Georgia Public Service Commission

Request for Transfer of Retail Electric Service

Pursuant to Section 9(C)(2) of the Georgia Territorial Electric Service Act [Acts 1973, page 200; O.C.G.A. §46-3-8(c)(2)], the undersigned hereby files this joint (3-party) application for transfer of retail electric service. Commission approval of this request affects only the subject premise; no territorial assignments or unassignments are to change.

This application is not complete without: 1) a clear description of the premise(s) location (city/county map(s), plat(s), landmark location, etc.), *and* 2) a copy of the applicable territorial map "B" indicating the location of premise(s).

Consumer and/or Owner Address

Consumer Randy Childs

Premise Owner RANJO LLC

Owner's mailing address 73 S COLLEGE ST

City STATESBORO State GA Zip 30458

Location of Premises to be Transferred

Address: The Fields of Hightower Subdivision

Sunflower Court

City Statesboro COUNTY Bulloch Zip 30458

Reason or cause for request: To avoid unnecessary and / or uneconomical duplication of utility facilities at The Fields of Hightower Subdivision Lots 1,2, & 34 – 57 and well site

»» Does this transfer include a transfer of utility assets? **X** No ☐ Yes If yes, list assets on a separate page. ««

The signatures hereon by the applicants indicate their agreement to this transfer of service.

Supplier *Transferor*

Excelsior EMC _x_ [signature] 16 DEC 2024

Print Transferor / Utility Name — Transferor Agent Signature — Date

Agent Title and email address: President / CEO eemc@excelsioremc.com

Supplier *Transferee*

Georgia Power Company _x_ [signature] 12/19/2024

Print Transferee / Utility Name — Signature — Date

Joshua J. Stallings

Agent Title and email address: GM, Planning & Policy jjstalli@southernco.com

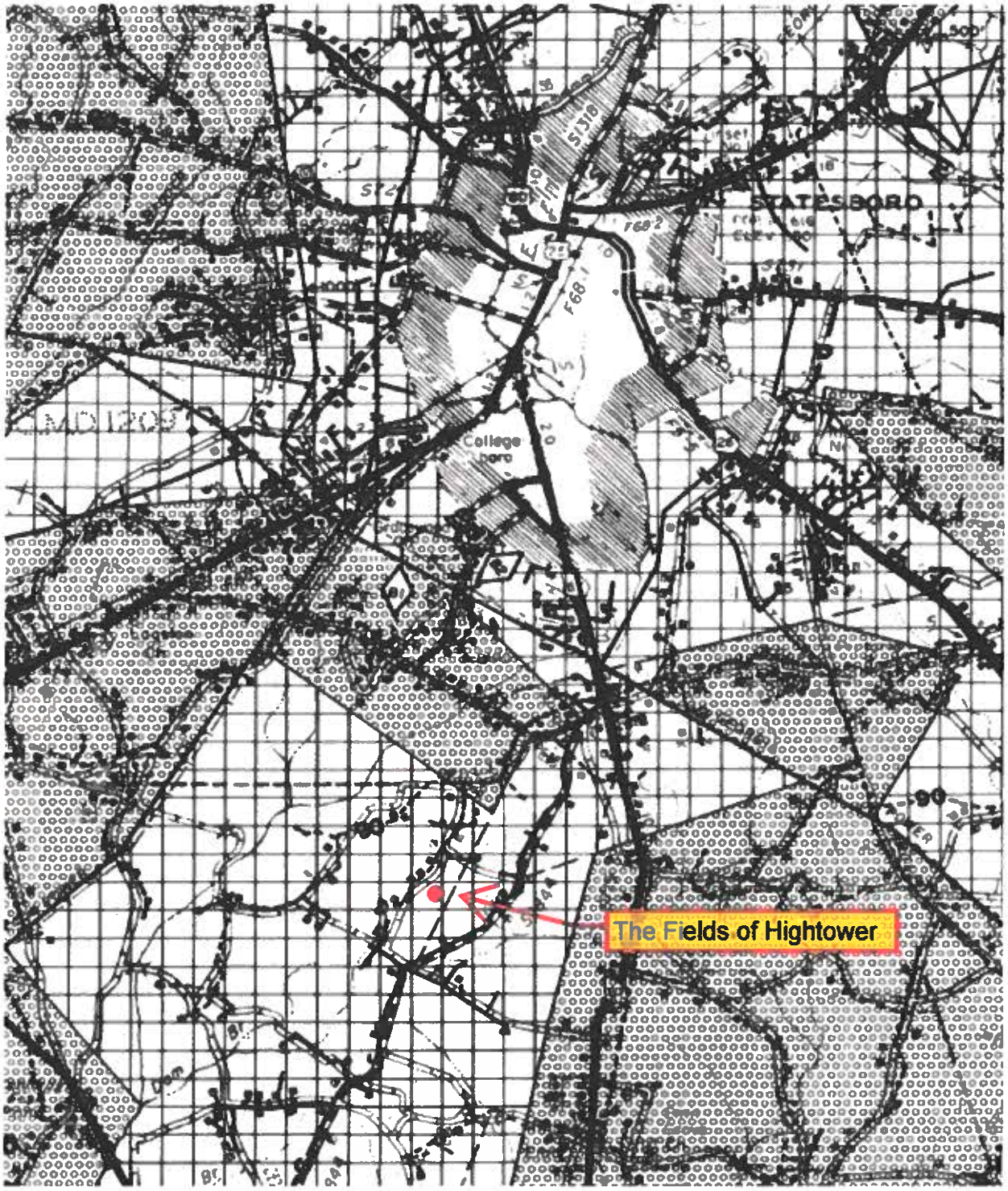
Consumer and/or Owner

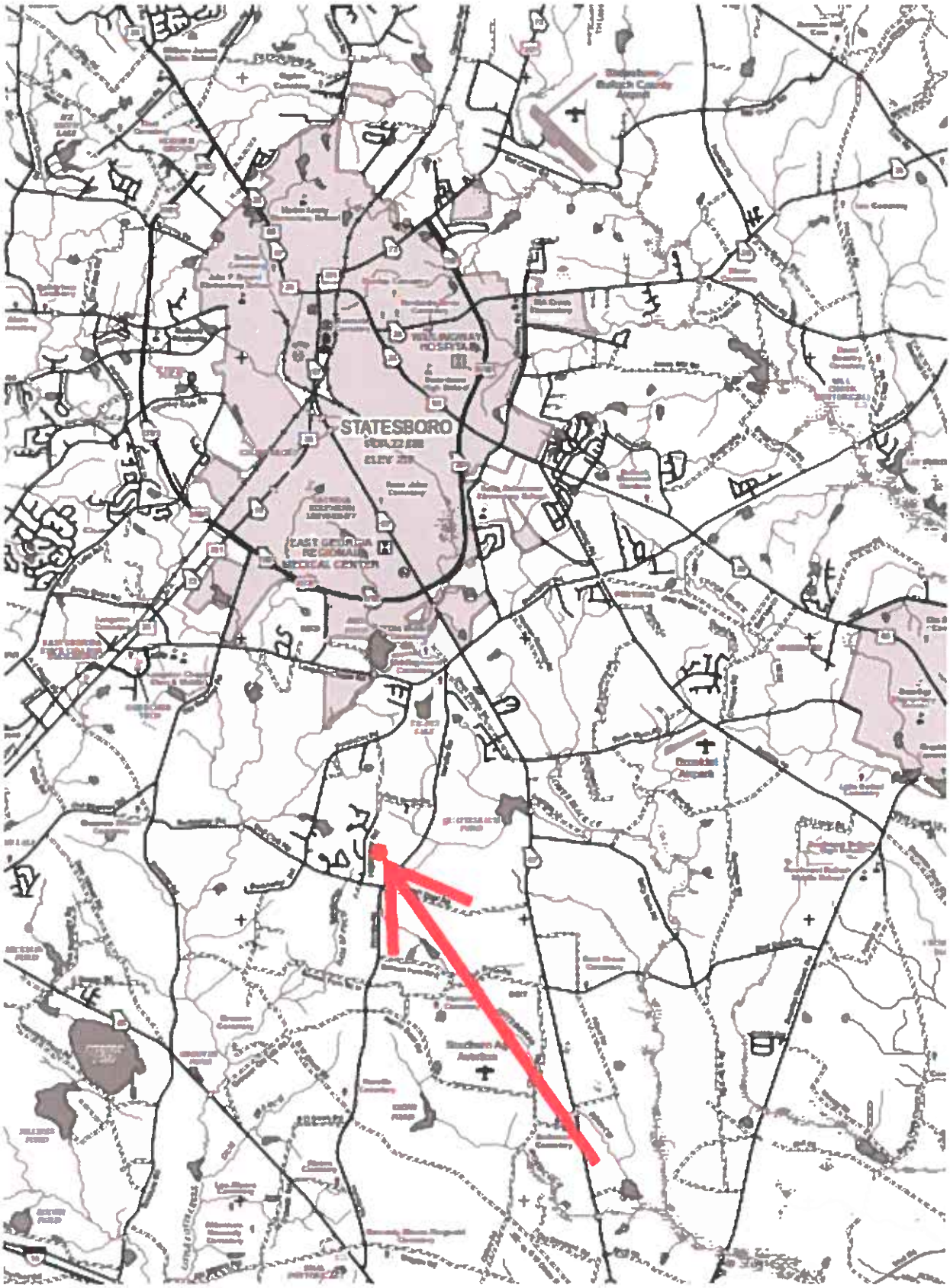
_x_ Randy Childs 8-19-24

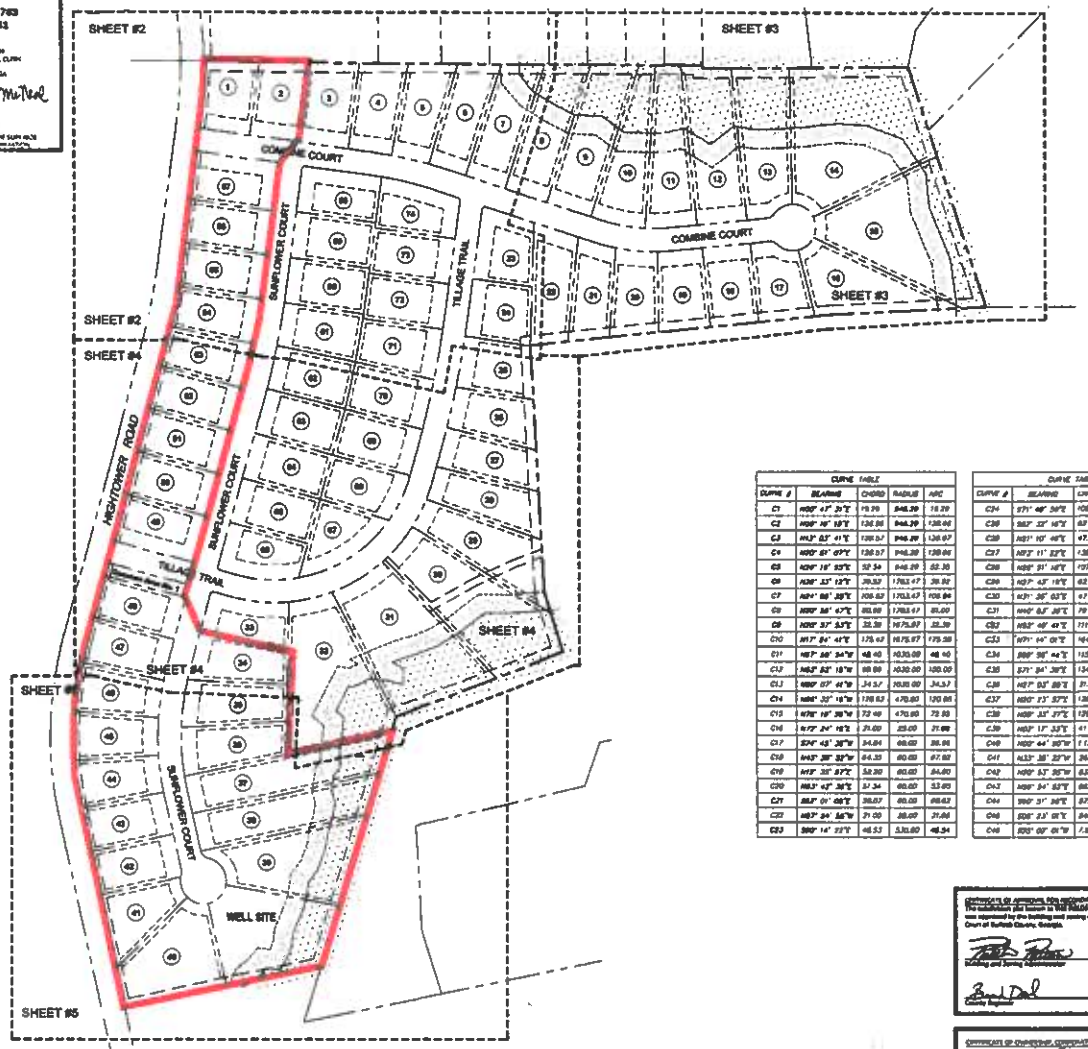
Consumer Signature — Date

_x_ Randy Childs 8-19-24

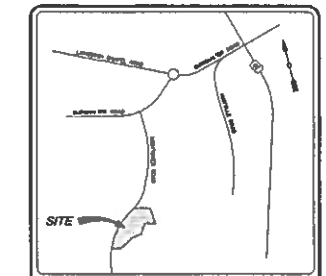
Owner Signature — Date


STATESBORO
College
Park
The Fields of Hightower


STATESBORO







LOCATION MAP N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N58° 08' 58"E	34.36
L2	N62° 43' 19"W	31.66
L3	S82° 46' 19"E	49.43
L4	S24° 09' 59"E	39.79
L5	S70° 44' 40"W	7.07
L6	N66° 34' 33"E	42.39
L7	N26° 34' 33"E	42.39
L8	S81° 39' 27"E	44.60
L9	N72° 34' 33"E	7.07
L10	N60° 23' 41"E	58.68
L11	S26° 34' 33"W	58.78

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S56° 36' 27"E	7.07
L14	S72° 34' 33"W	7.07
L15	S26° 34' 33"W	3.39
L16	S24° 39' 41"E	7.07
L17	N65° 39' 19"E	7.07
L18	S56° 08' 58"E	69.99
L19	S18° 13' 20"E	6.42
L21	N61° 39' 27"E	45.60
L22	N56° 39' 27"E	7.07

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N59° 47' 31"E	19.39	946.39	19.39
C2	N59° 16' 18"E	126.56	946.39	126.66
C3	N43° 03' 41"E	126.57	946.39	126.67
C4	N59° 51' 07"E	126.57	946.39	126.66
C5	N59° 16' 53"E	52.34	946.39	52.35
C6	N36° 33' 12"E	39.52	1783.47	39.52
C7	N34° 56' 39"E	105.57	1783.47	105.59
C8	N33° 36' 47"E	80.99	1783.47	81.00
C9	N29° 37' 53"E	32.39	1675.97	32.39
C10	N31° 54' 41"E	175.42	1675.97	175.50
C11	N37° 56' 34"E	48.40	1030.00	48.40
C12	N42° 52' 18"E	99.99	1030.00	100.02
C13	N39° 07' 46"E	34.57	1030.00	34.57
C14	N38° 32' 19"E	128.63	470.00	128.86
C15	N78° 19' 39"W	72.49	470.00	72.56
C16	N72° 24' 16"E	31.09	25.00	31.99
C17	S24° 45' 39"W	34.84	60.00	35.96
C18	S43° 39' 32"W	64.33	60.00	67.92
C19	N12° 35' 57"E	52.20	60.00	54.80
C20	N63° 47' 36"E	51.34	60.00	53.05
C21	S84° 01' 05"E	36.07	60.00	36.62
C22	N67° 24' 56"W	31.09	25.00	31.66
C23	S89° 14' 22"E	46.53	530.00	46.54

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C24	S71° 48' 39"E	109.09	530.00	109.39
C26	S62° 23' 16"E	67.33	530.00	67.37
C28	N51° 10' 48"E	47.76	2040.00	47.76
C27	N72° 11' 33"E	126.39	2010.00	126.39
C29	N69° 31' 16"E	107.48	2010.00	107.48
C30	N67° 43' 16"E	62.99	2010.00	62.99
C30	N31° 26' 03"E	47.63	430.00	47.66
C31	N40° 05' 26"E	79.66	430.00	79.57
C32	N52° 49' 49"E	111.00	430.00	111.31
C33	N71° 44' 09"E	164.67	430.00	163.70
C34	S89° 39' 44"E	113.55	430.00	116.30
C35	S71° 24' 39"E	134.09	430.00	134.99
C36	N67° 02' 29"E	31.64	875.00	31.64
C37	N69° 21' 57"E	138.27	875.00	138.48
C38	N69° 35' 27"E	139.89	875.00	139.99
C39	N63° 17' 33"E	41.17	875.00	41.18
C40	N62° 44' 05"W	1.13	25.00	1.13
C41	N33° 36' 22"W	36.16	25.00	37.83
C42	N59° 53' 35"W	83.73	60.00	92.66
C43	N59° 34' 53"E	66.36	60.00	70.31
C44	S60° 31' 39"E	57.53	60.00	60.60
C46	S26° 23' 01"E	34.17	60.00	35.30
C46	S25° 09' 01"W	1.90	60.00	1.91

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C47	S14° 34' 53"W	12.13	25.00	13.25
C48	S09° 01' 17"W	12.33	730.00	12.33
C49	S03° 31' 39"W	66.93	730.00	66.95
C50	S13° 04' 39"W	66.93	730.00	66.95
C51	S22° 17' 39"W	66.93	730.00	66.95
C52	S30° 31' 47"W	46.51	730.00	46.52
C53	S26° 17' 09"W	116.39	2030.00	116.61
C54	S23° 26' 47"W	116.99	2030.00	117.00
C55	S21° 11' 35"W	4.24	2030.00	4.24
C56	S69° 27' 14"E	30.19	970.00	30.19
C57	S69° 21' 53"E	147.53	970.00	147.68
C58	S21° 05' 53"W	30.16	2060.00	30.16
C59	S13° 01' 13"W	134.53	2060.00	134.54
C60	S06° 09' 34"W	171.73	2060.00	171.78
C61	S01° 08' 36"W	49.53	2060.00	49.53
C62	S38° 17' 17"W	126.66	370.00	127.59
C63	S76° 36' 37"W	369.92	370.00	388.15
C64	N74° 24' 05"W	164.06	370.00	165.46
C65	N07° 44' 39"E	14.36	2060.00	14.36
C66	N25° 36' 02"E	114.89	2060.00	115.00
C67	N23° 46' 33"E	116.98	2060.00	113.00
C68	N21° 10' 08"E	4.11	2060.00	4.11

ZONING

This property is zoned R-20 (Single Family Residential)

LOT REQUIREMENTS

Area, Width & Yard Requirements	
Minimum Lot Size:	20,000 sq. ft.
Minimum Lot Width at Front Setback:	100 feet
Minimum Front Yard Setback:	40 feet
Minimum Side Yard Setback:	10 feet
Minimum Rear Yard Setback:	10 feet

SURVEY DATA

Lots (74):	67.697 Acres (2,948,337 Sq. Ft.)
Right-of-Ways:	7.451 Acres (324,574 Sq. Ft.)
Common Areas:	0.178 Acres (7,697 Sq. Ft.)
Well Parcel:	1.443 Acres (62,838 Sq. Ft.)
Total Area:	97.697 Acres (3,291,436 Sq. Ft.)

Plat Closure: 1 in 282,646

Field Practice: Horizontal & Vertical Control and the boundary survey was completed using GPS Base and Rover, Real Time Kinematic surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Positional Accuracy of 0.04 foot or less, horizontally at the 95% confidence level.

Equipment used: Carlson CR2+ Remote Total Station eGPS 207L GNSS GPS/eGPS Network

Field Work Completed on: October 19, 2022

REFERENCES
PB 64, PG. 082 DB 2741, PG. 163 DB 2378, PG. 1
DB 2305, PG. 884

SURVEY NOTES

1. Horizontal Datum is Georgia State Plane Coordinate System of 1983, East Zone, North American Datum of 1983 (NAD83).
2. Basis of Bearings, Horizontal Control and Vertical Control were obtained utilizing GPS (global positioning systems). The equipment used to obtain the data was an eGPS 207L GNSS Receiver [RTK Accuracy Parameter: Horz = 1ppm RMS] (Vertical: 15mm + 1ppm RMS)] with a Juniper Systems Mesa 2 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6630L from the eGPS Solutions Real Time network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
3. All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Bulloch County, Georgia.
4. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
5. Locations are accurate only where dimensioned.
6. This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13031C0335D, Effective Date: 8/8, 2010. This determination is based on flood zones digitally from http://fmsc.fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
7. No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
8. The term "Certification" as used in Rule 180-6-.09 (2) and (3) are limited to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), and mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
9. This survey is valid only if plat has the original signature of the surveyor.
10. This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67. In that where a conflict exists between these two sets of specifications, the requirements of law prevail.
11. All wetlands are under the jurisdiction of the U.S. Army Corps. of Engineers under the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
12. The wetlands, as shown, were delineated by Resource+Land Consultants on August 30, 2022.

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Wesley P. Watson GA RLS No. 3343 04/11/2024 DATE

LEGEND

PROPERTY BOUNDARY		POINT OF COMMENCING	P.O.C.
FORMER PROPERTY LINE		BUILDING SETBACK LINE	BSL
ADJACENT PROPERTY LINE		PROPERTY ID NUMBER	PIN
EASEMENT, SETBACK OR BUFFER LINE AS NOTED		NON-OR-FORMERLY	N/F
METES AND BOUNDS	N 47°45'04" E - 487.59'	POINT-OF-WAY	P/W
TAX LABEL	LM or CM	PLAT BOOK	PB
IRON REBAR SET* W/CAP	● RBS*	DEED BOOK	DB
IRON REBAR FOUND	○ RBF	PAGE	PG
CAL FOUND	○ PKF	NOT TO SCALE	N.T.S.
DRAINAGE POINT	○	LOT NUMBER	(1)
WETLAND		50' WETLAND BUFFER AREA	

OWNER

RANJO, LLC
73 S. COLLEGE STREET
STATESBORO, GA 30458
PARCEL ID #082 000026 000
DB 2741, PG. 163 & PB 64, PG. 082

APPROVED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES, BUILDING AND ZONING OFFICER
This subdivision plat known as THE FIELDS AT HIGHTOWER has been found to comply with the Bulloch County Subdivision Regulations and was approved by the building and zoning official on the 1st day of May, 2024, for recording in the office of Clerk of Court of Bulloch County, Georgia.

Building and Zoning Administrator 5/2/24 DATE

Building and Zoning Official 5/2/24 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
It is hereby certified that Ranjo LLC, a corporation duly organized and existing under the laws of the State of Georgia, is the owner of the property shown and described hereon.

Witness Cody Rogers

Ranjo LLC
Corporation Name (and address)

Witness

Person authorized to sign

HEALTH DEPARTMENT APPROVAL
This subdivision is approved for ground development under certain rules and regulations concerning on-site sewage management prescribed by the Bulloch County Board of Health. Such approval is more stated on its own merit.

Environmental Health Specialist 05/14/24 DATE

FINAL MAJOR SUBDIVISION
THE FIELDS AT HIGHTOWER
1547th G.M. DISTRICT
BULLOCH COUNTY, GEORGIA
Prepared for:
RANJO, LLC

NO.	REVISION DESCRIPTION	DATE

EMC ENGINEERING SERVICES, INC.
Civil Engineering
Land Surveying
Environmental
Statesboro, GA 30458
2711 Westside Way, Suite 201
Ph: (912) 335-0005
Fax: (912) 335-0006
www.emc-eng.com
ALBANY • ATLANTA • HARDEEVILLE • SAVANNAH • STATESBORO
BRUNSWICK • DARIEN • HILTON HEAD • MACON • PORT WENTWORTH • WOODSTOCK

PROJECT NO.	22-0322
DRAWN BY:	MSC
DESIGNED BY:	
SURVEYED BY:	MSH
SURVEY DATE:	10/19/2022
CHECKED BY:	WPW
SCALE:	1" = 150'
DATE:	04/11/2024

SHEET 1 OF 5