

First Reading	<u>August 7, 2017</u>
Second Reading	<u>August 14, 2017</u>
Passed	<u>August 16, 2017</u>

ORDINANCE NO. 2017-003

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF MAYSVILLE, GEORGIA BY CHANGING THE ZONING OF A PARCEL OF LAND OWNED BY ERIC M. HARDY AND AS DESCRIBED AND INCORPORATED HEREIN BY REFERENCE, AND MADE A PART OF THIS DESCRIPTION FOR THIS ORDINANCE, TO CHANGE THE ZONING CLASSIFICATION THEREOF FROM AGR - AGRICULTURAL TO RR1 – RESTRICTED RURAL RESIDENTIAL, REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSE.

BE IT ORDAINED BY THE CITY COUNCIL OF MAYSVILLE, GEORGIA AS FOLLOWS:

Section 1. ZONING.

That from and after the passage of this Ordinance the following described lands shall be rezoned and so designed on the Zoning Map of the City of Maysville, as RR1 - Restricted Rural Residential District under the conditions that the property is not accessed via Rilla Lane.

Legal Description:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. REPEAL OF CONFLICTING ORDINANCES.

All Ordinances and parts of Ordinances in conflict herewith repealed to the extent of the conflict.

Section 3. SEVERABILITY OF PARAGRAPHS.

If any portion of this Ordinance shall be invalid or unconstitutional, such as invalidity or unconstitutionally shall not affect or impair the remaining portions unless it clearly appears that other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

Section 4. AMENDMENT TO THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of the City of Maysville.

Section 5. EFFECTIVE DATE.

The effective date of the zoning classification imposed by this Ordinance shall be Wednesday, August 16, 2017, upon passage.

SO ORDAINED THIS 16TH DAY OF AUGUST, 2017.

By:



Mayor Richard Presley



Councilmember Scott Harper



Councilmember Kathy Bush




Councilmember Junior Hardy



Councilmember Charlie Howington

Attest:




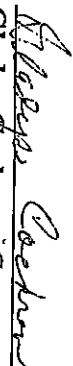
City Administrator / City Clerk

City Administrator / City Clerk

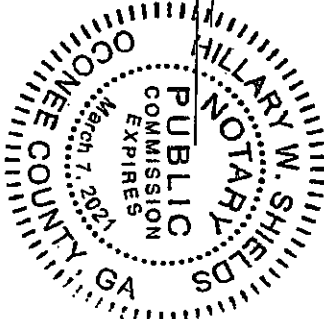
IN WITNESS WHEREOF, Grantor has hereunto set her hand and sealed this Deed the day and year first above written.

Signed, sealed and delivered this
In the presence of


Notary Public


Gladys Cochran, Grantor

(SEAL)



Notary Public
My Commission Expires:

GEORGIA BANKS COUNTY
FILED 6 DATE OF June 2017
12:11 O'CLOCK PM
RECORDED IN BOOK 439
PAGE 108-109 DATE 6/8/2017
Jammy B. Massey CLERK

Banks County, Georgia
Real Estate Transfer Tax

Paid \$ 0

Date 6/8/2017

Jammy B. Massey
CLERK OF SUPERIOR COURT

Record & Return to:
Wilbanks Law Firm, P.C.
1215 S. Elm Street
Commerce, GA 30529
(706) 510-0000
0062017000424

FILED IN OFFICE

2017 JUN -6 PM 12:11

BANKS COUNTY
SUPERIOR COURT

[Space Above Line For Recording Data]

STATE OF GEORGIA
COUNTY OF BANKS

**QUIT CLAIM DEED
(NO TITLE EXAMINATION)**

THIS INDENTURE, made this 19th day of MAY, 2017, between GLADYS COCHRAN hereinafter referred to as "Grantor") and ERIC HARDY (hereinafter referred to as "Grantee".)

(The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns, where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.)

WITNESSETH that Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold and by does by these presents bargain, sell, remise, release and forever quitclaim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have in and to the following described property:

All that tract or parcel of land lying and being in the 465th G.M.D., Banks County, Georgia containing 2.00 acres, as shown on a plat of survey prepared for Eric Matthew Hardy by Russell L. Cheek, GRLS, dated March 15, 2017, recorded in Plat Book 35, Page 86, Banks County, Georgia Records.

TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said Property unto Grantee, so that neither the Grantor nor his heirs, successors and assigns, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right or title, or interest to the Property or its appurtenances.