

PASSED: December 6, 2004

AN ORDINANCE NO. 17-6-04(-2)

AN ORDINANCE TO ANNEX AND BRING WITHIN THE CORPORATE LIMITS OF THE TOWN OF MAYSVILLE, GEORGIA, ALL THAT TRACT OR PARCEL OF LAND OWNED BY CARL CASWELL, AND BEING 51.622 ACRES, MORE OR LESS, AND LYING AND BEING IN 465th GMD OF BANKS COUNTY, GEORGIA, AND AS DESCRIBED ON A SURVEY ATTACHED TO THIS ANNEXATION ORDINANCE AND INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THE DESCRIPTION FOR THIS ANNEXATION ORDINANCE; AND FOR OTHER PURPOSES.

WHEREAS, Carl Caswell is the owner of all that tract or parcel of land lying and being in the 465th GMD of Banks County, Georgia, and as described on a survey attached to this annexation ordinance and incorporated herein by reference;

WHEREAS, said tract or parcel of land is contiguous to the existing corporate limits of the Town of Maysville, Georgia at this time;

WHEREAS, Carl Caswell has submitted to the Town Council of Maysville, Georgia, a written and signed application for annexation showing that he is the owner of all of the land to be annexed; said application also providing a complete description of the lands to be annexed;

WHEREAS, in compliance with the provision of H.B. 489, O.C.G.A. §36-70-24, and the terms of that certain Agreement Relating to Land Use Plan Coordination and Dispute Resolution Processes, among, *inter alia* the City of Maysville and Banks County (the "Agreement"), the City of Maysville properly notified the Commission Chairman and Planning Director of Banks County of the application of Carl Caswell, and received no objection to the annexation;

BE IT ORDAINED by the Town Council of Maysville, Georgia and it is hereby ordained by the authority of the Town Charter, as amended, Art. IX, § II, ¶ III of the Georgia Constitution of 1983, as amended, and O.C.G.A. §36-36-21, as amended, as follows:

Section 1. Recitals.

All the foregoing recitals of this Ordinance are incorporated herein by reference and made a part of this Annexation Ordinance.

Section 2. Annexation.

Pursuant to the authority of O.C.G.A. §36-36-1 *et. seq.*, and, in particular Article 2 thereof, the Town Council of Maysville, Georgia, being the governing authority of the Town of Maysville, Georgia, does hereby annex and include within the corporate limits of the Town of

Maysville, Georgia, all of the property described as all that tract or parcel of land lying and being in the 465th GMD of Banks County, Georgia, as described on a survey which is attached to this annexation ordinance, and which is annexed into the corporate limits of the City of Maysville, Georgia, by this Ordinance. The complete survey of said tract or parcel of land is attached hereto, and by reference hereof, is made a part of this Ordinance annexing all of the tract or parcel of land.

The zoning classification for the property shall be Residential (R-1), provided, that, if the property is used for residential dwelling subdivision purposes, the property shall be subject to the following conditions due, among other things, to the character of the surrounding neighborhood:

- a) Only stick-built homes with heated floor space of not less than 1,500 square feet each shall be erected as the primary dwelling on any lot; and
- b) The average lot size shall be not less than one (1) acre with no more than 44 residential lots on the property.

Section 4. Effective Date.

This Annexation shall be effective for all purposes other than ad valorem taxation on the later of the date hereof or the earliest date after the date hereof which is otherwise permitted by law. For ad valorem tax purposes, this annexation shall be effective as of the end of the day on December 31, 2004.

Section 5. Certification by the Clerk.

The Town Council hereby authorizes and directs the Town Clerk of Maysville, Georgia, to certify this Ordinance and its attachments, and have a certified copy of this Ordinance and its attachments filed with the Secretary of State of the State of Georgia and other appropriate authorities.

Section 6. Repeal.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.

This 6th day of December, 2004.

[SIGNATURES ON NEXT PAGE]

**CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM REQUIRED FOR
ALL ZONING ACTIONS**

36-67a-3. Disclosure of campaign contributions.

(a) When any applicant for rezoning actions had made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made, and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of such contribution.

(b) The disclosures required by subsection (a) of this code section shall be filed within ten days after the application for the rezoning action is first filed. (Code 1981, Section 36-67A-3, enacted by Ga. L. 1986, page 1269, Section 1; Ga. L. 1991, page 1365, Section 1.)

I hereby certify that I have read the above and that:

_____ I have*, I have not, within the two years immediately preceding this date, made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

San Turner
Applicant's Signature

11-10-04
Date

I hereby certify that I have read the above and that:

_____ I have*, I have not, within the two years immediately preceding this date, made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

San Turner
Property Owner's Signature

11-10-04
Date

*If you have made such contributions you must provide the date required in subsection (a) above within ten days of the filing of this application.

MAYSVILLE TOWN COUNCIL

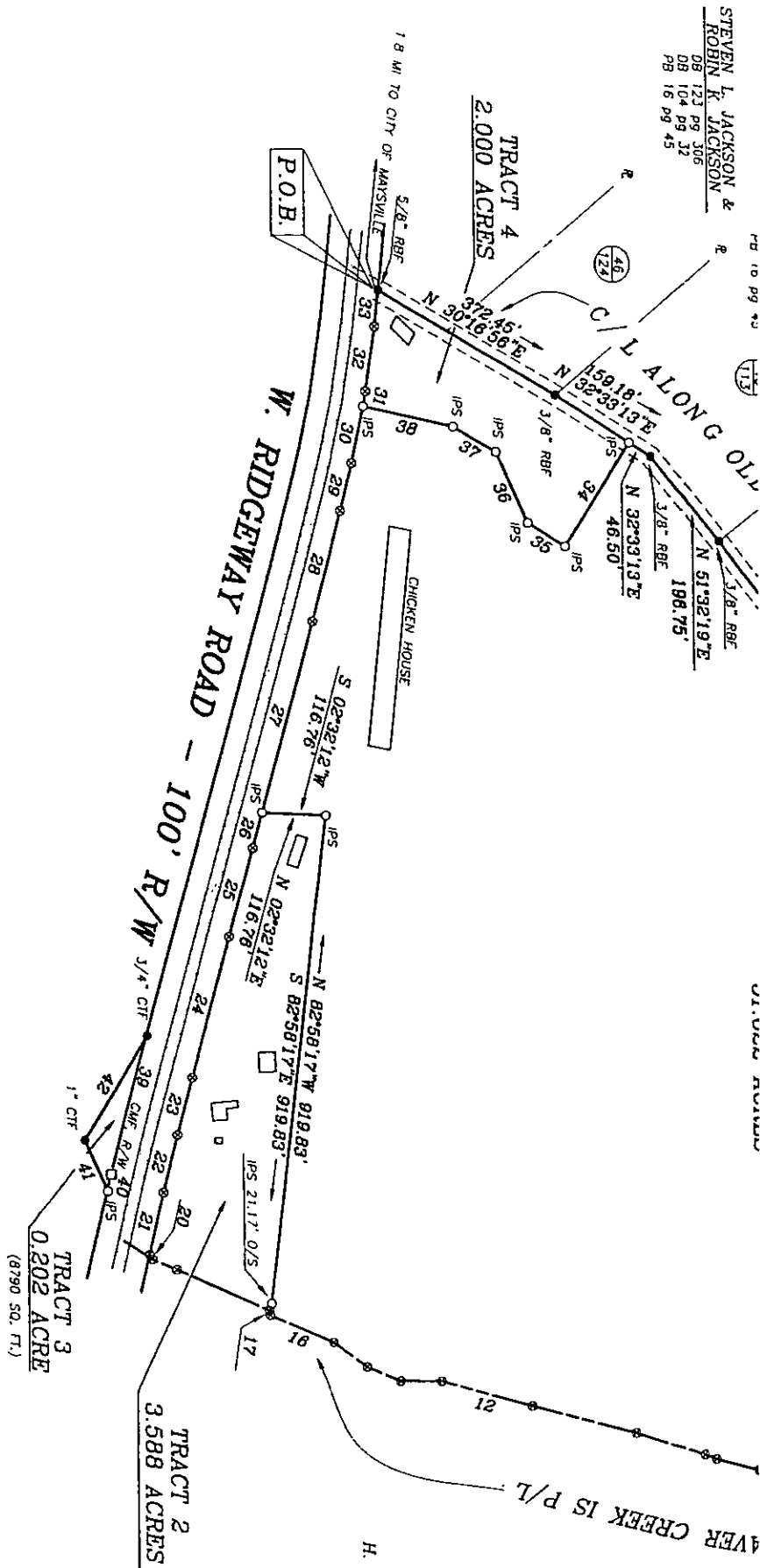
By: Richard Lesley
Mayor

Attest: Levi H. Harper
Town Clerk

STEVEN L. JACKSON &
ROBIN K. JACKSON
DB 123 pg 306
DB 104 pg 32
PB 16 pg 45

18 MI TO CITY OF MARYSVILLE

UT. U.S. REVISED



46
89

H. DOUGLAS DORSEY
DB 39 pg 614
DB 142 pg 214
PB 11 pg 174

NOTE: THIS AREA DEPICTED AS A PART OF
SUBJECT TRACT AS PER PB 8 PG 38 AND
PB 16 PG 95.

REVISED JUNE 17, 2004 TO ADD TRACT 4.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF
A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT
A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.

Course	Bearing	Distance
39	S 74°50'07" E	261.77'
40	S 78°59'22" E	31.05'
41	S 66°48'26" W	101.01'
42	N 59°01'43" W	221.86'

CARL CASTWELL

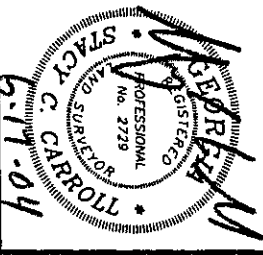
SURVEY FOR:
COUNTY: BANKS
DATE: JUNE 4, 2004
SCALE: 1" = 200'

CARROLL
SURVEYING, LLC
1011 MILLER DRIVE
ELBERTON, GA. 30635



PHONE: (706)213-7096 FAX: (706)283-8919

STATE: GEORGIA
PARTY CHIEF: DAP
DRAWN BY: LMS
LOCATION: D7-68-A
CSD FILE: 0060504
DWG FILE: 0060504

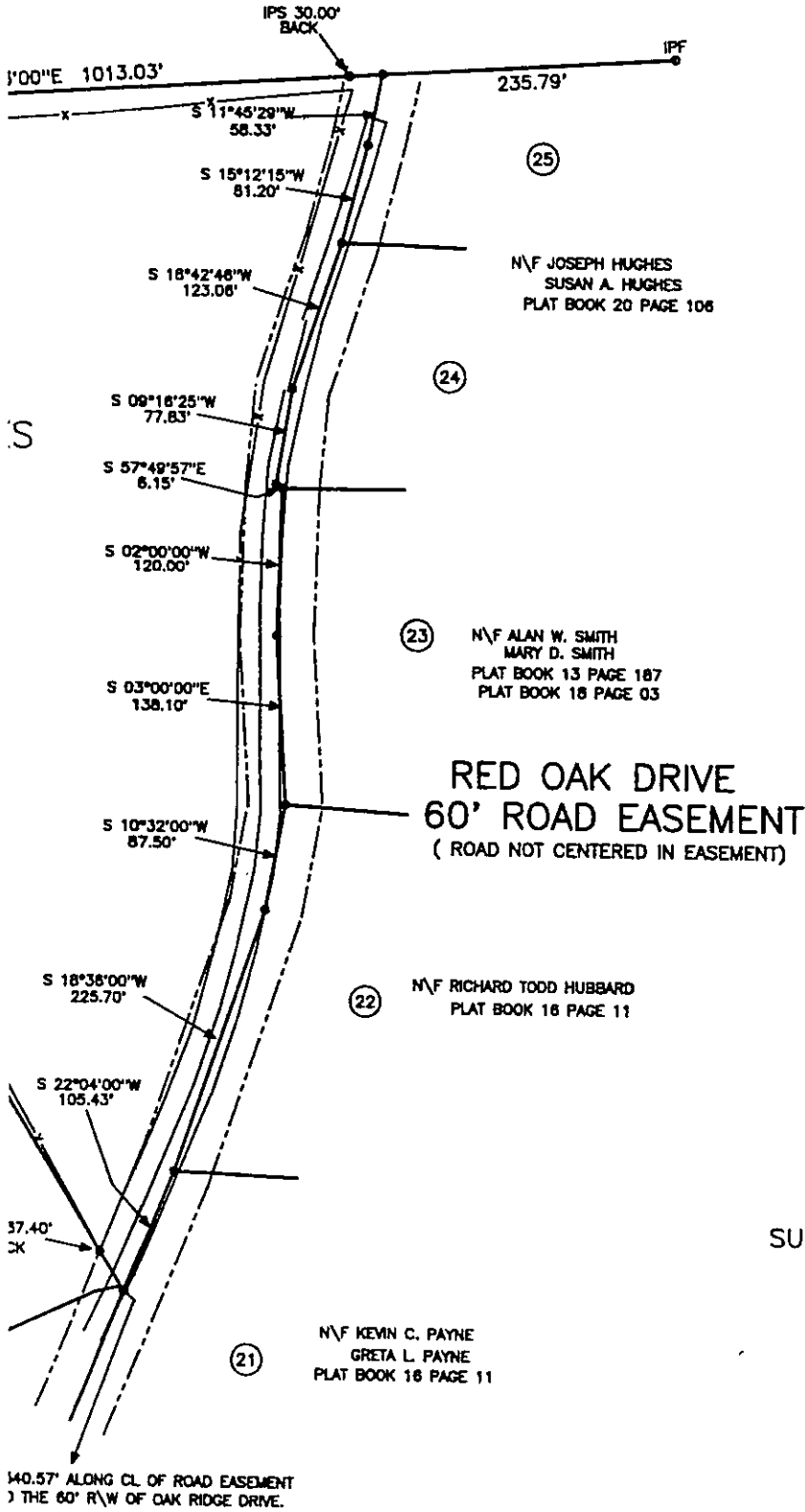


S.A.M.S.O.G. MEMBER

LEGEND:
 (TM) TAX MAP NUMBER
 (TP) TAX PARCEL NUMBER
 (P) POINT ONLY
 (O) IRON PIN SET
 (●) IRON PIN FOUND
 (PS) 1/2" REBAR SET
 (IPF) IRON PIN FOUND
 (REF) REBAR FOUND
 (C/T) CHUMP TOP PIPE FND
 (O/T) OPEN TOP PIPE FND
 (C/M) CONCRETE MON. FND.
 (G/M) GRANITE MON. FND.
 (S/P) STEEL FENCEPOST FND
 (D/P) DRILLBIT FOUND
 (A/P) ANGLE IRON FOUND
 (S/PK) RAILROAD SPIKE SET
 (PKS) PK NAIL SET
 (PKF) PK NAIL FOUND
 (O/S) OFFSET
 (P) PROPERTY LINE
 (C) CENTERLINE
 (R/W) RIGHT OF WAY
 (P.O.B.) POINT OF BEGINNING
 (P.O.C.) POINT OF COMMENCEMENT

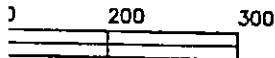
THURMOND

MAGNETIC NORTH



SURVEY FOR:
LARRY S. THURMOND
 8.972 ACRES
 ANDERSON GMD NO. 465
 BANKS COUNTY, GEORGIA
 CITY OF MAYSVILLE
 SCALE: 1"=100'
 DATE: FIELD 9-10-2003
 DRAWING : 9-11-2003

INGRAM, LORD & ASSOCIATES
 LAND SURVEYING AND PLANNING
 437 PIEDMONT ROAD
 COMMERCE, GEORGIA 30529
 706-335-9069



IL819-03

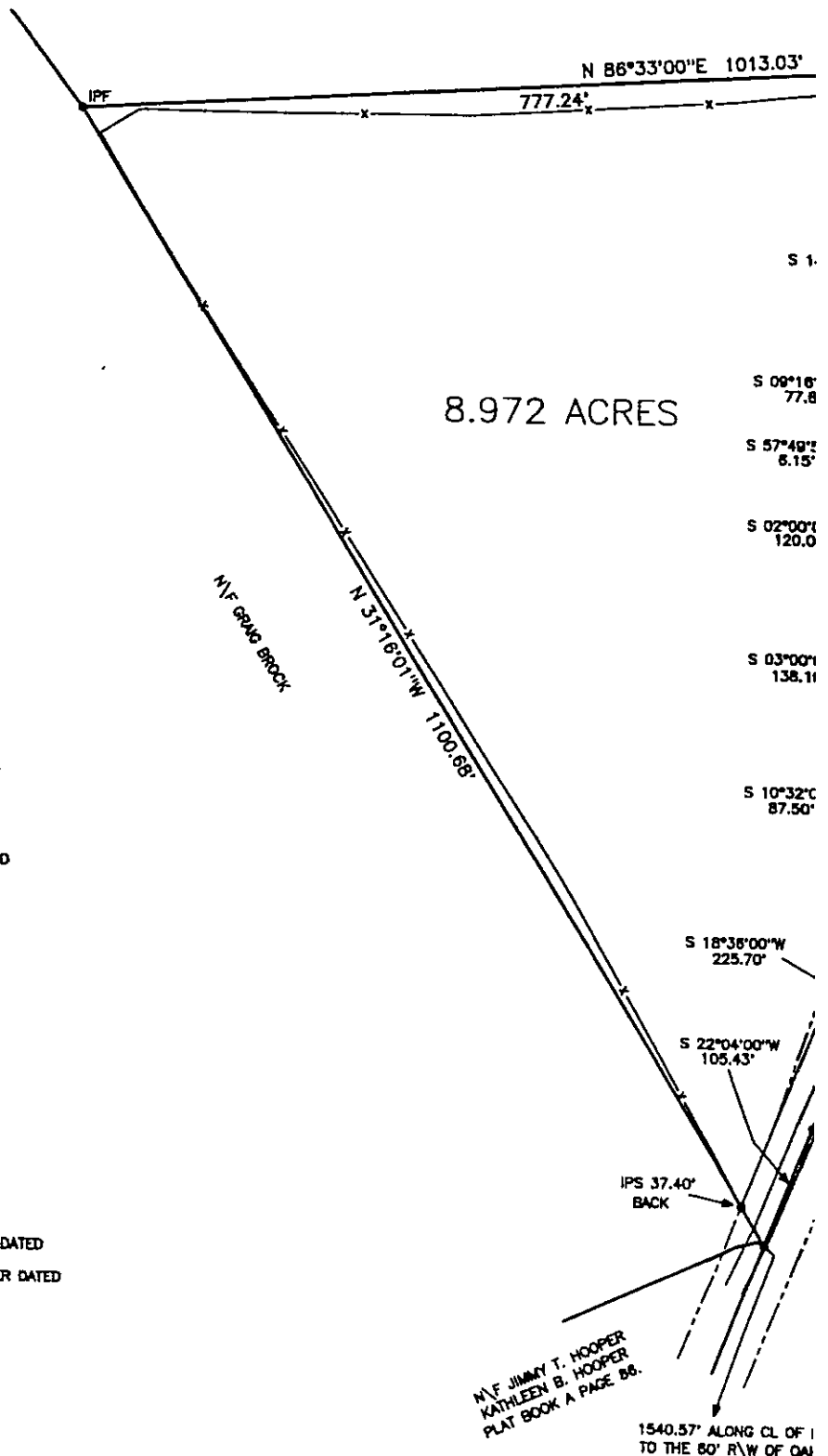
FILE NO.

(5)

LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CMF = CONCRETE MONUMENT FOUND
- R/W = RIGHT OF WAY
- BL = BUILDING LINE
- LLL = LAND LOT LINE
- LL = LAND LOT
- N/F = NOW OR FORMERLY
- NTS = NOT TO SCALE
- CL = CENTER LINE
- BM = BENCH MARK
- TBM = TEMPORARY BENCH MARK
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- R = RADIUS
- CH = CHORD
- IE = INVERT ELEVATION
- T- = TELEPHONE LINE
- W- = WATER LINE
- G- = GAS LINE
- S- = SEWER LINE
- P- = POWER LINE
- MH = MAN HOLE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- CE = CONSTRUCTION EASEMENT
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HW = HEAD WALL
- FH = FIRE HYDRANT
- RCP = REINFORCED CONCRETE PIPE
- HP = HANDICAPPED PARKING

N/F LARRY S. THURMOND



8.972 ACRES

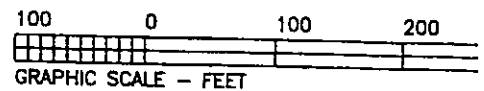
GENERAL NOTES

- 1) The field data upon which this plat is based has a precision of one foot in 48,182 feet and an angular error of 01" per angle point and was adjusted using least squares.
- 2) This plat has been calculated for closure and has an accuracy of one foot in 100000 + feet.
- 3) Field equipment used for this survey was a Topcon GTS-313.
- 4) All easements, restrictions, or exceptions to title are shown based on information supplied to INGRAM, LORD AND ASSOCIATES. No Certification as to the completeness or accuracy of any matters of title is made by INGRAM, LORD AND ASSOCIATES.
- 5) Underground utilities shown on this plat were taken from field observation and from plats by others, the exact location of all utilities should be verified by the respective utility company. INGRAM, LORD AND ASSOCIATES assumes no liability as to the exact location of any underground utility. For verification contact the utilities Protection Center Inc. 1-800-282-7411.
- 6) This survey is a correct representation of the land platted and has been platted in conformity with the minimum standards of Georgia Law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.
- 7) REFERENCE: PLAT BOOK 13 PAGE 187
 PLAT BOOK 18 PAGE 003
 PLAT BOOK 18 PAGE 045
 PLAT BOOK 18 PAGE 011
 PLAT BOOK 20 PAGE 106
 PLAT BOOK A PAGE 086
 PLAT FOR OTIS REDMON ESTATE BY MAX LEWALLEN DATED 2-21-1978.
 PLAT FOR FOREST E. KELLOGG BY BARKER & LESTER DATED 4-23-1980.



9-11-03

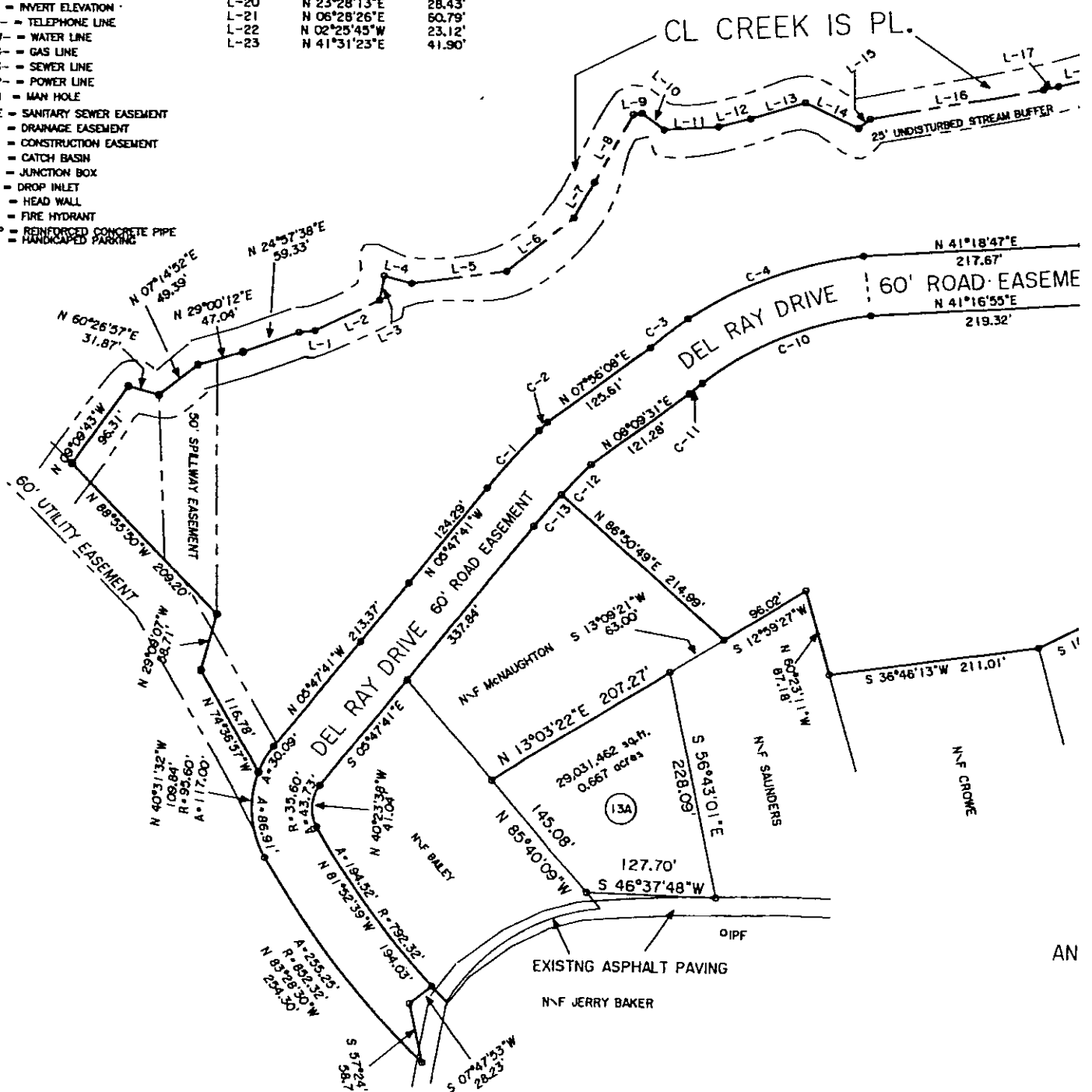
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**** LEGEND ****

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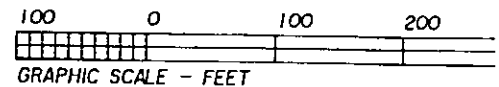
COURSE	BEARING	DISTANCE	CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD
L-1	N 38°04'55"E	16.23'	C-1	979.31'	38.93'	77.81'	4°33'09"	5°51'02"	77.79'
L-2	N 16°17'37"E	71.33'	C-2	979.31'	5.02'	12.04'	0°42'16"	5°51'02"	12.04'
L-3	N 34°14'55"W	24.84'	C-3	393.66'	23.89'	47.72'	6°56'45"	14°33'17"	47.69'
L-4	N 59°58'32"E	28.22'	C-4	393.66'	95.41'	187.22'	27°14'58"	14°33'18"	185.46'
L-5	N 37°03'49"E	95.89'	C-5	208.47'	29.72'	59.04'	16°13'37"	27°29'02"	58.84'
L-6	N 05°52'01"E	85.50'	C-6	253.83'	58.01'	114.06'	25°44'48"	22°34'21"	113.10'
L-7	N 15°43'21"W	41.39'	C-7	576.48'	9.47'	18.93'	1°52'53"	9°56'20"	18.93'
L-8	N 15°43'21"W	78.16'	C-8	576.48'	62.76'	125.03'	12°25'35"	9°56'20"	124.78'
L-9	N 35°59'51"E	8.09'	C-9	134.75'	60.64'	113.97'	48°27'35"	42°31'12"	110.60'
L-10	N 81°22'06"E	27.33'	C-10	333.66'	93.71'	182.70'	31°22'27"	17°10'20"	180.43'
L-11	N 41°18'53"E	54.31'	C-11	333.66'	8.22'	16.43'	2°49'17"	17°10'20"	16.43'
L-12	N 29°36'58"E	33.00'	C-12	919.31'	21.04'	42.07'	2°37'20"	6°13'57"	42.07'
L-13	N 28°05'07"E	56.89'	C-13	919.31'	21.05'	42.09'	2°37'25"	6°13'57"	42.09'
L-14	N 70°39'50"E	58.05'							
L-15	N 05°20'10"E	14.94'							
L-16	N 34°44'36"E	174.84'							
L-17	N 31°17'24"E	15.44'							
L-18	N 31°17'24"E	46.70'							
L-19	N 54°08'51"E	26.20'							
L-20	N 23°28'13"E	28.43'							
L-21	N 06°28'26"E	60.79'							
L-22	N 02°25'45"W	23.12'							
L-23	N 41°31'23"E	41.90'							



OAK RIDGE

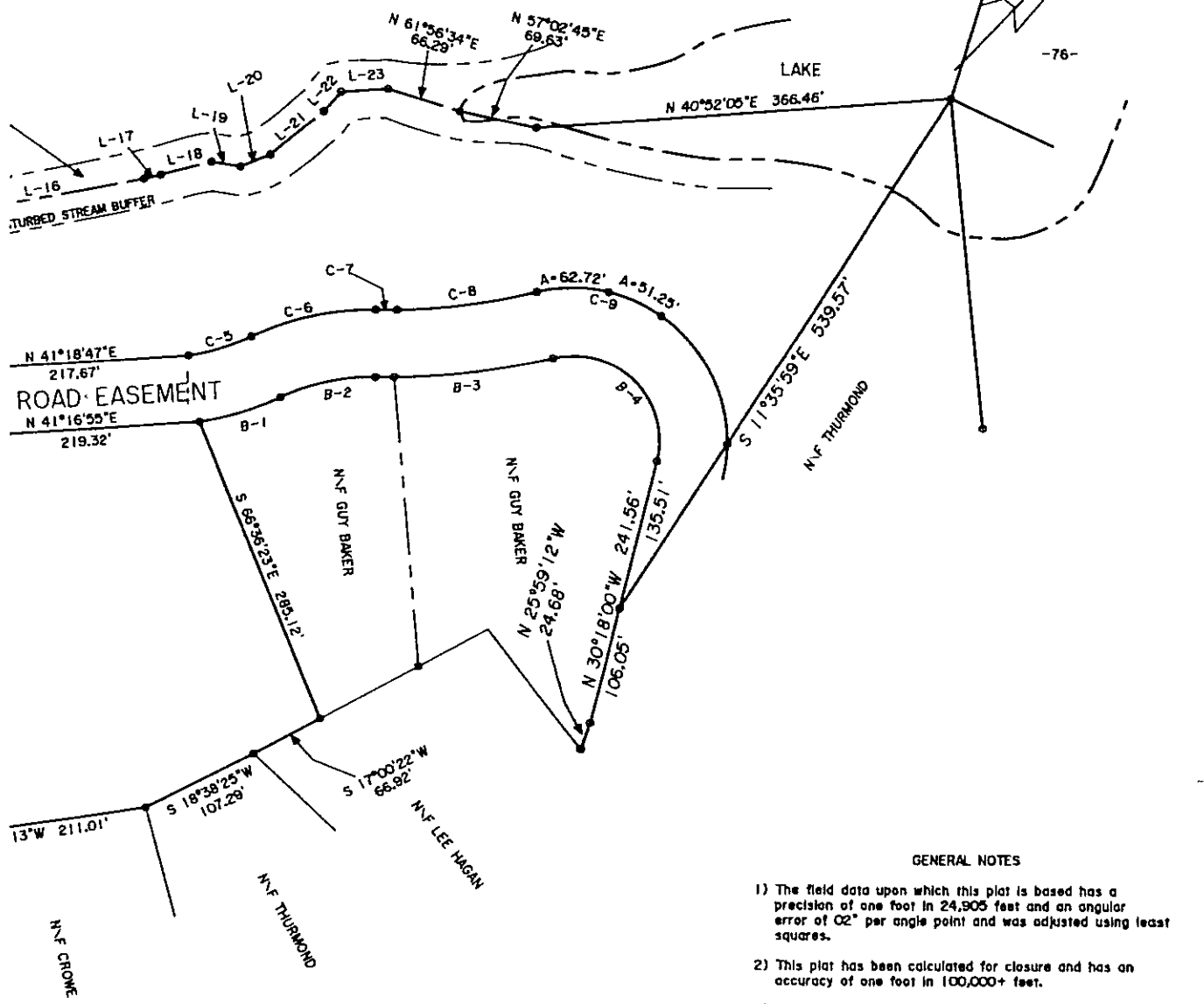


(17)



DEGREE	CHORD	CH.BEARING
5°51'02"	77.79'	N 03°20'53"W
5°51'02"	12.04'	N 00°43'10"W
14°33'17"	47.69'	N 07°16'07"E
14°33'18"	185.46'	N 24°22'02"E
27°29'02"	58.84'	N 28°17'49"E
22°34'21"	113.10'	N 33°03'24"E
9°56'20"	18.93'	N 44°58'18"E
9°56'20"	124.78'	N 37°50'03"E
42°31'12"	110.60'	N 59°51'04"E
17°10'20"	180.43'	S 22°18'18"W
17°10'20"	16.43'	S 05°12'23"W
6°13'57"	42.07'	S 01°40'42"E
6°13'57"	42.09'	S 04°18'04"E

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
B-1	268.47'	38.27'	76.03'	16°13'37"	21°20'30"	75.78'	N 28°17'49"E
B-2	193.83'	44.30'	87.10'	25°44'49"	29°33'35"	86.37'	N 33°03'24"E
B-3	636.48'	79.89'	158.94'	14°18'29"	9°00'07"	158.53'	N 38°46'30"E
B-4	74.75'	124.60'	154.05'	118°04'47"	76°39'00"	128.20'	S 89°20'20"E

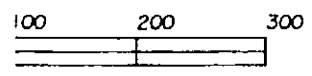


GENERAL NOTES

- 1) The field data upon which this plat is based has a precision of one foot in 24,905 feet and an angular error of 02" per angle point and was adjusted using least squares.
- 2) This plat has been calculated for closure and has an accuracy of one foot in 100,000+ feet.
- 3) Field equipment used for this survey was a Topcon GTS-3D.
- 4) All easements, restrictions, or exceptions to title are shown based on information supplied to INGRAM, LORD AND ASSOCIATES. No Certification as to the completeness or accuracy of any matters of title is made by INGRAM, LORD AND ASSOCIATES.
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- 6) This survey is a correct representation of the land platted and has been platted in conformity with the minimum standards of Georgia Law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.

ANNEXATION PLAT FOR:
LARRY S. THURMOND
 13.657 ACRES
 ANDERSON GMD NO.465
 BANKS COUNTY, GEORGIA
 SCALE: 1" = 100'
 DATE: 10-03-2004

INGRAM, LORD & ASSOCIATES
 LAND SURVEYING AND PLANNING
 437 PIEDMONT ROAD
 COMMERCE, GEORGIA 30529
 706-335-9069



IL129

FILE NO.

(8)