



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: 0389B008 Submittal Date: _____

Address of subject property: 111 Beebe Road, Springfield, GA 31312

Owner of Property: Jacob E. Lang

Owner's Address: 1533 Union Spring Road, Springfield, GA 31329

Applicant Name: Jacob E. Lang

Applicant phone/email address: (912) 655-3438 / Jacob@LangCRE.com

Applicant Mailing Address: P.O. BOX 307 SPRINGFIELD, GEORGIA 31329

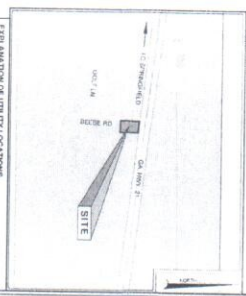
Housing Units: 0 Other Buildings: 0

Total Acreage of Property +/- 0.45 Acres

Please Include the Following:

- A. Sketch Site Plan - Show location of existing buildings and other improvements, if applicable.
- B. Property Description - A legal description deed
- C. Copy of Property Plat – most recent recorded plat that shows current acreage.
- D. Current Zoning Certification letter from Effingham County
- E. Petition Requesting Annexation – Owner(s) must complete Page 2.
- F. Authorization by Property Owner – Owner(s) must complete Page 3.


Applicant Signature

[illegible]

1. Explain the role of the following in the development of the cell wall: cellulose, hemicellulose, pectin, lignin, and cutin.
2. Describe the structure and function of the cell wall in plants and animals.
3. Explain the role of the cell wall in the transport of water and nutrients in plants.
4. Describe the role of the cell wall in the defense of plants against pathogens.
5. Explain the role of the cell wall in the development of the plant body.

SCHEDULE B - SECTION 8 EXPENSES

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO. 067 WITH COMMITMENT DATE JUNE 30, 2003

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[illegible]

GA. HWY. 21 S. 100' R/W (PUBLIC

[illegible]

Preliminary

10.1617/S1082646600000000
 DOI: 10.1617/S1082646600000000
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07/06/2003 3:46:12 PM
 GARY

ORIGINAL NOTES REGARDING ALTA ITEMS

* ITEM IS NOT ELIGIBLE FOR RECEIPT TRANSFER OR COUNTERFEITING

1. TRANSPIRANT CERTIFICATION

EXHIBIT B

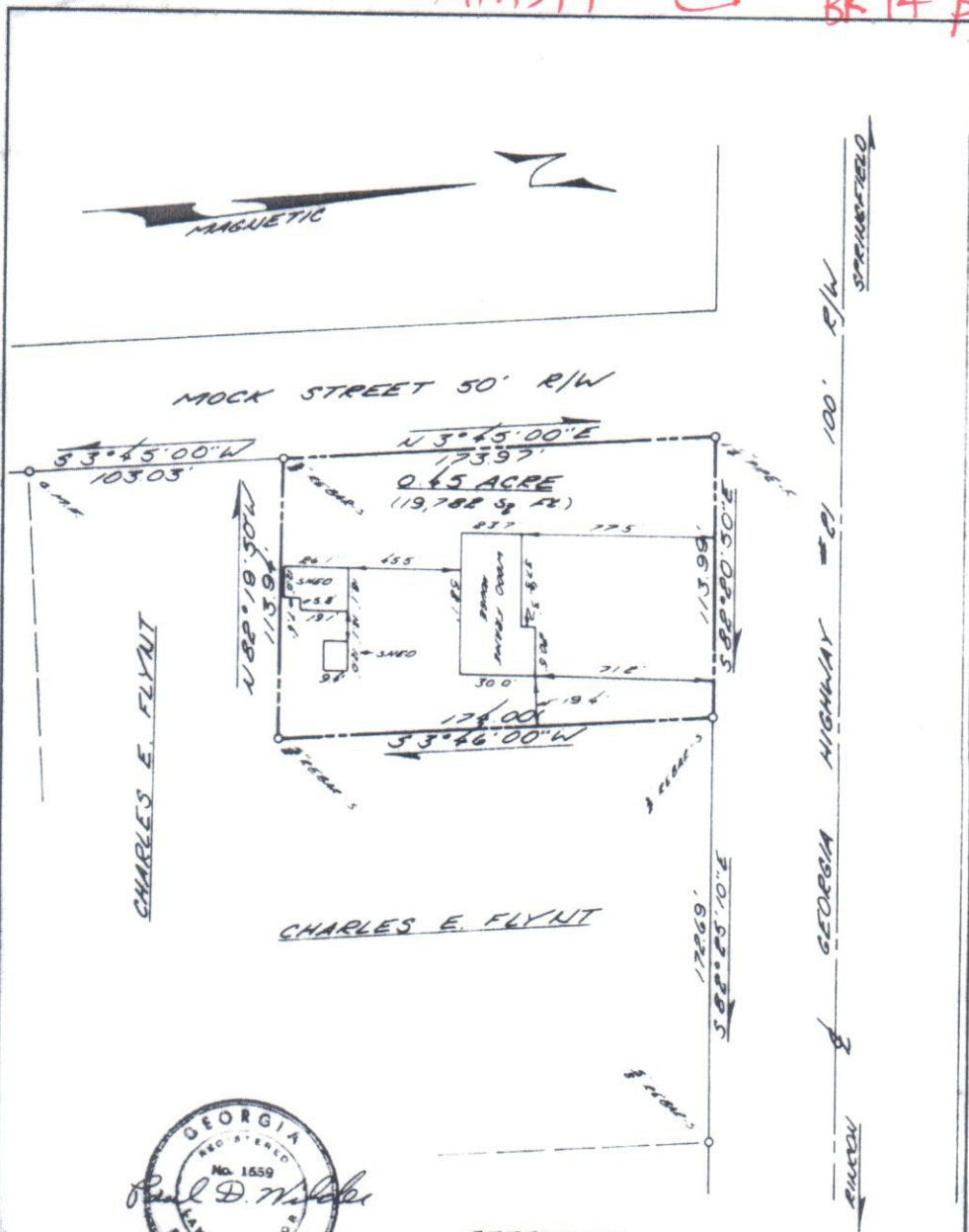
LEGAL DESCRIPTION - 111 BEEBE RD., SPRINGFIELD, GA.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.454 ACRES, LYING AND BEING IN THE 11TH G.M.D. OF EFFINGHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON AN ALTA/NSPS SURVEY BY MAXWELL-REDDICK AND ASSOCIATES DATED 07-05-2023, WHICH READS AS FOLLOWS.

BEGINNING AT A ONE-HALF INCH IRON ROD FOUND (1.5"IRF) LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GA. HIGHWAY 21 (100' RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF BEEBE ROAD (50' R/W); THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF GA. HIGHWAY 21, SOUTH $83^{\circ}32'45''$ EAST A DISTANCE OF 114.07' TO A FIVE-EIGHTH'S INCH REBAR FOUND (5/8"RBF); THENCE LEAVING THE RIGHT-OF-WAY OF GA. HIGHWAY 21, SOUTH $02^{\circ}26'53''$ WEST A DISTANCE OF 173.76' TO A FIVE-EIGHTH'S INCH REBAR FOUND (5/8"RBF); THENCE NORTH $83^{\circ}41'07''$ WEST A DISTANCE OF 114.02' TO A FIVE-EIGHTH'S INCH REBAR FOUND (5/8"RBF) LOCATED ON THE EASTERN RIGHT-OF-WAY OF BEEBE ROAD (50' RIGHT-OF-WAY); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF BEEBE ROAD, NORTH $02^{\circ}26'27''$ EAST A DISTANCE OF 174.04' TO A ONE-HALF INCH IRON ROD FOUND (1.5"IRF), WHICH IS THE POINT OF BEGINNING.

SAID PARCEL BOUNDS AS FOLLOWS:

NORTH BY THE RIGHT-OF-WAY OF GA. HIGHWAY 21.
EAST BY LANDS OF MARY JOY MITCHELL
SOUTH BY LANDS OF MARY JOY MITCHELL
WEST BY THE RIGHT-OF-WAY OF BEEBE ROAD.



REFERENCE:
PLAT BOOK 8, PAGE 117
PLAT BOOK 11, PAGE 158
PLAT BOOK 5, PAGE 134

ERROR OF CLOSURE
FIELD DATA 1/ 59,406
ANGULAR ERROR 01" PER Δ POINT
PLAT CLOSURE 1/ 56794/
ADJUSTED BY COMPASS RULE
EQUIPMENT USED:
60" TRANSIT
ELECTRONIC DISTANCE METER

PLAT OF PROPERTY SURVEYED FOR ALVIE COLLINS & FRANCIS COLLINS	
LOCATION: 6 M.D. 11, SPRINGDALE COUNTY, GEORGIA	
SCALE: 1 INCH = 50 FEET	
DATE: DEC. 15, 1980	FILE NO. 957
WILDER SURVEYING & MAPPING RINCON, GEORGIA	

EXHIBIT D



County
Effingham
Georgia
Planning and Zoning Services

Planning and Zoning Services

804 South Laurel Street

Springfield, GA 31329

912-754-2128

ZoningInfo@effinghamcounty.org

To Whom it May Concern:

In response to your request for information regarding the referenced property, we have researched our files and present the following information:

1. **The current zoning classification for the subject property is** AR-1 (Agricultural - Residential 1)
2. **According to the zoning ordinance and regulation of this district, the use of the subject property is:** Legal Non-Conforming Use
3. **Adjacent Zoning:** B-1 ; AR-1 ; B-2 ; B-3
4. **Conformance: Per current zoning ordinance and regulations applicable to the subject property, the current structure(s) is:** Legal Non-Conformance
5. **Information regarding variances, special permits/exceptions, ordinances, site plans or conditions:** None
6. **Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:** May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
7. **Code Violations Information:** There do NOT appear to be any outstanding/open zoning or building code violations that apply to the subject property.
8. **Certificate of Occupancy, status:** A Certificate of Occupancy is not required for the subject property.

This information was researched by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Zoning Authority
Jennifer Rose

Exhibit E.

Petition Requesting Annexation

DATE 8.17.2020

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: 111 Beebe Road, Springfield, GA 31312

Current Tax Map Number: 0389B008

See description attached.

3. Is the territory described herein contiguous,
or across the road from the City's current boundaries? ☒ Yes ☐ No

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

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

for the following reasons:

For Future Retail development of a Coffee Shop or other Drive-Thru use

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,



Jacob Lang
Printed Name and Signature of Owner(s)

EXHIBIT F

Authorization by property owner

I swear that I am the owner of the property which is the subject matter of the attached application, 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: Jacob Lang

Address: 1533 Union Spring Road

<u>Springfield</u>	<u>Georgia</u>	<u>31329</u>
City	State	Zip Code

Telephone Number: (912)655-3438



Signature of Owner

RETURN TO:
REDDICK & POLLETT
ATTORNEYS AT LAW
P. O. BOX 402
SPRINGFIELD, GA 31329

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 11th day of JULY, 2023, between LARRY D. COLLINS of the FIRST PART, and JACOB E. LANG, 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 grant, bargain, sell and convey unto SECOND PARTY, his heirs and assigns, the following described property, to-wit:

ALL that certain lot, tractor parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing Forty-Five Hundredths (0.45) of an acre, more or less, and being bounded on the North by Georgia State Highway No. 21, a distance of 113.99 feet; on the East by lands of Charles E. Flynt, a distance of 174 feet; on the South by lands of Charles E. Flynt, a distance of 113.94 feet, and on the West by Mock Street, a distance of 173.97 feet.

Express reference is hereby made to the plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated December 15, 1980 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 14, Page 182, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by deed from Charles E. Flynt to Frances L. Collins, dated December 16, 1980 and recorded in said Clerk's Office in Deed Book 198, Page 36.

Frances L. Collins having departed this life intestate, a resident of Effingham County, Georgia, on January 6, 1999 leaving as her sole and only surviving heirs at law her husband, Alvie Collins, and her children namely, Jim B. Collins, Rita Faye Dotson, Larry D. Collins, Alvie Gene Collins, John Wayne Collins, Barbara L. Smith, Mary D. Beebe, Benne Levy Howard and Delores Nicholson, who conveyed their interest in said property to Alvie Collins by deed recorded in said Clerk's Office in Deed Book 983, Page 231 and Deed Book 983, Page 232.

SUBJECT, to restrictive covenants and easements of record.

This also being the same property conveyed by Survivorship Deed from Alvie Collins to Larry D. Collins and Alvie Collins dated April 29, 2004 and recorded in said Clerk's Office in Deed Book 1110, Page 145.

Said Alvie Collins having departed this life on June 26, 2007, leaving as sole owner of said property Larry D. Collins.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, his heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

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.

STATE OF GEORGIA

OWNER'S AFFIDAVIT

COUNTY OF EFFINGHAM

Personally appeared before me, the undersigned deponent(s), who being duly sworn, depose(s) and say(s) on oath that the following described property is owned by deponent(s), to-wit:

ALL that certain lot, tractor parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing Forty-Five Hundredths (0.45) of an acre, more or less, and being bounded on the North by Georgia State Highway No. 21, a distance of 113.99 feet; on the East by lands of Charles E. Flynt, a distance of 174 feet; on the South by lands of Charles E. Flynt, a distance of 113.94 feet, and on the West by Mock Street, a distance of 173.97 feet.

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That owner is this day conveying said property in a bona fide sale or to secure the repayment of a loan. That there is not of record a preliminary notice or claim of lien.

That there is no outstanding indebtedness for equipment, appliances or other fixtures attached to said property.

That the lines and corners of said property are clearly marked and there are no disputes concerning the location of the line and corners.

That there are no pending suits, proceedings, judgments, bankruptcies, liens, preliminary notice of liens or executions against said owner within the aforesaid county or in any county in the state of Georgia.

That no improvements or repairs have been made on the above described property during the three (3) months immediately preceding this date and no materials have been delivered to the property except: (Describe improvements, repairs and materials delivered, and if no exceptions write "none") None

That all improvements or repairs on said property have been fully completed.

Said improvements or repairs were performed and materials delivered by N/A and N/A, as general contractor and supplier (if owner acted as general contractor write "Owner").

That the agreed price or reasonable value of the labor, services and materials incorporated in any improvements on said property has been paid including any services of architects, surveyors or engineers.

Affiant is not a nonresident alien, foreign corporation, foreign partnership, foreign trust, or foreign estate (as defined in the Internal Revenue Code and Income Tax Regulations).

The below taxpayer's identification number (employer identification number or social security number) is correct and the affiant is not subject to backup withholding either by not being notified by the Internal Revenue Service (IRS) of being subject to backup withholding as a result of a failure to report all interest or dividends, or the IRS has notified that no longer is Affiant subject to backup withholding.

The undersigned is a resident of the state of Georgia and has filed Georgia income tax returns or appropriate extensions for the two income tax years immediately preceding this date and is exempt from withholding on the sale of the subject property.

The number is _____.

STATE OF GEORGIA

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