

AN ORDINANCE 20-101
ENTITLED

**AN ORDINANCE CLOSING UNIMPROVED CITY RIGHT-OF-WAY
ADJACENT TO 3011 W. OAKRIDGE DR., MORE PARTICULARLY
DESCRIBED HEREIN WITH CERTAIN RESERVATIONS, AUTHORIZING
THE EXECUTION OF QUIT CLAIM DEEDS; REPEALING PRIOR
ORDINANCES IN CONFLICT AND FOR OTHER PURPOSES.**

WHEREAS, an unimproved City right-of-way adjacent to 3011 W. Oakridge Dr., hereinafter more particularly described, is not presently being used sufficiently to justify its continuance as a public street and it has been determined that it is in the public interest that the same be closed; and

WHEREAS, a Public Hearing on the proposed closing of an unimproved City right-of-way adjacent to 3011 W. Oakridge Dr., was held at the Regular Meeting of the Board of Commissioners of the City of Albany, Georgia, on the 25th day of February, 2020, after due notice of said Public Hearing was advertised once a week for four weeks in the Albany Herald and comments were received,

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Albany, Georgia and it is hereby ordained by authority of same:

SECTION 1. There is hereby closed an unimproved City right-of-way adjacent to 3011 W. Oakridge Dr., more particularly described as follows:

TRACT 1: All that certain tract or parcel of land situate lying and being part of Land Lots 155 and 166 of the Second Land District, being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows: Begin at the northwest corner of Land Lot 166 and go South 00 degrees 25 minutes 44 seconds West along the west line of Land Lot 166 a distance of 9.00 feet; go thence North 89 degrees 37 minutes 22 seconds East a distance of 2,504.03 feet to the west side of a 50' Dixie Pipeline Easement; go thence North 00 degrees 23 minutes 58 seconds West along the west side of said Dixie Pipeline Easement a distance of 106.17 feet; go thence South 89 degrees 52 minutes 02 seconds West a distance of 2,503.22 feet to the west line of Land Lot 155; go thence South 00 degrees 01 minute 39 seconds East along the west line of Land Lot 155 a distance of 107.85 feet to the northwest corner of Land Lot 166 and the point of beginning.
Said tract or parcel contains 6.409 acres.

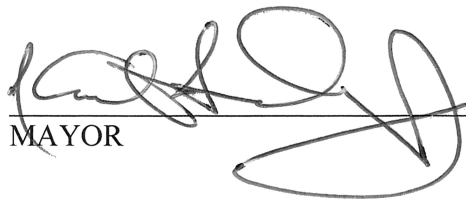
TRACT 2: All that certain tract or parcel of land situate lying and being part of Land Lot 166 of the Second Land District, being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows: Commence at the northwest corner of Land Lot 166 and go South 00 degrees 25 minutes 44 seconds West along the west line of Land Lot 166 a distance of 9.00 feet to the point of

beginning. From this point go North 89 degrees 37 minutes 22 seconds East a distance of 2,504.03 feet to the west side of a 50' Dixie Pipeline Easement; go thence South 00 degrees 23 minutes 58 seconds East along the west side of said 50' Dixie Pipeline Easement a distance of 13.83 feet; go thence South 89 degrees 52 minutes 02 seconds West a distance of 2,504.10 feet to the west line of Land Lot 166; go thence North 00 degrees 25 minutes 55 seconds East along the west line of Land Lot 166 a distance of 3.15 feet to the point of beginning. Said tract or parcel contains 0.488 acres.


SECTION 2. An easement is reserved to the City of Albany on behalf of itself and the owners and operators of other public utilities for the purpose of constructing, using, operating and maintaining electric, gas, water, sewage, drainage, telephone lines, and facilities, and other utility facilities that may be thereon or placed thereon by the City of Albany, Georgia or under its authority, or with its permission, together with right of ingress and egress as may be necessary for the construction, maintenance and operation of the same.

SECTION 3. Upon application of the adjacent property owners and satisfactory proof of ownership, the City Manager, or her designee, and the City Clerk are authorized to execute Quit Claim Deeds in the name of and on behalf of the City of Albany, Georgia, and to affix the seal of the City thereto conveying to said adjoining property owners their pro-rata share of unimproved City right-of-way adjacent to 3011 W. Oakridge Dr. now closed.

SECTION 4. All Ordinances, or parts of Ordinances, in conflict herewith are repealed.


MAYOR

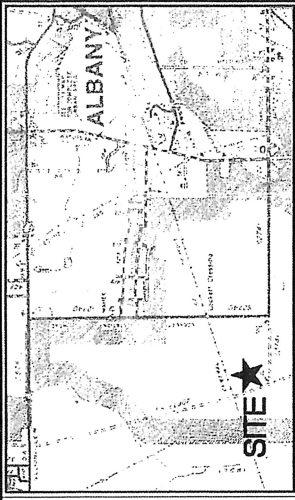
ATTEST:


CITY CLERK

Adopted: *March 10, 2020*

Introduced By Commissioner: *Chad Warbington*





SURVEY DATA
 E.O.C. PLAT:
 EQUIPMENT USED:
 EQUIPMENT USED:
 TYPE GPS SURVEY:
 HORIZONTAL STANDARD
 DEVIATION (HSDV):
 ADJUSTED BY:
 THE UNDERSIGNED SURVEYOR HAS NOT BEEN
 FURNISHED WITH A CURRENT TITLE OPINION OR
 ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING
 THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE
 RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR
 OTHER INSTRUMENTS THAT COULD AFFECT THIS
 PROPERTY.
 ADJACENT PROPERTY OWNER INFORMATION OBTAINED
 FROM THE COUNTY TAX ASSESSORS OFFICE.

1. IN 736.658
 TOPCON GTS-223
 REFLECTORLESS
 RECEIVER & CARLSON
 SURVEY SOFTWARE
 NETWORK ADJUSTED
 RTK (EGPS)
 LESS THAN 0.05'
 LEAST SQUARES

CLERK OF COURTS RECORDING BOX



THE GRAHAM
 COMPANIES
 (NO REFERENCE
 AVAILABLE)
 LAND LOT 154

LAND LOT 155

POINT OF BEGINNING TRACT 1
 POINT OF COMMENCEMENT TRACT 2
 CONCRETE MONUMENT FOUND AT THE
 NORTHWEST CORNER OF LAND LOT 166

S00°01'39"E
 107.85'
 CONCRETE MONUMENT FOUND
 #3 IRS
 (IRON REBAR FOUND)
 9.00'

POINT OF BEGINNING TRACT 2

LAND LOT 167

LAND LOT 166

SURVEYOR CERTIFICATION:
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS
 BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
 JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,
 SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS
 SHOULD BE CONFIRMED WITH THE APPROPRIATE AGENCIES OF ANY PARCEL
 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.



Gene W. Webb
 GENE W. WEBB
 LAND SURVEYOR
 LANIER ENGINEERING, INC.
 GA. LAND SURVEYING FIRM NO. 991

12/12/19
 DATE



LOCATION MAP

WEST SIDE OF PIPE LINE EASEMENT
 FOLLOWS THE EAST LINE OF LOT 12
 AS RECORDED IN P.C. 1 SLIDE C64C

50' DIXIE PIPELINE EASEMENT
 50.00'

TRACT 1
 6.409 ACRES
 TO BE ACQUIRED BY
 CURTIS W. SCOTT

CURTIS W. SCOTT
 D.B. 4567 PG. 306

S89°52'02"W
 2503.22'

PROPERTY LINE BETWEEN
 TRACTS 1 AND 2 FOLLOW A
 CHAIN LINK FENCE

N00°23'58"W
 106.17' #5 IRS
 (IRON-REBAR-SET)

TRACT 2
 0.488 ACRES
 TO BE ACQUIRED BY
 COOLEEWAHEE PINES, LLC

COOLEEWAHEE PINES, LLC
 D.B. 3984 PG. 171

S89°52'02"W
 2504.10'

LAND LOT LINE

N89°37'22"E
 2504.03'

S89°52'02"W
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 106.17

Legal Description
Tract 1
Portion of Oakridge Drive to be granted to
W. Curtis Scott from the City of Albany

All that certain tract or parcel of land situate lying and being part of Land Lots 155 and 166 of the Second Land District, being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows:

Begin at the northwest corner of Land Lot 166 and go South 00 degrees 25 minutes 44 seconds West along the west line of Land Lot 166 a distance of 9.00 feet; go thence North 89 degrees 37 minutes 22 seconds East a distance of 2,504.03 feet to the west side of a 50' Dixie Pipeline Easement; go thence North 00 degrees 23 minutes 58 seconds West along the west side of said Dixie Pipeline Easement a distance of 106.17 feet; go thence South 89 degrees 52 minutes 02 seconds West a distance of 2,503.22 feet to the west line of Land Lot 155; go thence South 00 degrees 01 minute 39 seconds East along the west line of Land Lot 155 a distance of 107.85 feet to the northwest corner of Land Lot 166 and the point of beginning.

Said tract or parcel contains 6.409 acres.

Legal Description
Tract 2
Portion of Oakridge Drive to be granted to
Coolewahee Pines, LLC from the City of Albany

All that certain tract or parcel of land situate lying and being part of Land Lot 166 of the Second Land District, being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows:

Commence at the northwest corner of Land Lot 166 and go South 00 degrees 25 minutes 44 seconds West along the west line of Land Lot 166 a distance of 9.00 feet to the point of beginning. From this point go North 89 degrees 37 minutes 22 seconds East a distance of 2,504.03 feet to the west side of a 50' Dixie Pipeline Easement; go thence South 00 degrees 23 minutes 58 seconds East along the west side of said 50' Dixie Pipeline Easement a distance of 13.83 feet; go thence South 89 degrees 52 minutes 02 seconds West a distance of 2,504.10 feet to the west line of Land Lot 166; go thence North 00 degrees 25 minutes 55 seconds East along the west line of Land Lot 166 a distance of 3.15 feet to the point of beginning.

Said tract or parcel contains 0.488 acres.