

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION ACCEPTING CERTAIN DEEDED REAL PROPERTY FROM  
FLOWERY BRANCH MCEVER, LLC. RELATED TO THE MCEVER ROAD AT  
LIGHTS FERRY ROAD ROUNDABOUT PROJECT**

**WHEREAS**, Flowery Branch McEver, LLC., has deeded to Hall County certain tracts of real property (collectively referred to hereafter as “the Property”) which the Hall County has identified as necessary for the construction of the McEver Road at Lights Ferry Road Roundabout project in Hall County, Georgia. The Property is more particularly described in the deed documents and plats attached hereto as Exhibit “A”; and

**WHEREAS**, Flowery Branch McEver, LLC has provided the County with its original deed to the Property (see Exhibit “A”); and

**WHEREAS**, Hall County is willing to accept all of the Property described in Exhibit A as assets of the County; and

**WHEREAS**, the Board of Commissioners has determined that a transfer of the Property to Hall County, Georgia would support the general welfare of the citizens of Hall County; and

**NOW THEREFORE**, on behalf of Hall County, Georgia the Hall County Board of Commissioners accepts the Property as described particularly in the deed and related documents attached hereto as Exhibit “A”, The Board further authorizes the Chairman to sign any and all documents necessary to effectuate this transaction, subject to the review and approval of the County Attorney.

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

**HALL COUNTY BOARD OF  
COMMISSIONERS**

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

ATTEST:

\_\_\_\_\_(SEAL)  
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

## Exhibit “A”

**HALL COUNTY**  
**RIGHT OF WAY DEED**  
2875 Browns Bridge Road, Gainesville, GA. 30504

GEORGIA, HALL COUNTY

THIS CONVEYANCE made and executed the 10<sup>th</sup> day of Oct, 2025

WITNESSETH that **Flowery Branch McEver, LLC.**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in Hall County through which McEver Road and Lights Ferry Road, known as McEver Road at Lights Ferry Road Roundabout, has been laid out by Hall County being more particularly described in a map and drawing of said road in the office of Hall County, 2875 Browns Bridge Road, Gainesville, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey said to **Hall County** and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 111 of Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.027 acres, more or less, as shown on the plat of the property prepared by Hall County dated June 10, 2025; said plat attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto Hall County.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered  
this 10<sup>th</sup> day of Oct,  
2025, in the presence of:

Witness

Notary Public

NJIWANI  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires January 27, 2027

Jan 27, 2027

**Flowery Branch McEver, LLC.**

[Signature] (L.S.)

\_\_\_\_ (L.S.)

\_\_\_\_ (L.S.)

## EXHIBIT "A"

PARCEL NO.: 5709 McEver Road, Flowery Branch, GA 30542  
COUNTY: Hall  
DATE OF R/W PLANS: June 10, 2025  
REVISION DATE: No revisions

All that tract or parcel of land lying and being in Land Lot 111 of Hall County, Georgia, being more particularly described as follows:

### **Required Right of Way**

**BEGINNING** at a Point on the south right of way McEver Road (right of way varies) with a Georgia West State Plane Coordinate of North 1526518.20, East 2366543.93; thence leaving the south right of way of McEver Road and through the property now or formerly Flowery Branch McEver, LLC. the following courses and distances: south 15°12'03" west, 32.19 feet to a point; thence south 28°52'22" east, 61.12 feet to the east right of way of Lights Ferry Road (80' right of way); thence along the east right of way of Lights Ferry Road the following courses and distances: north 40°43'26" west, 95.29 feet to a point; thence north 73°14'39" east, 42.92 feet to the **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.027 ACRES OR 1,184 SQUARE FEET, MORE OR LESS.

### **Temporary Construction Easement for Slopes**

Also, granted is the right to an easement for the construction of slopes as shown on the attached plat.

All that tract or parcel of land lying and being in Land Lot 111 of Hall County of Hall County, Georgia, being more particularly described as follows:

**BEGINNING** at a Point on the south right of way McEver Road (right of way varies) with a Georgia West State Plane Coordinate of North 1526518.20, East 2366543.93; thence along the south right of way of McEver Road north 73°14'39" east, 349.71 feet to a point; thence leaving the south right of way of McEver Road and through the property now or formally Flowery Branch McEver, LLC the following courses and distances: south 61°21'18" west, 201.50 feet to a point; thence south 73°03'57" west, 105.00 feet to a point; thence south 29°02'33" east, 95.00 feet to a point; thence south 12°35'55" east, 136.79 feet to a point on the east right of way of Lights Ferry Road (80' right of way); thence along the east right of way of Lights Ferry Road the following courses and distances: north 31°43'54" west, 4.06 feet to a point; thence 190.28 feet along a curve to the left, said curve having a chord of north 35°27'54" west 190.14 feet and a radius of 1460.23 feet to a point; thence leaving the west right of way of Lights Ferry Road and through the property now or formally Flowery Branch McEver, LLC the following courses and distances: north 28°52'22" west, 61.12 feet to a point; thence north 15°12'03" east, 32.19 feet to the **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.457 ACRES OR 19,890 SQUARE FEET, MORE OR LESS.

Said easement expires upon completion and final acceptance of said project by the Hall County.

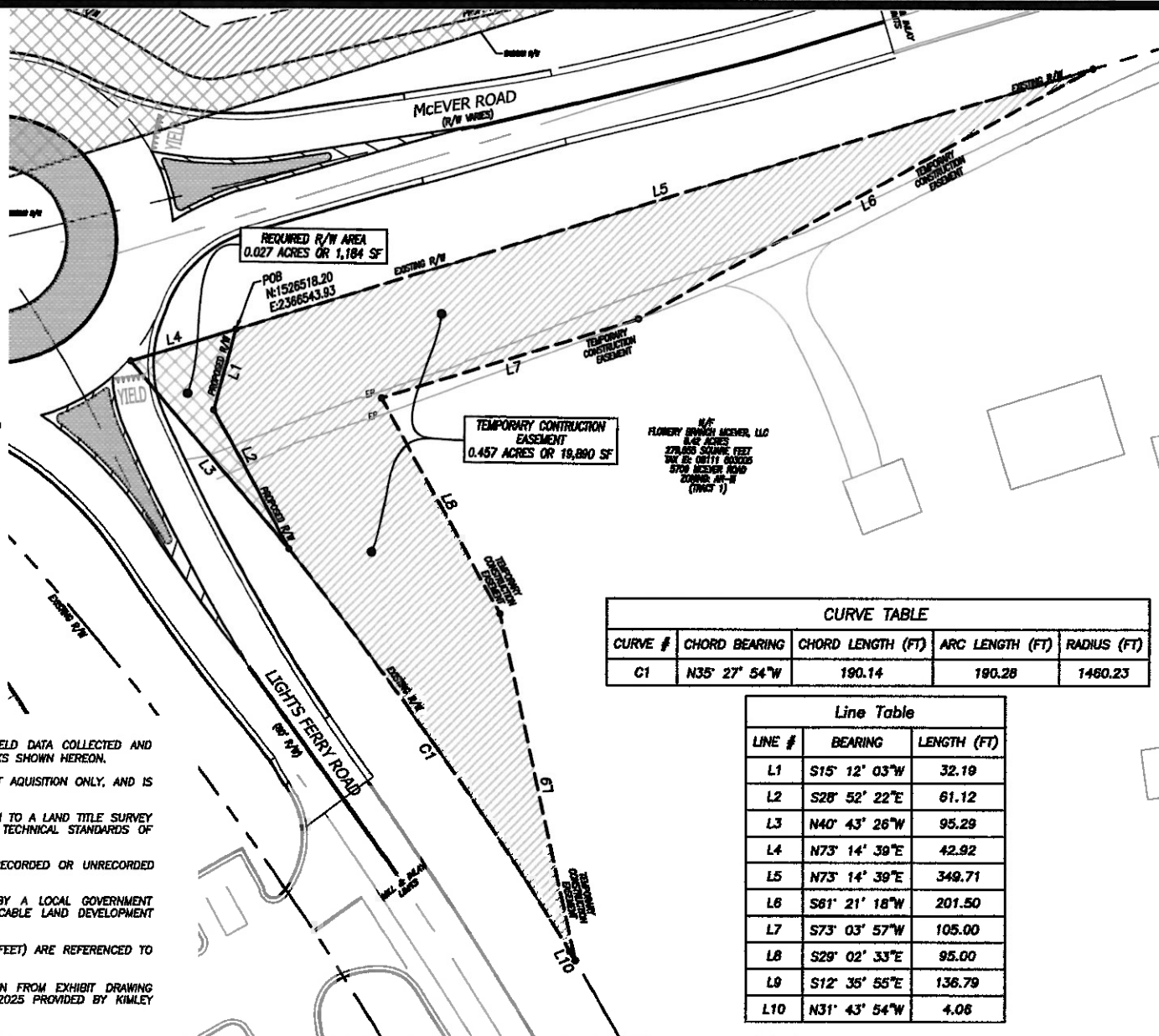
**EXHIBIT "B"**



- |       |   |                         |
|-------|---|-------------------------|
| CL    | - | CENTER LINE             |
| CMF   | - | CONCRETE MONUMENT FOUND |
| CONC  | - | CONCRETE                |
| DB,PG | - | DEED BOOK, PAGE         |
| EP    | - | EDGE OF PAVEMENT        |
| N/F   | - | NOW OR FORMERLY         |
| P/L   | - | PROPERTY LINE           |
| POB   | - | POINT OF BEGINNING      |
| RB    | - | REBAR                   |
| R/W   | - | RIGHT OF WAY            |

## SURVEY NOTES

1. BOUNDARY INFORMATION TAKEN FROM FIELD DATA COLLECTED AND REFERENCE DEED BOOKS AND/OR PLAT BOOKS SHOWN HEREON.
2. THIS SURVEY IS INTENDED FOR EASEMENT ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY.
3. THIS PLAN IS NOT INTENDED TO CONFORM TO A LAND TITLE SURVEY AS DEFINED IN RULE 180-7-.02 OF THE TECHNICAL STANDARDS OF THE STATE OF GEORGIA.
4. THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED.
5. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. BEARINGS AND DISTANCES (U.S. SURVEY FEET) ARE REFERENCED TO GEORGIA STATE PLANE, WEST ZONE, NAD 83.
7. EASEMENTS SHOWN HEREON WERE TAKEN FROM EXHIBIT DRAWING FOR EAST COBB COTTAGES DATED MAY 1, 2025 PROVIDED BY KIMLEY HORN.

**NEULOG**

Rochester

425 Oak St NW, Gainesville, GA 30501  
770.718.0600 p | [www.rochester-assoc.com](http://www.rochester-assoc.com)

**EASEMENT** EXHIBIT FOR

## LIGHTS FERRY ROUNDABOUT

LOCATED IN  
LAND LOT 111, 8TH DISTRICT  
HALL COUNTY, GEORGIA

OF 1  
SHEET 1

DATE: 06/10/2025  
SCALE: 1" = 40'  
JOB NO.: G222053.MGT  
DWN. BY: MNG  
FILE NO.: .04.EXH