



Houston County Board of Commissioners Meeting

Warner Robins, Georgia

August 21, 2018

6:00 P.M.

**HOUSTON COUNTY COMMISSIONERS MEETING**  
**Warner Robins, Georgia**  
**August 21, 2018**  
**6:00 P.M.**

**Call to Order**

**Turn Off Cell Phones**

**Invocation** - Chairman Stalnaker

**Pledge of Allegiance** - Col. Lyle K. Drew, USAF

**Approval of Minutes from August 7, 2018**

**New Business:**

1. Personnel Request (District Attorney) - Commissioner Walker
2. Personnel Request (Solicitor-General) - Commissioner Walker
3. Warner Robins Annexation Request (Woodmen Life Lodge) - Commissioner McMichael
4. Warner Robins Annexation Request (Alexis Investments) - Commissioner McMichael
5. Perry Annexation Request (Teramore Development) - Commissioner Thomson
6. Engineering Services Agreement (St. Patrick's Drive Extension) - Commissioner Thomson
7. Property Conveyance (Davis Tract) - Commissioner Thomson
8. Abandonment of Right of Way (Thomas Hollingsworth) - Commissioner Robinson
9. Cul-De-Sac Bond Releases (Windmill at Mossy Lake & McCarley Downs) - Commissioner Robinson
10. Approval of Bills - Commissioner Robinson

**Public Comments**

**Commissioner Comments**

**Motion for Adjournment**

District Attorney Hartwig is requesting to hire Ms. Kimberly Wancus at a Grade 8 Step E for the vacant secretary position in his office. Ms. Wancus does have the necessary experience to meet the qualifications for the E step.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the hiring of Kimberly Wancus for the vacant secretary position in the District Attorney's office at Grade 8 Step E effective August 22, 2018.**



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## Houston County Personnel Department

Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, GA 31088  
478/542-2005 (Office) 478/542-2118 (Fax)

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To: County Commissioners

From: Kenneth Carter, Director of Personnel 

Date: August 8, 2018

Re: Kimberly Wancus - Secretary

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George Hartwig is requesting to hire Kimberly Wancus for the vacant Secretary position he has available. Based on her experience working in law enforcement and the court system, Mr. Hartwig is requesting for the pay to be Grade 8 Step E or \$31,616 annually. I have reviewed Ms. Wancus's previous experience and she does meet the qualifications for the E step. Please consider this request.

# Office of the District Attorney

George H. Hartwig III, District Attorney  
Houston Judicial Circuit

Erikka B. Williams  
Chief Asst. District Attorney

T. Clifton Woody, II  
Deputy Chief Assistant DA

Beverly Robinson  
Chief Investigator

Bobby Brantley  
Investigator



August 6, 2018

Mr. Ken Carter  
Director of Personnel  
Houston County, GA

RE: District Attorney's Office, Vacant Secretary Position


Dear Ken:

The DA's office currently has an open *Secretary* position (formerly held by Jayme McCarthy) that I would like to fill as soon as possible.

I want to hire Kimberly Wancus for that position. She has a great deal of experience in the criminal justice system, including, service as a police officer, investigator, and probation officer. She is very familiar with many aspects of law enforcement, prosecution, and the courts. In addition, she has an Associates degree in criminal justice and is working toward her Bachelor's degree in Forensic Psychology (anticipated graduation in 2019). Most importantly, as a Georgia P.O.S.T. certified Peace Officer, she will also be able to assist the two current DA investigators with some of their job duties as needed.

Given her unique background and experience, I would like to start Ms. Wancus in Grade 8, Step E, (\$15.20 per hour or approximately \$31,616 per year) effective immediately upon commissioner approval. This pay grade is very appropriate for her skill set and what she brings to the DA's office. Her resume is attached for your review.

Please place this personnel request on the agenda for the August 21 commissioners meeting. I would greatly appreciate your favorable recommendation for this hire and pay grade.

  
George Hartwig  
District Attorney

Felony Division  
201 N. Perry Parkway  
Perry, Georgia 31069  
Office 478.218.4810 Fax 478.218.4815

Juvenile Division  
206 Carl Vinson Parkway  
Warner Robins, Georgia 31088  
Office 478.542.2065 Fax 478.542.2137

Website: [www.houstonda.org](http://www.houstonda.org) E-mail: [ghartwig@houstonda.org](mailto:ghartwig@houstonda.org)

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# KIMBERLY WANCUS

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## PROFESSIONAL SUMMARY

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Focused Investigator with a solid administrative support background. Adept at paying attention to the details as well as seeing the larger picture when managing court filing procedures and deadlines. Offering excellent analytical and problem solving skills.

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## SKILLS

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- Criminal law knowledge
- Traffic laws
- Court preparation
- Culturally-sensitive
- Search and seizure procedures
- Exemplifies integrity
- Accurate and detailed
- Familiar with PISTOL
- GCIC/NCIC
- Video surveillance systems
- Evidence processing
- Strong Organization Skills
- Report Analysis
- Professional and Mature

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## RELEVANT WORK HISTORY

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**Probation Officer, 08/2016 to Current**

**C.S.R.A. Probation Services – Warner Robins, Ga.**

- Updated, tracked and filed documentation with court
- Coordinated community and job placement resources.
- Completed reports on behalf of the court and associated legal entities.
- Maintained compliance with all legal statutes, policies, and procedures.

**Investigator, 11/2012 to 11/2014**

**OHI – Hermon, ME**

- Carefully documented statements, observations and evidentiary materials.
- Conducted interviews with witnesses and clients.
- Collected and preserved physical evidence, photographs and laboratory submissions.
- Collected, analyzed and interpreted information, documentation and physical evidence associated with investigations.
- Prepared case reports from allegations, interview transcripts of interviews and physical evidence.
- Identified labels and stored evidence properly to verify that it was safe and secure.

**Police Officer, 01/2008 to 11/2010**

**Centerville Police Department – Centerville, Ga**

- Actively patrolled assigned areas to prevent and detect crimes.
- Enforced all traffic laws and ordinances and checked speed with radar.
- Issued warnings and citations for traffic violations.
- Conducted thorough investigations of serious injury and fatality traffic accidents.
- Investigated and reported crimes, accidents, offenses and damage to property.
- Secured crime scenes, gathered evidence and questioned witnesses.
- Apprehended suspects, read Miranda Rights and transported offenders to jail.
- Talked regularly with citizens to establish rapport and become a familiar presence in the area.

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**EDUCATION**

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**Bachelor of Science: Forensic Psychology, 2019**

**Liberty University - Lynchburg, Va.**

**Georgia P.O.S.T Certification for Peace Officers: Law Enforcement, 2008**

**Georgia Police Academy - Macon, Ga.**

**Law Enforcement Certification: Criminal Justice, 2007**

**Withlacoochee Technical College - Inverness, FL**



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## Houston County Personnel Department

Houston County Board of Commissioners

200 Carl Vinson Parkway

Warner Robins, GA 31088

478/542-2005 (Office)

478/542-2118 (Fax)

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### NEW HIRE ABOVE MINIMUM STEP ACKNOWLEDGEMENT

It is fully understood that I am requesting to hire **Kimberly Wancus** at a step above the minimum "A" step and I *may* have employees in the same position with more longevity that are making less than this new employee.

  
Elected Official/Department Head Signature

8-9-18  
Date



The Solicitor-General is requesting to hire Ms. Emery Sims at a Grade 13 Step F for the vacant legal secretary position in her office. Ms. Sims does have the necessary experience to meet the qualifications for the F step.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the hiring of Emery Sims for the vacant legal secretary position in the Solicitor-General's office at Grade 13 Step F effective August 22, 2018.**



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## Houston County Personnel Department

Houston County Board of Commissioners

200 Carl Vinson Parkway

Warner Robins, GA 31088

478/542-2005 (Office) 478/542-2118 (Fax)

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To: County Commissioners  
From: Kenneth Carter, Director of Personnel  
Date: August 15, 2018  
Re: Emery Sims – Legal Secretary

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Amy Smith is requesting to hire Emery Sims for the vacant Legal Secretary position. Based on her experience working as a legal secretary for the District Attorney and Solicitors office, Ms. Smith is requesting for the pay to be Grade 13 Step F or \$40,040.00 annually. I have reviewed Ms. Sims' previous experience and she does meet the qualifications for the F step, effective August 22, 2018. Please consider this request.

Amy E. Smith  
Solicitor-General  
[asmith@houstoncountyga.org](mailto:asmith@houstoncountyga.org)

Arthur Creque  
Assistant Solicitor-General  
[arcreque@houstoncountyga.org](mailto:arcreque@houstoncountyga.org)

Gina M. Stout  
Assistant Solicitor-General  
[gstout@houstoncountyga.org](mailto:gstout@houstoncountyga.org)

**Office of the Solicitor-General**  
**Houston County**  
**202 Carl Vinson Parkway**  
**Warner Robins, Georgia 31088**

Tara Tourville  
James Cyree  
Dianira Ortiz  
Victim Advocates

Damir Mehmedic  
Investigator

Telephone: 478-542-2100  
Facsimile: 478-542-2142

August 14, 2018

Mr. Ken Carter  
Director, Personnel  
Houston County Board of Commissioners  
202 Carl Vinson Parkway  
Warner Robins, GA 31088

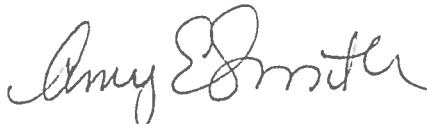
Re: Open Legal Secretary Position; Mrs. Marla Kujawa

Mr. Carter:

I have identified the candidate I wish to hire for my open legal assistant position.

I intend to hire Emery Sims. I show that Mrs. Sims has experience of 12 years as a legal secretary. In accordance with the policy of the Board of Commissioners, she should be given credit for that work experience. For that reason, I believe she is eligible to be paid at a Class 13 Step F, for \$19.25 per hour. I ask that she be approved at that rate of pay in accordance with the policy of the Board of Commissioners.

If you need any additional information, please do not hesitate to contact me. Thank you for your assistance.



Amy E. Smith  
Solicitor-General, Houston County

# Emery G. Sims

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## SUMMARY

Self-motivated Legal Assistant offering a strong work ethic, problem solving skills, and determination to complete tasks in a timely manner. Accurate and detail oriented with bookkeeping, managing, and clerical knowledge.

## EXPERIENCE

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### **Legal Assistant, Narcotics Division**

2018 - 2017

#### *Houston County District Attorney*

- Data Entry
- Preparing Cases for Trial
- Preparing and Filing Legal Documents
- Issuing Bench Warrants
- Communicating with Witnesses, Victim's, and Defense Attorneys
- Scheduling Appointments
- Coordinating with local Crime Labs
- Preparing legal documents and entering dispositions in open court
- Maintaining criminal cases and an organized filing system

### **Legal Assistant**

2017 - 2013

#### *Houston County Solicitor's Office*

- Data Entry/Case set up
- Scanning/uploading documents
- Assigning Cases
- Maintaining/Preparing Criminal and Traffic Cases
- Gathering reports from Law Enforcement Agencies
- Preparing and Filing Legal Documents
- Communicating with Witnesses, Victim's, and Defense Attorneys
- Processing Expungement and Open Records Requests
- Ordering Office supplies and submitting requisitions
- Creating and Maintaining Integrated Templates for Case Management System

### **Office Manager/Chief Administrative Assistant**

2013 - 2009

#### *Houston County District Attorney*

- Personnel, New Hires/Terminations, Payroll
- Book Keeping, Managing Checking Accounts and County Budget

- Processing Expungement and Open Records Requests
- Grant writing and submitting necessary quarterly reports
- Ordering Office supplies, submitting requisitions
- Organizing Events, Registering Others for Conferences
- Supervising Support Staff, Law Clerks, and Conducting Meetings
- Creating Courtroom Calendars for Support Staff
- Maintaining records
- Distributing information to the Media
- Performing all the duties of a Legal Assistant
- Undergoing County Audits

**Legal Assistant to the Chief Assistant District Attorney**

2009 - 2008

*Houston County District Attorney*

- Processing all Court Production Orders/Extraditions, IAD Interstate Agreement Detainers
- Creating Courtroom Calendars for Support Staff
- Preparing Grand Jury and Preliminary Calendars
- Communicating with Support Staff Procedures for Request Evidence from Law Enforcement Agencies
- Scheduling Appointments and Maintaining Calendar for the Chief ADA
- Performing all the duties of a Legal Assistant
- Subpoenaing records for local Law Enforcement

**Legal Assistant, Special Victim's Unit**

2008 - 2006

*Houston County District Attorney*

- Data Entry
- Preparing Cases for Trial
- Preparing and Filing Legal Documents
- Issuing Bench Warrants
- Communicating with Witnesses, Victim's, and Defense Attorneys
- Scheduling Appointments
- Coordinating with Victim Liaisons to include HODAC, Rainbow House, SANE
- Preparing legal documents and entering dispositions in open court
- Maintaining criminal cases and an organized filing system

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**COMPUTER SKILLS**

**Proficient in Computer Technology; High Proficiency In:**

- Microsoft Office Suite
- Open Office Suite
- Adobe Acrobat
- Laserfiche
- Windows/Vista
- Peach Court



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## Houston County Personnel Department

Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, GA 31088  
478/542-2005 (Office) 478/542-2118 (Fax)

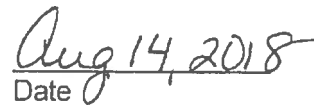
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### NEW HIRE ABOVE MINIMUM STEP ACKNOWLEDGEMENT

It is fully understood that I am requesting to hire Emery Sims at a step above the minimum "A" step and I may have employees in the same position with more longevity that are making less than this new employee.

  
\_\_\_\_\_  
Elected Official/Department Head Signature

  
\_\_\_\_\_  
Date

The Trustee for Woodmen Life Lodge #1532 has requested annexation into the City of Warner Robins for a three acre tract of property located at 500 Feagin Mill Road. The property is currently zoned County R-2 Single Family Residential and the proposed zoning upon annexation would be for Warner Robins C-1 Neighborhood Commercial District. The property is currently used by the Lodge for meetings, picnics and Little League baseball practices and is contiguous to the city limits.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- non-concur

**with a City of Warner Robins annexation request for the property described as:**

**a three (3) acre property located at 500 Feagin Mill Road, Tax Parcel 001000 007000, as shown on a plat or survey by Waddle & Co., dated August 21, 1974.**



# Randy Toms - Mayor

202 North Davis Drive PMB 718, Warner Robins, Georgia 31093 Phone (478) 302-5515 Facsimile (478) 302-5551

## Received

July 13, 2018

**JUL 27 2018**

**Houston County Commissioners**

**Warner Robins, GA**

Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, GA 31088

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – A 3 acre property located at 500 Feagin Mill Road [Tax Parcel No. 001000 007000]

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is Trustee for Woodmen Life Lodge 1532. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is R-2[Single-Family Residential District][County], and the proposed zoning and land use for this tract upon annexation is C-1 [Neighborhood Commercial District][City] under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: Randy Toms  
Randy Toms, Mayor  
For the Mayor and Council

cc: Barry Holland, County Administrator  
James E. Elliott, Jr., City Attorney



**Property Information**

Property Owner/Applicant: Trustee for Woodmen Life Lodge 1532

Location/Address: 500 Ferguson Mill Road

Tract#: \_\_\_\_\_ Parcel#: \_\_\_\_\_ Land Lot(s): 194 Land District#: 5<sup>th</sup>

County: Houston Tax Parcel#: 001000 007000 Total Acres: 3

Survey Prepared by: Waddle & Co. Dated 8-21-74

Recorded in Plat Book#: 17 Page#: 245

Present Zoning: R-2 Requested Zoning: R-2

Adjacent Zonings: North R-2 South R-2 East R2 West R-3

**Applicant's Request: (Itemize the Proposal)**

To bring said property into the City of  
Warner Robins

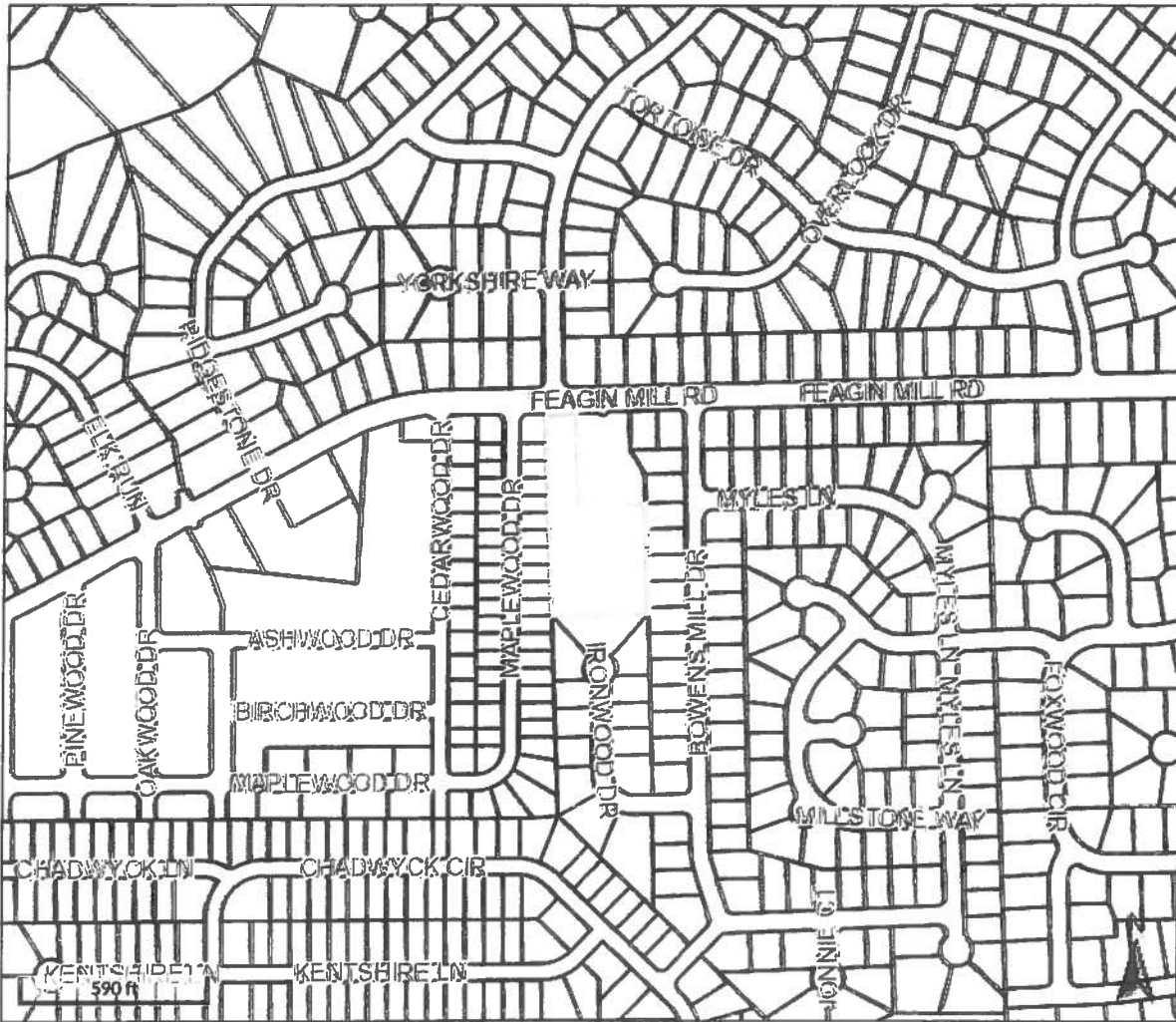
Current Use(s) of Property: Meetings, picnics, little league Baseball  
Practice

Proposed Use(s) of Property: Same

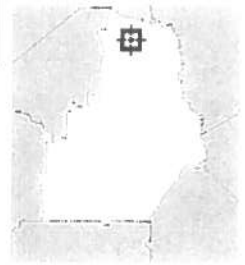
**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: \_\_\_\_\_

Is sewer service available?  Yes  No Jurisdiction: \_\_\_\_\_



Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	001000 007000	<b>Owner</b>	WOODMEN OF THE WORLD	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		C/O JANICE GORHAM	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		127 BONANZA DR	9/18/2012	30	U	
	County		BONAIRE GA 31005	9/23/1974	36	U	
<b>Acres</b>	2.97	<b>Physical Address</b>	500 FEAGIN MILL RD				
		<b>Assessed Value</b>	Value \$119300				
		<b>Land Value</b>	Value \$28600				
		<b>Improvement Value</b>	Value \$83800				
		<b>Accessory Value</b>	Value \$6900				

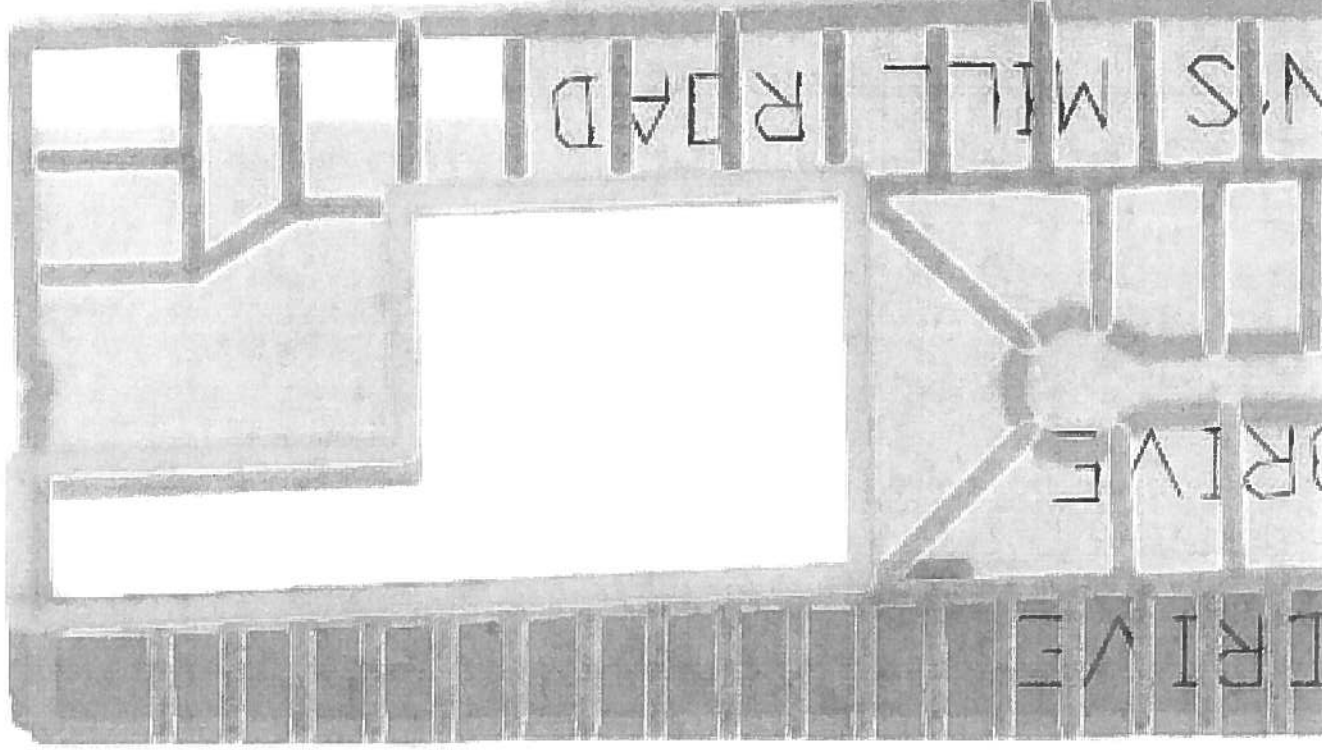
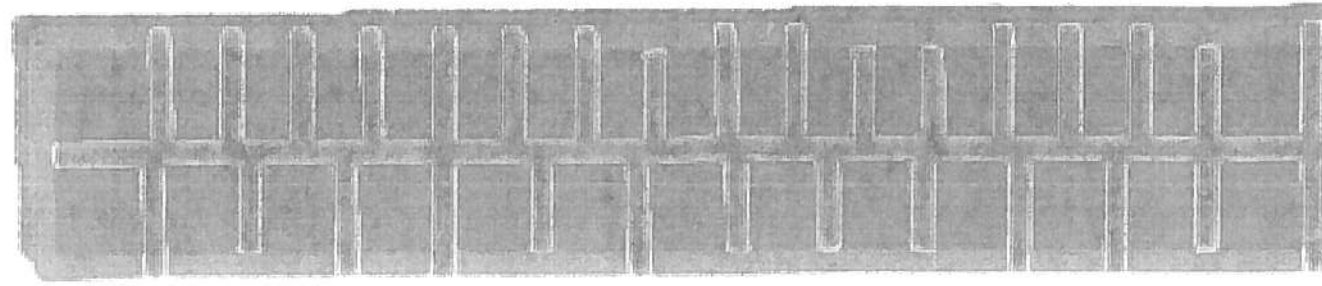
(Note: Not to be used on legal documents)

Date created: 7/20/2018  
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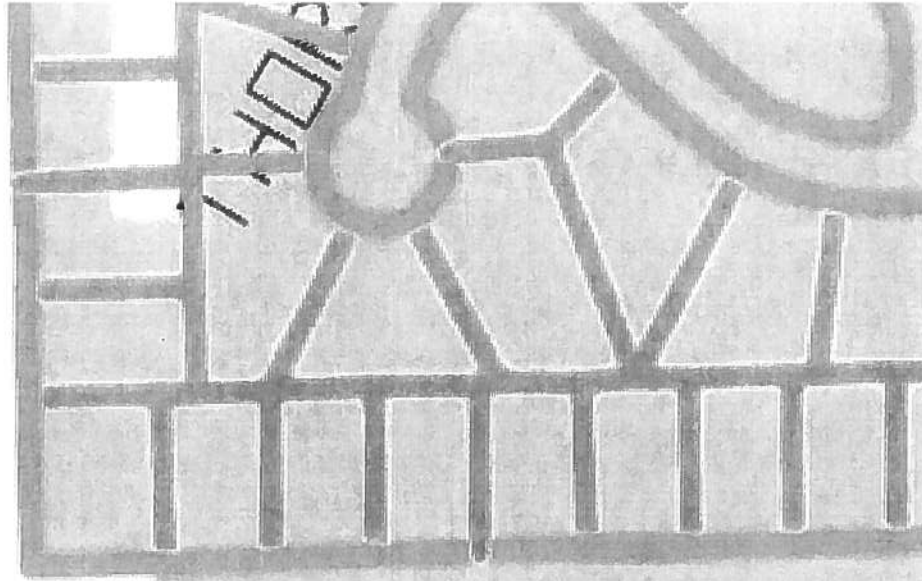
Developed by Schneider  
 GEOSPATIAL

ROAD

DRIVE  
WONT I  
JOD



MYLES LA



KA MAY CORPORATION



N 3° 12' 30" W  
635.0

257  
50' RW

100.0'  
N 87° 40' 00" E  
3444.5' TO BONANZA DR

FEAGIN MILL ROAD

300.0'  
S 3° 12' 30" E

3.00 AC.

200.0'  
N 87° 40' 00" E

335.6'  
S 3° 12' 30" E

PARCEL "B"

S 87° 40' 00" W  
300.0'

APPROVED BY THE CITY OF WARNER  
ROBINS PLANNING BOARD.  
1-18-75  
DATE  
*George W. Barfield*  
GEORGE W. BARFIELD  
SECRETARY

Approved  
Houston County Planning Commission  
Houston County Planning Commission

Secretary  
*John W. Waddle*

PARCEL "B-1"



--- DENOTES IRON PIN FOUND  
--- DENOTES IRON PIN SET

PROPERTY SURVEY  
FOR  
TRUSTEES FOR  
WOODMEN OF THE WORLD  
CAMP NO. 1532  
PORTION OF PARCEL "B-1"  
DREYFUS L. FOUNTIAN ESTATE  
IN L.L. 194 10TH DISTRICT  
HOUSTON CO GEORGIA  
AUGUST 21, 1974 SCALE: 1" = 50'  
WADDLE & CO  
104 MEADOWRIDGE DR. WARNER ROBINS, GA

Alexis Investments, LLC has requested annexation into the City of Warner Robins for a 1.69 acre property located West of Old Perry Road and South of Misty Leaf Path. The property is currently zoned County R-1 Single Family Residential and the proposed zoning upon annexation would be for Warner Robins R-3 General Residential District. The property is currently vacant land with the intended future development into a community park/playground for The Woodlands subdivision. This property is contiguous to the city limits.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- non-concur

with a City of Warner Robins annexation request for the property described as:

**a 1.69 acre portion of property located West of Old Perry Road, South of Misty Leaf Path, Tax Parcel 001040 22A000, as shown on a plat or survey by McLeod Surveying, dated June 6, 2018.**



# Randy Toms - Mayor

202 North Davis Drive PMB 718, Warner Robins, Georgia 31093 Phone (478) 302-5515 Facsimile (478) 302-5551

RECEIVED  
JUL 31 2018

July 13, 2018

Houston City Commissioners  
Warner Robins, GA.

Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, GA 31088

Re: Initiation of Annexation Pursuant to the 100% Application Method to the City of Warner Robins – A 1.69 acre portion of property located West of Old Perry Road, South of Misty Leaf Path [Tax Parcel No. 001040 22A000]

Dear Commissioners:

Notice is hereby given, pursuant to O.C.G.A. §36-36-6, that the City of Warner Robins, Georgia, has accepted a petition for annexation, pursuant to O.C.G.A. §36-36-20, *et seq.* (Article II or 100% Application Method). The owner of this property, who has filed a written request for annexation, is Alexis Investments, LLC. As required by law, a copy of the application showing the legal description is attached. A tax map showing the boundaries of the proposed annexed area is attached as Exhibit "A". The present zoning is R-1[Single Family Residential District][County], and the proposed zoning and land use for this tract upon annexation is R-3[General Residential District][City], under the zoning ordinance of the City of Warner Robins.

Respectfully,

City of Warner Robins, Georgia

By: Randy Toms  
Randy Toms, Mayor  
For the Mayor and Council

cc: Barry Holland, County Administrator  
James E. Elliott, Jr., City Attorney

**Property Information**

Property Owner/Applicant: Alexis Investments, LLC

Location/Address: west of Old Perry Road, west of Birdsvlew Trail, south of Misty Leaf Path

Tract#: C-1 Parcel#: \_\_\_\_\_ Land Lot(s): 216 Land District#: 10

County: Houston Tax Parcel#: 001040-22A000 a portion of: 1040-22A0 Total Acres: 1.69

Survey Prepared by: McLeod Surveying Dated 06/06/2018

Recorded in Plat Book#: \_\_\_\_\_ Page#: \_\_\_\_\_

Present Zoning: R1 Requested Zoning: R3

Adjacent Zonings: North City WR South City WR East City WR West county

**Applicant's Request: (Itemize the Proposal)**

- annex Tract C-1 for R3 zoning (1.69 acres) owned by Alexis Investments, LLC

- leave remaining tracts & acreage in county

Current Use(s) of Property: residential development

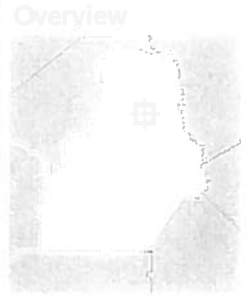
Proposed Use(s) of Property: Future development of The Woodlands

subdivision for use a community park/ playground.

**Infrastructure Information:**

Is water available to this site?  Yes  No Jurisdiction: City of Warner Robins

Is sewer service available?  Yes  No Jurisdiction: City of Warner Robins



Legend  
 □ Parcels  
 □ Roads

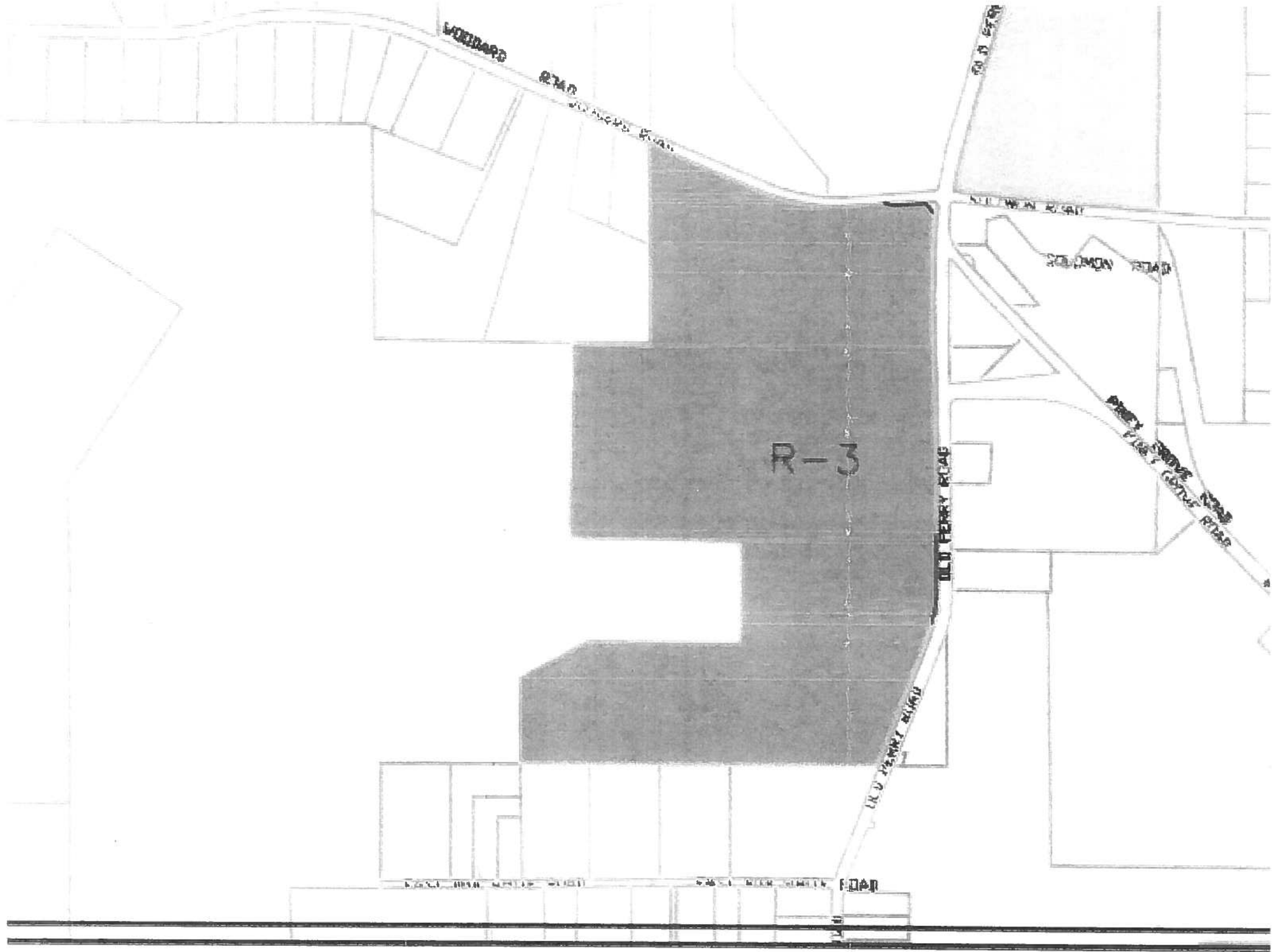
<b>Parcel ID</b>	001040 22A000	<b>Owner</b>	ALEXIS INVESTMENTS LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		3528 HWY 41 N	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		BYRON GA 31008	12/27/2013		04	U
	County	<b>Physical Address</b>	MOODY RD	6/7/2013	\$2500000	19	U
<b>Acres</b>	408.76	<b>Assessed Value</b>	Value \$1998500				
		<b>Land Value</b>	Value \$1.9985e+006				
		<b>Improvement Value</b>					
		<b>Accessory Value</b>					

(Note: Not to be used on legal documents)

Date created: 7/20/2018  
 Last Data Uploaded: 7/20/2018 6:02:43 AM

Developed by  Schneider  
 GEOSPATIAL





WOODWARD ROAD

WOODWARD ROAD

SOUTH BAY ROAD

SOUTH BAY ROAD

SOUTH BAY ROAD

SOUTH BAY ROAD

OLD FERRY ROAD

OLD FERRY ROAD

R-3

SOUTH BAY ROAD

SOUTH BAY ROAD

SOUTH BAY ROAD



Teramore Development, LLC, on behalf of property owner Parkway Farms, LLC, has requested annexation into the City of Perry for a two acre tract of property located at the corner of the Perry Parkway and US Hwy. 41. The property is currently zoned County R-AG Residential Agricultural and the proposed zoning upon annexation would be for Perry C-2 Commercial. The property is currently vacant land and is contiguous to the Perry Parkway which is within the city limits of Perry.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- concur
- non-concur

**with a City of Perry annexation request for the property described as:**

**a two (2) acre property located at 2100 Main Street, Tax Parcel 000570 017000, as shown on a plat or survey by Wellston Associates Land Surveyors, LLC, dated December 30, 2015.**



Where Georgia comes together.

Department of Community Development

**Received**

July 26, 2018

Houston County Board of Commissioners  
200 Carl Vinson Parkway  
Warner Robins, Georgia 31088

**JUL 30 2018**

**Houston County Commissioners**

**Warner Robins, GA**

CERTIFIED MAIL

Dear Commissioners,

Please be advised that the City of Perry, Georgia, has received an application requesting annexation into our jurisdiction for the property listed below:

Property is located at 2100 Main Street (HC000570 017000); 2.00acres

Legal description as attached labeled Exhibit A

Current zoning for this property within Houston County is R-AG. The request is for annexation into the City of Perry C-2, General Commercial District.

If the county has any objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the City of Perry Community Development Department within thirty (30) calendar days of this notice.

Best Regards,

Bryan Wood, Director  
Community Development

Enclosures

Doc ID: 013197100008 Type: GLR  
Recorded: 01/08/2014 at 04:23:31 PM  
Fee Amt: \$1,945.00 Page 1 of 8  
Transfer Tax: \$1,925.00  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 6463 PG 258-263

(Above space for recording officer use.)

After recording return to:

File No.: P13-4644

158440

# WHGM

WALKER HULBERT GRAY & MOORE, LLP  
P. O. Box 1770 / 909 Ball Street  
Perry, Georgia 31069  
Attorney: LARRY WALKER

STATE OF GEORGIA  
COUNTY OF HOUSTON

## EXECUTOR'S DEED UNDER POWER

THIS INDENTURE, made and entered into this 26<sup>th</sup> day of December, 2013, between H. DAVID MOORE, as Executor of the Last Will and Testament and Estate of Mae D. Chapman, deceased, of the State of Georgia, and County of Houston, of the First Part (hereinafter called "Grantor") and PARKWAY FARMS, LLC, a Georgia limited liability company, duly organized and existing under the laws of the State of Georgia, of the Second Part (hereinafter called "Grantee"); the words "grantor" and "grantee" to include their respective heirs, successors and assigns where the context requires or permits:

### WITNESSETH:

That the said grantor (acting under and by virtue of the power and authority contained in said wills, the same having been duly probated and recorded in the Court of Probate of Houston County, Georgia), for and in consideration of the sum of ONE MILLION NINE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$1,925,000.00) DOLLARS, in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, alienated, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee, all the following property, to-wit:


[FOR DESCRIPTION OF REAL PROPERTY SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE THERETO]

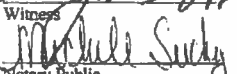
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.


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 Grantee its successors and assigns in fee simple, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said MAE D. CHAPMAN.

IN WITNESS WHEREOF, grantors herein have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered  
in the presence of

 (SEAL)  
H. DAVID MOORE, as Executor under the Last  
Will and Testament and Estate of Mae D. Chapman,  
deceased

Witness  
  
Notary Public

 MICHELE SUCHY  
Notary Public  
STATE OF GEORGIA  
My Comm. Exp. 1/8/14

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BOOK 6463 PAGE 259

**PARCEL NO. 1:** All that tract or parcel of land lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, comprising 10 acres, known and designated as Tract "A" according to a plat of survey made by Milton Beckham, Surveyor, dated May 27, 1971, a copy of which is of record in Map Book 14, Page 213, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Tract A.

The above described property is the same property conveyed to Tom Chapman by R.T. Tuggle, Jr., by Warranty Deed dated October 6, 1972, recorded in Deed Book 403, Page 670, Clerk's Office, Houston Superior Court.

The above described property is ALSO the same property as Parcel No. 11 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court.

Reference: Map Code P44-3C, comprising 10.0 acres, more or less.

**PARCEL NO. 2:** All that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, comprising 25.32 acres, as shown by a plat of survey made by Rhodes Sewell, Surveyor, dated April 13, 1968, recorded in Map Book 12, Page 90, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 25.32 acre tract or parcel.

The above described property is a portion of the property conveyed to Tom Chapman by R.T. Tuggle, Sr., by Warranty Deed dated May 27, 1968, recorded in Deed Book 304, Page 277, Clerk's Office, Houston Superior Court.

The above described property is ALSO the same property as Parcel No. 7 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court.

Reference: Map Code 57-9; P44-6; and P44-6C, comprising a total of 22.92 acres, more or less.

**PARCEL NO. 3:** All that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, comprising 10 acres of land, more or less, being known and designated as Tract "B" on a plat of survey prepared by Milton Beckham, Surveyor, dated May 27, 1971, a copy of said plat being recorded in Map Book 14, Page 213, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Tract B.

The above described property is the same property conveyed to Tom Chapman by Ruth Wynelle T. Shelton by Warranty Deed dated October 6, 1972 and recorded in Deed Book 403, Page 675, Clerk's Office, Houston Superior Court.

The above described property is ALSO the same property as Parcel No. 12 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court.

Reference: Map Code P44-3B, comprising 10.0 acres, more or less.

**PARCEL NO. 4:** All that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, being partly within the City of Perry and partly outside the city, comprising 44.17 acres, more or less, according to a plat of survey made by Rhodes Sewell, Surveyor, on April 13, 1968, a copy of said plat being of record in Map Book 12, Page 90, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 44.17 acre tract.

The above described property is the same property conveyed to Tom Chapman by W.V. Tuggle by Warranty Deed dated May 27, 1968, recorded in Deed Book 304, Page 278, Clerk's Office, Houston Superior Court.

LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, in the City of Perry, comprising 0.49 acres of land, as more particularly described on plat recorded in Map Book 24, Page 205,

*W*

BOOK 6463 PAGE 260

Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 0.49 acres of land.

LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, in the City of Perry, as more particularly described on plat recorded in Map Book 34, Page 198, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Parcel. Said parcel contains 19,783 square feet according to said plat of survey.

LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, and in the City of Perry, Georgia, being known and designated as Parcel A, comprising 1.000 acres, and having such shapes, metes, bounds, courses and distances as are shown on plat of record recorded in Map Book 35, Page 5, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Parcel A.

LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, and in the City of Perry, Georgia, being known and designated as Parcel B, comprising 1.000 acres, and having such shapes, metes, bounds, courses and distances as are shown on plat of record recorded in Map Book 35, Page 5, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Parcel B.

LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, containing 4.636 acres, as shown on plat recorded in Map Book 43, Page 94, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 4.636 acre tract or parcel.

The above described property is ALSO the same property as Parcel No. 6 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court

LESS AND EXCEPT, all that tract or parcel of land being known as Parcel A, containing 1.000 acre and Parcel B, containing 5.491 acres, as more particularly shown on plat of record recorded in Map Book 22, Page 13, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description.

LESS AND EXCEPT, all that tract or parcel of land comprising 2.4 acres, more or less, according to the Houston County Tax Assessors Office, and being more particularly shown in a Warranty Deed recorded in Deed Book 1157, Page 425, Clerk's Office, Houston Superior Court.

LESS AND EXCEPT, all that tract or parcel of land being known as Parcel C, containing 0.490 acre, as more particularly shown on plat of record recorded in Map Book 38, Page 100, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description.

Reference: Map Code P44-10; and 57-8, comprising 27.71 acres, more or less.

PARCEL NO. 5: All that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, known and designated as Tract "C", containing 9.16 acres according to a plat of survey made by Milton Beckham, Surveyor, on May 27, 1971, a copy of said plat being recorded in Map Book 14, Page 213, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Tract C.

The above described property is the same property conveyed to Tom Chapman by R.T. Tuggle, Sr., by Warranty Deed dated October 6, 1972 and recorded in Deed Book 403, Page 673, Clerk's Office, Houston Superior Court.

The above described property is ALSO the same property as Parcel No. 13 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court.

LESS AND EXCEPT, all that tract or parcel of land situate, lying and being in Land Lot 112 of the Tenth Land District of Houston County, Georgia, known and designated as Parcel "K-



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1", comprising 1.000 acres, according to a plat of survey prepared for Mae D. Chapman by Jones Surveying & Engineering, Inc., certified by Lee R. Jones, Georgia Registered Land Surveyor No. 2680, dated July 25, 2007, a copy of which is recorded in Map Book 69, Page 129, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes. Said less and excepted property is the same property as conveyed from Mae D. Chapman to Joseph S. Lomboy and Marietta Olivar-Lomboy by Warranty Deed dated December 10, 2007 and recorded in Deed Book 4506, Pages 236-237, Clerk's Office, Houston Superior Court.

LESS ANDE EXCEPT, all that tract or parcel of land situate, lying and being in Land Lot 112 of the Tenth Land District of Houston County, Georgia, known and designated as Parcel "V", comprising 1.00 acres, according to a plat of survey entitled "Survey for "Aaron G. Vellie", prepared by Jones Surveying Company, certified by Lee R. Jones, Georgia Registered Land Surveyor No. 2680, dated December 19, 2008, a copy of which is recorded in Map Book 74, Page 61, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes. Said less and excepted property is the same property as conveyed from H. David Moore, as Executor under the Last Will and Testament and Estate of Mae D. Chapman to Perry Family Practice, LLC by Executor's Deed dated March 6, 2012 and recorded in Deed Book 5780, Pages 257-258, Clerk's Office, Houston Superior Court.

Reference: Map Code P44-3D, comprising 7.16 acres, more or less.

**PARCEL NO. 6:** All that tract or parcel of land situate, lying and being in Land Lot 112 of the 10<sup>th</sup> Land District of Houston County, Georgia, containing 1.5 acres, more particularly shown on a plat of survey prepared by Rhodes Sewell, Surveyor, on February 15, 1969, a copy of said plat being of record in Map Book 12, Page 261, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 1.5 acres hereby conveyed.

The above described property is the same property conveyed to Tom Chapman by Lamar DeLoach by Warranty Deed dated June 6, 1986, recorded in Deed Book 722, Page 467, Clerk's Office, Houston Superior Court.

The above described property is ALSO the same property as Parcel No. 8 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court.

Reference: Map Code 57-10, comprising 1.5 acres, more or less.

**PARCEL NO. 7:** All that tract or parcel of land situate, lying and being in Land Lot 113 of the 10<sup>th</sup> Land District of Houston County, Georgia, comprising 2.01 acres, designated as Parcel "B" on a plat of survey prepared by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated March 31, 1983, and recorded in Map Book 25, Page 216, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Parcel B.

The above described property is the same property conveyed to Tom S. Chapman by Mary Porter Langston, Individually and as Administratrix With Will Annexed of the Estate of L.M. Langston, Jr., deceased, by Warranty Deed dated February 11, 1986, and recorded in Deed Book 708, Page 603, Clerk's Office, Houston Superior Court.

The above described property is ALSO the same property as Parcel No. 10 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court.

Reference: Map Code 57-14, comprising 2.01 acres, more or less.

**PARCEL NO. 8:** All that tract or parcel of land situate, lying and being in Land Lot 113 of the 10<sup>th</sup> Land District of Houston County, Georgia, being known and designated as Tract A, containing 198.6 acres, more or less, and having such shape, metes, bounds, distances and courses as are shown on plat of survey prepared by Richard L. Jones, Georgia Registered Land Surveyor No. 1591, dated March 31, 1983, recorded in Map Book 25, Page 216, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular description of said Tract A hereby conveyed.

The above described Property is the same property conveyed to Tom S. Chapman by Mary P. Langston and L.M. Langston, Jr. by Warranty Deed dated May 6, 1983, recorded in Deed Book 628, Page 314, Clerk's Office, Houston Superior Court.



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**PARCEL NO. 10:** All that tract or parcel of land situate, lying and being in the 10<sup>th</sup> Land District of Houston County, Georgia, and in the East part of Land Lot 142, containing 94.60 acres, and having such shape, metes, bounds, courses and distances as are shown on plat of survey made by Rhodes Sewell, Surveyor, on April 23, 1940, a copy of said plat being of record in Map Book 1, Page 306, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 94.60 acres.

The above described property is the same property conveyed to Tom Chapman by Gus Bannister by Warranty Deed dated December 12, 1973, and recorded in Deed Book 427, Page 154, Clerk's Office, Houston Superior Court.

LESS AND EXCEPT all that tract or parcel of land situate, lying and being in Land Lot 142 of the 10<sup>th</sup> Land District of Houston County, Georgia, comprising 61.030 acres, according to plat of record recorded in Map Book 51, Page 174, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said 61.030 acres.

LESS AND EXCEPT all that tract or parcel of land situate, lying and being in Land Lot 142 of the 10<sup>th</sup> Land District of Houston County, Georgia, containing .0904 acres, known and designated as Parcel D according to that certain plat of survey of record in Map Book 52, Page 120, Clerk's Office, Houston Superior Court, which said plat is by this reference thereto incorporated herein for the purpose of a more particular and accurate description of said Parcel D.

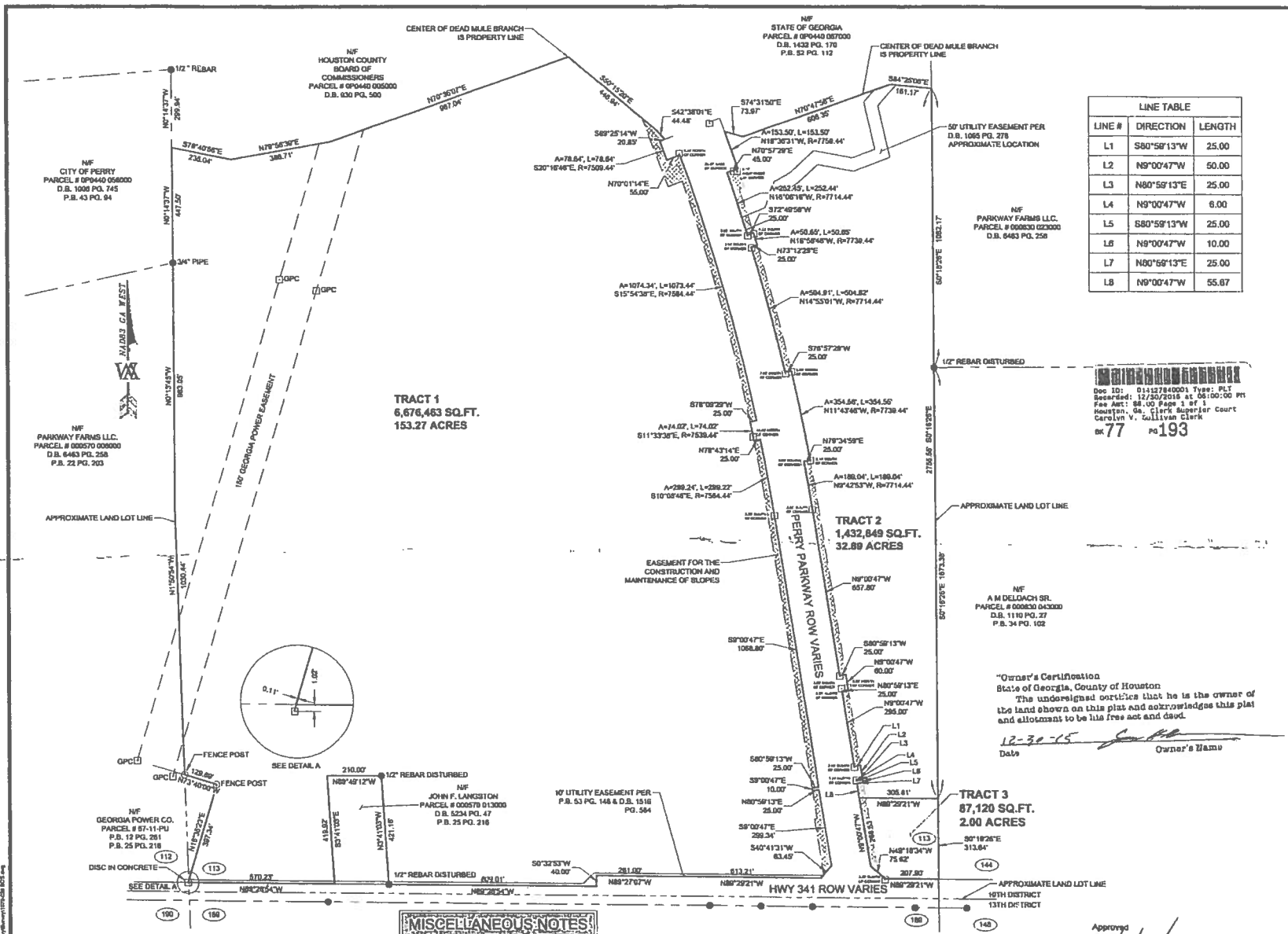
The above described property is ALSO the same property as Parcel No. 15 conveyed to Mae D. Chapman by Executor's Deed of Assent dated July 29, 2004 and recorded in Deed Book 3216, Pages 218-228, Clerk's Office, Houston Superior Court.

Reference: Map Code 82-16, comprising 33.47 acres, more or less.

ALSO CONVEYED is that certain 30.00' strip along Land Lot lines 143 and 144 and being more particularly described as follows: All that tract or parcel of land situate, lying and being in Land Lot 143 and 144 of the Tenth Land District of Houston County, Georgia, being known and designated as Tract "MC", comprising 2.11 acres, according to that certain plat of survey of said Property entitled "Survey for Estate of Mae D. Chapman", prepared by Jones Surveying & Engineering, Inc., certified by Lee R. Jones, Georgia Registered Land Surveyor No. 2680, dated December 18, 2013, a copy of which is of record in Map Book 75, Pages 194, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

Said 30.00' strip described above is the same property as conveyed from The Board of Commissioners of Houston County, Georgia to H. David Moore in his capacity as Executor of the Last Will and Testament and the Estate of Mae D. Chapman, Deceased, dated December, 2013 and as recorded in the Clerk's Office, Houston Superior Court.

NOTE: All tax, map codes and acreage references are for informational purposes only.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S80°58'13"W	25.00
L2	N9°00'47"W	50.00
L3	N80°58'13"E	25.00
L4	N9°00'47"W	6.00
L5	S80°58'13"W	25.00
L6	N9°00'47"W	10.00
L7	N80°58'13"E	25.00
L8	N9°00'47"W	55.67

Doc ID: 0142784001 Type: PLT  
 Recorded: 12/30/2015 at 06:00:00 PM  
 Fee Amt: \$6.00 Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 77 193

**Owner's Certification**  
 State of Georgia, County of Houston  
 The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed.  
 12-30-15  
 Owner's Name

**MISCELLANEOUS NOTES:**

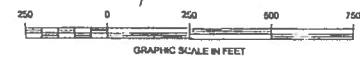
- THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-8-67.
- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- SUBJECT PROPERTY CURRENTLY ZONED RAC.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.02 FEET AT THE 90% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 160,772 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SONYA GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 12/30/2015.
- SUBJECT PROPERTY IS DESIGNATED AS PARCEL 00070 012000.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, EXCEPT THE NORTHEAST PORTION OF TRACT 2 WHICH PARTIALLY LIES IN ZONE A, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP NO. 131330154E, DATED SEPTEMBER 26, 2007.
- 1/2" REBAR WITH CAP SET AT ALL CORNERS UNLESS ALREADY MONUMENTED.

**REFERENCES**

D.B. 1065 PG. 278	D.B. 6483 PG. 256	D.B. 628 PG. 210
D.B. 1049 PG. 757	D.B. 652 PG. 747	

**LEGEND OF SYMBOLS**

IRON PIN FOUND	●
FENCE POST	○
CONCRETE MONUMENT FOUND	□
PROPERTY LINE	—
LAND LOT NUMBER	100



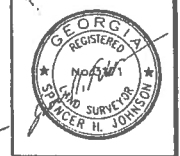
Revisions

No.	Date	Description

**WELLSTON ASSOCIATES  
 LAND SURVEYORS, LLC**  
 560 ORGIAN BOULEVARD, SUITE 3  
 WARNER ROBINS, GEORGIA 31088  
 OFFICE (478) 971-3332  
 FAX (478) 971-1400

SUBDIVISION SURVEY  
 FOR  
**PARKWAY FARMS LLC.**  
 10TH LAND DISTRICT  
 HOUSTON COUNTY  
 GEORGIA

Project No.: 1070-028  
 Drawing No.: BDS  
 Drawn By: W.S.B.  
 Checked By: S.H.J.  
 R.L.S. No.: 3171



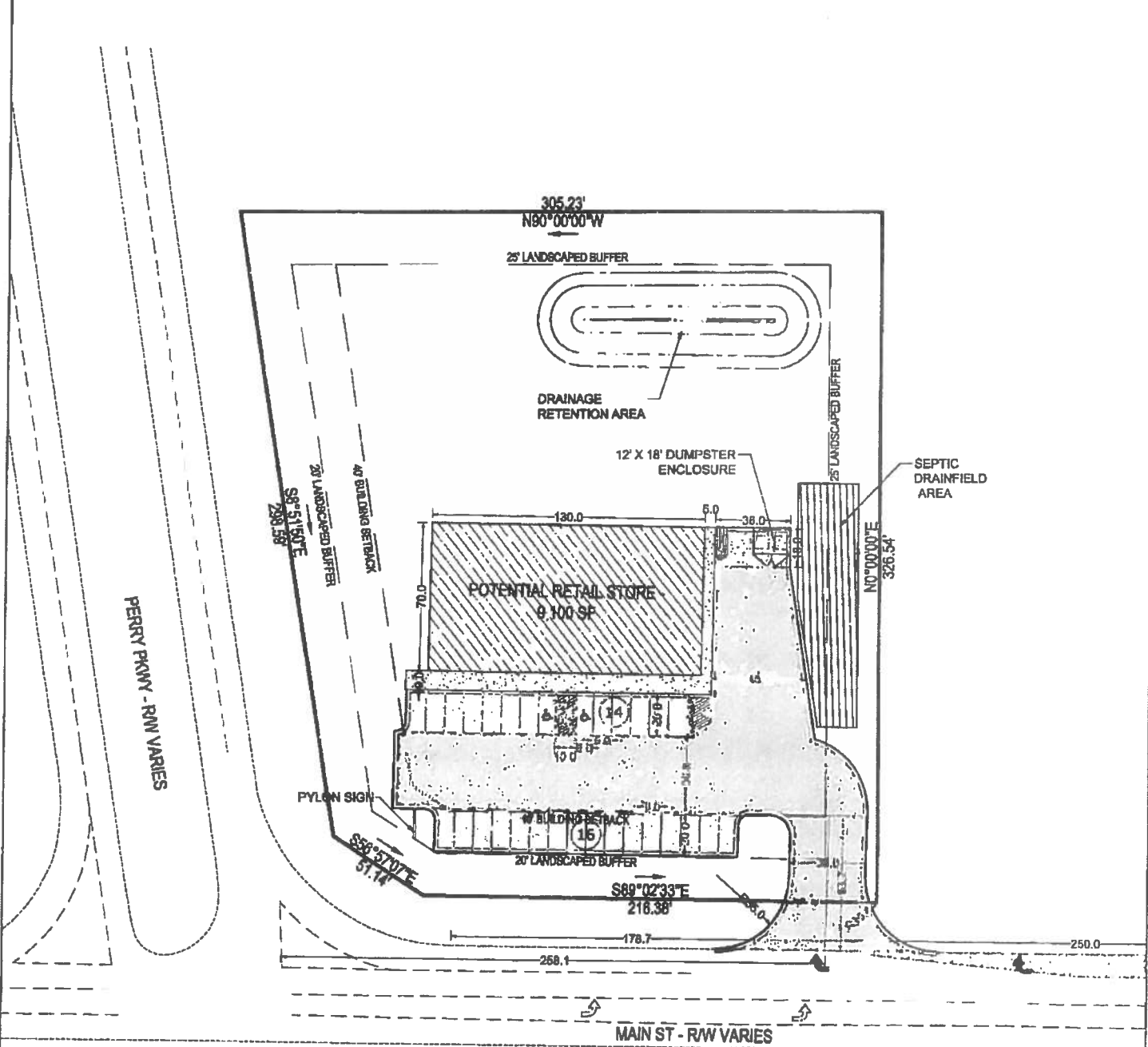
Date: 12-30-15  
 Scale: 1"=250'  
 Sheet No.: 1 of 1

SITE PLAN

CITY, STATE - STREET  
 PERRY, HOUSTON COUNTY, GA - US HWY 341

PARCEL ID: 000570 017000

PROTOTYPE:	D	DEVELOPER	DESIGNER	DATE
BLDG SF:	9,100/7,343 SF	COMPANY: TERAMORE DEVELOPMENT, LLC	COMPANY: TERAMORE DEVELOPMENT, LLC	03/07/18
ACREAGE:	2.0 ± AC	NAME: JOSH HUFSTETLER	NAME: CHAD STRICKLAND	
PARKING:	30	PHONE: (228) 877-3931	PHONE: (228) 877-1008	



**LEGEND**

	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT
	PROPOSED LANDSCAPING		

**GENERAL NOTES:**

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.
2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.





Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	000570 017000	<b>Owner</b>	PARKWAY FARMS LLC	<b>Last 2 Sales</b>
<b>Class Code</b>	Residential		1444 SAM NUNN BLVD	<b>Date Price Reason Qual</b>
<b>Taxing District</b>	County		PERRY GA 31069	
	County	<b>Physical Address</b>	PARKWAY PKWY	
<b>Acres</b>	2	<b>Assessed Value</b>	Value \$30800	
		<b>Land Value</b>	Value \$30800	
		<b>Improvement Value</b>		
		<b>Accessory Value</b>		

(Note: Not to be used on legal documents)

Date created: 5/29/2018  
 Last Data Uploaded: 5/28/2018 11:22 59 PM

 **Developed by**  
 The Schneider Corporation



Where Georgia comes together.

Application # R-18-05

**Application for Rezoning**  
 Contact Community Development (478) 988-2720

**Applicant/Owner Information**

\*Indicates Required Field

	Applicant	Property Owner
*Name	Teramore Development, LLC	Parkway Farms, LLC
*Title		
*Address	P.O. Box 6460, Thomasville, GA 31758	144 Sam Nunn Boulevard, Perry, GA 31069
*Phone	(229) 516-4289	(478) 988-2380
*Email	cwest@teramore.net	

**Property Information**

*Street Address or Location	Corner of Perry Pkwy and US Hwy 341
*Tax Map #(s)	000570 017000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property and/or a proposed site plan; C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.

**Request**

*Current Zoning District	<u>HC-RAG</u>	*Proposed Zoning District	Commercial <u>C-2</u>
*Please describe the existing and proposed use of the property Vacant Agricultural use. Applicant intends to newly construct a 9100 sq ft retail store for the sale of general retail goods.			

**Instructions**

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees:
  - Residential - \$123.00 plus \$14.60/acre (maximum \$1,500.00)
  - Planned Development - \$148.00 plus \$14.60/acre (maximum \$2,600.00)
  - Commercial/Industrial - \$225.00 plus \$21.00/acre (maximum \$2,800.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the application meets the tests for granting the rezoning). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- An application for rezoning affecting the same parcel shall not be submitted more often than once every six months.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes \_\_\_ No ✓  
 If yes, please complete and submit the attached Disclosure Form.

9. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

10. Signatures:

*Applicant <i>[Signature]</i> for Teramore	*Date 5/21/18
*Property Owner/Authorized Agent <i>[Signature]</i>	*Date 5-22-18

**Standards for Granting a Rezoning**

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district? **No.**
2. Describe the existing land uses and zoning classifications of surrounding properties. **Ag, commercial, residential**
3. Describe the suitability of the subject property for use as currently zoned. **The highest and best use is the proposed commercial.**
4. Describe the extent to which the value of the subject property is diminished by the current zoning designation. **Greater value to the property and surrounding properties would be commercial use.**
5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public. **The property's diminished value does not promote health, safety, morals and general welfare. The proposed use would provide more shopping options, tax rev.**
6. Describe the relative gain to the public compared to any hardship imposed on the property owner. **Better/convenient shopping benefit to both.**
7. Describe how the subject property has no reasonable economic use as currently zoned. **Would need a larger tract than 2 acres to farm.**
8. How long has the subject property been vacant as currently zoned, considering development in the vicinity? **For all all known periods.**
9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties. **Several mixed uses within 1.0 mile. Ag and Residential adjacent.**
10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties. **Downward facing lighting, low/no traffic impact, local customer profile.**
11. Describe how the proposed zoning district is consistent with the Comprehensive Plan. **On the commercial/business corridor.**
12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services. **Low/no traffic impact. Consistant with GDOT traffic and hydro engineering and approved by GDOT. Will be constructed to code.**
13. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district. **Growth in this area is driving the need for local convenient shopping with minimal impact to surrounding residences.**

Revised 1/10/2018

For Office Use

Date received 5/23/18	Fee paid \$288.00	Date deemed complete 5/23/18	Public Notice Sign by 5/25/18	Legal Ad at 5 place - to run 6/13/18
Notice to Applicant 5/28/18	Reoted to PC 5/28/18	Date of PC 4/11/18	Date of Public Hearing 7/31/18	Date of Council action 7/17/18

*[Signature]*

# 6

Public Works is requesting to enter into a design services agreement with local firm Saunder's Engineering Consultants for right of way plans on the St. Patrick's Drive Extension project. This project would widen and extend St. Patrick's Drive from US 341 to the North Perry Parkway. The proposed right of way is based on a four lane roadway separated by a raised median.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**entering into a design services agreement for right of way plans on the St. Patrick's Drive Extension project with Saunder's Engineering Consultants, Inc. of Centerville for a total amount of \$115,000. The City of Perry will reimburse the County for 50% or \$57,500 of the project cost.**

# Memo

**To:** Houston County Board of Commissioners

**From:** Robbie Dunbar 

**Date:** 8/13/2018

**Re:** Request for approval for Design Services for Right-of-Way Plans  
for St. Patrick's Drive Extension

---

Please find attached request from engineering to enter into an agreement with Saunder's Engineering Consultants, Inc. for the preparation of right-of-way drawings for the extension of St. Patrick's Drive in Perry. Mayor and Council have agreed to pay up to \$57,500 towards the total fee of \$115,000 (please see attached letter from Mr. Gilmour). If approved, Houston County would invoice City of Perry for \$57,500. Houston County would be responsible for the balance of \$57,500. Please favorably consider this request.





Where Georgia comes together.

**OFFICE OF THE CITY MANAGER**

August 9, 2018

Mr. Robbie Dunbar  
Houston County Board of Commissioners  
2018 Kings Chapel Road  
Perry, GA 31069

RE: St. Patrick's Drive Extension  
Engineering Proposal – Part 2

Dear Mr. Dunbar:

The Perry City Council at its August 6, 2018 work session concurred with partnering with the Houston County Board of Commissioners for the task of providing the necessary documentation for the purpose of obtaining donated right of way for the St. Patrick's Drive extension project. The City's commitment is up to \$57,500.00. If you have any questions contact me.

Sincerely,

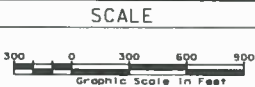
Lee Gilmour  
City Manager

cc: Mr. R. Smith  
Mr. B. Wood  
Mr. C. McMurrian



**CONCEPT # 8**

**S** Saunders  
Engineering  
Consultants, Inc.  
104-C Gunn Road, Centerville, GA 31028  
(478) 953-1226 (478) 953-1248 Fax



DATE	REVISIONS	DATE	REVISIONS



**St Patrick's Drive Extension  
Overall Concept**

SAUNDERS ENGINEERING CONSULTANTS, INC.  
CIVIL/TRANSPORTATION CONSULTING ENGINEERS

DRAWN BY:	DRAWING NO.:
DATE:	SCALE:
AUG., 2018	
JOB NO.:	SHEET NO.:
433	

THIS DRAWING IS THE PROPERTY OF SAUNDERS ENGINEERING CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SAUNDERS ENGINEERING CONSULTANTS, INC.



June 20, 2018

Mr. Brian Jones, PE, RLS  
Houston County Board of Commissioners  
2018 Kings Chapel Road  
Perry, GA 31069

RE: *Engineering Fee Proposal for St. Patrick's Extension*

Dear Mr. Jones:

Saunders Engineering Consultants, Inc. appreciates this opportunity to submit a proposal for Engineering Services on the subject project. Saunders Engineering is a *local* engineering firm with its office located on Gunn Road in Centerville.

We understand the project will widen and extend St. Patrick's Drive from US 341 to the North Perry Parkway. The proposed right of way will be based on a 4-lane roadway separated by a raised median. Although the corridor has been aerially mapped, the topographic survey must be supplemented to include ground run items such as property lines, utilities, drainage, etc. We propose to use Wellston Associates to perform this surveying effort. Also, there appears to be some minor encroachment with wetlands.

***Project Design & Construction Documents:***

To design and produce plans for this project we will be utilizing software the Georgia Department of Transportation requires, Inroads and Microstation. The project will be designed to the posted speed and be in conformance to AASHTO's Green Book and the Manual on Uniform Traffic Control Devices.

In order to eliminate any low areas in the proposed curb line due to irregularities in the existing pavement, we propose to perform a three-point level analysis along the existing roadway. Based on this analysis, we will set a best-fit grade that will provide for the minimum overlay while ensuring that the curb and gutter drains to the catchbasins as

Page 2  
June 20, 2018

expected. Field observations revealed that several areas drain toward the roadside ditches. The proposed curb and gutter section will eliminate these ditches thereby trapping water behind the fill slope. We proposed using GA STD 9031-S type inlets at the toe of the fill slopes, where required, to convey this water into the longitudinal drainage system. As part of our drainage design we will also check the condition as well as the capacity of the existing cross drains to ensure they are functioning properly and will not cause maintenance problems in the future. The roadway and storm drain system will be designed to minimize impacts to existing utilities.

Our services for this project will be in accordance with the attached St. Patrick's Drive Extension, Roadway Engineering Design Requirements

**Our fee for the engineering services outlined above will be \$115,000.00 as broken out below:**

- Field Survey & Concept Plans - \$79,000.00
- Right of Way Plans - \$36,000.00

This proposal does not include final construction plans, contract documents, or wetland permitting which will be needed for construction.

The following is our proposed submission schedule

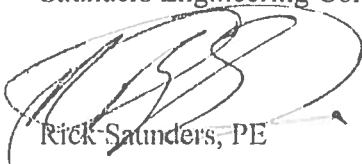
- Concept Plans, & Survey - 4 Months
- Right of Way Plans - 2 Months

The following are our hourly rates for any additional design work above the scope of this proposal:

- Principal - \$125.00
- Professional Engineer - \$95.00
- Project Engineer - \$ 75.00
- Cad Operator - \$55.00
- Clerical - \$40.00
- 

We appreciate this opportunity, and look forward to working with you. Should you have any questions please give me a call.

Sincerely,  
Saunders Engineering Consultants, Inc.



Rick Saunders, PE



In the interest of economic development in Houston County the Board of Commissioners would convey to the Development Authority of Houston County an approximately 382.92 acre tract of land on Oaky Woods Road owned by the County, commonly known as the Davis Tract. Upon conveyance to the Development Authority of Houston County the Authority will attempt to sell the property for economic development purposes.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**Chairman Stalnaker to sign the Quit Claim deed to convey an approximately 382.92 acre tract of land on Okay Woods Road, commonly known as the Davis Tract, to the Development Authority of Houston County and to sign the agreement detailing the specifics of the transfer with the Development Authority of Houston County in order to have the Development Authority of Houston County attempt to sell the property for economic development purposes.**

**The property is more particularly described as follows:**

**All that tract or parcel of land situate, lying and being in Land Lots 27 and 28 of the Eleventh Land District of Houston County, Georgia, being known and designated as Tract "A", containing 40.95 acres, Tract "B", containing 71.95 acres, Tract "C", containing 135.44 acres and Tract "D", containing 134.58 acres, according to a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated June 2, 2012 and recorded in Plat Book 72, Page 159, Clerk's Office, Houston Superior Court. The said plat and the recorded copy thereof are incorporated herein by reference for all purposes.**

## **AGREEMENT**

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by and between the Board of Commissioners of Houston County, hereinafter referred to as “County” and the Development Authority of Houston County, hereinafter referred to as “Authority”;

**WHEREAS**, the County owns property on Oaky Woods Road containing approximately 382.92 acres, commonly known as the Davis Tract; and

**WHEREAS**, said property was bought by the County for economic development purposes with money from the 2012 SPLOST and with money contributed by the Authority; and

**WHEREAS**, the County and the Authority desire to attempt to sell the property for industrial purposes.

**NOW THEREFORE**, in consideration of the mutual benefits to each party it is agreed as follows:

1.

County will convey the property to the Authority and the Authority will attempt to sell the property.

2.

The proceeds from any sale will be distributed first to the County to re-pay the 2012 SPLOST funds for economic development used for the purchase and the remainder of the sales price will be given to the Authority for repayment of its portion of the original purchase price.

(Above space for recording officer use)  
Charge Houston County Board of Commissioners  
Return to Houston County Legal Department

## QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord Two Thousand Eighteen between **BOARD OF COMMISSIONERS OF HOUSTON COUNTY** of the County of Houston, State of Georgia, as party of the first part, hereinafter referred to as "Grantor" and **DEVELOPMENT AUTHORITY OF HOUSTON COUNTY**, as party of the second part, hereinafter referred to as "Grantee";

### WITNESSETH

That the Grantor, for and in consideration of ONE AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and adequacy whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, its successors and assigns, the following described right of way parcel:

**All that tract or parcel of land situate, lying and being in Land Lots 27 and 28 of the Eleventh Land District of Houston County, Georgia, being known and designated as Tract "A", containing 40.95 acres, Tract "B", containing 71.95 acres, Tract "C", containing 135.44 acres and Tract "D", containing 134.58 acres, according to a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated June 2, 2012 and recorded in Plat Book 72, Page 159, Clerk's Office, Houston Superior Court. The said plat and the recorded copy thereof are incorporated herein by reference for all purposes.**

**TO HAVE AND TO HOLD** the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time by any means or ways have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.



IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered  
in the presence:

Board of Commissioners of Houston County

\_\_\_\_\_

Witness

By: \_\_\_\_\_

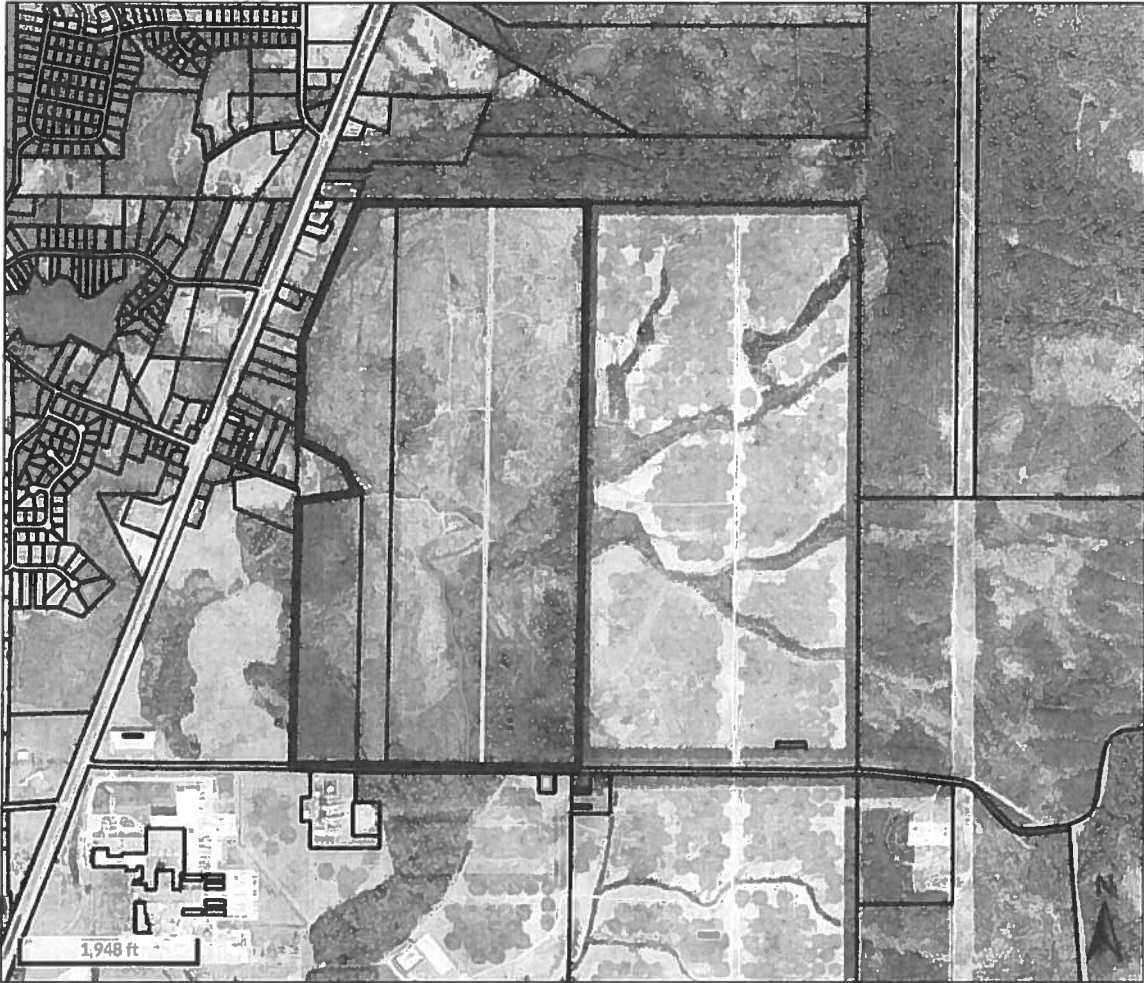
Title: Chairman

\_\_\_\_\_

Notary Public

Attest: \_\_\_\_\_

Title: Director of Administration



Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	001280 039000	<b>Owner</b>	BOARD OF COMMISSIONERS	<b>Last 2 Sales</b>			
<b>Class Code</b>	Exempt		200 CARL VINSON PKWY	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		WARNER ROBINS GA 31088	1/14/2015	\$708402	01	U
	County	<b>Physical Address</b>	OAKY WOODS RD	6/19/2013		23	U
<b>Acres</b>	134.58	<b>Assessed Value</b>	Value \$485500				
		<b>Land Value</b>	Value \$485500				
		<b>Improvement Value</b>					
		<b>Accessory Value</b>					

(Note: Not to be used on legal documents)

Date created: 8/16/2018  
Last Data Uploaded: 8/16/2018 6:03:16 AM

Developed by  Schneider  
GEOSPATIAL

Mr. Thomas Hollingsworth has requested the abandonment of the sixty foot road right of way (for Sage Meadows Lane) between Lots 7 and 22 in Southfield Plantation, Section 5, Phase 1. The County would require maintaining the ingress/egress easement and drainage and utility easements.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the abandonment of the sixty foot road right of way (for Sage Meadows Lane) between Lots 7 and 22 in Southfield Plantation, Section 5, Phase 1. The ingress/egress easement and drainage and utility easements will remain.**



# Houston County

## Abandonment of Easement/Right-of-Way Request Form

Please provide the following information. Attach a \$25.00 check payable to Houston County Commissioners and **six (6) copies** of a plat that identifies the easement/right-of-way you wish the County to abandon. Return this form to the Commissioner's Office for processing. If you're requesting the County to abandon public right-of-way, you will be responsible for drafting the appropriate quitclaim deed. The County will record all deeds and plats with the Clerk's office.

1. Name: Thomas Hollingsworth  
 Address: 78 Sandspur Trl  
Hawkinsville, Ga. 31036  
 Phone Number: 478-808-1487

2. Location and Description of Property:  
Southfield Plantation lot 7 & 22 Set 5 phase 1

3. Reason for Request:  
Abandon Rd and give property back to  
lots 7 & 22

**For Office Use Only**

Department	Approve	Deny	Signature/Comments
Inspections/P&Z	✓		<u>[Signature]</u>
Environmental Health			
Engineering	✓		<u>Brian Jones</u> pending corrected Plat (copy attached)
Roads & Bridges			
Water			
Fire/E911			
Attorney			

Please review by 8/2/2018. Scheduled for 8/2/2018 agenda.

**LEGEND**

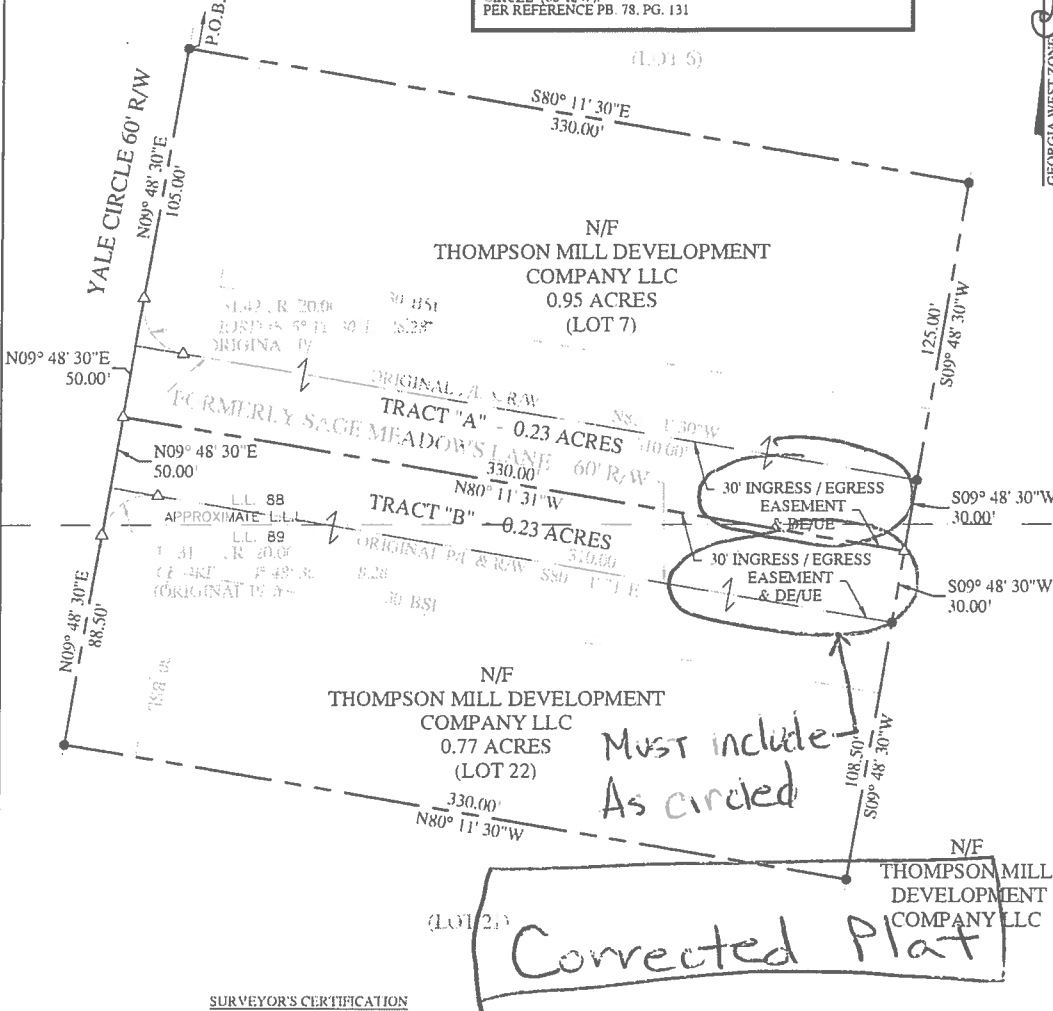
- 1/2" REBAR SET
- 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- OPEN TOP PIPE FOUND
- △ CALCULATED CORNER
- ⊗ CONCRETE MONUMENT FOUND
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- P/L PROPERTY LINE
- L.L.L. LAND LOT LINE
- N/F NOW OR FORMERLY

**TOTAL AREA: 2.18 ACRES**

**PURPOSE OF PLAT:**  
TO COMBINE TRACT "A" WITH THE PROPERTY TO THE NORTH TO MAKE ONE TRACT CONTAINING 1.18 ACRES.

TO COMBINE TRACT "B" WITH THE PROPERTY TO THE SOUTH TO MAKE ONE TRACT CONTAINING 1.00 ACRES.

**P.O.B.:**  
875.71' ALONG THE EAST R/W OF YALE CIRCLE (60' R/W) TO THE INTERSECTION WITH THE SOUTH R/W OF TRAILS END CIRCLE (60' R/W) PER REFERENCE PB. 78, PG. 131



**SURVEYOR'S CERTIFICATION**

IT IS CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY / COUNTY, HAVE BEEN FULLY COMPLIED WITH. FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

BY (MARTY A. McLEOD);  
REGISTERED GEORGIA LAND SURVEYOR NUMBER - 2991

REFERENCE:  
P.B. 78, PGS. 1&2  
P.B. 78, PG. 131

**"OWNER'S CERTIFICATION"**  
STATE OF GEORGIA, COUNTY OF HOUSTON

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS

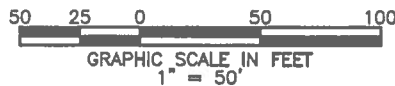
AGENT SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

NOTES:  
THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING USING A TOPCON GTS 211D AND HAS A LINEAR PRECISION RATIO OF ONE FT. IN 24,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 485,000 FEET.

ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 13153 C 0125 E, EFFECTIVE DATE SEPTEMBER 28, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.



FOR THE CLERK OF SUPERIOR COURTS USE ONLY

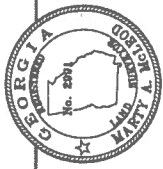
906 Bull Street  
Peach City, GA 31049  
Office: (478) 724-7070  
Fax: (478) 724-7072  
WWW.MCLEODSURVEYING.COM



PLAT FOR:  
**LOT 7 & LOT 22  
OF SOUTHFIELD PLANTATION  
SECTION 5, PHASE 1**

COUNTY:	HOUSTON
DISTRICT:	11TH
LAND LOT:	88, 89
DATE:	7/10/18
SCALE:	1"=50'
JOB NO.:	06234

NO.	DATE	REVISION



P:\PROJECTS\1306 - DEVELOPER\0602 - HOLLINGSWORTH\0602F - SECTION 5, PHASE 1.2.3 SRP01-SURVEY CAD\PHASE 1\FINAL PLAT\0602A-LOT 7 AND LOT 22 ADDITIONS.DWG

The Engineering Department is requesting the release of the cul-de-sac bonds for The Windmill at Mossy Lake subdivision, Section 2, Phase 2 since the road has been extended as a part of the construction of Section 2, Phase 3; and McCarley Downs subdivision, Section 1, Phase 1 since the road has been extended as a part of the construction of Section 1, Phase 3.

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

**the release of the cul-de-sac bond for The Windmill at Mossy Lake Subdivision, Section 2, Phase 2, SunMark Community Bank Letter of Credit #4023412-1; and McCarley Downs Subdivision, Section 1, Phase 1, SunMark Community Bank Letter of Credit #21023-2.**

**HOUSTON COUNTY PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road  
Perry, Georgia 31069  
(478) 987-4280 \* Fax (478) 988-8007



# Memo

**Date:** August 6, 2018 *OK PWS*  
**To:** Houston County Board of Commissioners  
**From:** Blake Studstill *BS*  
**RE:** Cul-De-Sac Bond; Windmill at Mossy Lake Subdivision, Section 2 Phase 2;  
SunMark Community Bank, Letter of Credit #4023412-1; Expires  
September 19, 2018

---

Windmill at Mossy Lake Subdivision, Section 2 Phase 2 has been extended as a part of the construction of Windmill at Mossy Lake Subdivision Section 2 Phase 3. This eliminates the need for the above referenced bond. Please consider this request to release the bond.

**HOUSTON COUNTY PUBLIC WORKS DEPARTMENT**

2018 Kings Chapel Road  
Perry, Georgia 31069  
(478) 987-4280 \* Fax (478) 988-8007



**Memo**

**Date:** August 6, 2018

**To:** Houston County Board of Commissioners

**From:** Blake Studstill *BS*

**RE:** Cul-De-Sac Bond; McCarley Downs Subdivision, Section 1 Phase 1;  
SunMark Community Bank, Letter of Credit #21023-2; Expires November  
29, 2018

*OK [Signature]*

---

McCarley Downs Subdivision, Section 1 Phase 1 has been extended as a part of the construction of McCarley Downs Subdivision Section 1 Phase 3. This eliminates the need for the above referenced bond. Please consider this request to release the bond.



# 10

## Summary of bills by fund:

• General Fund (100)	\$ 182,181.83
• Emergency 911 Telephone Fund (215)	\$ 23,521.70
• Fire District Fund (270)	\$ 1,637.56
• 2001 SPLOST Fund (320)	\$ 0.00
• 2006 SPLOST Fund (320)	\$ 18,340.67
• 2012 SPLOST Fund (320)	\$ 127,487.79
• Water Fund (505)	\$ 72,262.41
• Solid Waste Fund (540)	<u>\$ 457,055.32</u>
Total for all Funds	\$ 882,487.28

Motion by \_\_\_\_\_, second by \_\_\_\_\_ and carried \_\_\_\_\_ to

- approve
- disapprove
- table
- authorize

the payment of the bills totaling \$ 882,487.28