

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION DECLARING CERTAIN REAL PROPERTY UNSERVICEABLE**

**WHEREAS**, the Board of Commissioners of Hall County, Georgia currently possesses certain improved real property located at 1255 Vine Street, Gainesville, Georgia 30501 and described more particularly in the records and aerial photograph attached hereto as Exhibit A; and

**WHEREAS**, the Board of Commissioners has determined that the improved real property at issue is unserviceable as contemplated by Section 3.10.180 of the Hall County Code of Ordinances; and

**WHEREAS**, the Board of Commissioners desires to dispose of the said improved real property pursuant to Section 3.10.180 (A)(2)(d) of the Hall County Code of Ordinances by conveyance to another unit of government; and

**WHEREAS**, the Board of Commissioners has determined that declaring said improved real property located at 1255 Vine Street, Gainesville, Georgia 30501 to be unserviceable pursuant to Section 3.10.180 of the Hall County Code of Ordinances would support the general welfare of the citizens of Hall County.

**NOW THEREFORE**, the Board of Commissioners determines and declares that the improved real property known as 1255 Vine Street, Gainesville, Georgia 30501 and particularly described in the records and aerial photograph attached hereto as Exhibit A is unserviceable, can no longer be used advantageously by the County, and is incapable of being used independently under applicable County land use regulations and ordinances.

SO RESOLVED this the 9th day of November, 2022.

HALL COUNTY BOARD OF  
COMMISSIONERS



Chairman, Richard Higgins

ATTEST:

 (SEAL)  
Jennifer Rivera, County Clerk



APPROVED AS TO FORM:

  
Van Stephens, County Attorney

EXHIBIT "A"





**Legend**

- Parcels
- Qualified Sales
  - 2018
  - 2019
  - 2020
  - 2021
  - 2022
- Roads
- Cities
  - BRASELTON
  - BUFORD
  - CLERMONT
  - FLOWERY BRANC
  - GAINESVILLE
  - GILLSVILLE
  - LULA
  - OAKWOOD
  - RESTHAVEN

Parcel ID	01064 001023A	Owner	HALL COUNTY	Last 2 Sales			
Class Code	Exempt		P O BOX 1435	Date	Price	Reason	Qual
Taxing District	GAINESVILLE 1		GAINESVILLE, GA 30503	12/20/2004	0	n/a	U
Acres	4.1	Physical Address	1255 NE VINE ST	12/20/2004	0	12	U
		Assessed Value	Value \$1952700				

(Note: Not to be used on legal documents)

Date created: 10/31/2022  
 Last Data Uploaded: 10/28/2022 11:46:41 PM

Developed by  Schneider  
 GEOSPATIAL

80328  
85964

W. L. DUNLAP & COMPANY  
ATTORNEYS AT LAW  
GAINESVILLE, GEORGIA

13

501

DEED OF GIFT

STATE OF GEORGIA )  
COUNTY OF HALL )

THIS INDENTURE, made this 19th day of MAY, 1966,  
between THE HOSPITAL AUTHORITY OF HALL COUNTY AND THE CITY OF  
GAINESVILLE, GEORGIA, a public corporation of the State of Georgia, of the  
First Part, and the STATE OF GEORGIA, of the Second Part.

WITNESSETH

THAT the said Party of the First Part for and in consideration of its  
desire to assist and aid said Grantee, by a gift to it of certain of Grantor's  
property hereinafter described, does by these presents hereby convey unto said  
Party of the Second Part, the following described property, to-wit:

ALL that tract or parcel of land, situate, lying and being in the City  
of Gainesville, Hall County, Georgia, and being more particularly  
described by a survey of the property of "Hall County Hospital  
Authority" dated July 30, 1963, prepared by Farley-Collins & Assoc.,  
Registered Surveyors, recorded in Plat Book 96, Page 97,  
Hall County Records, and being more particularly described accord-  
ing to said Farley-Collins survey as follows:

BEGINNING at an iron pin corner located on the southeasterly right-  
of-way of Vine Street, said beginning corner being located 542.8  
feet in a northeasterly direction as measured along the southeasterly  
right-of-way of Vine Street from the center line of Wisteria Drive;  
thence along the southeasterly right-of-way of Wisteria Drive the  
following courses and distances: North 26 degrees 24 minutes East 42.6  
feet to a point; thence North 23 degrees 43 minutes East 160.4 feet  
to an iron pin corner; thence leaving the right-of-way of Vine Street  
and running South 72 degrees 13 minutes East along the line of Lot  
No. One, Block II, of Sherwood Heights Subdivision 88 feet to an  
iron pin corner; thence North 43 degrees 43 minutes East 18 feet to  
an iron pin corner; thence North 34 degrees 16 minutes East 122.1  
feet to a monument corner; thence South 38 degrees 20 minutes  
East along the property of Patco Manufacturing Company 517  
feet to a corner located in the center of a branch; thence in a  
southwesterly direction along the center of said branch to a corner,  
which corner, when measured in a straight line from the last  
named corner, lies South 28 degrees 37 minutes West 239 feet from  
the last named corner; thence North 55 degrees 43 minutes West  
along the property of James G. Chambers 555 feet to the Point of  
Beginning, said tract containing 4.1 acres, more or less.

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Being the same property as described in a Deed of Gift from Pacolet Manufacturing Company to The Hospital Authority of Hall County and the City of Gainesville, being dated December 21, 1954, recorded in Deed Book 148, page 356, Hall County Deed Records, and a Deed of Gift from Pacolet Industries, Inc. to The Hospital Authority of Hall County and the City of Gainesville, being dated May 13, 1956, recorded in Deed Book 328, pages 421-422, Hall County Deed Records. 595

This property is conveyed subject to an easement for egress and ingress given by The Hospital Authority of Hall County and the City of Gainesville to Pacolet Industries, Inc., dated May 16, 1946, recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Hall County Deed Records.

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AD  
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TO HAVE AND TO HOLD the above described 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 behoof of the said Party of the Second Part, forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto, by and through its duly authorized Trustees, has caused these presents to be executed on its behalf and its seal affixed, the day and year first above written.

THE HOSPITAL AUTHORITY OF HALL COUNTY AND THE CITY OF GAINESVILLE GEORGIA

Signed, sealed and delivered in the presence of:

By: Carl Lawrence, Jr.

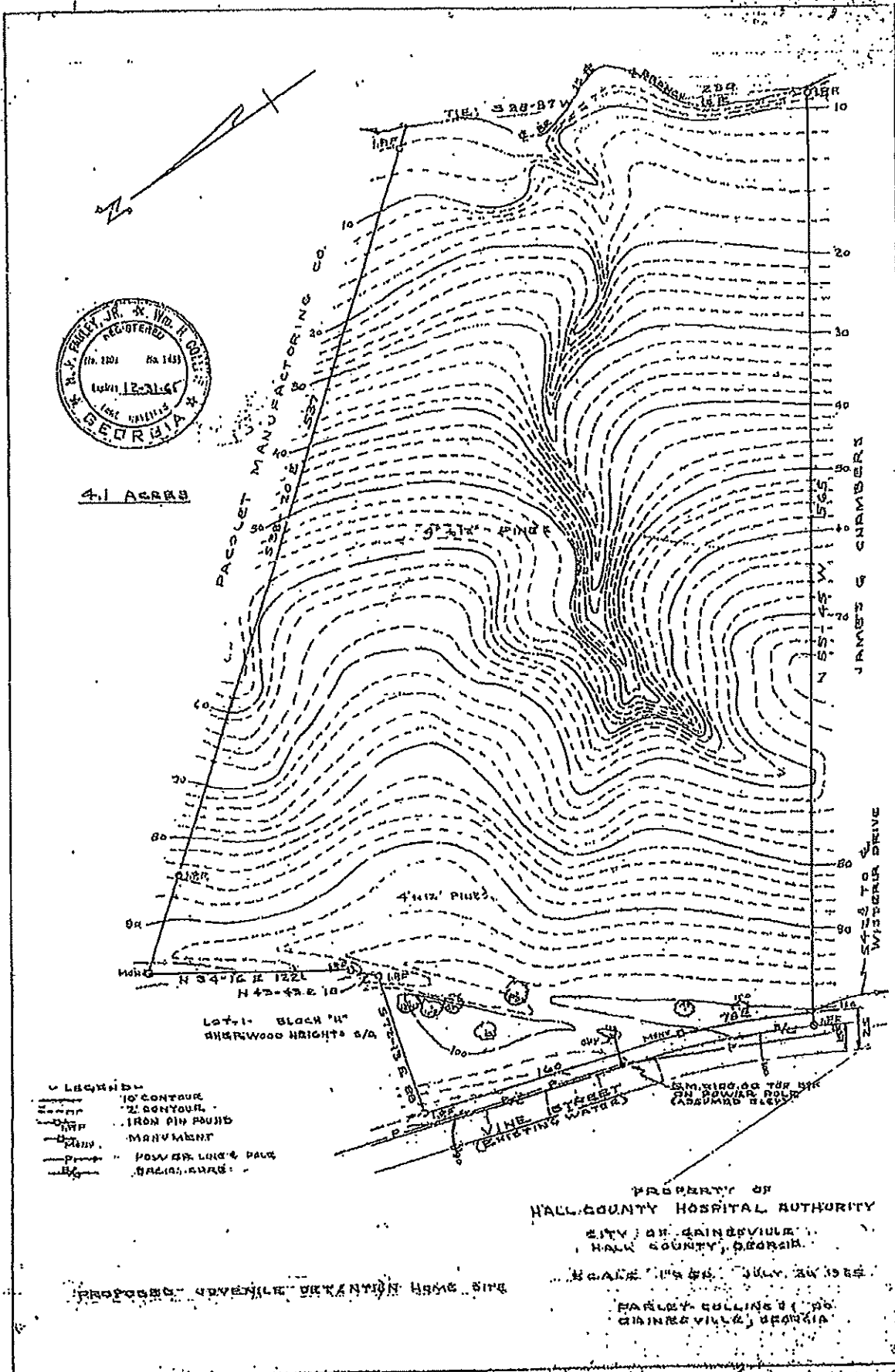
ATTEST



William A. Bogardus  
Notary Public



Georgie, Hall County, Book register same  
first page the 19th day of May  
1966, 1956, recorded in Deed  
Book 328, page 421, May, 1966.  
J. J. J. J. J.  
H. GRAY WATSON, CHM



4.1 ASSES

- 10' CONTOUR
- 2' CONTOUR
- IRON PIN FOUND
- MONUMENT
- POWER LINE & POLE
- GAS LINES

PROPERTY OF  
 HALL COUNTY HOSPITAL AUTHORITY  
 CITY OF GAINESVILLE  
 HALL COUNTY, GEORGIA

PROPOSED DRIVEWAY ORIENTATION HOME SITE

SCALE 1" = 40' JULY 24 1965

FARLEY COLLINS & CO. GAINESVILLE, GEORGIA

Recorded: May 20, 1966 - H. Parady Watson, clerk

05202  
00286

*Call Jessica York*

001766

RECORDED  
STATE PROPERTIES COMMISSION  
DEC 20 2004  
010036  
REAL PROPERTY RECORDS  
COUNTY OF FULTON:

000286

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE  
AND RECORDED IN BOOK 5202  
PAGE (S) 286-290 THIS 14  
DAY OF Jan 2005 AT 2:31 Pm  
DWIGHT S. WOOD, CLERK BY Jc

AQ 5700-MA-02RCA--02 (1028010)  
SPC 452.10

QUITCLAIM DEED

THIS DEED, hereinafter referred to as "Deed," is made and entered into this 20<sup>th</sup> day of November, 2004, hereinafter referred to as "the date hereof," with said date being inserted herein by Grantor at the time of its execution hereof, by and between the STATE OF GEORGIA, acting by and through the State Properties Commission, whose address is One Martin Luther King, Jr. Dr., S.W., Suite 204, Atlanta, Georgia 30334, Party of the First Part, hereinafter referred to as "Grantor," and HALL COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its Chairman and Board of Commissioners or authorized governing body, whose address is \_\_\_\_\_,

\_\_\_\_\_, Party of the Second Part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their successors and assigns where the context requires or permits).

WITNESSETH THAT:

WHEREAS, Grantor is the owner of approximately 4.1 acres of improved real property located in the City of Gainesville, Hall County, Georgia, being commonly known and designated as 1255 Vine Street, the site of the former Hall County Regional Youth Development Center (a/k/a Gainesville Regional Youth Detention Center), lying and being in Land Lot(s) 137 of the 9th Land District, Gainesville, Hall County, Georgia, (hereinafter referred to as the "Property"), more particularly described in Exhibit A and further shown on a plat of survey entitled "Proposed Juvenile Detention Home Site" by Farley, Collins and Associates, more particularly, H.P. Farley, Jr. and William H. Collins, Georgia Registered Land Surveyor No. 1301 and 1435, respectively, dated July 30, 1965, recorded in Plat Book 36, Page 37, in the Office of the Clerk of the Superior Court of Hall County, Georgia, said plat being incorporated herein and by this reference made a part hereof. Said Property being the same property conveyed by a Deed of Gift to the State of Georgia by the Hospital Authority of Hall County and the City of Gainesville, dated May 19, 1966, recorded in Deed Book 328, Pages 594-95, and subject to easements of record; and

WHEREAS, the Property is located at 1255 Vine Street, the site of the former Hall County Regional Youth Development Center (a/k/a Gainesville Regional Youth Detention Center) and is under the custody and control of the Department of Juvenile Justice; and

WHEREAS, the Department of Juvenile Justice, by resolution or official action dated August 22, 2002, declared that it will have no further need for the Property, and that the Property is not utilized and is therefore surplus; and

Page 1 of 4

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ -0-

Date 1-14-05  
DWIGHT S. WOOD  
Clerk Superior Court

By Jc  
069-2004-002362

:\DUM\PCDOCS\Attorney General\26344311@150  
03/09/2003

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WHEREAS, Grantee is desirous of acquiring the Property for public purposes; and

WHEREAS, by 2000 Resolution Act No. 62 (H.R. 878) and 2000 Resolution Act No. 105 (S.R. 514), approved May 1, 2000, the General Assembly declared that the State of Georgia is the owner of the Property and that in all matters relating to the conveyance of the Property the State of Georgia is acting by and through its State Properties Commission; and

WHEREAS, the General Assembly, in said Resolution Act, authorized the Property to be conveyed by appropriate instrument to Grantee for a consideration of \$10.00, so long as the Property is used for public purposes; provided however, that if Hall County should convey to a private entity the Property, as improved, Hall County shall remit to the State of Georgia the consideration of the fair market value of the improvements the State made to the Property; provided, however, that should Hall County raze said improvements prior to conveyance to a private entity, the county may retain all proceeds derived from the conveyance; and

WHEREAS, the State Properties Commission, at its duly called meeting on December 17, 2002, approved the conveyance of the Property as authorized by said Resolution Act for a consideration of \$10.00, so long as the Property is used for public purposes, and subject to the conditions in said Resolution Act; and

WHEREAS, the County by proper resolution of its Board of Commissioners or governing body, approved the conveyance herein in accordance with the terms authorized by the Grantor.

NOW, THEREFORE, Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee any and all right, title and interest of Grantor in and to that certain tract of land more particularly described and shown in Exhibit A, attached hereto, incorporated herein, and by this reference made a part hereof.

TO HAVE AND TO HOLD the said real property unto Grantee, so that neither Grantor, nor any person or persons claiming under Grantor, shall at any time, by any means or ways, have, claim, or demand any right or title to the described real property or appurtenances or rights thereof, so long as the Property is used for public purposes; provided however, that if Hall County should convey to a private entity the Property, as improved, Hall County shall remit to the State of Georgia the consideration of the fair market value of the improvements the State made to the Property; provided, however, that should Hall County raze said improvements prior to conveyance to a private entity, the county may retain all proceeds derived from the conveyance.

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed, sealed and delivered in its name and with its seal affixed, by its State Properties Commission, acting by and through the Governor of the State of Georgia, as Chairman of the State Properties Commission, the same being attested to by the Executive Director of the State Properties Commission, who has affixed the Great Seal of the State of Georgia and the seal of the State Properties Commission, on the day, month and year first above written.

*(Signatures begin on next page and remainder of page is intentionally blank)*

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\\ODMA\PCDOCS\Attorney General\26344311@150  
03/09/2003

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**EXHIBIT "A"**

**Legal Description**

All that tract of land situate, lying and being in the City of Gainesville, Hall County, Georgia, containing approximately 4.1 acres of improved real property, lying and being in Land Lot(s) 137 of the 9th Land District, Gainesville, Hall County, Georgia, shown on a plat of survey entitled "Proposed Juvenile Detention Home Site" by Farley, Collins and Associates, more particularly by H.P. Farley, Jr. and William H. Collins, Georgia Registered Land Surveyor No. 1301 and 1435, respectively, dated July 30, 1965, recorded in Plat Book 36, Page 37, in the Office of the Clerk of the Superior Court of Hall County, Georgia, said plat being incorporated herein and by this reference made a part hereof. Said Property being the same property conveyed by a Deed of Gift to the State of Georgia by the Hospital Authority of Hall County and the City of Gainesville, dated May 19, 1966, recorded in Deed Book 328, Pages 594-95, and subject to easements of record, and being more particularly described therein or further described as follows.

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GRANTOR

STATE OF GEORGIA

Acting by and through the  
State Properties Commission

By: *Sonny Perdue* (Seal)

SONNY PERDUE  
Governor, as Chairman of the  
State Properties Commission

Attest: *J. Ray Crawford, Jr.* (Seal)

J. RAY CRAWFORD, JR.  
Executive Director of  
State Properties Commission

Signed, sealed and delivered  
as to both the Governor, as  
Chairman and the Executive Director  
in the presence of

*[Signature]*  
Unofficial Witness

(Great Seal of  
the State of Georgia  
Affixed Here)

(Commission Seal  
Affixed Here)

*Janice M. Grandenburg*  
Official Witness, Notary Public  
My Commission expires: 1/23/07

(Notary Public seal  
Affixed Here)



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