



City of Hogansville  
**City Council**  
**Regular Meeting Agenda**  
**Monday, July 7, 2025 – 7:00 pm**

**Meeting will be held at Hogansville City Hall,  
111 High Street, Hogansville, GA 30230**

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese *</i>	2027	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2027	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* Mayor Pro-Tem

**Regular Meeting – 7:00 pm**

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

**Consent Agenda**

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting July 7, 2025
2. Approval of Minutes: AMENDED - Work Session June 2, 2025
3. Approval of Minutes: AMENDED - Public Hearing & Regular Meeting June 2, 2025
4. Approval of Minutes: 10am Public Hearing June 16, 2025
5. Approval of Minutes: Work Session June 16, 2025
6. Approval of Minutes: Public Hearing & Regular Meeting June 16, 2025
7. Approval of Minutes: Called Work Session June 25, 2025
8. Approval of Minutes: Public Hearing & Called Meeting June 25, 2025

**Presentations**

1. Introduction of New Hogansville Police Officers
2. Employee Recognition - Hogansville Police Department Promotions
3. Employee Recognition – Richard Milliron – 5 Year Anniversary

**New Business**

1. Final Plat Approval – Jones Crossing Phase II
2. Boundary Line Agreement – 1240 East Main Street

**City Manager's Report**

**Assistant City Manager's Report**

**Chief of Police Report**

**Council Member Reports**

1. Council Member Taylor
2. Council Member Baswell
3. Council Member Neese
4. Council Member Ayers
5. Council Member Strickland

**Mayor's Report**

**Adjourn**

**Upcoming Dates & Events**

- July 17, 2025 – 6:00 pm | Meeting of the Hogansville Planning & Zoning Commission at Hogansville City Hall
- July 21, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- July 22, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall

**The Royal Theater Happenings – July 2025**

- Friday, July 11, 2025 – 7:00 pm – MOVIE: Woodstock
- Saturday, July 12, 2025 – 7:00 pm – MOVIE: Free Willy
- **Saturday, July 19, 2025 – 7:30pm – LIVE EVENT: Ramble Tamble Creedence Clearwater Revival Experience**
- Friday, July 25, 2025 – 7:00 pm – MOVIE: Mamma Mia!
- Saturday, July 26, 2025 – 7:00 pm – MOVIE: Finding Nemo

**Purchase tickets online [1937royaltheater.org](http://1937royaltheater.org) or call the box office 706-955-4870**



*Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230*

## **Work Session Meeting - AMENDED**

### **June 2, 2025**

**Call to Order:** City Attorney Alex Dixon called the Work Session to order at 5:30pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Mayor Jake Ayers, Council Member Mandy Neese, and Assistant City Manager Oasis Nichols were not present at tonight's meeting.

#### **Order of Business**

1. **Elevations of 5C's of Prophet – Annual Update and Funding Request**

Charron Prophet with Elevations of 5C's of Prophet gave an update on their budget, and he is requesting the City to continue annual funding of \$25,000 to help with operations.

He stated that summer camp has started with 42 enrolled children and ongoing inquiries for more. Children attend from multiple counties (e.g., Heard County, Meriwether County, Coweta County, etc.). The program serves a fluctuating number of children (initially around 70, now 60–65, with high pre-kindergarten enrollment). The program is now licensed and working toward a quality rating. Quality rating requires meeting curriculum standards and teacher training (all teachers complete Georgia PDS or equivalent). Capacity is 95 children; the peak operation is around 80. As a state-bound center, it can now accept children from neighboring communities and serve older students (middle school and beyond).

He stated that insurance costs have risen significantly due to a new umbrella insurance requirement (\$1–\$2 million coverage). Budget adjustments are ongoing, especially after increasing staff from four or five teachers last year. Last year's operating budget was about \$400,000, with a detailed review scheduled for July.

2. **Pioneer Youth, Inc. – Annual Update and Funding Request**

Emily Abraham with Pioneer Youth gave an annual update on the program, now in its 4<sup>th</sup> year. The program serves ages 7-17 at its Granite Street center. The program is free for all kids and includes daily snacks, weekly meals, and access to a "dignity store" for hygiene items. The program currently serves about 40 children daily and has reached over 130 children in total. Additional programs include back-to-school supply events, Christmas sponsorships with the Pilot Club, and state-funded social emotional learning initiatives. Future plans include program expansion, annex building renovation, and strengthening community partnerships, with a focus on adolescent programming. Mrs. Abraham stated that rising insurance costs are also a concern for them. They are requesting for the City to continue annual funding of \$25,000.

3. **Georgia Youth Impact Project Funding Request by Frederick Manley**

Frederick Manley with the Georgia Youth Impact Project gave a presentation to Council requesting total funding of \$25,000, with the first \$7,400 to be paid for his adjusted one-week program for July. The original eight-week curriculum will be condensed to a one-week program for July. Funding for the one-week program is proposed to be included in the overall funding request if approved. Focus on gun violence prevention, substance abuse, family trauma, and mental health. Curriculum includes prevention, early intervention, and alternative programs addressing vaping, drug addiction, and meth use. He gave an overview of his anticipated revenue of \$50,000 (with funding coming from the City of Hogansville, grants, and donations). He anticipates his expenses to be \$45,000 for staff, materials, and transportation.



4. **Annexation of Parcel Number 0030 000008 and 5. Rezoning of Parcel Numbers 0030 000008 and 0030 00007A to G-LI**

Civil Engineer John Wise gave a presentation to Council regarding the request to annex an 85-acre parcel on Emmaus Church Road into the City of Hogansville and rezone that parcel and the adjacent parcel of approximately 8 acres, already inside the City limits, from CR-MX to G-LI.

The planned development will be three small-to-mid-sized industrial warehouses. The sanitary sewer will be provided by Meriwether County and all other utilities come from the City of Hogansville.

Planned improvements include widening the road on Emmaus Church Road and intersection upgrades to Highway 54 and Sims Road per DRI recommendations. Council emphasized the need for a development agreement specifying traffic studies and DOT coordination for truck access, intersection safety, and buffer zones to protect nearby residential areas.

5. **LMIG – LRA Funding Project**

City Manager Lisa Kelly asked Council for their recommendation for using the \$65,000 LRA funds.

After previous discussions, Council agreed with using the funding to upgrade existing sidewalks needing repair and addressing the need for safety railings on Askew Avenue at Granite Street.

**City Attorney Alex Dixon** adjourned the Work Session at 6:33pm.

Respectfully,



LeAnn Lehigh  
City Clerk



*Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230*

## **Public Hearing**

**June 2, 2025**

City Attorney Alex Dixon called the Public Hearing to order at 7:00 pm to hear citizen comments on the annexation of parcel number 0030 000008 and rezoning of parcel numbers 0030 000008 and 0030 000007A to G-LI.

Civil Engineer John Wise gave a presentation on the requested annexation of approximately 85 acres on Emmaus Church Road and rezoning an additional 9-acre tract already within the City limits of Hogansville from CR-MX to G-LI (General Light Industrial) for a planned small to mid-sized industrial warehouse development, consisting of three buildings. Infrastructure plans include standard water quality and detention measures per Georgia stormwater management requirements, with 41 acres of impervious area (about 44% of the total site). The development is concentrated in the middle of the property, surrounded by undisturbed areas, including two streams and their buffers. A 75-foot zoning buffer is maintained on the south and east sides, preserving significant native trees and landscape, so the warehouses will be largely screened from view. Sanitary sewer service will be provided by Meriwether County, pending ongoing coordination and meetings. Other utilities (water, electricity, etc.) will be managed by the City of Hogansville. The project will undergo a full traffic study as part of the Three Rivers Regional Commission DRI (Development of Regional Impact) process, involving coordination with GDOT, city officials, and other agencies. Anticipated improvements include widening Emmaus Church Road to full industrial pavement width along the entire length to the site, and enhancements at the intersection of Sims Road and Highway 54 to accommodate increased truck and auto traffic.

### **CITIZEN COMMENTS**

- Mike Purgason of 1238 Sims Road commented that he moved to his current residence to get away from industrial businesses. He stated that with current truck traffic in the area, he has a hard time turning off his road and is concerned about what more truck traffic would do. He stated that the neighbors around him are not happy with the proposed industrial development.
- Robert Manross of 1431 Sims Road is concerned about the noise impact and potential loss of property value due to proximity to large warehousing, with concerns about insufficient tree buffers and increased road noise.
- Linda Purgason of 1238 Sims Road also commented that with the newly announced Amazon distribution center coming and expecting to employ over 1000 people, she is concerned it will cause a traffic nightmare.

With no additional comments, City Attorney Alex Dixon closed the Public Hearing at 7:13pm.

## **Regular Meeting - AMENDED**

**June 2, 2025**

Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Mayor Jake Ayers, Council Member Mandy Neese, and Assistant City Manager Oasis Nichols were not present at tonight's meeting.

**Call to Order:** City Attorney Alex Dixon called the Regular Meeting to order at 7:13 pm. Due to the absence of Mayor and Mayor Pro-Tem, City Attorney Alex Dixon asked for a motion from Council to nominate a presiding officer.

**MOTION:** Council Member Ayers made a motion for Council Member Taylor to preside over the meeting. The motion was seconded by Council Member Baswell.

**MOTION CARRIES: 4-0**



Council Member Baswell gave an invocation, and Council Member Taylor led the Pledge of Allegiance.

### **Consent Agenda**

**Motion:** Council Member Ayers moved to approve the consent agenda. The motion was seconded by Council Member Baswell.

**Motion Carries 4-0**

### **Old Business**

1. ***Board Appointments – Historic Preservation Commission***

Council Member Strickland moved to appoint Eli Kouns to the Historic Preservation Commission. The motion was seconded by Council Member Baswell.

**Discussion:** None

**Motion Carries 4-0**

2. ***Board Appointments – Hogansville Development Authority Discussion***

Council Member Ayers moved to appoint Toni Teagle to the Hogansville Development Authority. The motion was seconded by Council Member Baswell.

**Discussion:** None

**Motion Carries 4-0**

### **New Business**

1. ***Ordinance – 1<sup>st</sup> Reading – Annexation of Parcel Number 0030 000008***

City Attorney Alex Dixon read the first reading of the Ordinance to annex parcel number 0030 000008 (Emmaus Church Road) from Troup County into the City of Hogansville. As this was the first reading, no action was taken at tonight's meeting.

2. ***Ordinance – 1<sup>st</sup> Reading – Rezoning of Parcel Numbers 0030 000008 and 0030 000007A to G-LI***

City Attorney Alex Dixon read the first reading of the Ordinance to annex parcel number 0030 000008 (Emmaus Church Road) from Troup County into the City of Hogansville. As this was the first reading, no action was taken at tonight's meeting.

3. ***Authorization to Open New Checking Account***

Council Member Ayers moved to authorize opening the new checking account for Development Tap Fees. The motion was seconded by Council Member Strickland.

**Discussion:** None


**Motion Carries 4-0**

*The check signors on the new Development Tap Fees checking account will be the same as all checking accounts for the City of Hogansville with Community Bank & Trust. These signors are Jeffrey Sheppard, Tabetha LeAnn Lehigh, Mandy Neese, Lisa Kelly, Jacob Ayers, and Oasis Nichols.*

### **ADJOURNMENT**

On a motion made by Council Member Strickland and duly seconded, **Council Member Taylor** adjourned the meeting at 7:36pm.

Respectfully,



LeAnn Lehigh

City Clerk



**Public Hearing**

**June 16, 2025**

*Public Hearing held at Hogansville City Hall, 111 High Street, Hogansville GA 30230*

**PUBLIC HEARING – 10:00 am**

***Public Hearing to Hear Citizen Comments Regarding the Proposed 2025-2026 Budget.***

Mayor Jake Ayers called the Public Hearing to order at 10:01 am to hear citizen comments on the proposed 2025/2026 budget. Present were Mayor Jake Ayers, Council Member Michael Taylor, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Jason Baswell was not present at the Public Hearing.

There were no public comments, and Mayor Ayers closed the public hearing at 10:01 am.

Respectfully,

A handwritten signature in black ink, appearing to read 'LeAnn Lehigh', is written above the printed name.

LeAnn Lehigh  
City Clerk





*Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230*

## **Work Session Meeting June 16, 2025**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 5:33pm. Present were Council Member Michael Taylor, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Jason Baswell and Assistant City Manager Oasis Nichols were not present at tonight's meeting.

### **ORDER OF BUSINESS**

#### **1. Discussion of Proposed 2025/2026 Budget**

City Manager Lisa Kelly gave an overview of the proposed budget.

**AMR Subsidy:** Last year's \$425,000 placeholder for the anticipated AMR subsidy (Advanced Life Support paramedics in fire stations) is under review. New information from the county manager indicates a 12–18-month timeline for full ALS paramedic implementation, prompting a recommendation to reduce the placeholder to \$300,000. This maintains readiness for future needs while freeing funds for other budget objectives. Council may later adjust the placeholder via a budget amendment if the actual subsidy requirement changes.

**Police Department Payroll and Incentive Adjustments:** Two alternate payroll scenarios are under consideration for police personnel:

- Current proposal: Starting wage at \$26 per hour.
- Alternate One: Increase starting wage to \$27 per hour and raise civilian police pay by \$0.50 per hour.
  - Estimated city payroll impact: \$126,090.30 (blue-box summary provided).
- Alternate Two: Further adjustments, with an overall payroll increase of about \$272,517.74.

Discussion points:

- Ensuring competitive compensation to attract and retain police and public safety staff.
- Comparisons with surrounding departments show potential improvement in ranking after adjustments.
- Consideration of tenure bonuses (\$1,000 after three years, \$2,000 after ten years) to aid retention.
- Preference for Alternate Two to make the department competitive in the near term, with the option for future amendments.

Council direction is requested on which alternative to implement, with further analysis planned using detailed spreadsheets. City Manager will have information on receiving preliminary budget digests from Troup County (property taxes) by Wednesday to inform final decisions.

**Internal Service Fund and Medical Account Transfers:** The inter-fund balance for medical accounts (internal service fund) has been functioning well. A routine \$100,000 transfer from the medical account to the general fund is budgeted to help cover employee raises. This process, in place since 2016/2019, may adjust based on claims and employee health trends.

### **Capital Projects, Equipment, and Facility Considerations**

Discussion on earmarking funds for:

- Sidearms, used or new forklifts.
- New backup generators for City Hall and the maintenance building; generators are not yet available for all facilities.

- \$150,000 allocated to the street department budget for paving projects, with potential to use as a grant match.
- Parks, recreation, and trails projects:
  - Specific mention of Holland Ware Park improvements.
  - Funding streams to be reassessed and earmarked separately through SPLOST.

**Annex Building Utilization and Future Needs:** Debate on repurposing or equipping the annex building for council meetings and other functions. Current use includes court services and overflow for council meetings. Staff has concerns about the logistics in shifting operations between buildings. Future planning should address immediate needs and long-term adaptability, including upgrades or reallocation of funds.

**SPLOST and Infrastructure Development:** SPLOST funds are allocated based on a six-year projection. Revenue estimates and expense allocations (water, sewer, sidewalks, equipment) are divided evenly over six years. Future development fees (tap, review, electric construction) support ongoing city service improvements. Commitment to holding developers responsible for their own utility expenses. Discussion of potential infrastructure projects, including generator quotes for the annex and road improvements alongside anticipated development.

#### **Emergency and Operational Equipment Updates**

**Side-by-Side Vehicle for EMS:** Consideration for acquiring a new side-by-side vehicle:

- Evaluation of a new model versus procuring two vehicles if a different model is available.
- Grant opportunities (e.g., Yamaha) cover outfitting costs, making the purchase more cost-effective.
- Planned modifications include an EMS sled for stretcher/backboard use, addressing increased trail patrol and emergency response needs in developing areas.

#### **Other Equipment and Maintenance Issues**

- Wastewater Plant:
  - Two lawnmowers have been in service for over five years; one is significantly worn.

A public hearing is scheduled this evening to present key budget highlights, with a work session planned to further refine proposals on June 25. A Called Meeting is also scheduled for June 25 if Council is ready to adopt the budget. An alternate date of June 30 is proposed if Council does not approve the budget on June 25.

#### **ADDITIONAL DISCUSSION NOT ON AGENDA**

**Annexation, Rezoning, and Development Agreement Discussion** City Manager Lisa Kelly gave an overview of the proposed annexation and rezoning project for a property currently zoned general industrial by the county. The intent is to negotiate conditions aligning the property with city standards.

- Key conditions: Establish a development agreement (covering water, sewer, and natural gas infrastructure) before issuing any Land Disturbance Permit (LDP).
- Additional stipulations:
  - Road improvements on Emmaus Church Road, Sims Road, and at Sims 54, with DOT input required.
  - Establish buffers and safeguards to protect neighboring landowners.

Mayor Ayers adjourned the Work Session at 6:35pm.

Respectfully,



LeAnn Lehigh  
City Clerk





*Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230*

## **Public Hearing**

**June 16, 2025**

Mayor Jake Ayers called the Public Hearing to order at 7:00 pm to hear citizen comments on the proposed 2025-2026 Budget.

City Manager Lisa Kelly gave a presentation on budget highlights, emphasizing prudent efforts, improving quality of life, and the budget's role as a one-year snapshot with long-term implications for the City's growth.

With no citizen comments, Mayor Ayers closed the Public Hearing at 7:16pm.

## **Regular Meeting**

**June 16, 2025**

Mayor Jake Ayers called the Regular Meeting to order at 7:16pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Jason Baswell and Assistant City Manager Oasis Nichols were not present at tonight's meeting.

Mayor Ayers gave an invocation and led the Pledge of Allegiance.

### **CONSENT AGENDA**

**Motion:** Council Member Taylor moved to approve the consent agenda. The motion was seconded by Council Member Strickland.

**Motion Carries 4-0**

### **OLD BUSINESS**

#### **1. Ordinance – 2<sup>nd</sup> Reading and Adoption – Annexation of Parcel Number 0030 000008**

**Motion:** Council Member Neese moved to approve the ordinance to annex parcel number 0030 000008 into the City, with the condition that a development agreement be in place before issuance of land disturbance permits. The motion was seconded by Council Member Ayers.

**Discussion:** The conditions of the development agreement will include:

- a) Commitments to secure water, sewer infrastructure, and natural gas with the City.
- b) Language to handle road improvements and traffic flow on Emmaus Church Rd, Sims Rd, and Hwy 54 (with GDOT approval required for Hwy 54)
- c) Buffer provisions to protect adjoining landowners and the building site from the interstate.
- d) Language to address any required sidewalk portions.

**Motion Carries 4-0**

#### **2. Ordinance – 2<sup>nd</sup> Reading and Adoption – Rezoning of Parcel Numbers 0030 000008 and 0030 000007A to G-LI**

**Motion:** Council Member Neese moved to approve rezoning parcel numbers 0030 000008 and 0030 000007A to G-LI (General Light-Industrial). The motion was seconded by Council Member Ayers.

**Discussion:** None

**Motion Carries 4-0**

### **EXECUTIVE SESSION**

**Motion:** Council Member Neese made a motion to enter into an Executive Session at 7:24pm under Litigation and Real Estate Exemptions. The motion was seconded by Council Member Ayers.

**Discussion:** None

**Motion Carries 4-0**

The Regular Meeting was reconvened at 8:09pm

**NEW BUSINESS**

**1. *Ante Litem***

Council Member Neese moved to deny the Ante Litem. The motion was seconded by Council Member Ayers.

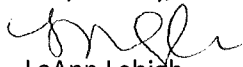
**Discussion:** None

***Motion Carries 4-0***

**ADJOURNMENT**

On a motion made by Council Member Strickland and duly seconded, Mayor Ayers adjourned the meeting at 8:19pm.

Respectfully,



LeAnn Lehigh

City Clerk





Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

## **CALLED WORK SESSION MEETING**

**June 25, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:31pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh.

### **ORDER OF BUSINESS**

#### ***1. Discussion of Proposed 2025/2026 Budget***

City Manager Lisa Kelly gave an overview of Version 3 of the proposed budget. The main reason for this revision was to adjust the starting pay for police officers, and to achieve parity with other departments and comparable cities. Final total increase after all adjustments: \$80,980 (including all benefits: retirement, long-term disability, city-provided benefits). Payroll increases and parity adjustments are citywide and include all seven proposed new positions.

The preliminary tax digest was lower than expected, requiring downward revision of revenue projections. Staff adjusted property tax revenue: \$1,075,000 (see page 4 of the budget).

AMR (ambulance) subsidy reduced to \$300,000 (down by \$125,000), but retained as a cushion for negotiations as the county plans to add paramedics to all stations within 12-18 months.

Two development projects submitted construction drawings, allowing for an increase in projected development/building permit fees (+\$150,000). After these adjustments, the budget is balanced.

#### **Council Requests and Additions**

- Early voting funding for the municipal election in Hogansville included:
  - Covers Friday, Saturday, and the last full week before the election (7 days total).
- Intergovernmental support line item increased to \$25,000 (from \$5,000):

#### **Discussion on Funding for Nonprofits/Youth Programs**

- Council expressed strong support for youth programs but emphasized:
  - The city should not be the sole or primary funder for any organization.
  - Preference for organizations to demonstrate diversified funding and provide clear financial accountability.
  - Past practice: Other funded organizations (e.g., Pioneer, Elevation) provided detailed financials, operated year-round, and city funding represented a small percentage of their budgets.
  - Georgia Youth Impact Project received \$6,000 in December as a pilot; council requests a detailed accounting of how those funds were spent before considering further funding.
  - Council is open to continued support but expects:
    1. Clear report on use of previous city funds.
    2. Evidence of other funding sources.
    3. Detailed, actionable plans for future programs.

- Funding for new or pilot programs will be allocated from the \$25,000 discretionary line item, distributed monthly, not as lump sums.
- Council intends to develop formal guidelines for nonprofit funding, including expectations for matching funds, reporting, and phased support (e.g., pilot funding, then phased reduction over years).

#### Budget Impact and Departmental Sacrifices

- No major departmental sacrifices required; department heads were prepared to make cuts if necessary, but revenue adjustments and payroll parity allowed all priorities to be maintained.
- Property tax revenue shortfall explained: Tax assessments are based on property status as of January 1; new construction will impact future years' revenue, not the current year.

#### Police Pay and Retention Incentives

- New starting pay for officers: \$27.51/hour, matching nearby cities.
- Retention incentives:
  - \$1,000 after three years of service.
  - \$2,000 after ten years.
  - \$1,000 for living within city limits (after one year residency).
  - Estimated cost for incentives this year: \$13,000.
- Nine officers will reach the three-year mark this year.
- High turnover historically: 60 officers left since 2012; 52% left within 1-4 years.
- Goal: Create a culture and incentive structure to retain officers, rather than serve as a "springboard" to larger agencies.

#### Future Planning and Guidelines

- Council recognizes the need for clear, written guidelines for nonprofit funding to ensure fairness, transparency, and accountability.
- Plan to review practices from other municipalities and possibly discuss at a council retreat.

Mayor Ayers adjourned the Work Session at 6:41pm.

Respectfully,



LeAnn Lehigh  
City Clerk





*Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230*

## **PUBLIC HEARING**

**June 25, 2025**

Mayor Jake Ayers called the Public Hearing to order at 7:00 pm to hear citizen comments on the proposed 2025-2026 Budget.

City Manager Lisa Kelly gave a presentation on version 3 of the budget, including budget highlights, emphasizing prudent efforts, improving quality of life, and the budget's role as a one-year snapshot with long-term implications for the City's growth.

Frederick Manley addressed Council asking if funding had been set aside in the budget for swings at Strozier Park. Mayor Ayers answered that there is not funding in the budget for swings, those funds typically come from SPLOST. Mr. Manley also asked where the City is with Holland Ware Park. Mayor Ayers answered that the City and the County are currently working with the Holland Ware foundation on plans for the park.

With no additional citizen comments, Mayor Ayers closed the Public Hearing at 7:19 pm.

## **CALLED MEETING**

**June 25, 2025**

Mayor Jake Ayers called the Called Meeting to order at 7:19pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh.

### **BUSINESS**

#### **1. Adoption of the 2025/2026 Budget**

**Motion:** Council Member Neese moved to approve the adoption of Version 3 of the 2025/2026 budget. The motion was seconded by Council Member Ayers.

**Discussion:** None

**Motion Carries 5-0**

### **ADJOURNMENT**

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:21 pm.

Respectfully,

LeAnn Lehigh

City Clerk







CITY COUNCIL  
Mayor Jake Ayers  
Michael Taylor, Jr., Post 1  
Jason Baswell, Post 2  
Mandy Neese, Post 3  
Mark Ayers, Post 4  
Kandis Strickland, Post 5



City Manager – Lisa Kelly  
Assistant City Manager – Oasis Nichols  
City Clerk – LeAnn Lehigh  
City Attorney – Alex Dixon  
111 High St  
Hogansville GA 30230-1196  
706-637-8629 | cityofhogansville.org

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## *COUNCIL ACTION FORM*

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**MEETING DATE:** July 7, 2025    **SUBMITTED BY:** Dhayna Portillo 

**AGENDA TITLE:** Jones Crossing Phase 2 - Final Plat Request

**CLASSIFICATION** (City Attorney must approve all ordinances, resolutions and contracts as to form)

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____)  | <input type="checkbox"/> Contract   | <input type="checkbox"/> Information Only             | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other          |

**BACKGROUND** (Includes description, background, and justification)

On June 26, 2025, the Hogansville Planning Commission reviewed and unanimously approved a final plat application submitted by Jones Crossing Development, LLC. The proposed subdivision is located off East Main Street and includes 83 residential units as part of Phase Two, with the potential for a future Phase Three.

The approval was granted with the condition that outstanding comments from the Water/Sewer Department be resolved.

As of June 27, 2025, all Water/Sewer comments have been addressed and resolved, satisfying the condition of approval.

**BUDGETING & FINANCIAL IMPACT** (Includes project costs and funding sources)

No budget impact to City.

**STAFF RECOMMENDATION** (Include possible options for consideration)

Staff recommends approval of the final plat request, as recommended by the Hogansville Planning Commission on June 26, 2025.

**JONES CROSSING DEVELOPMENT, LLC**

9008 E Highway 16  
Senoia, GA 30276

June 3, 2025

Hogansville City Council  
111 High Street  
Hogansville, GA 30230

Re: Request for Approval of the Jones Crossing Phase II Final Plat

Mayor Ayers and Council,

I respectfully request the approval of the Jones Crossing Phase II Final Plat consisting of 83 single family lots and spanning a total acreage of 24.36 acres. This request is pursuant to the development of the property per the approved construction plans.

We sincerely appreciate the opportunity to work in the City of Hogansville and your support in this matter. If you have any questions feel free to reach out to me directly.

Sincerely,

*Daniel Fields*

Daniel Fields  
Jones Crossing Development, LLC  
9008 East Highway 16  
Senoia, GA 30276  
c: 404.539.2124  
o: 770.461.0478

cc: Lisa Kelly, City Manager  
Dhayna Portillo, Community Development Director



City of Hogansville, GA  
Application for Final Plat Approval

Property Owner Name Jones Crossing Development, LLC  
Address of Project 1211 E. Main Street, Hogansville, GA Zip 30230  
Phone 404-539-2124 Email doug@brentholdings.net

Troup Tax Map No. 0213D000031

Project Name (if applicable)

Jones Crossing Subdivision (Phase 2)

**Site Info.:**

Zoning: ~~PZ~~ ES-R

Property Size: 63.35 Ac

# of Lots: 179

**Utilities:**

Water: Public Private Well

Sewer: Public Private Septic

Electric: Underground Will be overhead

Other: \_\_\_\_\_



Project Description – Please be as specific as possible

This final plat is being submitted for a residential subdivision (Ph 2)

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Nature of any proposed changes since the Preliminary Plat/Plan approval – Please be as specific as possible.

NA

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I certify that the foregoing information is true and correct,

this day of 12th May 2025

  
Applicant's Signature

Sham M. Hanth  
Notary Public





## City of Hogansville, GA

### Final Plat Checklist

*Prior to approval of Final Plat, the developer shall pay the city fees and Performance and/or Maintenance bonds.*

	By	Date
Letter Requesting Review	<u>DP</u>	<u>06-03</u>
Application/As built Plans received	<u>DP</u>	<u>05-06</u>
Information/Instructions are completed	<u>DP</u>	<u>06-20</u>
Scheduled for Planning Commission action	<u>DP</u>	<u>06-03</u>
Planning action taken	<u>DP</u>	<u>06-23</u>
Scheduled for City Council action	<u>DP</u>	<u>06-23</u>
City Council action taken	<u>          </u>	<u>          </u>

City decision

Approved ☐

Denied ☐

## Instructions for the Final Plat

- ☒ Clearly and legibly drawn in black ink by a civil engineer, landscape architect, or land surveyor currently registered in the State of Georgia.
- ☒ Drawn at a scale of not more than 100 feet to one (1) inch
- ☒ (3) 18x24 hard copies and (1) electronic pdf
- ☒ Letter requesting review and approval of the final plat
- ☒ A warranty deed describing all street rights-of-way and utility easements to be dedicated to the City without restrictions
- ☒ A title certificate in favor of the City from an attorney licensed to practice law in the City of Hogansville dated the date of the deed certifying that the owner/subdivider of the property owns the property to be dedicated identifying all liens, mortgages, security deeds, mechanics or material men's liens (hereinafter called "liens") affecting the property to be dedicated.
- ☒ Any lien releases, or releases or quitclaim deeds necessary to release the dedicated areas from the liens identified in the attorney's title certificate.
- ☒ A performance bond to guarantee the installation of any infrastructure not installed at the time of the request. (See section 102-C-9-17 of UDO)
- ☒ A maintenance bond to assure the structural durability, stability and integrity of the associated improvements. (See section 102-C-9-17 of UDO)
- ☐ Documentation by an engineering testing firm acceptable to the City, certifying that all subgrade conditions, construction and materials meet the City's standards. Said certification shall be based on the level of testing specified by the City.

## Information to be provided on Final Plat prior to approval:

- ☒ Courses, Distances. Courses and distances to the nearest existing street lines or benchmarks or other permanent monuments.
- ☒ Municipal, County, Land Lot Lines. Municipal, county, or land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- ☒ Tax map, block and parcel number.
- ☒ Drainage Easement Note. The final plat shall have the following note clearly and legibly printed. The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Hogansville from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the



sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Hogansville. The City of Hogansville may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the City Manager, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Hogansville nor an abrogation of the City's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

▣ **Boundaries.** Exact boundary lines of the tract, determined by a field survey giving distances to at least the nearest one-tenth (0.10) foot and angles to at least the nearest minute, which shall be balanced and closed with an error of closure not to exceed 1:10,000.

▣ **Streets, Alleys.** Exact locations, widths, and names of all streets and alleys within and immediately adjoining the plat.

▣ **Street Center Lines.** Street center lines showing angles of deflection, angles of intersections, radii, and lengths of tangents.

▣ **Lot Lines.** Lot lines with dimensions to the nearest one-tenth (0.10) foot and bearings.

▣ **Lot Areas.** Area of each lot, in acres or square feet, to at least four (4) significant figures.

▣ **Lot, Block Identification.** Lots numbered in numerical order and blocks lettered alphabetically. (Based on preliminary plat)

▣ **Easements, Reservations.** Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use.

▣ **Monuments, Markers.** Accurate location, material and description of at least three (3) monuments and markers.

▣ **Property identified for public use or dedication and for common use of property owners.**

▣ **Setbacks.** The building setbacks for the parcel shall be applied to the final plat.

▣ **Landscape and Stream Buffers.** These shall be shown when in areas where such provisions apply.

▣ **Addresses.** Shall be placed on the final plat for each lot within question, as assigned by the City.

▣ **Private Covenants.** A statement, either directly on the plat or identified attached document, of any private covenants.


By \_\_\_\_\_  
Reg. Georgia Land Surveyor No. \_\_\_\_\_

Owner's Certification:

I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

 City of Hogansville Certificate. A certificate of acceptance, directly on the plat, as follows:  
The City of Hogansville hereby accepts all street rights-of-way and the improvements therein and any catch basins, junction boxes, storm drainage pipe easements, or other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

City Manager \_\_\_\_\_ Date \_\_\_\_\_

**Zoning Administrator's Certificate.** A certificate of approval of the final plat by the Zoning Administrator, directly on the plat, as follows: Pursuant to the land subdivision regulations of the City of Hogansville, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval on \_\_\_\_\_, 20\_\_\_\_\_.

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_





## Final Plat Application Instructions

An application for a final plat must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

The Planning Commission will consider the application at its next regular meeting. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, include any condition, requirement or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the preliminary plat has been issued, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the application, the plat shall be terminated.

The final decision to grant a final plat shall be made by the Hogansville City Council after hearing the recommendation of the Planning Commission. Your presence will be required at both City Council and Planning Commission to answer any questions that may arise. Any appeals of the City Council's decision shall be taken to the proper courts. Once approved, file with County Superior Court and return stamped version to the City.





## Third Party Authorization Form

City of Hogansville

This is a written request from Jones Crossing Development, LLC, the legal owner of Property: 1211 E. Main Street, Hogansville, Troup County, Georgia and the Tax Parcel Number 0213D000031. I hereby grant authorization to Falcon Design Consultants, LLC to act as the applicant or agent for submitting requests related to this property.

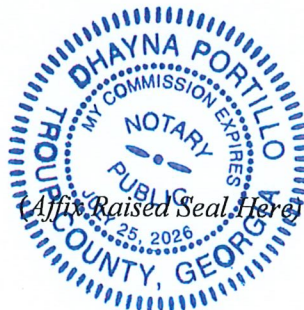
Esta es una petición escrita de \_\_\_\_\_, el dueño legal de la Propiedad: \_\_\_\_\_, Hogansville, Condado de Troup, Georgia y el Número de Parcela Fiscal \_\_\_\_\_. Por la presente autorizo a \_\_\_\_\_ a actuar como solicitante o representante para presentar solicitudes relacionadas con esta propiedad.

Property Owner Signature/Firma del dueño

5/12/25

Date/Fecha:

Notary Public



# CERTIFICATE OF TITLE

May 28, 2025

TO: The Abram Law Group, LLC and  
City of Hogansville

RE: JONES CROSSING DEVELOPMENT, LLC  
21-0011

Troup County  
Our File: 67421 (B) (LIMITED) (revised)

This is to certify that we have examined the record of title to the real estate described in Exhibit "A" attached to this Certificate and incorporated herein by this reference and made a part hereof, and we find the fee simple title to said property to be vested in JONES CROSSING DEVELOPMENT, LLC, a Georgia limited liability company by virtue of a Limited Warranty Deed from John Hardy Jones, dated April 6, 2021, filed April 8, 2021, recorded in Deed Book 2091, page 637, and a Quitclaim Deed dated April 6, 2021, filed April 8, 2021, recorded in Deed Book 2091, page 641, Troup County, Georgia records; subject to those objections and exceptions set out in Exhibit "B" attached to this Certificate and incorporated herein by this reference and made a part hereof.

All questions with reference to the following are expressly excepted from this Certificate, and this Certificate is limited to the names of married women as they appear in the chain of title and as furnished to examiner:

- (a) All matters of record subsequent to the date of this Certificate.
- (b) Matters affecting the title which are not of record, or which, if they are of record are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner.
- (c) Such state of facts as would be disclosed from a competent civil engineer's accurate survey of said property. (It is always advisable that survey be made in order to determine if there are encroachments, over-hangs, over-laps, that the improvements are within the boundaries of caption, and the lines and corners of caption are clearly marked.)
- (d) Encroachments, by or upon subject property.
- (e) Title to that portion of the premises within the bounds of any public road.
- (f) The riparian rights of abutting owners on any stream running through the premises.
- (g) Adverse claims of tenants in possession.
- (h) All zoning laws, ordinances or regulations, municipal or county, and all Governmental regulations of the use and occupancy of premises described, including the regulations or condemnation of the land or any building or structure thereon.
- (i) Taxes not due and payable at the date of this Certificate, and taxes coming due and payable for all future times.
- (j) Unrecorded claims of liens for labor or material furnished for the improvements of said property.
- (k) Street improvement liens which have not been properly placed of record.
- (l) Past due water bills, which, while not technically liens, will deter the municipal authority from transferring water meters until the bills have been paid.
- (m) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.

The effective date of this Certificate of Title is May 21, 2025 at 5:00 o'clock P.M.

437 E. Ponce de Leon Ave.  
Post Office Box 1828  
Decatur, Georgia 30031-1828  
(404) 378-8802  
(404) 377-6083 (fax)

Trinity Title Insurance Agency, Inc.



By:

James Larry McDaniel, Esq,

EXHIBIT "A" (1 of 3)

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 126 AND 127 of the 11th District, City of Hogansville, Troup County, Georgia, and being shown as 'FUTURE PHASE 2' per that certain plat of survey recorded in Plat Book 83, Pages 278-284, Troup County, Georgia records.

**THE ABOVE-DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 126 & 127, 11TH DISTRICT, CITY OF HOGANSVILLE, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRUE POINT OF BEGINNING** AT A ¾ INCH PIPE AT THE SOUTHWESTERN CORNER OF LAND LOT 126, SAID POINT BEING THE CORNER COMMON TO LAND LOTS 126, 127, 130 AND 131 OF THE 11<sup>TH</sup> DISTRICT OF TROUP COUNTY, GEORGIA, AND RUNNING THENCE NORTH 88 DEGREES 41 MINUTES 56 SECONDS WEST, 664.18 FEET TO A POINT;

THENCE, NORTH 13 DEGREES 02 MINUTES 16 SECONDS EAST, 214.90 FEET TO A POINT;

THENCE, NORTH 78 DEGREES 30 MINUTES 21 SECONDS WEST, 122.48 FEET TO A POINT;

THENCE, NORTH 16 DEGREES 06 MINUTES 22 SECONDS WEST, 172.11 FEET TO A POINT;

THENCE, NORTH 20 DEGREES 03 MINUTES 26 SECONDS EAST, 269.99 FEET TO A POINT;

THENCE, NORTH 18 DEGREES 14 MINUTES 34 SECONDS WEST, 82.70 FEET TO A POINT;

THENCE, NORTH 06 DEGREES 42 MINUTES 30 SECONDS WEST, 91.62 FEET TO A POINT;

THENCE, NORTH 16 DEGREES 59 MINUTES 03 SECONDS EAST, 91.69 FEET TO A POINT;

THENCE, NORTH 21 DEGREES 12 MINUTES 41 SECONDS EAST, 93.35 FEET TO A POINT;

THENCE, NORTH 49 DEGREES 50 MINUTES 02 SECONDS WEST, 134.53 FEET TO A POINT;

THENCE, NORTH 45 DEGREES 35 MINUTES 16 SECONDS EAST, 111.92 FEET TO A POINT;



EXHIBIT "A" (2 of 3)

THENCE, 77.40 FEET ALONG A CURVE (SAID CURVE HAVING A RADIUS OF 50.0 FEET AND A CHORD BEARING NORTH 0 DEGREES 03 MINUTES 53 SECONDS WEST 69.90 FEET) TO A POINT;

THENCE, NORTH 44 DEGREES 04 MINUTES 26 SECONDS WEST, 114.82 FEET TO A POINT;

THENCE, NORTH 76 DEGREES 12 MINUTES 41 SECONDS EAST, 146.17 FEET TO A POINT;

THENCE, NORTH 83 DEGREES 18 MINUTES 15 SECONDS EAST, 176.11 FEET TO A POINT;

THENCE, SOUTH 28 DEGREES 30 MINUTES 55 SECONDS EAST, 92.65 FEET TO A POINT;

THENCE, SOUTH 12 DEGREES 27 MINUTES 45 SECONDS EAST, 52.03 FEET TO A POINT;

THENCE, SOUTH 28 DEGREES 28 MINUTES 51 SECONDS EAST, 447.66 FEET TO A POINT;

THENCE, SOUTH 28 DEGREES 48 MINUTES 59 SECONDS EAST, 151.31 FEET TO A POINT;

THENCE, SOUTH 28 DEGREES 31 MINUTES 51 SECONDS EAST, 34.90 FEET TO A POINT;

THENCE, SOUTH 26 DEGREES 34 MINUTES 12 SECONDS EAST, 30.12 FEET TO A POINT;

THENCE, NORTH 61 DEGREES 29 MINUTES 05 SECONDS EAST, 109.21 FEET TO A POINT;

THENCE, NORTH 37 DEGREES 50 MINUTES 47 SECONDS EAST, 54.55 FEET TO A POINT;

THENCE, NORTH 61 DEGREES 29 MINUTES 05 SECONDS EAST, 101.00 FEET TO A POINT;

THENCE, NORTH 28 DEGREES 30 MINUTES 55 SECONDS WEST, 149.89 FEET TO A POINT;

EXHIBIT "A" (3 of 3)

THENCE, SOUTH 89 DEGREES 35 MINUTES 12 SECONDS EAST, 259.82 FEET TO A POINT;  
THENCE, SOUTH 01 DEGREES 03 MINUTES 01 SECONDS WEST, 957.85 FEET TO A ¾ INCH PIPE;  
THENCE, NORTH 88 DEGREES 39 MINUTES 54 SECONDS WEST, 298.45 FEET TO A ¾ INCH PIPE;  
SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL, CONTAINING 24.36 ACRES (1,060,982 SQUARE FEET).

Less and Except that certain property conveyed to Jones Crossing Community Association, Inc., dated July 11, 2023, filed July 25, 2023 in Deed Book 2229, Page 360 in the Office of the Clerk of Troup County, Georgia.

## EXHIBIT "B"

1. No certification is provided as to the status of water/sewer bills or assessments, therefore the closing attorney should inquire as to the status of water/sewer bills.
2. All taxes subsequent to the year 2024. See Tax Information below for details.
3. All matters shown on the following plats:
  - a) [Plat Book 16, page 81](#);
  - b) [Plat Book 43, page 193](#);
  - c) [Plat Book 83, page 278-284](#);
  - d) [Plat Book 47, page 20](#);
  - e) [Plat Book 60, page 195](#); and
  - f) [Plat Book 83, page 214-220](#), Troup County, Georgia records.
4. Easement from Mrs. James Boswell (f/k/a Mrs. Mary Leverette Teel), individually and as Executrix Under the Will of Mrs. Lillie Belle Magnan Leverett, Mrs. Jame Leverette Whipple and Mrs. Louise Leverette Williamson to Becky Gates and William J. Gates, dated and filed September 29, 1975, recorded in [Deed Book 313, page 488](#), aforesaid records.
5. Easement from John Hardy Jones to Georgia Power Company, dated April 1, 2013, filed April 18, 2013, recorded in [Deed Book 1697, page 400](#), aforesaid records.
6. Encroachment Agreement for Easement from Georgia Transmission Corporation to John Hardy Jones, dated December 15, 2020, filed February 2, 2021, recorded in [Deed Book 2078, page 710](#), aforesaid records.
7. UCC Financing Statement having Jones Crossing Development, LLC, as debtor and Ameris Bank, as secured party, filed September 21, 2021; recorded in Deed Book 2124, page 621, aforesaid records.
8. Second In-Priority Deed to Secure Debt from Jones Crossing Development, LLC, a Georgia limited liability company to Liberty Communities, LLC, a Delaware limited liability company, dated January 3, 2022, filed January 4, 2022, recorded in [Deed Book 2145, page 531](#), as assigned by Assignment of Security Deed dated April 18, 2025, filed April 23, 2025, recorded in [Deed Book 2320, page 96](#), as affected by Subordination Agreement dated April 18, 2025, filed April 23, 2025, recorded in [Deed Book 2320, page 97](#), aforesaid records.
9. Deed to Secure Debt and Security Agreement from Jones Crossing Development, LLC, a Georgia limited liability company to United Bank D/B/A United Bankshares, dated April 18, 2025, filed April 23, 2025, recorded in [Deed Book 2320, page 69](#), aforesaid records.
10. Declaration of Covenants, Conditions, Restrictions, and Easements for Jones Crossing Subdivision from Jones Crossing Development, LLC, a Georgia limited liability company. Dated October 18, 2022, filed October 21, 2022, recorded in [Deed Book 2192, page 753](#), aforesaid records.



**Tax Information**

<b>Jurisdiction</b>	<b>Year</b>	<b>Parcel/Bill No.</b>	<b>Amount</b>	<b>Status</b>
Troup County	2024	0213D 000 031A	\$6,497.94	Paid

\*City of Hogansville Taxes collected with County Taxes.

\*The Tax Assessor's records only have 10.25 acres assessed for captioned property, please verify with Tax Assessor's Office.

STATE OF GEORGIA  
COUNTY OF FAYETTE

Return to:  
Lefkoff, Duncan, Grimes, McSwain, Hass & Hanley, P.C  
3715 Northside Parkway, Building 300, Suite 600  
Atlanta, GA 30327  
Attn: SWH

**RIGHT OF WAY DEED**

THIS INDENTURE made this 30th day of May 2025 between **JONES CROSSING DEVELOPMENT, LLC, a Georgia limited liability company (“Grantor”)**, and **THE CITY OF HOGANSVILLE, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA (“Grantee”)** (the terms Grantor and Grantee to include their respective successors and assigns).

**WITNESSETH:**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, in hand paid at the delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the real property lying and being in Land Lots 126 & 127 of the 11<sup>th</sup> District, City of Hogansville, Troup County Georgia, more particularly described in “Exhibit A” attached hereto and hereby made a part hereof (the “Property”).

TO HAVE AND TO HOLD the said Property, 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, in FEE SIMPLE.

THE SOLE PURPOSE of this deed is to convey all the rights of way in the Jones Crossing Subdivision Phase 1 and Phase 2 to the Grantee.

AND, SUBJECT TO any utility easements, encumbrances other matters of record which have been granted prior to the recording of this deed, if any, and any matters shown on the subdivision plat recorded against the Property, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in  
the presence of the undersigned:

**JONES CROSSING DEVELOPMENT,  
LLC**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_ (SEAL)  
Richard Ferry, Manager

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(NOTARY SEAL)



**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 126 & 127 of the 11<sup>th</sup> District, City of Hogansville, Troup County, Georgia and shown as “Percheron Road (50 R/W),” Falabella Way (50 R/W),” and “Lusitano Trace (50 R/W),” on that Final Plat for Jones Crossing Subdivision Phase 1 recorded in Plat Book 83 Page 278 et seq in the Troup County, Georgia land records which is plat is hereby incorporated herein and made a part hereof by reference (“Phase I Plat”); and shown as “Holsteiner Road (50 R/W),” “Lipizzan Trace (50 R/W),” “Percheron Road (50 R/W),” and “Marwari Way (50 R/W),” on that Final Plat for Jones Crossing Subdivision Phase 2 recorded in Plat Book \_\_\_\_\_Page \_\_\_\_\_ et seq in the Troup County, Georgia land records which is plat is hereby incorporated herein and made a part hereof by reference (“Phase 2 Plat”).

TPN: 0213D000031

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STATE OF GEORGIA  
COUNTY OF FAYETTE

Return to:  
Lefkoff, Duncan, Grimes, McSwain, Hass & Hanley, P.C  
3715 Northside Parkway, Building 300, Suite 600  
Atlanta, GA 30327  
Attn: SWH

QUITCLAIM DEED

THIS DEED, made this 30<sup>th</sup> day of May, between **JONES CROSSING DEVELOPMENT, LLC, a Georgia limited liability company (“Grantor”)** and **JONES CROSSING COMMUNITY ASSOCIATION, INC., a Georgia non-for-profit corporation (“Grantee”)** (the terms Grantor and Grantee to include their respective successors and assigns where the context hereof requires or permits),

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE and NO/100 DOLLAR (\$1.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quitclaim unto Grantee all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 126 & 127 of the 11<sup>th</sup> District, City of Hogansville, Troup County, Georgia and shown as: “Pond 2” on that Final Plat for Jones Crossing Subdivision Phase 1 recorded in Plat Book 83 Page 278 et seq in the Troup County, Georgia land records which is plat is hereby incorporated herein and made a part hereof by reference (“Phase I Plat”); “Pond 3” and “25’ Undisturbed Buffer” on that Final Plat for Jones

Crossing Subdivision Phase 2 recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ et seq  
in the Troup County, Georgia land records which is plat is hereby incorporated  
herein and made a part hereof by reference ("Phase 2 Plat").

THIS CONVEYANCE is made subject to all security deeds, liens, judgments, zoning  
ordinances, right-of-way deeds, easements and restrictions of record affecting said described  
property.

THE SOLE PURPOSE of this quitclaim deed is to convey the all Open Space Areas  
and Ponds as shown on the Phase 1 Plat and Phase 2 Plat to the Grantee to be held as  
"Common Area" of the Jones Crossing Community Association, Inc, in accordance with that  
certain Declaration of Covenants, Conditions, Restrictions and Easements for Jones Crossing  
Subdivision, recorded in Deed Book 2192, Pages 753-818 *et seq.*, Troup County, Georgia real  
property records.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that  
neither the said Grantor, nor any other person or persons claiming under Grantor shall at any  
time claim or demand any right, title or interest to the aforesaid described premises or its  
appurtenances.

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

Signed, sealed and delivered in  
the presence of the undersigned:

**JONES CROSSING DEVELOPMENT,  
LLC**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_ (SEAL)  
Richard Ferry, Manager

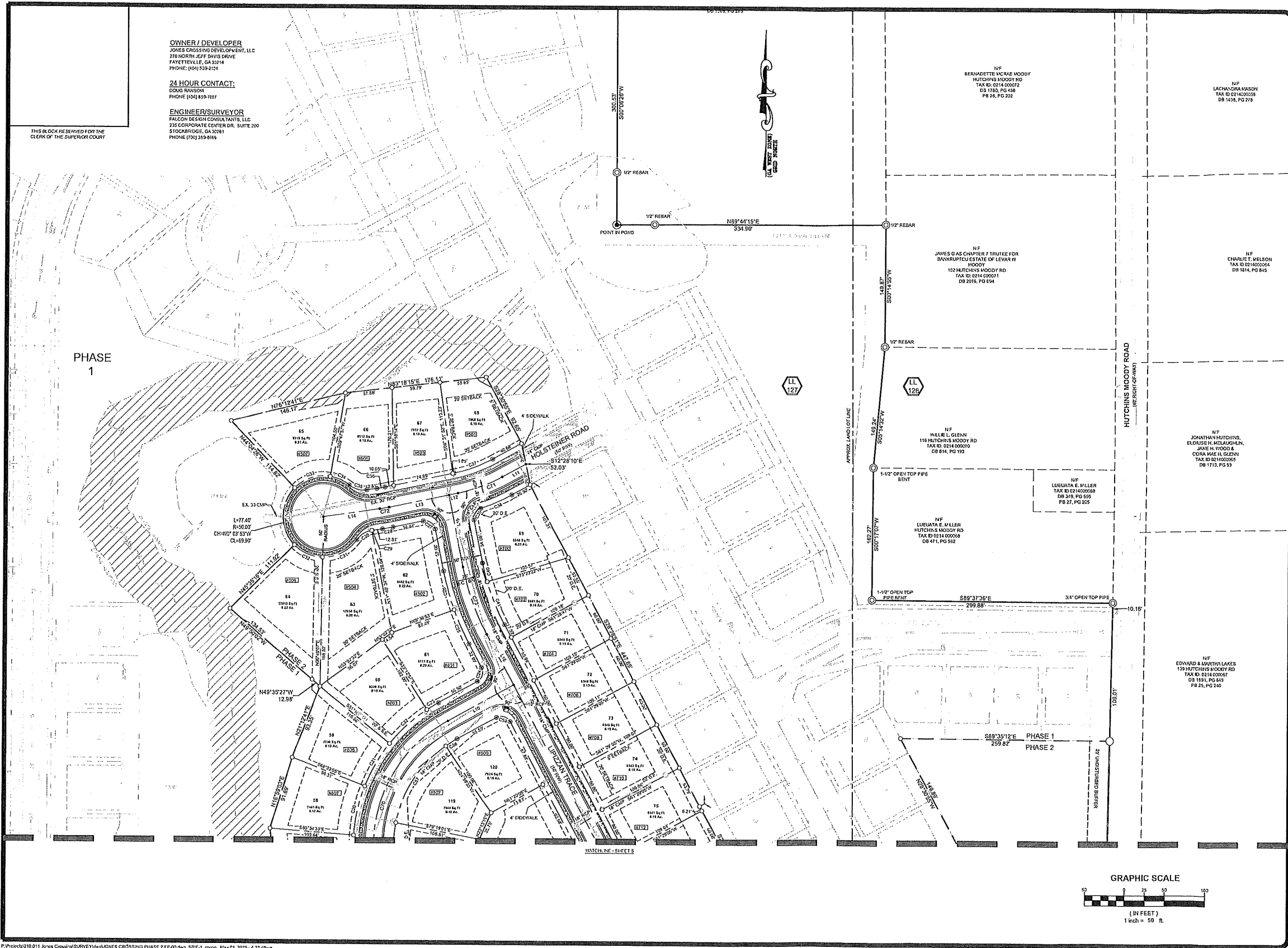
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

(NOTARY SEAL) , suite









**OWNER / DEVELOPER**  
JONES CROSSING DEVELOPMENT, LLC  
270 NORTH JEFF DAVIS DRIVE  
FAYETTEVILLE, GA 30214  
PHONE: (770) 539-2124

**24 HOUR CONTACT:**  
DOUG RANDOLPH  
PHONE: (770) 539-2124

**ENGINEER/SURVEYOR**  
FALCON DESIGN CONSULTANTS, LLC  
225 CORPORATE CENTER DR., SUITE 200  
STOCKBRIDGE, GA 30281  
PHONE: (770) 359-8666

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT

CIVIL  
ENGINEERING  
CONSTRUCTION  
MANAGEMENT  
LAND  
SCAPE  
ARCHITECT  
LAND  
PLANNING

**FALCON DESIGN  
CONSULTANTS**

225 CORPORATE CENTER DR., SUITE 200  
STOCKBRIDGE, GA 30281  
PHONE: (770) 359-8666  
WWW.FALCONDESIGN.COM

FINAL PLAT  
FOR  
**JONES CROSSING  
PHASE 2**  
LOCATED IN:  
CITY OF HOGANSVILLE, GEORGIA  
LAND LOTS 126 & 127, 11TH DISTRICT

REVISIONS	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT

THIS PLAT WAS PREPARED FOR THE  
EXCLUSIVE USE OF THE PERSON, PERSONS,  
FIRM, FIRMS, OR CORPORATION, WHOSE  
NAME IS HEREON, AND IS NOT TO BE  
REPRODUCED OR COPIED IN ANY MANNER  
WITHOUT THE WRITTEN PERMISSION  
OF THE SURVEYOR MAKING SAID PERMIT.

DATE:	4-24-25
SCALE:	1" = 50'
FILE NUMBER:	210.011
DRAWN BY:	CPOPP
REVIEWED BY:	KBROWN

COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE  
DESIGN SIGNATURE OF THE DESIGNER  
ACROSS THE REGISTERED SEAL.

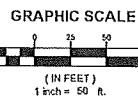
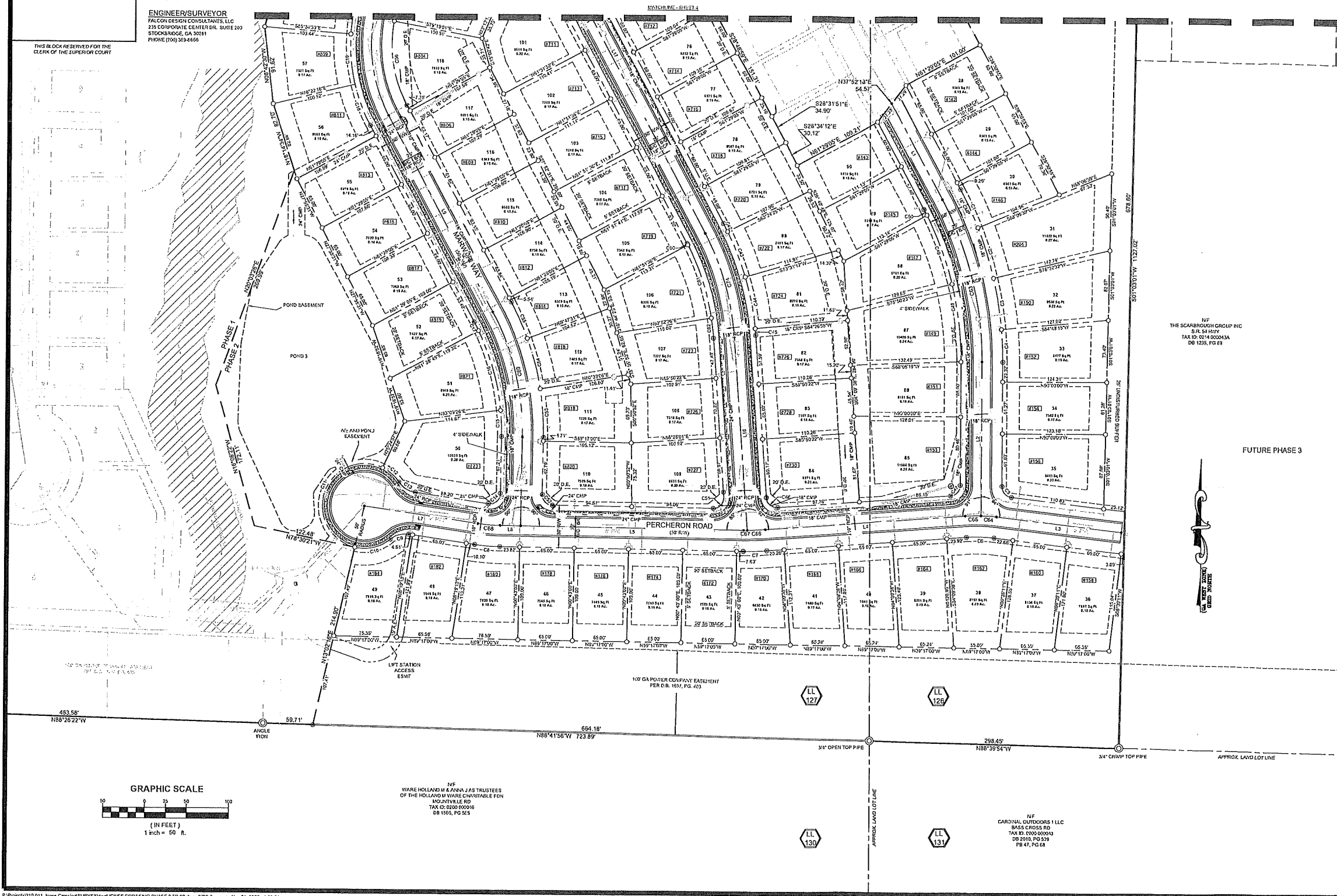
SHEET NUMBER  
**4 of 5**

OWNER/DEVELOPER  
JONES CROSSING DEVELOPMENT, LLC  
235 NORTH JEFF DAVIS DRIVE  
FARMVILLE, GA 30214  
PHONE: (404) 539-2124

24 HOUR CONTACT:  
DOUG RANSON  
PHONE (404) 559-7847

ENGINEER/SURVEYOR  
FALCON DESIGN CONSULTANTS, LLC  
235 CORPORATE CENTER DR. SUITE 200  
STOCKBRIDGE, GA 30281  
PHONE: (770) 353-6666

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT



WARE HOLLAND M & ANNA J AS TRUSTEES  
OF THE HOLLAND M WARE CHARITABLE FDN  
MOUNTAIN VIEW RD  
TAX ID: 0200 000956  
DB 1005, PG 255

CARDINAL OUTDOORS I LLC  
BASS CROSS RD  
TAX ID: 0200 000953  
DB 2010, PG 539  
PB 47, PG 68

CIVIL  
ENGINEERING  
CONSTRUCTION  
MANAGEMENT  
LANDSCAPE  
ARCHITECT  
LAND  
PLANNING

FALCON DESIGN  
CONSULTANTS

10755 BRIDGE BLVD  
SUITE 100  
FARMVILLE, GA 30214  
PHONE: (404) 539-2124  
WWW.FALCONDC.COM

FINAL PLAT  
FOR  
JONES CROSSING  
PHASE 2  
LOCATED IN:  
CITY OF HOGANSVILLE, GEORGIA  
LAND LOTS 126 & 127, 11TH DISTRICT

NO.	DATE	REVISIONS
1	4-24-25	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS RECONCILIATION BY THE SURVEYOR NAMED HEREIN.

DATE:	4-24-25
SCALE:	1" = 50'
FILE NUMBER:	210.011
DRAWN BY:	CPOFP
REVIEWED BY:	KBROWN

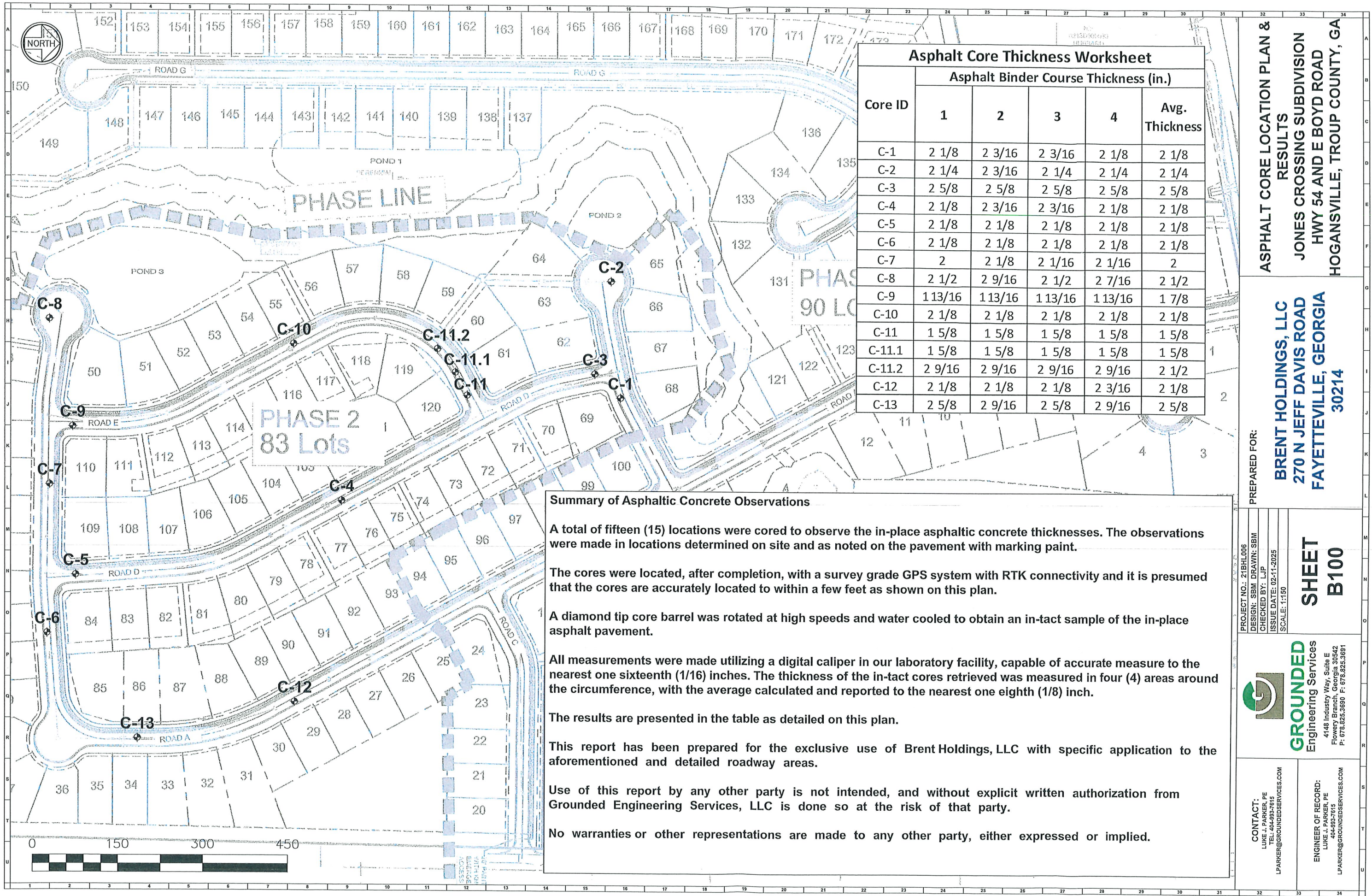
GEORGIA  
SURVEYOR  
N. BROWN  
42425

COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE SIGNATURE OF THE SURVEYOR AT THE BOTTOM OF THE PLAT.

SHEET NUMBER  
5 of 5





Asphalt Core Thickness Worksheet					
Core ID	Asphalt Binder Course Thickness (in.)				
	1	2	3	4	Avg. Thickness
C-1	2 1/8	2 3/16	2 3/16	2 1/8	2 1/8
C-2	2 1/4	2 3/16	2 1/4	2 1/4	2 1/4
C-3	2 5/8	2 5/8	2 5/8	2 5/8	2 5/8
C-4	2 1/8	2 3/16	2 3/16	2 1/8	2 1/8
C-5	2 1/8	2 1/8	2 1/8	2 1/8	2 1/8
C-6	2 1/8	2 1/8	2 1/8	2 1/8	2 1/8
C-7	2	2 1/8	2 1/16	2 1/16	2
C-8	2 1/2	2 9/16	2 1/2	2 7/16	2 1/2
C-9	1 13/16	1 13/16	1 13/16	1 13/16	1 7/8
C-10	2 1/8	2 1/8	2 1/8	2 1/8	2 1/8
C-11	1 5/8	1 5/8	1 5/8	1 5/8	1 5/8
C-11.1	1 5/8	1 5/8	1 5/8	1 5/8	1 5/8
C-11.2	2 9/16	2 9/16	2 9/16	2 9/16	2 1/2
C-12	2 1/8	2 1/8	2 1/8	2 3/16	2 1/8
C-13	2 5/8	2 9/16	2 5/8	2 9/16	2 5/8

ASPHALT CORE LOCATION PLAN & RESULTS  
JONES CROSSING SUBDIVISION  
HWY 54 AND E BOYD ROAD  
HOGANSVILLE, TROUP COUNTY, GA

BRENT HOLDINGS, LLC  
270 N JEFF DAVIS ROAD  
FAYETTEVILLE, GEORGIA 30214

PREPARED FOR:  
PROJECT NO.: 21BHL006  
DESIGN: SEM DRAWN: SEM  
CHECKED BY: LJP  
ISSUE DATE: 02-11-2025  
SCALE: 1:150

**GROUND**  
Engineering Services  
4148 Industry Way, Suite E  
Flowery Branch, Georgia 30542  
P: 678.825.3690 F: 678.825.3691

CONTACT:  
LUKE J. PARKER, PE  
TEL: 404-983-7615  
LPARKER@GROUNDEDENGINEERING.COM

ENGINEER OF RECORD:  
LUKE J. PARKER, PE  
404-983-7615  
LPARKER@GROUNDEDENGINEERING.COM

Summary of Asphaltic Concrete Observations

A total of fifteen (15) locations were cored to observe the in-place asphaltic concrete thicknesses. The observations were made in locations determined on site and as noted on the pavement with marking paint.

The cores were located, after completion, with a survey grade GPS system with RTK connectivity and it is presumed that the cores are accurately located to within a few feet as shown on this plan.

A diamond tip core barrel was rotated at high speeds and water cooled to obtain an in-tact sample of the in-place asphalt pavement.

All measurements were made utilizing a digital caliper in our laboratory facility, capable of accurate measure to the nearest one sixteenth (1/16) inches. The thickness of the in-tact cores retrieved was measured in four (4) areas around the circumference, with the average calculated and reported to the nearest one eighth (1/8) inch.

The results are presented in the table as detailed on this plan.

This report has been prepared for the exclusive use of Brent Holdings, LLC with specific application to the aforementioned and detailed roadway areas.

Use of this report by any other party is not intended, and without explicit written authorization from Grounded Engineering Services, LLC is done so at the risk of that party.

No warranties or other representations are made to any other party, either expressed or implied.



**AFTER RECORDING RETURN TO:**

**Mack Reynolds, Esq.  
P. O. Box 100  
Hogansville, GA 30230**

**File No. 12289**

**STATE OF GEORGIA**

**COUNTY OF TROUP**

**BOUNDARY LINE AGREEMENT**

The first undersigned party is the owner of the following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LAND LOT'S 98, 99, 126 AND 127 OF THE 11TH LAND DISTRICT OF TROUP COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT MARKED BY AN CONCRETE MONUMENT FOUND MARKING THE COMMON LAND LOT CORNER'S OF 94, 95, 98 AND 99, BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; THENCE ALONG THE NORTH LINE OF LAND LOT 99 NORTH 89 DEGREES 20 MINUTES 10 SECONDS EAST A DISTANCE OF 326.80 FEET TO A #4 REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE SOUTH 01 DEGREES 07 MINUTES 14 SECONDS WEST A DISTANCE OF 3273.14 FEET TO A POINT MARKED BY A #4 REBAR FOUND MARKING THE NORTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY #54 AN 80' RIGHT-OF-WAY AKA EAST MAIN STREET; THENCE ALONG SAID ROAD SOUTH 79 DEGREES 10 MINUTES 06 SECONDS WEST WITH A DISTANCE OF 1309.84 FEET AN IRON PIN SET; THENCE LEAVING SAID ROAD NORTH 01 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 97.77 FEET TO A #4 REBAR FOUND; THENCE CONTINUE NORTH 01 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 1287.58 FEET TO AN IRON PIN SET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 362.19 FEET TO AN IRON PIN SET; THENCE NORTH 12 DEGREES 21 MINUTES 28 SECONDS WEST A DISTANCE OF 514.51 FEET MARKED BY AXLE FOUND; THENCE NORTH 03 DEGREES 29 MINUTES 25 SECONDS EAST A DISTANCE OF 1657.36 FEET TO A CONCRETE MONUMENT FOUND MARKING THE NORTH LINE OF LAND LOT 98; THENCE ALONG SAID LAND LOT LINE SOUTH 88 DEGREES 51 MINUTES 59 SECONDS EAST A DISTANCE OF 1359.61 FEET MARKED BY A CONCRETE MONUMENT FOUND MARKING THE COMMON LAND LOT CORNER'S OF 94, 95, 98 AND 99, AND BEING THE TRUE POINT OF BEGINNING;

SAID TRACT CONTAINS 121.292± ACRES.

Said tract is further shown on plat of survey prepared by Adams and McLean Surveying, bearing the seal and certification David C.

Adams, Georgia Registered Land Surveyor No. 3384, dated May 19, 2025, entitled "Boundary Survey For MR 1240 E Main, LLC and MR II 1240 E Main, LLC" and recorded in Plat Book \_\_\_\_, Page \_\_\_\_, Troup County, Georgia records. Said plat and record are incorporated herein for a more complete description.

The second undersigned party is the owner of property adjoining the West line of the first undersigned party's property from point "B" at a #4 Rebar Found 1,287.58 feet to point "C" and from Point "C" along the North line of the second undersigned's property west 362.19 feet to Point "D" of said property and the parties hereto desire to enter into an agreement definitely locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid by the first undersigned party to the second party; IT IS AGREED that the West and North lines herein above described shall constitute the dividing line between the properties of the parties and each party quitclaims to the other such areas respectively adjoining said lines as are required to establish the same as a boundary.

WITNESS our hands and seals, this \_\_\_\_ day of June, 2025.

**MR 1240 E MAIN, LLC**  
**A Georgia limited liability company**

\_\_\_\_\_  
**Mack Reynolds, Member**

**MR II 1240 E MAIN, LLC**  
**A Georgia limited liability company**

\_\_\_\_\_  
**Mack Reynolds, Jr., Member**

Signed this \_\_\_\_ day of June, 2025  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

**SIGNATURES CONTINUE ON NEXT PAGE**



**THE CITY OF HOGANSVILLE, GEORGIA**

**By:** \_\_\_\_\_

**Attest:** \_\_\_\_\_

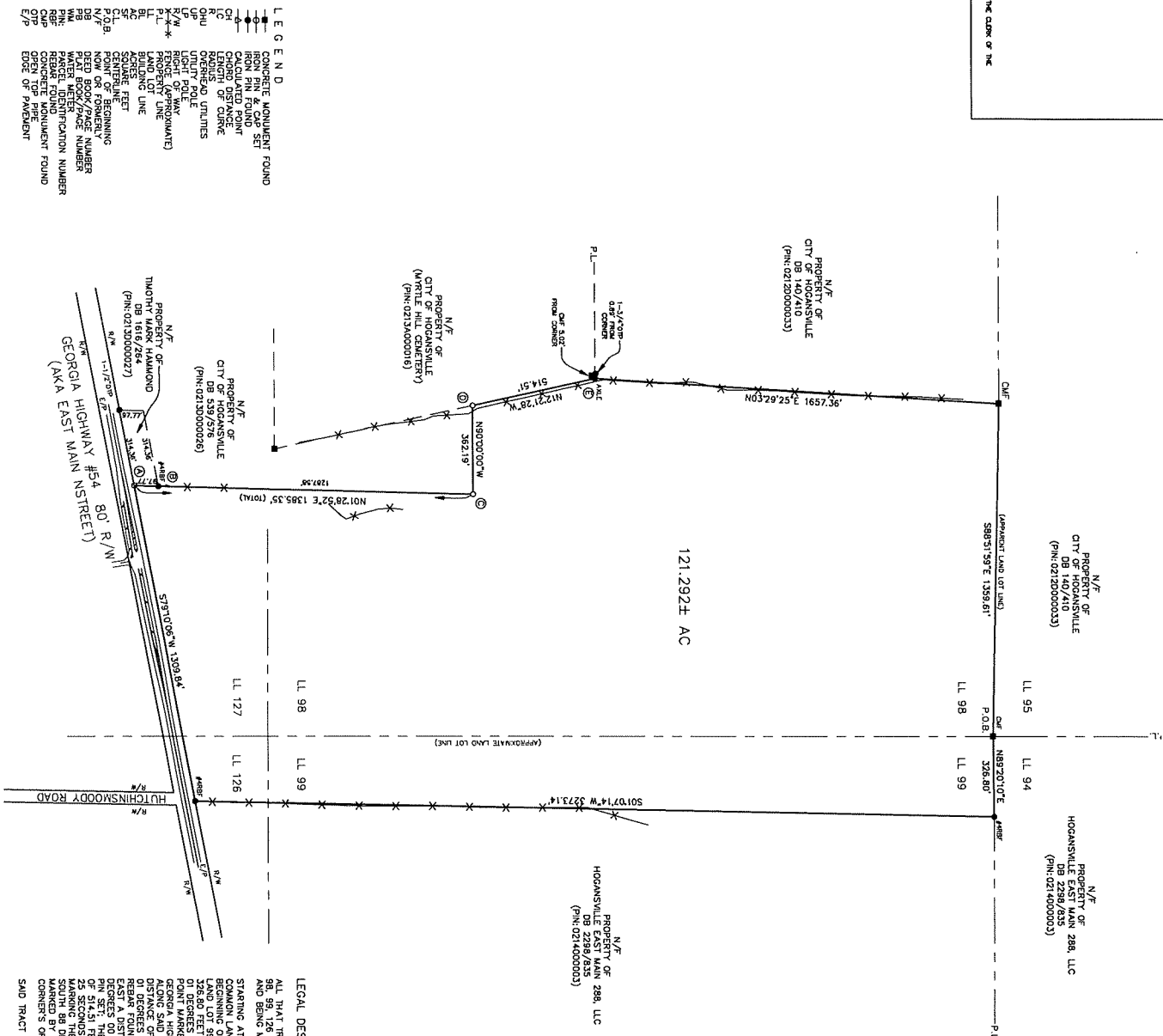
**(SEAL)**

Signed this \_\_\_\_ day of June, 2025  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

THIS BLOCK RESERVED FOR THE CLERK OF THE  
SUPERIOR COURT.



## SURVEYORS CERTIFICATION

THIS PLAY HAS BEEN CALCULATED FOR GROSSING AND IS FOUND TO BE ACCURATE WITHIN 1% OF THE ACTUAL TOTAL.

06/19/2025  
DAVID C ADAMS CA RES #3384 / USF #1283 DATE

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) DATED JULY 3, 2012, COVERING CITY OF HOGANSVILLE, TROUP COUNTY, GEORGIA (COMMUNITY NO. 130405), THE SUBJECT PROPERTY IS LOCATED ON PANEL NO. 070E AND IS SHOWN IN FLOOD ZONE "X" AND IS NOT SHOWN IN A FLOOD HAZARD AREA.

GRID NORTH - GA WEST ZONE

### LEGAL DESCRIPTION

AND THAT TRACT CONTAINS 121.9522 ACRES.

THE TRACT CONTAINS TWO PARCELS OF LAND, STILITE LIVING AND BEING IN LAND LOT'S 98, 99, 106, 126 AND 127 OF THE 11TH LAND DISTRICT OF GROUP COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT MARKED BY AN CONCRETE MONUMENT FOUND MARKING THE COMMENCEMENT OF LOT CORNER FOR THE COMMON LINE BETWEEN THE NORTH LINE OF LAND LOT 98 NORTH 88 DEGREES 20 MINUTES TO SECONDS EAST, A DISTANCE OF 32.80 FEET TO A #4 REBAR FOUND MARKING THE LEAVING SAND LAND LOT LINE SOUTH 80 DEGREES 10' E, A REBAR FOUND MARKING THE NORTHERLY RIGHT-OF-WAY OF ALONG SAUND HOOKWAY #54 AN 80'-RIGHT-OF-WAY MAP EAST MAIN STREET; THENCE ALONG SAUND HOOKWAY SOUTH 79 DEGREES 10 MINUTES 06 SECONDS WEST WITH NORTH 01 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 91.77 FEET TO A #4 REBAR FOUND; THENCE CONTINUE NORTH 01 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 105.10 FEET TO AN IRON PIPE SET; THENCE NORTH 12 DEGREES 21 MINUTES 21 SECONDS WEST A DISTANCE OF 141.51 FEET MARKED BY A C&D FOUND; THENCE NORTH 03 DEGREES 29 MINUTES 08 SECONDS WEST OF LAND LOT 98; THENCE ALONG SAUND HOOKWAY SOUTH 88 DEGREES 51 MINUTES 55 SECONDS EAST A DISTANCE OF 139.61 FEET MARKED BY A CONCRETE MONUMENT FOUND MARKING THE COMMON LAND LOT CORNER; THENCE SOUTH 89 DEGREES 59' 20" E, AND BEING THE TRUE POINT OF BEGINNING.

06/19/2025

06/10/2023

In my opinion: This Survey complies

In my opinion: This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB77 in that where a conflict exists between those two sets of specifications, the

Adams &amp; McLean

WWW.AMSURVEYCO.COM • P.O. BOX 395 CATAULA, GA 31804  
PHONE# (706) 573-4102

BOUNDARY SURVEY  
PART OF  
LAND LOTS 98, 99, 126 & 127 ~ 11 LAND DISTRICT  
HOGANSVILLE, TROUP COUNTY, GEORGIA  
FOR  
MR 1240 E MAIN LLC & MR II 1240 E MAIN LLC

PAGE NUMBER

OF