

House Bill 1088

By: Representative Jones of the 167th

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act creating a new charter for the City of Ludowici, approved April 18, 1923
2 (Ga. L. 1923, p. 3667), as amended, so as to change the corporate limits of the city; to
3 provide for related matters; to repeal conflicting laws; and for other purposes.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

5 **SECTION 1.**

6 An Act creating a new charter for the City of Ludowici, approved April 18, 1923
7 (Ga. L. 1923, p. 3667), as amended, is amended by adding a new section to read as follows:

8 "SECTION 3B.

9 In addition to all other territory previously or hereafter contained in the city, the following
10 parcels shall also be a part of the City of Ludowici and within the corporate limits of such
11 city:

12 All that certain tract or parcel of land situate, lying and being in the 24th G. M. District
13 of Long County, Georgia, containing 381.42 acres, more or less, and being bounded, now
14 or formerly, as follows: Northeast by lands of Georgia Pacific, by lands of John Morgan
15 and by lands of George DeLoach; Southeast by Seaboard Coastline Railroad; Southwest
16 by lands of Tommy Houston; and Northwest by the Old Ludowici-Hinesville Road.

17 Said property is more accurately depicted as Parcels 1 and 2 upon that certain plat by
18 Hugh M. Smiley, Long County Surveyor, dated June 4, 1993, said plat being recorded
19 in the Office of the Clerk of Superior Court of Long County in Plat Book 5, Page 136,
20 reference being made hereto for descriptive and all other purposes.

21 LESS AND EXCEPTED is all that certain lot, tract or parcel of land situate, lying and
22 being in the 1756th G. M. District of Long County, Georgia, containing 10.00 acres, more
23 or less, as shown and represented on that certain plat of survey made and prepared by

24 Merlin J. Tomberlin, Georgia Registered Land Surveyor No. 2477, dated
25 October 30, 2000, and recorded in Plat Section 14, page 208, in the Office of the Clerk
26 of Superior Court of Long County, Georgia, said plat by specific reference is made a part
27 hereof for descriptive and all other purposes. Said lot of land being bounded, now or
28 formerly, as follows: Northerly by the right of way of U.S. Highway 84; Easterly by
29 lands of Frank A. McClelland, Jr.; Southerly by the right of way of S.C.L. Railroad; and
30 Westerly by lands of Tommy Houston, all as shown on the above referred to plat of
31 survey.

32 This is the same property as conveyed in that certain Warranty Deed from Frank A.
33 McClelland, Jr. to Development Authority of Long County, dated April 4, 2001, and
34 recorded in Deed Book 191, folio 49-50, in the Office of the Clerk of Superior Court of
35 Long County, Georgia.

36 ALSO LESS AND EXCEPTED is all that certain lot, tract or parcel of land situate, lying
37 and being in the 1756th G. M. District of Long County, Georgia, containing 5.00 acres,
38 more or less, as shown and represented on that certain plat of survey made and prepared
39 by Merlin J. Tomberlin, Georgia Registered Land Surveyor No. 2477, dated
40 October 30, 2000, and recorded in Plat Section 14, page 208, in the Office of the Clerk
41 of Superior Court of Long County, Georgia, said plat by specific reference is made a part
42 hereof for descriptive and all other purposes. Said lot of land being bounded, now or
43 formerly, as follows: Northerly by the right of way of U.S. Highway 84; Easterly by lands
44 of Frank A. McClelland, Jr.; Southerly by the right of way of S.C.L. Railroad; and
45 Westerly by lands of Frank A. McClelland, Jr., all as shown on the above referred to plat
46 of survey.

47 This is the same property as conveyed in that certain Deed of Donation for the Citizens
48 of Long County from Frank A. McClelland, Jr. to Development Authority of Long
49 County, dated April 4, 2001, and recorded in Deed Book 191, folio 51-53, in the Office
50 of the Clerk of Superior Court of Long County, Georgia.

51 ALSO LESS AND EXCEPTED is all that certain tract or parcel of land situate, lying and
52 being in the 24th G. M. District of Long County, Georgia, containing 49.45 acres, more
53 or less, and being bounded, now or formerly, as follows: Northeast by other lands of
54 Frank A. McClelland, Jr.; Southeast by the 150' right of way of the S.C.L. Railroad;
55 Southwest by other lands of Long County Development Authority; and Northwest by
56 the 180' right of way of U. S. Highway #84.

57 Said property is more particularly described by metes, bounds, courses and distances on
58 a plat of survey prepared by T. R. Long Engineering, P.C., dated December 2004, and

59 recorded in the Office of the Clerk of Superior Court of Long County, Georgia, in Plat
60 Book 16, page 97. Said plat is incorporated herein by reference for descriptive and all
61 other purposes.

62 This is the same property as conveyed in that certain Warranty Deed from Frank A.
63 McClelland, Jr. to Long County Development Authority, dated December 29, 2004, and
64 recorded in Deed Book 239, folio 534-535, in the Office of the Clerk of Superior Court
65 of Long County, Georgia.

66 ALSO LESS AND EXCEPTED is all that certain tract or parcel of land situate, lying and
67 being in the 24th G. M. District of Long County, Georgia, containing 75 acres, more or
68 less, and being known and designated as Parcel No. 2, and being bounded, now or
69 formerly, as follows: Northeasterly by lands of Kent and Sarah Mosley, by lands of
70 Georgia Coastal Land Company, by lands of John L. and Doris Morgan and by lands of
71 George DeLoach; Southeasterly by lands of Parcel 3, containing 25.42 acres, more or
72 less; Southwesterly by Parcel 4, containing 8.89 acres (Monticello Road); and
73 Northwesterly by Parcel 1, containing 51.91 acres, more or less. Said property is more
74 accurately depicted upon that certain plat of survey made and prepared by Jeffrey Wayne
75 Mock, Georgia Registered Land Surveyor No. 2992, dated June 12, 2015, and recorded
76 in Plat Cabinet A30, Slide 3C, in the Office of the Clerk of Superior Court of Long
77 County, Georgia, said plat by specific reference is made a part hereof for descriptive and
78 all other purposes.

79 This is the same property as conveyed in that certain Warranty Deed from Frank A.
80 McClelland, Jr. to Long County Board of Education, dated July 24, 2015, and recorded
81 in Deed Book 450, pages 202-204, in the Office of the Clerk of Superior Court of Long
82 County, Georgia.

83 ALSO LESS AND EXCEPTED is all that certain tract lot, tract or parcel of land situate,
84 lying and being in the 24th G. M. District of Long County, Georgia,
85 containing 8.890 acres, more or less, and being known as Parcel No. 4 (Monticello Road),
86 and being bounded, now or formerly, as follows: Northeasterly by Parcel 1,
87 containing 51.91 acres, more or less, by Parcel 2, containing 75.00 acres, more or less,
88 and by Parcel 3, containing 25.42 acres, more or less; Southeasterly by the right of way
89 of U.S. Highway 84; Southwesterly by Parcel 5, containing 148.36 acres, more or less;
90 and Northwesterly by the right of way of Elim Church Road, all as shown on that certain
91 plat of survey made and prepared by Jeffrey Wayne Mock., Georgia Registered Land
92 Surveyor No. 2992, dated June 12, 2015, and recorded in Plat Cabinet A30, Slide 3C, in

93 the Office of the Clerk of Superior Court Long County, Georgia, said plat by specific
94 reference is made a part hereof for descriptive and all other purposes."

95 **SECTION 2.**

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