

AFTER RECORDING PLEASE RETURN TO:
Hulsey, Oliver & Mahar
P. O. Box 1457
Gainesville, GA 30503
ATTENTION: Abbott S. Hayes, Jr.

DEED ONLY, NO TITLE WORK

QUITCLAIM DEED

**STATE OF GEORGIA
COUNTY OF HALL**

This deed made by and between the **City of Gainesville**, Grantor, and **Hall County**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of a swap of property pursuant to O.C.G.A. § 36-37-6(e)(2)(D), and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, quitclaim, sell and convey unto the Grantee:

All that tract or parcel of land lying and being in GMD 268, Hall County, Georgia, and designated as Tract 2, containing 0.278 acres (12,106 sf), as shown on plat entitled "Boundary Swap Survey for Hall County, Georgia and City of Gainesville" dated February 22, 2023, as prepared by Rochester & Associates, LLC, and being more particularly described as follows:

Commencing at a Concrete Monument with Disc found on the Southwesterly right of way of Allen Creek Road (100' right of way) said point located at Georgia State Plane Coordinate Northing 1548428.37, Easting 2411913.28, Georgia West Zone, North American Datum of 1983/2007 adjustment; thence leaving said right of way South 89°50'52" West 26.96 to a Concrete Monument found; thence South 24°52'47" West 1881.01 feet to an iron pin set; thence South 76°08'12" East 324.47 feet to a Concrete

Monument found; said point being the True Point of Beginning; thence South 88°33'02" East 347.11 feet to an iron pin set; thence South 24°52'02" West 76.02 feet to an iron pin set; thence North 76°08'12" West 324.48 to a Concrete Monument found at the True Point of Beginning.

Reference to said survey is hereby made for a more full and complete description of said property.

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

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal this ____ day of _____, 2023.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

APPROVED AS TO FORM:

By _____
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

CITY OF GAINESVILLE

By: _____
W. Samuel Couvillon, Mayor

Attest: _____
Denise O. Jordan, City Clerk

(CITY SEAL)

RESOLUTION BR-2023-

EXCHANGE OF REAL PROPERTY BETWEEN CITY OF GAINESVILLE AND HALL COUNTY

WHEREAS, the City of Gainesville (hereinafter referred to as "the City") owns a 0.278 acre tract of real property as further described in the attached Quitclaim Deed from the City to Hall County (hereinafter referred to as "the City Property"); and

WHEREAS, Hall County (hereinafter referred to as "the County") owns a 0.278 acre tract of real property as further described in the attached Quitclaim Deed from the County to the City (hereinafter referred to as "the County Property"); and

WHEREAS, both the City Property and the County Property are being transferred to another governing authority for public purposes, pursuant to O.C.G.A. Section 36-37-6(e)(2)(D);

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City hereby approves of the swap of the City Property for the County Property with the County; and

BE IT FURTHER RESOLVED THAT the governing body for the City hereby authorizes the Mayor, the City Manager and City Attorney to execute all such documents and agreements that may be necessary to complete the closing of the swap of the City Property for the County Property.

Adopted this ____ day of _____, 2023.

W. Samuel Couvillon, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

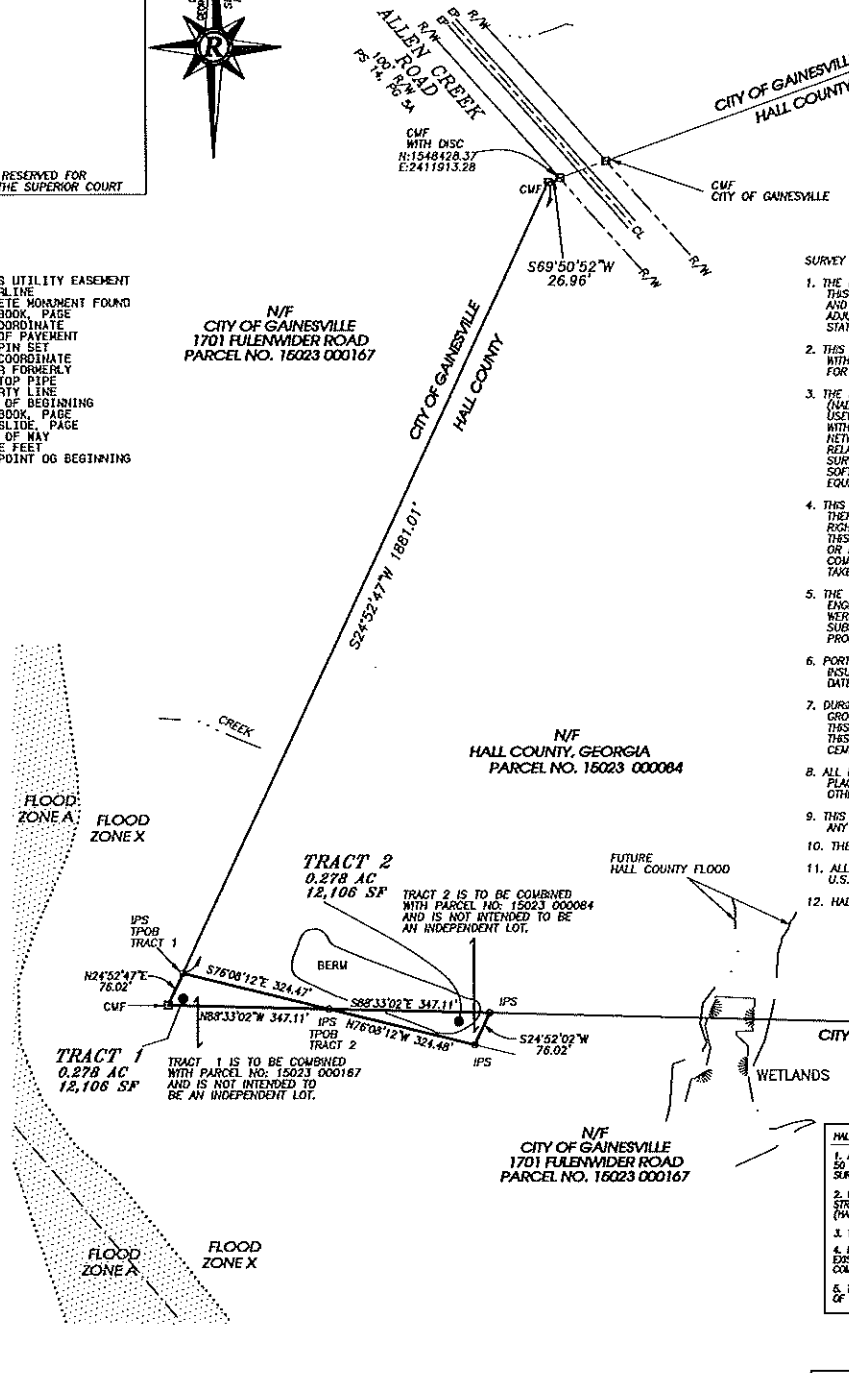
Denise O. Jordan, City Clerk

REFERENCE IS HEREBY MADE TO THAT CERTAIN BOUNDARY DIVISION OF A PARENT TRACT SURVEY FOR THE CITY OF GAINESVILLE, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED APRIL 13, 2020.



THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

- LEGEND**
- AC - ACRES
 - AE - ACCESS UTILITY EASEMENT
 - CL - CENTERLINE
 - CMF - CONCRETE MONUMENT FOUND
 - DB, PG - DEED BOOK, PAGE
 - E - EAST COORDINATE
 - EP - EDGE OF PAVEMENT
 - IP - IRON PIN SET
 - N - NORTH COORDINATE
 - N/F - NOW OR FORMERLY
 - OYP - OPEN TOP PIPE
 - PL - PROPERTY LINE
 - PDB - POINT OF BEGINNING
 - PS, PG - PLAT BOOK, PAGE
 - PS, PG - PLAT SLIDE, PAGE
 - R/W - RIGHT OF WAY
 - SF - SQUARE FEET
 - TPOB - TRUE POINT OF BEGINNING



SURVEY NOTES:

1. THE FIELD DATA DATED BETWEEN 1/16/20, 4/29/20 AND 4/28/23 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,088 FEET AND AN ANGULAR ERROR OF LESS THAN ONE SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 370,627 FEET FOR TRACT 1 AND ONE FOOT IN 137,600 FEET FOR TRACT 2.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10 GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL; THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
5. THE WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. SAID WETLANDS WERE DELINEATED BY CORNELL ECOLOGY GROUP, LLC BUT WERE NOT FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC. THE OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
6. PORTIONS OF THIS PROPERTY ARE LOCATED IN FLOOD ZONE "X" PER F.E.M.A. INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA. MAP NO. 13139C0195G, REVISED DATE APRIL 4, 2018 AND MAP NO. 13139C0310G, REVISED DATE SEPTEMBER 29, 2008.
7. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WERE NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
8. ALL PROPERTY CORNERS REFERENCED AS "IPS" OR "IPOS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
9. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
10. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTIES.
11. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
12. HALL COUNTY/CITY OF GAINESVILLE LINES TAKEN FROM HALL COUNTY GIS WEBSITE.



- HALL COUNTY ENGINEERING NOTES**
1. ANY STREAM OR STAKE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDEVELOPED BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE # 8.170.010)
 2. IF PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE # 17.225.040)
 3. THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
 4. IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY GEORGIA ROADS, THEN STOPSMOKE MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE # 8.180.120 AND # 8.180.130)
 5. THIS PROPERTY IS LOCATED IN A FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. PANEL NO. 13139C0186 G DATED APRIL 4, 2018.

OWNER'S CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE AND LOCAL TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, SAID OWNER DONATES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

OWNER: HALL COUNTY, GEORGIA
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS
NOTARY PUBLIC

OWNER'S CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE AND LOCAL TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, SAID OWNER DONATES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

OWNER: CITY OF GAINESVILLE
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by and approved by the undersigned, in accordance with the provisions of recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

DRAFT

REGISTERED GEORGIA LAND SURVEYOR
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, LLC.
CERTIFICATE OF AUTHORIZATION NO. - LSF000484
Email: remillard@rochester-asso.com

DATE

SHEET 1 OF 1
DATE: 02/22/23
SCALE: 1" = 200'
FILE# EX01
JOB# 0205078.P02.03
DRAWN BY: REM



NO.	DATE	DESCRIPTION

BOUNDARY SWAP SURVEY FOR
HALL COUNTY, GEORGIA
AND
CITY OF GAINESVILLE
LOCATED IN
GUD 288
HALL COUNTY, GEORGIA

Rochester DCCM
Rochester & Associates, LLC
43 Oak St. NW, Gainesville, GA 30601
770.718.0600 p | www.rochester-asso.com

AFTER RECORDING PLEASE RETURN TO:
Hulsey, Oliver & Mahar
P. O. Box 1457
Gainesville, GA 30503
ATTENTION: Abbott S. Hayes, Jr.

DEED ONLY, NO TITLE WORK

QUITCLAIM DEED

**STATE OF GEORGIA
COUNTY OF HALL**

This deed made by and between **Hall County**, Grantor, and the **City of Gainesville**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of a swap of property pursuant to O.C.G.A. § 36-9-3(a)(3)(A), and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, quitclaim, sell and convey unto the Grantee:

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Point of Beginning; thence South 76°08'12" East 324.47 feet to an iron pin found; thence North 85°33'02" West 347.11 feet to a Concrete Monument found; thence North 24°52'47" East 76.02 feet to an iron pin set at the Point of Beginning.

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Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal this ____ day of _____, 2023.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

APPROVED AS TO FORM:

By _____
William J. Linkous, II
County Attorney

HALL COUNTY, GEORGIA

By: _____
Richard Higgins, Chairman, Board of
Commissioners

Attest: _____
Jennifer Rivera, Clerk

(COUNTY SEAL)