

AUTHORIZATION FOR ANNEXATION

Application for Annexation

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 the applicant in the pursuit of annexation of this property.

Applicant's Name: Mr. Wes Simmons – Horizon Home Builders
Owner's Name:

Jessie E. Sullivan

Property Address: 895 Gracen Road

County: Effingham

State: Georgia

Applicant Phone: (912) 354-0838

Owner Phone: 912-312-4140

Signature of Applicant:



Signature of Owner:

Jessie E. Sullivan
8/1/22

**PETITION REQUESTING ANNEXATION
CITY OF GUYTON, GEORGIA
TO THE HONORABLE CITY COUNCIL OF GUYTON,
GEORGIA**

1. The undersigned, as the owner(s) of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Guyton, Georgia, and the City boundaries include the same.
2. The territory to be annexed abuts the existing boundary of Guyton, Georgia and the description of such territory area is as follows:

Address/ Description of Property: The property is located at 865 Grace Road. The parcel identification number is 017100039. The parcel is currently part of unincorporated Effingham County with the zoning designation of AR-1. The property is approximately 121 acres. The property is currently used for agricultural purposes and consists of pasture and timber lands. There are existing residential/farm structures on site that will be removed as part of the proposed use.

3. It is requested that this territory to be annexed shall be zoned: R-1 (approximately 121 acres) for the following reasons.

The site is currently zoned AR-1. The parcel is currently part of unincorporated Effingham County. In order to be developed for single family residential housing, it is our request to be annexed into the City of Guyton. This development will require public utilities from the City of Guyton. Furthermore, the site is directly adjacent to property currently within the city limits of Guyton making it the ideal site for annexation. We believe this project will bring much needed quality housing for current and future residents of the City of Guyton.

4. Therefore, the Petitioners pray that the City Council of the City of Guyton pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Laws, 1946 do by proper ordinance annex said property to the city limits to City of Guyton.

Respectfully,

Jaymie S. Swanson
Owner/Purchaser

Owner/Purchaser

RATCHFORD & RAFTER, LLP

ATTORNEYS AT LAW

WARREN E. RATCHFORD P.C.
RICHARD R. RAFTER P.C.
GREGORY S. REEVES

1575 HIGHWAY 21 SOUTH
P.O. BOX 1039
SPRINGFIELD, GEORGIA 31329

TELEPHONE: (912) 754-7800
FAX (912) 754-7841 (Real Estate)
FAX (912) 754-4614 (Litigation)

WWW.RATCHFORDLAW.COM

April 25, 2007

George H. Sullivan
Janice E. Sullivan

RE: 100 acres more or less, Effingham County, Georgia; Deed of Gift recorded 8:00 am on February 28, 2007, Deed Book 1591, page 439, Effingham County, Georgia records

Dear George H. Sullivan and Janice E. Sullivan:

It is our pleasure to provide you with the original Deed of Gift to your property. Since this is the original of this important document, please keep it in a safe place. If you do misplace this document and you need a copy for any reason, you may obtain a certified copy for a nominal charge by going to the Clerk of Superior Court for the county in which the property is located.

We wish you continued success and good fortune as you enjoy your newly acquired property.

Best Regards,
Ratchford & Rafter, LLP.


Jennifer M. Bourbois
Legal Assistant

JMB,
Enclosure

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01591 0439
2007 FEB 28 AM 8:00

CLERK OF SUPERIOR COURT
CLERK ECC.S.G.

After Recording, Return To:
RATCHFORD & RAFTER, LLP
P.O. Box 1039, Springfield, GA
STATE OF GEORGIA

COUNTY OF EFFINGHAM

DEED OF GIFT

THIS INDENTURE, made the 26th day of February, 2007, by and between MYRTLE H. SULLIVAN as GRANTOR of Effingham County, Georgia; and GEORGE H. SULLIVAN AND JANICE E. SULLIVAN as GRANTEE of Chatham County, Georgia;

WITNESSETH:

That the GRANTOR, for and in consideration of the natural love and affection she has for GEORGE H. SULLIVAN and JANICE E. SULLIVAN, the said GRANTEE, 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 GRANTEE, their heirs and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing one hundred (100) acres, more or less, bounded on the North by lands, now or formerly, of E.H. Robertson; on the Southeast by lands, now or formerly, of the Estate of Ed Gracen and others; on the Southwest by the Spier field, now or formerly, owned by E.H. Robertson; and on the Northwest by the tract of land, now or formerly, willed to C.Y. Gracen by his father T.J. Gracen, the dividing line to run thirty-three (33) feet northwest from the residence of the late C.Y. Gracen and parallel with the Northwest end of the dwelling house. Also, all that certain lot, tract or parcel of land situate lying and being in the 10th G.M. District, Effingham County, Georgia, containing Ninety (90) acres, more or less, bounded on the Northwest by lands, now or formerly, of E.H. Robertson from which is separated by a Public Road; on the Northeast by lands, now or formerly, of E.H. Robertson, and the part of the John Butler land lying on the East side of the Run of Dark Bay; on the South, now or formerly, by Homestead Tract of the late T.J. Gracen, now or formerly, owned by Andrew B. Smith; and on the West by lands, now or formerly, of Nease and of others. Said two (2) parcels of land adjoining, being contiguous and in One (1) body, and as a whole containing one hundred eighty-two and one-half (182½) acres, by actual survey and having metes and bounds as shown by a survey, made by Paul Weitman, County Surveyor, on the 5th day of November, 1951, plat of which is recorded in Book C, page 445, of the Surveyor's records of Effingham County, Georgia.

TO HAVE AND TO HOLD the said described property, with all 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 her hand and seal on the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Myrtle H. Sullivan (SEAL)
MYRTLE H. SULLIVAN

Signed, sealed and delivered
in the presence of:

Warren E. Ratchford
WITNESS

NOTARY PUBLIC



After Recording, Return To:
RATCHFORD & RAFTER, LLP
P.O. Box 1039, Springfield, GA
STATE OF GEORGIA

COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INSTRUMENT, made the _____ day of December, 2008, by and between MYRTLE H. SULLIVAN as GRANTOR of Effingham County, Georgia; and GEORGE H. SULLIVAN AND JANICE E. SULLIVAN as GRANTEE of Chatham County, Georgia;

WITNESSETH:

That the GRANTOR, for and in consideration of the natural love and affection she has for GEORGE H. SULLIVAN and JANICE E. SULLIVAN, the said GRANTEE, 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 GRANTEE, their heirs and assigns, the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing one hundred (100) acres, more or less, bounded on the North by lands, now or formerly, of E.H. Robertson; on the Southeast by lands, now or formerly, of the Estate of Ed Gracen and others; on the Southwest by the Spier field, now or formerly, owned by E.H. Robertson; and on the Northwest by the tract of land, now or formerly, willed to C.Y. Gracen by his father T.J. Gracen, the dividing line to run thirty-three (33) feet northwest from the residence of the late C.Y. Gracen and parallel with the Northwest end of the dwelling house. Also, all that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, containing Ninety (90) acres, more or less, bounded on the Northwest by lands, now or formerly, of E.H. Robertson from which is separated by a Public Road; on the Northeast by lands, now or formerly, of E.H. Robertson, and the part of the John Butler land lying on the East side of the Run of Dark Bay; on the South, now or formerly, by Homestead Tract of the late T.J. Gracen, now or formerly, owned by Andrew B. Smith; and on the West by lands, now or formerly, of Nease and of others. Said two (2) parcels of land adjoining, being contiguous and in One (1) body, and as a whole containing one hundred eighty-two and one-half (182½) acres, by actual survey and having metes and bounds as shown by a survey, made by Paul Weitman, County Surveyor, on the 5th day of November, 1951, plat of which is recorded in Book G, page 115, of the Surveyor's records of Effingham County, Georgia.

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 her hand and seal on the day and year first above written.

TITLE NOT EXAMINED BY SCRIVENER

Myrtle H. Sullivan (SEAL)
MYRTLE H. SULLIVAN

Signed, sealed and delivered
in the presence of:

[Signature]
WITNESS

[Signature]
NOTARY PUBLIC





36 Courtland Street
Suite B, Statesboro GA 30458
Phone: 912-764-7722
Email: wesley@parker-engineering.com

July 3, 2024

Fabian Mann, Jr.
310 Central Blvd
Guyton, GA 31312

RE: Alexander Farms Subdivision (PE24189) Sketch Plan Approval Recommendation

Dear Mr. Mann,

Parker Engineering has reviewed the sketch plan above named project. The revised sketch plan issued on July 3, 2024, along with previously issued documents, address all our outstanding concerns and comments related to the sketch plan of this project.

Parker Engineering, Inc., recommends approval of the sketch plan for this project. **Please note that this recommendation of approval is for the sketch plan only.** The developer will still need to issue the preliminary plat and related permitting documents for review and approval prior to any construction activity.

Please call with any questions.

Sincerely,

A handwritten signature in black ink that reads "Wesley Sherrod". The signature is written in a cursive style.

Wesley Sherrod, PE

cc: file