

86-
April 22, 1986
27 acres

ORDINANCE

Property Owner(s):

Henry A. Lassiter

AN ORDINANCE TO ANNEX PROPERTY LYING ADJACENT TO,
BUT NOT NOW WITHIN CORPORATE LIMITS OF
THE CITY OF MAYSVILLE, GEORGIA.

WHEREAS, the parcel of land hereinafter described lies within the unincorporated lands of ^{BANKS}~~JACKSON~~ County, Georgia, and adjoins the existing corporate limits of the City of Maysville, Georgia; and

WHEREAS, the owners of said lands hereinafter described have filed a Petition with the City of Maysville, Georgia, in the manner provided by law requesting that said lands be annexed and become a part of the corporate city limits of the said municipality; and

WHEREAS, it is the desire of the governing body of the City of Maysville, Georgia, that said lands be incorporated into and made a part of said municipality:

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Maysville, Georgia, as follows:

That from and after the passage of this ordinance, the following described lands are and shall be annexed to the existing corporate limits of the City of Maysville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Maysville, Georgia, as fully and completely as if the limits had been established by a special act of the General Assembly of Georgia.

The above described lands are fully described on Exhibit "A" which is attached hereto, incorporated herein, and made a part hereof by reference.

ALTERNATE
ALTERNATE

G E O R G I A

BANKS COUNTY

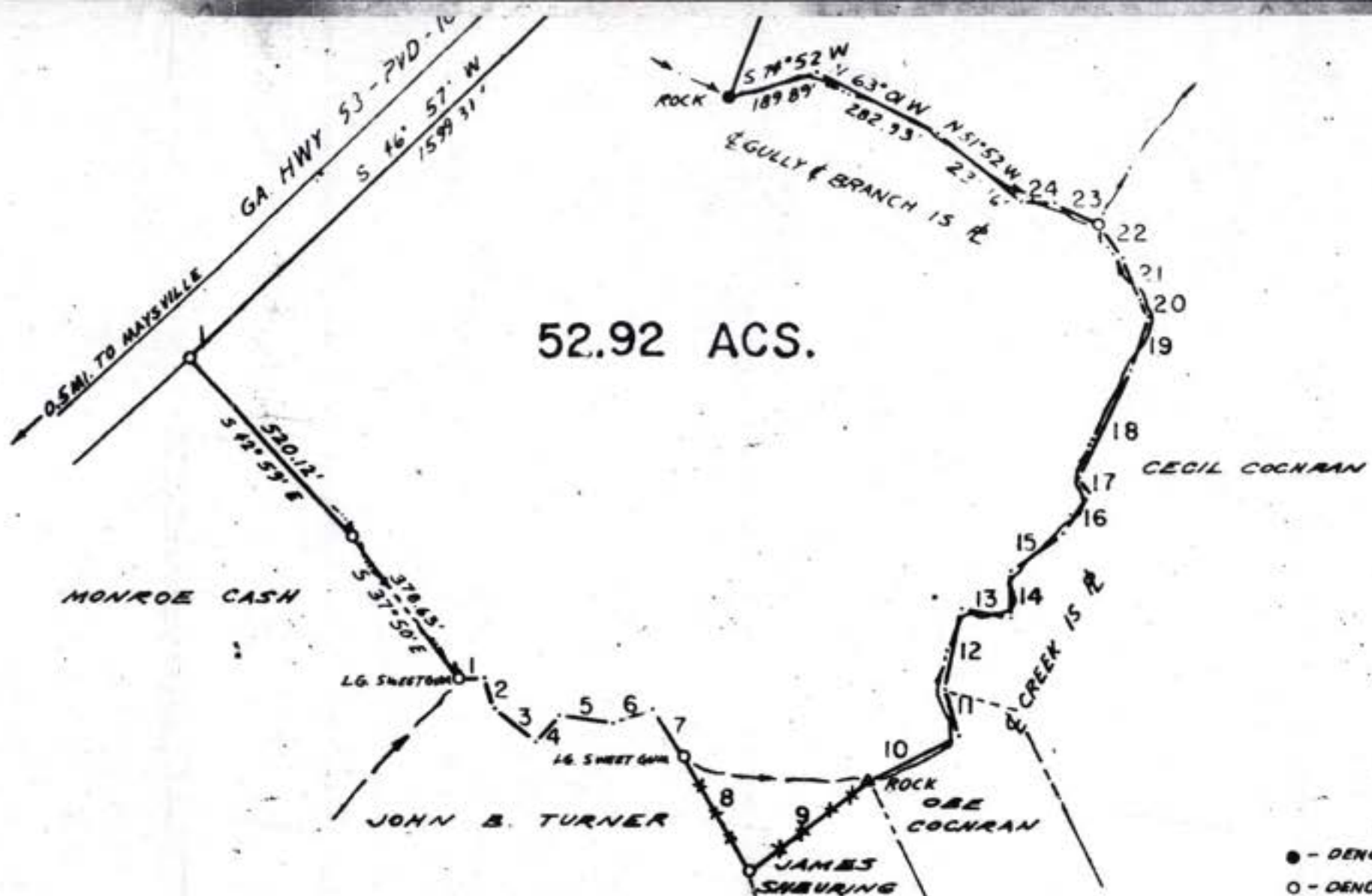
The undersigned, LOIS HARPER, City Clerk of the City of Maysville, does hereby certify that the attached Annexation Ordinance and Plat attached thereto as Exhibit "A" are true and correct copies of the same as they appear in the official records of the Mayor and Council of the City of Maysville, Georgia.

This 22nd day of April, 1986.

Lois H. Harper
LOIS HARPER
City Clerk - City of Maysville

(S E A L)

41'
15'
15'
90'
17'
30'
03'
49'
09'
21'
75'
53'
23'
36'
44'
18'
00'
68'
45'
71'



● - DENOTES IRON PIN FOUND
○ - DENOTES IRON PIN SET



SURVEY FOR: SITE ENTERPRISES, INC.

County: BANKS	g m d. 465	State: GEORGIA	TOWN: GD
date: APRIL 25, 1983	Scale: 1" = 300'	Scale: 1" = 300'	

BARKER & LESTER
FOREST MANAGERS & CONSULTANTS
LAND SURVEYORS

Elberton, Ga. Winterville, Ga.
404-283-6775 404-742-8932

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,150 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR ENDORSE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 33,150 FEET.

M. W. Lester



The property annexed is hereby placed in the Zoning Classification R.1 which is that classification most like the previous zoning classification which the property held prior to annexation.

The Clerk of the City of Maysville, Georgia, is hereby directed to make and file with the Secretary of State of Georgia a certified copy of this ordinance together with the plat describing the lands annexed to the City of Maysville by virtue of this ordinance.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

APPROVED: This 22nd day of April, 1986.

M. F. Jarrett
MAYOR

ATTEST:

Leiv H. Harper
CITY CLERK

FOLLOW UP

	<u>DATE</u>	<u>SIGNATURE</u>
a) Certified Copy of Ordinance and Plat filed with Secretary of State	_____	_____
b) Certified Copy of Ordinance and Plat filed with Tax Commissioner of Jackson County	_____	_____
c) Certified Copy of Ordinance and Plat filed with U.S. Justice Department	_____	_____

The facts recited in the foregoing Petition and those Exhibits attached thereto are true and correct.

This 23rd day of June, 1986.

Signature(s) of Petitioner(s)
LASSITER PROPERTIES, INC.

By: Henry A. Lassiter, President
Henry A. Lassiter, President

Sworn to and subscribed
before me this 23rd day
of June, 1986.

Petra D. Gill
Notary Public

Notary Public, Clayton County, Georgia
My Commission Expires Dec. 17, 1989

CITY OF MAYSVILLE
INSTRUCTION FOR ANNEXATION
BANKS COUNTY PROPERTY

1. The necessary Petition Form is attached hereto.
2. Obtain a plat of survey prepared by a Georgia Registered Surveyor in recordable form. The plat must reflect by survey data the point or points at which the described lands adjoin lands now within the City.
3. Be sure that the Petition is complete and signed by 100% of the title holders of the subject lands. Each name should be shown in exactly the same manner as it is reflected on the recorded deed or deed which vested title. If necessary you should verify this information with the deed records of the Clerk of Superior Court in Banks County, Georgia.
4. The Petition complete with Exhibit "A" should be filed with the City Clerk. Action will be taken on your Petition at a regularly scheduled meeting of the Mayor and Council.
5. If you have questions or need assistance with the preparation of the Petition please call: _____

CITY OF MAYSVILLE

BY: Marion Jarrett
MARION JARRETT, Mayor

*Sam - get Whit to make
appropriate survey additions ASAP.*

PETITION FOR THE ANNEXATION OF LANDS

TO: Honorable Marion Jarrett, Mayor and the City Council
of the City of Maysville, Georgia

1.

Petitioner(s) request that the foregoing lands described in Exhibit "A" hereto be annexed into the corporate limits of the City of Maysville.

2.

Petitioner(s) comprise 100% of the record title holders of the described lands as evidenced by the records of the Clerk of Superior Court of Banks County, Georgia.

3.

The described lands are contiguous to the existing corporate limits of the City of Maysville in the area shown and legally described on the plat attached as Exhibit "A".

4.

The described lands are located within the unincorporated area of Banks County, Georgia and I request that the property become zoned R-1.

5.

The lands are presently served by the following City of Maysville utilities:

a) Water

- b) _____
c) _____
d) _____

6.

Petitioner(s) acknowledge that the City services if any to be extended to the property and the time of extension of such services will be determined by the Mayor and Council based upon cost and other economic considerations.

7.

The complete names, addresses and telephone numbers of all Petitioners are as follows:

<u>NAME (as Property is titled)</u>	<u>ADDRESS</u>	<u>PHONE #</u>
Lassiter Properties, Inc.,	264 Flat Shoals Road	(404) 474-3351
	Stockbridge, Georgia 30281	

52.92 acres
WARRANTY DEED

STATE OF ALABAMA

COUNTY OF

THIS INDENTURE, Made the 29th day of June, in the year one thousand nine hundred eighty-three, between

CHARLES H. HALE and JACK L. HALE

of the County of

, and State of ^{Alabama} Georgia, as party or parties of the first part, hereinafter called Grantor, and

LASSITER PROPERTIES, INC., a Georgia corporation

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the 465th District, G. M., Banks County, Georgia, containing 57 acres, more or less, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference thereto.

Grantor hereby reserves 60% of the rights to all oil, gas and other minerals located in excess of 1,000 feet below the surface of the property. However, Grantor, their heirs, executors, or assigns, are specifically prohibited from excavating or drilling on the surface of subject property for said oil, gas or other minerals. Any such excavation or drilling must be done from the property of others and be done at an angle or slant such as to recover said oil, gas or other minerals. This conveyance is intended to convey to Grantee 100% of the rights to minerals located less than 1,000 feet below the surface of subject property and 40% of the rights to the minerals located in excess of 1,000 feet below the surface of subject property.

Banks COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID: 50.00
DATE: 7-12-83
Clifton B. Baker
CLERK OF SUPERIOR COURT

TO HAVE AND TO HOLD the said tract or parcel of land, 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 behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever, except the seven acres described herein. *C.H. Hale*

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Henry K. McKisley
Unofficial Witness
William Hugh Ferguson
Notary Public
My Commission Expires 4-8-84
My commission expires

Charles H. Hale (Seal)
Charles H. Hale
Jack L. Hale (Seal)
Jack L. Hale (Seal)

AFFIX NOTARY SEAL

6-29-83

WARRANTY DEED

FROM

TO

GEORGIA, *Banks* County.

Clerk's Office, Superior Court

Filed for Record *11* day

of *July* 19*53*

at *9:15* A. M., and Recorded in Deed

Book *29* Folio *30-31*

July 12, 19*53*

Christopher Hill, Clerk.

PAUL M. McLARTY, JR.
600 First National Bank
Building
Decatur, Georgia 30030



EXHIBIT A

All that tract or parcel of land lying and being in the 465th District, G. M. Banks County, Georgia, containing 56.88 acres, and being more particularly described as follows:

BEGINNING at a point located in the center of the Maysville-Homer Road, said point also being located in a corner common to lands now or formerly owned by Rylee and lands of the undersigned said corner being the northwesterly corner of the hereinafter described lands, thence from said point of beginning along said road, south $48 \frac{3}{4}$ east 4.15 to point; thence south $40 \frac{1}{4}$ east 6.16 to point; thence south $47 \frac{1}{2}$ east 2.58 to spring; thence south 33 east 1.00; thence along branch, south 75 east .57, south 28 east .75, south 58 east 1.65, north 87 east .65, north $12 \frac{3}{4}$ east .77, south 88 east 1.34, north $84 \frac{1}{4}$ east 1.30, north $63 \frac{1}{2}$ east .70 south 86 east .68, thence leaving branch, south $31 \frac{1}{2}$ east 6.00 chains to point; thence north $52 \frac{1}{4}$ east 7.81 to center of branch; thence along branch north 69 west .25 to branch; thence along branch north 21 east 6.45, north 37 east 3.50; thence north $1 \frac{1}{2}$ east 8.41 to point, thence south 89 west 1.80; thence north $86 \frac{1}{2}$ west 6.10 to poplar; thence north $70 \frac{3}{4}$ west 2.26 to point, thence north 67 west 1.32 to point; thence south $65 \frac{1}{2}$ west 1.5 chains, more or less, to a point on division line of 8.70 acre tract, thence north 15 east 12 chains, more or less, to a point thence north $86 \frac{1}{2}$ west 2.66 to point in center of road; thence along road, south 37 west 3.30 and south $55 \frac{3}{4}$ west 15.20 and south $39 \frac{3}{4}$ west 3.57 south $28 \frac{1}{2}$ west 5 and south $33 \frac{1}{2}$ west 1.45 to the point of beginning.

ALSO: Seven acres, more or less, which lies to the southeast of the above-described tract and being bounded on the north and west by the above described lands, on the East by ditch which intersects branch, and on the south by branch.

The above-described property is the same property conveyed in that certain Executor's Deed from John P. Hale, Executor of the Estate of Mrs. Minnie Parks Hale, John P. Hale, individually, Thomas M. Henderson, and Mrs. Mary Sue Hale Roth to Charles H. Hale and Jack L. Hale, dated December 19, 1967, recorded in Deed Book SS, Page 428, Banks County, Georgia, Records.

LESS AND EXCEPT from the above-described property that portion of same, if any, conveyed in the following Right-of-Way Deeds:

- (a) from J. P. Hale to State Highway Board of Georgia, dated November 6, 1928, recorded in Deed Book W, Page 541, Banks County, Georgia, Records;
- (b) from John P. Hale, Jr. to State Highway Department of Georgia, dated July 5, 1949, recorded in Deed Book DD, Page 473, aforesaid records; and
- (c) from J. P. Hale, Jr. to State Highway Department of Georgia, dated December 19, 1949, recorded in Deed Book DD, Page 476, aforesaid records.

x *Charles H. Hale*
x *Jack L. Hale*