



Gordon County
Government

Annette Berry <aberry@gordoncounty.org>

Gordon County Quitclaim Deed for platted, unopened easement in the W. N. Rogers Subdivision ("Property")

1 message

Ted Corwin <ted@recsga.net>

Thu, Jul 28, 2016 at 2:01 PM

To: "aberry@gordoncounty.org" <aberry@gordoncounty.org>, James Ledbetter <jledbetter@gordoncounty.org>, John Robbins <john@recsga.net>

Cc: Terry Brumlow <terry@recsga.net>

Annette,

Attached please find the following:

1. Survey for Craig E. Milam and Donald L. Evans prepared by Greg Massey; and
2. Six (6) separate quitclaim deeds from Gordon County to the various property owner's in the Rogers Subdivision.

In the past both John Robbins and I have spoken with Jim Ledbetter regarding this matter. This twenty (20') foot "road" was shown on Plat Book 1, page 191, Gordon County, Georgia Records. The "road" was never built never dedicated or accepted by Gordon County ("County"). We propose the County execute the enclosed Quitclaim Deeds to allow each of the affected property owner's to gain their respective interests in the platted, unopened, never built or dedicated road.

Please share these documents with the Chair of the Commission. We Will attend the work session Tuesday evening to discuss in further detail.

Greg just provided the plat book and page for the attached survey. I will forward a copy once a recorded version is available.

Ted Corwin

Brumlow Corwin & Delashmit, P.C.

414 East 1st Avenue

Rome, GA 30161

706-237-9944 – ofc

706-232-5764 – fax

706-802-6314 – direct

U.S. HIGHWAY 41 - STATE ROUTE 3 RW VARIES
 GDOT PROJECT NO. F424(0) - PLAT BOOK 2, PAGES 106-108

LOT 18 0.18 ACRE		
Course	Bearing	Distance
L1	S02°47'15"W	49.77'
L2	N87°38'35"W	170.00'
L3	N02°40'32"E	60.03'
L4	S87°33'30"E	170.01'



SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR P.O.B. 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. 15-9-67.



MASSEY SURVEYING INCORPORATED
 P.O. Box 2821
 Calhoun, Georgia 30709
 Phone: 706-828-0046
 LBF001004
 PROFESSIONAL LAND SURVEYING SERVICES



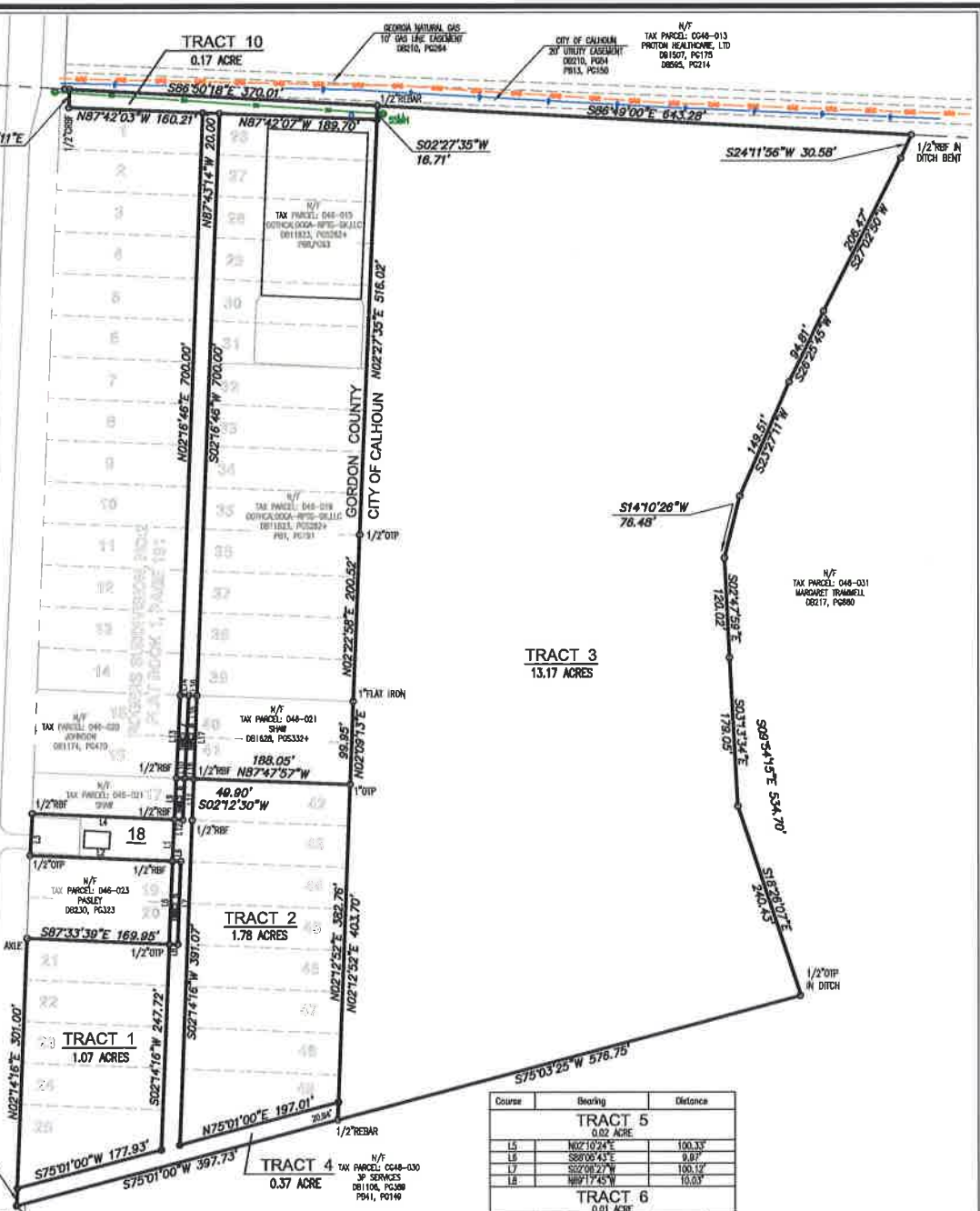
GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 87,513 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 1,130,721 FEET.
3. EQUIPMENT USED: SOKKIA TOTAL STATION WITH DATA COLLECTOR.
4. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATH OF TRAVEL.
5. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR, ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
6. THE SURVEYOR HAS MADE NO INVESTIGATION OR INTERFERENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. ALL PROPERTY CORNERS ARE CAPPED 1/2" REBAR, EXCEPT AS SHOWN.
8. DATES OF FIELD WORK: MARCH 23-25, 2015
9. DATE OF PLAT: MARCH 30, 2015 REVISION: JULY 5, 2016
10. JOB NO: 1352

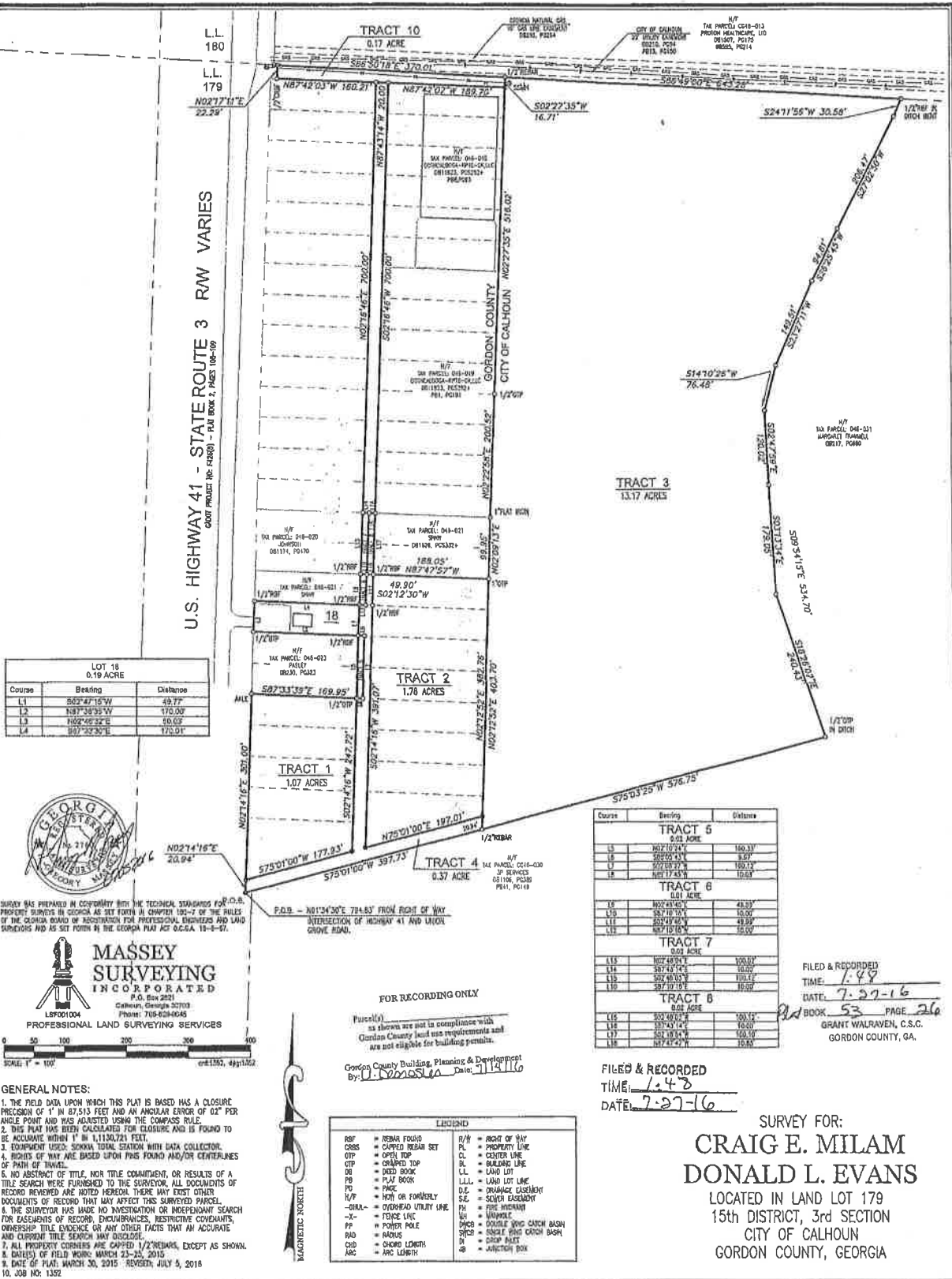


LEGEND			
RF	= REBAR FOUND	R/W	= RIGHT OF WAY
CRS	= CAPPED REBAR SET	PL	= PROPERTY LINE
OTF	= OPEN TOP	CL	= CENTER LINE
CTP	= CRAMPED TOP	BL	= BUILDING LINE
DB	= DEED BOOK	LL	= LAND LOT
PB	= PLAT BOOK	L.L.L.	= LAND LOT LINE
PG	= PAGE	D.E.	= DRAWING EXCISEMENT
N/F	= NOW OR FORMERLY	S.E.	= SEWER EASEMENT
-OHUL-	= OVERHEAD UTILITY LINE	FH	= FIRE HYDRANT
-X-	= FENCE LINE	MH	= MANHOLE
PP	= POWER POLE	DWCB	= DOUBLE WING CATCH BASIN
RAD	= RADIUS	SWCB	= SINGLE WING CATCH BASIN
CHD	= CHORD LENGTH	DI	= DROP INLET
ARC	= ARC LENGTH	JB	= JUNCTION BOX

SURVEY FOR:
CRAIG E. MILAM
DONALD L. EVANS
 LOCATED IN LAND LOT 179
 15th DISTRICT, 3rd SECTION
 CITY OF CALHOUN
 GORDON COUNTY, GEORGIA



Course	Bearing	Distance
TRACT 5 0.02 ACRE		
L5	N02°10'24"E	100.33'
L6	S89°00'43"E	0.07'
L7	S22°09'22"W	100.12'
L8	N87°17'45"W	10.03'
TRACT 6 0.01 ACRE		
L9	N02°49'45"E	49.99'
L10	S87°10'15"E	10.00'
L11	S02°48'48"W	49.99'
L12	N87°10'15"W	10.00'
TRACT 7 0.02 ACRE		
L13	N02°48'04"E	100.02'
L14	S87°43'14"E	10.00'
L15	S02°48'03"W	100.12'
L16	S87°10'15"E	10.00'
TRACT 8 0.02 ACRE		
L15	S02°48'03"W	100.12'
L16	S87°43'14"E	10.00'
L17	S02°18'54"W	100.10'
L18	N87°47'47"W	10.96'



U.S. HIGHWAY 41 - STATE ROUTE 3 RW VARIES

LOT 18
0.19 ACRE

Course	Bearing	Distance
L1	S02°47'16"W	49.77'
L2	N87°38'35"W	170.00'
L3	N02°36'32"E	50.63'
L4	S87°38'35"E	170.00'

MASSEY SURVEYING INCORPORATED
P.O. Box 2821
Columbus, Georgia 31903
Phone: 706-629-4045
L87001004
PROFESSIONAL LAND SURVEYING SERVICES

SCALE: 1" = 100'

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 37,513 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 1,113,072 FEET.
3. EQUIPMENT USED: SOKKIA TOTAL STATION WITH DATA COLLECTOR.
4. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATH OF TRAVEL.
5. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
6. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. ALL PROPERTY CORNERS ARE CAPPED 1/2" REBAR, EXCEPT AS SHOWN.
8. DATES OF FIELD WORK: MARCH 23-25, 2015
9. DATE OF PLAT: MARCH 30, 2015 - REVISED: JULY 5, 2016
10. JOB NO: 1392

FOR RECORDING ONLY

Parcel(s) as shown are not in compliance with Georgia County land use requirements and are not eligible for building permits.

Gordon County Building, Planning & Development
By: J. P. ... Date: 7/11/16

LEGEND			
RF	REBAR FOUND	R/R	RIGHT OF WAY
CRS	CORNER REBAR SET	R	PROPERTY LINE
OT	OPEN TOP	CL	CENTER LINE
OTP	CAPPED TOP	BL	BALANCE LINE
DB	DEED BOOK	LL	LAND LOT
PB	PLAT BOOK	LLL	LAND LOT LINE
PO	POLE	D.C.	DRAINAGE CLOSURE
H/P	HOW OR FORMERLY	SE	SUBJECT EASEMENT
-GRA-	OVERHEAD UTILITY LINE	PH	PERMITS
-X-	FENCE LINE	WH	WARRANT
PP	POWER POLE	CSB	CORNER SING CATCH BASH
RD	RAILROAD	SCB	SINGLE PIN CATCH BASH
CHD	CHORD LENGTH	DI	DIPPLE ALLET
ARC	ARC LENGTH	CB	CORNER BOX

Course	Bearing	Distance
TRACT 5 0.21 ACRE		
L5	N02°10'24"E	160.31'
L6	S02°02'42"E	8.97'
L7	S02°08'37"W	160.13'
L8	N01°17'45"E	10.81'
TRACT 6 0.11 ACRE		
L9	N02°43'40"E	48.83'
L10	S87°16'16"W	160.00'
L11	S02°48'03"E	48.83'
L12	N01°12'16"W	10.81'
TRACT 7 0.03 ACRE		
L13	N02°48'03"E	100.00'
L14	S02°42'42"E	100.00'
L15	S02°48'03"E	100.00'
L16	S02°10'24"E	160.31'
TRACT 8 0.02 ACRE		
L17	S02°48'03"E	100.00'
L18	N02°43'40"E	100.00'

FILED & RECORDED
TIME: 1:48
DATE: 7-27-16
BOOK: 53 PAGE: 26
GRANT WALRAVEN, C.S.C.
GORDON COUNTY, GA.

FILED & RECORDED
TIME: 1:48
DATE: 7-27-16

SURVEY FOR:
CRAIG E. MILAM
DONALD L. EVANS
LOCATED IN LAND LOT 179
15th DISTRICT, 3rd SECTION
CITY OF CALHOUN
GORDON COUNTY, GEORGIA

FILE: \\gpc\apps\laser\1207120112015072716_1118019_1392.dwg, 1:1

Return Recorded Document to:
Brumlow, Corwin & Delashmit, PC
Attn: Ted Corwin
414 E. First Avenue
Rome, GA 30161
File No. EVANS/MILAM QCD

STATE OF GEORGIA, COUNTY OF GORDON

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2016 by and between:

GORDON COUNTY, GEORGIA

a political subdivision of the State of Georgia and acting by and through its duly elected Board of Commissioners as party or parties of the first part, hereinafter referred to as "Grantor", and

CRAIG E. MILAN AND DONALD L. EVANS

party or parties of the second part hereinafter referred to as "Grantees", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has, and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all her equitable right, title and interest in and to the following property:

All that tract or parcel or land lying and being in Land Lot 179 of the 15th District and 3rd Section of Gordon County, Georgia, and being more specifically described as Tract 4 according to a plat of survey prepared by Massey Surveying Incorporated, prepared by H. Gregory Massey, GRLS No. 2760, dated March 30, 2015, revised July 5, 2016 and recorded in Plat Book 53, page 26 in the Office of the Clerk of the Superior Court of Gordon County, Georgia which plat is incorporated herein and made a part hereof by this specific reference.

THIS DEED IS GIVEN FOR THE PURPOSE of releasing the above described property from any interest that the GRANTOR may have in said property as the GRANTOR never accepted said roadway and said roadway was never dedicated to GRANTOR nor ever formed.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

(Unofficial Witness)

(Notary Public)

Chair, Board of Commissioners
Gordon County, Georgia

Return Recorded Document to:
Brumlow, Corwin & Delashmit, PC
Attn: Ted Corwin
414 E. First Avenue
Rome, GA 30161
File No. EVANS/MILAM QCD

STATE OF GEORGIA, COUNTY OF GORDON

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2016 by and between:

GORDON COUNTY, GEORGIA

a political subdivision of the State of Georgia and acting by and through its duly elected Board of Commissioners as party or parties of the first part, hereinafter referred to as "Grantor", and

DOLLIE SMITH JOHNSON A/K/A DOLY SMITH JOHNSON

party or parties of the second part hereinafter referred to as "Grantees", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has, and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all her equitable right, title and interest in and to the following property:

All that tract or parcel or land lying and being in Land Lot 179 of the 15th District and 3rd Section of Gordon County, Georgia, and being more specifically described as Tract 7 according to a plat of survey prepared by Massey Surveying Incorporated, prepared by H. Gregory Massey, GRLS No. 2760, dated March 30, 2015, revised July 5, 2016 and recorded in Plat Book 53, page 26 in the Office of the Clerk of the Superior Court of Gordon County, Georgia which plat is incorporated herein and made a part hereof by this specific reference.

THIS DEED IS GIVEN FOR THE PURPOSE of releasing the above described property from any interest that the GRANTOR may have in said property as the GRANTOR never accepted said roadway and said roadway was never dedicated to GRANTOR nor ever formed.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

(Unofficial Witness)

Chair, Board of Commissioners
Gordon County, Georgia

(Notary Public)

Return Recorded Document to:
Brumlow, Corwin & Delashmit, PC
Attn: Ted Corwin
414 E. First Avenue
Rome, GA 30161
File No. EVANS/MILAM QCD

STATE OF GEORGIA, COUNTY OF GORDON

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2016 by and between:

GORDON COUNTY, GEORGIA

a political subdivision of the State of Georgia and acting by and through its duly elected Board of Commissioners as party or parties of the first part, hereinafter referred to as "Grantor", and

BECKY M. PASLEY,

as to an undivided two-thirds (2/3) interest in fee simple together with a life estate for and during her natural life in and to the remainder one-third (1/3) undivided interest; and an undivided one-third (1/3) interest to Darrell Pasley, Lynn Pasley Gilbert and Jan Pasley.

party or parties of the second part hereinafter referred to as "Grantees", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has, and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all her equitable right, title and interest in and to the following property:

All that tract or parcel or land lying and being in Land Lot 179 of the 15th District and 3rd Section of Gordon County, Georgia, and being more specifically described as Tract 5 according to a plat of survey prepared by Massey Surveying Incorporated, prepared by H. Gregory Massey, GRLS No. 2760, dated March 30, 2015, revised July 5, 2016 and recorded in Plat Book 53, page 26 in the Office of the Clerk of the Superior Court of Gordon County, Georgia which plat is incorporated herein and made a part hereof by this specific reference.

THIS DEED IS GIVEN FOR THE PURPOSE of releasing the above described property from any interest that the GRANTOR may have in said property as the GRANTOR never accepted said roadway and said roadway was never dedicated to GRANTOR nor ever formed.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

(Unofficial Witness)

(Notary Public)

Chair, Board of Commissioners
Gordon County, Georgia

Return Recorded Document to:
Brumlow, Corwin & Delashmit, PC
Attn: Ted Corwin
414 E. First Avenue
Rome, GA 30161
File No. EVANS/MILAM QCD

STATE OF GEORGIA, COUNTY OF GORDON

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2016 by and between:

GORDON COUNTY, GEORGIA

a political subdivision of the State of Georgia and acting by and through its duly elected Board of Commissioners as party or parties of the first part, hereinafter referred to as "Grantor", and

DANIEL SHAW

party or parties of the second part hereinafter referred to as "Grantees", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has, and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all her equitable right, title and interest in and to the following property:

All that tract or parcel or land lying and being in Land Lot 179 of the 15th District and 3rd Section of Gordon County, Georgia, and being more specifically described as Tracts 6 and 8 according to a plat of survey prepared by Massey Surveying Incorporated, prepared by H. Gregory Massey, GRLS No. 2760, dated March 30, 2015, revised July 5, 2016 and recorded in Plat Book 53, page 26 in the Office of the Clerk of the Superior Court of Gordon County, Georgia which plat is incorporated herein and made a part hereof by this specific reference.

THIS DEED IS GIVEN FOR THE PURPOSE of releasing the above described property from any interest that the GRANTOR may have in said property as the GRANTOR never accepted said roadway and said roadway was never dedicated to GRANTOR nor ever formed.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

(Unofficial Witness)

Chair, Board of Commissioners
Gordon County, Georgia

(Notary Public)

Return Recorded Document to:
Brumlow, Corwin & Delashmit, PC
Attn: Ted Corwin
414 E. First Avenue
Rome, GA 30161
File No. EVANS/MILAM QCD

STATE OF GEORGIA, COUNTY OF GORDON

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2016 by and between:

GORDON COUNTY, GEORGIA

a political subdivision of the State of Georgia and acting by and through its duly elected Board of Commissioners as party or parties of the first part, hereinafter referred to as "Grantor", and

OOHCALOOGA-RPTG-GK, L.L.C

party or parties of the second part hereinafter referred to as "Grantees", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has, and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all her equitable right, title and interest in and to the following property:

All that tract or parcel or land lying and being in Land Lot 179 of the 15th District and 3rd Section of Gordon County, Georgia, and being more specifically described as Tract 9 according to a plat of survey prepared by Massey Surveying Incorporated, prepared by H. Gregory Massey, GRLS No. 2760, dated March 30, 2015, revised July 5, 2016 and recorded in Plat Book 53, page 26 in the Office of the Clerk of the Superior Court of Gordon County, Georgia which plat is incorporated herein and made a part hereof by this specific reference.

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TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

(Unofficial Witness)

Chair, Board of Commissioners
Gordon County, Georgia

(Notary Public)