

(1)  
PASSED: October 6, 2008

AN ORDINANCE NO. 2008-002

AN ORDINANCE TO ANNEX AND BRING WITHIN THE CORPORATE LIMITS OF THE TOWN OF MAYSVILLE, GEORGIA, ALL THOSE TRACTS OR PARCELS OF LAND OWNED BY JAMES SHORT, AND BEING AN AGGREGATE 27.233 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, James Short ("Short") is the owner of all those tracts or parcels of land lying and being in the 465<sup>th</sup> GMD of Jackson County, Georgia, and as described on a survey attached to this annexation ordinance and incorporated herein by reference;

WHEREAS, said tracts or parcels of land are contiguous to the existing corporate limits of the Town of Maysville, Georgia at this time;

WHEREAS, Short 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 Jackson County (the "Agreement"), the City of Maysville properly notified the Commission Chairman and Planning Director of Jackson County of the application of Thurmond, 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 Industrial (I).

**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 January 1, 2008.

**Section 5. Certification by the Clerk.**

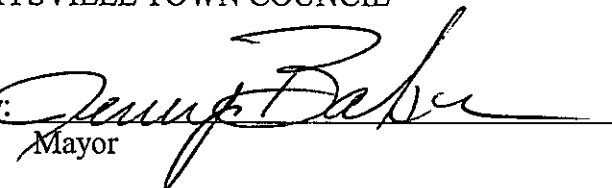
The Town Council hereby authorizes and directs the Town Clerk of Maysville, Georgia, to certify this Ordinance and its attachments, and have a certified copy of this Ordinance and its attachments filed with the Secretary of State of the State of Georgia and other appropriate authorities.

**Section 6. Repeal.**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.

This 6<sup>th</sup> day of October, 2008.

MAYSVILLE TOWN COUNCIL

By:   
Mayor

[Signatures Continue on Next Page]

Clay Dwyer  
Councilperson

Greg Willyard  
Councilperson

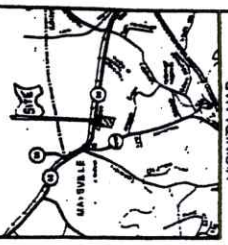
[Signature]  
Councilperson

Stephen M. Lewis  
Councilperson

Attest:

Barbara Thomas  
Town Clerk

(4)



9% CURVE DATA

CURVE A	A=118.70
B	A=182.70
C	A=188.10
D	A=100.00
E	C.A. 1843398

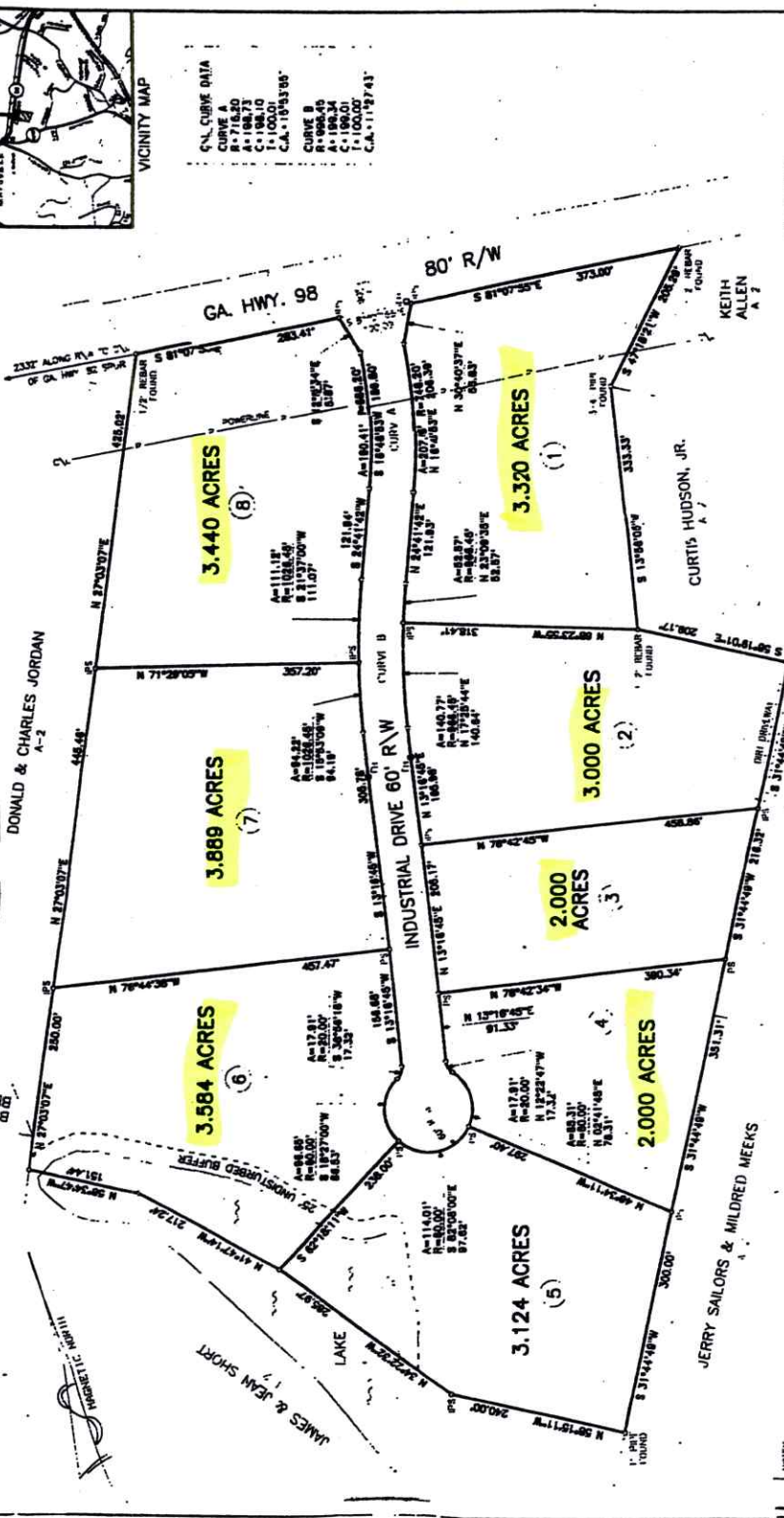
CURVE B	A=198.45
C	A=198.34
D	A=198.00
E	A=100.00
F	C.A. 112743

NOTE: WHEN DEVELOPED, EACH INDIVIDUAL LOT WILL REQUIRE A LEVEL 3 SOIL SURVEY.

2004 JUN-7 P10213  
 FIELD SURVEYOR  
 PLAT BOOK 104 PAGE 115

DONALD & CHARLES JORDAN  
 A-2

JAMES & JEAN SHORT  
 A-2



Final Plat for  
**MAYSVILLE BUSINESS CENTER**  
 Located Within  
 JACKSON COUNTY, GEORGIA  
 Scale: 1" = 100' August 07, 2001

Prepared By  
**VENABLE & ASSOCIATES, INC.**  
 1648 WINDWARD HARBOR, P.O. BOX 986  
 MAYSVILLE, GEORGIA 31791  
 PHONE (706) 947-6853 FAX 947-4857  
 JOB NO. 81118 P. 2 OF 2

NOTES:  
 1. The field data upon which this plat is based is as shown on the attached survey. The plat is subject to the provisions of the Georgia Surveyors Act, Code Annotated, § 47-2-1, which provides that the surveyor is not liable for errors in the field data furnished to him by the owner or other persons.  
 2. The plat is subject to the provisions of the Georgia Surveyors Act, Code Annotated, § 47-2-1, which provides that the surveyor is not liable for errors in the field data furnished to him by the owner or other persons.  
 3. The field data used in this survey was a Topcon 075-08 Total Station.  
 4. The field work was completed 12-21-2000.



OWNER:  
 JAMES SHORT  
 P.O. BOX 196  
 MAYSVILLE, GA 30558  
 PHONE: (706) 652-2958

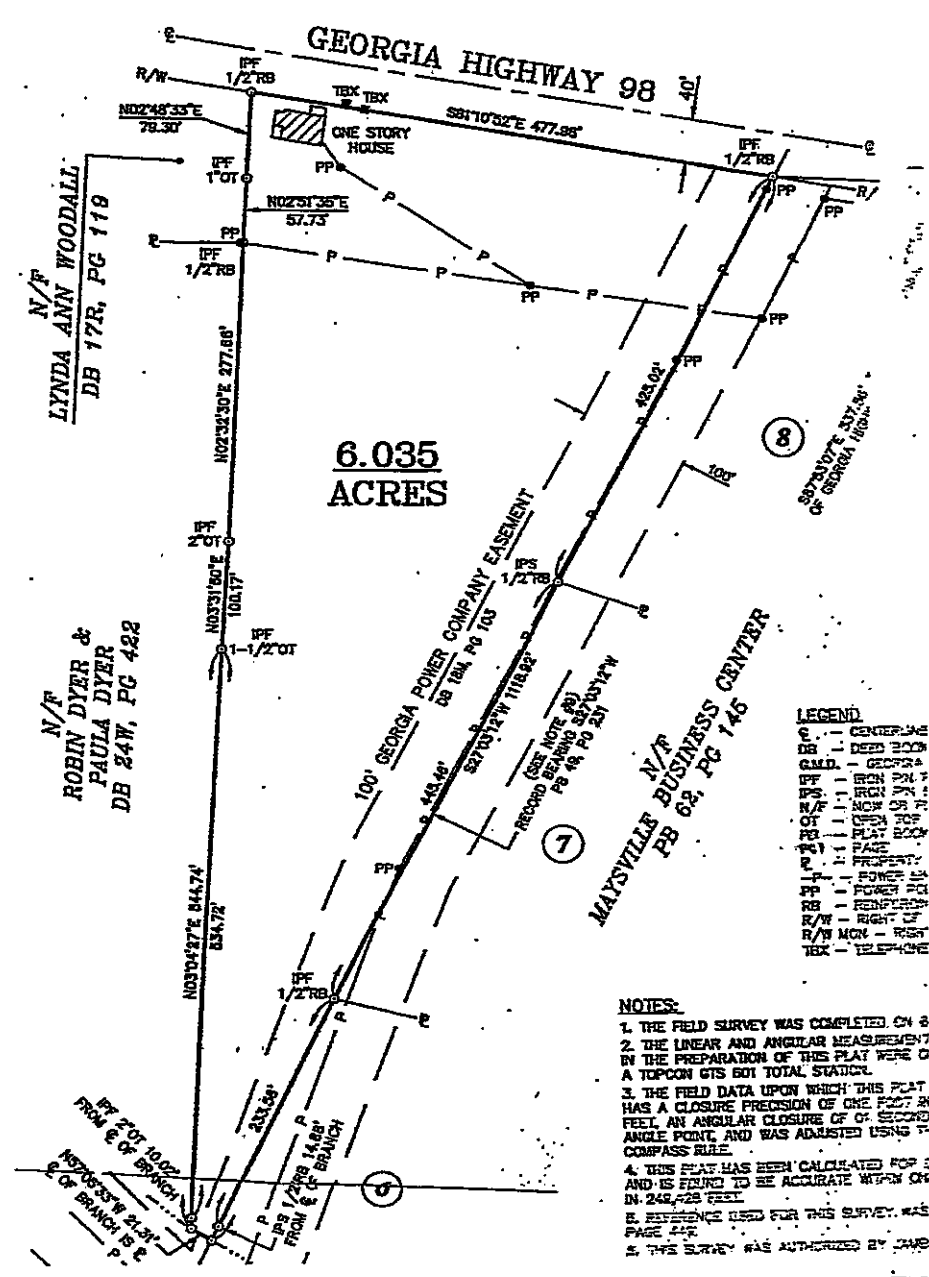
LEGEND:  
 IPS - 1/2" REBAR SET

NOTES:  
 1. SMALLEST LOT IS 4,000 ACRES  
 2. TOTAL AREA IS 24,357 ACRES  
 3. LOTS 1 AND 8 WILL NOT HAVE AN ACCESS ENTRANCE  
 4. FROM LAKE JORDAN  
 5. 100' FROM E.V. OF RAIL HONOR  
 6. 50' FROM E.V. OF COUNTY ROAD  
 7. OR NEARBY, THEN THE SETBACK WOULD BE 50'  
 8. OR NEARBY, THEN THE SETBACK WOULD BE 50'  
 9. OR NEARBY, THEN THE SETBACK WOULD BE 50'  
 10. WATER IS SUPPLIED BY CITY OF MAYSVILLE WATER SERVICE (ON WATER LINE)



SHEET 1 OF 2

046 / 025



After recording, please send to:  
Larry S. Thurmond  
P.O. Box 995  
Commerce, GA 30529

## WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF BANKS

THIS INDENTURE, made this 24TH day of OCTOBER in the year of our Lord Two Thousand-Three between Sam Thurmond of the State of Georgia and County of Banks of the first part and BONNIE M. BAKER of the State of Georgia and County of BANKS of the second part

### WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these present does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

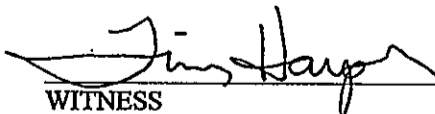
*All that tract or parcel of land lying and being in the 465 G.M.D. , BANKS County, Georgia containing 1.369 acres, and being Lot 84 as shown on plat and survey prepared for Sam Thurmond by INGRAM & LORD ASSOCIATES dated 10/22/03 and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Superior Court, BANKS, Georgia. Said plat is incorporated herein and the reference thereof for a more complete description of the property conveyed.*

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of them the said parties of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said party of the first part, for himself and his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

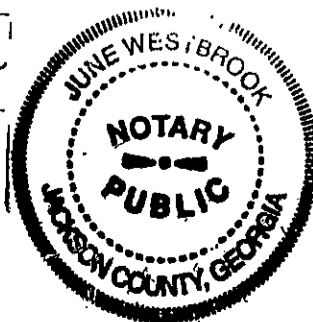
Signed, sealed and delivered in the presence of

  
WITNESS

 (Seal)  
LARRY SAM THURMOND

  
NOTARY PUBLIC

My commission expires 11-13-05



Jan 21. 2009 11:11AM

No.1836 P. 2

Exhibit A

All that tract or parcel of land lying and being in the City of Maysville, 465th District, G.M., Banks County, Georgia, and being that 1.369 acres, more or less, as more particularly shown on a plat of survey prepared for Bonnie M. Baker by Ingram, Lord & Associates, Registered Surveyor, dated October 22, 2003, recorded in Plat Book 28, Page 27, in the Office of the Clerk of the Superior Court of Banks County, Georgia and incorporated herein and made a part hereof by reference for a more detailed description.