



Notice: "Be advised that the City of Savannah, as a Municipal Corporation, Chartered under the Laws of the State of Georgia in some injury or damage cases, such as damages caused by defects in streets and sidewalks and the sewer system, is not liable unless it first had knowledge of the defect causing the injury and thereafter failed to correct the defect. In most cases, the City has no notice of defects until the initial injury occurs and in such cases, the City is not liable and such petitions may be denied. You, nevertheless, have the right as a citizen to present your petition and have it investigated and resolved and/or heard by the Mayor and Aldermen." The statute of limitation for filing a claim against the City is six (6) months.

(THIS SIDE FOR OFFICE USE ONLY)

Petition No. 180187

Filed April 24 20 18

**REPORT**

The Department, to Which the Petition Was Referred, Reports:

Clerk of Council

**PETITION**

M. Douglas Morgan  
10 Chatham Center South, Suite 100  
Savannah, GA 31405

**Requesting**

To annex a total of 10.466 acres of property located in Chatham County, addressed along US Hwy 17/ Ogeechee Road, into the City of Savannah. The four (4) properties being described as Parcel Identification Numbers (PIN):  
1-0836-02-021  
1-0836-02-023  
1-0836-02-024  
1-0836-02-006

**Department Head**

Be it resolved By the Mayor and Aldermen of the City of Savannah in Council assembled that the above report be and the same is hereby adopted.

In Council \_\_\_\_\_ 20 \_\_\_\_\_

Certified \_\_\_\_\_

**Referred to** City Manager

  
City Manager

Clerk of Council

980187

2018 APR 24 10:00 AM

Return to:  
Office of the Clerk of Council  
City of Savannah  
City Hall Office, 2 East Bay Street

Or Mailing Address: P.O. Box 1027  
Savannah, GA 31402

Savannah, GA April 24 2018

**TO THE HONORABLE MAYOR AND ALDERMEN  
OF THE CITY OF SAVANNAH**

PLEASE ALLOW FOUR TO SIX  
WEEKS FOR PROCESSING

**REQUEST FOR PROPERTY ANNEXATION**

I respectfully request your Honorable Body to \_\_\_\_\_

Annex a total of 10.466 acres of property located in Chatham County, addressed along  
US Hwy 17/Ogeechee Road, into the City of Savannah.

The four (4) properties being described as Parcel Identification Numbers (PIN):

- 1-0836-02-021
- 1-0836-02-023
- 1-0836-02-024
- 1-0836-02-006

Attached is a copy of the Recorded Plat and also a copy of the Limited Warranty Deed.

Also attached is a copy of the proposed Recombination Plat and Legal Descriptions  
for the proposed (3) three parcels to be annexed into the City of Savannah.

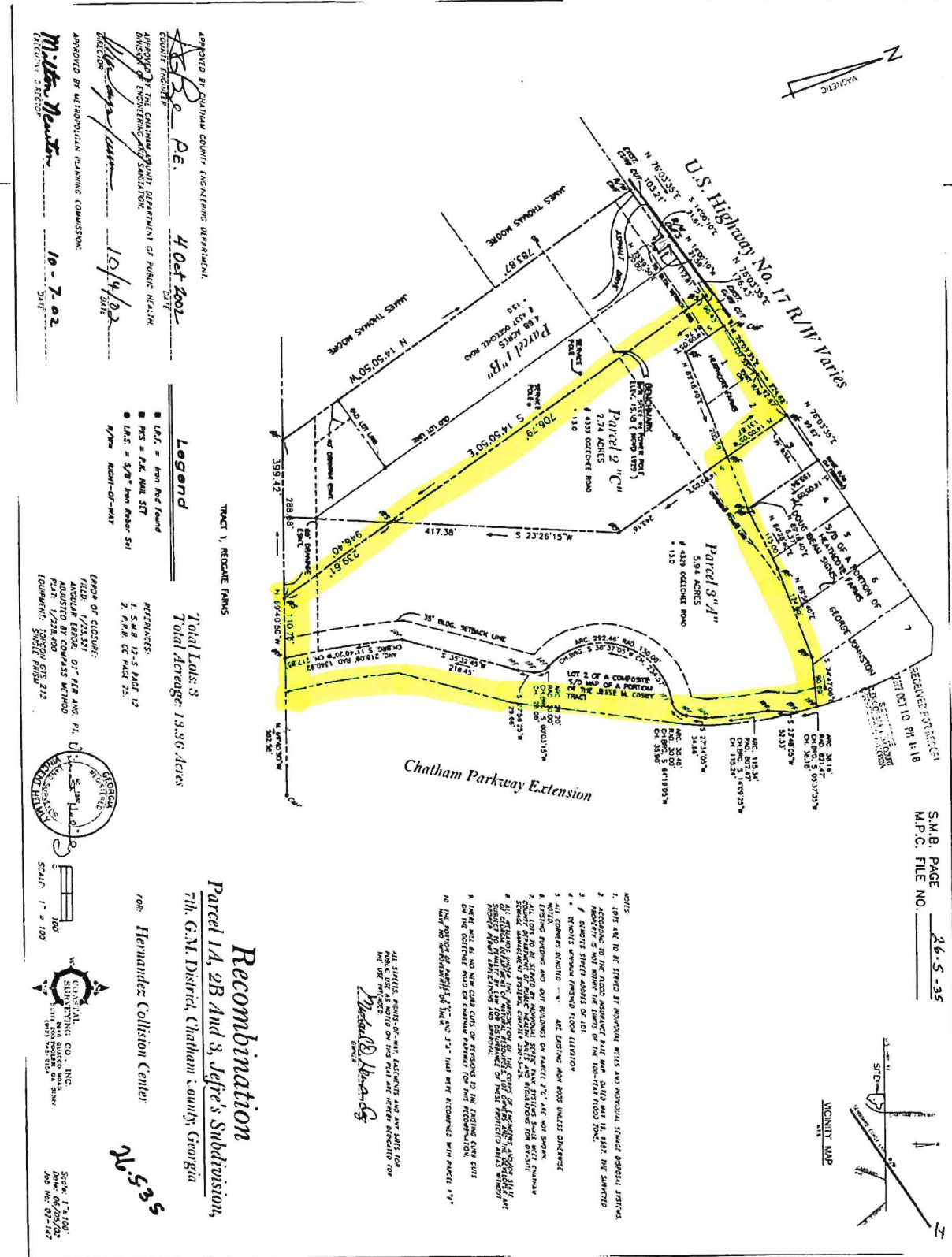
Owner: Andrews Commercial Real Estate, LLC  
Jay Andrews, 912-484-3794  
jandrews@savcomrealestate.com

Print Name: M. Douglas Morgan

Signature: 

Address: 10 Chatham Center South, Suite 100  
Savannah, Georgia 31405

Telephone Number: 912-644-3246



APPROVED BY CHATHAM COUNTY ENGINEERING DEPARTMENT  
 COUNTY ENGINEER  
 APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH  
 DIRECTOR OF ENGINEERING AND SANITATION  
 APPROVED BY METROPOLITAN PLANNING COMMISSION  
 METRO PLAN COMMISSION  
 DATE: 10-7-02

4 Oct 2002  
 PE  
 10/9/02

**Legend**  
 ■ L&L = Iron and Lead  
 ■ PMS = P.M. MARK SET  
 ■ L&S = 5/8" Iron Rebar Set  
 ■/■ = MON-O-MAT

ATTRIBUTES:  
 1. S.M.B. 12-5 PAGE 12  
 2. P.M.C. 12-5 PAGE 25

GROUP OF CLOSURE:  
 FIELD: 1/23/02  
 ADJUSTED BY COMPASS METHOD  
 PLAN: 1/23/02  
 EQUIPMENT: SPECTRA P102

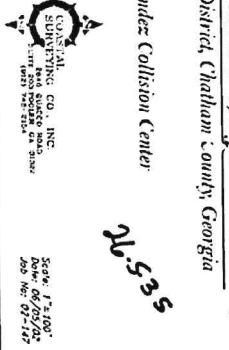
RECEIVED FOR RECORD  
 OCT 10 PM 4:18  
 S.M.B. PAGE 26-5-35  
 M.P.C. FILE NO.

**Recombination**  
 Parcel 1A, 2B And 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z  
 Ttl. G.M. District, Chatham County, Georgia  
 Hernandez Collision Center  
 26-5-35

NOTES:  
 1. LOT 101 TO BE SAVED BY INDIVIDUAL WRITS AND INDIVIDUAL SEPARATE DEEDS.  
 2. ACCORDING TO THE FLOOD INSURANCE RATE MAP, DATED MAY 15, 1987, THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100-YEAR FLOOD ZONE.  
 3. SURVEY SHEET ADJUSTED BY LOT.  
 4. RIGHTS SHOWN BY THIS SURVEY ARE SUBJECT TO ALL RIGHTS RESERVED BY THE STATE OF GEORGIA.  
 5. ALL CORNERS EXPOSED AND SET BY THIS SURVEY ARE TO BE SET BY THE SURVEYOR.  
 6. THIS SURVEY IS A RECOMBINATION SURVEY AND DOES NOT CONSTITUTE A SURVEY OF THE ENTIRE TRACT.  
 7. ALL RIGHTS RESERVED BY THE STATE OF GEORGIA ARE HEREBY REAFFIRMED.  
 8. THIS SURVEY IS A RECOMBINATION SURVEY AND DOES NOT CONSTITUTE A SURVEY OF THE ENTIRE TRACT.  
 9. THIS SURVEY IS A RECOMBINATION SURVEY AND DOES NOT CONSTITUTE A SURVEY OF THE ENTIRE TRACT.  
 10. THE PORTION OF PARCELS 1A, 2B AND 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z THAT ARE RECOMBINED WITH PARCEL 1A, 2B AND 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z ARE HEREBY RECOMBINED WITH PARCEL 1A, 2B AND 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z.

ALL RIGHTS RESERVED BY THE STATE OF GEORGIA ARE HEREBY REAFFIRMED.  
 THIS SURVEY IS A RECOMBINATION SURVEY AND DOES NOT CONSTITUTE A SURVEY OF THE ENTIRE TRACT.  
 THIS SURVEY IS A RECOMBINATION SURVEY AND DOES NOT CONSTITUTE A SURVEY OF THE ENTIRE TRACT.

Michael D. Hernandez  
 Surveyor





Doc ID: 030838890005 Type: WD  
 Recorded: 02/01/2018 at 01:26:09 PM  
 Fee Amt: \$2,079.90 Page 1 of 5  
 Transfer Tax: \$2,061.90  
 Chatham, Ga. Clerk Superior Court  
 Tammie Mosley Clerk Superior Court

BK **1272** PG **45-49**

STATE OF GEORGIA                    )  
   )  
 COUNTY OF CHATHAM                )

**Return to: (JPG)  
 Oliver Maner LLP  
 218 West State Street  
 Savannah, GA 31401  
 (912) 236-3311**

**LIMITED WARRANTY DEED**

THIS DEED made this 30th day of January, 2018, between HERNANDEZ PROPERTIES, LLC, a Georgia limited liability company organized and existing under the laws of the State of Georgia (“Grantor”), and ANDREWS COMMERCIAL REAL ESTATE, LLC, and BRADLEY CREEK PROPERTIES, LLC, both limited liability companies organized and existing under the laws of the State of Georgia (“Grantees”), (the words “Grantor” and “Grantees” to include their respective legal representatives, successors and assigns, where the context requires or permits).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, transferred, and confirmed, and by these presents does grant, bargain, sell, alien, convey, transfer, and confirm unto Grantees, the following:

See Exhibit “A” attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, hereditaments, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantees subject only to those matters (hereinafter referred to as “Permitted Exceptions”) set out in Exhibit ”B” attached hereto and incorporated by reference herein, forever, IN FEE SIMPLE.

AND, Grantor, shall WARRANT and forever DEFEND the right and title to the Property unto Grantees against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed and delivered under seal the day and year first above written.

HERNANDEZ PROPERTIES, LLC

By: Michael D. Hernandez  
Michael D. Hernandez  
Manager/Member

By: Marsha M. Hernandez  
Marsha M. Hernandez  
Manager/Member

(SEAL)

Signed, sealed and delivered  
on this the 30th day of January,  
2018, in the presence of:

Sandra A. Howell

Witness

James P. Gerard

Notary Public



EXHIBIT "A"

Legal Description

PARCEL A:

All those certain lots, tracts or parcels of land situate, and being in Chatham County, Georgia, known and designated as Parcel 3 "A", containing 5.94 acres, and Parcel 2 "C", containing 2.74 acres, as more particularly shown on a plat entitled "Recombination of Parcel 1A, 2B and 3, Jefre's Subdivision, 7<sup>th</sup> G.M. District, Chatham County, Georgia" prepared by Vincent Helmly, Georgia Registered Land Surveyor No. 1882, dated June 5, 2002, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 26-S, Page 35, which plat by reference is incorporated into and made a part of this description.

PINS: 10836 02021 (Parcel 3 "A") and 10836 02023 (Parcel 2 "C")

PARCEL B:

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, on the South side of Ogeechee Road (US Highway 17) being known as Lots 1 & 2, Heathcote Farms, Chatham County, Georgia, containing 0.50 acre, as more particularly shown on those certain plats prepared by Vincent Helmly, Georgia Registered Land Surveyor No. 1882, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 18-S, Page 96, and in Subdivision Map Book 26-S, Page 35, which plats by reference are incorporated into and made a part of this description. Said lots lie contiguous and have a combined frontage on the southern right-of-way of U.S. Highway 17 of 200 feet and are bounded on the North by US Highway 17, on the West and South by Parcel 2 "C" (formerly Parcel 2 "B") of a recombination of Lots in Jefre's Subdivision, and on the East by Parcel 3 "A" (formerly Parcel 3), Jefre's Subdivision.

PIN: 10836 02006

PARCEL C:

All that certain lot, tract or parcel of land known as Lot 2 of a composite subdivision map of a portion of the Jesse M. Cosby Tract, Chatham County, Georgia, consisting of 1.32 acres, as more particularly shown on plats recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 12-S, Page 12, and in Subdivision Map Book, 26-S, Page 35, to which plats specific reference is hereby made for a more complete description of said lot.

PIN: 10836 02024

The above-described Parcels A, B, and C are a portion of the property conveyed to Michael Hernandez by Tracy Young and H. Alan Dasher pursuant to a Warranty Deed dated October 18, 2000, filed for record and recorded on the same date in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 216-A, Folio 409.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject property.
3. Easements, or claims of easements, not shown by the Public Records.
4. That certain easement from Paul F. Woods and Jesse M. Cosby to Savannah Electric and Power Company dated January 26, 1979, filed for record and recorded on February 7, 1979, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 112-G, Folio 73, conveying the right to construct and maintain an electric transmission and distribution system over and across Lots 1, 2, and 3, Section A, Heathcote Farms, or upon and along the road adjoining same, as more particularly shown on a plat recorded in the aforesaid Clerk's Office in Plat Record Book O, Page 154.
5. That certain Right-of-way Deed from Jesse M. Cosby to the Georgia Department of Transportation, dated August 1, 1989, filed for record and recorded on August 4, 1989, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 142-X, Folio 649, conveying rights of access to and from the subject property on Ogeechee Road (U.S. Highway 17).
6. The following matters of survey shown on that certain subdivision map dated June 5, 2002, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 26-S, Page 35:
  - (a) a thirty-five (35') foot building setback line from Ogeechee Road (U.S. Highway 17);
  - (b) an overhead power line running along and 200 feet to the Southeast of the southern right-of-way line of U.S. Highway 17;
  - (c) As to Parcel 3 "A", a thirty-five (35') foot building setback line from the 1.32-acre Lot 2 shown on the composite subdivision map of a portion of the Jesse M. Cosby Tract; and,
  - (d) a sixty (60') foot wide drainage easement running along and within the southern boundary line of Parcel 3 "B".

7. That certain restriction placed on the 1.32 acre Lot 2 shown on the composite subdivision map of a portion of the Jesse M. Cosby Tract by that certain subdivision map dated June 3, 1991, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 12-S, Page 12, restricting the use of said Lot 2 to only providing access to Tract 1 of the Red Gate Farms as shown on said map and forbidding its use as a building lot.
- 8.. Matters of survey shown on that certain plat dated August 21, 1978, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book CC, Page 25, including, but not limited to, that certain county-maintained canal running along the northern boundary lines of Parcel 2 "C" and Parcel 3 "A".
9. Matters of survey shown on those certain plats recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 17-S, Page 85, and Subdivision Map Book 18-S, Page 96.



## Tract 1 Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the 7th G.M. District in Chatham County, Georgia and being more particularly described as follows:

Commencing at the intersection of the western right-of-way line of Chatham Parkway Extension and the southern right-of-way line of U.S. Highway 17 (Ogeechee Road); Thence along the southern right-of-way of U.S. Highway 17 S  $73^{\circ}38'22''$  W for a distance of 373.05 feet to a 5/8" iron rebar; Thence departing said right-of-way S  $16^{\circ}30'18''$  E for a distance of 155.50 to a 5/8" iron rebar; Thence S  $16^{\circ}30'16''$  E for a distance of 124.54 feet to a 5/8" iron rebar; Thence S  $72^{\circ}43'33''$  W for a distance of 193.53 feet to a 5/8" iron rebar; the Point of Beginning; Thence S  $72^{\circ}43'33''$  W for a distance of 166.06 feet to a 5/8" iron rebar; Thence N  $17^{\circ}16'03''$  W for a distance of 285.80 feet to a 5/8" iron rebar on the southern right-of-way line of U.S. Highway 17; Thence along said right-of-way N  $73^{\circ}38'22''$  E for a distance of 168.66 feet to a 5/8" iron rebar; Thence departing said right-of-way S  $16^{\circ}44'58''$  W for a distance of 283.13 feet to a 5/8" iron rebar, the said Point of Beginning.

Said parcel contains 1.093 acre.

## Tract 2 Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the 7th G.M. District in Chatham County, Georgia and being more particularly described as follows:

Commencing at the intersection of the western right-of-way line of Chatham Parkway Extension and the southern right-of-way line of U.S. Highway 17 (Ogeechee Road); Thence along the southern right-of-way of U.S. Highway 17 S 73°38'22" W for a distance of 373.05 feet to a 5/8" iron rebar; Thence departing said right-of-way S 16°30'18" E for a distance of 155.50 to a 5/8" iron rebar; Thence S 16°30'16" E for a distance of 124.54 feet to a 5/8" iron rebar; the Point of Beginning; Thence S 72°43'33" W for a distance of 193.53 feet to a 5/8" iron rebar; Thence N 16°44'58" W for a distance of 283.13 feet to a 5/8" iron rebar on the southern right-of-way line of U.S. Highway 17, Thence along said right-of-way N 73°38'22" E for a distance of 194.73 feet to a 5/8" iron rebar, the said Point of Beginning.

Said parcel contains 1.255 acre.

### Tract 3 Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the 7th G.M. District in Chatham County, Georgia and being more particularly described as follows:

Commencing at the intersection of the western right-of-way line of Chatham Parkway Extension and the southern right-of-way line of U.S. Highway 17 (Ogeechee Road); Thence along the southern right-of-way of U.S. Highway 17 S 73°38'22" W for a distance of 373.05 feet to a 5/8" iron rebar; Thence departing said right-of-way S 16°30'18" E for a distance of 155.50 to a 5/8" iron rebar; the Point of Beginning; Thence N 86°53'27" E for a distance of 6.37 feet to a 5/8" iron rebar; Thence N 82°03'05" E for a distance of 114.81 feet to a 5/8" iron rebar, Thence N 87°33'43" E for a distance of 174.05 feet to a 5/8" iron rebar; Thence S 77°11'17" E for a distance of 90.63 feet to a 5/8" iron rebar on the western right-of-way line of Chatham Parkway Extension; Thence along said right-of-way 38.05 feet along an arc to the right with a radius of 465.90 feet and subtended by a chord bearing of S 03°05'24" W and a chord distance of 38.04 feet to a 5/8" iron rebar; Thence 168.80 feet along an arc to the right with a radius of 796.44 feet and subtended by a chord bearing of S 10°25'26" W and a chord distance of 168.49 feet to a 5/8" iron rebar; Thence S 24°47'20" W for a distance of 99.16 feet to a 5/8" iron rebar; Thence S 24°01'02" W for a distance of 44.36 feet to an 1" open top pipe; Thence S 25°23'05" W for a distance of 212.70 feet to a 5/8" iron rebar; Thence S 33°07'32" W for a distance of 212.16 feet to a 5/8" iron rebar; Thence 212.50 feet along an arc to the left with a radius of 1280.92 feet and subtended by a chord bearing of S 08°22'14" W and a chord distance of 212.26 feet to a 5/8" iron rebar; Thence departing said right-of-way N 71°55'38" W for a distance of 172.58 feet to an 1" open top pipe; Thence N 17°16'03" W for a distance of 660.60 feet to a 5/8" iron rebar; Thence N 72°43'33" E for a distance of 359.61 feet to a 5/8" iron rebar; Thence N 16°30'16" W for a distance of 124.54 feet to a 5/8" iron rebar, the said Point of Beginning.

Said parcel contains 8.118 acre.