No. 22-13

A RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SENOIA TO ACCEPT THE DEDICATION OF PUBLIC STREET DESCRIBED IN EXHIBIT A ATTACHED HERETO AND LABELED WARRANTY DEED, AND FOR OTHER PURPOSES.

WHEREAS, 268 Senoia, LLC wishes to dedicate to the City of Senoia in FEE SIMPLE and convey as a public street, the property described below and attached as Exhibit A labeled Warranty Deed:

ALL THOSE TRACTS OR PARCELS OF LAND LYING AND BEING IN LAND LOTS 229 & 230 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA:

BEING THAT CERTAIN ROAD RIGHT-OF-WAY KNOWN AS "CUSHING STREET 50' R/W"& "CAMPTON WAY 50' R/W"& "PUTNEY WAY 50' R/W" & "EPLING RUN 50' R/W" & "NELMS STREET 50' R/W" & "RUTLAND COURT 50' R/W" AS PER FINAL PLAT OF FIELDSTONE ESTATES PHASES 7,8 & 9 RECORDED IN PLAT BOOK 101, PAGES 26,27,28,29,30 & 31 RECORDS OF COWETA COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

NOW, THEREFORE, THE MAYOR AND COUNCIL RESOLVE THAT THE DEDICATION OF PUBLIC STREET AS DESCRIBED IN EXHIBIT A AND ATTACHED HERETO BE ACCEPTED.

Resolved this ____ day of _____ 2022.

By:

_____   _____
William "Dub" Pearman, III Mayor   D. Lynn Carter, City Clerk MMC

(Seal)

WARRANTY DEED

STATE OF **GEORGIA**

COUNTY OF **COWETA**

THIS INDENTURE, Made the **16ᵀᴴ day of May 2022**, between

268 SENOIA LLC
A GEORGIA LIMITED LIABILITY COMPANY

as party or parties of the first part, hereinafter called Grantor, and

THE CITY OF SENOIA LOCATED IN
COWETA COUNTY, 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 TEN AND 00/100 ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THOSE TRACTS OR PARCELS OF LAND LYING AND BEING IN LAND LOTS 229 & 230 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA:
BEING THAT CERTAIN ROAD RIGHT-OF-WAY KNOWN AS "CUSHING STREET 50' R/W" & "CAMPTON WAY 50' R/W" & "PUTNEY WAY 50' R/W" & "EPLING RUN 50' R/W" & "NELMS STREET 50' R/W" & "RUTLAND COURT 50' R/W" AS PER FINAL PLAT OF FIELDSTONE ESTATES PHASES 7,8 & 9 RECORDED IN PLAT BOOK 101, PAGES 26,27,28,29,30 & 31 RECORDS OF COWETA COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

THIS DEED IS EXECUTED FOR THE SOLE PURPOSE OF DEDICATING AND CONVEYING TO THE PUBLIC AND IN PARTICULAR THE CITY OF SENOIA LOCATED IN COWETA COUNTY, GEORGIA, FOREVER IN FEE SIMPLE, ALL STREETS, AND RIGHTS OF WAY FOR STREETS.

SUBJECT to restrictive covenants and general utility easements of record.
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

268 SENOIA LLC

_____

Unofficial Witness   **By: JEFFREY LINDSEY, MANAGER**

_____

Notary Public

ACCEPTANCE OF DEDICATION

The City of Senoia, as Grantee, does hereby accept the dedication of the above conveyance as a public street, based upon Resolution of the Mayor & Council in a duly called public meeting held _____ subject to the Developer's responsibility to maintain said street in accordance with the land development regulations of the City

This_____ day of April 2022.

                                                   CITY OF SENOIA

Attest_____   By: _____
      Lynn Carter, City Clerk

     (SEAL)