1 to Springfield Zoning Classification B-1:

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:
October 17, 2023 at 6:00pm**

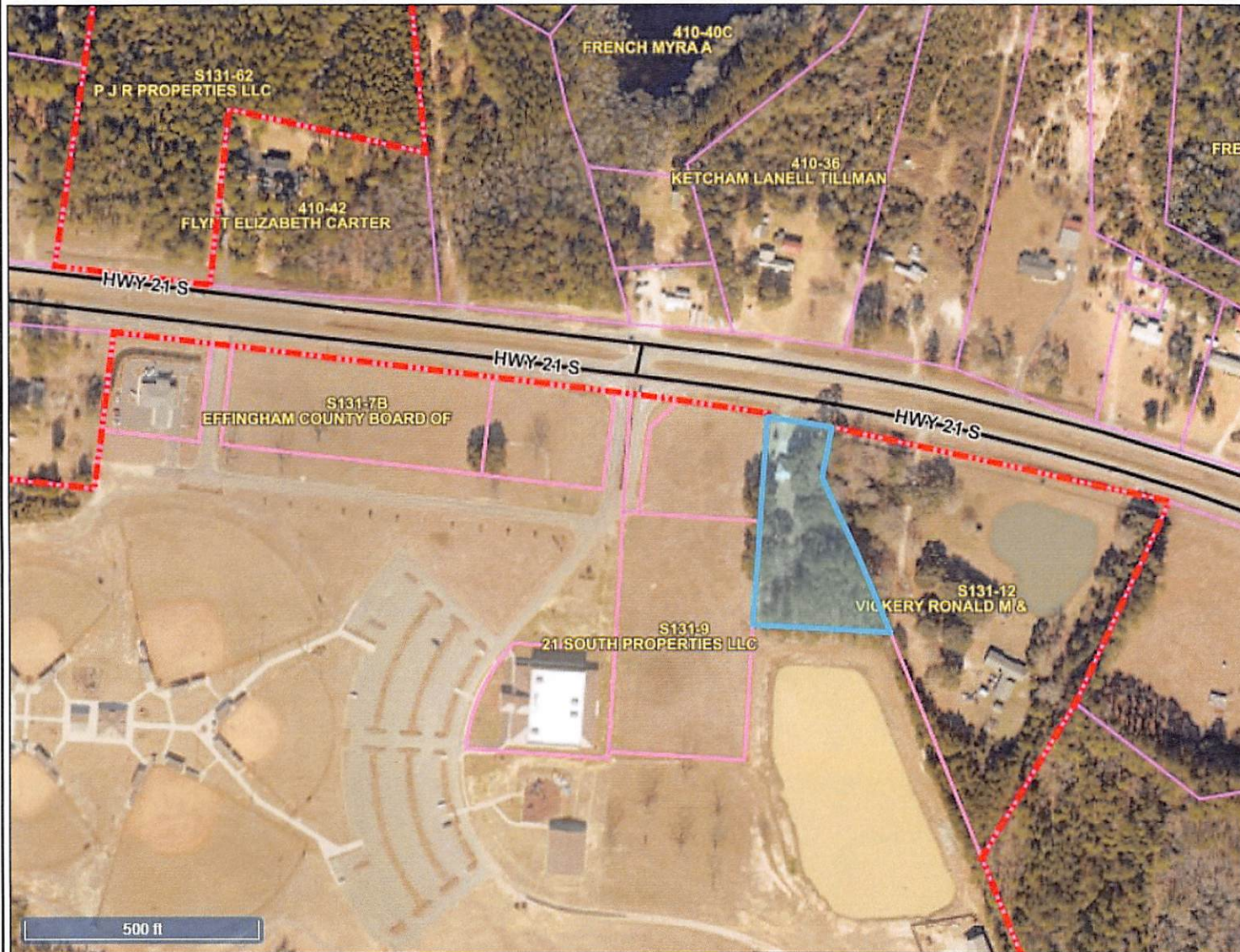
Sincerely,

Erin Phillips
Community Development Director





Springfield



Legend

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

500 ft

This map is a user generated static output from rightspot.spateng.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

29 Sep, 2023



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: 04100015 Date: _____

Address of subject property: 1810 Hwy 21 South - Springfield

Owner of Property: CHANCELLOR, JOHN M.

Owner's Address: _____

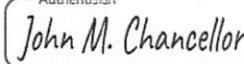
Telephone Number: 425-241-3268

Housing Units: 1 DWELLING Other Buildings: 1 SHED

Total Acreage 2.01

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.

Authentisign
 08/31/23
 Applicant Signature

Petition Requesting Annexation

DATE _____

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: 1810 HWY 21 SOUTH - SPRINGFIELD

Current Tax Map Number: 04100015

See description attached.

3. Is the territory described herein contiguous, or across the road from the City's current boundaries? 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

for the following reasons:
TO CREATE BUSINESS AND OR FOOD SERVICE CENTER

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,

 John M. Chancellor 08/31/23

JOHN CHANCELLOR
Printed Name and Signature of Owner(s)

DOC# 008732
FILED IN OFFICE
12/8/2014 02:58 PM
BK# 2270 PG# 469-469
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR
COURT
EFFINGHAM COUNTY

Plat: 051-2014-002871

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 3rd day of December, 2014, between MARY E. GIBBS of the FIRST PART, and JOHN M. CHANCELLOR of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection she has for her son, the said SECOND PARTY herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said party of the SECOND PART, his heirs and assigns, all of the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing One and Two Hundredths (1.02) acres of land as shown upon a plat of survey prepared by Paul D. Wilder, R.L.S. #1559, which plat is dated January 27, 1978 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 12, Folio 37, which map by reference to the recording thereof is incorporated herein.

ALSO, ALL that certain lot or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing One (1) acre, more or less, bounded on the North by lands of Eric J. Easterling; on the East by lands of Dr. R.T. Roque, and on the South and on the West by lands of T. W. Bragg, according to a map or plat made by Paul D. Wilder, R.L.S. dated December 15, 1978 and recorded in Plat Record Book 12, Page 152, Office of the Clerk of the Superior Court of Effingham County, Georgia.

These being the same properties conveyed by deed from Joe Gibbs to Mary Gibbs, dated October 14, 1988 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 260, Page 152.

Subject: to those restrictive covenants recorded in Deed Book 187, Page 672.

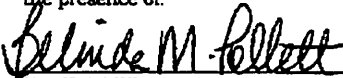
SUBJECT, HOWEVER, TO A LIFE ESTATE, FIRST PARTY RESERVING UNTO HERSELF, RESERVING UNTO FIRST PARTY THE RIGHT TO LIVE ON AND OCCUPY SAID PROPERTY FOR AND DURING THE REMAINDER OF HER NATURAL LIFE.


TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, his heirs, executors, administrators and assigns, in FEE-SIMPLE.

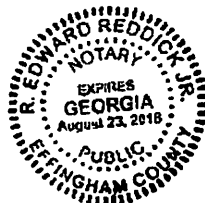
IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set her hand, affixed her seal, and delivered these presents, the day and year first above written.

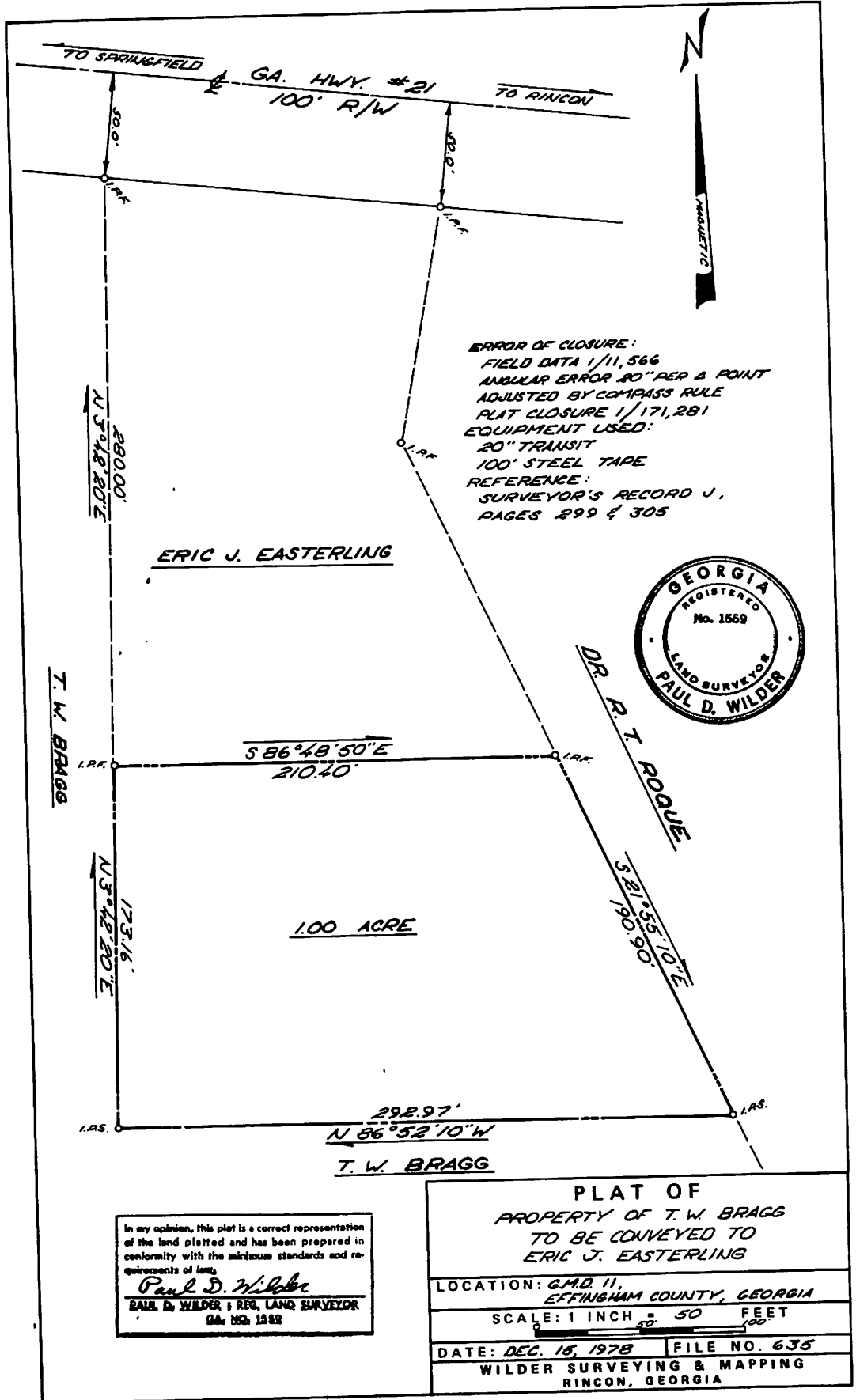

MARY E. GIBBS (SEAL)

Signed, sealed and delivered in
the presence of:


Unofficial Witness


Official Witness - Notary Public
bp





In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Paul D. Wilder
 PAUL D. WILDER, REG. LAND SURVEYOR
 GA. REG. 1982