

PASSED: 10-07-03

AN ORDINANCE NO. 03-10

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 CLARENCE SMITH AND RUBY ELROD AND BEING 1.20 ACRES, 13.5 ACRES, 10.86 ACRES AND 15.69 ACRES, MORE OR LESS, AND LYING AND BEING IN 465th GMD OF JACKSON COUNTY, GEORGIA, AND AS DESCRIBED ON DEEDS AND PLATS OF SURVEY ATTACHED TO THIS ORDINANCE AND INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION FOR THIS ORDINANCE; TO ZONE THE PROPERTY M-1 RESTRICTED INDUSTRIAL DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, Clarence Smith and Ruby Elrod are the owners of all those tracts or parcels of land lying and being in the 465th GMD of Jackson County, Georgia, and as described on deeds and plats of survey attached to this ordinance and incorporated herein by reference, and made a part of this description for this ordinance;

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

WHEREAS, Clarence Smith, Ruby Elrod and Mar-Jac Poultry, Inc. have submitted to the Town Council of Maysville, Georgia, written and signed applications for annexation and zoning showing that they are the owners of all of the land to be annexed or the applicant; said applications also providing a complete description of the lands to be annexed and zoned;

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 applications and received no objection to the annexation and zoning;

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 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 those tracts or parcels of land lying and being in the 465th GMD of Jackson County, Georgia, as described on the attached deeds and plats of survey. The attached deeds and plats of survey of said tracts or parcels of land are attached hereto and by reference hereof made a part of this Ordinance annexing all of the tracts or parcels of land.

Section 3. Zoning Classification.

The zoning classification for the property shall be Restricted Industrial District (M-1) with the condition that no animal processing be done on the property or on any other property acquired by Mar-Jac in the Town of Maysville.

Section 4. Effective Date.

This annexation and zoning shall be effective for all purposes other than ad valorem taxation on the earlier 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, 2003.

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 all appropriate authorities.

Section 6. Repeal.

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

This ~~7th~~ ^{Oct.} day of ~~August~~, 2003.

MAYSVILLE TOWN COUNCIL

By: Richard L. Presley
Mayor

[Signatures Continue on Next Page]

M. F. Jarrett
Councilperson

And Mart
Councilperson

Councilperson

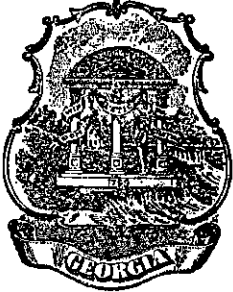
Councilperson

Attest:

Lain H. Harper
Town Clerk

11

STANDARD WARRANTY DEED



STATE OF GEORGIA,

Jackson County.

THIS INDENTURE, made this 10th day of March in the year of our Lord One Thousand Nine Hundred and sixty nine

between Obe Cochran of the State of Georgia and County of Banks and Willie B. (Bill) Smith and Clarence Smith of the State of Georgia and County of Jackson of the first part

WITNESSETH; That the said part y of the first part, for and in consideration of the sum of Two hundred and forty DOLLARS

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 presents do grant, bargain, sell and convey unto the said part ies of the second part their heirs and assigns, all that tract or parcel of land lying and being in Jackson County, Georgia, Wilson (465) District G M containing 1.20 acres, more or less, according to plat and survey of Tyson and Company dated February 20, 1969 and being recorded in Clerks Office, Jackson County, Georgia in Book Five (5) Page , located about 1 1/2 miles below Maysville, Ga. off Maysville-Commerce Highway and described as follows:

Beginning at Iron Pin Found on line of Bill Smith, thence S 71° 46' W 414.4' to Iron Pin Found at 40" Poplar, thence S 87° 33' W 113.0' to a point on line of Ledford, Iron Pin Set 35' back from creek, thence N 31° 28' E 122.5, thence along center of creek joining Obe Cochran property N 73° 05' E 211.7', for 600', thence N 47° 45' E 130.0', 53.5' to Iron Pin Set at 36" Birch, thence S 23° 51' E 171.1' to the point of the beginning. For more details, see plat as recorded.

Jackson County, Georgia Real Estate Transfer Tax Paid \$ 2.00 Date 10 March 1969 Billy B. Smith Clerk of Superior Court

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 Willie B. (Bill) Smith and Clarence Smith the said part ies of the second part their heirs and assigns, forever, IN FEE SIMPLE.

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

IN WITNESS WHEREOF, The said part y 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

Notary Public Seal for Jackson County, Georgia with signatures of witnesses.

Signatures of Obe Cochran, Willie B. Smith, and Clarence Smith, each followed by '(Seal)'. Includes a signature for the Clerk of Superior Court.

WARRANTY DEED

FROM

Obe Cochran

TO

Willie B. (Bill) Smith

and

Clarence Smith

1.20

Georgia, Jackson County

Clerk's Office, Superior Court.

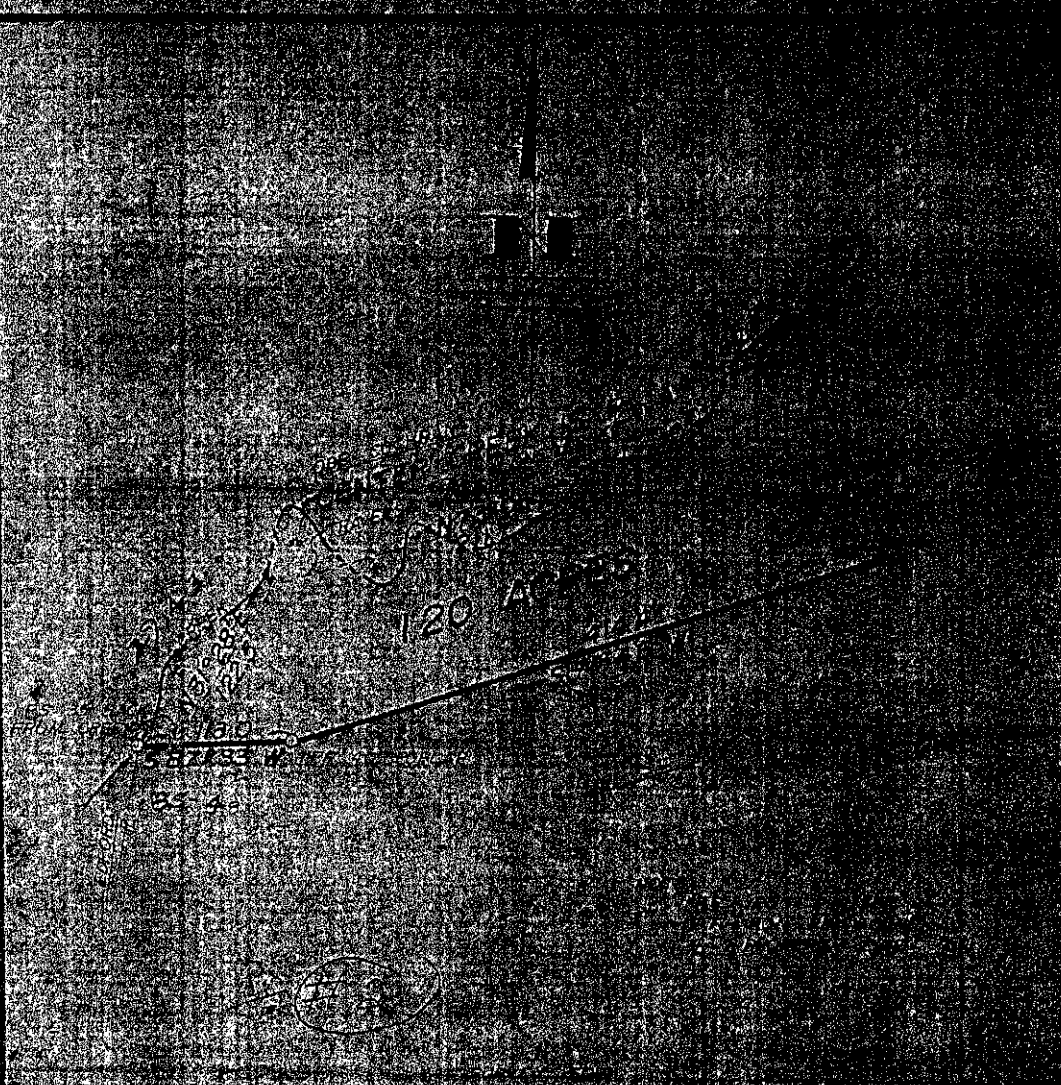
Filed for Record at 3:00 o'clock p. M.

March 31, 1969

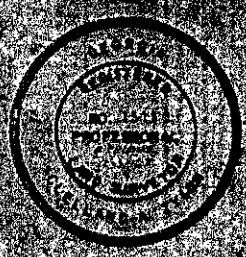
Recorded in Book 5-I Folio 256.

April 1, 1969

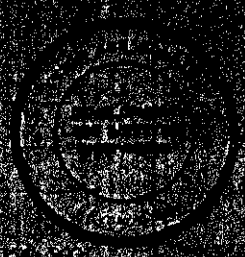
Ada H. Elder, Clerk



BILL SMITH

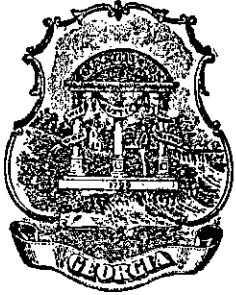


NAME	SMITH, BILL
ADDRESS	120 ACRES
CITY	...
COUNTY	...
STATE	...
ZIP	...



IN WITNESS WHEREOF, THE BOARD OF DIRECTORS OF THE NATIONAL ASSOCIATION OF REALTORS HAS CAUSED THIS CERTIFICATE TO BE SIGNED AND SEALED AT WASHINGTON, D.C. THIS 15th DAY OF APRIL 1964.

STANDARD WARRANTY DEED



STATE OF GEORGIA,

JACKSON County.

THIS INDENTURE, made this 30th day of January in the year of our Lord One Thousand Nine Hundred and Seventy

between Mrs. J. R. Carr of the State of Georgia and County of Jackson of the first part and Willie B. (Bill) Smith of the State of Georgia and County of Jackson of the second part

WITNESSETH; That the said part Y of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations,

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged ha S granted, bargained, sold and conveyed and by these presents do es grant, bargain, sell and convey unto the said part Y of the second part, for himself and his heirs and assigns, all that tract or parcel of land lying and being in the 465th (Wilson's) District, G. M., Jackson County, Georgia, containing 13.5 acres, more or less, more particularly described according to plat prepared by Henry Bailey, Registered Land Surveyor, No. 1586, said plat being recorded in the Office of the Clerk of Superior Court of Jackson County, Georgia, in Plat Book 6, page 90. Bounded according to said plat on the North by lands of Obe Crockron, on the West by other lands of Bill Smith, on the South by Southern Railroad and on the West by lands of J. R. Carr. For a more detailed description to said lands, reference is hereby made to said plat as recorded.

Subject to existing easements and rights of ways.

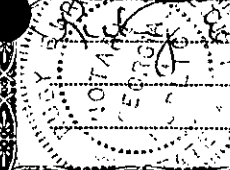
Jackson County, Georgia
Real Estate Transfer Tax
Paid \$ 4.70
Date January 31, 1970
Bill B. Calder
Clerk of Superior Court

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 the said part Y of the second part, his heirs and assigns, forever, IN FEE SIMPLE.

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

IN WITNESS WHEREOF, The said part Y of the first part ha S hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of
Mrs. J. R. Carr (Seal)
Mrs. J. R. Carr (Seal)
(Seal)
(Seal)
(Seal)



WARRANTY DEED

FROM

Mrs J R Carr

TO

Bill Smith
13.5

Georgia, *Jackson* County
Clerk's Office, Superior Court.

Filed for Record at *10:00* o'clock *A.* M.

January 31, 19*70*

Recorded in Book *52* Folio *337*

February 3, 19*70*

Woodie M. Oglesby Deputy
Clerk

Recorded

1970

Page 90

Clerk



BILL SMITH
 S 01-09 E
 1128.5

OBE CROCKRON
 S 74-33 W
 533.2

13.5 ACS. MORE OR LESS

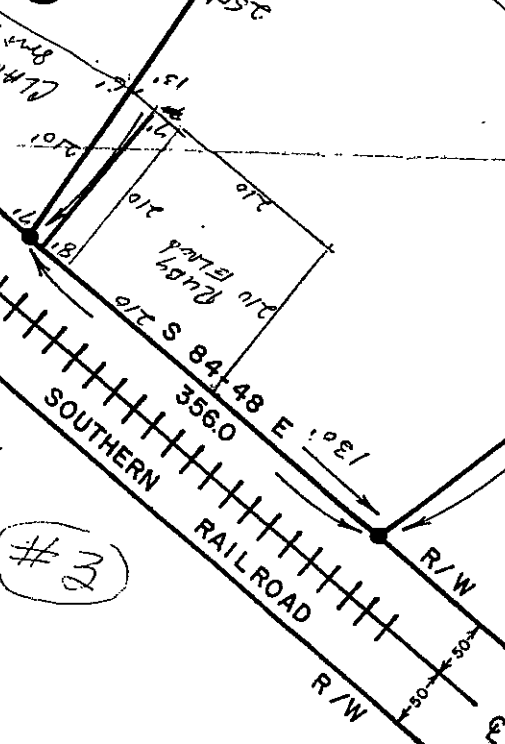
PROPERTY LINE ALONG E CREEK

N 08-57 W
 596.1

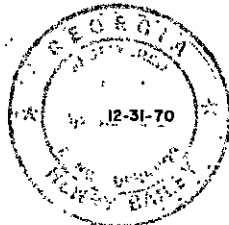
J.R. CARR

N 17-49 E
 749.6

J. R. CARR



- ⊙ - DENOTES IRON PIN SET
- - DENOTES IRON PIN FDU



PROPERTY SURVEY FOR
BILL SMITH

BOUNDARY SURVEY
 13.5 ACS. MORE OR LESS

LAND LOT _____
 DISTRICT 465 G. M. D.
 SECTION _____
 COUNTY JACKSON, GA.
 SURVEYED JANUARY 31, 1970
 SCALE 1" = 100'

HENRY BAILEY
 P. O. BOX 286
 GAINESVILLE, GA.

REVISE _____

 COMP. _____
 DRAWN _____
 CHED. _____
 JOB NO. _____
 FILE NO. _____

THIS SURVEY HAS BEEN CALCULATED
 LATITUDES AND DEPARTURES
 FOUND TO BE ACCURATE TO
 WITHIN 1 FT. IN 13,230 FT.

State of Georgia, Banks County

THIS INDENTURE, Made this 16th day of October in the year of our Lord One Thousand, Nine Hundred and Sixty Three, between J.R.Carr, also known as J.R.Carr, Jr.

of the County of Jackson and State of Georgia, of the first part, and Willie B. (Bill) Smith of the County of Jackson and State of Georgia, of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Two Thousand-Five Hundred----- Dollars,

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 presents does grant, bargain, sell, and convey unto the said party of the second part, his heirs and assigns,

A certain tract or parcel of land lying and being in Jackson County, Georgia Wilson (465) District G.M. Containing 11.86 acres, more or less and being a part of the tract of land conveyed by J.R.Carr to J.R.Carr, Jr. by Deed dated March 18th 1924 and recorded in Clerks Office Jackson County, Ga. in Book 4-G Page 251 and located about 1 1/2 miles below Maysville, Ga. on Maysville-Commerce Highway and described as follows:

Beginning at iron pin & post on line of Ed Meeks, thence N. 80-3/4 W. 4.76 to R., thence N. 23 1/2 E. 6.15 to rock, thence N. 67 1/4 W. 9.80 to rock on Jarrett land, thence N. 33 1/4 E. 9.30 to old split poplar, thence N. 71 1/2 E. 6.05 to a point on line of Obe Cochran, thence S. 1 E. 20.00 to the point of the beginning, bounded now or formerly by Obe Cochran, Ed Meeks Jarrett et al, LESS 1 acre more or less formerly conveyed to Highway Department Southern Railway Co for right of way. Should same be abandoned and revert back to grantor, then by this deed same will go to grantee.

Plat made by H.G. Prickett, Surveyor October 9th 1963.



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 anywise appertaining, to the only proper use, benefit, and

behooof of Willie B. (Bill) Smith the said party of the second part, his heirs and assigns, forever, in fee simple.

And the said party of the first part, for himself heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, his heirs and assigns, against the 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 first above written.

Signed, sealed, and delivered in the presence of:

Handwritten signatures of J. R. Carr and J. E. Chambers, Ordinary Banks County Ga. (SEAL)

WARRANTY DEED

FROM

J.R. Carr, also known
as J.R. Carr, Jr.

TO

Willie B. (Bill) Smith

11.96

STATE OF GEORGIA

Jackson COUNTY.

OFFICE OF CLERK SUPERIOR COURT

Filed for record *October 22*
19*63*, at *4:00 p.m.*

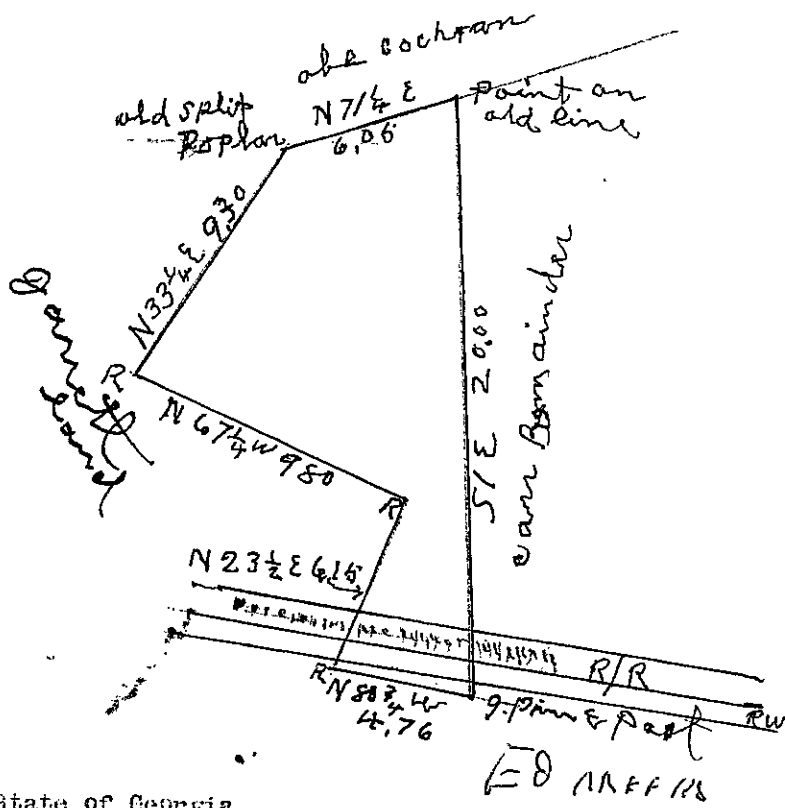
Recorded *October 22, 1963*

Book *4-0*, page *502*

Billy N. Elder
Clerk Superior Court.

FROM J.H. Carr to Willie R. (Bill) Smith

1 in = 6100 ft
magnetic



State of Georgia
County of Jackson
Wilson 465 Dist-G.M.

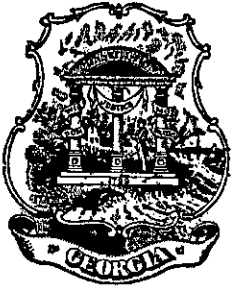
This plat represents 11.86 Acres of Land about 1 1/2 miles below Maysville Ga. and North of Commerce Highway and is from the western side of the J.H. Carr, lands -

Drawn this October 9th 1902 by H.G. Prickett, Surveyor, Commerce, Ga.

WSS - Plat of S. Wilson sur.
Dated Sept - 10th 1902

#1

STANDARD WARRANTY DEED



STATE OF GEORGIA,

JACKSON

County.

THIS INDENTURE, made this 23rd day of July

In the year of our Lord One Thousand Nine Hundred and Eighty-Six

between FRANCES CARR HEARN, a/k/a FRANCES CARR MABRY

of the State of Georgia and County of Jackson of the first part

and CLARENCE SMITH and RUBY ELROD

of the State of Georgia and County of Jackson of the second part

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of _____ DOLLARS

In hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged ha s granted, bargained, sold and conveyed and by these presents do es grant, bargain, sell and convey unto the said part, ies of the second part, themselves and their heirs and assigns, all that tract or parcel of land lying and being in the 465th District, G. M., Jackson County, Georgia, and containing 15.690 acres, more or less, as shown by plat and survey of same of James Flanders, Reg. Surveyor, dated November 1, 1972, said plat being recorded in the Office of the Clerk of Superior Court of Jackson County, Georgia, in Plat Book 14, page 147. For a more detailed description to said tract, reference is hereby made to said plat as recorded.

Jackson County, Georgia
Real Estate Transfer Tax
Paid \$ 24-00
Date 8-7-86
Stanly N. Elder
Clerk of Superior Court

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 _____ the said part ies of the second part, their heirs and assigns forever, IN FEE SIMPLE.

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

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of
Notary Public, Martha G. Culp

Stanly County, North Carolina

Martha G. Culp

My Commission Expires July 31, 1989

Frances Carr Hearn (Mabry) (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

Stan M. Davis, Jr.
Witness

WARRANTY DEED

FROM

FRANCES ANN MABRY

~~Frances Ann Mabry~~

TO

Clarence Smith
Ruby Clark

15696

Georgia, Jackson County
Clerk's Office, Superior Court.

Filed for Record at 1:20 o'clock, P. M.

Aug. 7, 1986

Recorded in Book 9-I Folia 779

August 11, 1986

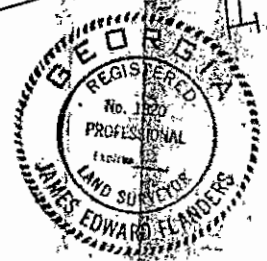
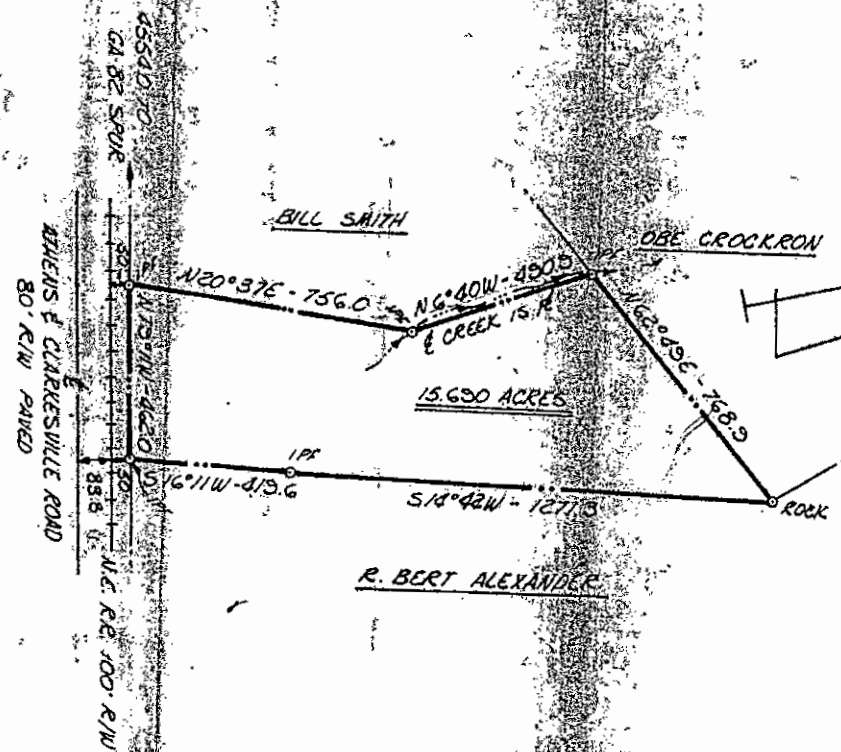
Reba Parks, Dep. Clerk

APPROVED FOR RECORDING

[Signature]
Jackson County Planning Commission

Ms. Conception 10/11/86 11:41 AM

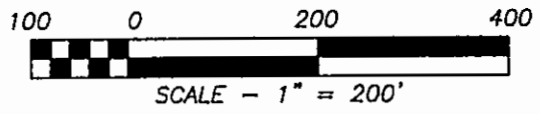
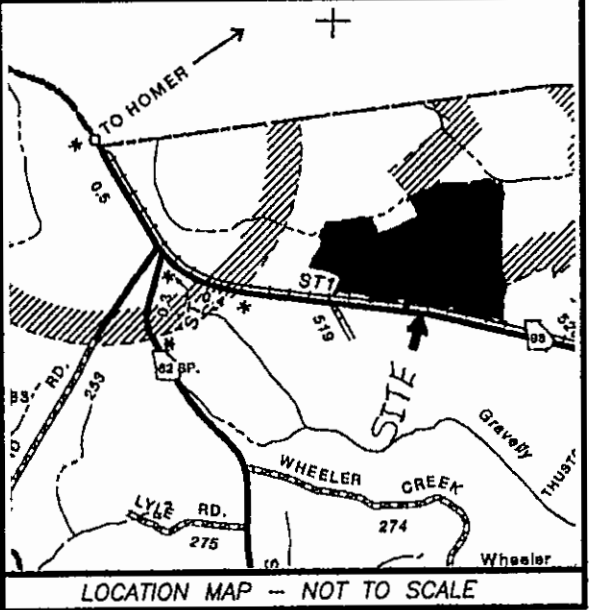
DATE	BY	REVISION RECORD	AUTH.	DR.	CK.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

TOLERANCES (EXCEPT AS NOTED)	SURVEY FOR: MRS. J.R. CARR		
DECIMAL ±	James Flanders	SCALE 1" = 100'	DRAWN BY B-71
FRACTIONAL ±	APPROVED BY		
ANGULAR ±	PORTION OF LOT 1 OF J.R. CARR PROPERTY 465 GMD JACKSON COUNTY GEORGIA		
DATE	JAMES FLANDERS, REG. ENGINEER & SURVEYOR PO. BOX 541 ATHENS, GA. 308-3711		

ALONG C/L OF BEAVER CREEK		
Course	Bearing	Distance
1	N 44°31'59" E	38.47'
2	N 02°20'28" W	30.92'
3	N 41°12'25" E	18.71'
4	N 41°22'10" E	10.10'
5	N 63°34'15" E	31.85'
6	N 55°55'38" E	19.61'
7	N 07°55'44" W	40.34'
8	N 33°29'40" E	39.12'
9	N 81°55'04" E	27.84'
10	S 26°24'20" E	24.89'
11	S 26°50'57" W	25.11'
12	S 15°45'53" E	29.90'
13	N 72°08'51" E	33.14'
14	N 28°23'22" E	27.14'
15	N 84°48'21" E	21.60'
16	S 37°09'29" E	13.68'
17	N 62°42'07" E	73.22'
18	N 41°11'59" E	49.92'
19	S 60°38'55" E	33.51'
20	N 54°09'58" E	37.08'
21	N 22°13'07" E	47.51'



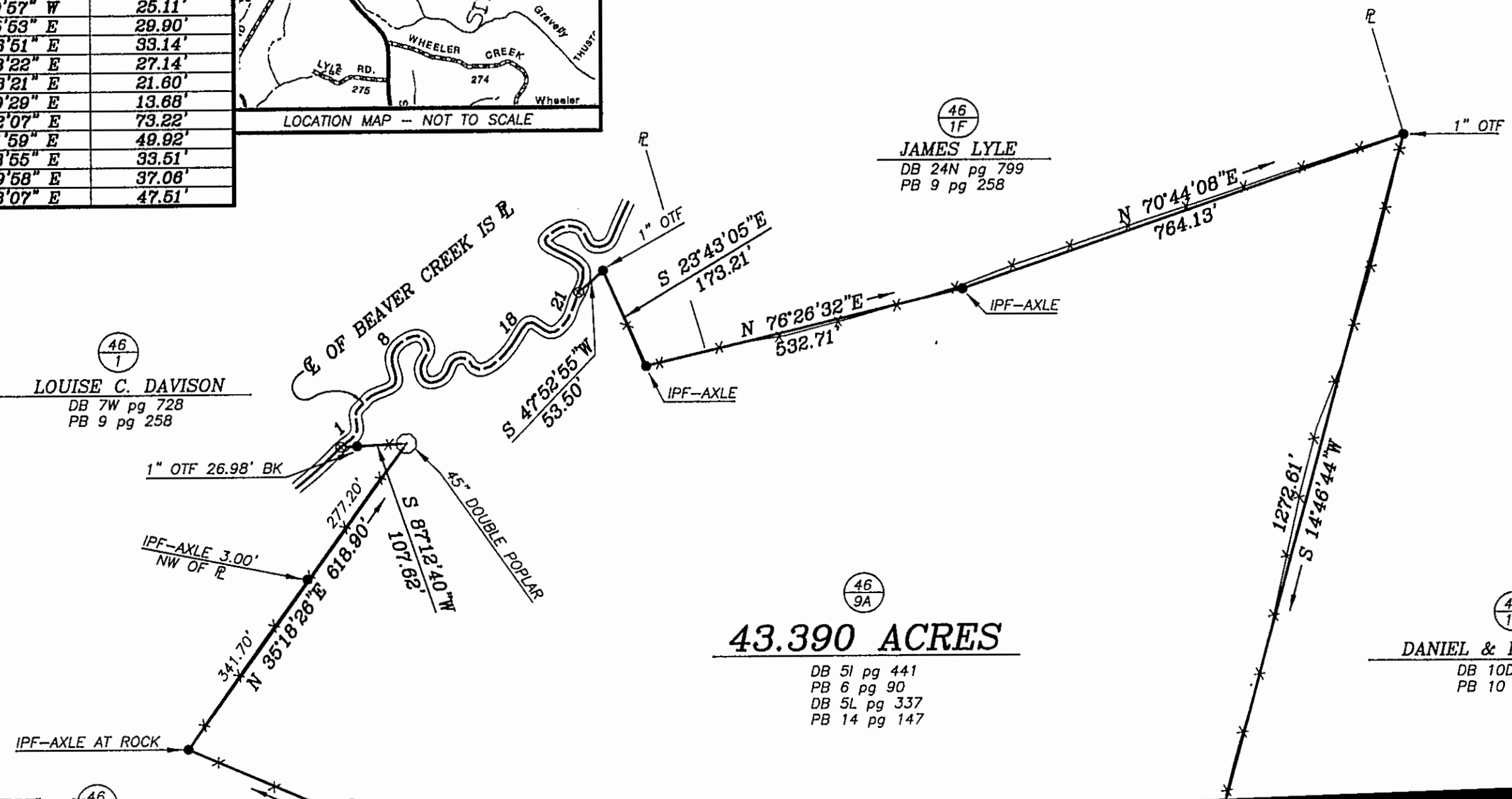
ALONG R/W SOUTHERN RAILROAD		
Course	Bearing	Distance
1	N 78°17'57" W	96.66'
2	N 78°23'53" W	64.35'
3	N 79°07'50" W	92.15'
4	N 79°47'21" W	105.43'
5	N 81°17'24" W	87.38'
6	N 82°11'04" W	110.29'
7	N 83°23'25" W	108.36'
8	N 83°48'30" W	151.40'
9	N 83°44'44" W	243.48'



46/1
LOUISE C. DAVISON
 DB 7W pg 728
 PB 9 pg 258

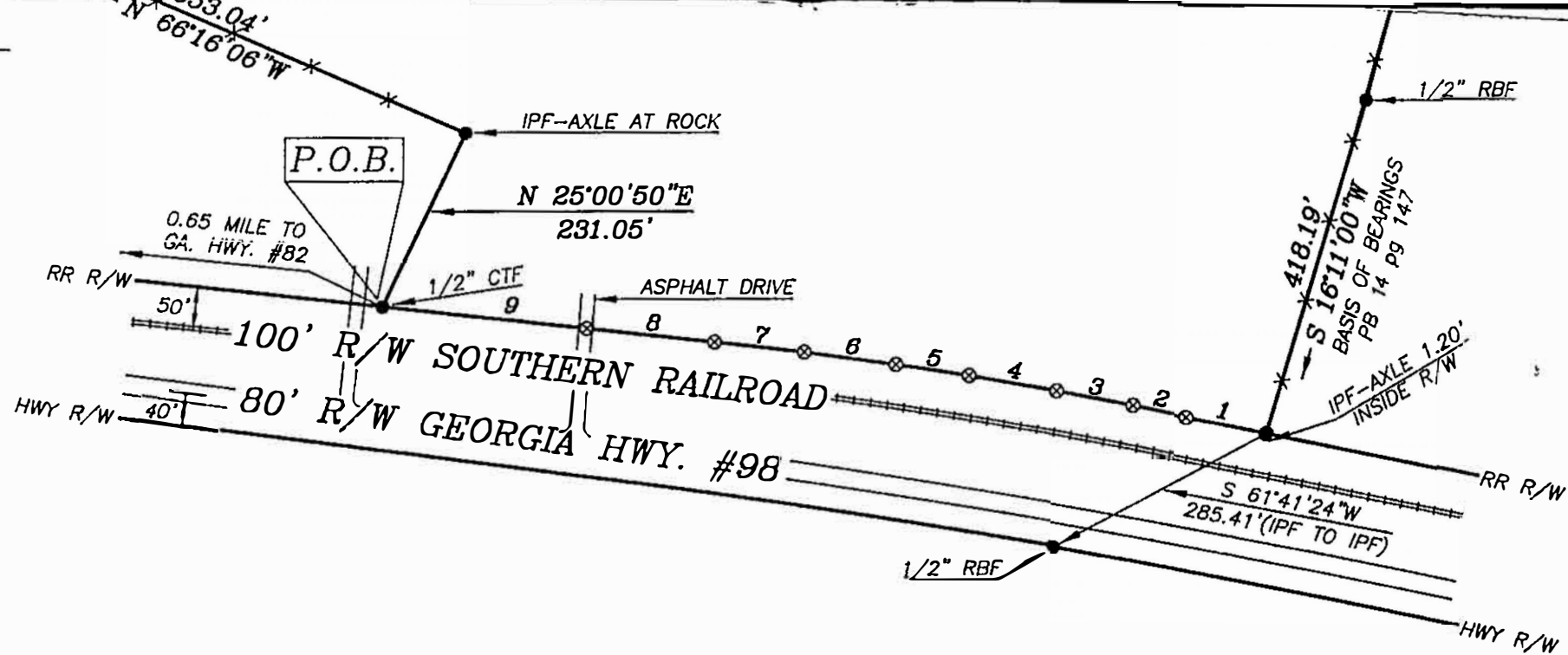
46/1F
JAMES LYLE
 DB 24N pg 799
 PB 9 pg 258

46/10
DANIEL & DAVID WILSON
 DB 10D pg 40
 PB 10 pg 278



WAYNE FARMS, LLC

DB 21K pg 126
PB 46 pg 272
DB 9C pg 488



SURVEYOR'S NOTES:

- 1) 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.
- 2) THE BOUNDARIES SHOWN ALONG BEAVER CREEK ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE TITLE LIMIT.
- 3) IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

LEGEND:

- MN - TAX MAP NUMBER
- PN - TAX PARCEL NUMBER
- ⊙ = POINT ONLY
- = IRON PIN SET
- = IRON PIN FOUND
- IPS = 1/2" REBAR SET
- IPF = IRON PIN FOUND
- RBF = REBAR FOUND
- CTF = CRIMP TOP PIPE FND.
- OTF = OPEN TOP PIPE FND.
- DB = DEED BOOK
- PB = PLAT BOOK
- P = PROPERTY LINE
- C = CENTERLINE
- R/W = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON GTS 313 TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35977 FEET AND AN ANGULAR ERROR OF 1 SEC. PER ANGLE POINT AND WAS ADJUSTED USING NO RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 597234 FEET.

THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 8/12/03.

I HEREBY CERTIFY, THAT IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SURVEY FOR: MAR-JAC POULTRY, INC.					
COUNTY: JACKSON	G.M.D.: 465	CITY:	STATE: GEORGIA		
DATE: AUGUST 13, 2003	SCALE: 1" = 200'		PARTY CHIEF: DAP		
	CARROLL SURVEYING, LLC 1011 MILLER DRIVE ELBERTON, GA. 30635 PHONE (706)213-7096 FAX (706)283-8919		DRAWN BY: SCC		
			LOCATION: D7-22-A		
			CRD FILE: 0130703		
			DWG FILE: 0130703A		
			S.A.M.S.O.G. MEMBER		