

PASSED: October 13, 2005

AN ORDINANCE NO. 2005- 02

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 BARRY E. DANIEL AND KAY S. DANIEL, AND BEING 40.03 ACRES, MORE OR LESS, AND LYING AND BEING IN 465th GMD OF JACKSON COUNTY, GEORGIA, AND AS DESCRIBED ON A SURVEY ATTACHED TO THIS ANNEXATION ORDINANCE AND INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION FOR THIS ANNEXATION ORDINANCE; TO PROVIDE A ZONING CLASSIFICATION FOR THE PROPERTY; AND FOR OTHER PURPOSES.

WHEREAS, Barry E. Daniel and Kay S. Daniel are the owners of all that tract or parcel of land lying and being in the 465th GMD of Jackson 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, Barry E. Daniel and Kay S. Daniel have submitted to the Town Council of Maysville, Georgia, a written and signed application for annexation showing that they are the owners 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 Jackson County (the "Agreement"), the City of Maysville properly notified the Commission Chairman and Planning Director of Jackson County of the application of Enoch G. Smith, 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 Jackson 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.

Section 3. Zoning Classification.

The zoning classification for the property shall be Residential (R-1).

Section 4. Utilities.

By annexing and zoning this property the Town is not committing to provide any utilities to the property.

Section 5. Dwelling Size.

If any dwelling is placed on the property, the minimum amount of heated space shall be 1500 square feet per dwelling unit.

Section 6. 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 January 1, 2006.

Section 7. 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.

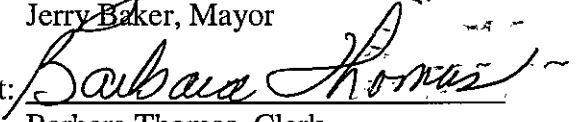
Section 8. Repeal.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.

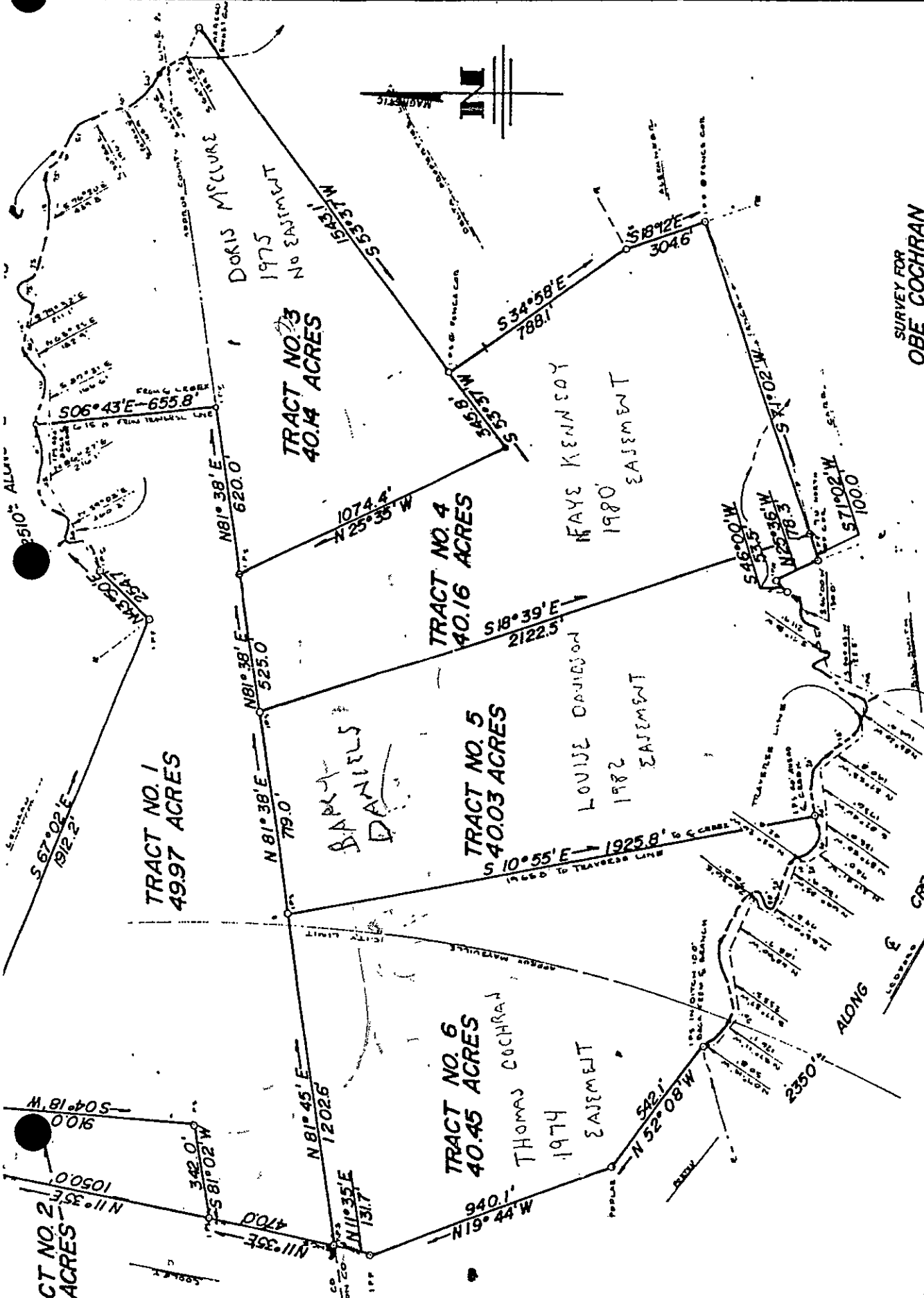
This 13th day of October, 2005.

TOWN OF MAYSVILLE

By: 
Jerry Baker, Mayor

Attest: 
Barbara Thomas, Clerk

Fax: 706-317-5349 Fax



**SURVEY FOR
OBE COCHRAN**

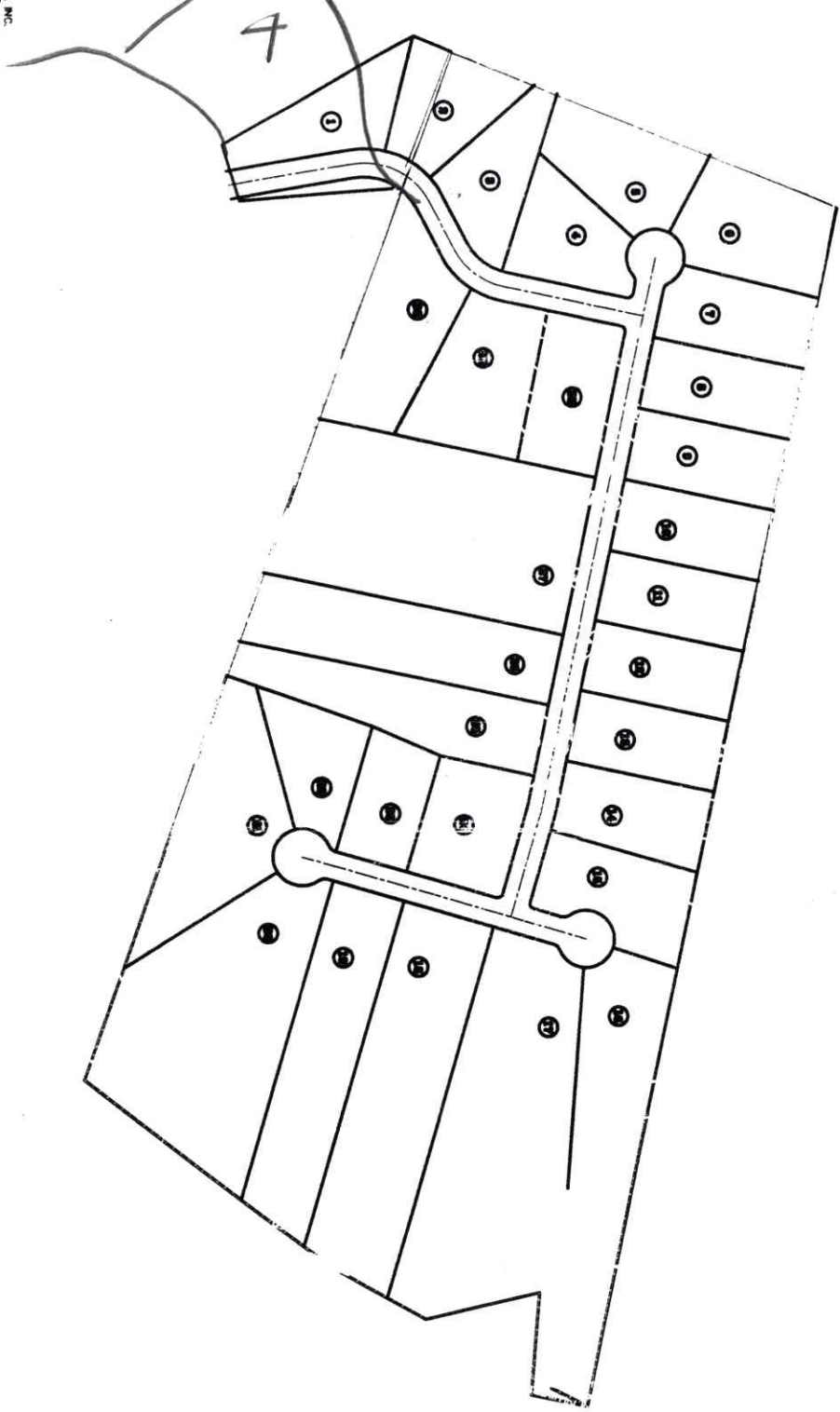
	21700 ACRES PARTIALLY IN NEVADAS BANKS CO (1965) G.M.D. AND PARTIALLY IN JACKSON COUNTY G.M.D. PARTIALLY IN CITY OF MARSHVILLE COUNTY:	DEPARTMENT LAND SURVEYING AND MEASURING GEORGIA
	FILE NO. 2-C-231 JOB NO. 0208 SCALE: 1" = 200' SURVEYED 29-AUG-73 PLAT CONFORMS WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW	DATE OF SURVEY: 8-29-73 SURVEYOR: OBE COCHRAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1818 STATE OF GEORGIA

FILED THIS 24 DAY OF August 1974
 RECORDED THIS 24 O'CLOCK P M.
 CLIFTON B. HILL C.S.C.

1" = 200' MIN. DIST.
 1/4" = 50' MIN. PIN FOUND
 1/8" = 100' MIN. PROPERTY LINE
 1/16" = 200' MIN. CENTER LINE

EXHIBIT A

TRUE VINE ENGINEERING, INC.
 7714 B HAMPTON PLACE
 LOGANVILLE, GA 30052
 PHONE: (770) 466-5890
 FAX: (770) 466-9478
 CONTACT: LEMS COOKSEY, P.E.



PREPARED BY
 LEMS COOKSEY, P.E.

1
 DATE: 7-8-08
 DATE: 08-10-08
 SHEET NUMBER: 1

PROPOSED SUBDIVISION
 CITY OF MAYSVILLE
 JACKSON/BANKS COUNTY, GA.

SKETCH PLAN
 SHEET TITLE

True Vine Engineering, Inc.
a civil engineering firm
 7714 B Hampton Place
 Loganville, GA 30052
 Phone: 770-466-5890

DATE	NO	DESCRIPTION OF REVISION

Town Of Maysville

P.O. BOX 86
MAYSVILLE, GA.
30558

(706) 652-2274

copy

November 22, 2005

Barry Daniels
9477 Gillsville Road
Maysville, Georgia 30558

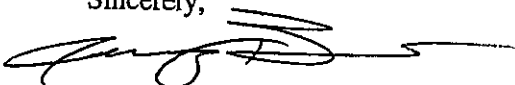
RE: Water Service to Tract 5 shown on the attached map containing approximately 40.03 acres (the "Property")

Dear Mr. Daniels:

After a November 9, 2005, meeting with our engineers and EPD, we believe the Town of Maysville will be able and willing to provide public water to up to 29 homes on the above-referenced Property provided all of the following conditions are met:

1. The Town's current water project involving the construction of new waterlines and a new water tower has been completed, permitted, and is fully operational.
2. The developer of the Property at its sole expense shall provide all necessary easements and shall provide the labor to have constructed, permitted, and fully operational a 12 inch water line meeting the city engineers' specifications from the Mar-Jac feed mill property to the Property which will provide a loop to Hidden Meadows and have transferred the line to the Town. The Town shall provide the water line materials at the Town's cost.
3. All work associated with the development within the Property, including, without limitation, streets and water lines shall be constructed, permitted and fully operational to city specifications as determined by the Town's engineers at the sole cost of the developer.
4. All costs of design and inspections by the Town's engineers shall be borne by the developer.
5. The Town shall incur no costs whatsoever in connection with the construction or inspection of the development within the Property or the water line described in paragraph 2 above other than as described in paragraph 2 above.
6. If developer provides any wells to serve the Property before public water service is available, developer will convey the wells plus easement thereto to the Town at no cost when public water is available pursuant to the terms of this letter.

Sincerely,


Jerry Baker
Mayor