

**A RESOLUTION ACCEPTING THE DEDICATION OF RIGHT OF WAY
ALONG A. THOMAS DRIVE FOR THE CONSTRUCTION OF A
TURNAROUND**

WHEREAS, Mr. Ron Wilson owner of LBH Family Farm, LLC (“Petitioner”) has filed with the Board of Commissioners of Hall County, Georgia a Petition for abandonment of an approximately four hundred and seventy-five foot portion of A. Thomas Drive located entirely within property owned by LBH Family Farm LLC (See Exhibit “A”); and

WHEREAS, the abandonment of the aforementioned portion of A. Thomas Drive by Hall County as petitioned for by Mr. Ron Wilson (See Exhibit “B”) would create the need for the construction of a turnaround at the new terminus of A. Thomas Drive; and

WHEREAS, Mr. Ron Wilson and LBH Family Farm, LLC seek to dedicate right of away along Thomas A. Drive so that a turnaround may be constructed. Said right of way is delineated as Parcel “B” on a plat prepared by Chris M. Patton for Ron Wilson, dated November 8, 2024, a copy of which is attached as Exhibit “C”; and

WHEREAS, Mr. Ron Wilson and LBH Family Farm, LLC has committed to facilitating and funding the construction of a turnaround, as required by Hall County Engineering, on the right of way to be donated.

WHEREAS, after public hearing and due consideration, it appears that the property sought to be dedicated is necessary for the County to obtain in order to best serve the public of Hall County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County, Georgia, at its regular meeting duly assembled, that Parcel “B” as shown on Exhibit “C” a copy of which is on file in the Office of this Board, be and the same is hereby accepted.

BE IT FURTHER RESOLVED that the Chairman of the Board of Commissioners of Hall County, Georgia be, and is hereby authorized and directed to execute any documents necessary to effectuate the dedication of the right of way.

This the ___ day of _____, 2024.

BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA

By: _____
Chairman

ATTEST: _____ (SEAL)
Clerk

CLERK'S CERTIFICATE

The undersigned Clerk of Hall County, Georgia (the "County") does hereby certify that the foregoing constitutes a true and correct copy of a Resolution duly adopted by the Board of Commissioners of the County, that the original of said Resolution appears of record in the minute books of the County which are in my custody and control, and that the same has not been amended or repealed.

Given under my hand this the _____ day of _____, 2024.

Clerk, Board of Commissioners

(SEAL)



HALL COUNTY

Hall County Government **EXHIBIT A** COMMUNITY DEVELOPMENT AND INFRASTRUCTURE ENGINEERING DIVISION

PETITION FOR ROAD ABANDONMENT/CLOSING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

PUBLIC WORKS AND
UTILITIES ASSISTANT DIRECTOR
William "Bill" King III, P.E.

COUNTY ENGINEER
Franklin P. Miller, P.E.

We, the undersigned property owners, presently own land which abuts
LBH Family Farms, LLC Respectfully request that
A. Thomas Drive be closed and abandoned
by Hall County as follows: (Section or length of road in question)

Right Past the Driveway of 3840 A
Thomas Drive. (Mr. Kerry Thomas' Residence)

We are making this request for the following reasons:

1. No other home or structure (other than the owners) need access to road
2. We would like to fence across proposed abandoned section to be able to have farm animals to graze.

We hereby certify that we represent all of the property owners which abut and have access to this section of: A. Thomas Drive

Name (printed)	Signature	Address	Telephone Number
Bob Wilson	<i>[Signature]</i>	3863 A. Thomas Drive	678-612-2277
Heath Modiette	<i>[Signature]</i>	3796 McVernon Rd	770-718-8978
Kerry Thomas	<i>[Signature]</i>	3840 A. Thomas Dr.	770-654-3696
Joan Thomas	<i>[Signature]</i>	3818 A. Thomas Dr.	770-654-3787

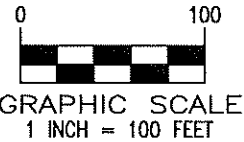
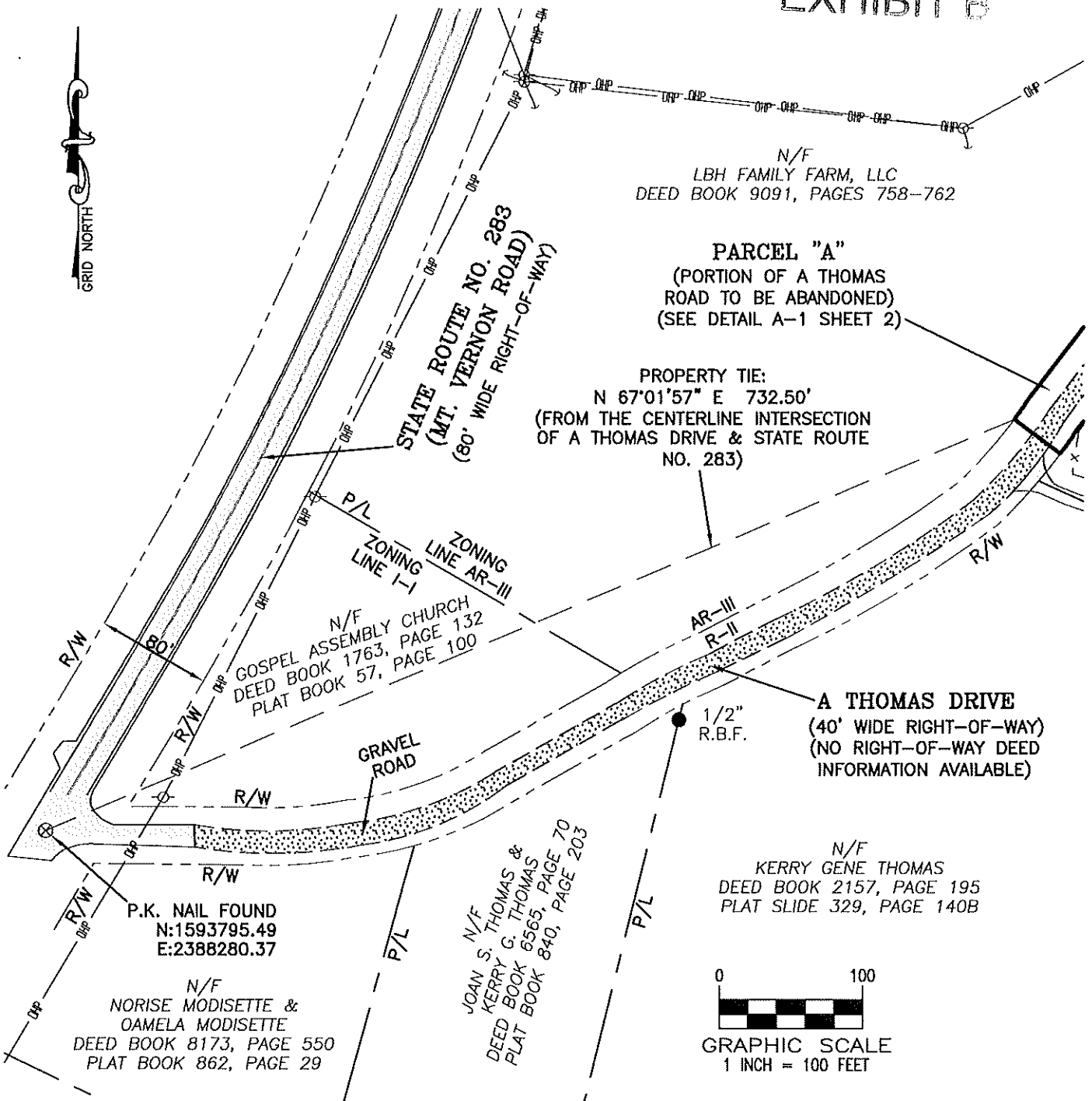
EXHIBIT B



N/F
LBH FAMILY FARM, LLC
DEED BOOK 9091, PAGES 758-762

PARCEL "A"
(PORTION OF A THOMAS ROAD TO BE ABANDONED)
(SEE DETAIL A-1 SHEET 2)

PROPERTY TIE:
N 67°01'57" E 732.50'
(FROM THE CENTERLINE INTERSECTION
OF A THOMAS DRIVE & STATE ROUTE
NO. 283)



SHEET 1 OF 3



PATTON

LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029

SKETCH & LEGAL DESCRIPTION FOR:

RON WILSON

(ADDITIONAL RIGHT-OF-WAY DEDICATION FOR
A THOMAS DRIVE)

- LOCATED IN -

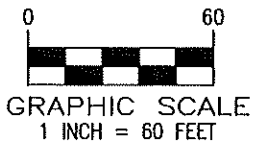
LAND LOT 116
10TH LAND DISTRICT
HALL COUNTY, GEORGIA



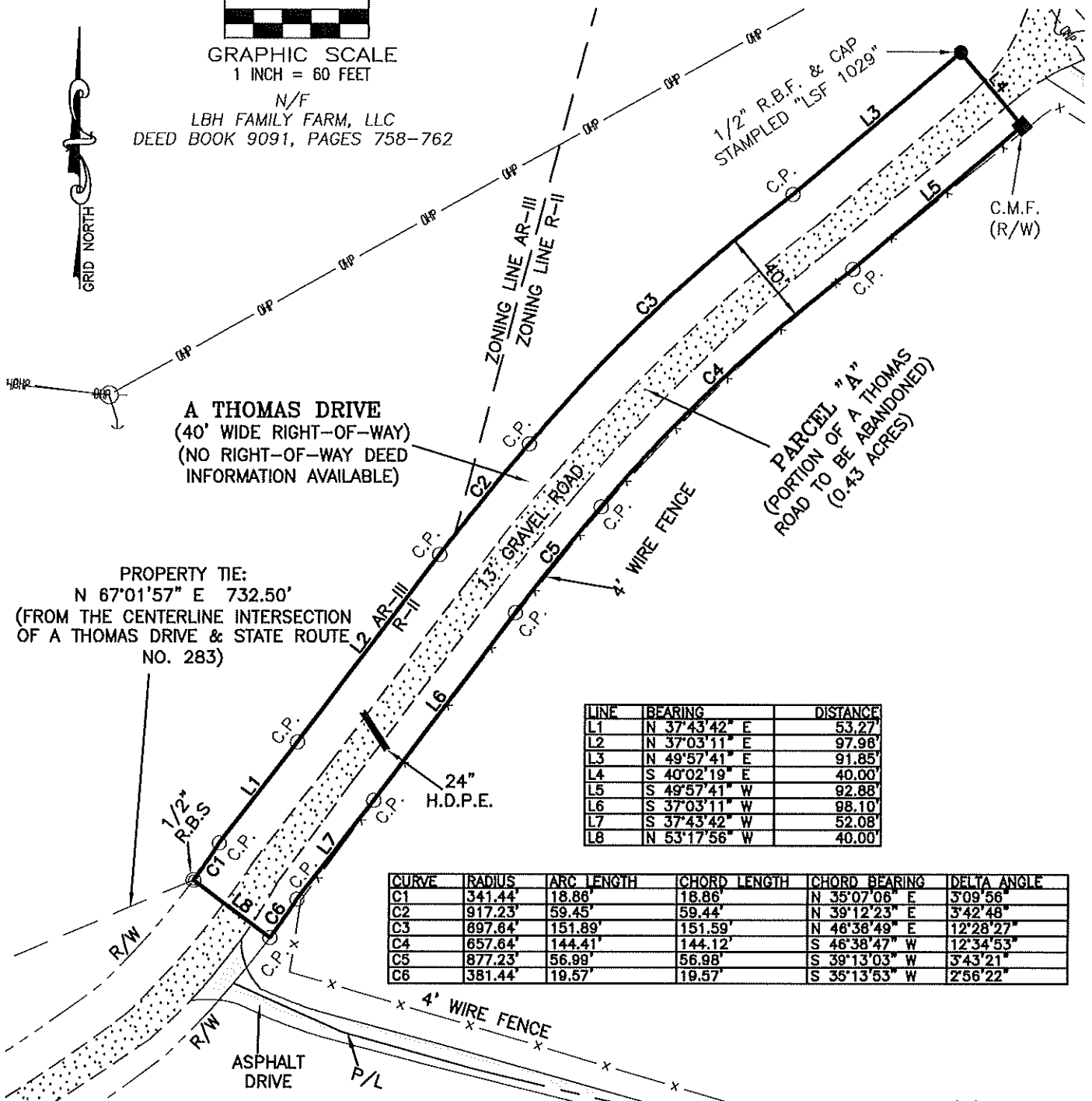
SCALE:
1" = 100'

DATE:
11/08/2024

21-269.04-RW-ABANDONMENT.dwg
JN. 21-269



N/F
LBH FAMILY FARM, LLC
DEED BOOK 9091, PAGES 758-762



A THOMAS DRIVE
(40' WIDE RIGHT-OF-WAY)
(NO RIGHT-OF-WAY DEED
INFORMATION AVAILABLE)

PARCEL "A"
(PORTION OF A THOMAS
ROAD TO BE ABANDONED)
(0.43 ACRES)

PROPERTY TIE:
N 67°01'57" E 732.50'
(FROM THE CENTERLINE INTERSECTION
OF A THOMAS DRIVE & STATE ROUTE
NO. 283)

LINE	BEARING	DISTANCE
L1	N 37°43'42" E	53.27'
L2	N 37°03'11" E	97.98'
L3	N 49°57'41" E	91.85'
L4	S 40°02'19" E	40.00'
L5	S 49°57'41" W	92.88'
L6	S 37°03'11" W	98.10'
L7	S 37°43'42" W	52.08'
L8	N 53°17'56" W	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	341.44'	18.86'	18.86'	N 35°07'06" E	3°09'56"
C2	917.23'	59.45'	59.44'	N 39°12'23" E	3°42'48"
C3	897.84'	151.89'	151.59'	N 46°38'49" E	12°28'27"
C4	657.64'	144.41'	144.12'	S 46°38'47" W	12°34'53"
C5	877.23'	56.99'	56.98'	S 39°13'03" W	3°43'21"
C6	381.44'	19.57'	19.57'	S 35°13'53" W	2°56'22"

SHEET 2 OF 3 DETAIL A-1



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www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029

SKETCH & LEGAL DESCRIPTION FOR:

RON WILSON

(ADDITIONAL RIGHT-OF-WAY DEDICATION FOR
A THOMAS DRIVE)

- LOCATED IN -

LAND LOT 116
10TH LAND DISTRICT
HALL COUNTY, GEORGIA



SCALE:
1" = 100'

DATE:
11/08/2024

21-269.04-RW-ABANDONMENT.dwg
JN. 21-269

Legal Description: A Thomas Road - right-of-way abandonment

All that tract or parcel of land lying and being in Land Lot 116, 10th Land District, Hall County, Georgia as shown on a sketch & description for A Thomas Drive additional right-of-way dedication prepared by Patton Land Surveying, LLC, for Ron Wilson, dated November 8th, 2024 and being more particularly described as follows:

Commencing at a PK Nail found at the centerline intersection of A Thomas Drive (40' wide right-of-way) & State Route No. 283 (Mount Vernon Road) (80' wide right-of-way), located at Georgia State Plane Coordinate Northing 1593795.49, Easting 2388280.37, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 67 degrees 01 minutes 57 seconds East for a distance of 732.50 feet to a 1/2 rebar pin set on the Northerly right-of-way line of said A Thomas Drive and said point being the TRUE POINT OF BEGINNING.

Thence following the Northerly, Northeasterly and Southerly right-of-way of said A Thomas Drive the following courses:

Thence along a curve to the left having a radius of 341.44 feet and an arc length of 18.86 feet, being subtended by a chord of North 35 degrees 07 minutes 06 seconds East for a distance of 18.86 feet to a point; Thence North 37 degrees 43 minutes 42 seconds East for a distance of 53.27 feet to a point; Thence North 37 degrees 03 minutes 11 seconds East for a distance of 97.96 feet to a point; Thence along a curve to the right having a radius of 917.23 feet and an arc length of 59.45 feet, being subtended by a chord of North 39 degrees 12 minutes 23 seconds East for a distance of 59.44 feet to a point; Thence along a curve to the right having a radius of 697.64 feet and an arc length of 151.89 feet, being subtended by a chord of North 46 degrees 36 minutes 49 seconds East for a distance of 151.59 feet to a point; Thence North 49 degrees 57 minutes 41 seconds East for a distance of 91.85 feet to a 1/2" rebar pin & cap found stamped "LSF 1029"; Thence South 40 degrees 02 minutes 19 seconds East for a distance of 40.00 feet to a concrete right-of-way monument found; Thence South 49 degrees 57 minutes 41 seconds West for a distance of 92.88 feet to a point;

Thence along a curve to the left having a radius of 657.64 feet and an arc length of 144.41 feet, being subtended by a chord of South 46 degrees 38 minutes 47 seconds West for a distance of 144.12 feet to a point; Thence along a curve to the left having a radius of 877.23 feet and an arc length of 56.99 feet, being subtended by a chord of South 39 degrees 13 minutes 03 seconds West for a distance of 56.98 feet to a point; Thence South 37 degrees 03 minutes 11 seconds West for a distance of 98.10 feet to a point; Thence South 37 degrees 43 minutes 42 seconds West for a distance of 52.08 feet to a point; Thence along a curve to the right having a radius of 381.44 feet and an arc length of 19.57 feet, being subtended by a chord of South 35 degrees 13 minutes 53 seconds West for a distance of 19.57 feet to a point;

Thence leaving the Southerly right-of-way line of said A Thomas Drive the following course:

Thence North 53 degrees 17 minutes 56 seconds West for a distance of 40.00 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 0.43 acres more or less.

LEGEND:

- ⊗ P.K.N.F. - PARKER KALON NAIL FOUND
- ⊙ R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- ⊖ P.P. - POWER POLE
- ↓ G.W. - GUY WIRE
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY

SHEET 3 OF 3



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AUTHORIZATION NUMBER LSF 001029

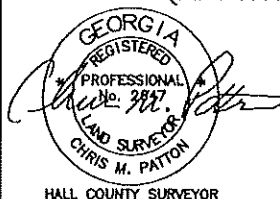
SKETCH & LEGAL DESCRIPTION FOR:

RON WILSON

(ADDITIONAL RIGHT-OF-WAY DEDICATION FOR
A THOMAS DRIVE)

- LOCATED IN -

**LAND LOT 116
10TH LAND DISTRICT
HALL COUNTY, GEORGIA**



SCALE:
N/A

DATE:
11/08/2024

21-269.04-RW-ABANDONMENT.dwg
JN. 21-269

EXHIBIT C



N/F
LBH FAMILY FARM, LLC
DEED BOOK 9091, PAGES 758-762

PARCEL "B"
(ADDITIONAL RIGHT-OF-WAY
DEDICATION FOR A THOMAS DRIVE)
(SEE DETAIL A-1 SHEET 2)

PROPERTY TIE:
N 70°20'03" E 627.56'
(FROM THE CENTERLINE INTERSECTION
OF A THOMAS DRIVE & STATE ROUTE
NO. 283)

A THOMAS DRIVE
(40' WIDE RIGHT-OF-WAY)
(NO RIGHT-OF-WAY DEED
INFORMATION AVAILABLE)

N/F
KERRY GENE THOMAS
DEED BOOK 2157, PAGE 195
PLAT SLIDE 329, PAGE 140B



SHEET 1 OF 3

SKETCH & LEGAL DESCRIPTION FOR:

RON WILSON

(ADDITIONAL RIGHT-OF-WAY DEDICATION FOR
A THOMAS DRIVE)

- LOCATED IN -

LAND LOT 116
10TH LAND DISTRICT
HALL COUNTY, GEORGIA



SCALE:
1" = 100'

DATE:
11/08/2024

21-269.04-RW-DEDICATION.dwg
JN. 21-269

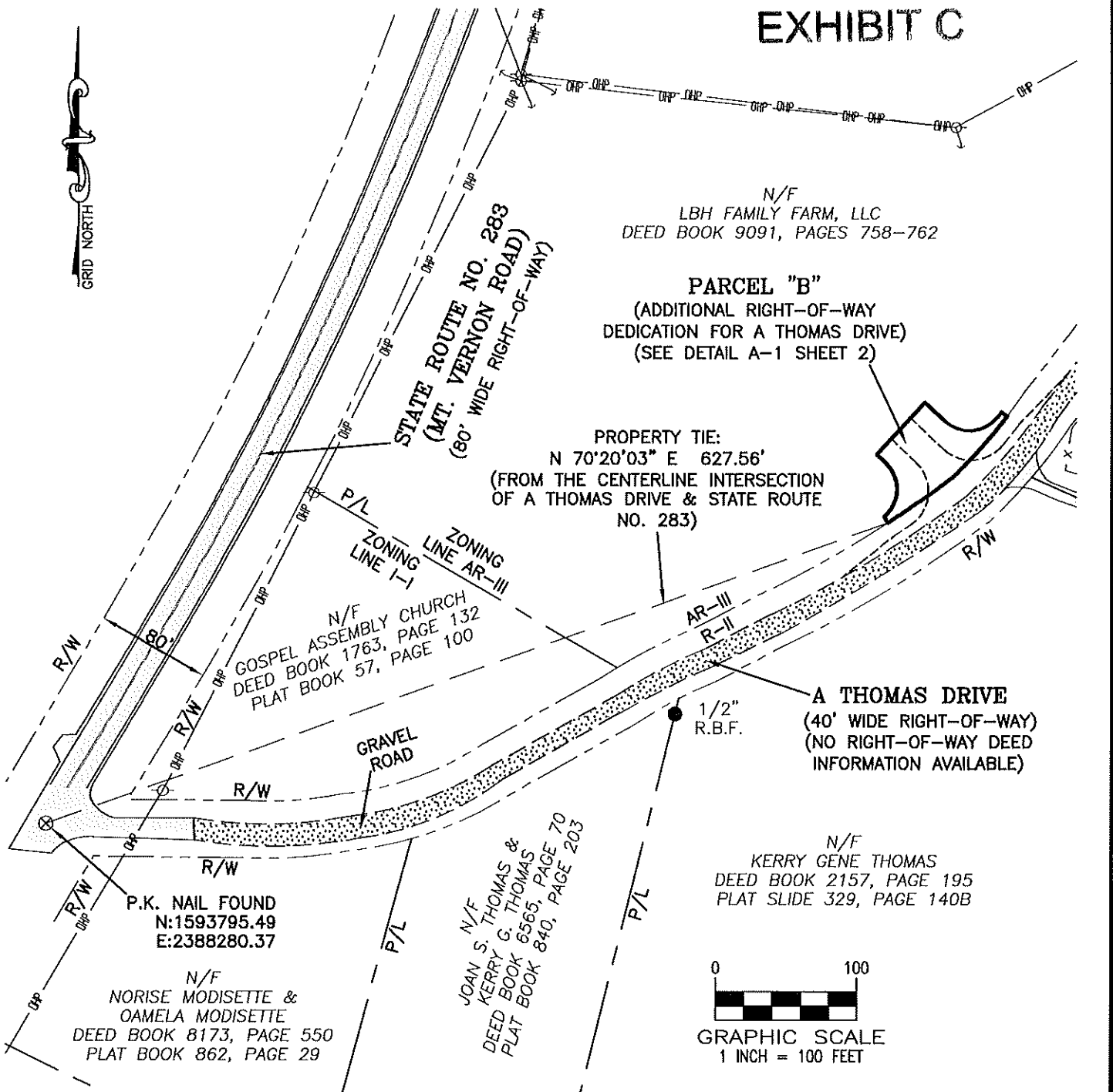


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LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	42.63'	37.65'	N 01°35'21" E	97°42'02"
C2	25.00'	41.78'	37.09'	N 85°16'53" E	95°45'29"
C3	336.44'	4.12'	4.12'	N 37°03'08" E	0°42'04"
C4	341.44'	57.64'	57.58'	S 41°32'15" W	9°40'23"
C5	783.96'	55.21'	55.20'	S 55°09'19" W	4°02'05"



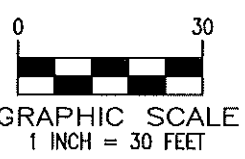
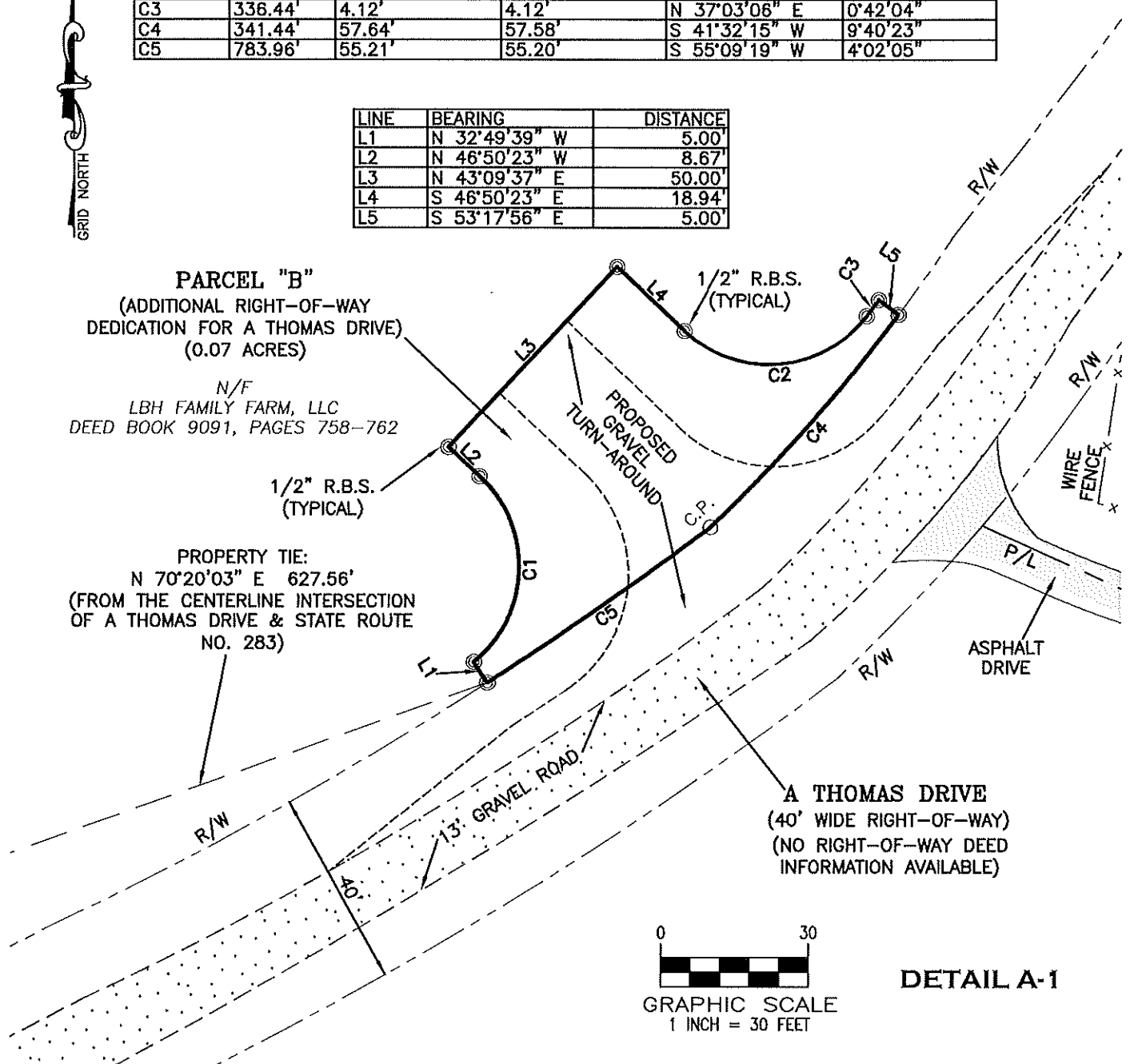
LINE	BEARING	DISTANCE
L1	N 32°49'39" W	5.00'
L2	N 46°50'23" W	8.67'
L3	N 43°09'37" E	50.00'
L4	S 46°50'23" E	18.94'
L5	S 53°17'56" E	5.00'

PARCEL "B"
 (ADDITIONAL RIGHT-OF-WAY
 DEDICATION FOR A THOMAS DRIVE)
 (0.07 ACRES)

N/F
 LBH FAMILY FARM, LLC
 DEED BOOK 9091, PAGES 758-762

1/2" R.B.S.
 (TYPICAL)

PROPERTY TIE:
 N 70°20'03" E 627.56'
 (FROM THE CENTERLINE INTERSECTION
 OF A THOMAS DRIVE & STATE ROUTE
 NO. 283)



DETAIL A-1

SHEET 2 OF 3



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SKETCH & LEGAL DESCRIPTION FOR:

RON WILSON

(ADDITIONAL RIGHT-OF-WAY DEDICATION FOR
 A THOMAS DRIVE)

- LOCATED IN -

LAND LOT 116
10TH LAND DISTRICT
HALL COUNTY, GEORGIA



SCALE:
 1" = 30'

DATE:
 11/08/2024

21-269.04--RW--DEDICATION.dwg
 JN. 21-269

Legal Description: A Thomas Road - right-of-way dedication

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Thence leaving said A Thomas Drive the following courses:

Thence North 32 degrees 49 minutes 39 seconds West for a distance of 5.00 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 25.00 feet and an arc length of 42.63 feet, being subtended by a chord of North 01 degrees 35 minutes 21 seconds East for a distance of 37.65 feet to a 1/2" rebar pin set; Thence North 46 degrees 50 minutes 23 seconds West for a distance of 8.67 feet to a 1/2" rebar pin set; Thence North 43 degrees 09 minutes 37 seconds East for a distance of 50.00 feet to a 1/2" rebar pin set; Thence South 46 degrees 50 minutes 23 seconds East for a distance of 18.94 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 25.00 feet and an arc length of 41.78 feet, being subtended by a chord of North 85 degrees 16 minutes 53 seconds East for a distance of 37.08 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 336.44 feet and an arc length of 4.12 feet, being subtended by a chord of North 37 degrees 03 minutes 06 seconds East for a distance of 4.12 feet to a 1/2" rebar pin set; Thence South 53 degrees 17 minutes 56 seconds East for a distance of 5.00 feet to a 1/2" rebar pin set on the Northerly right-of-way line of said A Thomas Drive;

Thence following said A Thomas Drive the following courses:

Thence along a curve to the right having a radius of 341.44 feet and an arc length of 57.64 feet, being subtended by a chord of South 41 degrees 32 minutes 15 seconds West for a distance of 57.57 feet to a point; Thence along a curve to the right having a radius of 783.96 feet and an arc length of 55.21 feet, being subtended by a chord of South 55 degrees 09 minutes 19 seconds West for a distance of 55.20 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 0.07 acres more or less.

LEGEND:

- ⊗ P.K.N.F. - PARKER KALON NAIL FOUND
- ⊙ R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- ⊖ P.P. - POWER POLE
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- LOCATED IN -

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HALL COUNTY, GEORGIA**



SCALE:
N/A

DATE:
11/08/2024

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JN. 21-269