

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

ANNEXATION AGREEMENT

This Annexation Agreement (the “Agreement”) is made effective as of the 12th day of July, 2022 by and between the Effingham County Board of Commissioners (the “County”), the City of Springfield (the “City”), Deland Properties, LLC, and Denise L. Edwards (collectively, the “Landowners”).

WITNESSETH:

WHEREAS, pursuant to Art. IX, Sec. III, Para. 1 of the Constitution of the State of Georgia, the County and the City are authorized to enter into intergovernmental agreements; and

WHEREAS, the Landowners have requested that the City annex their land pursuant to the 100% annexation method (O.C.G.A. § 36-36-20 *et seq.*); and

WHEREAS, the Landowners’ parcels are not entirely contiguous to the City’s existing corporate boundaries within the meaning of O.C.G.A. § 36-36-20(a); and

WHEREAS, O.C.G.A. § 36-36-20(b) provides that “[n]otwithstanding the [contiguity] limitations of subsection (a) of [§ 36-36-20], an area may be annexed by agreement between the municipal corporation and the governing body of the county in which the territory proposed to be annexed is located”; and

WHEREAS, the City desires to annex the Landowners’ land; and

WHEREAS, by annexing the Landowners’ land, the City shall undertake service obligations with regard to such land; and

WHEREAS, the County hereby consents and agrees to the City’s annexation of the Landowners’ land;

NOW, THEREFORE, for and in consideration of the foregoing recitals, the sum of Ten Dollars (\$10.00) and the mutual covenants, representations, warranties, agreements, and provisions herein contained, the adequacy and sufficiency of which is hereby acknowledged under seal, the County, the City, and the Landowners hereby agree as follows:

1. Recitals. The foregoing recitals are material to this Agreement and are incorporated herein by reference.

2. Agreement. In consideration of the service obligations that the City shall undertake by annexing Landowners' land, the County, the City, and the Landowners hereby consent and agree to the annexation of Landowners' land, a more detailed description of which is attached hereto as Exhibit A, and incorporated herein by reference.

3. Entire Agreement: This Agreement constitutes the entire agreement between the parties and shall be binding upon and inure to the benefit of all heirs, executors, administrators, successors and assigns of the respective parties hereto. All additions or modifications to this Agreement shall only be in writing and signed by all parties and shall become an addendum to this Agreement. No verbal agreements of any kind between the parties regarding the subject matter of this Agreement shall be binding upon the parties.

4. Governing Law. This Agreement and all other documents or instruments delivered pursuant hereto shall be governed by and interpreted in accordance with the laws of the State of Georgia.

5. Counterparts and Execution. This Agreement may be executed in multiple counterparts, each of which shall serve as an original for all purposes, but all copies shall constitute but one and the same Agreement, binding on all parties hereto whether or not each counterpart is executed by all parties hereto, so long as each party hereto has executed one or more counterparts hereof. To facilitate the execution and delivery of this Agreement, the parties may execute and exchange counterparts of the signature pages by facsimile or by electronic mail, and the signature page of either party to any counterpart may be appended to any other counterpart. The parties expressly acknowledge and agree that, notwithstanding any statutory or decisional law to the contrary, the printed product of a facsimile or electronic transmittal of this Agreement shall be deemed to be "written" and a "writing" for all purposes of this Agreement, and shall otherwise constitute an original document.

IN WITNESS WHEREOF, the City of Springfield, Georgia and the Board of Commissioners of Effingham County, Georgia have caused their duly authorized officers to hereunto set their hands and affixed their respective corporate seals, and so too have the Landowners executed this Agreement, the date and year first above written.

CITY OF SPRINGFIELD

By: Barton A. Alderman (SEAL)
Barton A. Alderman, Mayor, City of Springfield, Georgia

ATTEST: Jennifer Y. Smith
Jennifer Smith, City of Springfield Clerk



EFFINGHAM COUNTY BOARD OF COMMISSIONERS

By: _____ (SEAL)
Wesley Corbitt, Chairman, Effingham, County Board of Commissioners

ATTEST: _____
Stephanie Johnson, Effingham County Clerk

LANDOWNERS

By: _____
Douglas M. Edwards, Deland Properties LLC

Denise L. Edwards

This Agreement is approved as to form:

By: _____
Lee Newberry, Effingham County Attorney

By: _____
Benjamin M. Perkins, City Attorney, City of Springfield

EXHIBIT A - Legal Description and Map Showing Landowner's Properties

Parcels 429-11 / 429-12 / 429 -13 / 429-14

Parcel 429-11: 1.03 acres (Lot 1)
Parcel 429-12: .709 acres (Lot 2)
Parcel 429-13: .696 acres (Lot 3)
Parcel 429-14: .694 acres (Lot 4)
Deed Book & Page: 2300 666-669 (Recorded July 14, 2015)
Plat Book & Page: J 369 (Recorded 9-5-1974)

Property Description:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. district, Effingham County, Georgia, containing 4.5 acres, more or less, and being bounded on the north by lands, now or formerly of Reddick and by lands, now or formerly, of Lancaster; on the east by lands, now or formerly of Continental Can Corporation; and on the west by lands, now or formerly, of Reddick and by the eastern right-of-way of Georgia State Highway Number 21.

Express reference is hereby made to a plat of said lands made by Paul Weitman, County Surveyor, Effingham County, Georgia, dated September 5, 1974, recorded in the Surveyor's Records of said County in Plat Record Book "J", page 369, for better determining the metes and bounds of said land herein conveyed.

LESS AND EXCEPT 1.29 acres of said land conveyed to the Georgia Department of Transportation by order of Court recorded in Deed Book 318, page 19, aforesaid records.

ALSO, LESS AND EXCEPT, Sixteen Hundredths (.16) of an acre, more or less, of said land conveyed to R. Edward Reddick, Jr. and Marian B. Reddick by deed recorded in deed book 420, page 5, aforesaid records.

Property is also known and designated as Lot 1, Lot 2, Lot 3, and Lot 4, that is shown and more particularly described by the plat of survey entitled "Re-combination of an existing subdivision due to Widening of Highway", dated June 1999, filed with the Effingham County Georgia Tax Assessors office, which is incorporated into this description by specific reference thereto. See Exhibit "A" attached hereto and made a part thereof.

Said parcels of land have a property identification numbers of 4290-011, 4290-012, 4290-013, and 4290-014.



State of Georgia
Effingham County

Plat of

One acre in 9th G.M. District. Surveyed and plat drawn for Edward R. Reddick, Jr.

Scale 100 Ft. Pr. Inch. September 4, 1974.

Paul L. Johnson
COUNTY SURVEYOR

State of Georgia
Effingham County

Plat of

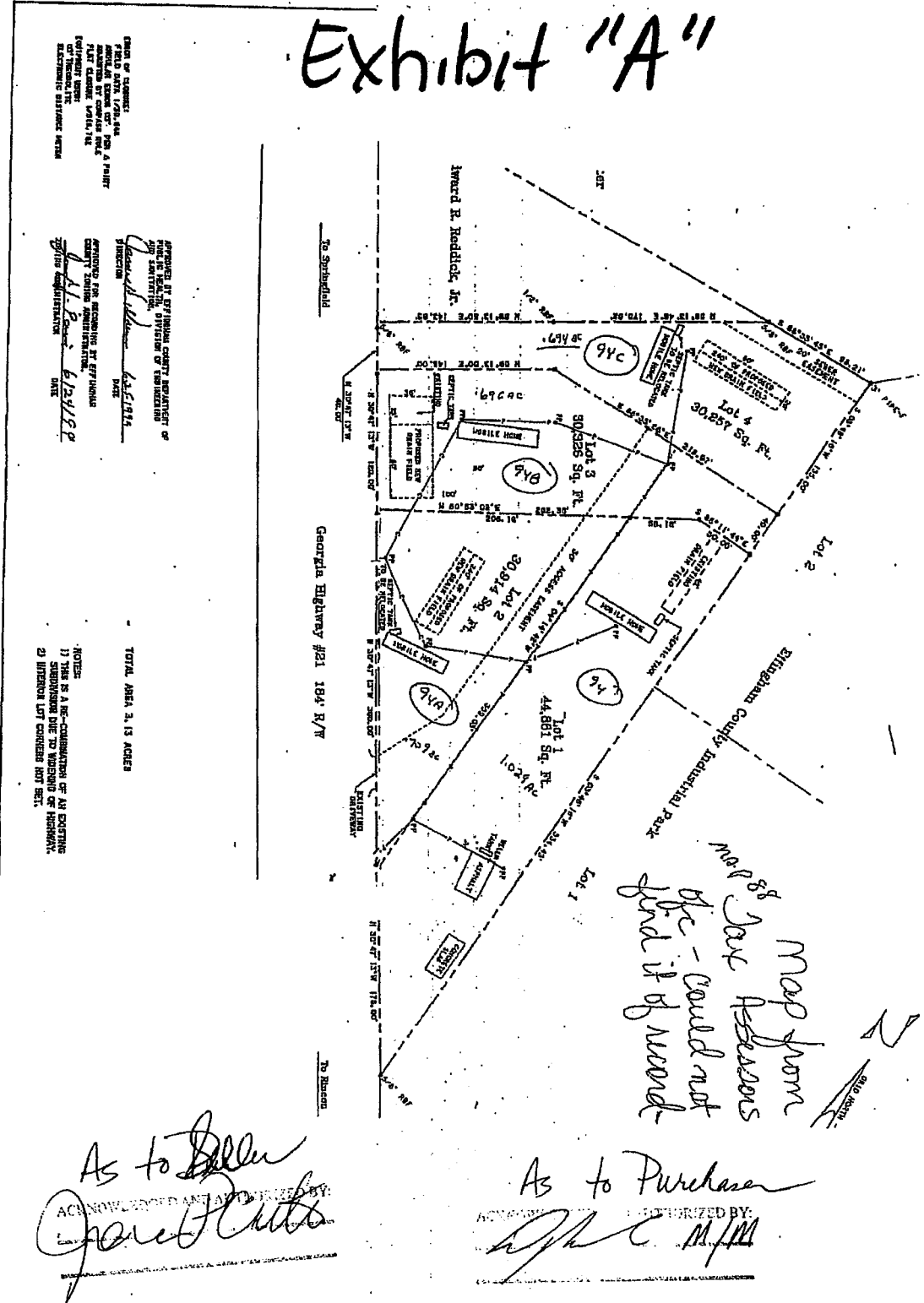
Four acres of land in 9th G.M. District, partly surveyed and plat compiled from records of a former survey. Done for Drexel Equipment Rental Inc.

Scale 100 Ft. Pr. Inch. September 4, 1974.

Paul L. Johnson
COUNTY SURVEYOR

Exhibit A:

Exhibit "A"



DATE OF EXAMINATION:
 APPROVED FOR RECORDING BY:
 REGISTERED PROFESSIONAL SURVEYOR
 FOR THE STATE OF GEORGIA
 LICENSE NO. 12345

APPROVED BY:
 REGISTERED PROFESSIONAL SURVEYOR
 FOR THE STATE OF GEORGIA
 LICENSE NO. 67890

TOTAL AREA 3.13 ACRES
 NOTES:
 1) THERE IS A RECORDATION OF AN EASEMENT
 2) INTERSECTION OF LOT CORNER NOT SHOWN

As to Seller
 ACKNOWLEDGED AND AUTHORIZED BY:
[Signature]

As to Purchaser
 ACKNOWLEDGED AND AUTHORIZED BY:
[Signature]

Parcel 429-15

Acreage: .73

Deed Book & Page: 2680 374-375 (Recorded 4-14-2021)

Plat Book & Page: A365 E (Recorded 10-23-1996)

Property Description:

ALL that certain lot or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Sixteen Hundredths (0.16) of an acre, more or less, and being known and designated as Parcel "B" as shown on the plat thereof hereinafter referred to. Said parcel of land is triangular in shape and is bounded on the North by lands of Faye W. Lancaster a distance of 148.91 feet; on the Southeast by lands of Joanne P. Carter a distance of 175.53 feet, and on the West by lands of Reddick known as Parcel "A" as shown on the plat thereof hereinafter referred to.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated October 17, 1996, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "A", Slide 365E, for better determining the metes and bounds of said lands herein conveyed.

Said property having been conveyed by Deed from Joanne P. Carter to R. Edward Reddick, Jr. and Marian B. Reddick by Deed dated October 22, 1996 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 420, Page 5.

ALSO, ALL that certain parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing One (1) acre, more or less, and being bounded on the North by lands now or formerly of Lancaster; on the East and Southeast by lands now or formerly of Drexel Rental now known as Deland Properties, LLC and on the West-Southwest by Georgia State Highway 21.

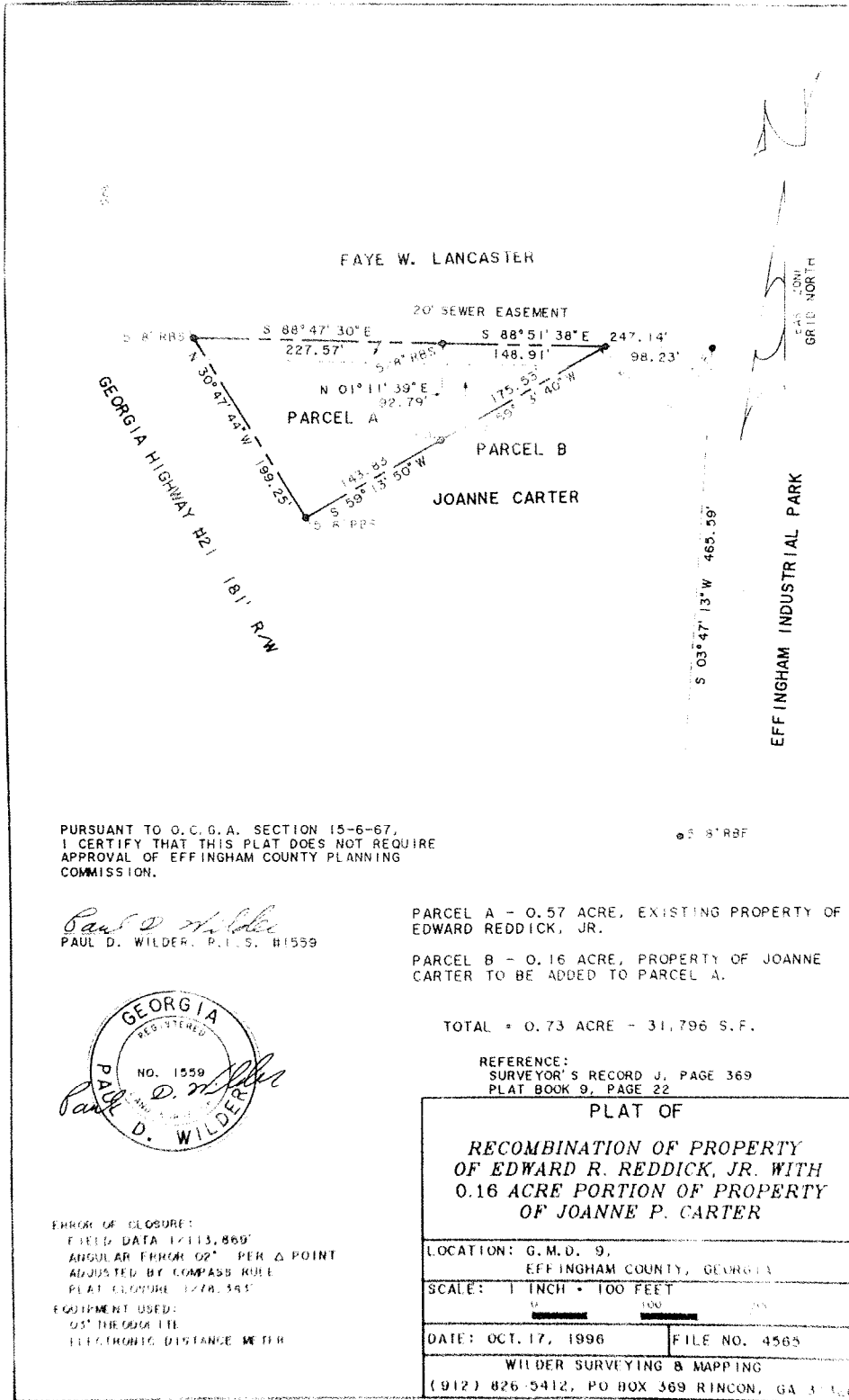
Express reference is hereby made to the plat of said lands made by Paul Weitman, County Surveyor, dated September 4, 1974 and recorded in the Surveyor's Records in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book J, Page 369, for better determining the metes and bounds of said lands herein conveyed.

This being a portion of the property conveyed by Deed from Alonzo F. Alderman to R. Edward Reddick, Jr. and Marian B. Reddick by Deed dated February 3, 1968 and recorded in said Clerk's Office in Deed Book 144, Page 271.

LESS AND EXCEPT: .417 acres of said lands conveyed by Right of way Deed from R. Edward Reddick, Jr. and Marian B. Reddick to The Department of Transportation by Deed dated May 27, 1993 and recorded in said Clerk's Office in Deed Book 333, Pages 212-213.

PLAT A365 - E2:

Book A 365 Page E 2
 Date 10/23/1996



PURSUANT TO O.C.G.A. SECTION 15-6-67,
 I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
 APPROVAL OF EFFINGHAM COUNTY PLANNING
 COMMISSION.

Paul D. Wilder
 PAUL D. WILDER, P.L.S. #1559

PARCEL A - 0.57 ACRE, EXISTING PROPERTY OF
 EDWARD REDDICK, JR.

PARCEL B - 0.16 ACRE, PROPERTY OF JOANNE
 CARTER TO BE ADDED TO PARCEL A.

TOTAL = 0.73 ACRE = 31,796 S.F.

REFERENCE:
 SURVEYOR'S RECORD J, PAGE 369
 PLAT BOOK 9, PAGE 22



ERROR OF CLOSURE:
 FIELD DATA 12113.860'
 ANGULAR ERROR 02" PER Δ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1274.345'
 EQUIPMENT USED:
 95' THEODOLITE
 ELECTRONIC DISTANCE METER

PLAT OF RECOMBINATION OF PROPERTY OF EDWARD R. REDDICK, JR. WITH 0.16 ACRE PORTION OF PROPERTY OF JOANNE P. CARTER	
LOCATION: G.M.D. 9, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 100 FEET	
DATE: OCT. 17, 1996	FILE NO. 4565
WILDER SURVEYING & MAPPING (912) 826-5412, PO BOX 369 RINCON, GA 31306	

Parcel 429A-1 / Parcel 429A-2

429A-01: 9.00 Acres (Lot 1)

429A-02: 11.29 acres (Lot 2)

Deed Book & Page: 2230 107-109 (Recorded 1/31/2014)

Plat Book & Page: A335 F (Recorded 11/13/1995)

Property Description:

ALL that certain lot, tract, or parcel of land situate, lying, and being in the 9th G.M. District of Effingham County, Georgia, shown and designated as Lot One (1) on that certain plat prepared by Paul D. Wilder, Georgia Registered Land Surveyor No. 1559, dated July 31, 1995, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 335-F, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is shown therein to be bounded as follows: On the North by Lot Two (2); on the East by a sixty (60') foot wide street right-of-way; on the South by an eighty (80') foot wide right-of-way known as Georgia Highway No. 275 and lands now or formerly of Betty Graham; and on the West by lands now or formerly of Joanne P. Carter.

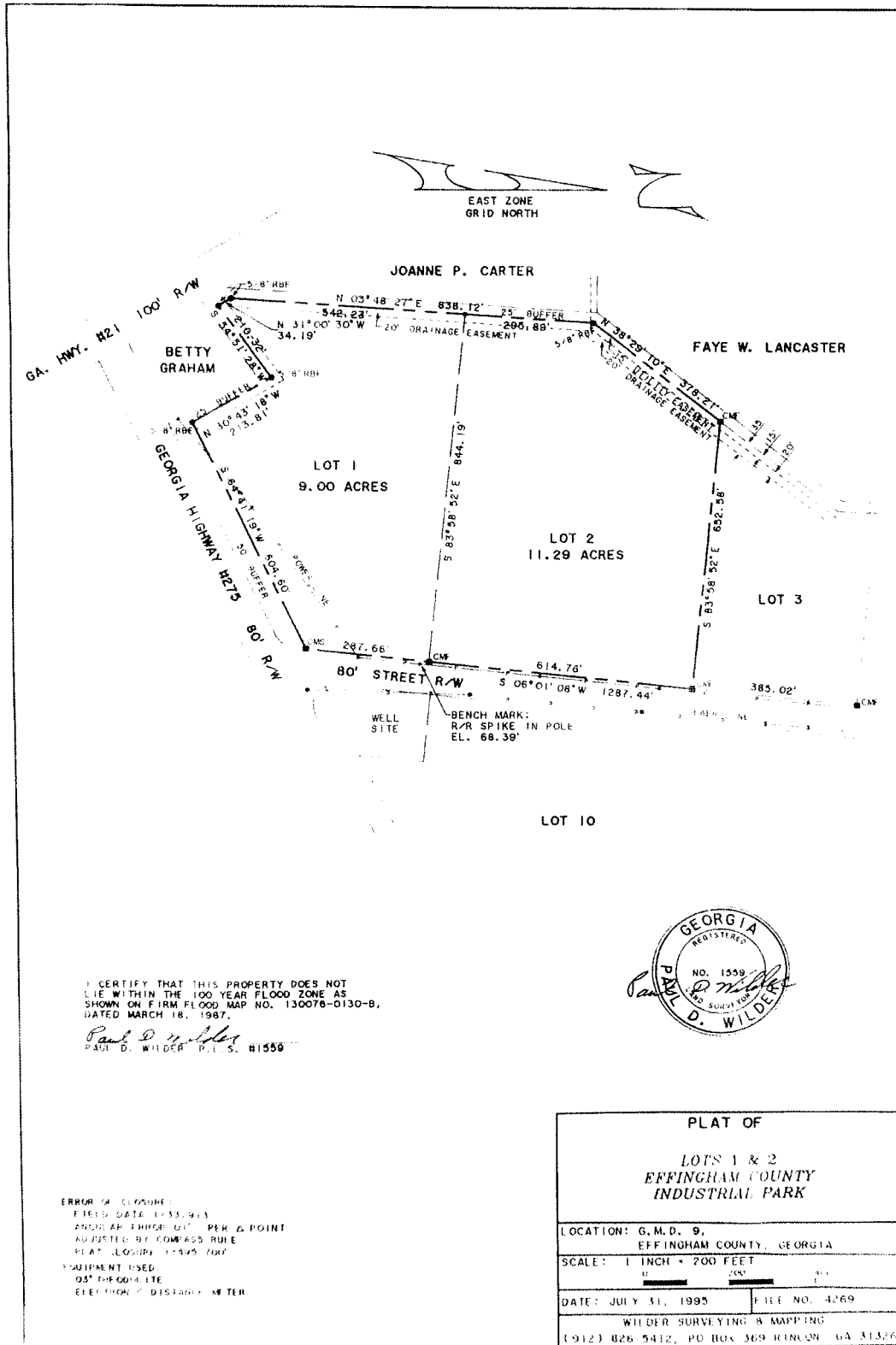
LESS AND EXCEPT any portion of said Lot One (1) required by the Georgia Department of Transportation, if any, for the widening of Georgia Highway No. 21 and/or Georgia Highway No. 275.

ALSO, ALL that certain lot, tract, or parcel of land situate, lying, and being in the 9th G.M. District of Effingham County, Georgia, shown and designated as Lot Two (2), containing 11.29 acres, more or less, on that certain plat prepared by Paul D. Wilder, Georgia Registered Land Surveyor No. 1559, dated July 31, 1995, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 335-F, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject property which is shown therein to be bounded as follows: On the North by Lot Three (3); on the East by an eighty (80') foot wide street right-of-way; on the South by Lot One (1); and on the West by lands now or formerly of Joanne P. Carter.

PLAT A335 - F1:

Filed for Record *mpu*

Book *1335* Page *E1*
 Date *11/13/1995*



I CERTIFY THAT THIS PROPERTY DOES NOT
 LIE WITHIN THE 100 YEAR FLOOD ZONE AS
 SHOWN ON FIRM FLOOD MAP NO. 130076-0130-B,
 DATED MARCH 18, 1987.

Paul D. Wilder
 PAUL D. WILDER P.E., S. #1558

ERROR IN CLOSURE
 FIELD DATA 1933, 913
 ANGLE AT EACH CORNER PER A POINT
 ADJUSTED BY COULASS RULE
 PLAT CLOSURE 1.4495 700'
 EQUIPMENT USED
 0.5" THEODOLITE
 ELEVATION DISTANCE METER

PLAT OF	
LOTS 1 & 2 EFFINGHAM COUNTY INDUSTRIAL PARK	
LOCATION: G.M.D. 9, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 200 FEET	
DATE: JULY 31, 1995	FILE NO. 4069
WILDER SURVEYING & MAPPING (912) 826-5412, PO BOX 369 WINNON, GA 31326	