

**WALTON COUNTY, GEORGIA
RESOLUTION NUMBER ____**

**A RESOLUTION
BY THE BOARD OF COMMISSIONERS
OF WALTON COUNTY**

A Resolution Consenting to the Deannexation of
Certain Real Property from the City of Monroe, Georgia

WHEREAS, the owners of the property described and identified on Exhibit “A” attached hereto and by this reference made a part hereof, have requested that said property be deannexed from the City of Between, Georgia; and

WHEREAS, O.C.G.A. Section 36-36-22 provides the procedures for the deannexation of land from a municipality within the State of Georgia; and

WHEREAS, O.C.G.A. Section 36-36-22 requires that the governing authority of Walton County consent to this proposed deannexation of property; and

WHEREAS, the deannexation of this property is in the best interest of Walton County, Georgia.

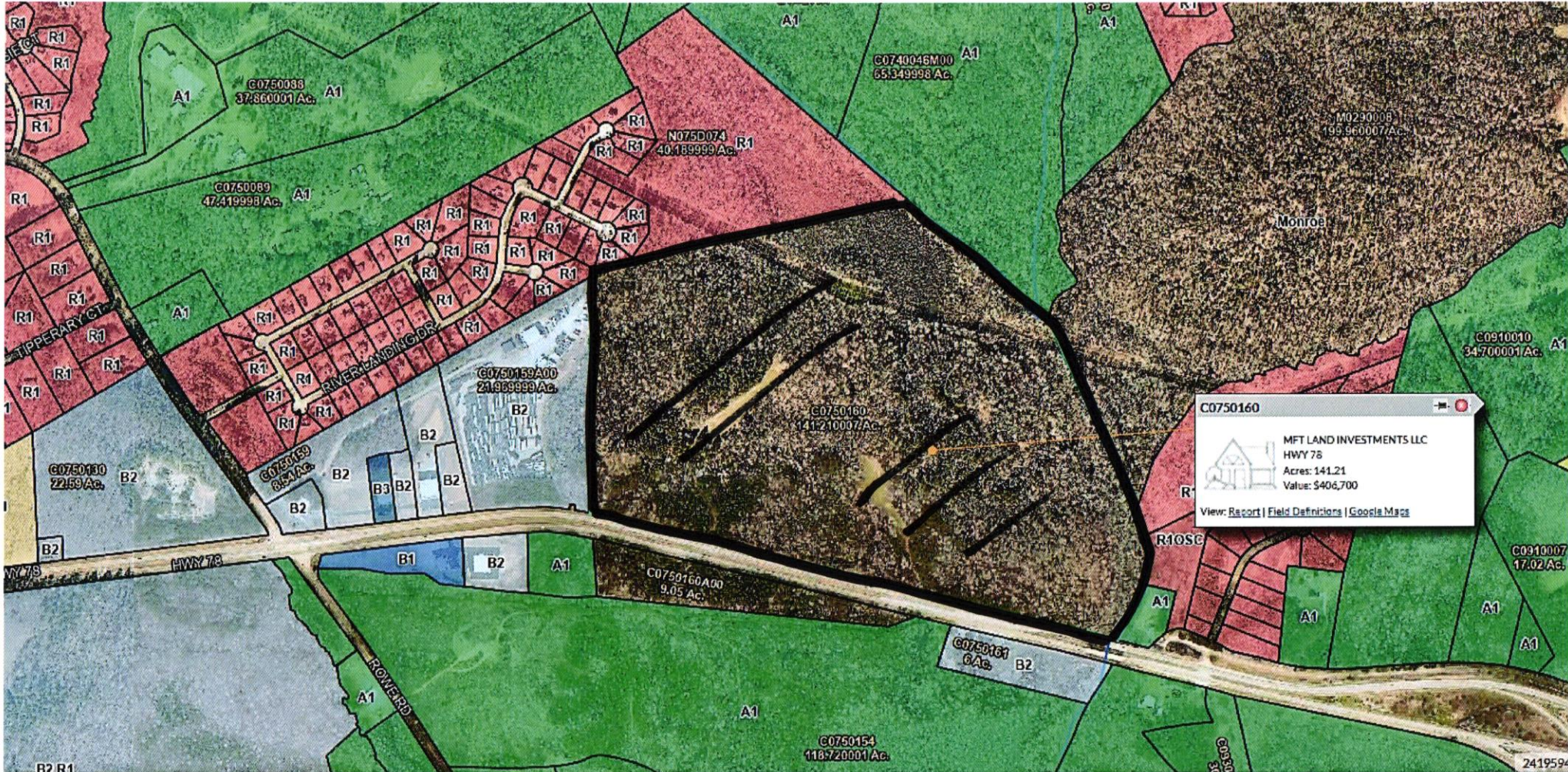
NOW THEREFORE, BE IT RESOLVED that the Walton County Board of Commissioners does hereby consent to the deannexation of the property described and identified on Exhibit “A” (C0750160) attached hereto, from the City of Monroe, Georgia. Subject property shall be annexed with a zoning classification of A1.

Adopted this _____ day of _____, 2024.

David G. Thompson, Chairman
Walton County Board of Commissioners

Attest: _____
Rhonda Hawk, County Clerk
Walton County, Georgia

[COUNTY SEAL]

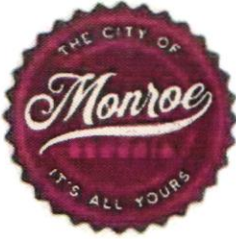


C0750160

MFT LAND INVESTMENTS LLC
 HWY 78
 Acres: 141.21
 Value: \$406,700

[View: Report](#) | [Field Definitions](#) | [Google Maps](#)

0750160	Owner	MFT LAND INVESTMENTS LLC	Last 2 Sales			
Commercial		574 CONYERS RD	Date	Price	Reason	Qual
Monroe		LOGANVILLE, GA 30052	2/23/2023	\$450000	TR	U
1.21	Physical Address	HWY 78	2/11/2022	\$423630	LM	Q
	Appraised Value	Value \$406700				



**CITY OF MONROE
PETITION FOR
DEANNEXATION**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, THE UNDERSIGNED, AS OWNER OF ALL REAL PROPERTY OF THE DESCRIBED HEREIN, RESPECTFULLY REQUEST THAT THE CITY COUNCIL DEANNEX THIS TERRITORY OUT OF THE CITY OF MONROE, GEORGIA, AND REMOVE THIS TERRITORY FROM THE CITY BOUNDARIES.

TERRITORY TO BE DEANNEXED; IDENTIFICATION & DESCRIPTION

Property Address (or physical location): Highway 78 at Alcovy River
Parcel #(s): C0750160
Acreage/Square Feet: 141.21 Council Districts: District 1

PROPERTY OWNER INFORMATION

Property Owner: MFT Land Investments LLC Phone #: 770-715-2800
Address: 574 Conyers Road, Suite 200 City: Loganville State: GA Zip: 30052

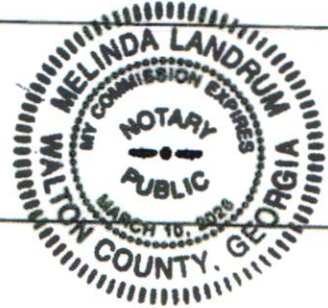
REQUIRED SUBMITTAL ITEMS

- Completed Petition for Deannexation
- Deed
- Typed Legal Description
- Proof of all property taxes paid in full
- Survey Plat
- Walton County resolution consenting to deannexation

WHEREFORE, THE PETITIONERS PRAY THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF MONROE, GEORGIA, PURSUANT TO THE PROVISIONS OF THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA, GEORGIA LAWS, DO BY PROPER ORDINANCE DEANNEX SAID PROPERTY ABOVE IN ORDER TO BE REMOVED FROM THE CITY LIMITS OF THE CITY OF MONROE, GEORGIA.

SIGNATURE: [Signature] DATE: 9-27-2024

NOTARY PUBLIC: Melinda Landrum
SWORN TO AND SUBSCRIBED BEFORE THIS 27th DAY OF September, 20 24
NOTARY SIGNATURE: [Signature]
DATE: 9/27/2024 SEAL:



DE-ANNEXATION APPLICATION

I HEREBY REQUEST THE MAYOR AND COUNCIL OF THE CITY OF Monroe TO DE-ANNEX THE PROPERTY DESCRIBED BELOW IN THIS APPLICATION

PLEASE LIST THE APPLICANT NAME REQUESTING DE-ANNEXATION

APPLICANT NAME:	<u>MFT Land Investments LLC</u>
APPLICANT ADDRESS:	<u>574 Conyers Road, Suite 200</u>
CITY, STATE & ZIP:	<u>Loganville, GA 30052</u>
TELEPHONE NUMBER:	<u>770-715-2800</u>

PROPOSED PROPERTY TO BE DE-ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE DE-ANNEXED:	<u>Highway 78 at Alcoy River</u>
(2) SUBDIVISION OF THE PROPERTY TO BE DE-ANNEXED:	
(3) LOT(S) NUMBER OF THE PROPERTY TO BE DE-ANNEXED:	
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE DE-ANNEXED:	<u>Agriculture</u>

- PRESENT ZONING CLASSIFICATION Planned Community Development
- PROPOSED AMOUNT OF ACREAGE TO BE DE-ANNEXED 141.21
- TAX MAP NUMBER/PARCEL NUMBER C0750160
- HOUSING UNITS N/A

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF REGISTERED VOTERS

(2) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF ADULTS OF VOTING AGE, IF DIFFERENT NUMBER THAN SHOWN IN NUMBER (1)

(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.

(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.

(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF HOUSING UNITS.

(6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX. CAUCASIAN LATINO AFRICAN AMERICAN OTHER

(7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH.

[Signature]
SIGNATURE OF APPLICANT

9-27-2024
DATE

OWNERSHIP VERIFICATION

The undersigned is the applicant/owner of an interest in the lands described in the attached De-Annexation Application, which proposes to amend the Official Zoning Map of Walton, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

141.21 acres' on Hwy 78 with parcel number C0750160

*Describe parcel or parcels and nature of interest
and percentage of interest*

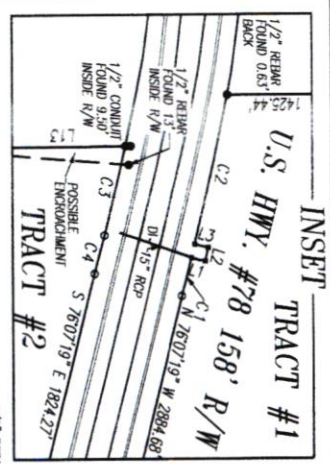
I hereby appoint NED BUTLER
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached de-annexation application.

NB VP
(Owner's Name)
MFT Land Investments, LLC
NED BUTLER, Vice President

Sworn to and subscribed
Before me, this 27th day
of September, 2024

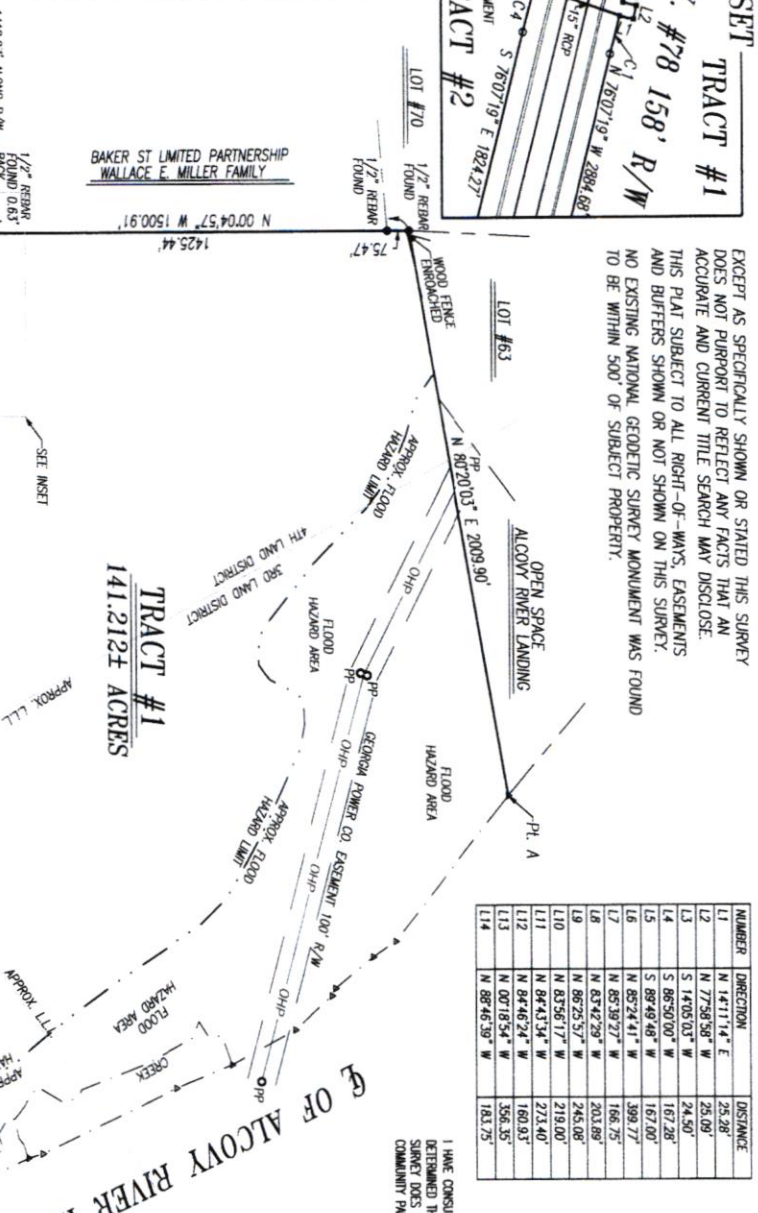
Melinda Landrum
Notary Public





BEARINGS & DISTANCES ALONG § OF ALCOY RIVER FROM Pt. A TO Pt. B

DIRECTION	DISTANCE
S 51°57'13" E	643.27
S 34°14'49" E	94.46
S 39°56'12" E	171.61
S 64°47'59" E	28.40
S 42°18'37" E	176.84
S 28°45'03" E	252.01
S 27°07'20" E	212.05
S 29°53'19" E	522.98
S 16°02'19" E	527.11
S 25°13'31" E	159.36
S 20°22'23" E	134.21
S 17°33'29" E	71.29
S 14°12'02" E	72.50
S 09°57'53" W	186.31
S 07°04'14" W	110.63
S 57°30'30" W	29.56
S 38°17'06" W	321.77



EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND BUFFERS SHOWN OR NOT SHOWN ON THIS SURVEY. NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

NUMBER	DIRECTION	DISTANCE
L1	N 14°11'14" E	25.28'
L2	N 77°58'58" W	25.09'
L3	S 14°03'03" W	24.50'
L4	S 86°50'00" W	161.28'
L5	S 89°49'48" W	167.00'
L6	N 65°24'41" W	399.77'
L7	N 65°39'27" W	166.75'
L8	N 63°42'29" W	203.69'
L9	N 86°25'57" W	245.08'
L10	N 83°56'17" W	219.00'
L11	N 84°43'34" W	273.40'
L12	N 84°46'24" W	160.93'
L13	N 07°18'54" W	356.35'
L14	N 88°46'39" W	183.75'

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 132970100B EFFECTIVE DATE: 7/16/1990.



- SURVEYORS CERTIFICATION**
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,984 FEET AN AND ANGULAR ERROR OF 2. SECONDS PER ANGLE POINT.
 - THE DATA SHOWN HEREON HAS BEEN CALCULATED FROM CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 607,801 FEET AND WAS ADJUSTED BY THE COMPOUND RULE.
 - ANGULAR AND LINEAL MEASUREMENTS OBTAINED BY TOPCON GTS 701

NUMBER	CHORD DIRECTION	ROUNDS	ARC LENGTH	CHORD LENGTH
C1	N 75°49'00" W	3598.84	69.27	69.27
C2	N 77°42'36" W	5408.82	271.17	271.14
C3	S 76°55'29" E	5250.82	162.58	162.58
C4	S 75°50'15" E	3430.84	71.06	71.06

TOTAL AREA = 150.264± ACRES

Scale: 1" = 400'



SURVEY FOR:

TERRAMAX

County: Walton
Land Lot's 7, 8, 10 & 11
District 3rd & 4th
Scale: 1"=400'
Date: 10/5/2006

Brewer & Dudley, L.L.C.
Civil Engineering
Land Planning
Construction Management

107 South Street
Marietta, Georgia 30067
Tel: (770) 887-4788
Fax: (770) 887-4478

Date: _____
Job No.: 05177
The No.: _____

B1 010

010-010

After Recording Return To:
McMichael & Gray, P.C.
170 Bankers Blvd, 100-A
Monroe, GA 30655

Order No.: LOG-230158-PUR

Property Appraiser's Parcel I.D. Number:
C0750-00000-160-000

BK:5275 PG:47-48
Filed and Recorded
Mar-02-2023 10:29 AM
DOC# 2023 - 001915
Real Estate Transfer Tax
Paid: \$ 450.00
1472023000805
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 7339863107

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 23rd day of February, 2023, between

Blue Eagle Land Investments, LLC, a Georgia Limited Liability Company

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

MFT Land Investments, LLC
, a Georgia Limited Liability Company

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 No/100 Dollars (\$10.00) and other good and valuable considerations 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 that tract or parcel of land lying and being in Land Lots 7, 8, 10 and 11 of the 3rd and 4th District of Walton County, Georgia, having 141.212 acres, more or less, as shown on that plat or survey prepared for Equitable Partners, II, LLC, Fairfield Financial Services, Inc. and Lawyers Title Insurance Corporation by Brewer and Dudley, L.L.C., John F. Brewer, III, G.R.L.S. No.2905, (Job No. 05177) dated October 5, 2005, and revised December 29, 2005, recorded in Plat Book 99, Page 33, which is incorporated herein by reference for a more complete description of the subject property, and described as follows: To locate the true point of beginning, begin at the intersection of the northern right of way line of U.S. Highway 78 and the eastern right of way line of Rowe Road, thence easterly along the westerly right of way line of U.S. Highway 78 a distance of 1.418.87 feet to a one-half inch (1/2") rebar set, said rebar being located at the southeastern corner of property now or formerly owned by Baker Street Limited Partnership and Wallace E. Miller Family Property, which marks the Point of Beginning, thence North 00 degrees 04 minutes 57 seconds West 1,500.91 feet to a one-half inch (1/2") rebar found at the southwest corner of Lot 63 of Alcovy River Landing; thence North 80 degrees 20 minutes 03 seconds East 2,009.90 feet to a point designed "Point A" in the center of the Alcovy River; thence from "Point A" following the centerline of Alcovy River the following courses and distances: South 51 degrees 57 minutes 13 seconds East 643.22 feet to a point; thence South 34 degrees 14 minutes 49 seconds East 94.48 feet to a point; thence South 39 degrees 36 minutes 12 seconds East 171.61 feet to a point; thence South 64 degrees 47 minutes 59 seconds East 28.40 feet to a point; thence South 42 degrees 18 minutes 37 seconds East 176.84 feet to a point; thence South 28 degrees 45 minutes 03 seconds East 252.0 feet to a point; thence South 23 degrees 07 minutes 20 seconds East 212.05 feet to a point; thence South 25 degrees 53 minutes 19 seconds East 522.98 feet to a point; thence South 16 degrees 02 minutes 19 seconds East 52.11 feet to a point; thence South 25 degrees 13 minutes 31 seconds East 159.36 feet to a point; thence South 20 degrees 22 minutes 23 seconds East 134.21 feet to a point; thence South 17 degrees 33 minutes 25 seconds East

After Recording Return To:
McMichael & Gray, P.C.
170 Bankers Blvd, 100-A
Monroe, GA 30655

Order No.: LOG-230158-PUR

Property Appraiser's Parcel I.D. Number:
C0750-00000-160-000

THIS DOCUMENT HAS BEEN
E-RECORDED AT
BOOK 5275 PAGE 47-48
COUNTY WALTON STATE GA
DATE 3/2/2023 TIME: 10 29 A.M./P.M.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

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Blue Eagle Land Investments, LLC, a Georgia Limited Liability Company

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

**MFT Land Investments, LLC
, a Georgia Limited Liability Company**

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 No/100 Dollars (\$10.00) and other good and valuable considerations 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 that tract or parcel of land lying and being in Land Lots 7, 8, 10 and 11 of the 3rd and 4th District of Walton County, Georgia, having 141.212 acres, more or less, as shown on that plat or survey prepared for Equitable Partners, II, LLC, Fairfield Financial Services, Inc. and Lawyers Title Insurance Corporation by Brewer and Dudley, L.L.C., John F. Brewer, III, G.R.L.S. No.2905, (Job No. 05177) dated October 5, 2005, and revised December 29, 2005, recorded in Plat Book 99, Page 33, which is incorporated herein by reference for a more complete description of the subject property, and described as follows: To locate the true point of beginning, begin at the intersection of the northern right of way line of U.S. Highway 78 and the eastern right of way line of Rowe Road, thence easterly along the westerly right of way line of U.S. Highway 78 a distance of 1.418.87 feet to a one-half inch (1/2") rebar set, said rebar being located at the southeastern corner of property now or formerly owned by Baker Street Limited Partnership and Wallace E. Miller Family Property, which marks the Point of Beginning, thence North 00 degrees 04 minutes 57 seconds West 1,500.91 feet to a one-half inch (1/2") rebar found at the southwest corner of Lot 63 of Alcovy River Landing; thence North 80 degrees 20 minutes 03 seconds East 2,009.90 feet to a point designed "Point A" in the center of the Alcovy River; thence from "Point A" following the centerline of Alcovy River the following courses and distances: South 51 degrees 57 minutes 13 seconds East 643.22 feet to a point; thence South 34 degrees 14 minutes 49 seconds East 94.48 feet to a point; thence South 39 degrees 36 minutes 12 seconds East 171.61 feet to a point; thence South 64 degrees 47 minutes 59 seconds East 28.40 feet to a point; thence South 42 degrees 18 minutes 37 seconds East 176.84 feet to a point; thence South 28 degrees 45 minutes 03 seconds East 252.0 feet to a point; thence South 23 degrees 07 minutes 20 seconds East 212.05 feet to a point; thence South 25 degrees 53 minutes 19 seconds East 522.98 feet to a point; thence South 16 degrees 02 minutes 19 seconds East 52.11 feet to a point; thence South 25 degrees 13 minutes 31 seconds East 159.36 feet to a point; thence South 20 degrees 22 minutes 23 seconds East 134.21 feet to a point; thence South 17 degrees 33 minutes 25 seconds East

71.29 feet to a point; thence South 14 degrees 12 minutes 02 seconds East 72.50 feet to a point; thence South 09 degrees 57 minutes 53 seconds West 136.31 feet to a point; thence 01 degree 04 minutes 14 seconds West 110.83 feet to a point; thence South 57 degrees 30 minutes 30 seconds West 29.56 feet to a point; thence South 38 degrees 17 minutes 06 seconds West 321.72 feet to a corrugated metal designated as "Point B" on the above-referenced survey, which "Point B" is located on the northeastern right of way of U.S. Highway 78; thence along the northeastern right of way line of U.S. Highway 78 (having a 158 foot right of way) North 76 degrees 07 minutes 19 seconds West 2.871.72 feet to a point; thence continuing along the northwestern right of way line of U.S. Highway 78 and following the curvature thereof an arc distance of 69.27 feet, said arc being subtended by a chord having a bearing of North 75 degrees 49 minutes 00 seconds West 69.27 feet to a point; thence North 14 degrees 11 minutes 14 seconds East 25.28 feet to a point; thence North 77 degrees 58 minutes 58 seconds West 25.09 feet to a point; thence South 14 degrees 05 minutes 03 seconds West 24.50 to a point located on the northeastern right of way line of Highway U.S. 78; thence continuing along the northeastern right of way line of U.S. Highway 78 and following the curvature thereof an arc distance of 271.17 feet to the true point of beginning, said arc being subtended by a chord bearing North 77 degrees 42 minutes 36 seconds West a distance of 271.14 feet.

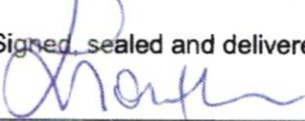
SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor. **IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.


Signed, sealed and delivered in the presence of:

Blue Eagle Land Investments, LLC



Unofficial Witness

By:  (Seal)
Ned Butler, Sole Member



Notary Public

My Commission Expires: 12-01-25
[Notary Seal]

