



Gordon County
Government

Annette Berry <aberry@gordoncounty.org>

Fwd: Stanley Simpson and James Hobgood Deed

1 message

James Ledbetter <jledbetter@gordoncounty.org>

Mon, Jun 21, 2021 at 1:00 PM

To: Annette Berry <aberry@gordoncounty.org>, Keith King <kking@gordoncounty.org>

Annette,
This is for the July 6 agenda.

Yours Truly,
James F. Ledbetter
Attorney at Law
Administrator
Gordon County, Ga.
P.O. Box 580
Calhoun, Ga. 30703
Office: (706) 879-2314
Cell: (706) 263-8235
Fax: (706) 629-9516
E-Mail: jledbetter@gordoncounty.org

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----- Forwarded message -----

From: **John Robbins** <john@bcdlaw.com>
Date: Thu, Jun 3, 2021 at 2:22 PM
Subject: Stanley Simpson and James Hobgood Deed
To: James Ledbetter <jledbetter@gordoncounty.org>
Cc: Terry Brumlow <terry@recsga.net>

Jim,

Hope all is well. Stanley came in a couple weeks ago wanting us to do a Quit Claim Deed from the County to him and James Hobgood for a little strip of land on the north end of town. He said he had been speaking with you about it. Please see the attached quit claim deed from Gordon County to Stanley and James. Let me know if you approve and if so when you can get it executed.

Thanks,

John

John W. Robbins

Attorney at Law

Brumlow, Corwin & Delashmit, PC

1287 Curtis Pkwy.

Calhoun, GA 30701

Phone: (706) 625-0872

Fax: (706) 625-1731

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2 attachments

 **SIMPSON PLAT.pdf**
71K

 **SIMPSON DEED.pdf**
44K

Return Recorded Document to:
Brumlow, Corwin & Delashmit, P.C.
1287 Curtis Parkway SE
Calhoun, GA 30703
File #

STATE OF GEORGIA,
COUNTY OF GORDON

QUITCLAIM DEED

THIS INDENTURE, Made the _____ day of June, 2021, 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 called Grantor, and **STANLEY SIMPSON and JAMES HOBGOOD** of the State of Georgia, as party or parties 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: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 86 of the 14th District and 3rd Section of Gordon County, Georgia; and described as follows: Being 0.197 acre of land identified, on a plat of survey prepared by David A. Glass, GRLS No. 2822 and recorded in the Office of the Clerk of the Superior Court of Gordon County, Georgia in Plat Book 58, Page 113 and said plat and the record thereof are made a part of this description and instrument by reference.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights 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)

(SEAL)
Becky Hood, Chairman, Board of Commissioners,
Gordon County Georgia

(Notary Public)

eFiled & eRecorded
 DATE: 5/25/2021
 TIME: 9:27 AM
 PLAT BOOK: 00058
 PAGE: 00113
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 7981764245
 CLERK: Grant Walraven
 GORDON County, GA

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

| LEGEND | | | |
|----------|---------------------------|---------|---------------------|
| 1/2" PIP | IRON PIN FOUND | --- | LAND LOT LINE |
| 1/2" R/W | 1/2" REBAR SET | - - - - | FENCE |
| --- | CONCRETE MARKER FOUND | - - - - | TELEPHONE LINE |
| --- | OWNER LINE | - - - - | CAD LINE |
| --- | PROPERTY LINE | - - - - | WATER LINE |
| --- | SECTION | - - - - | SHADY POWER LINE |
| --- | LAND LOT | - - - - | OVERHEAD POWER LINE |
| --- | POST INDICATOR VALVE | C.B. | CATCH BASIN |
| --- | SM | J.B. | JUNCTION BOX |
| --- | MANHOLE | D.U. | DRAIN PILE |
| --- | POWER POLE | Y.L. | YARD MILE |
| --- | FIRE HYDRANT | W.L. | WORK MILE |
| --- | LIGHT POLE | C.H. | CLEARANCE |
| --- | IRRIGATION CONTROL VALVE | W.M. | WATER METER |
| --- | SIZE PHOTO DIR. INDICATOR | W.V. | WATER VALVE |
| --- | POWER TRANSFORMER (P.T.) | C.W. | CUT WIRE |

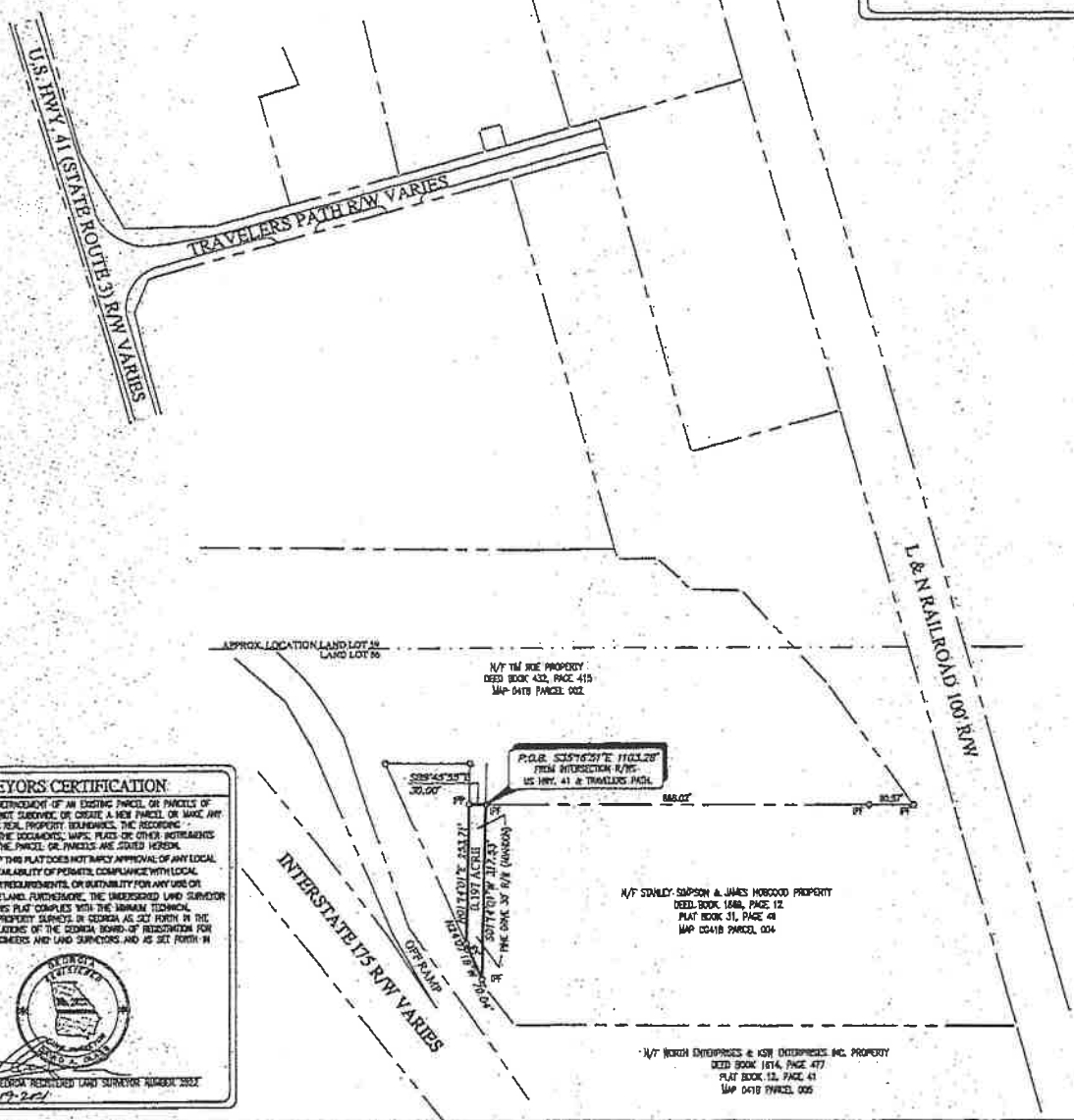
NOTES

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD83).
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE LOCATED IN THE CLERK OF SUPERIOR COUNTY OFFICE IN THE COUNTY NAMED HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ADJUDICATED TITLE SEARCH AND HENCE, PROPERTY BOUNDARIES, DEED INTERESTS AND PROVIDED CLASS & ASSOCIATED LAND SURVEYORS, AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- CONTRADICTIONS OBSERVED ON THE DATE OF SURVEY ARE SHOWN HEREON UNLESS OTHERWISE INDICATED BY OTHER.
- LOCATIONS ARE ACCURATE ONLY WHERE OBSERVED.
- NO PROPERTY AND COVENANT VIOLATIONS, UNLESS WHERE HIDDEN, THE SURVEYOR HAS NOT MADE ANY DETERMINATION AS TO THE EXISTENCE OF JURISDICTIONAL VIOLATIONS ON THE DATE OF THIS SURVEY BUT IS SUBJECT TO FINALEY OF LAW FOR INSURANCE OR RELEASES BY OTHER PEOPLE PERMITTED.
- NO PLATS HAVING SUBSTANTIAL INTERFERENCE FOR THIS SITE HAS BEEN MADE BY THE UNDERGROUND LOCAL GRID SYSTEM.
- THE CENTERLINE OF STANLEY SIMPSON & JAMES HOBGOOD PROPERTY IS NOT AN EXTENSION OF THE CENTERLINE OF INTERSTATE 17 AND IS NOT TO BE CONSIDERED AS SUCH.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND BY THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 13-2-27 & 13-2-28 WHICH IS A COMPLETE CODES SYSTEM.
- THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEY DATA

- TRIAL AREA: 3.177 ACRES
- CLOSURE PRECISION: PLAT 1" IN 147,481'
- CLOSURE PRECISION: FEET 1" IN 35,390'
- UNUSUAL ERROR: NONE
- ADJUSTED: YES
- EQUIPMENT USED: LEICA TOTAL STATION
- LEICA GPS SYSTEM TOTAL LEICA GNSS NETWORK
- FIELD WORK COMPLETED ON: JUNE 16, 2021
- REFERENCES: PLAT BOOK 34 PAGE 137

STATS PLANNED NORTH GA. WEST ZONE
 BY LEICA SMARTNET GNSS NETWORK



SURVEYORS CERTIFICATION

THIS PLAT IS A REINFORCEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INSTRUMENT OF THE OCCASIONAL MAPS, PLATS OR OTHER INSTRUMENTS WHICH DESCRIBE THE PARCEL OR PARCELS ARE STATED HEREIN.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USES OR PURPOSES OF THE LAND. FURTHERMORE, THE UNDERGROUND 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. 13-2-97.

DAVID A. GLASS, GEORGIA REGISTERED LAND SURVEYOR NUMBER 21002-A
 DATE: 05-19-2021

GLASS & ASSOCIATES LAND SURVEYORS, P.C.
 PROFESSIONAL SURVEYING SERVICES
 MAILING ADDRESS: P.O. BOX 823, CALHOUN, GA 30703
 PHONE: 706-628-2280, FAX: 706-628-0277

DAVID A. GLASS, CL. REG. LAND SURVEYOR NO. 21002-A
 CONRAD D. R. 2, CERTIFIED DESIGN PROFESSIONAL, REG. 4450
 MEMBER NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 SURVEYING AND MAPPING SOCIETY OF GEORGIA

| REVISIONS | |
|--------------|--|
| DATE: | |
| DESCRIPTION: | |
| DATE: | |
| DESCRIPTION: | |

BOUNDARY RETRACEMENT SURVEY
 PREPARED FOR
STANLEY SIMPSON & JAMES HOBGOOD
 LOCATED IN LAND LOT NUMBER 86,
 14TH DISTRICT, 3RD SECTION
 GORDON COUNTY, GEORGIA.

SHEET 1 OF 1
 FILE NUMBER: 21002-A
 DATE OF FIELD WORK: 01/19/2021