



From: Suzanne Hutchinson <shutchinson@gordoncounty.org>
To: 'Annette Berry' <aberry@gordoncounty.org>
Date: 10/08/2012 04:12 PM
Attachments:  DOC100512.pdf (3093 kB)  DOC100512-002.pdf (2039 kB)
Subject: FW: Civil War Trust Property (Resaca, GA)

Agenda item for the October 16 commission meeting : Acceptance of donation of 51 acre tract (adjacent to Chitwood Farm property) from Civil War Trust.

I am also forwarding the emails and a plat and property description concerning this agenda item.

Thanks - Suzanne

Suzanne H. Smith

Attorney for Gordon County, Georgia
201 North Wall Street
Calhoun, Georgia 30701
(706)629-3795

From: Kathy Robertson [mailto:krobertson@civilwar.org]
Sent: Friday, October 05, 2012 10:09 AM
To: Suzanne Hutchinson; Tom Gilmore; 'Ken Padgett'; 'Dowling, Randy'
Cc: 'Long #2, Alvin'
Subject: RE: Civil War Trust Property (Resaca, GA)

Hi Suzanne,

Attached is a copy of the plat, for your presentation (along with the legal description), for parcel 4. The plat includes the entire property placed under easement, please note parcel 4 only.

We propose conveying by warranty deed to the County.

Please let me know if you have any questions or concerns.

Best regards,

Kathy

Kathleen M. Robertson

Sr. Project Manager | Civil War Trust
1156 15th Street NW, Suite 900, Washington DC, 20005
(t) 202.367.1861 x7209 (e) krobertson@civilwar.org

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From: Suzanne Hutchinson [mailto:shutchinson@gordoncounty.org]
Sent: Thursday, October 04, 2012 3:58 PM
To: Tom Gilmore; 'Ken Padgett'; 'Dowling, Randy'
Cc: 'Long #2, Alvin'; Kathy Robertson
Subject: RE: Civil War Trust Property (Resaca, GA)

Thanks so much for the email and the proposal to donate this historically significant tract containing 51 acres to Gordon County. The first step in this process would be for me to present to the Board of Commissioners your proposal and to have the Board authorize the acceptance of this land. According to Georgia law, a county governing authority has to make an express authorization of the acceptance of a donation of property. The easiest way to do this is during an open meeting by recording the acceptance on the minutes. The next meeting of the Board is on **October 16**, and I can place this item on the meeting agenda for discussion.

Do you have a plat of this property that I can use during my presentation to the Board? Also, how do you propose to convey this property to Gordon County – quitclaim deed, warranty deed, or some type of conservation instrument?

Again, thank you for contacting me concerning this land and I look forward to working with you to complete this transaction.

Suzanne H. Smith

Attorney for Gordon County, Georgia
201 North Wall Street
Calhoun, Georgia 30701
(706)629-3795

From: Tom Gilmore [<mailto:tgilmore@civilwar.org>]
Sent: Thursday, October 04, 2012 2:04 PM
To: Ken Padgett; Dowling, Randy; Hutchinson, Suzanne
Cc: Long #2, Alvin; Kathy Robertson
Subject: RE: Civil War Trust Property (Resaca, GA)

Randy and Suzanne,

It is good to meet you by email. As Ken notes, we purchased the 51-acre tract from TPL that contains the important Van den Corput's battery; it closed on February 29th of this year.

Our Board has already approved the donation of the tract to Gordon County. So, we can accomplish the transfer at your convenience. Please let us know what we need to do in that regard. I am cc'ing Kathy Robertson, Senior Project Manager in my group, who can handle the transfer. (Though I am not, Kathy is a real estate attorney.)

Ken,

Thank you so much for your efforts to preserve this important site and facilitate the transfer. The acquisition and eventual interpretation of the site by the County, with the assistance of the Friends of Resaca and Georgia Battlefield Association, is an landmark achievement that will certainly be recognized and appreciated by the public. With the upcoming 150th anniversary in 2014, the site should be a significant draw for heritage tourism.

We look forward to working with you and the County.

Thanks,

Tom

Thomas M. Gilmore

Director of Real Estate | Civil War Trust
1156 15th Street NW, Suite 900, Washington, DC 20005
(p) 202.367.1861 x7227 (f) 202.367.1865
(e) tgilmore@civilwar.org

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From: Ken Padgett [<mailto:hdrebel@bellsouth.net>]
Sent: Thursday, October 04, 2012 1:29 PM
To: Dowling, Randy; Hutchinson, Suzanne
Cc: Long #2, Alvin
Subject: Fw: Civil War Trust Property (Resaca, GA)

Randy & Suzanne,

Tom Gilmore is the real estate attorney for the Civil War Trust in Washington DC. The CWT was the group that turned the easement of the Chitwood Farm over to us along with the Trust for Public Land several years ago. The most recent CWT purchase was the 51 acres that the four gun battery sets on bordering US Hwy 41, Chitwood Rd. and up to Jule Medders driveway.

The CWT intentions are to give the newly acquired property to Gordon County with hopes of us doing a small parking area with a rough walking trail up to the battery so that the general public will have access at a future time. This would not be a large project like Ft. Wayne. I will be happy to take you two up view the area. The parking location is already in place. I think that I can get volunteers to make the trail with only minor assistance from the county. I am hoping that the Friends of Resaca Battlefield and the Georgia Battlefield Assoc. can help financially.

This is the most requested place for tour groups and visitors to the battlefield with one future U.S. President fighting at this location and several Congressional Metals of Honor awarded during the action to take the battery.

Mr. Gilmore & I have spoken about this yesterday and he is in full support. Mr. Gilmore will be in touch, so maybe we can get this before the Board prior to the holidays.

Please let me know if either of you would like to go up one morning.

Respectfully,
Ken Padgett

----- Original Message -----

From: [Ken Padgett](#)
To: [Gilmore, Tom](#)
Sent: Thursday, October 04, 2012 1:03 PM

Subject: Civil War Trust Property (Resaca, GA)

Tom,

This will be your main contacts with the Gordon County Government that you will need to talk with in regards to turning the 51 acres on the old Chitwood Farm over to the county.

Mr. Randy Dowling, County Administrator

rdowling@gordoncounty.org

706-629-3795

Mrs. Suzanne Hutchinson Smith, County Attorney

shutchinson@gordoncounty.org

706-629-3795

Thank you sir,

Ken Padgett, Chair

Gordon County Historic Preservation Commission

706-602-1864

770-547-0027 cell

Nance Chitwood North 89 degrees 59 minutes 51 seconds East, a distance of 839.89 feet to a 1/2" rod; thence along the lands of Dennis M. Nance South 31 degrees 13 minutes 35 seconds East, a distance of 1,628.19 feet to a 1/2" rebar found on the south line of Land Lot 240; thence along the lands of Melea Tennant, Martha Chitwood, and Julian Medders and along the south line of Land Lot 240 due West, a distance of 1,682.01 feet to a 2" flat iron; said point being the POINT OF BEGINNING.

Said tract or parcel containing 1,755,605 square feet or 40.30 acres, and being more particularly shown as Parcel 3 on that certain survey prepared for The Trust for Public Land, et al. by Robert T. Armstrong, G.R.L.S. No. 1901 of Armstrong Land Surveying, Inc. dated June 23, 2008, last revised December 28, 2010.

Parcel 4 (a portion of Gordon County tax parcel no. 039-125)

All that tract or parcel of land lying and being in Land Lot 264, 13th District, 3rd Section of Gordon County, Georgia, and being more particularly described as follows:

Beginning at a 2 inch flat iron at the northeast corner of Land Lot 264, said corner being the common corner of Land Lots 240, 241, 264 and 265; thence along the east line of Land Lot 264 South 00 degrees 04 minutes 52 seconds East, a distance of 387.37 feet to a point; thence leaving said land lot line South 86 degrees 03 minutes 33 seconds West, a distance of 534.36 feet to a point; thence due South, a distance of 574.02 feet to a point; thence North 50 degrees 44 minutes 56 seconds West, a distance of 42.32 feet to a point; thence North 73 degrees 57 minutes 14 seconds West, a distance of 23.72 feet to a point; thence North 89 degrees 03 minutes 18 seconds West, a distance of 26.32 feet to a point; thence South 79 degrees 43 minutes 34 seconds West, a distance of 61.51 feet to a point; thence South 89 degrees 19 minutes 32 seconds West, a distance of 61.18 feet to a point; thence North 70 degrees 01 minutes 17 seconds West, a distance of 56.34 feet to a point; thence North 80 degrees 48 minutes 03 seconds West, a distance of 39.06 feet to a point; thence South 67 degrees 13 minutes 58 seconds West, a distance of 62.52 feet to a point; thence North 28 degrees 36 minutes 29 seconds West, a distance of 23.91 feet to a 1/2" rebar; thence South 61 degrees 38 minutes 33 seconds West, a distance of 238.11 feet to a point; thence South 26 degrees 54 minutes 07 seconds East, a distance of 297.86 feet to a 1/2" rebar; thence North 50 degrees 33 minutes 22 seconds East, a distance of 251.46 feet to a 1/2" rebar; thence South 01 degrees 03 minutes 42 seconds East, a distance of 698.13 feet to a point on the north right of way line of Chitwood Road (30 foot right of way); thence along said right of way along a curve to the left, said curve having an arc distance of 29.73 feet, with a radius of 2,210.69 feet, and being subtended by a chord bearing of South 37 degrees 42 minutes 21 seconds West at a distance of 29.73 feet to a point; thence continuing along said right of way South 41 degrees 27 minutes 51 seconds West, a distance of 45.70 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 284.72 feet, with a radius of 803.64 feet, and being subtended by a chord bearing of South 57 degrees 00 minutes 39 seconds West at a distance of 283.23 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 120.02 feet, with a radius of 388.79 feet, and being subtended by a chord bearing of South 79 degrees 49 minutes 12 seconds West at a distance of 119.55 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 121.45 feet, with a radius of 188.52 feet, and being subtended by a chord bearing of North 72 degrees 52 minutes 49 seconds West at a distance of 119.36 feet to a point; thence continuing along said right of way North 59 degrees 51 minutes 54 seconds West, a distance of 87.32 feet to a point; thence continuing along said right of way along a curve to the left, said curve having an arc distance of 162.87 feet, with a radius of 448.54 feet, and being subtended by a chord bearing of North 69 degrees 51 minutes 22 seconds West at a distance of 161.97 feet to a point; thence continuing along said right of way along a curve to the left, said curve having an arc distance of 137.35 feet, with a radius of 321.16 feet, and being subtended by a chord bearing of South 81 degrees 36 minutes 08 seconds West at a distance of 136.30 feet to a point; thence continuing along said right of way South 70 degrees

42 minutes 41 seconds West, a distance of 150.85 feet to a point on the east right of way line of U.S. Highway 41 (60 foot right of way); thence along said right of way of U.S. Highway 41 North 11 degrees 40 minutes 28 seconds West, a distance of 460.81 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 680.31 feet, with a radius of 925.50 feet, and being subtended by a chord bearing of North 09 degrees 23 minutes 02 seconds East at a distance of 665.10 feet to a point; thence continuing along said right of way North 30 degrees 26 minutes 32 seconds East, a distance of 1,069.77 feet to a point on the north line of Land Lot 264; thence leaving said right of way along said land lot line and the lands of Nance North 89 degrees 34 minutes 44 seconds East, a distance of 1,229.77 feet to a 2" flat iron; said point being the POINT OF BEGINNING.

Said tract or parcel containing 2,222,274 square feet or 51.02 acres, and being more particularly shown as Parcel 4 on that certain survey prepared for The Trust for Public Land, et al. by Robert T. Armstrong, G.R.L.S. No. 1901 of Armstrong Land Surveying, Inc. dated June 23, 2008, last revised December 28, 2010.

Parcel 5 (a portion of Gordon County tax parcel no. 039-125)

All that tract or parcel of land lying and being in Land Lot 265, 13th District, 3rd Section of Gordon County, Georgia, and being more particularly described as follows:

Commencing at a 2" flat iron at the northwest corner of Land Lot 265, said corner being the common corner of Land Lots 240, 241, 264 and 265; thence along the north line of Land Lot 265 due East, a distance of 396.00 feet to a point; said point being the POINT OF BEGINNING; thence along the north line of Land Lot 265 due East, a distance of 776.70 feet to a point; thence leaving said land lot line South 20 degrees 35 minutes 58 seconds East, a distance of 659.27 feet to a point on the north right of way line of Chitwood Road (30 foot right of way); thence along said right of way South 78 degrees 49 minutes 55 seconds West, a distance of 106.64 feet to a point; thence continuing along said right of way South 76 degrees 54 minutes 32 seconds West, a distance of 97.67 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 157.51 feet, with a radius of 1,643.98 feet, and being subtended by a chord bearing of South 82 degrees 49 minutes 07 seconds West at a distance of 157.45 feet to a point; thence continuing along said right of way along a curve to the left, said curve having an arc distance of 46.41 feet, with a radius of 149.57 feet, and being subtended by a chord bearing of South 76 degrees 40 minutes 28 seconds West at a distance of 46.22 feet to a point; thence continuing along said right of way along a curve to the left, said curve having an arc distance of 71.93 feet, with a radius of 666.35 feet, and being subtended by a chord bearing of South 64 degrees 41 minutes 36 seconds West at a distance of 71.89 feet to a point; thence continuing along said right of way South 55 degrees 32 minutes 53 seconds West, a distance of 70.22 feet to a point; thence continuing along said right of way South 52 degrees 55 minutes 39 seconds West, a distance of 130.87 feet to a point; thence continuing along said right of way South 50 degrees 46 minutes 05 seconds West, a distance of 79.12 feet to a point; thence continuing along said right of way along a curve to the left, said curve having an arc distance of 32.02 feet, with a radius of 278.13 feet, and being subtended by a chord bearing of South 47 degrees 55 minutes 06 seconds West at a distance of 32.00 feet to a point; thence leaving said right of way North 22 degrees 09 minutes 14 seconds West, a distance of 600.00 feet to a point; thence South 86 degrees 03 minutes 33 seconds West, a distance of 68.74 feet to a point; thence North 00 degrees 04 minutes 52 seconds West, a distance of 360.09 feet to a point on the north line of Land Lot 265; said point being the POINT OF BEGINNING.

Said tract or parcel containing 605,889 square feet or 13.91 acres, and more particularly shown as Parcel 5 on that certain survey prepared for The Trust for Public Land, et al. by Robert T. Armstrong, G.R.L.S. No. 1901 of Armstrong Land Surveying, Inc. dated June 23, 2008, last revised December 28, 2010.