



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

6/20/2023

Reference: Notice of Annexation Petition regarding parcel 429A-3A and 429A-3BUF

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 August 8, 2023.

The properties being considered for annexation are parcel number 429A-3A, located adjacent to 195 Industrial Blvd and parcel number 429A-3BUF located at the rear of westward parcels facing Industrial Blvd. Both parcels consist of approximately 2.45 acres in total. A plat and legal description of each 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 I-1 to Springfield Zoning Classification I-1:

Public Hearing of the Planning & Zoning Board and The Mayor & City Council:

July 25, 2023 at 6:00pm

Sincerely,

Erin Phillips
Planning & Development Director



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: 0429A003A00 Date: 6/15/2023
Address of subject property: Industrial Boulevard
Owner of Property: Greenland Developers, Inc. c/o Troy Smith
Owner's Address: PO Box 1628
Telephone Number: 912-220-1631
Housing Units: 0 Other Buildings: n/a
Total Acreage 1.29

Please Include the Following:

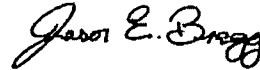
- A. Sketch Site Plan - Show location of existing buildings and other improvements, if applicable.
- B. Property Description - A legal description and plat.
- C. Copy of Property Deed
- D. Current Zoning Certification letter
- E. Fee - No fees required.
- F. Petition Requesting Annexation – Owner(s) must complete Page 2.
- G. Authorization by Property Owner – Owner(s) must complete Page 3.


Applicant Signature

BK:2851 PG:781-782

D2023004496

FILED IN OFFICE
CLERK OF COURT
06/05/2023 08:47 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$225.00

8863185331
0466245412
PARTICIPANT ID

PT-61 051-2023-001407

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG &
SHAW, LLP
Attn: Ellis A Allen
14 East State Street
Savannah, GA 31401



LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, made this 2nd day of June, 2023, between ARDRY REALTY LLC, of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and GREENLAND DEVELOPERS, INC., as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

The Land is described as follows:

All that certain lot, tract or parcel of land situate, lying and being in the County of Effingham, State of Georgia, in the 9th G.M. District, and known as PARCEL 3B, comprised of 1.29 acres, more or less, as appears upon a map or plat prepared by P. NATHAN BROWN, GRLS #3185, dated May 16, 2023, entitled "MINOR SUBDIVISION, A PORTION OF LANDS OF AUDRY REALTY, LLC, EFFINGHAM INDUSTRIAL PARK, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GA"



City of Springfield

Community Development Department

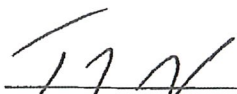
130 S. Laurel Street
PO Box 1
Springfield, GA 31329
(912) 754-7617

Application for Annexation

Tax Map Number: 0429A003BUF Date: 6/12/2023
Address of subject property: HWY 21, Rincon GA 31326
Owner of Property: Yellow Pine Properties, LLC & P-51 Properties, LLC c/o Troy Smith
Owner's Address: 1750 HWY 21 North, Springfield GA 31329
Telephone Number: 912-220-1631
Housing Units: 0 Other Buildings: n/a
Total Acreage 1.16

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.



Applicant Signature

FILED IN OFFICE
CLERK OF COURT
04/25/2023 04:26 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

REAL ESTATE
TRANSFER TAX
PAID: \$3,000.00

8863185331
0466245412
PARTICIPANT ID

PT-61 051-2023-000995

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Return Recorded Document to:
WEINER, SHEAROUSE, WETZ, GREENBERG & SHAW, LLP
Attn: William G. Glass
14 E. State Street
Savannah, Georgia 31401

STATE OF GEORGIA
COUNTY OF EFFINGHAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 25th day of April, 2023, between SHIRLEY L. BRIDGES, LEE HARY LANCASTER and MARY LANCASTER FORREST, as party or parties of the first part, hereinafter called Grantor, and YELLOW PINE PROPERTIES, LLC and P-51 PROPERTIES, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, the following described property, to-wit;

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, formerly containing Twenty-Nine and one-half (29 ½) acres, more or less, and being designated a Lot Number Five (5) as shown on the plat East by lands now or formerly of Gair Woodland Corp.; on the Southeast Alderman; on the Southwest by Georgia State Highway 21 and on the Northwest by Parcel 4.

Express reference is hereby made to the plat of said lands made by Paul Weitman, County Surveyor, Effingham County, Georgia, dated February 1, 1958 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Surveyor's Record H, Page 7 and Page Book 1, Page 252, for better determining the metes and bounds of said lands herein conveyed.

LESS AND EXCEPT portions of said lands heretofore conveyed which leaves approximately Twenty-five and Seventy-five hundredths (25.75) acres, more or less.

Said parcel of land having been awarded to Mrs. W.R. Lancaster (who is the same person as Fay Watts Lancaster) by Order of the Probate Court (formerly Court of Ordinary) of Effingham County, Georgia dated October 7, 1957, pursuant to division in kind of the estate of Leroy Watts.

Subject, however, to all other easements, covenants, restrictions, zoning ordinances and rights-of-way of record affecting subject property, if any.

AND ALSO,

ALL that certain lot or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing One (1) acres, more or less, being bounded on the northeast, southeast, southwest, and northwest by lands of Faye W. Lancaster.

Express reference is hereby made to a plat of said lands made by Warren E. Poythress, R.L.S. #1953, dated September 22, 1987, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Record Book 18, page 217, for better determining the metes and bounds of said lands herein conveyed.

ALSO a perpetual right-of-way easement for a road over and across that certain parcel of land described on said plat above referred to as "30 foot road easement" which across the lands of Faye W. Lancaster to a point where it intersects with Georgia State Highway 21, all as shown on the above described plat, express reference is hereby made for all purposes hereof.

Subject, however, to all other easements, covenants, restrictions, zoning ordinances and rights-of-way of record affecting subject property, if any.

AND ALSO,

All those certain lot, land or parcel situate, lying and being in the 9th G.M. District, Effingham County, Georgia, and labeled "Parcel B2" containing approximately 1.16 acres, as more particularly shown and depicted in and on the plat of Division Survey prepared by F. Nathan Brown, RLS 3185, of Hussey Gay Bell, dated March 2, 2023, which plat of survey is recorded in Book 29, Slide 581, in the records of the Clerk the Superior Court of Effingham County, Georgia, and which is incorporated by reference herein.

Subject, however, to all other easements, covenants, restrictions, zoning ordinances and rights-of-way of record affecting subject property, if any.