

A PUBLIC HEARING AND RESOLUTION BY THE BOARD OF COMMISSIONERS OF CARROLL COUNTY FINDING THAT A PORTION OF ROAD MEASURING 1.33 ACRES MORE OR LESS LYING IN LAND LOTS 142 AND 115, 5TH DISTRICT OF CARROLL COUNTY HAS CEASED TO BE USED BY THE PUBLIC TO THE EXTENT THAT NO SUBSTANTIAL PUBLIC PURPOSES ARE SERVED; AUTHORIZING THE ABANDONMENT THEREOF; AUTHORIZING THE CHAIRMAN TO DISPOSE OF THE ABANDONED PROPERTY; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES

WHEREAS, O.C.G.A. § 36-5-22.1(a)(3) authorizes the governing authority to establish, alter or abolish roads, bridges and ferries within its jurisdiction in conformity to law, and O.C.G.A. § 32-7-1 authorizes the county to abandon public roads;

WHEREAS, a portion of Carl Jordan Place, measuring 1.33 acres and lying in Land Lots 142 and 115, 5th District of Carroll County identified in Exhibit “A” attached hereto, is no longer used for any public purpose;

WHEREAS, said Carl Jordan Place is a county road and not a part of the state highway system;

WHEREAS, the governing authority of Carroll County, by resolution adopted on April 1, 2021, indicated its willingness and desire to propose the abandonment of said portion of Carl Jordan Place measuring 1.33 acres and being more particularly described on Exhibit “A” attached hereto and identified as “AREA: 1.33 ACRES” on the drawing attached hereto as Exhibit “B” (the “Survey”);

WHEREAS, written notice of the County’s intent to abandon was sent to the property owners abutting the road being proposed for abandonment, copies of which is attached hereto as Exhibit “C”;

WHEREAS, a notice of the abandonment of said portion of Carl Jordan Place was published in the newspaper in which the sheriff’s advertisements for the county are

published once a week for a period of two weeks, and the publisher's affidavit for such notice is attached hereto as Exhibit "D";

WHEREAS, said portion of Carl Jordan Place does not pass through any municipality; and

WHEREAS, a public hearing on the issue of the abandonment of said portion of Carl Jordan Place was held on May 4, 2021 prior to consideration of this resolution.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Carroll County, Georgia, as follows:

Section 1. The Board of Commissioners hereby finds that the portion of Carl Jordan Place, measuring 1.33 acres and lying in Land Lots 142 and 115, 5th District of Carroll County more particularly described on Exhibit "A" attached hereto and identified as "AREA: 1.33 ACRES" on the survey attached hereto as Exhibit "B" has ceased to be used by the public to the extent that no substantial public purposes are served by its retention.

Section 2. The Board of Commissioners hereby finds all applicable requirements set forth in O.C.G.A. § 32-7-1, *et seq.* have been satisfied.

Section 3. The Board of Commissioners hereby declares that the Property is officially abandoned, shall no longer be part of the county road system, and that the rights of the public in and to said public road shall cease.

Section 4. The Board of Commissioners hereby authorizes the Chairman, or in the Chairman's absence the Vice-Chairman, to dispose of the abandoned Property pursuant to the procedures set forth in O.C.G.A. § 32-7-4, as amended.

Section 5. This Resolution shall be effective on the date of its approval by the Board of Commissioners.

This ____ day of _____, 2021.

CARROLL COUNTY, GEORGIA

By: _____
Michelle Morgan, Chairman
Board of Commissioners

ATTEST:

Deputy Clerk

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 142 and 115 of the 5th District, Carroll County, Georgia, containing 1.33 acres, more or less, and being the property identified on that plat entitled "Right-of-Way Abandonment Survey For: Jeff Matthews", dated February 16, 2021, revised February 25, 2021, prepared by Georgia & West, Inc., certified by Michael D. Crawford, Georgia Registered Land Surveyor No. 3125, a copy of which is recorded in Plat Book ____, page ____, Carroll County, Georgia, Public Real Estate Records, which plat and the record thereof are by reference incorporated herein.

EXHIBIT "B"

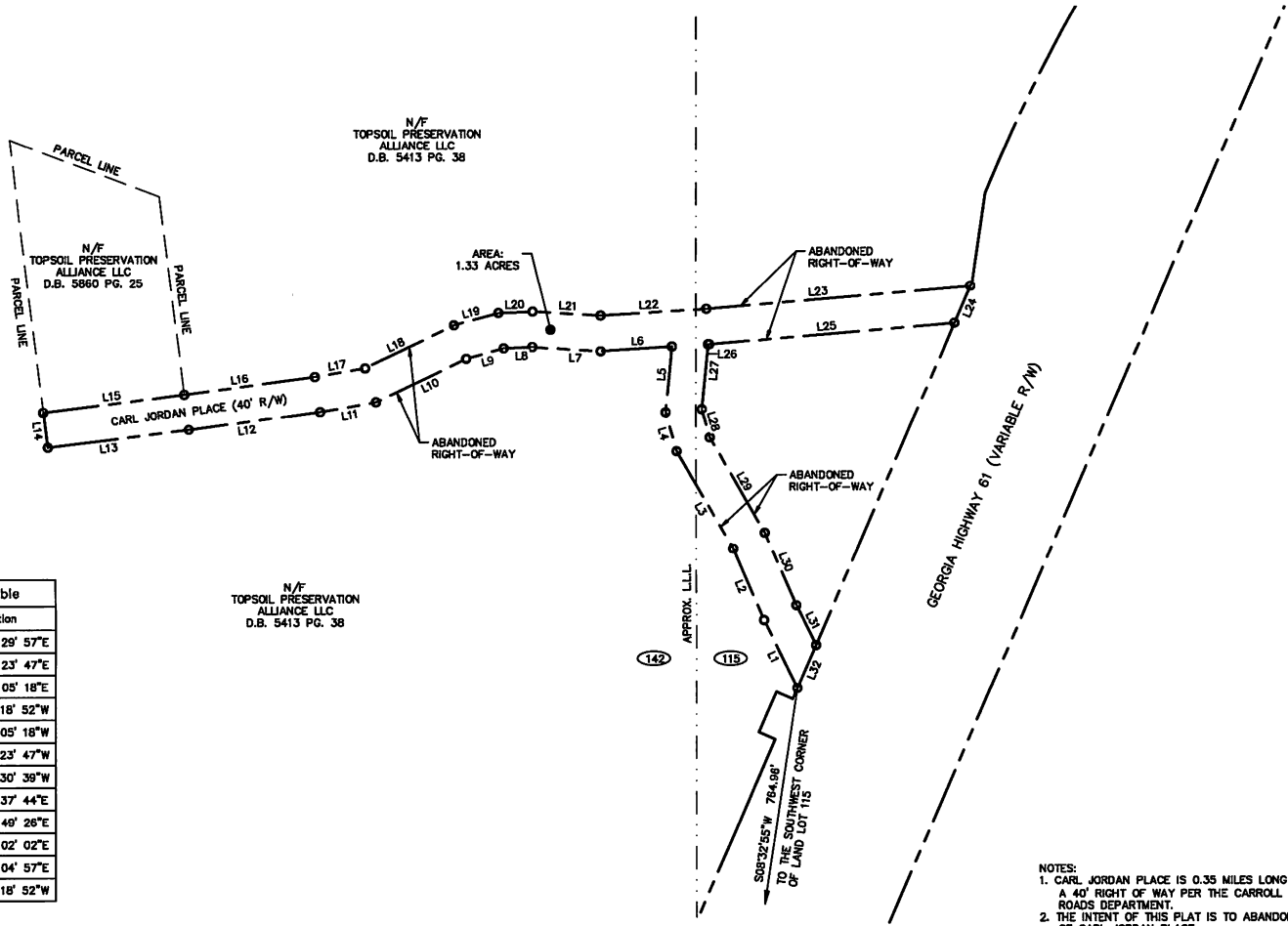
Drawing

[SEE ATTACHED]



RESERVED FOR CLERK OF COURT

LEGEND	
101	HOUSE NUMBER
(10)	LOT NUMBER
○	PROPERTY CORNER
—	PROPERTY LINE
IP	IRON PIN FOUND (1/2" REBAR)
IPF	IRON PIN PLACED (1/2" REBAR) (UNLESS NOTED)
IPP	IRON PIN PLACED (1/2" REBAR)
OT	OPEN TOP PIPE
OTP	CRIMPED TOP PIPE
R/W	RIGHT OF WAY
—	RIGHT OF WAY
□	R/W MONUMENT
223	LAND LOT NUMBER
---	LAND LOT LINE
---	LAND LOT LINE
---	E.O.P. EDGE OF PAVEMENT
-X-	FENCE LINE
⊙	LAMP POLE
⊙	UTILITY POLE
⊙	POWER POLE
⊙	LAMP POLE
⊙	OVERHEAD POWER
P.	POINT OF INTERSECTION

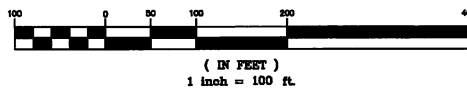


Parcel Line Table		
Line #	Length	Direction
L1	85.47'	N26° 04' 57"W
L2	87.98'	N23° 02' 02"W
L3	126.88'	N29° 49' 26"W
L4	45.64'	N15° 37' 44"W
L5	74.50'	N05° 30' 39"E
L6	80.32'	S86° 23' 47"W
L7	77.20'	N86° 29' 57"W
L8	32.16'	S87° 39' 38"W
L9	44.10'	S74° 46' 31"W
L10	113.05'	S64° 20' 31"W
L11	63.72'	S80° 15' 11"W
L12	148.00'	S82° 19' 16"W
L13	160.14'	S82° 46' 47"W
L14	40.00'	N07° 13' 13"W
L15	159.98'	N82° 48' 47"E
L16	148.12'	N82° 18' 16"E
L17	57.41'	N80° 15' 11"E
L18	111.12'	N64° 20' 31"E
L19	52.27'	N74° 46' 31"E
L20	38.72'	N87° 39' 38"E

Parcel Line Table		
Line #	Length	Direction
L21	76.75'	S86° 29' 57"E
L22	118.84'	N86° 23' 47"E
L23	298.58'	N85° 05' 18"E
L24	45.40'	S23° 18' 52"W
L25	277.57'	S85° 05' 18"W
L26	0.95'	S86° 23' 47"W
L27	73.46'	S05° 30' 39"W
L28	33.19'	S15° 37' 44"E
L29	124.28'	S29° 49' 26"E
L30	89.29'	S23° 02' 02"E
L31	50.11'	S26° 04' 57"E
L32	52.68'	S23° 18' 52"W

N/F
TOPSOIL PRESERVATION
ALLIANCE LLC
D.B. 5413 PG. 38

GRAPHIC SCALE



- NOTES:
- CARL JORDAN PLACE IS 0.35 MILES LONG WITH A 40' RIGHT OF WAY PER THE CARROLL COUNTY ROADS DEPARTMENT.
 - THE INTENT OF THIS PLAT IS TO ABANDON ALL OF CARL JORDAN PLACE.

SURVEYORS CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature]
GA. REG. L.S. #325 MICHAEL D. CRAWFORD

REF: DWG 3-04-118

CLOSURE

THE FIELD DATA UPON THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE.

TOPCON 223 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.

1. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.

2. WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OR RIGHTS OF WAY OF ANY TYPE NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RIGHTS OF WAY.

3. NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED, ONLY THOSE ITEMS SHOWN.

GENERAL NOTES

4. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.

5. ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

6. THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT, THEN AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF WORK.

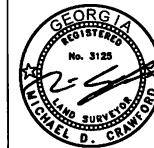
7. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES. TO INCLUDE SET BACKS, HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.

GW GEORGIA & WEST, INC.

ENGINEERING • LAND SURVEYING • LAND PLANNING

105 CORPORATE DRIVE OFFICE (770) 834-4694
CARROLLTON, GA. 30117 FAX (770) 834-1005

E-MAIL: mailbox@georgiaandwest.com



RIGHT-OF-WAY ABANDONMENT PLAT FOR:
JEFF MATTHEWS

LOCATED IN LAND LOTS 115 & 142 DISTRICT 05
CARROLL COUNTY, GEORGIA
SCALE: 1" = 100' DATE: 02/16/2021
CHECKED BY: JN060707 REVISID: 02/25/2021
3-21-030

EXHIBIT "C"

Written Notice to
Adjoining Property Owners

[SEE ATTACHED]

LAW OFFICES
TISINGER VANCE, P.C.

100 WAGON YARD PLAZA

CARROLLTON, GEORGIA 30117

WWW.TISINGERVANCE.COM

DIRECT DIAL AND E-MAIL ADDRESS:

(770) 214-5107
(770) 830-0477 FAX
SBLACKMON@TISINGERVANCE.COM

TELEPHONE: (770) 834-4467
FAX: (770) 834-5426

ROBERT D. TISINGER
1909-1991

April 19, 2021

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Jeff Matthews
Topsoil Preservation Alliance, LLC
215 West Bankhead Highway
Villa Rica, Georgia 30180

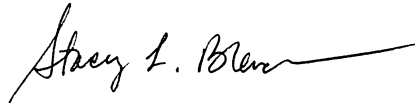
Re: Abandonment of a Portion of Carl Jordan Place
Land Lots 142 and 115, 5th District of Carroll County, Georgia

Dear Mr. Matthews:

On April 1, 2021, the Carroll County Board of Commissioners voted to begin the process of abandoning the portion of Carl Jordan Place shown on the enclosed survey as "AREA: 1.33 ACRES" requested by your Application. An advertisement will be placed in the Times-Georgian newspaper to run prior to the public hearing to be held on May 4, 2021. If you wish to express an opinion on the proposed abandonment, you may wish to attend the May 4, 2021 Board of Commissioner's meeting beginning at 6:00 p.m. where a final vote on the matter will occur. The meeting will take place at the Historic Court House, 323 Newnan Street, 3rd Floor, Carrollton, Georgia 30117.

Very truly yours,

TISINGER VANCE, P.C.



Stacey L. Blackmon
Carroll County Attorney

SLB/mgz
Enclosure

EXHIBIT "D"

Publisher's Affidavit

[SEE ATTACHED]