

PUBLISHED _____
ZONING HEARING _____
FIRST READING _____
PASSED _____

AN ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BLUE RIDGE, GEORGIA, BY REZONING TWO TRACTS OR PARCELS OF LAND WITHIN THE CITY OF BLUE RIDGE, BEING DESIGNATED AS 51 ADA STREET AND 215 RIVER STREET OWNED BY ADA STREET, LLC AND BEING APPROXIMATELY A TOTAL OF 0.654 ACRES, MORE OR LESS, AS MORE PARTICULARLY DESCRIBED ON THE PLAT AND LEGAL DESCRIPTIONS WHICH ARE ATTACHED HERETO AND, WHICH ARE INCORPORATED BY REFERENCE INTO THIS ORDINANCE, AND REZONING THE PROPERTY FROM A MEDIUM DENSITY RESIDENTIAL (R-2) DISTRICT TO LIMITED COMMERCIAL (C-1) DISTRICT, WITHOUT CONDITIONS; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the City Council of Blue Ridge, Georgia as follows:

SECTION 1. ZONING IMPOSED WITHOUT CONDITIONS.

(a) That from and after the passage of this ordinance the following described parcels within the City of Blue Ridge shall be zoned and so designated on the zoning map of the City of Blue Ridge as a Limited Commercial (C-1) District, being designed as 51 Ada Street and 215 River Street and currently owned by Ada Street, LLC, and being approximately 0.654 acres, with the following conditions:

Conditions:

- (1) None.

Legal Description:

(b) The legal description of the above-referenced property, which is being rezoned from a Medium Density Residential (R-2) District to a Limited Commercial (C-1) District, is as follows:

All those tracts or parcels of land being approximately a total of 0.654 acres, and lying and being within the City of Blue Ridge, Fannin County, Georgia, and owned by Ada Street, LLC, and more particularly described on the legal descriptions and plat which are attached hereto, and incorporated by reference hereof, into this legal description.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3. SEVERABILITY OF PARAGRAPHS.

If any portion of this ordinance shall be invalid or unconstitutional, such invalidity or unconstitutionality shall not effect or impair the remaining portions unless it clearly appears that other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION 4. AMENDMENT TO THE ZONING MAP.

This ordinance is enacted as an amendment to the zoning map of the City of Blue Ridge.

SECTION 5. EFFECTIVE DATE.

The effective date of the zoning classification imposed by this ordinance shall be on the date the zoning classification is approved by the City of Blue Ridge, by and through its City Council.

SO ORDAINED this _____ day of _____, 2016.

BLUE RIDGE CITY COUNCIL

By: _____
Mayor

Councilperson

Councilperson

Councilperson

Councilperson

Councilperson

Attest:

Kelsey Ledford, City Clerk

Return recorded document to:
Terry Lee Wilson, LLC
2403 East First Street
Blue Ridge, GA 30513
File No. 14-269

Limited Warranty Deed

STATE OF GEORGIA
COUNTY OF FANNIN

THIS INDENTURE is made the 11th day of July, 2014, between Bobby L. Dills and Shelby J. Dills, of the County of Fannin, State of Georgia ("Grantor"), and Ada Street LLC, of the County of Fannin, State of Georgia ("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 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 278, City of Blue Ridge, Fannin County, Georgia, containing 0.22 acres, as shown on plat of survey by Shelly J. Bishop, GRLS No. 2536 and recorded in Plat Hanger ~~C-2007-2427~~, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

Map Parcel No. BR01 087 A

TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

Chain of Title: This being the same property as was conveyed to Grantor herein by Warranty Deed from Reid Mathis and Louise Mathis dated November 18, 2011 and recorded in Deed Book 987, Page 454, Fannin County Records.

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 Grantee forever in FREE SIMPLE.

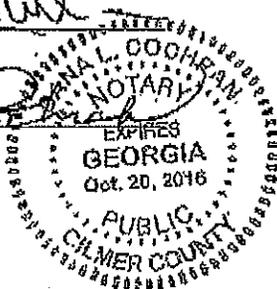
AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF; Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Bobby L. Dills (seal)
Bobby L. Dills

Shelby J. Dills (seal)
Shelby J. Dills

Witness
[Signature]
Notary Public


Return recorded document to:
Terry Lee Wilson, LLC
2403 East First Street
Blue Ridge, GA 30513
File No. 14-298

Limited Warranty Deed

STATE OF GEORGIA
COUNTY OF FANNIN

THIS INDENTURE is made the 31 day of July, 2014, between William Wade Lovine, of the County of Fannin, State of Georgia ("Grantor"), and Ada Street LLC, of the County of Fannin, State of Georgia ("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 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 278, City of Blue Ridge, Fannin County, Georgia, being City Lot 19 and the north half of Lot 23 in the Weaver Addition to said City of Blue Ridge, Georgia.

Map Parcel No. BR01 087

TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

Chain of Title: This being the same property as was conveyed to Grantor herein by Quitclaim Deed from William Wayland Lovine dated December 26, 2012 and recorded in Deed Book 1037, Page 131, Fannin County Records.

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 Grantee forever in **FEE SIMPLE**.

AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

William Wade Lovine

William Wade Lovine (seal)

[Handwritten signature]

Witness
[Handwritten signature]
Notary Public

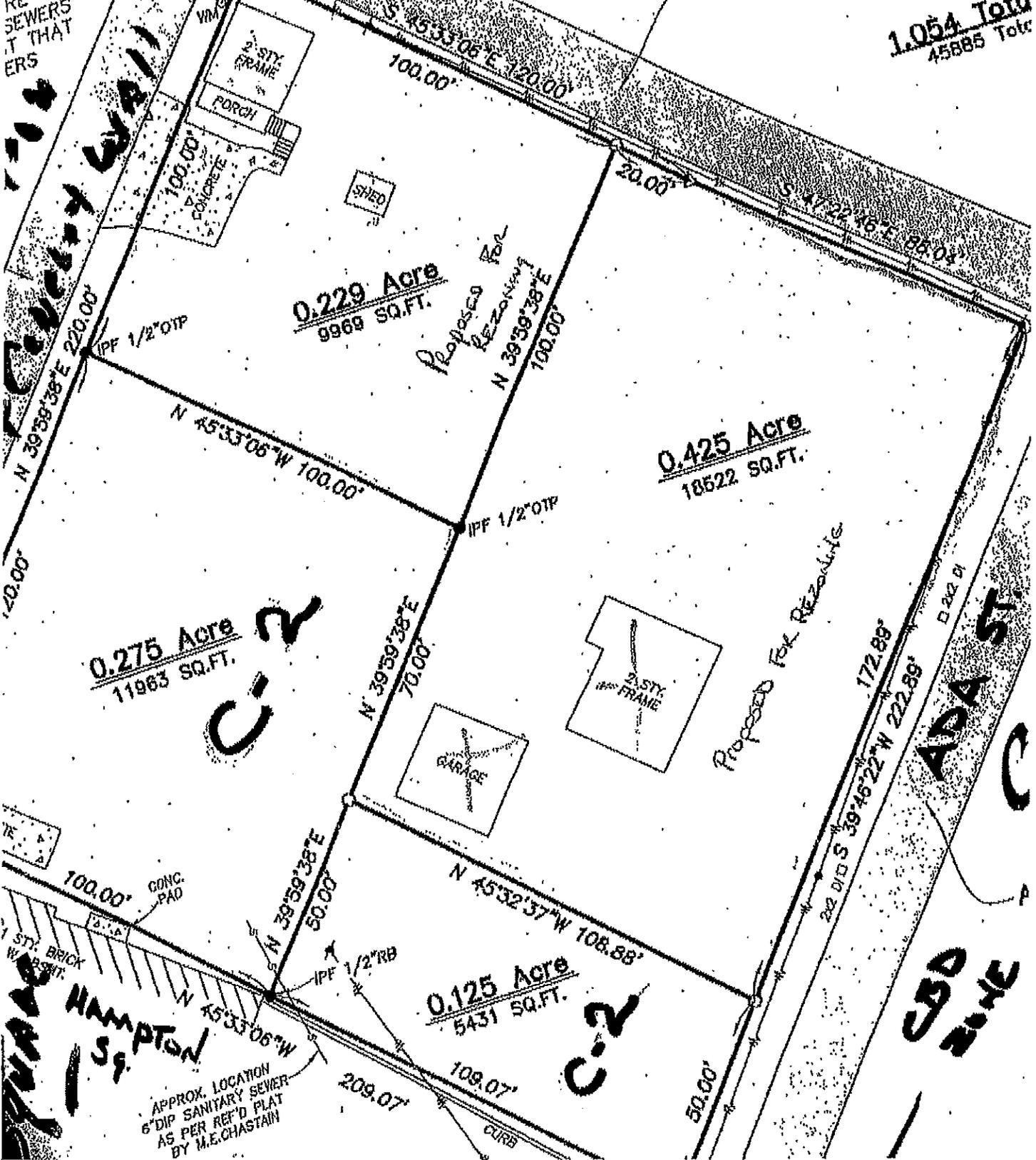


R-2

WEST DAVIS STREET
18' ASPH. CONC.
(26' R/W)

1.054 Total
45885 Total

NOT SHOWN
SEWERS
NOT SHOWN
SEWERS
NOT SHOWN
SEWERS



APPROX. LOCATION
6" DIP SANITARY SEWER
AS PER REF'D PLAT
BY M.E. CHASTAIN

1 STY. BRICK
W/ ASPHT.
HAMPTON
ST.

CSO
ZONE