



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

1/23/2024

Reference: Notice of Annexation Petition regarding parcel 410-61, 410-62, 410-63

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 December 12, 2023.

The properties being considered for annexation are parcel number 410-61, 410-62, 410-63 1479 Hwy 21 S consisting of approximately 72 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 properties being considered for annexation from Effingham County Zoning Classification AR-1 to Springfield Zoning Classification of B-1 "General Commercial District" for approx. 9.25 acres adjacent to GA Hwy 21; and R-2B "Townhome Residential District" for the remaining approx. 63.25 acres:

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:  
February 27, 2024 at 6:00pm**

Sincerely,

Erin Phillips  
Community Development Director



# Petition Requesting Annexation

DATE OF PETITION 10-13-23

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: 1479 Hwy 21 South Springfield, GA 31329

Current Map Parcel Number: 04100061 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?  Yes  No  
(if yes, see page 4)

4. It is requested that this territory to be annexed shall be zoned:


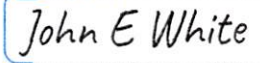
R-1 **R-2** R-3 R-4 **B-1** I-1 PUD DT RO AR-1

I request the property be zoned as above for the following reasons:

Commercial development and multi-family Housing

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,

Lynda White		10/06/2023	12:49 PM
John E White		10/06/2023	1:14 PM

Printed Name and Signature of Owner(s)

# Petition Requesting Annexation

DATE OF PETITION 10-13-23

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: Hwy 21 South, Springfield, GA 31329

Current Map Parcel Number: 04100062 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? 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

I request the property be zoned as above for the following reasons:

Multi-Family Housing

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,

Mark Reid Rollison



10/06/2023 4:37 PM

Donna Rollison



10/06/2023 4:31 PM

Printed Name and Signature of Owner(s)



# Petition Requesting Annexation

DATE OF PETITION 10-13-23

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: Hwy 21 South Springfield, GA 31329

Current Map Parcel Number: 04100063 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?  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

I request the property be zoned as above for the following reasons:

Multi-family Housing

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,

James Calvin Rollison

 James Calvin Rollison

10/07/2023 7:23 AM

Printed Name and Signature of Owner(s)

Annexation Applicant Information:

Applicant Name: Kildare Land Company, LLC

Applicant Mailing Address: 6529 clyo - Kildare Rd Newington, GA 30446

Applicant Phone/Email: Jody Burns 912-213-2391 josephburns@windstream.net

List all Properties Requesting Annexation by the above Applicant:

Parcel Pin: 04100061 Address: 1479 Hwy 21 S Springfield, GA 31329

Property Owner Names(s): Lynda White Revocable Trust & John White Revocable Trust

Number of Total Buildings: 1 House Number of Housing Units:         

Parcel Pin: 04100062 Address: Hwy 21 South Springfield, GA 31329

Property Owner Names(s): Mark and Donna Rollison

Number of Total Buildings: 0 Number of Housing Units: 0

Parcel Pin: 04100063 Address: Hwy 21 South Springfield, GA 31329

Property Owner Names(s): James Calvin Rollison

Number of Total Buildings: 0 Number of Housing Units: 0

Parcel Pin: \_\_\_\_\_ Address: \_\_\_\_\_

Property Owner Names(s): \_\_\_\_\_

Number of Total Buildings: \_\_\_\_\_ Number of Housing Units: \_\_\_\_\_

63.27 Acres R-2

9.25 Acres B-1

Authorization by property owner

I swear that I am the owner of the following properties

1479 Hwy 21 South Springfield, GA 31329  
Parcel Number 04100061

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: Kildare Land Company, LLC

Owner Name: Lynda N. White Revocable Trust & John E. White Revocable Trust

Owner Address:

1555 Upper DV  
Street  
Highlands NC 28741  
City State Zip Code

Owner Telephone Number: \_\_\_\_\_

Authentisign  
John E White 10/06/2023 1:14 PM  
Authentisign  
Lynda White 10/06/2023 12:49 PM

Signature of Owner

DATE: 10/06/2023

Authorization by property owner

I swear that I am the owner of the following properties

Hwy 21 South Springfield, GA 31329  
Parcel Number 04100062

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: Kildare Land Company, LLC

Owner Name: Mark and Donna Rollison

Owner Address:

2525 Lythen Drive  
Street  
Charlotte NC 28210  
City State Zip Code

Owner Telephone Number: \_\_\_\_\_

 Donna Rollison 10/06/2023 4:31 PM

 Mark Reid Rollison 10/06/2023 4:37 PM

Signature of Owner

DATE: 10/06/2023

Authorization by property owner

I swear that I am the owner of the following properties

Hwy 21 South Springfield, GA 31329  
Parcel Number 04100063

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: Kildare Land Company, LLC

Owner Name: James Calvin Rollison

Owner Address:

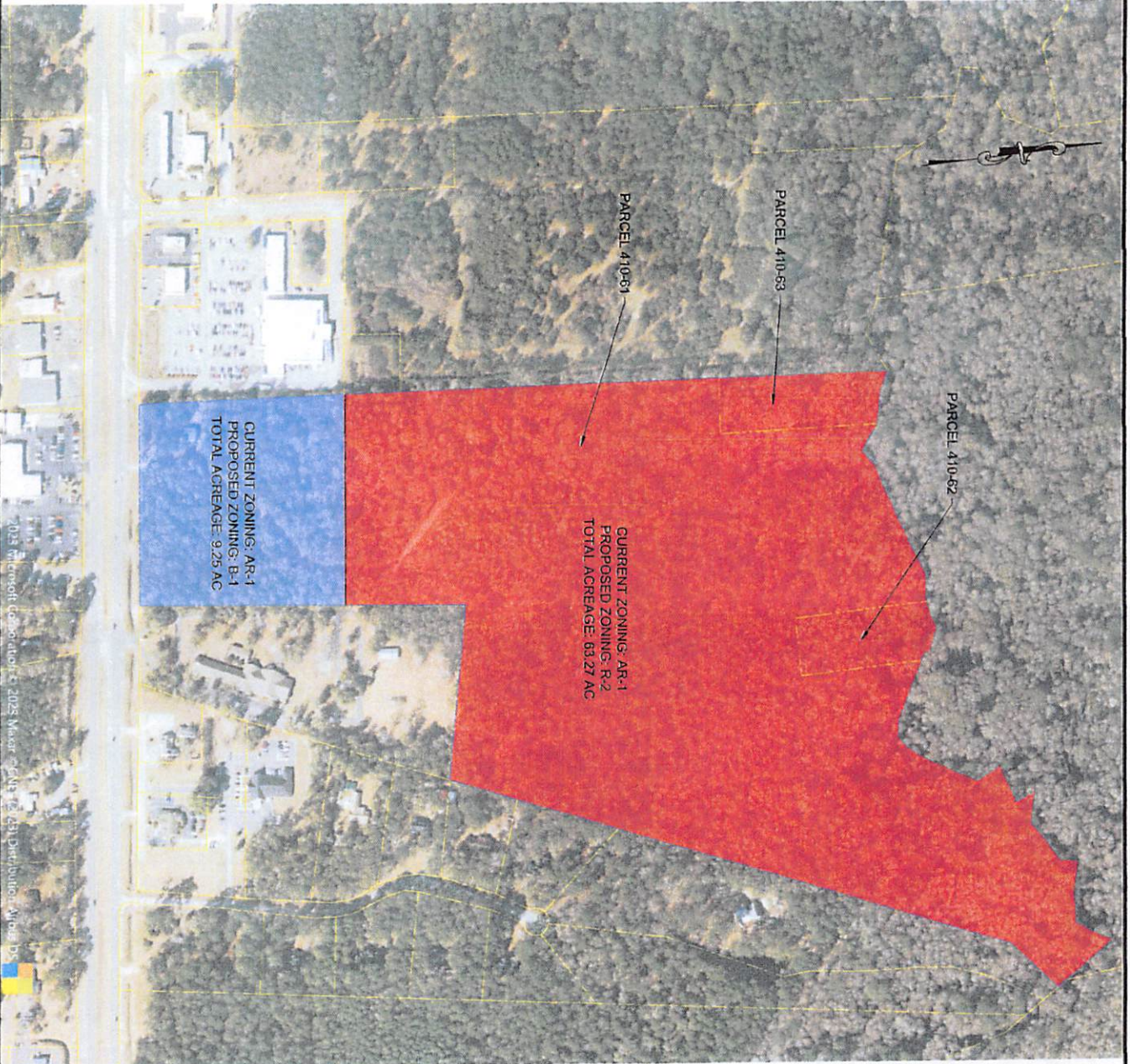
45 Royal Pointe Dr.  
Street  
Hilton Head SC 29926  
City State Zip Code

Owner Telephone Number: \_\_\_\_\_

 James Calvin Rollison  
Signature of Owner

DATE: 10/07/2023 7:23 AM





PROJECT NO. 25-0031  
 DRAWN BY: JTB  
 DESIGNED BY: JTB  
 CHECKED BY: T.L. 1/28/25  
 DATE: 1/28/25

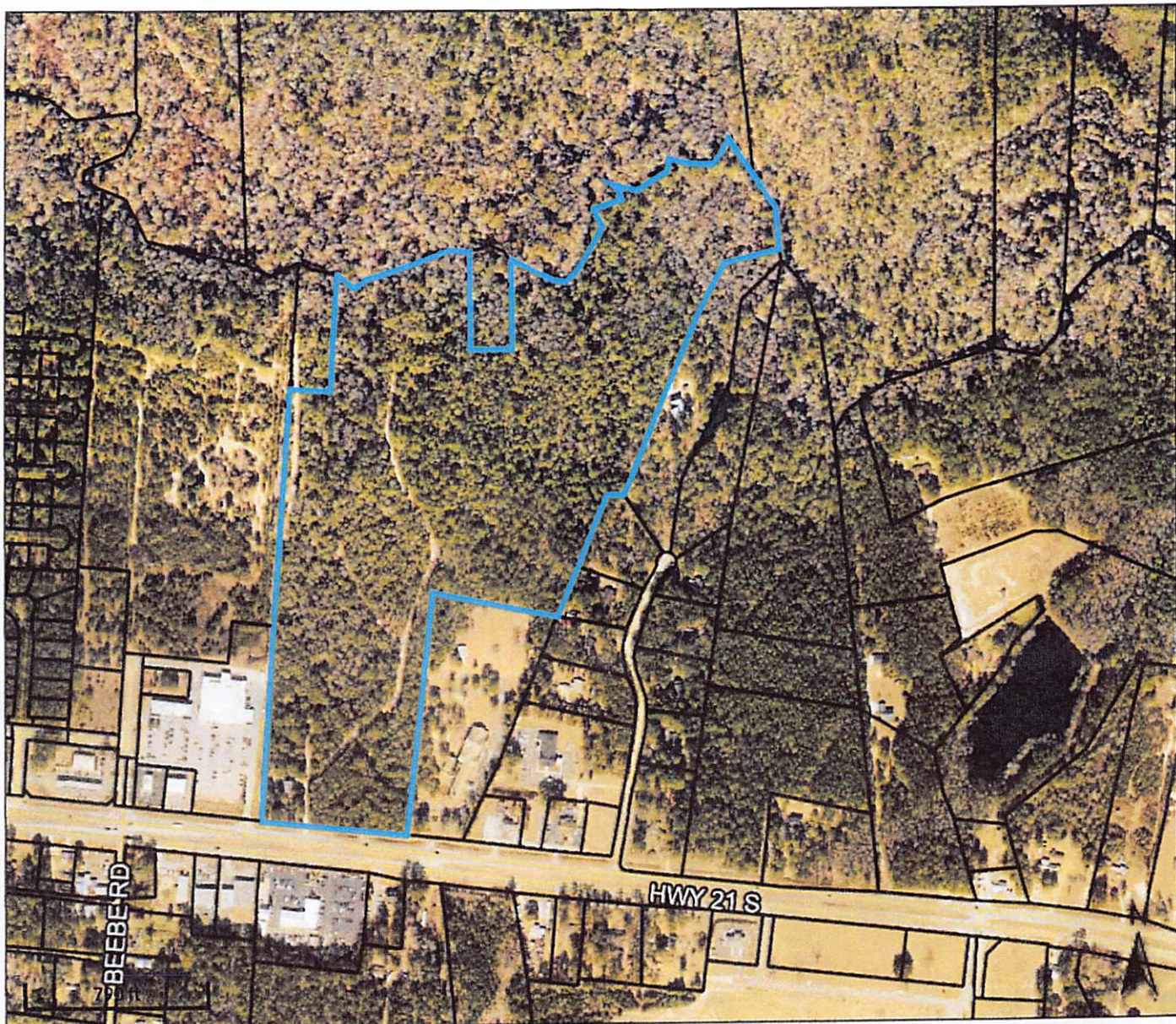
REZONING EXHIBIT  
**WHITE TRACT MIXED USE DEVELOPMENT**  
 GA HWY 21  
 SPRINGFIELD, GA  
 Prepared for:  
 KILDARE LAND COMPANY

**emc** ENVIRONMENTAL  
 EMC ENGINEERING SERVICES, INC.  
 27 Chatham Center South, Suite A  
 Savannah, GA 31405  
 PH: (912) 233-6533  
 FAX: (912) 233-6590  
 saiprinh@emc-eng.com  
 www.emc-eng.com



NO.	REVISION DESCRIPTION	DATE
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<b>Parcel ID</b>	04100061	<b>Owner</b>	WHITE LYNDA N REVOCABLE TRUST & WHITE JOHN E REVOCABLE TRUST	<b>Last 2 Sales Date</b>	12/30/2002	<b>Price</b>	0
<b>Class Code</b>	Agricultural		1555 UPPER DV	n/a			0
<b>Taxing District</b>	01-County	<b>Physical Address</b>	1479 HWY 21 S				
	County	<b>Assessed Value</b>	Value \$399863				
<b>Acres</b>	69.08						

(Note: Not to be used on legal documents)

Date created: 9/27/2023  
 Last Data Uploaded: 9/27/2023 12:29:21 AM



FILED FOR RECORD  
E.O. BK. 910  
PAGE NO. 267

267

02 DEC 30 PM 3: 16

ELIZABETH Z. HURSEY  
CLERK E.C.C.S.G.

After recording return to:  
Warren E. Rutledge  
P.O. Box 1810, Springfield, Georgia 31329

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

QUIT CLAIM DEED

THIS INDENTURE, made this 30<sup>th</sup> day of December, 2002, between LYNDA N. WHITE and JOHN E. WHITE, of Effingham County, Georgia, as Parties of the first part, hereinafter called Grantor, and LYNDA N. WHITE REVOCABLE TRUST AGREEMENT DATED OCTOBER 1, 2002 and JOHN E. WHITE REVOCABLE TRUST AGREEMENT DATED OCTOBER 1, 2002, as Parties of the second part, hereinafter called Grantees (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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release, convey and forever QUITCLAIM unto the said Grantees, their heirs, executors, administrators and assigns, all of their right, title, and interest in and to the following described property, to wit:

All that certain tract or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District of Effingham County, Georgia, containing Five and eighty-seven hundredths (5.87) acres, more or less, and being known and designated as Parcel Two (2) as shown on the plat thereof as hereinafter referred to. Said parcel of land being bounded on the north by a creek (the center line of the run of the creek being the line as shown on said plat); on the east by Parcel 3 as shown on said plat; on the South by lands of James L. Neidlinger, and on the west by Parcel 1 as shown on said plat.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated January 17, 1979, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Record Book 10, page 202, for better determining the metes and bounds of said lands herein conveyed.

ALSO a right-of-way over and across the access road shown on said plat extending from the southerly boundary line of said property to a point where it intersects Georgia State Highway Number 21 as shown on said plat.

Said right-of-way being non-exclusive and for the purpose of ingress and egress to said property.

ALSO one Brigadier Mobile Home, Serial Number 6414242 constructed in 1979; 64 feet long and 14 feet wide.

This being the same property conveyed by James L. Neidlinger to Lynda N. White and John E. White, as evidenced by that certain Deed of Gift dated April 16, 1991, recorded in Deed Book 292, page 586, aforesaid records.

TO HAVE AND TO HOLD the said described premises to Grantees, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered  
in the presence of

WITNESS  
NOTARY PUBLIC  
DATE NOTARIZED 12/30/02  
JENNIFER T. HANEY  
NOTARY  
EFFINGHAM COUNTY, GA

Lynda N. White (SEAL)  
LYNDA N. WHITE

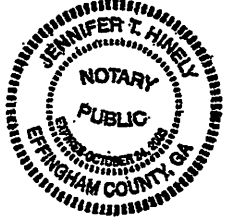
Signed, sealed and delivered  
in the presence of:

WITNESS

NOTARY PUBLIC

DATE NOTARIZED 12/30/02

John E. White (SEAL)  
JOHN E. WHITE





02 DEC 30 PM 3: 16

ELIZABETH Z. HURSEY  
CLERK E.C.C.S.C.

After recording return to:  
Warren E. Ratchford  
P.O. Box 1810  
Springfield, Georgia 31129  
STATE OF GEORGIA

COUNTY OF EFFINGHAM

QUIT CLAIM DEED

THIS INDENTURE, made this 30<sup>th</sup> day of December, 2002, between LYNDA LOU NEIDLINGER WHITE, as Executrix of the Last Will and Testament of James L. Neidlinger, Sr., of Effingham County, Georgia, as Party of the first part, hereinafter called Grantor, and LYNDA N. WHITE REVOCABLE TRUST AGREEMENT DATED OCTOBER 1, 2002 and JOHN E. WHITE REVOCABLE TRUST AGREEMENT DATED OCTOBER 1, 2002, as Parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release, convey and forever QUITCLAIM unto the said Grantees, their heirs, executors, administrators and assigns, all of their right, title, and interest in and to the following described property, to wit:

All that remaining lot, tract or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District, Effingham County, Georgia, being a remainder of a tract originally containing One Hundred One (101) acres, more or less, and being bounded as follows: On the North by lands of A.R. Pittman; on the East by lands of J.W. Tebeau; on the South by lands of A.N. Rahn, and on the West by lands of Mrs. Addie Neidlinger and of A.R. Pittman.

This being the same property conveyed by Mrs. Mamie Neidlinger to James L. Neidlinger as evidenced by that certain Reformation of Deed dated October 2, 1940, recorded in Civil Minute Book 11, page 305, aforesaid records.

LESS AND EXCEPT all that certain tract or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District of Effingham County, Georgia, containing Seventeen and Four Tenths (17.4) acres, and being bounded on the North by Georgia State Highway #21; on the East by lands of the Estate of R.K. Rahn; on the South by lands of A.N. Rahn-Lowe and on the West by lands of Mock, and lands of C.H. Neidlinger.

Express reference is made to a plat of said land made by Paul Weitman, County Surveyor, Effingham County, Georgia, dated May 3, 1967, and recorded in said Surveyor's Records of said County in Book I, Page 203, for better determining the metes and bounds of said land.

This being the same property conveyed by James L. Neidlinger, Sr. to Edward Reddick as evidenced by that certain Warranty Deed dated November 29, 1969, recorded in Deed Book 150, page 46.

LESS AND EXCEPT all that certain tract or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District of Effingham County, Georgia, containing Ten (10) acres, more or less, and being bounded on the north-northeast by lands of James L. Neidlinger; on the east-southeast by lands of Jack B. Heneisen and by Lots 1, 2 and a portion of Lot 3, Highland Point Subdivision; on the South by Georgia State Highway #21 and on the west by lands of James L. Neidlinger.

Express reference is hereby made to a plat of said lands made by Warren E. Poythress, R.L.S. #1953, dated August 15, 1998 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 23, page 78, for better determining the metes and bounds of said lands conveyed.

This being the same property conveyed by James L. Neidlinger to L.F. Curtis, Ronnie H. Brooks, Larry D. Carver, Jack D. Snyder and George B. Coley as evidenced by that

certain Warranty Deed dated August 18, 1988, recorded in Deed Book 258, page 120, aforesaid records.

LESS AND EXCEPT all that certain lot or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District, Effingham County, Georgia, containing one and twenty-eight/hundredths (1.28) acres, more or less, bounded on the north by the channel of Runs Creek; on the east and south by lands of James L. Neidlinger; and on the West by parcel #2, according to a map or plat made by Paul D. Wilder, January 17, 1979, recorded in Plat Record Book 10, page 202, Office of the Clerk of Superior court of Effingham County, Georgia.

This being the same property conveyed by James L. Neidlinger to Rembert L. Rollison and Johnnie Mae Rollison as evidenced by that certain Warranty Deed dated February 14, 1979, recorded in Deed Book 188, page 672, aforesaid records.

LESS AND EXCEPT all that certain lot or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District, Effingham County, Georgia, containing two and sixteen/hundredths (2.16) acres, more or less, bounded on the north by the channel of Runs Creek; on the east by Parcel #2, and lands of James L. Neidlinger; on the south by lands of James L. Neidlinger, and on the west by lands of L.L. Burns, according to a map or plat made by Paul D. Wilder, January 17, 1979, recorded in Plat Record 10, Page 202, Office of the Clerk of Superior Court, Effingham County, Georgia.

This being the same property conveyed by James L. Neidlinger to Ernest M. Rollison as evidenced by that certain Warranty Deed dated February 14, 1979, recorded in Deed Book 188, page 671, aforesaid records.

LESS AND EXCEPT all that certain tract or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District of Effingham County, Georgia, containing Five and eighty-seven hundredths (5.87) acres, more or less, and being known and designated as Parcel Two (2) as shown on the plat thereof as hereinafter referred to. Said parcel of land being bounded on the north by a creek (the center line of the run of the creek being the line as shown on said plat); on the east by Parcel 3 as shown on said plat; on the South by lands of James L. Neidlinger, and on the west by Parcel 1 as shown on said plat.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated January 17, 1979, and recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Record Book 10, page 202, for better determining the metes and bounds of said lands herein conveyed.

ALSO a right-of-way over and across the access road shown on said plat extending from the southerly boundary line of said property to a point where it intersects Georgia State Highway Number 21 as shown on said plat.

Said right-of-way being non-exclusive and for the purpose of ingress and egress to said property.

ALSO one Brigadier Mobile Home, Serial Number 6414242 constructed in 1979; 64 feet long and 14 feet wide.

This being the same property conveyed by James L. Neidlinger to Lynda N. White and John E. White, as evidenced by that certain Deed of Gift dated April 16, 1991, recorded in Deed Book 292, page 586, aforesaid records.

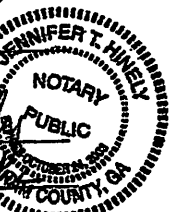
TO HAVE AND TO HOLD the said described premises to Grantees, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

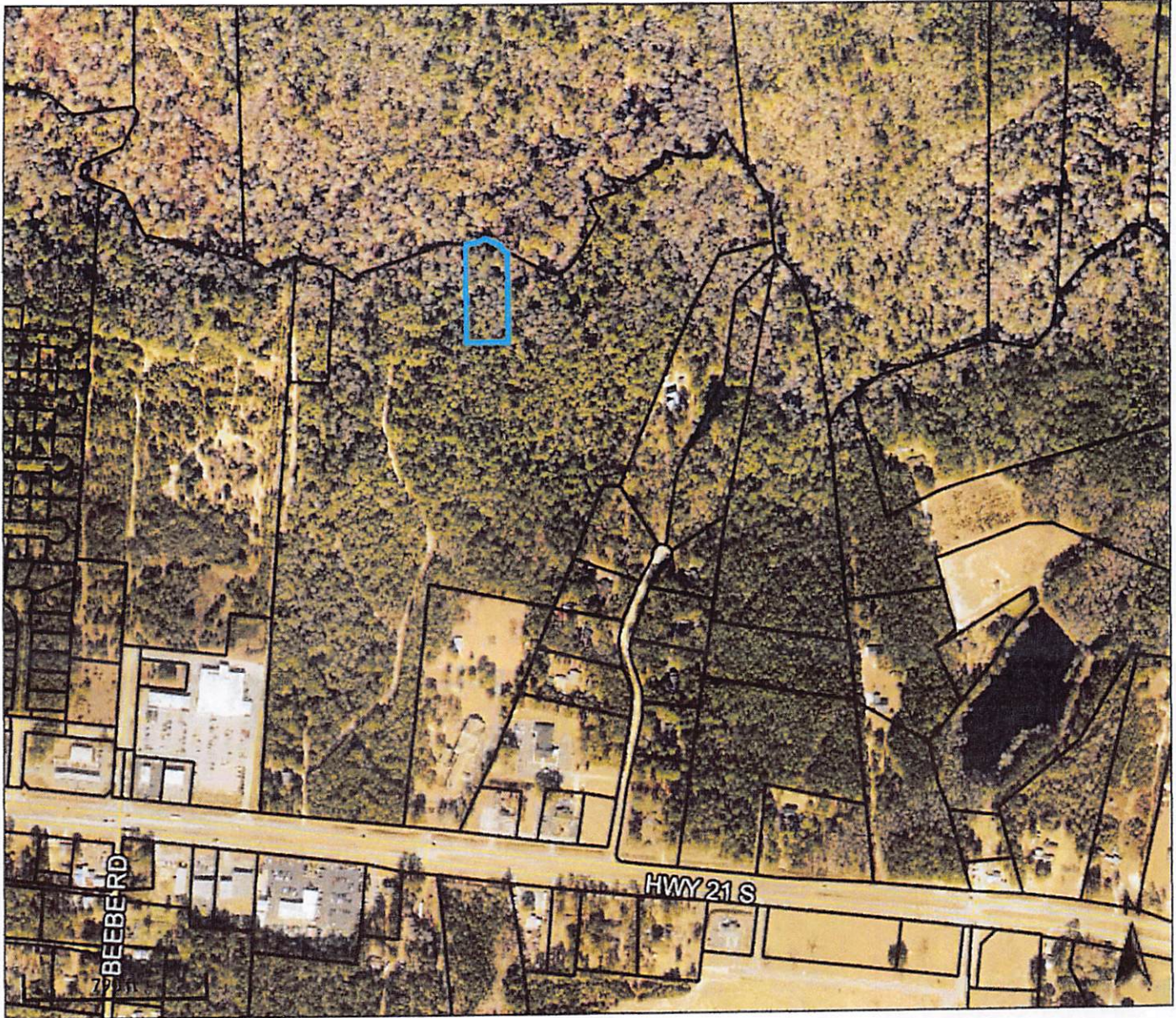
*[Signature]*  
WITNESS

*[Signature]*  
NOTARY PUBLIC  
DATE NOTARIZED 12/30/91



*[Signature]*  
LYNDA LOU NEIDLINGER WHITE, as Executrix of the Last Will and Testament of James L. Neidlinger, Sr.





Over

Leg



<b>Parcel ID</b>	04100062	<b>Owner</b>	ROLLISON MARK REID & DONNA	<b>Last 2 Sales</b>	
<b>Class Code</b>	Residential		2525 LYTHEN DR	<b>Date</b>	<b>Pri</b>
<b>Taxing District</b>	01-County		CHARLOTTE, NC 28210	10/7/2010	0
	County	<b>Physical Address</b>	HWY 21	8/13/2003	0
<b>Acres</b>	1.28	<b>Assessed Value</b>	Value \$20588		

(Note: Not to be used on legal documents)

Date created: 9/27/2023

Last Data Uploaded: 9/27/2023 12:29:21 AM

Developed by  **Schneider**  
GEOSPATIAL



BOOK PAGE  
FILED  
0169

2010 OCT 19 PM 2:47

ELIZABETH Z. HURLEY  
CLERK E.C.C.S.C.

*This instrument prepared by:*  
**GARY A. SINRICH**  
*Attorney at Law*  
**103 Courthouse Square**  
**Hinesville, Georgia 31313**

## **DEED OF GIFT**

**STATE OF GEORGIA;**  
**COUNTY OF EFFINGHAM:**

This indenture, made this 7<sup>th</sup> day of October, 2010, between **JOHNNIE MAE GIBBS ROLLISON**, of 259 Topi Trail, Hinesville, Liberty County, Georgia, 31313 hereinafter called the Grantor, and **MARK REID ROLLISON** and **DONNA ROLLISON**, of 2525 Lythen Drive, Charlotte, North Carolina, 28210, hereinafter called the Grantees:

**WITNESSETH**

That the said Grantor for and in consideration of the natural love and affection for the said Grantees, her son and daughter-in-law, has given, granted, conveyed and by these presents does give, grant, and convey unto the said Grantees, their heirs and assigns, the following described real estate, to-wit:

All that certain lot or parcel of land situate, lying and being in the 11<sup>th</sup> G. M. District, Effingham County, Georgia, containing, one and twenty-eight/hundredths (1.28) acres, more or less, bounded on the North by the channel of Runs Creek; on the East and South by lands of James L. Neidlinger; and on the West by parcel #2, according to a map or plat made by Paul D. Wilder, January 17, 1979, recorded in Plat Record 10, page 202, in the office of the Clerk of Superior Court of Effingham County, Georgia

This is the same property conveyed by Warranty Deed dated February 14, 1979, from James L. Neidlinger to Rembert L. Rollison and Johnnie Mae Rollison, being recorded in Deed Book 188, page 672, in the office of the Clerk of Superior Court of Effingham County, Georgia, and the same property conveyed by Deed of



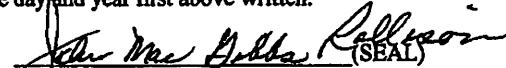
Gift dated August 13, 2003, from Rembert Lee Rollison to Johnnie Mae Gibbs Rollison, being recorded in Deed Book 1008, page 213 in the office of the Clerk of Superior Court of Effingham County, Georgia..

THE PREPARER OF THIS DEED HAS MADE NO TITLE EXAMINATION AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF THE TITLE TO SAID PROPERTY.

TO HAVE AND TO HOLD the said described real estate, with all and singular its rights, members and appurtenances, unto the said Grantees, their heirs, executors, administrators and assigns, forever, in fee simple.

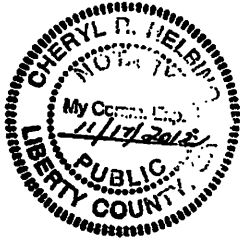
IN WITNESS WHEREOF, the Grantor has hereunto set her hand, affixed her seal, and delivered these presents the day and year first above written.

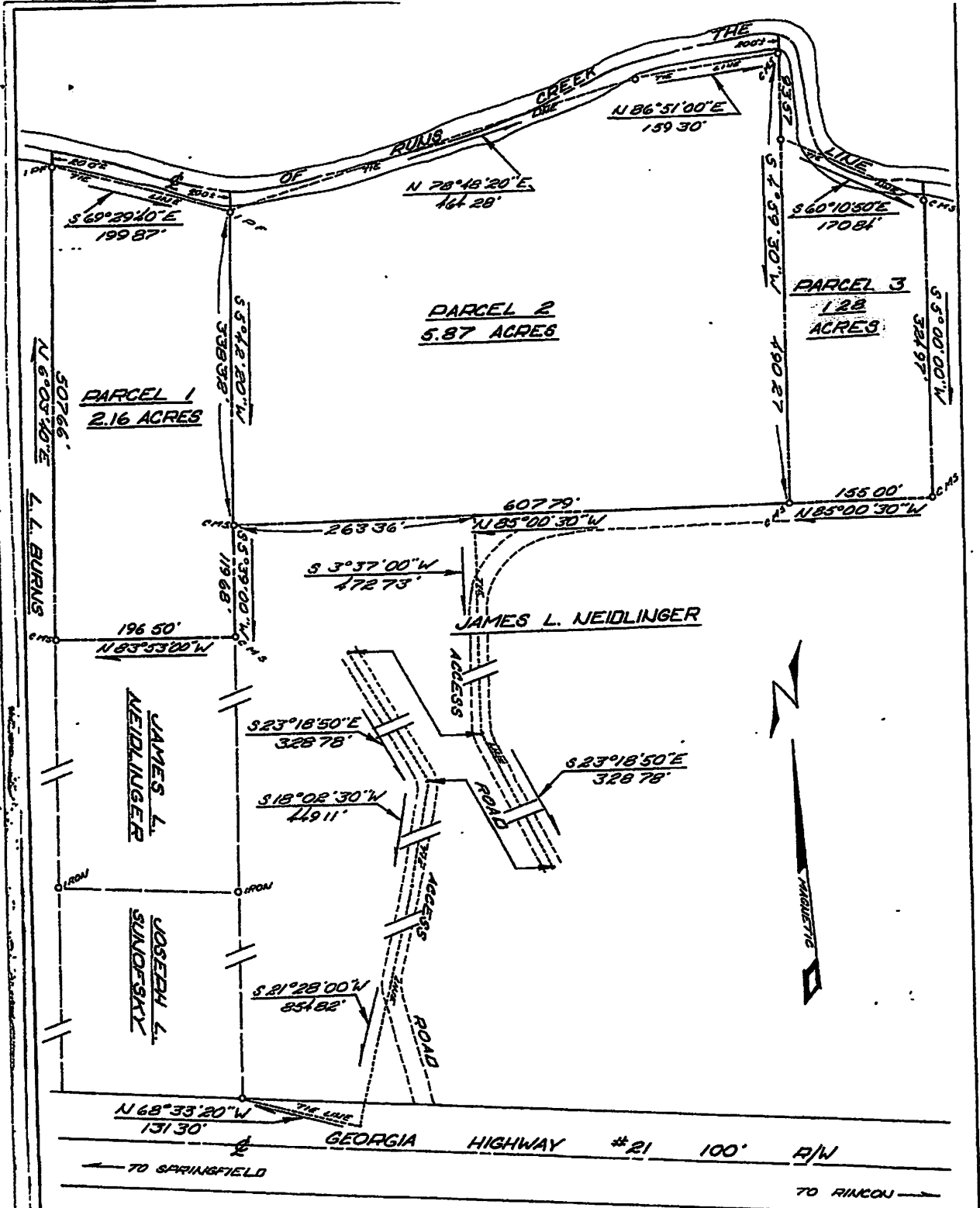
Signed, sealed and delivered  
in the presence of:

  
(SEAL)  
JOHNNIE MAE GIBBS ROLLISON

Stanley R. Hunter  
Witness

Cheryl R. Helbing  
Notary Public  
My commission expires: 11/17/2013





**ERROR OF CLOSURE**  
FIELD DATA 1/15,084  
ANGULAR ERROR 15" PER A POINT  
ADJUSTED BY COMPASS RULE  
PLAT CLOSURE 1/274,369

**EQUIPMENT USED:**  
30" TRANSIT  
ELECTRONIC DISTANCE METER

**REFERENCE**  
SURVEYOR'S RECORD J, PAGE 238

**NOTE**  
ALL ACREAGE IS CALCULATED FROM WITHIN TRAVERSE

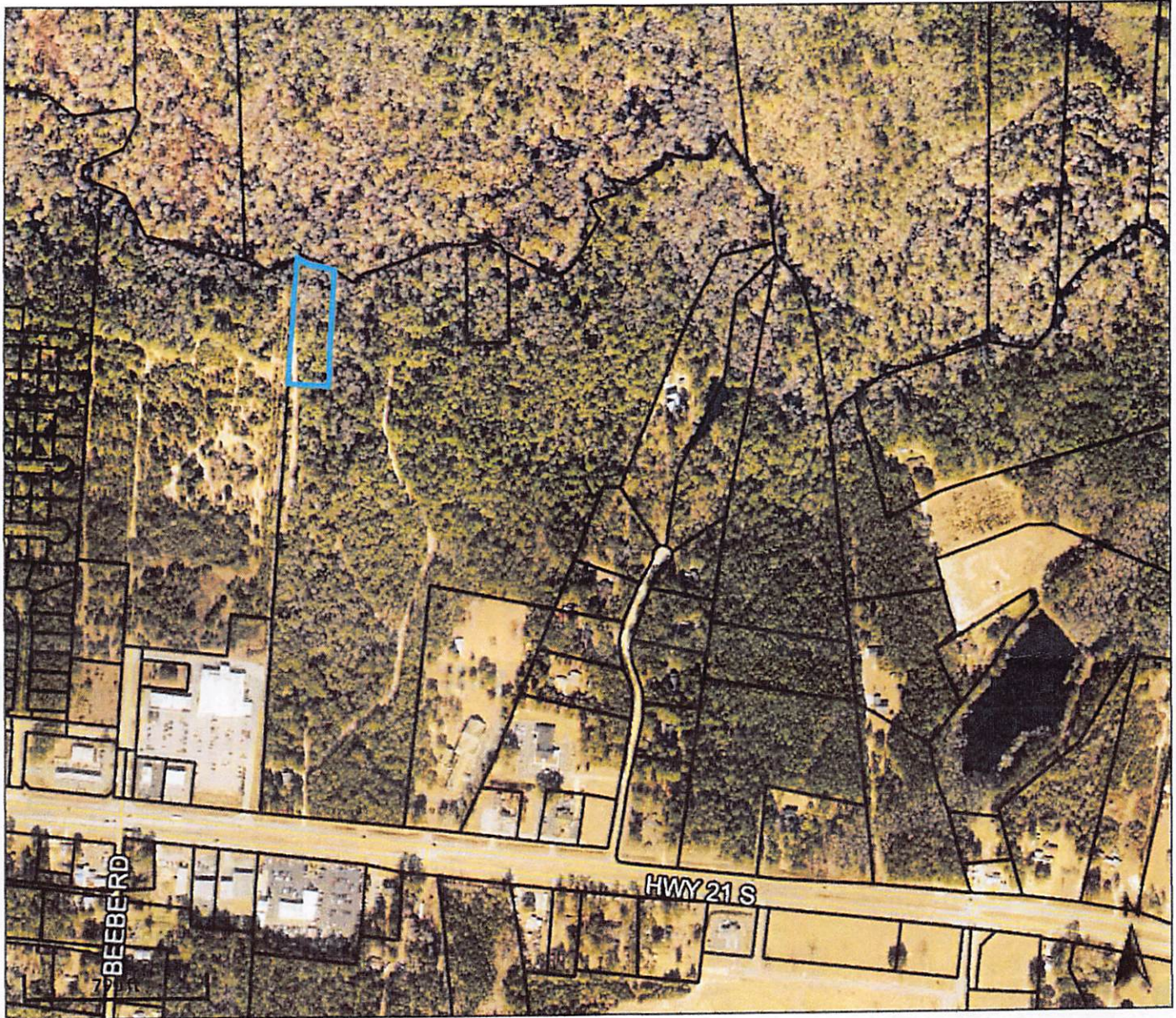
In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*Paul D. Wilder*  
PAUL D. WILDER, REG. LAND SURVEYOR  
GA, NO. 1559



<b>PLAT OF</b>	
<b>3 PARCELS SURVEYED</b>	
<b>FOR</b>	
<b>JAMES L. NEIDLINGER</b>	
LOCATION: 640 11,	
EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 100 FEET	
DATE: JAN 17, 1979	FILE NO. 653
WILDER SURVEYING & MAPPING RINCON, GEORGIA	





Overview

Legend



<b>Parcel ID</b>	04100063	<b>Owner</b>	ROLLISON JAMES CALVIN	<b>Last 2 Sales</b>	
<b>Class Code</b>	Residential		45 ROYAL POINTE DR	<b>Date</b>	<b>Price</b>
<b>Taxing District</b>	01-County		HILTON HEAD, SC 29926	11/29/1993	0
	County	<b>Physical Address</b>	HWY 21	n/a	0
<b>Acres</b>	2.16	<b>Assessed Value</b>	Value \$30921		

(Note: Not to be used on legal documents)

Date created: 9/27/2023  
 Last Data Uploaded: 9/27/2023 12:29:21 AM



66 164

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INSTRUMENT, Made the 29 day of November, 1993, between ERNEST M. ROLLISON, JR. of the FIRST PART, and JAMES CALVIN ROLLISON of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby bargain, sell, and by these presents remise, release, and forever QUITCLAIM to the SECOND PARTY, his heirs, executors, administrators and assigns, all the right, title, interest, claim, options and demands, which the said FIRST PARTY has or may have in and to the following real estate, to-wit:

ALL that certain lot or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing two and sixteen hundredths (2.16) acres, more or less, and being bounded on the north by the channel of Buns Creek; on the east by Parcel #2 and lands of James L. Heidlinger; on the south by lands of James L. Heidlinger, and on the west by lands of L. L. Burns according to a map or plat made by Paul D. Wilder, January 17, 1979, recorded in Plat Record Book 10, page 202, office of the Clerk of the Superior Court of Effingham County, Georgia.

ALSO: One 1978 mobile home, Family Hou, manufacturer's ID Number PH0488.

BOOK 346 PAGE 164  
RECORDED 11-30 1993  
Ernest M. Rollison, Jr.  
CLERK SUPERIOR COURT

FILED - EFFINGHAM CO.  
CLERK'S OFFICE  
93 NOV 30 AM 9 31  
Ernest M. Rollison, Jr.  
CLERK OF COURTS

TO HAVE AND TO HOLD the said described real estate to the said SECOND PARTY so that neither the FIRST PARTY nor his heirs, executors, administrators or assigns, nor any person claiming under them shall at any time, by any means, have claim or demand or right or title to the aforesaid real estate or appurtenances, or right thereof.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set his hand and affixed his seal and delivered these presents, the day and year first above written.

Ernest M. Rollison, Jr. (SEAL)  
ERNEST M. ROLLISON, JR.

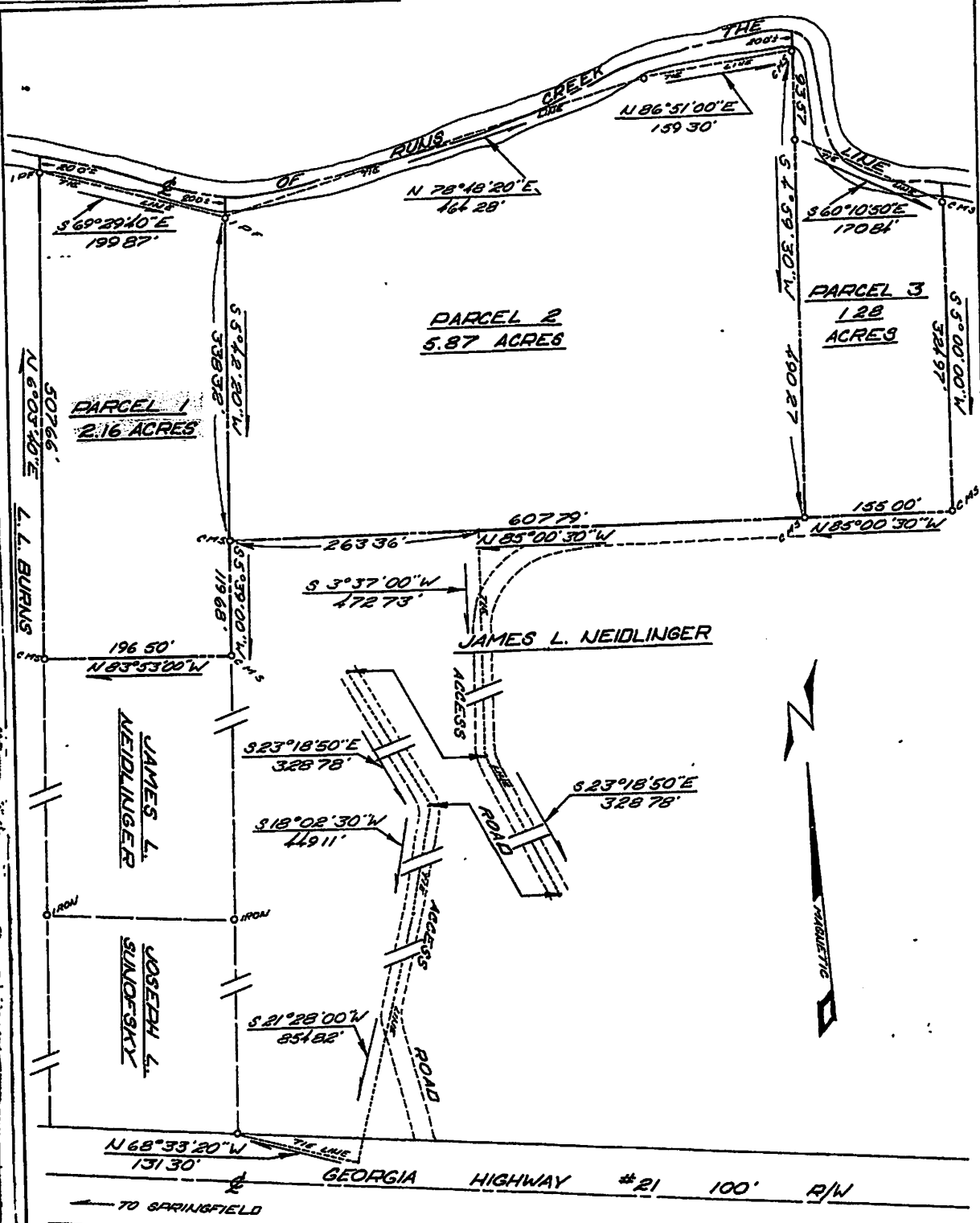
Signed, sealed and delivered in the presence of:

Ernest M. Rollison, Jr.  
Unofficial Witness

Notary Public  
Dated: 11-29-93  
GAYLE P. OGLESBY  
Notary Public, Chatham County, Ga.  
My Commission Expires Aug. 11, 1997

NO EXAMINATION





ERROR OF CLOSURE  
 FIELD DATA 1/15.084  
 ANGULAR ERROR 15" PER Δ POINT  
 ADJUSTED BY COMPASS RULE  
 PLAT CLOSURE 1/274,369

EQUIPMENT USED:  
 20" TRANSIT  
 ELECTRONIC DISTANCE METER

REFERENCE  
 SURVEYOR'S RECORD J, PAGE 238

NOTE  
 ALL ACREAGE IS CALCULATED FROM WITHIN  
 TRAVERSE

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. NO. 1559



**PLAT OF**  
**3 PARCELS SURVEYED**  
**FOR**  
**JAMES L. NEIDLINGER**

LOCATION: GMD 11,  
 EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 100 FEET

DATE: JAN 17, 1979 | FILE NO. 653  
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 RINCON, GEORGIA