

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION DECLARING EASEMENT RECORDED AT DEED BOOK 711, PAGE 7,  
HALL COUNTY, GEORGIA RECORDS UNSERVICEABLE AND APPROVING THE  
TRANSFER OF ANY PROPERTY INTEREST POSSESSED BY HALL COUNTY  
RESULTING FROM EASEMENT TO GROVE AT ROSEBUD LLC VIA QUIT CLAIM**

**DEED**

**WHEREAS**, Hall County, Georgia currently possesses an easement recorded at book 711 page 7 of Hall County records attached hereto as “Exhibit A” granted to Hall County in 1980 for the purpose of managing and improving drainage in the surrounding area;

**WHEREAS**, it is unclear from applicable property records that the easement detailed in “Exhibit A” encumbers property owned by the Grove at Rosebud LLC (hereinafter referred to as “Rosebud”) specifically the Magnolia Bluff subdivision; and

**WHEREAS**, this easement was granted to the county in 1980 and has been unused and not maintained by Hall County for an undetermined but significant number of years; and

**WHEREAS**, the Board of Commissioners has determined that the easement is no longer of use to the County or serviceable; and

**WHEREAS**, after declaring the said easement to be unserviceable, the Board of Commissioners believes that the sole party who can make use of any property interest associated with the easement is Rosebud; and

**WHEREAS**, the Board of Commissioners has determined that a transfer of any and all property interests possessed by the County in the Magnolia Bluff property resulting from the

easement attached hereto as “Exhibit A” to Rosebud would support the general welfare of the citizens of Hall County; and

**WHEREAS**, the Board of Commissioners of Hall County, Georgia intends to approve the transfer via Quit Claim deed of any and all property interests resulting from the easement attached hereto as “Exhibit A” to Rosebud and intends to authorize the Chairman to execute any documents necessary to effectuate the transfer of the aforementioned property interests, subject to the review and approval of the County Attorney.

**NOW THEREFORE**, the Hall County Board of Commissioners determines and declares that the said easement (being more particularly described in Exhibit “A” hereto) is unserviceable pursuant to Hall County Code Section 3.10.180, cannot be used advantageously by the County, is incapable of being used independently under applicable County land use regulations and ordinances, and the Board approves the transfer of any and all property rights resulting from the easement to Rosebud via Quit Claim deed. The Board further authorizes the Chairman to sign any and all documents necessary to effectuate the property transfer described herein, subject to the review and approval of the County Attorney.

**SO RESOLVED** this the \_\_\_\_\_th day of March, 2025.

**HALL COUNTY BOARD OF  
COMMISSIONERS**

\_\_\_\_\_  
**Chairman, David Gibbs**

ATTEST:

\_\_\_\_\_  
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

---

William J. Linkous III, County Attorney

# Exhibit “A”