

**RESOLUTION 24-19 OF THE
MAYOR AND COUNCIL OF THE CITY OF DALTON
FOR SALE OF PROPERTY**

WHEREAS, the Board of Water, Light and Sinking Fund Commissioners of the City of Dalton has determined that it is consistent with the best interests of Dalton Utilities that Dalton Utilities to convey certain real property owned by the City of Dalton and operated by Dalton Utilities, to The Housing Authority of the City of Dalton, Georgia (the “Proposed Conveyance”) and accordingly has approved such transactions and recommended approval of such transactions to the Mayor and Council of the City of Dalton;

NOW, THEREFORE, BE IT RESOLVED, that the City of Dalton is hereby authorized to enter into any and all contracts necessary to consummate the Proposed Conveyance; and

WHEREAS, the City of Dalton, under the authority of O.C.G.A. § 36-37-6(e)(2)(D), has agreed to the Proposed Conveyance;

WHEREAS, the terms of the Proposed Conveyance, has been reviewed and approved by the City of Dalton;

BE IT FURTHER RESOLVED, that the Mayor of the City of Dalton be, and is hereby is, authorized and empowered to take such actions and to execute for and on behalf of the City of Dalton those certain deeds, settlement statements, affidavits, and such other agreements, instruments, certificates, assignments, papers and documents which, may be necessary or desirable to effect the said Proposed Conveyance; and such agreements, instruments, certificates, assignments, papers and documents shall be in such form and contain such terms and conditions as may be approved by the Mayor on behalf of the City of Dalton, and the execution of such agreements, instruments, certificates, assignments, papers and documents by the Mayor on behalf of the City of Dalton as herein authorized shall be conclusive evidence of any such approval.

BE IT FURTHER RESOLVED, that all acts and doings of the Mayor in connection with the Proposed Conveyance which are in conformity with the purposes and intents of these Resolutions and in the furtherance of the transactions contemplated hereby and thereby shall be, and the same hereby are, in all respects approved and confirmed.

BE IT FURTHER RESOLVED, that the signature of the Mayor to any of the consents, agreements, instruments, certificates, assignments, papers and documents executed and delivered in connection therewith shall be conclusive evidence of the authority of the Mayor to execute and deliver such consents, agreements, instruments, certificates, assignments, papers and documents on behalf of the City of Dalton.

BE IT FURTHER RESOLVED, that the Clerk or any Assistant Clerk of the City of Dalton be, and each hereby is, authorized to attest the signature of any officer of the City of

Dalton and impress or attest the City of Dalton's seal appearing on any agreement, instrument, certificate, financing statement, assignment, paper or document executed in connection with any of the foregoing Resolutions, but shall not be obligated to do so, and the absence of the signature of the Clerk or any Assistant Clerk of the City of Dalton or the City of Dalton's seal on any such agreement, instrument, certificate, financing statement, assignment, paper or other document shall not affect its validity or the obligation of the Mayor and Council of the City of Dalton thereunder.

BE IT FURTHER RESOLVED, that all resolutions or parts thereof of the city of Dalton in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

BE IT FURTHER RESOLVED, that these Resolutions shall take effect immediately upon their adoption.

SO ADOPTED this _____ day of _____, 2024.

City of Dalton, Georgia

By: _____
Mayor/ Mayor Pro Tempore

Attest: _____
Clerk

(SEAL)

**RESOLUTIONS OF THE BOARD OF
WATER, LIGHT AND SINKING FUND COMMISSIONERS
FOR CONVEYANCE OF PROPERTY**

WHEREAS, the Board of Water, Light and Sinking Fund Commissioners, d/b/a Dalton Utilities (“Dalton Utilities”) has determined that it is consistent with the best interests of Dalton Utilities that Dalton Utilities convey certain real property owned by the City of Dalton and operated by Dalton Utilities, as contemplated by O.C.G.A. § 36-37-6(e)(2)(D), to The Housing Authority of the City of Dalton, Georgia (the “Proposed Conveyance”); and

WHEREAS, the Proposed Conveyance potentially affects the ownership rights of the City of Dalton and as such the consent of the Mayor and Council of the City of Dalton will be required to legally effect the same;

NOW, THEREFORE, BE IT RESOLVED, that the Proposed Conveyance is hereby approved, and Dalton Utilities is hereby authorized to enter into a limited warranty deed, subject to the approval of the Mayor and Council of Dalton, and the satisfaction of certain statutory formalities for effectuation of such Proposed Conveyance.

BE IT FURTHER RESOLVED, the Board recommends to the Mayor and Council of the City of Dalton that they authorize the City of Dalton to enter into and perform all contacts relating to the Proposed Conveyance, subject to fulfillment of all legal conditions precedent.

BE IT FURTHER RESOLVED, that subject to fulfillment of all legal conditions precedent, the Chairman, or the President of Dalton Utilities (the “Authorized Officers”) be, and each hereby is, authorized and empowered to take such actions and to execute those certain easements, settlement statements, affidavits, and such other agreements, instruments, certificates, assignments, papers and documents which, may be necessary or desirable to effect the said sale of property, which, in the judgment of any of the Authorized Officers, may be necessary or desirable to effect the said sale. Such agreements, instruments, certificates, assignments, papers and documents shall be in such form and contain such terms and conditions as may be approved by any of the Authorized Officers on behalf of Dalton Utilities, and the execution of such agreements, instruments, certificates, assignments, papers and documents by any of the Authorized Officers on behalf of Dalton Utilities as herein authorized shall be conclusive evidence of any such approval.

BE IT FURTHER RESOLVED, that all acts and doings of the Authorized Officers in connection with the Proposed Conveyance which are in conformity with the purposes and intents of these Resolutions and in the furtherance of the transactions contemplated hereby and thereby shall be, and the same hereby are, in all respects approved and confirmed.

BE IT FURTHER RESOLVED, that the signature of any Authorized Officer to any of the consents, agreements, instruments, certificates, assignments, papers and documents executed and delivered in connection therewith shall be conclusive evidence of the authority of such

Authorized Officer to execute and deliver such consents, agreements, instruments, certificates, assignments, papers and documents on behalf of Dalton Utilities.

BE IT FURTHER RESOLVED, that any and all actions heretofore taken by any of the Authorized Officers of Dalton Utilities relating to or in connection with the Proposed Conveyance be, and the same hereby are, approved, ratified and affirmed as duly authorized actions of Dalton Utilities.

BE IT FURTHER RESOLVED, that the Secretary or any Assistant Secretary of Dalton Utilities be, and each hereby is, authorized to attest the signature of any officer of Dalton Utilities and impress or attest Dalton Utilities' seal appearing on any agreement, instrument, certificate, financing statement, assignment, paper or document executed in connection with any of the foregoing Resolutions, but shall not be obligated to do so, and the absence of the signature of the Secretary or any Assistant Secretary of Dalton Utilities or Dalton Utilities' seal on any such agreement, instrument, certificate, financing statement, assignment, paper or other document shall not affect its validity or the obligation of Dalton Utilities thereunder.

BE IT FURTHER RESOLVED, that all resolutions or parts thereof of Dalton Utilities in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

BE IT FURTHER RESOLVED, that these Resolutions shall take effect immediately upon their adoption.

SO ADOPTED this 19th day of November, 2024.

**BOARD OF WATER, LIGHT AND SINKING
FUND COMMISSIONERS**

By: *[Signature]*
Chairman

Attest: *[Signature]*
Secretary

(SEAL)



[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this ____ day of _____, 2024, between the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantor, and **The Housing Authority of The City of Dalton, Georgia**, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

THE GRANTOR, for and in consideration of the sum of ten dollars and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple, the said Grantor hereby covenanting that the above-described property is free and clear from any encumbrance done or suffered by Grantor. The said

Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Signed, sealed and delivered
In the presence of:

City of Dalton, Georgia

Unofficial Witness

By: _____
Mayor

Notary Public

Attest: _____
Clerk

My commission expires:

[Notarial Seal]

[Seal]

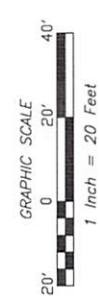
EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 203 in the 12th District and 3rd Section of Whitfield County, Georgia, containing 0.086 acres, and being more particularly described according to a plat of survey prepared by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, dated October 4, 2024, and recorded in Plat Book F Page _____, Whitfield County, Georgia Land Records, reference to which plat is hereby made and incorporated herein by reference.

RESERVED FOR OFFICIAL USE ONLY

ZONING
 ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS...
 FRONT YARD (MAJORS): 40 FEET
 SIDE YARD (MINORS): 25 FEET
 REAR YARD: 15 FEET

SURVEY REFERENCES
 1) BOUNDARY SURVEY FOR CHRISTIAN HERITAGE SCHOOL...
 2) EXEMPT SUBDIVISION SURVEY FOR CHRISTIAN HERITAGE SCHOOL...



SURVEYOR'S CERTIFICATION
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR...
 I, CHRISTOPHER L. LEWIS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3083, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION...
 DATE: 10/04/2024
 BY: [Signature]



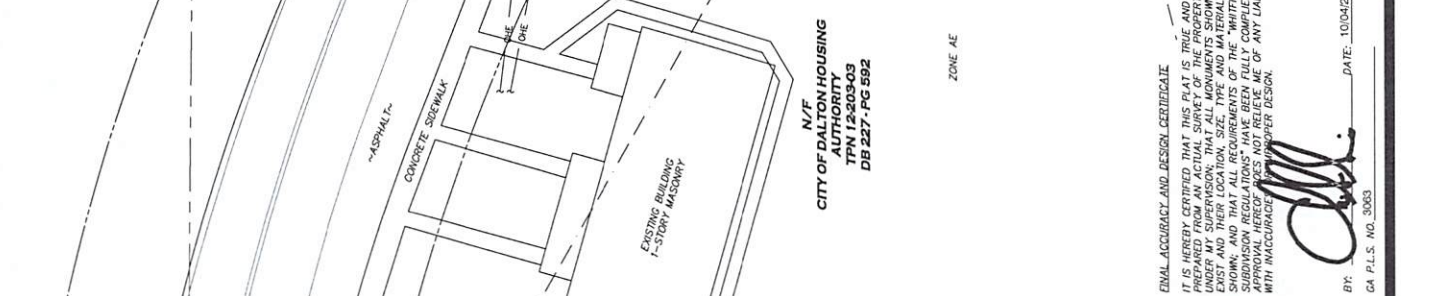
VICINITY MAP

- SURVEY NOTES**
- PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 2, 2024.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1/100,000 PARTIAL POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - A CORNER IN SERIES REBORNS TOTAL STATION, CARLSON BRK7 2045 RESIDUAL, WAS FOUND TO BE UNCONTROLLED CONTROL HERE USED FOR FIELD SURVEY MEASUREMENTS.
 - THIS PLAT HAS A MAP CLOSURE OF 1" IN 146,994'.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AS OF FLOOD INSURANCE RATE MAP NUMBER 19-2007 FOR COMMUNITY NUMBER 13018X IN WHITFIELD COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED BY THE SURVEYOR FROM THE EXISTING GRADUALLY FOR POST PROCESSING THE RELATIVE POSITIONING ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 - NATIONAL STANDARD FOR GEOSPATIAL DATA REPRESENTATION (NAD 83), AND IS VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO UNDERWOOD STREET, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
 - THE TERM "CERTIFICATION" AS USED IN RULE "180-6-09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND REASONABLE BELIEF THAT THE SURVEYOR HAS MADE NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE PROFESSIONAL LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.

LEGEND

(BEARING/DISTANCE)	PROPERTY LINE
B.S.L.	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	OVERHANG/HAWK
---	EASEMENT
G	GAS LINE
---	OVERHEAD UTILITY LINE
SS	SANITARY SCHEM LINE
---	STORM DRAIN PIPE
---	GAS METER
---	GAS VALVE
---	CAPPED REBAR
FND	FOUND
O	SIGN
U	UTILITY POLE

CERTIFICATE OF APPROVAL FOR RECORDING (EXEMPT SUBDIVISION)
 THE WHITFIELD COUNTY BUILDING, ZONING AND DEVELOPMENT DEPARTMENT HEREBY CERTIFIES THAT THIS PLAT COMPLES WITH THE EXEMPT SUBDIVISION ACT (O.C.G.A. SECTION 15-6-67) AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA, AND THAT THE SURVEYOR HAS MADE NO GUARANTEE OR WARRANTY OF ANY LOT EITHER FOR USE WITH THE EXISTING ON-SITE/PUBLIC SEWERAGE MANAGEMENT OR WATER SUPPLY SYSTEM OR FOR THE INSTALLATION OF A NEW ON-SITE/PUBLIC SEWERAGE MANAGEMENT OR WATER SUPPLY SYSTEM.



FINAL ACCURACY AND DESIGN CERTIFICATE
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION...
 DATE: 10/04/2024
 BY: [Signature]