

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: WILDER RD, SPRINGFIELD, GA 31329

Current Map Parcel Number: 3440002

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? *(if yes, see page 4)*

Yes No

(ASSUMING 3440003 AND 03440003B01 ARE ANNEXED AS WELL)

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,

 Authentisign
John Anderson 04/07/2026

 Authentisign
Hayley Anderson 04/07/2026

JOHN E ANDERSON

HAYLEY R ANDERSON

Printed Name and Signature of Owner(s)

Authorization by property owner

I swear that I am the owner of the following properties

3440002

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: **JOHN E ANDERSON** **HAYLEY R ANDERSON**

Owner Address:

181 WILDER RD

Street

SPRINGFIELD, GA 31329

City State Zip Code

Owner Telephone Number: **JOHN E. ANDERSON 912.660.4781** **HAYLEY R ANDERSON 912.660.1698**

Authentisign
John Anderson
Signature of Owner

Authentisign
Hayley Anderson

DATE: **04/07/2026**

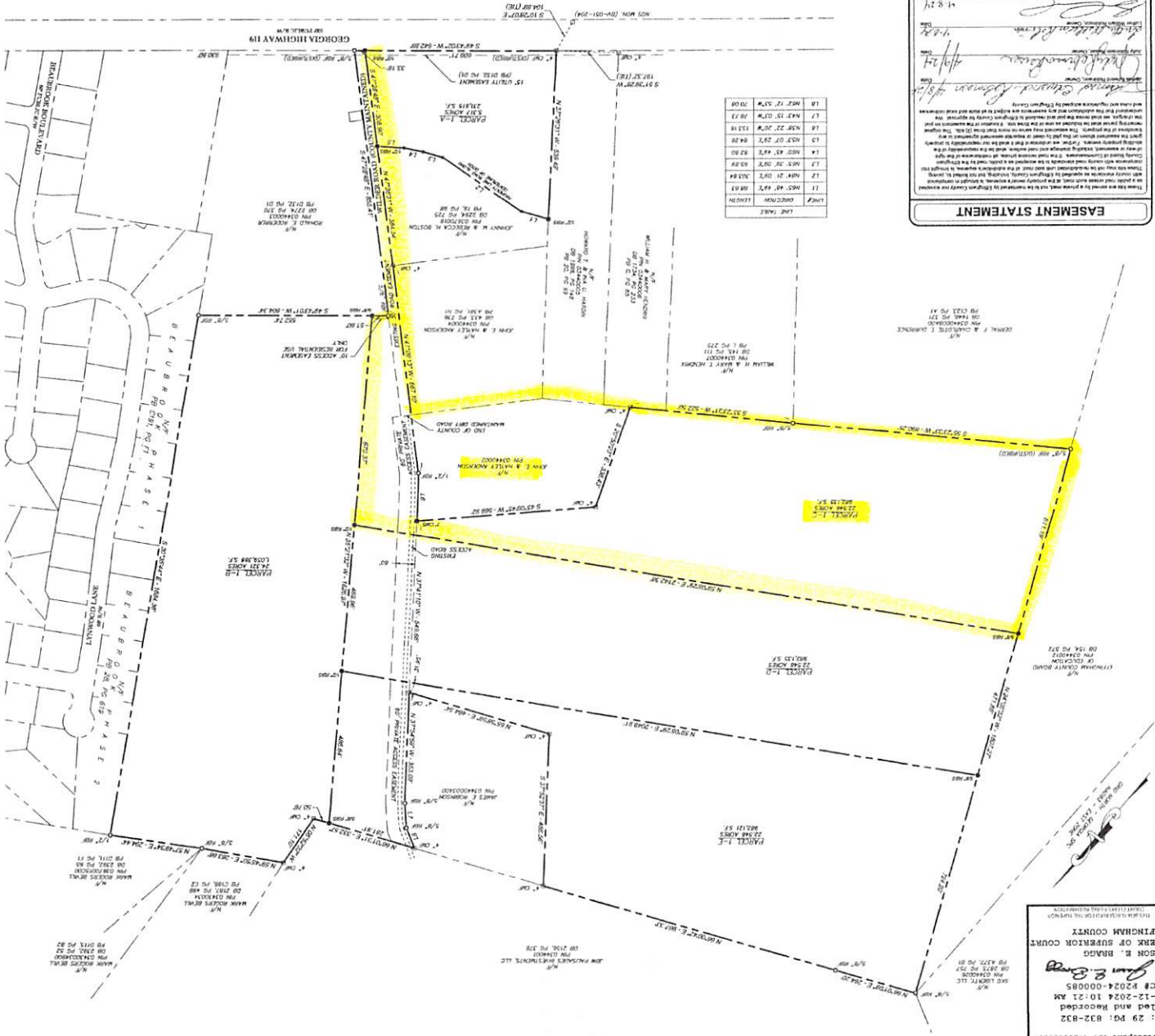
DATE PLOTTED: 02/24/2024 10:21 AM

EASEMENT STATEMENT

This has been prepared by a licensed professional engineer for the purpose of recording in the public records of the State of Georgia. The engineer has examined the records and the field notes and has found that the same are correct and conform to the requirements of the laws of the State of Georgia. The engineer has also examined the records and the field notes and has found that the same are correct and conform to the requirements of the laws of the State of Georgia.

DATE: 02/24/2024
 TIME: 10:21 AM
 PROJECT NO: 2024-000085
 SHEET NO: 1 OF 1

LINE#	DIRECTION	LENGTH
L1	N 89° 52' 42" E	203.84
L2	N 89° 52' 42" E	203.84
L3	N 89° 52' 42" E	203.84
L4	N 89° 52' 42" E	203.84
L5	N 89° 52' 42" E	203.84
L6	N 89° 52' 42" E	203.84
L7	N 89° 52' 42" E	203.84
L8	N 89° 52' 42" E	203.84
L9	N 89° 52' 42" E	203.84
L10	N 89° 52' 42" E	203.84



SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-3, this plat has been prepared by a licensed professional engineer for the purpose of recording in the public records of the State of Georgia. The engineer has examined the records and the field notes and has found that the same are correct and conform to the requirements of the laws of the State of Georgia.

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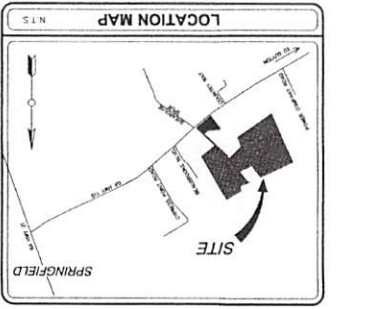
CERTIFICATE OF APPROVAL FOR RECORDING

This plat has been prepared by a licensed professional engineer for the purpose of recording in the public records of the State of Georgia. The engineer has examined the records and the field notes and has found that the same are correct and conform to the requirements of the laws of the State of Georgia.

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SURVEY NOTES

1. The survey was conducted in accordance with the laws of the State of Georgia.
2. The survey was conducted in accordance with the laws of the State of Georgia.
3. The survey was conducted in accordance with the laws of the State of Georgia.
4. The survey was conducted in accordance with the laws of the State of Georgia.
5. The survey was conducted in accordance with the laws of the State of Georgia.
6. The survey was conducted in accordance with the laws of the State of Georgia.
7. The survey was conducted in accordance with the laws of the State of Georgia.
8. The survey was conducted in accordance with the laws of the State of Georgia.
9. The survey was conducted in accordance with the laws of the State of Georgia.
10. The survey was conducted in accordance with the laws of the State of Georgia.
11. The survey was conducted in accordance with the laws of the State of Georgia.



EMC ENGINEERING SERVICES, INC.

1571 WOODBRIDGE WAY, SUITE 201
 SPRINGFIELD, GEORGIA 31305
 PHONE: 706.281.1111
 FAX: 706.281.1112
 WWW: www.emc-engineering.com

SPEEDY TEBEAU TREE FARM, LLC
 11TH G.M. DISTRICT
 EFFINGHAM COUNTY, GEORGIA

Prepared for:
 JAMES E. ROBINSON, JUDY R. REBER, LUTHER W. ROBINSON & JOHN E. ANDERSON

DATE: 02/24/2024
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Parcel 344-2

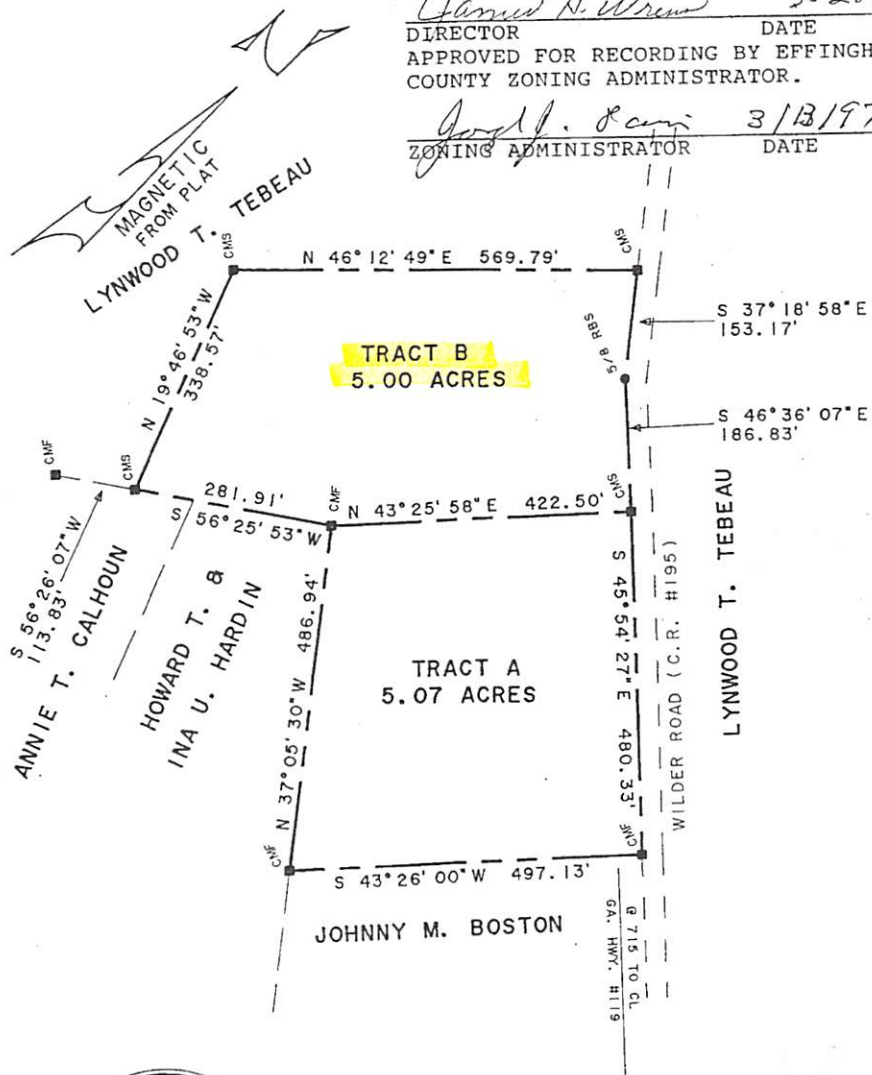
Book A381 Page H2
 Date 4/18/1997

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

James H. Whren 3-28-1997
 DIRECTOR DATE

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Joseph J. Panni 3/13/97
 ZONING ADMINISTRATOR DATE



I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0070-B, DATED MARCH 18, 1987.

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

REFERENCE:
 SURVEYOR'S RECORD 1, PAGE 276
 SURVEYOR'S RECORD G, PAGE 85
 PLAT BOOK 19, PAGE 98

ERROR OF CLOSURE:
 FIELD DATA 1/54,402
 ANGULAR ERROR 2" PER Δ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/737,997

EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

PLAT OF	
TRACT A - 5.07 ACRES TRACT B - 5.00 ACRES DIVIDED FROM PROPERTY OF LYNWOOD T. TEBEAU	
LOCATION: G.M.D. 11, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 200 FEET 0 200 400	
DATE: NOV. 16, 1992	FILE NO. 3600
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

344-2
5 AC Portion

FILED FOR RECORD
S.D. NO. 822
PAGE NO. 385
385
02 APR 22 PM 2:34
ELIZABETH Z. HURSEY
CLERK E.O.C.S.C.

After Recording, Return To:
Warren E. Ratchford, PC
P.O. Box 1810, Springfield, GA
STATE OF GEORGIA

COUNTY OF EFFINGHAM

DEED OF GIFT

THIS INDENTURE, made the 19th day of April, 2002, by and between LYNWOOD T. TEBEAU as GRANTOR of Effingham County, Georgia; and JOHN E. ANDERSON and HAYLEY R. ANDERSON as GRANTEES of Effingham County, Georgia;

WITNESSETH:

That the GRANTOR, for and in consideration of the natural love and affection he has for JOHN E. ANDERSON AND HAYLEY R. ANDERSON, the said GRANTEES, and the sum of One Dollar (\$1.00) together with other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does give, grant and convey, and by these presents does hereby give, grant, and convey unto the said GRANTEES, their heirs and assigns, all his right, title and interest in and to 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, Effingham County, Georgia, containing 5.00 acres, more or less, known and designated as Tract B, that is shown and more particularly described by the plat of survey made by Paul D. Wilder, R.L.S. #1559, dated November 16, 1992, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 381-H, which is incorporated into this description by specific reference thereto.

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

TO HAVE AND TO HOLD the said described property, with all and singular its rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE, their heirs and assigns, in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal on the day and year first above written.

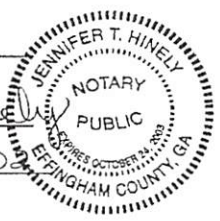
TITLE NOT EXAMINED BY SCRIVENER

Lynwood T. Tebeau (SEAL)
LYNWOOD T. TEBEAU

Signed, sealed and delivered in the presence of:

[Signature]
WITNESS

Jennifer T. Hinely
NOTARY PUBLIC
DATE NOTARIZED 04/19/02



DOC#:2024-003397
FILED IN OFFICE
5/10/2024 1:54:00 PM
BK:2908 PG:870-872
JASON E. BRAGG
CLERK, SUPERIOR COURT
EFFINGHAM COUNTY, GA

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PT-61 051-2024-001044

John EreK Anderson
181 Wilder Road
Springfield, GA 31329

STATE OF GEORGIA
COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of May, 2024, between, **JAMES EDWARD ROBINSON, JUDY ROBINSON REISER and LUTHER WILLIAM ROBINSON**, of the first part, and **JOHN EREK ANDERSON**, of the second part:

WITNESSETH that the parties of the first part, for and inconsideration of the sum of Ten (\$10.00) Dollars in hand paid, the receipt whereof is acknowledged, have bargained, sold and by these presents do remise, release and forever quitclaim to the party of the second part, his heirs and assigns, all the rights, title, interest, claim or demand the parties of the first part have or may have had in and to the following described property, towit:

All that certain lot, tract or parcel of land lying and being in the 11th G.M. District of Effingham County, Georgia, containing **22.546** acres, more or less, and being designated as **Parcel 1-C**, as shown on the certain plat of survey prepared by Wesley Weitman, Registered Land Surveyor, dated March ¹³ 2024, and recorded in Plat Book 29, Page 832, Effingham County Records, which plat of survey is by reference incorporated herein as a part of this description.


With all the rights, members and appurtenances to the said described premises in anywise appertaining or belongings.

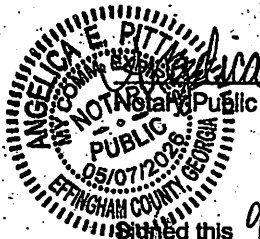
TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither first parties, nor any other person or persons claiming under first parties shall at any time, by any means or ways, have, claim or demand any rights, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

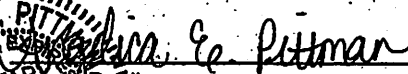
IN THE WITNESS WHEREOF, the said first parties have signed and sealed this deed to the day and year above written.

Signed this 10th day of May, 2024 in the presence of:

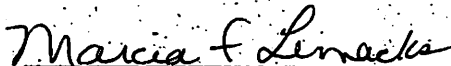

JAMES EDWARD ROBINSON


Unofficial Witness

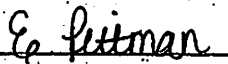



Signed this 9th day of May, 2024 in the presence of:


JUDY ROBINSON REISER


Unofficial Witness





Signed this 10th day of May,
2024 in the presence of:

Luther William Robinson
LUTHER WILLIAM ROBINSON

Marcia F Lemacks
Unofficial Witness

Angelica E. Pittman
NOTARY PUBLIC
05/07/2026
HENNINGHAM COUNTY, GEORGIA