

STATE OF GEORGIA

COUNTY OF CLAYTON

RESOLUTION NO. 2009- 198

**A RESOLUTION OF THE CLAYTON COUNTY BOARD OF COMMISSIONERS CONSENTING TO AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERDALE TO ACCEPTING THE APPLICATION OF THE CLAYTON COUNTY BOARD OF EDUCATION ("BOE") TO DEANNEX CERTAIN PROPERTY CURRENTLY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF RIVERDALE ("PROPERTY") PURSUANT TO O.C.G.A. § 36-36-22 TO PROVIDE THAT THIS RESOLUTION SHALL TAKE FULL LEGAL EFFECT, AND THE PROPERTY SHALL BE DEANNEXED, THE PROPERTY SHALL CEASE TO CONSTITUTE A PART OF THE LANDS WITHIN THE CITY LIMITS OF THE CITY OF RIVERDALE AND AN IDENTIFICATION OF THE PROPERTY SHALL BE FILED BY THE CITY OF RIVERDALE WITH THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS; AND FOR OTHER PURPOSES.**

WHEREAS, the Clayton County BOE is the sole landowner of a certain piece of property currently located within the city limits of the City of Riverdale, the address of said property being 6237 Garden Walk Boulevard, Riverdale, Georgia 30274 ("Property"); and

WHEREAS, on November 2, 2009, the Clayton County BOE duly passed BOE Resolution No. 2009-38, a copy of which is labeled Exhibit 1 and attached hereto. A complete legal description of the Property is labeled Exhibit A and attached to BOE Resolution No. 2009-38. The purpose of BOE Resolution No. 2009-38 is to seek deannexation of the Property from the City of Riverdale; and

WHEREAS, on November 3, 2009, the City of Riverdale received a written and signed application from the Clayton County BOE, a copy of which is labeled Exhibit 2 and attached hereto, along with a copy of BOE Resolution No. 2009-38, containing a complete description of the lands to be deannexed; and

WHEREAS, O.C.G.A. § 36-36-22 grants the City of Riverdale authority to accept a petition for deannexation upon the written and signed application of all of the owners of all of the land proposed to be deannexed; and

WHEREAS, O.C.G.A. § 36-36-22 grants the City of Riverdale authority to pass an ordinance to complete the deannexation of land upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; in this case, the applicable county is Clayton County, Georgia; and

WHEREAS, the City of Riverdale adopted Ordinance No. 07-2009 accepting the application to deannex the property and has requested the consent of the County to make the deannexation effective; and

WHEREAS, the Clayton County is granted the authority pursuant to O.C.G.A. section 36-36-22 to consent to the deannexation of the Property requested in BOE Resolution 2009-38, and City of Riverdale Ordinance No. 07-2009; and

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the county to consent to the deannexation of property as described in the attachment.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF  
COMMISSIONERS OF CLAYTON COUNTY, GEORGIA AND IT IS HEREBY**

**RESOLVED**

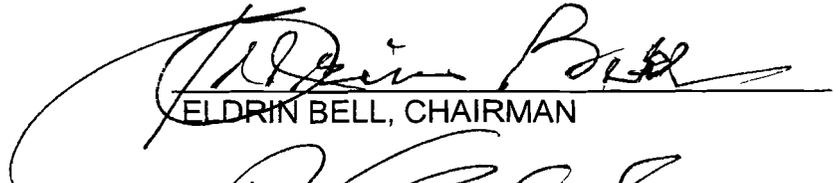
**Section 1.** The board of Commissioners of Clayton County consents to the request of Riverdale, Georgia to deannex the Property currently located within the city limits of the City of Riverdale, Georgia pursuant to O.C.G.A. § 36-36-22, as described in the attached legal description set forth in Attachment "A" and, upon receipt of this Resolution by Clayton County, Georgia consenting to the deannexation of the Property, the ordinance of the City of Riverdale shall take full legal effect, the Property shall be deannexed, the Property shall cease to constitute a part of the lands within the city limits of the City of Riverdale and an identification

of the Property shall be filed by the City of Riverdale with the Georgia Department of Community Affairs.

**Section 2:** This Resolution shall become effective upon its approval by the Board of Commissioners.

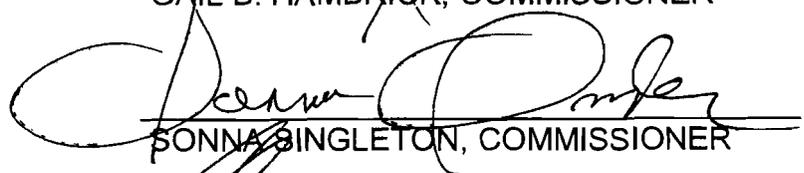
SO RESOLVED, this the 8<sup>th</sup> day of December, 2009.

CLAYTON COUNTY BOARD OF COMMISSIONERS

  
ELDRIN BELL, CHAIRMAN

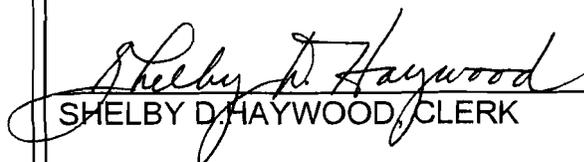
  
WOLE RALPH, VICE CHAIRMAN

  
GAIL B. HAMBRICK, COMMISSIONER

  
SONNA SINGLETON, COMMISSIONER

  
MICHAEL EDMONDSON, COMMISSIONER

ATTEST:

  
SHELBY D. HAYWOOD, CLERK

Attachment "A"

EXHIBIT "A"  
(LEGAL DESCRIPTION)

PARCEL "A" - 69.83203 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 13<sup>th</sup> District of Clayton County, Georgia, containing 69.83203 acres and shown as Parcel "A" according to that Survey of Property in Land Lot 117, 13<sup>th</sup> District, Clayton County, Georgia, by Watts & Browning Engineers, Inc., dated January 11, 1996, updated June 26, 2000, revised March 15, 2001, by V. T. Hammond (Georgia Registered Land Surveyor No. 2554), and being more particularly described according to said survey as follows:

BEGINNING at the northwest corner of Land Lot 117, said corner being the corner common to Land Lots 107, 108, 117 and 118, run thence along the Land Lot Line common to Land Lots 117 and 108 South 89 degrees 02 minutes 40 seconds East a distance of 2680.93 feet to an iron pin found; leaving the aforementioned Land Lot Line, run thence South 03 degrees 31 minutes 29 seconds West a distance of 1069.90 feet to a point; run thence North 85 degrees 38 minutes 33 seconds West a distance of 1542.10 feet to a point; run thence South 08 degrees 40 minutes 58 seconds West a distance of 395.43 feet to a point; run thence North 80 degrees 32 minutes 19 seconds West a distance of 737.64 feet to a point; run thence South 01 degree 58 minutes 58 seconds West a distance of 20.00 feet to a point; run thence North 85 degrees 37 minutes 18 seconds West a distance of 350.59 feet to a point located on the Land Lot Line common to Land Lots 118 and 117 and marked by an iron pin found; run thence along the aforementioned Land Lot Line North 02 degrees 44 minutes 57 seconds East a distance of 1259.73 feet to a point marked by an iron pin found, said point being the TRUE PLACE OR POINT OF BEGINNING.

PARCEL "A-1" - 19.33687 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 13<sup>th</sup> District of Clayton County, Georgia, containing 19.33687 acres and shown as Parcel "A-1" according to that Survey of Property in Land Lot 117, 13<sup>th</sup> District, Clayton County, Georgia, by Watts & Browning Engineers, Inc., dated January 11, 1996, updated June 26, 2000, revised March 15, 2001, by V. T. Hammond (Georgia Registered Land Surveyor No. 2554), and being more particularly described according to said survey as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, begin at the northwest corner of Land Lot 117, said corner being the corner common to Land Lots 107, 108, 117 and 118, run thence along the Land Lot Line common to Land Lots 117 and 108 South 89 degrees 02

BK08828PG559

minutes 40 seconds East a distance of 2680.93 feet to an iron pin found; leaving the aforementioned Land Lot Line, run thence South 03 degrees 31 minutes 29 seconds West a distance of 1069.90 feet to a point; run thence North 85 degrees 38 minutes 33 seconds West a distance of 1542.10 feet to a point; run thence South 08 degrees 40 minutes 58 seconds West a distance of 395.43 feet to a point, said point marking the TRUE PLACE OR POINT OF BEGINNING; from the TRUE PLACE OR POINT OF BEGINNING as thus established, run thence South 08 degrees 40 minutes 58 seconds West a distance of 1169.57 feet to a point; run thence South 70 degrees 42 minutes 31 seconds West a distance of 196.20 feet to a point; run thence North 88 degrees 44 minutes 35 seconds West a distance of 412.11 feet to a point; run thence North 01 degrees 58 minutes 58 seconds East a distance of 1334.00 feet to a point; run thence South 80 degrees 32 minutes 19 seconds East a distance of 737.64 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.

PARCEL "B-1" - 4.64768 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 13<sup>th</sup> District of Clayton County, Georgia, containing 4.64768 acres and shown as Parcel "B-1" according to that Survey of Property in Land Lot 117, 13<sup>th</sup> District, Clayton County, Georgia, by Watts & Browning Engineers, Inc., dated January 11, 1996, updated June 26, 2000, revised March 15, 2001, by V. T. Hammond (Georgia Registered Land Surveyor No. 2554), and being more particularly described according to said survey as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, begin at the northwest corner of Land Lot 117, said corner being the corner common to Land Lots 107, 108, 117 and 118, run thence along the Land Lot Line common to Land Lots 117 and 108 South 89 degrees 02 minutes 40 seconds East a distance of 2680.93 feet to an iron pin found; leaving the aforementioned Land Lot Line, run thence South 03 degrees 31 minutes 29 seconds West a distance of 1069.90 feet to a point; run thence North 85 degrees 38 minutes 33 seconds West a distance of 1542.10 feet to a point; run thence South 08 degrees 40 minutes 58 seconds West a distance of 395.43 feet to a point, said point marking the TRUE PLACE OR POINT OF BEGINNING; from the TRUE PLACE OR POINT OF BEGINNING as thus established, run thence South 80 degrees 32 minutes 19 seconds East a distance of 135.75 feet to a point; run thence South 05 degrees 35 minutes 45 seconds West a distance of 1175.00 feet to a point; run thence South 06 degrees 17 minutes 53 seconds West a distance of 20.28 feet to a point; run thence North 88 degrees 44 minutes 35 seconds West a distance of 174.29 feet to a point; run thence North 20 degrees 31 minutes 22 seconds West a distance of 55.40 feet to a point; run thence North 08 degrees 40 minutes 58 seconds East a distance of 1169.57 feet to a point, said point being the true place or point of beginning.

BK08828PG560

PARCEL "B" - 53.50655 Acres and PARCEL "C" - 8.38432 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 13<sup>th</sup> District of Clayton County, Georgia, containing a total of 61.89087 acres and being shown as Parcel "B" containing 53.50655 acres and Parcel "C" containing 8.38432 acres according to that Survey of Property in Land Lot 117, 13<sup>th</sup> District, Clayton County, Georgia, by Watts & Browning Engineers, Inc., dated January 11, 1996, updated June 26, 2000, revised March 15, 2001, by V. T. Hammond (Georgia Registered Land Surveyor No. 2554), and being more particularly described according to said survey as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, begin at the northwest corner of Land Lot 117, said corner being the corner common to Land Lots 107, 108, 117 and 118, run thence along the Land Lot Line common to Land Lots 117 and 108 South 89 degrees 02 minutes 40 seconds East a distance of 2680.93 feet to an iron pin found; leaving the aforementioned Land Lot Line, run thence South 03 degrees 31 minutes 29 seconds West a distance of 1069.90 feet to a point, said point marking the TRUE PLACE OR POINT OF BEGINNING; from the TRUE PLACE OR POINT OF BEGINNING as thus established, run thence North 85 degrees 38 minutes 33 seconds West a distance of 1542.10 feet to a point; run thence South 08 degrees 40 minutes 58 seconds West a distance of 395.43 feet to a point; run thence South 80 degrees 32 minutes 19 seconds East a distance of 135.75 feet to a point; run thence South 05 degrees 35 minutes 45 seconds West a distance of 1175.00 feet to a point; run thence South 87 degrees 17 minutes 21 seconds East a distance of 470.00 feet to a point; run thence South 04 degrees 21 minutes 14 seconds West a distance of 150.00 feet to a point located on the Northerly right-of-way line of Shelburn Drive (50'R/W); leaving the aforesaid right-of-way line, run thence South 02 degrees 45 minutes 49 seconds West a distance of 50.00 feet to a point located on the southerly right-of-way line of Shelburn Drive; continue along the aforesaid right-of-way line North 87 degrees 14 minutes 11 seconds West a distance of 20.24 feet to a point; leaving the aforesaid right-of-way line, run thence South 02 degrees 23 minutes 51 seconds West a distance of 157.40 feet to a point located on the Land Lot Line common to Land Lots 117 and 140; continue along the aforesaid Land Lot Line South 86 degrees 22 minutes 03 seconds East a distance of 921.32 feet to a point; leaving the aforesaid Land Lot Line, run thence North 03 degrees 31 minutes 29 seconds East a distance of 1912.64 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS, THE FOLLOWING:

- (a) Property conveyed by Newco Ventures, LLC to Clayton County, Georgia, for right-of-way by Warranty Deed dated July 26, 2004, and recorded in Deed Book 7733, Page 345, Clayton County records;

BK08828PG561

- (b) Property conveyed by Newco Ventures, LLC to Clayton County, Georgia, for right-of-way by Warranty Deed dated July 26, 2004, and recorded in Deed Book 7733, Page 347, aforesaid records; and
- (c) Property conveyed by Newco Ventures, LLC to Clayton County, Georgia, for right-of-way by Warranty Deed dated August 31, 2004, and recorded in Deed Book 7797, Page 360, aforesaid records.

BK08828PG562

State of Georgia  
Clayton County  
City of Riverdale

Adopted by the Governing Body this 9th day of November 2009.

**ORDINANCE NO. 07-2009**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERDALE TO ACCEPT THE APPLICATION OF THE CLAYTON COUNTY BOARD OF EDUCATION ("BOE") TO DEANNEX CERTAIN PROPERTY CURRENTLY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF RIVERDALE ("PROPERTY") PURSUANT TO O.C.G.A. § 36-36-22 AND, UPON RECEIPT OF THE RESOLUTION BY CLAYTON COUNTY, GEORGIA CONSENTING TO THE DEANNEXATION OF THE PROPERTY, THIS ORDINANCE SHALL TAKE FULL LEGAL EFFECT, THE PROPERTY SHALL BE DEANNEXED, THE PROPERTY SHALL CEASE TO CONSTITUTE A PART OF THE LANDS WITHIN THE CITY LIMITS OF THE CITY OF RIVERDALE AND AN IDENTIFICATION OF THE PROPERTY SHALL BE FILED BY THE CITY OF RIVERDALE WITH THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.**

**WHEREAS**, the Clayton County BOE is the sole landowner of a certain piece of property currently located within the city limits of the City of Riverdale, the address of said property being 6237 Garden Walk Boulevard, Riverdale, Georgia 30274 ("Property"); and

**WHEREAS**, on November 2, 2009, the Clayton County BOE duly passed BOE Resolution No. 2009-38, a copy of which is labeled Exhibit 1 and attached hereto. A complete legal description of the Property is labeled Exhibit A and attached to BOE Resolution No. 2009-38. The purpose of BOE Resolution No. 2009-38 is to seek deannexation of the Property from the City of Riverdale; and

**WHEREAS**, on November 3, 2009, the City of Riverdale received a written and signed application from the Clayton County BOE, a copy of which is labeled Exhibit 2 and attached hereto, along with a copy of BOE Resolution No. 2009-38, containing a complete description of the lands to be deannexed; and

**WHEREAS**, O.C.G.A. § 36-36-22 grants the City of Riverdale authority to accept a petition for deannexation upon the written and signed application of all of the owners of all of the land proposed to be deannexed; and

**WHEREAS**, O.C.G.A. § 36-36-22 grants the City of Riverdale authority to pass an ordinance to complete the deannexation of land upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; in this case, the applicable county is Clayton County, Georgia; and

**WHEREAS**, the City of Riverdale anticipates receipt of a resolution by Clayton County consenting to the deannexation of the Property requested in BOE Resolution 2009-38; and

**WHEREAS**, upon receipt of the resolution by Clayton County consenting to the deannexation of the Property requested in BOE Resolution 2009-38, this ordinance shall take full legal effect, the Property shall be deannexed, the Property shall cease to constitute a part of the lands within the city limits of the City of Riverdale and an identification of the Property shall be filed by the City of Riverdale with the Georgia Department of Community Affairs as required by O.C.G.A. § 36-36-22.

**BE IT RESOLVED AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE AND BY THE AUTHORITY OF SAME AS FOLLOWS:**

**Section 1:** the Mayor and Council of the City of Riverdale hereby accept the application of the Clayton County BOE to deannex the Property currently located within the city limits of the City of Riverdale, Georgia pursuant to O.C.G.A. § 36-36-22 and, upon receipt of the resolution by Clayton County, Georgia consenting to the deannexation of the Property, this ordinance shall take full legal effect, the Property shall be deannexed, the Property shall cease to constitute a part of the lands within the city limits of the City of Riverdale and an identification of the Property shall be filed by the City of Riverdale with the Georgia Department of Community Affairs.

**Section 2:** All laws and ordinances, or parts thereof, which conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

**Section 3:** This Ordinance shall become effective upon its approval by the Mayor and Council.

**Section 4:** In the event, any section, subsection, sentence, clause or phrase of this Ordinance or its attachment shall be declared or judged invalid or unconstitutional, such adjudication shall in no matter affect the other sections, subsections, sentences, clauses or phrases of this ordinance, which shall remain of full force and effect, as if the section, subsection, sentence, clause or phrase so declared or judged invalid or unconstitutional was not originally a part hereof.

The foregoing ORDINANCE NO. 07-2009 De-Annexation was offered by Councilmember Kenny Ruffin, who moved its approval. The motion was seconded by Councilmember Wanda Wallace and being put to a vote, the result was as follows:

	AYE	NAY
Mayor Mayor Dixon	—	—
Councilmember Rick Scoggins	✓	—
Councilmember Wayne Hall	✓	—
Mayor ProTem Wanda Wallace	✓	—
Councilmember Kenneth Ruffin	✓	—

The Mayor thereupon declared Ordinance No. 07-2009 De-Annexation duly passed and adopted on this 9<sup>th</sup> day of November 2009.

City of Riverdale, Georgia

BY: Evelyn Wynn Dixon  
 Mayor Evelyn Wynn Dixon  
Rick Scoggins  
 Councilmember Rick Scoggins  
Wayne Hall  
 Councilmember Wayne Hall  
Wanda Wallace  
 Mayor ProTem Wanda Wallace  
Kenneth Ruffin  
 Councilmember Kenneth Ruffin

ATTESTED BY: Stephanie Thomas  
 Stephanie Thomas, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:  
Deana Johnson  
 Deana Johnson, City Attorney



# Clayton County Public Schools

## Office of the Superintendent

---

1058 Fifth Avenue • Jonesboro, Georgia 30236 • (770) 473-2700 • FAX (770) 473-2778

EDMOND T. HEATLEY, Ed.D.  
Superintendent of Schools

November 3, 2009

Dr. Evelyn Winn-Dixon, Mayor  
City of Riverdale

Dear Dr. Winn-Dixon:

In compliance with Resolution Number 2008-38, Clayton County Public Schools submits the enclosed application for de-annexation from the city of Riverdale.

Sincerely,

A handwritten signature in black ink, appearing to read "Edmond T. Heatley".

Edmond T. Heatley, Ed.D.  
Superintendent

ETH:gld

Exhibit 2

**RESOLUTION BY CLAYTON COUNTY BOARD OF EDUCATION TO ACT UPON  
AN APPLICATION FOR DEANNEXATION FROM  
THE CITY OF RIVERDALE.**

THIS RESOLUTION BY THE CLAYTON COUNTY BOARD OF EDUCATION (hereinafter the Board) is approved this 2<sup>nd</sup> day of November, 2009, by a vote properly taken after consideration and in a regularly scheduled public meeting of the Board.

WHEREAS, the Clayton County Board of Education is duly constituted governmental entity under the 1983 Georgia Constitution, Art. 8, Sect. 5, Para. 2 with authority to manage and control the Clayton County School System; and

WHEREAS, the Board is the sole landowner of a certain piece of property in Clayton County, Georgia and specifically in the City of Riverdale which property is commonly referred to as the site of Charles Drew High School, Southern Crescent Stadium, future site of Riverdale Elementary School and future school sites (hereinafter collectively referred to as the "Property").

WHEREAS, the Property is located at 6237 Garden Walk Blvd., Riverdale, Georgia 30274, the boundaries of which property are set forth in the complete legal description attached hereto as Exhibit "A"; and

WHEREAS, both Clayton County and the City of Riverdale anticipate the deannexation of this Property as memorialized in an Intergovernmental Agreement between Clayton County and the City of Riverdale dated the 13<sup>th</sup> day of March, 2008; and

WHEREAS, the Board wishes to proceed with deannexation of the Property as more particularly described in Exhibit "A"; and

WHEREAS, the Official Code of Georgia Annotated §36-36-22 provides that landowners make application to municipalities for deannexation.

NOW THEREFORE, the Board does approve this Resolution for Deannexation of the Property from the City of Riverdale and authorizes the Superintendent of the Clayton County School District to proceed with the Application process, address any outstanding Service Delivery Strategy issues, and further requires that the Superintendent make periodic reports to this Board about the progress of the

deannexation and obtain any additional authorizations from this Board as may be necessary.

IN WITNESS THEREOF, the members of the Board make this Resolution this 2<sup>nd</sup> day of November, 2009.

CLAYTON COUNTY BOARD OF EDUCATION

(SEAL)

BY:   
Aliëka Anderson, Chair

Attest:

  
Edmond T. Heatley, Executive Secretary

EXHIBIT "A"  
(LEGAL DESCRIPTION)

PARCEL "A" - 69.83203 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 13<sup>th</sup> District of Clayton County, Georgia, containing 69.83203 acres and shown as Parcel "A" according to that Survey of Property in Land Lot 117, 13<sup>th</sup> District, Clayton County, Georgia, by Watts & Browning Engineers, Inc., dated January 11, 1996, updated June 26, 2000, revised March 15, 2001, by V. T. Hammond (Georgia Registered Land Surveyor No. 2554), and being more particularly described according to said survey as follows:

BEGINNING at the northwest corner of Land Lot 117, said corner being the corner common to Land Lots 107, 108, 117 and 118, run thence along the Land Lot Line common to Land Lots 117 and 108 South 89 degrees 02 minutes 40 seconds East a distance of 2680.93 feet to an iron pin found; leaving the aforementioned Land Lot Line, run thence South 03 degrees 31 minutes 29 seconds West a distance of 1069.90 feet to a point; run thence North 85 degrees 38 minutes 33 seconds West a distance of 1542.10 feet to a point; run thence South 08 degrees 40 minutes 58 seconds West a distance of 395.43 feet to a point; run thence North 80 degrees 32 minutes 19 seconds West a distance of 737.64 feet to a point; run thence South 01 degree 58 minutes 58 seconds West a distance of 20.00 feet to a point; run thence North 85 degrees 37 minutes 18 seconds West a distance of 350.59 feet to a point located on the Land Lot Line common to Land Lots 118 and 117 and marked by an iron pin found; run thence along the aforementioned Land Lot Line North 02 degrees 44 minutes 57 seconds East a distance of 1259.73 feet to a point marked by an iron pin found, said point being the TRUE PLACE OR POINT OF BEGINNING.

PARCEL "A-1" - 19.33687 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 13<sup>th</sup> District of Clayton County, Georgia, containing 19.33687 acres and shown as Parcel "A-1" according to that Survey of Property in Land Lot 117, 13<sup>th</sup> District, Clayton County, Georgia, by Watts & Browning Engineers, Inc., dated January 11, 1996, updated June 26, 2000, revised March 15, 2001, by V. T. Hammond (Georgia Registered Land Surveyor No. 2554), and being more particularly described according to said survey as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, begin at the northwest corner of Land Lot 117, said corner being the corner common to Land Lots 107, 108, 117 and 118, run thence along the Land Lot Line common to Land Lots 117 and 108 South 89 degrees 02

BK 08828 PG 559

minutes 40 seconds East a distance of 2680.93 feet to an iron pin found; leaving the aforementioned Land Lot Line, run thence South 03 degrees 31 minutes 29 seconds West a distance of 1069.90 feet to a point; run thence North 85 degrees 38 minutes 33 seconds West a distance of 1542.10 feet to a point; run thence South 08 degrees 40 minutes 58 seconds West a distance of 395.43 feet to a point, said point marking the TRUE PLACE OR POINT OF BEGINNING; from the TRUE PLACE OR POINT OF BEGINNING as thus established, run thence South 08 degrees 40 minutes 58 seconds West a distance of 1169.57 feet to a point; run thence South 70 degrees 42 minutes 31 seconds West a distance of 196.20 feet to a point; run thence North 88 degrees 44 minutes 35 seconds West a distance of 412.11 feet to a point; run thence North 01 degrees 58 minutes 58 seconds East a distance of 1334.00 feet to a point; run thence South 80 degrees 32 minutes 19 seconds East a distance of 737.64 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.

PARCEL "B-1" - 4.64768 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 13<sup>th</sup> District of Clayton County, Georgia, containing 4.64768 acres and shown as Parcel "B-1" according to that Survey of Property in Land Lot 117, 13<sup>th</sup> District, Clayton County, Georgia, by Watts & Browning Engineers, Inc., dated January 11, 1996, updated June 26, 2000, revised March 15, 2001, by V. T. Hammond (Georgia Registered Land Surveyor No. 2554), and being more particularly described according to said survey as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, begin at the northwest corner of Land Lot 117, said corner being the corner common to Land Lots 107, 108, 117 and 118, run thence along the Land Lot Line common to Land Lots 117 and 108 South 89 degrees 02 minutes 40 seconds East a distance of 2680.93 feet to an iron pin found; leaving the aforementioned Land Lot Line, run thence South 03 degrees 31 minutes 29 seconds West a distance of 1069.90 feet to a point; run thence North 85 degrees 38 minutes 33 seconds West a distance of 1542.10 feet to a point; run thence South 08 degrees 40 minutes 58 seconds West a distance of 395.43 feet to a point, said point marking the TRUE PLACE OR POINT OF BEGINNING; from the TRUE PLACE OR POINT OF BEGINNING as thus established, run thence South 80 degrees 32 minutes 19 seconds East a distance of 135.75 feet to a point; run thence South 05 degrees 35 minutes 45 seconds West a distance of 1175.00 feet to a point; run thence South 06 degrees 17 minutes 53 seconds West a distance of 20.28 feet to a point; run thence North 88 degrees 44 minutes 35 seconds West a distance of 174.29 feet to a point; run thence North 20 degrees 31 minutes 22 seconds West a distance of 55.40 feet to a point; run thence North 08 degrees 40 minutes 58 seconds East a distance of 1169.57 feet to a point, said point being the true place or point of beginning.

BK08828PG560

PARCEL "B" - 53.50655 Acres and PARCEL "C" - 8.38432 Acres

ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 13<sup>th</sup> District of Clayton County, Georgia, containing a total of 61.89087 acres and being shown as Parcel "B" containing 53.50655 acres and Parcel "C" containing 8.38432 acres according to that Survey of Property in Land Lot 117, 13<sup>th</sup> District, Clayton County, Georgia, by Watts & Browning Engineers, Inc., dated January 11, 1996, updated June 26, 2000, revised March 15, 2001, by V. T. Hammond (Georgia Registered Land Surveyor No. 2554), and being more particularly described according to said survey as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, begin at the northwest corner of Land Lot 117, said corner being the corner common to Land Lots 107, 108, 117 and 118, run thence along the Land Lot Line common to Land Lots 117 and 108 South 89 degrees 02 minutes 40 seconds East a distance of 2680.93 feet to an iron pin found; leaving the aforementioned Land Lot Line, run thence South 03 degrees 31 minutes 29 seconds West a distance of 1069.90 feet to a point, said point marking the TRUE PLACE OR POINT OF BEGINNING; from the TRUE PLACE OR POINT OF BEGINNING as thus established, run thence North 85 degrees 38 minutes 33 seconds West a distance of 1542.10 feet to a point; run thence South 08 degrees 40 minutes 58 seconds West a distance of 395.43 feet to a point; run thence South 80 degrees 32 minutes 19 seconds East a distance of 135.75 feet to a point; run thence South 05 degrees 35 minutes 45 seconds West a distance of 1175.00 feet to a point; run thence South 87 degrees 17 minutes 21 seconds East a distance of 470.00 feet to a point; run thence South 04 degrees 21 minutes 14 seconds West a distance of 150.00 feet to a point located on the Northerly right-of-way line of Shelburn Drive (50'R/W); leaving the aforesaid right-of-way line, run thence South 02 degrees 45 minutes 49 seconds West a distance of 50.00 feet to a point located on the southerly right-of-way line of Shelburn Drive; continue along the aforesaid right-of-way line North 87 degrees 14 minutes 11 seconds West a distance of 20.24 feet to a point; leaving the aforesaid right-of-way line, run thence South 02 degrees 23 minutes 51 seconds West a distance of 157.40 feet to a point located on the Land Lot Line common to Land Lots 117 and 140; continue along the aforesaid Land Lot Line South 86 degrees 22 minutes 03 seconds East a distance of 921.32 feet to a point; leaving the aforesaid Land Lot Line, run thence North 03 degrees 31 minutes 29 seconds East a distance of 1912.64 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS, THE FOLLOWING:

- (a) Property conveyed by Newco Ventures, LLC to Clayton County, Georgia, for right-of-way by Warranty Deed dated July 26, 2004, and recorded in Deed Book 7733, Page 345, Clayton County records;

BK08828PG561

- (b) Property conveyed by Newco Ventures, LLC to Clayton County, Georgia, for right-of-way by Warranty Deed dated July 26, 2004, and recorded in Deed Book 7733, Page 347, aforesaid records; and
- (c) Property conveyed by Newco Ventures, LLC to Clayton County, Georgia, for right-of-way by Warranty Deed dated August 31, 2004, and recorded in Deed Book 7797, Page 360, aforesaid records.

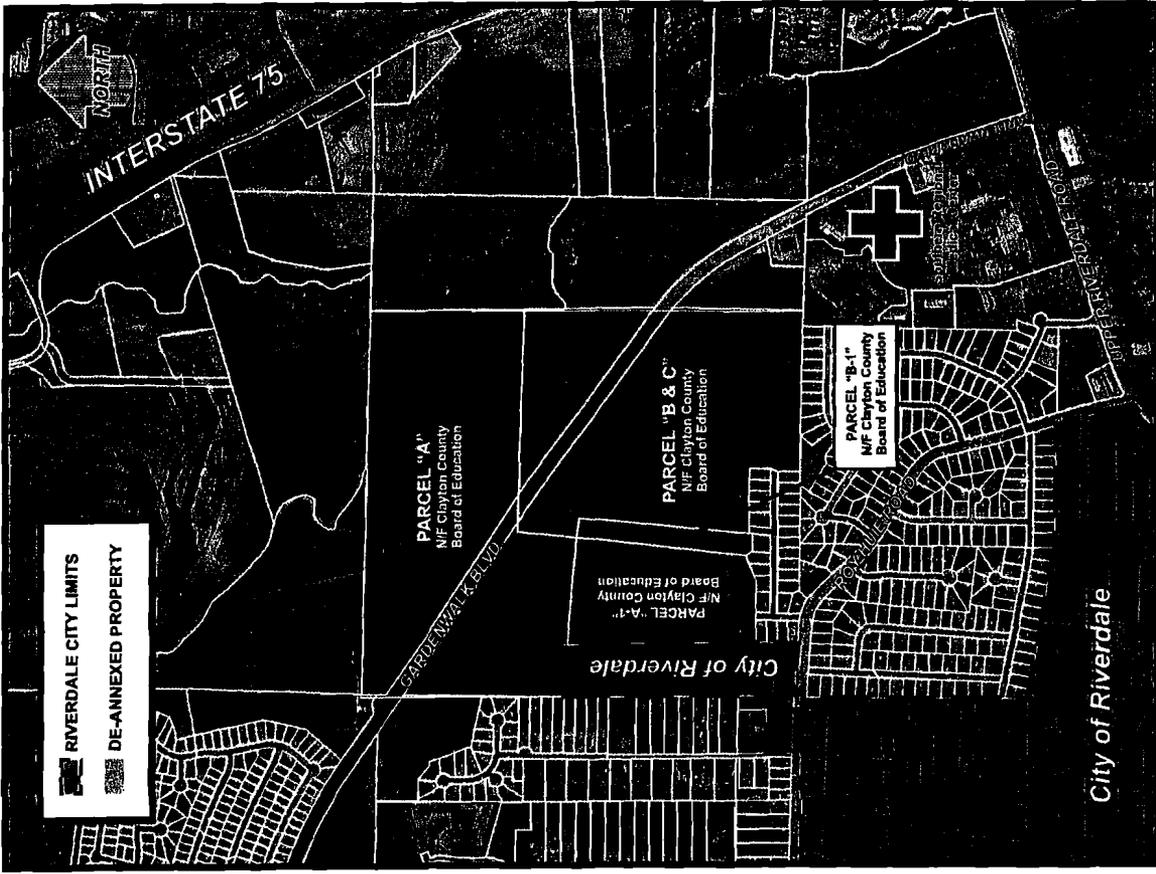
BK08828PG562

RIVERDALE CITY LIMITS PRIOR TO DE-ANNEXATION



This drawing is for presentation purposes only. Proper survey analysis should be conducted for highest accuracy. 11-21-09

RIVERDALE CITY LIMITS AFTER DE-ANNEXATION



This drawing is for presentation purposes only. Proper survey analysis should be conducted for highest accuracy. 11-21-09