

House Bill 786 (AS PASSED HOUSE AND SENATE)

By: Representatives Burns of the 157th and Carter of the 159th

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act providing a new charter for the City of Guyton, approved May 5, 2006 (Ga.
2 L. 2006, p. 4230), so as to change the corporate boundaries of said city; to repeal conflicting
3 laws; and for other purposes.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

5 **SECTION 1.**

6 An Act providing a new charter for the City of Guyton, approved May 5, 2006 (Ga. L. 2006,
7 p. 4230), is amended by adding a new subsection (c) to Section 1.11 to read as follows:

8 "(c) The boundaries of the city shall contain, in addition to that territory identified in
9 subsection (a) of this section, the following described areas:

10 (1) GUYTON RIVERSIDE TRACT A (381.482 ACRES, OLD BLUE SKY TRACT)

11 All that tract or parcel of land lying and being in the 10th. G.M. District of Effingham
12 County, Georgia, being a portion of the same lands as deeded to Blue Sky Timber
13 Properties LLC (Seller), in its vesting deed (Deed Book 954, Page 404 of the Effingham
14 County Clerks Office), and being a 381.482 acre portion of the 1282.00 Acre GRINER
15 #1 TRACT, as shown and more particularly described on that certain map or plat made
16 by Paul S. Buchele, Georgia R.L.S. No. 2633, Southern Surveying Services, for the City
17 of Guyton, dated March 7, 2008, recorded in Plat Cabinet C, Slide 193A1, in the records
18 of the Clerk of Superior Court of Effingham County, Georgia. For a more particular
19 description reference is hereby made to the aforesaid plat, which is specifically
20 incorporated herein and made a part hereof, and said tract or parcel of land being more
21 particularly described as follows:

22 Commencing at a 3"x3" Concrete Monument found at the intersection of the southern
23 right-of-way of County Road No 3 (a.k.a. Riverside Drive) and the eastern property line
24 of a 360 Acre Tract as shown on plat recorded in Plat Record Book (aka Plat Cabinet
25 Slide) A-342C; THENCE North 57°59'19" West a distance of 2,052.37 feet to a 3"X3"
26 Concrete Monument found at the intersection of the Southern R/W of County Road No.

3 (a.k.a Riverside Drive) and the Western property line of a 360 Acre Tract as shown on a Plat recorded in Plat Record Book (aka Plat Cabinet Slide) A-342C, this being the POINT OF BEGINNING of this parcel;

THENCE South 48°30'13" West a distance of 1,235.73 feet to a 5/8" rebar; THENCE South 49°34'41" West a distance of 603.89 feet to a 5/8" rebar; THENCE South 48°28'36" West a distance of 483.88 feet to a 5/8" rebar; THENCE South 49°27'20" West a distance of 506.79 feet to a 5/8" rebar; THENCE South 48°14'13" West a distance of 452.68 feet to a 5/8" rebar; THENCE South 51°54'12" West a distance of 216.84 feet to a 5/8" rebar; THENCE South 48°02'09" West a distance of 817.37 feet to a U.C.C. CMF; THENCE North 25°09'35" West a distance of 182.24 feet to a point; THENCE North 01°36'04" West a distance of 174.59 feet to a point; THENCE North 11°38'45" West a distance of 227.93 feet to a point; THENCE North 05°44'38" West a distance of 213.09 feet to a point; THENCE North 13°30'34" West a distance of 62.46 feet to a point; THENCE North 21°59'35" West a distance of 139.59 feet to a point; THENCE North 21°37'01" West a distance of 184.50 feet to a point; THENCE North 18°49'27" West a distance of 123.59 feet to a point; THENCE South 69°28'05" West a distance of 317.25 feet to a point; THENCE South 08°37'49" East a distance of 413.20 feet to a point; THENCE South 51°30'52" West a distance of 336.38 feet to a point; THENCE South 54°15'58" West a distance of 386.60 feet to a point; THENCE North 88°47'59" West a distance of 285.98 feet to a point; THENCE North 46°02'09" West a distance of 343.98 feet to a point; THENCE North 60°34'50" West a distance of 157.88 feet to a point; THENCE North 86°36'39" West a distance of 292.00 feet to a point; THENCE North 55°27'34" West a distance of 325.43 feet to a point; THENCE North 42°29'12" West a distance of 427.53 feet to a point; THENCE North 44°31'08" West a distance of 452.63 feet to a point; THENCE North 40°53'30" West a distance of 313.93 feet to a 5/8" rebar set at the base of a marked corner tree at the top of the river bank; THENCE North 47°40'49" East a distance of 5,664.47 feet to a to an iron pin set on the southern right-of-way of Riverside Drive; THENCE South 29°26'27" East a distance of 992.50 feet along the southern right-of-way of Riverside Drive to a point; THENCE South 28°54'06" East a distance of 995.67 feet along the southern right-of-way of Riverside Drive to a point; THENCE along a curve to the left having a radius of 1,060.00 feet and an arc length of 553.97 feet, being subtended by a chord of South 43°52'25" East for a distance of 547.69 feet to a point; THENCE South 58°50'43" East a distance of 1,040.77 feet, to the POINT OF BEGINNING of this parcel.

Subject to covenants, easements, and restrictions of record.

Said property contains 16,617,268 square feet or 381.482 acres, more or less.

This being a portion of the same tract or parcel of land conveyed to Blue Sky Timber Properties LLC by Limited Warranty Deed from Sustainable Forests, L.L.C. a/k/a Sustainable Forests L.L.C., dated March 21, 2003, and filed for record April 24, 2003, and recorded in Deed Book 954, page 404, in the Office of the Clerk of Superior Court of Effingham County, Georgia, and from Blue Sky Timber Properties LLC to Insured (City of Guyton, Georgia) by Limited Warranty Deed, dated March 13, 2008, and recorded in Deed Book 1738, page 135, aforesaid records.

(2) GUYTON RIVERSIDE TRACT B (265.00 ACRES, OLD COPPER STATION TRACT)

All those tracts or parcels of land lying and being in the 10th. G.M. District of Effingham County, Georgia, being a portion of the same lands as deeded to Copper Station Holdings, LLC (Seller), in its vesting deed (recorded in Deed Book 1567, Page 442, records of the Office of Clerk of Superior Court of Effingham County, Georgia), and being a 265.00 acre tract, as shown and more particularly described on that certain map or plat made by Paul S. Buchele, Georgia R.L.S. No. 2633, Southern Surveying Services, for the City of Guyton, dated April 25, 2008, recorded in Plat Cabinet D3, Slide A-1, in the records of the Clerk of Superior Court of Effingham County, Georgia, as Tract No. 1 and Tract No. 2. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof, and said tracts or parcels of land being more particularly described as follows:

TRACT No. 1 LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 10th G.M. District of Effingham County, Georgia, being a portion of the same lands as deeded to Seller in its vesting deed (Deed Book 1567, Page 442 of the Effingham County Clerks Office) and being more particularly described as follows:

Commencing at a 3"X3" Concrete monument found at the intersection of the southern Right-of-Way of County Road No. 3 and the eastern property line of a 360 Acre Tract as shown on a plat recorded in Plat Record Book (Plat Cabinet Slide) A-342C.

THENCE North 36°22'18" East a distance of 37.35 feet to a 3/4" rebar found on the northern Right-of-Way of County Road No. 3 and being the POINT OF BEGINNING of Tract No. 1.

THENCE North 58°01'45" West a distance of 2,055.41 feet along the northern Right-of-Way of County Road No. 3 to a 3/4" rebar found;

THENCE North 58°12'27" West a distance of 650.36 feet along the northern right-of-way of County Road No. 3 to a UCC concrete monument found; THENCE North 86°55'15" East a distance of 642.82 feet to a UCC concrete monument found;

THENCE North 45°54'18" East a distance of 524.68 feet to a UCC concrete monument found; THENCE South 56°35'28" East a distance of 255.34 feet to a UCC concrete monument found;

THENCE North 50°56'37" East a distance of 1,688.66 feet to a UCC concrete monument found; THENCE South 41°52'17" East a distance of 263.46 feet to a 3/4" rebar found;

THENCE South 49°35'39" West a distance of 235.50 feet to a point; THENCE South 41°17'03" East a distance of 2,185.62 feet to a point; THENCE North 48°52'15" East a distance of 464.64 feet to a point; THENCE South 41°46'30" East a distance of 2,245.06 feet to a point; THENCE South 29°37'40" West a distance of 117.28 feet to a point; THENCE South 44°22'40" West a distance of 242.88 feet to a point; THENCE South 26°17'50" West a distance of 227.22 feet to a point; THENCE South 35°41'40" West a distance of 440.69 feet to a 3/4" rebar found on the northern Right-of-Way of County Road No. 3; THENCE North 76°36'49" West a distance of 1,235.73 feet along the northern Right-of-Way of County Road No. 3 to a 3/4" rebar found; THENCE along a curve to the right having a radius of 374.62 feet and an arc length of 136.38 feet, being subtended by a chord of North 66°11'04" West for a distance of 135.63 feet along the northern Right-of-Way of County Road No. 3 to a 3/4" rebar found; THENCE North 55°45'19" West a distance of 1,958.65 feet along the northern Right-of-Way of County Road No. 3 to the POINT OF BEGINNING.

Subject to covenants, easements, and restrictions of record.

Said property contains 9,359,757 square feet or 214.870 acres, more or less.

TRACT No. 2 LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 10th G.M. District of Effingham County, Georgia, being a portion of the same lands as deeded to Seller in its vesting deed (Deed Book 1567, Page 442 of the Effingham County Clerks Office) and being more particularly described as follows:

Commencing at a 3"X3" Concrete monument found at the intersection of the southern Right-of-Way of County Road No. 3 and the eastern property line of a 360 Acre Tract as shown on a Plat recorded in Plat Record Book (Plat Cabinet Slide) A-342C.

THENCE North 36°22'18" East a distance of 37.35 feet to a 3/4" rebar found on the northern Right-of-Way of County Road No. 3; THENCE South 55°45'19" East a distance of 1,958.65 feet along the northern Right-of-Way of County Road No. 3 to a 3/4" rebar found; THENCE along a curve to the left having a radius of 374.62 feet and an arc length of 136.38 feet, being subtended by a chord of South 66°11'04" East for a distance of 135.63 feet along the northern Right-of-Way of County Road No. 3 to a 3/4" rebar found; THENCE South 76°36'49" East a distance of 1,235.73 feet along the

137 northern Right-of-Way of County Road No. 3 to a 3/4" rebar found; THENCE North
138 35°41'40" East a distance of 440.69 feet to a point and being the POINT OF
139 BEGINNING of Tract No. 2;
140 THENCE North 26°17'50" East a distance of 227.22 feet to a point; THENCE North
141 44°22'40" East a distance of 242.88 feet to a point; THENCE North 29°37'40" East a
142 distance of 117.28 feet to a point; THENCE North 41°46'30" West a distance of
143 2,245.06 feet to a point; THENCE South 48°52'15" West a distance of 464.64 feet to
144 a point; THENCE North 41°17'03" West a distance of 2,185.62 feet to a point;
145 THENCE North 49°35'39" East a distance of 235.50 feet to a 3/4" rebar found;
146 THENCE South 54°12'57" East a distance of 4,383.18 feet to a 5/8" rebar set;
147 THENCE South 35°41'40" West a distance of 1,329.75 feet to the POINT OF
148 BEGINNING of Tract No. 2.
149 Subject to covenants, easements, and restrictions of record.
150 Said property contains 2,183,665 square feet or 50.130 acres, more or less.
151 Tracts No. 1 and No. 2 being the same property conveyed to the Insured by Limited
152 Warranty Deed from Copper Station Holdings, LLC, dated June 11, 2008, filed for
153 record June 18, 2008, and recorded Deed Book 1765, page 178, in the Office of the
154 Clerk of Superior Court of Effingham County, Georgia."

155 **SECTION 2.**

156 All laws and parts of laws in conflict with this Act are repealed.