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JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

FILED & RECORDED
DATE: 3/19/2019
TIME: 2:57PM
DEED BOOK: 8234
PAGES: 642-647
FILING FEES: \$20.00
PT61: 0692019001570
TRANSFER TAX: \$150.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

**LIMITED
WARRANTY DEED**

State of Georgia, Hall County

THIS INDENTURE, Made the 7th day of March in the year of our Lord Two Thousand, and Nineteen between **DENNIS L. BARRON A/K/A DENNIS BARRON**, of the First Part and **CAGLE RD., LLC**, of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Parties of the Second Part their heirs and assigns, all the following described property, to wit:

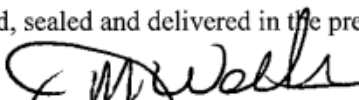
**SEE EXHIBIT 'A' TRACTS ONE THROUGH FOUR
ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE.**

TO HAVE AND TO HOLD the said tract or parcel of land, 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 parties of the second part, their heirs and assigns, forever, in Fee Simple.


AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:



Unofficial Witness



Notary Public

My Commission Expires:



DENNIS L. BARRON A/K/A DENNIS BARRON

(SEAL)



EXHIBIT A

LEGAL DESCRIPTION - TRACT ONE

All that tract or parcel of land lying and being in Land Lot 97 of the 9th District of Hall County and being more particularly described as follow:

To find the TRUE POINT OF BEGINNING, commence at a point at the center of the Norfolk Southern Railroad at Mile Post Number 576 located in Land Lot 99 of the 9th District of Hall County, Georgia said Land Lot being Southwest and adjacent to aforesaid Land Lot 97 of the 9th District of Hall County, Georgia, thence running along the center of the said Railroad North 55° 09' 01" East for a distance of 515.48 feet to a point; thence leaving the centerline of the said Railroad North 34° 48' 41" West for a distance of 150.07 feet to a point on the north Right of Way of the said Norfolk Southern Railroad (having a variable Right of Way) and the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, leave the aforesaid Right of Way of the Norfolk Southern Railroad the following courses and distances: North 16° 02' 01" West for a distance of 632.19 feet to a 1/2" Rebar; thence, North 63° 10' 43" East for a distance of 320.01 feet to a 1/2" Rebar; thence, North 46° 28' 01" East for a distance of 158.93 feet to a 1/2" Rebar; thence, North 79° 54' 23" East for a distance of 302.99 feet; thence, South 54° 28' 49" East for a distance of 343.58 feet to a 1/2" Rebar; thence, North 80° 37' 55" East for a distance of 116.33 feet to a Rock; thence, North 53° 46' 46" East for a distance of 396.95 feet to a 1/2" Rebar; thence, North 76° 22' 42" East for a distance of 129.18 feet to a 1/2" Rebar; thence, North 41° 16' 04" East for a distance of 90.91 feet to a 1/2" Rebar; thence, North 41° 10' 31" East for a distance of 34.04 feet to a 1/2" Rebar; thence, North 56° 23' 43" East for a distance of 322.49 feet to a point on the Southern Right of Way of Cagle Road (having a 60' Right of Way); thence, running along the said Right of Way of Cagle Road along a curve to the left for an arc distance of 199.18 feet having a radius of 578.47 feet being subtended by a chord having a bearing of North 64° 58' 33" East and a distance of 198.20 feet to a point; thence, continuing along the Right of Way of Cagle Road the following; North 55° 06' 41" East for a distance of 219.38 feet to a point; thence, along a curve to the right for an arc distance of 158.88 feet having a radius of 150.00 feet being subtended by a chord having a bearing of North 85° 38' 06" East and a distance of 151.56 feet to a point; thence, South 64° 01' 15" East for a distance of 247.28 feet to a point; thence, along a curve to the left for an arc distance of 164.06 feet having a radius of 351.86 feet being subtended by a chord having a bearing of South 77° 22' 42" East and a distance of 162.58 feet to a point; thence, South 76° 18' 21" East for a distance of 176.74 feet to a point; thence, South 77° 12' 52" East for a distance of 59.79 feet to a point at the intersection of the said Southern Right of Way of Cagle Road with the Northern Right of Way of the aforesaid Norfolk Southern Railroad; thence leaving the said Right of Way of Cagle road and running along the Northern Right of Way of the said Norfolk Southern Railroad along an arc to the left for an arc distance of 2575.20 feet having a radius of 5898.57 feet being subtended by a chord having a bearing of South 67° 46' 25" West and a distance of 2554.80 feet to a point; thence continuing along the Northern Right of Way of Norfolk Southern Railroad South 55° 19' 04" West for a distance of 574.38 feet to a point and the TRUE POINT OF BEGINNING.

Said parcel contains 21.4282 Acres more or less

EXHIBIT A

CONTINUED

LEGAL DESCRIPTION - TRACT TWO

All that tract or parcel of land lying and being in Land Lot 97 of the 9th District of Hall County and being more particularly described as follow:

To find the TRUE POINT OF BEGINNING, commence at a point at the center of the Norfolk Southern Railroad at Mile Post Number 576 located in Land Lot 99 of the 9th District of Hall County, said Land Lot being Southwest and adjacent to aforesaid Land Lot 97 of the 9th District of Hall County thence running along the center of the said Railroad North 55° 09' 01" East for a distance of 515.48 feet to a point; thence leaving the centerline of the said Railroad North 34° 48' 41" West for a distance of 150.07 feet to a point on the north Right of Way of the said Norfolk Southern Railroad (having a variable Right of Way), thence, leaving the aforesaid Right of Way of the Norfolk Southern Railroad the following courses and distances: North 16° 02' 01" West for a distance of 632.19 feet to a 1/2" Rebar; thence, North 63° 10' 43" East for a distance of 320.01 feet to a 1/2" Rebar; thence, North 46° 28' 01" East for a distance of 158.93 feet to a 1/2" Rebar; thence, North 79° 54' 23" East for a distance of 302.99 feet; thence, South 54° 28' 49" East for a distance of 343.56 feet to a 1/2" Rebar; thence, North 80° 37' 55" East for a distance of 116.33 feet to a Rock; thence, North 53° 46' 46" East for a distance of 396.95 feet to a 1/2" Rebar; thence, North 76° 22' 42" East for a distance of 129.18 feet to a 1/2" Rebar; thence, North 41° 16' 04" East for a distance of 90.91 feet to a 1/2" Rebar; thence, North 41° 10' 31" East for a distance of 34.04 feet to a 1/2" Rebar; thence, North 56° 23' 43" East for a distance of 499.01 feet to a point at the Centerline of Cagle Road (having a 60' Right of Way); thence, North 41° 16' 18" East for a distance of 85.29 feet to a point on the Northern Right of Way of Cagle Road (having a 60' Right of Way) and the TRUE POINT OF BEGINNING.

Thence, from the TRUE POINT OF BEGINNING, leave the aforesaid Right of Way of Cagle Road the following; North 41° 15' 35" East for a distance of 178.71 feet to a 2" Open Top Pipe; thence, South 62° 06' 13" East for a distance of 70.88 feet to a point on the aforesaid Northern Right of Way of Cagle Road; thence running along the said Right of Way of Cagle Road along a curve to the left for an arc distance of 92.32 feet having a radius of 210.00 feet being subtended by a chord having a bearing of South 67° 53' 03" West and a distance of 91.58 feet to a point; thence South 55° 06' 41" West for a distance of 116.82 feet to a point and the TRUE POINT OF BEGINNING.

Said parcel contains 0.1073 Acres more or less

EXHIBIT A

CONTINUED

LEGAL DESCRIPTION - TRACT THREE

All that tract or parcel of land lying and being in Land Lot 97 of the 9th District of Hall County and being more particularly described as follow:

To find the TRUE POINT OF BEGINNING, commence at a point at the center of the Norfolk Southern Railroad at Mile Post Number 576 located in Land Lot 99 of the 9th District of Hall County, Georgia, said Land Lot being Southwest and adjacent to aforesaid Land Lot 97 of the 9th District of Hall County, Georgia thence running along the center of the said Railroad North 55°09' 01" East for a distance of 515.48 feet to a point; thence leaving the centerline of the said Railroad North 34° 48' 41" West for a distance of 150.07 feet to a point on the north Right of Way of the said Norfolk Southern Railroad (having a variable Right of Way); thence leaving the aforesaid Right of Way of the Norfolk Southern Railroad North 16°02' 01" West, 632.19 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, North 36°08' 29" West, 141.50 feet to a point on the southern Right of Way Line of Cagle Road (having a 60' Right of Way); thence running along the said Right of Way of Cagle Road 537.08 feet along the arc of a curve to the right having a radius of 1,362.45 feet and being subtended by a chord of North 65°17' 06" East, 533.61 feet; thence North 76°13' 14" East, 120.30 feet; thence, 173.68 feet along the arc of a curve to the right having a radius of 854.94 feet and being subtended by a chord of North 82°22' 04" East, 173.38 feet; thence, North 86°13' 58" East, 217.44 feet; thence, 206.03 feet along the arc of a curve to the left having a radius of 206.03 feet and being subtended by a chord of North 80°22' 55" East, 205.82 feet; thence North 73°51' 36" East, 812.16 feet; thence, leaving the aforesaid Right of Way of Cagle Road South 56°23' 43" West, 322.49 feet to a 1/2" rebar found; thence, South 41°10' 31" West, 34.04 feet to a 1/2" rebar found; thence, South 74° 22' 11" West, 371.80 feet; thence, 489.23 feet along the arc of a curve to the right having a radius of 1,632.69 feet and being subtended by a chord of South 78°16' 57" West, 487.16 feet; thence, North 54°28' 49" West, 79.99 feet; thence, South 79°54' 23" West, 302.99 feet to a 1/2" rebar found; thence, South 46°28' 01" West, 158.93 feet to a 1/2" rebar found; thence, South 63°10' 43" West, 320.01 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING.

Said parcel contains 5.1097 Acres more or less :

EXHIBIT A

CONTINUED

LEGAL DESCRIPTION - TRACT FOUR

All that tract or parcel of land lying and being in Land Lot 97 of the 9th District of Hall County and being more particularly described as follow:

To find the TRUE POINT OF BEGINNING, commence at a point at the center of the Norfolk Southern Railroad at Mile Post Number 576 located in Land Lot 99 of the 9th District of Hall County, Georgia, said Land Lot being Southwest and adjacent to aforesaid Land Lot 97 of the 9th District of Hall County, Georgia thence running along the center of the said Railroad North 55°09' 01" East for a distance of 515.48 feet to a point; thence leaving the centerline of the said Railroad North 34° 48' 41" West for a distance of 150.07 feet to a point on the north Right of Way of the said Norfolk Southern Railroad (having a variable Right of Way); thence leaving the aforesaid Right of Way of the Norfolk Southern Railroad North 16°02' 01" West, 632.19 feet to a 1/2" rebar found; thence, North 63°10' 43" East, 320.01 feet; thence, North 46°28' 01" East, 158.93 feet; thence, North 79°54' 23" East, 302.99 feet; thence, South 54°28' 49" East, 79.99 feet to the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, 489.23 feet along the arc of a curve deflecting to the left, having a radius of 1532.69 feet and a chord bearing and distance of North 78°16' 57" East, 487.16 feet; thence, North 74°22' 11" East, 371.80 feet; thence, South 41° 16' 04" West, 90.91 feet; thence, South 76°22' 42" West, 129.18 feet; thence, South 53°46' 46" West, 396.95 feet; thence, South 80°37' 55" West, 116.33 feet; thence, North 54°28' 49" West, 263.58 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 1.9411 Acres more or less

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98, 9TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF CAGLE ROAD (RIGHT OF WAY VARIES); THENCE ALONG THE SOUTH RIGHT OF WAY OF CAGLE ROAD THE FOLLOWING COURSES AND DISTANCES: 537.08 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 65°17'06" EAST 533.61 FEET AND A RADIUS OF 1362.45 FEET TO A POINT; THENCE NORTH 76°13'14" EAST, 120.30 FEET TO A POINT; THENCE 117.97 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 80°30'04" EAST 117.88 FEET AND A RADIUS OF 854.94 FEET TO A POINT; THENCE SOUTH 05°06'49" EAST, 7.33 FEET TO A POINT; THENCE NORTH 84°53'11" EAST, 244.19 FEET TO A POINT; THENCE NORTH 88°13'50" EAST, 58.00 FEET TO A POINT; THENCE 51.90 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 80°15'22" EAST 51.89 FEET AND A RADIUS OF 1038.00 FEET TO A POINT; THENCE NORTH 11°10'35" WEST, 2.51 FEET TO A POINT; THENCE 125.49 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 78°37'11" EAST 125.44 FEET AND A RADIUS OF 1309.32 FEET TO A POINT; THENCE NORTH 73°51'57" EAST, 822.00 FEET TO A POINT; THENCE 189.35 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 64°29'19" EAST 188.50 FEET AND A RADIUS OF 578.47 FEET TO A POINT; THENCE NORTH 55°06'42" EAST, 23.89 FEET TO A POINT; THENCE NORTH 63°02'19" EAST, 100.25 FEET TO A POINT; THENCE 287.50 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 80°31'10" EAST 285.42 FEET AND A RADIUS OF 690.00 FEET TO A POINT; THENCE SOUTH 48°32'36" EAST, 46.96 FEET TO A POINT; THENCE NORTH 82°56'15" EAST, 26.18 FEET TO A POINT; THENCE SOUTH 64°01'15" EAST, 113.15 FEET TO A POINT; THENCE 164.06 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 77°22'42" EAST 162.58 FEET AND A RADIUS OF 351.86 FEET TO A POINT; THENCE SOUTH 76°18'21" EAST, 176.74 FEET TO A POINT; THENCE SOUTH 77°12'52" EAST, 59.79 FEET TO A POINT; THENCE LEAVING THE SOUTH RIGHT OF WAY OF CAGLE ROAD AND ALONG THE NORTH RIGHT OF WAY OF SOUTHERN RAILROAD THE FOLLOWING COURSES AND DISTANCES: 2575.20 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 67°46'25" WEST 2554.80 FEET AND A RADIUS OF 5898.57 FEET TO A POINT; THENCE SOUTH 55°19'04" WEST, 574.38 FEET TO A POINT; THENCE LEAVING THE NORTH RIGHT OF WAY OF SOUTHERN RAILROAD AND ALONG THE PROPERTY NOW OR FORMERLY GEORGIA TRANSMISSION CORPORATION THE FOLLOWING

COURSES AND DISTANCES: NORTH 16°02'03" WEST, 632.19 FEET TO A POINT;
THENCE NORTH 36°00'23" WEST, 141.50 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 28.181 ACRES.

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County require the Applicant to raise Federal and State constitutional objections during the Heavy Industrial (I-2) rezoning application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the M-

U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

I. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Heavy Industrial rezoning application be granted as requested by the Applicant. If there are any questions about this request, you may contact:

Bradley Dunckel
DCCM
425 Oak St.
Gainesville, GA 30501
[REDACTED]
bdunckel@dccm.com