

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Disposition of Unopened Right of Way at Cusseta Road and 19th Avenue
AGENDA SUMMARY:	Approval is requested to quit claim platted Right-Of-Way (never opened), to Cussetawood Holdings, LLC, and to authorize the City Manager to execute all contracts, agreements and understandings related to the conveyance as outlined in Columbus Charter 7-501 (3)
INITIATED BY:	Planning Department

Recommendation: Approval is requested to quit claim platted Right-Of-Way (never opened), to Cussetawood Holdings, LLC, and to authorize the City Manager to execute all contracts, agreements and understandings related to the conveyance as outlined in Columbus Charter 7-501 (3)

Background: Cussetawood Holdings, LLC is the fee owner of approximately 24.2 acres lying on the south side of Cusseta Road and the north side of 4th Street in Columbus, Muscogee County, Georgia, identified as Tax Parcel Nos. 024022002 and 024030001 (the “Property”), title to which is vested in Cussetawood Holdings, LLC by deed recorded at Deed Book 11180, Page 179, in the Office of the Clerk of Superior Court of Muscogee County, Georgia. The Property lies in Land Lots 62, 63, 68 and 69, Coweta Reserve, and comprises all or part of Blocks 10 through 21 of the map of Avondale, a subdivision originally surveyed in January 1907 and recorded at Deed Book YY, folio 277, and reproduced at Plat Book 7, Page 201, in the records of said Clerk.

The 1907 Avondale plat dedicated a grid of interior streets, avenues, and alleys across what is now the Property. Certain of those interior rights-of-way were never opened, constructed, improved, or accepted by the City for public maintenance, are not in public use, and serve no through-traffic or other public function (collectively, the “Subject Rights-of-Way”). The Subject Rights-of-Way (ROW) are depicted on the composite boundary survey of the Property prepared by McBride & Maxey, Inc. (D. Nathan McBride, Georgia R.L.S. No. 3012), Job No. 1348.24, dated August 28, 2024, entitled “A Composite Survey of Part of the Weracoba Creek Redevelopment Area.”

Analysis: It has been determined to be in the best interest of the City to quit claim the ROW.

Financial Considerations: None.

Legal Considerations: The City Attorney will approve as to form

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Tax Map ID #s 024-022-002 & 024-030-001



LEGAL DESCRIPTION

Former Roadways

Legal Description

All that tract or parcel of land situate, lying and being in Part of Land Lots 62, 63, 68 and 69, Coweta Reserve, Columbus, Muscogee County, Georgia, more particularly described as follows:

BEGINNING at the point which marks the northwest corner of Lot 9, Block 10, Avondale, which point is located on the southeasterly margin of 15th Avenue (formerly 4th Avenue) where the line dividing Lot 1 from Lot 9, said Block 10, Avondale, intersects the said southeasterly margin of 15th Avenue, as said point appears upon a map or plat of Avondale originally surveyed by Josiah Flournoy, Civil Engineer, in January 1907, a copy of said map or plat being recorded in Deed Book YY, folio 277, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, and a reproduction thereof being recorded in Plat Book 7, page 201 in the Office of the Clerk of the Superior Court of Muscogee County, Georgia; running thence from said POINT OF BEGINNING South 65 degrees 15 minutes East along the line which divides Lots 1, 2, 3, 4, 5, 6, 7 and 8 from Lots 9, 10, 11, 12, 13, 14 and 15, all in Block 10, Avondale, a distance of 280 feet to a point marked by an iron pin on the northwesterly margin of 16th Avenue (formerly 5th Avenue); continuing thence South 65 degrees 15 minutes East, a distance of 40 feet to a point marked by an iron pin on the southeasterly margin of 16th Avenue; continuing thence South 65 degrees 15 minutes East along the line which divides Lots 1, 2, 3, 4, 5, 6 and 7 from Lots 14, 15, 16, 17, 18, 19 and 20, Block 12, Avondale, a distance of 245 feet to a point marked by an iron pin; running thence South 24 degrees 45 minutes West along the line dividing Lot 20 from Lot 21, Block 12, Avondale, a distance of 140 feet to a point marked by an iron pin on the northeasterly margin of 4th Street (formerly 2nd Street); running thence South 65 degrees 15 minutes East along the northeasterly margin of 4th Street, a distance of 214.11 feet to a point; continuing thence South 65 degrees 15 minutes East, a distance of 40 feet to a point on the northeasterly margin of 17th Avenue (formerly 6th Avenue); running thence North 22 degrees 58 minutes East, a distance of 51.63 feet to the point which marks the northeast corner of the intersection of 17th Avenue (formerly 6th Avenue) and 4th Street (formerly 2nd Street); running thence in a southeasterly direction along the northeasterly margin of 4th Street, a distance of 175 feet, more or less, to the point at which the line dividing Lot 5 from Lot 6, Block 14, Avondale, intersects the said northeasterly margin of 4th Street; running thence in a northeasterly direction along the line dividing said Lot 5 from Lot 6, Block 14, Avondale, a distance of 147.83 feet to a point marked by an iron pin on the southerly margin of the property now or formerly owned by Ann Taylor; running thence South 66 degrees West, a distance of 111.14 feet to a point marked by an iron pin; running thence North 54 degrees 22 minutes East, a distance of 145.48 feet to a point; running thence North 01 degree 30 minutes West along the easterly line of property now or formerly owned by Ann Taylor, a distance of 333.33 feet to a point on the southerly margin of Cusseta Road (formerly Glade Road); running thence in a southeasterly direction along the southerly margin of Cusseta Road, a distance of 307.4 feet, more or

less, to the northwest corner of property now or formerly owned by Hobby (said point being also 97.3 feet westerly as measured along the said southerly margin of Cusseta Road from the point formed by the intersection of the southerly margin of Cusseta Road and the westerly margin of 19th Avenue [formerly 8th Avenue]); running thence southerly along the line dividing Lot 6 from Lot 7, Block 18, Avondale, a distance of 140 feet to a point formed by the common corner of Lots 6, 7, 14 and 15, Block 18, Avondale; running thence in a southeasterly direction along the line dividing Lot 7 and Lot 8 from Lot 15 and Lot 16, Block 18, Avondale, a distance of 97.3 feet to a point on the westerly margin of 19th Avenue; running thence in a southerly direction along the easterly margin of 19th Avenue, a distance of 186.0 feet, more or less, to a point marked by the northeast corner of Lot 9, Block 19, Avondale; running thence in a southwesterly direction along the westerly margin of 19th Avenue, a distance of 686 feet, more or less, to the northeast corner of Lot 10, Block 21, Avondale (said point also being the southwest intersection formed by the westerly margin of 19th Avenue and the southerly margin of 3rd Street); running thence South 18 degrees 03 minutes 55 seconds West along the said westerly margin of 19th Avenue, a distance of 418.83 feet to a point on the centerline of Weracoba Creek; running thence North 43 degrees 05 minutes West along the center line of Weracoba Creek, a distance of 270 feet to a point marked by an iron pin; running thence North 53 degrees 55 minutes West along the centerline of Weracoba Creek, a distance of 200 feet to point marked by an iron pin; running thence North 45 degrees 05 minutes West along the centerline of Weracoba Creek, a distance of 400 feet to a point marked by an iron pin; running thence North 52 degrees 20 minutes West along the centerline of Weracoba Creek, a distance of 175 feet to a point marked by an iron pin; running thence North 41 degrees 35 minutes West along the centerline of Weracoba Creek, a distance of 160 feet to a point marked by an iron pin; running thence North 36 degrees 00 minutes West along the centerline of Weracoba Creek, a distance of 310 feet to a point marked by an iron pin; running thence North 23 degrees 23 minutes West along the centerline of Weracoba Creek, a distance of 386.60 feet to a point marked by an iron pin; running thence North 24 degrees 45 minutes East along the easterly margin of 15th Avenue, a distance of 80 feet to the iron pin which marks the Point of Beginning.

The above-described property is part of the property conveyed by O. W. Thomason to J.W. Woodruff by Warranty Deed dated May 3, 1935 and recorded June 5, 1935 in Deed Book 124, page 190 in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, and thereafter conveyed by Executor's Deed of Sale from J.W. Woodruff, Jr. and J. Barnett Woodruff, as Co Executors of the Last Will and Testament of James W. Woodruff, Sr. (one and the same as J.W. Woodruff), deceased, to Ethel I. Woodruff dated November 1, 1965 and recorded in Deed Book 1046, page 565 in the Office of the above-named Clerk and being part of Parcels 7 and 8 in said Executor's Deed.

The above-described property is conveyed subject to all valid and enforceable restrictive easements of record.

A RESOLUTION

NO.

A RESOLUTION TO QUIT CLAIM THE PROPERTY LOCATED AT TAX PARCEL ID NUMBERS 024-022-002 AND 024-030-001 (0 CUSSETA ROAD) TO THE CUSSETAWOODS HOLDINGS, LLC, AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL CONTRACTS, AGREEMENTS AND UNDERSTANDINGS RELATED TO THE CONVEYANCE AS OUTLINED IN COLUMBUS CHARTER 7-501 (3).

WHEREAS, the Rights of Way located at Tax Parcel Nos. 024022002 and 024030001 is owned exclusively by the Columbus Consolidated Government; and,

WHEREAS, the Columbus Consolidated Government has no current or future use or plans for said Rights of Way; and,

WHEREAS, the 1907 Avondale plat dedicated a grid of interior streets, avenues, and alleys across what is now the property; and,

WHEREAS, the interior rights-of-way were never opened, constructed, improved or accepted by the City for public maintenance, are not in public use, and serve no through-traffic or other public function.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager is hereby authorized to convey said property described above to Cussetawoods Holdings, LLC and to execute all contracts, agreements and understandings related to the conveyance as outlined in Columbus Charter 7-501 (3).

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 22nd day of September 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting	_____
Councilor Barnes voting	_____
Councilor Chambers voting	_____
Councilor Cogle voting	_____
Councilor Cooke voting	_____
Councilor Crabb voting	_____
Councilor Davis voting	_____
Councilor Garrett voting	_____
Councilor Huff voting	_____
Councilor Tucker voting	_____

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson, III, Mayor