

House Bill 551

By: Representatives Knight of the 130th, Yates of the 73rd, Rutledge of the 109th, Stephenson of the 90th, and Scott of the 76th

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act to create a new Charter for the City of Locust Grove, Georgia, in the
2 county of Henry, approved April 7, 1976 (Ga. L. 1976, p. 4426), as amended, to change the
3 corporate limits of such city; to provide for related matters; to provide an effective date; to
4 repeal conflicting laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 style="text-align:center">**SECTION 1.**

7 An Act to create a new Charter for the City of Locust Grove, Georgia, in the county of
8 Henry, approved April 7, 1976 (Ga. L. 1976, p. 4426), as amended, is amended by adding
9 a new subsection to Section 1.11 to read as follows:

10 "(c)(1) On and after the effective date of this subsection, the corporate limits of the City
11 of Locust Grove, Georgia, shall also contain the following areas:

12 Parcel 1 (Price Drive):

13 All that tract or parcel of land lying or being in Land Lot 202 of the 2nd District of
14 Henry County, Locust Grove, Georgia and being more particularly described as
15 follows:

16 Commencing at the common corner of Land Lots 182, 183, 203, and 202 thence
17 North 00 degrees 14 minutes 04 seconds West, a distance of 600.00 feet to an iron pin
18 set on the land lot line between Land Lots 203 and 202 and the point of beginning;
19 thence North 00 degrees 14 minutes 05 seconds West, a distance of 489.67 feet to a
20 1/2" rebar; thence South 89 degrees 06 minutes 57 seconds East, a distance of
21 1166.29 feet to a 1/2" rebar; thence North 00 degrees 22 minutes 43 seconds East, a
22 distance of 1459.66 feet to a iron pin set; thence South 89 degrees 38 minutes
23 17 seconds East, a distance of 1136.05 feet to a 1/2" rebar; thence South 89 degrees
24 38 minutes 17 seconds East, a distance of 616.60 feet to an open top pipe on the west
25 right of way of Price Drive (apparent 50' r/w); thence South 03 degrees 29 minutes

26 43 seconds East, along said right of way, a distance of 331.31 feet to a 1/2" rebar;
 27 thence leaving said right of way South 89 degrees 29 minutes 17 seconds West, a
 28 distance of 639.15 feet to a 1/2" rebar; thence South 00 degrees 20 minutes
 29 49 seconds West, a distance of 322.01 feet to a 1/2" rebar; thence, North 88 degrees
 30 57 minutes 59 seconds West, a distance of 199.86 feet to a 1" iron rod; thence South
 31 01 degrees 18 minutes 01 seconds East, a distance of 808.56 feet to a 1/2" rebar;
 32 thence South 88 degrees 56 minutes 47 seconds East, a distance of 202.31 feet to a
 33 1/2" rebar; thence South 88 degrees 16 minutes 56 seconds East, a distance of
 34 56.00 feet to a 1/2" rebar; thence North 67 degrees 31 minutes 03 seconds East, a
 35 distance of 613.08 feet to an iron post on the West right of way of Price Drive
 36 (apparent 50' r/w); thence South 01 degrees 42 minutes 41 seconds West, along said
 37 right of way, a distance of 744.52 feet to a 1/2" rebar; thence leaving said right of way
 38 North 88 degrees 22 minutes 58 seconds West, a distance of 1396.30 feet to a
 39 1/2" rebar; thence, North 89 degrees 18 minutes 05 seconds West, a distance of
 40 1492.75 feet to a 1/2" rebar set and the point of beginning, containing 74.13 acres
 41 (3,229,170 square feet).

42 Parcel 2 (Bethlehem Road Tract A):

43 All that tract or parcel of land lying or being in Land Lots 233, 234, 247, and 248 of
 44 the 2nd District of Henry County, Locust Grove, Georgia and being more particularly
 45 described as follows:

46 Beginning at the intersection of the easterly right of way of Interstate 75 and the
 47 southerly right of way of Bethlehem Road (100' r/w at this point); thence, North
 48 62 degrees 02 minutes 03 seconds East, a distance of 186.29 feet, along the right of
 49 way of Bethlehem Road to a point; thence, continuing along said right of way,
 50 497.64 feet along the arc of a curve to the left, said curve having a radius of
 51 5779.58 feet and being subtended by a chord bearing North 59 degrees 34 minutes
 52 03 seconds East, 497.48 feet to a point; thence, North 32 degrees 20 minutes
 53 25 seconds West, a distance of 10.00 feet to a point on the southerly right of way
 54 of Bethlehem Road (80' at this point); thence, continuing along said right of way
 55 North 57 degrees 39 minutes 35 seconds East, a distance of 1064.58 feet to a point;
 56 thence, continuing along said right of way, 1083.20 feet along the arc of a curve to
 57 the right, said curve having a radius of 645.50 feet and being subtended by a chord
 58 bearing South 74 degrees 16 minutes 01 seconds East, 960.51 feet to a point; thence,
 59 South 26 degrees 11 minutes 36 seconds East, a distance of 463.60 feet to a point;
 60 thence, continuing along said right of way, 97.35 feet along the arc of a curve to the
 61 left, said curve having a radius of 600.00 feet and being subtended by a chord

62 bearing South 30 degrees 50 minutes 29 seconds East, 97.24 feet, to a 1" open top
 63 pipe on said right of way; thence, leaving said right of way South 27 degrees
 64 40 minutes 36 seconds West, a distance of 453.81 feet to a 1" open top pipe; thence,
 65 South 39 degrees 56 minutes 30 seconds West, a distance of 302.76 feet to a
 66 1" open top pipe; thence, South 89 degrees 56 minutes 19 seconds East, a distance
 67 of 182.15 feet to a 1" open top pipe; thence, South 89 degrees 33 minutes
 68 37 seconds East, a distance of 627.44 feet to a 1/2" rebar located on the westerly
 69 right of way of State Route 42 (80' r/w); thence, South 16 degrees 50 minutes
 70 31 seconds East, along said right of way, a distance of 415.06 feet to a point located
 71 on the westerly right of way of State Route 42; thence, leaving said right of way
 72 North 89 degrees 50 minutes 20 seconds East, a distance of 797.99 feet to a point;
 73 thence, South 16 degrees 50 minutes 31 seconds East, a distance of 232.00 feet to
 74 a 1/2" rebar; thence, South 89 degrees 50 minutes 20 seconds East, a distance of
 75 798.00 feet to a point on the said westerly right of way of State Route 42; thence,
 76 South 16 degrees 50 minutes 31 seconds East, along said right of way, a distance of
 77 749.22 feet to a point located on the westerly right of way of State Route 42; thence,
 78 leaving said right of way South 89 degrees 56 minutes 29 seconds West, a distance
 79 of 1807.78 feet to a 1" open top pipe; thence, South 00 degrees 14 minutes
 80 49 seconds West, a distance of 981.27 feet to a 1" open top pipe; thence, South
 81 89 degrees 50 minutes 58 seconds West, a distance of 794.52 feet to a 1" open top
 82 pipe on the easterly right of way of Interstate 75; thence, along the said right of way
 83 the following courses and distances: North 26 degrees 04 minutes 52 seconds West,
 84 a distance of 931.07 feet to a concrete right of way monument; North 29 degrees
 85 14 minutes 55 seconds West, a distance of 150.13 feet to a concrete right of way
 86 monument; North 31 degrees 05 minutes 05 seconds West, a distance of
 87 200.89 feet to a concrete right of way monument; North 27 degrees 29 minutes
 88 00 seconds West, a distance of 649.40 feet to a concrete right of way monument;
 89 North 27 degrees 43 minutes 01 seconds West, a distance of 699.30 feet to a point;
 90 North 64 degrees 36 minutes 01 seconds East, a distance of 100.00 feet to a point;
 91 North 26 degrees 29 minutes 25 seconds West, a distance of 305.37 feet to a point;
 92 North 00 degrees 05 minutes 45 seconds East, a distance of 152.60 feet to a point
 93 on the said right-of-way of Bethlehem Road and the point of beginning, containing
 94 184.36 acres (8,030,612 square feet).

95 (2) On and after the effective date of this subsection, the corporate limits of the City of
 96 Locust Grove, Georgia, shall no longer include the following areas:

97 Parcel 1 (Frog/Lester Mill Tract):

98 All that tract and parcel of land lying and being in Land Lot 182 of the 2nd Land
99 District of Henry County, Georgia, and more particularly described as follows:

100 Commencing at the existing intersection of the Southerly Line of Land Lot 182 and
101 the westerly R/W of Lester Mill Road (R/W varies), this point being THE POINT OF
102 BEGINNING (P.O.B.). FROM THE POINT OF BEGINNING: thence N
103 11°20'04" W a distance of 175.00' to a point; thence N 12°24'29" W a distance of
104 114.68' to a point; thence N 12°19'03" W a distance of 40.82' to a point; thence N
105 11°27'33" W a distance of 164.42' to a point; thence N 13°01'39" W a distance of
106 30.24' to a point; thence N 13°58'21" W a distance of 118.85' to a point; thence N
107 18°09'35" W a distance of 91.77' to a point; thence N 18°33'07" W a distance of
108 213.39' to a point; thence N 19°41'48" W a distance of 32.14' to a point; thence S
109 88°03'22" E a distance of 330.64' to a point; thence N 19°30'27" W a distance of
110 200.01' to a point; thence S 85°04'06" E a distance of 340.60' to a point; thence S
111 80°00'31" E a distance of 277.00' to a point; thence S 03°07'00" W a distance of
112 225.86' to a point; thence S 88°24'47" E a distance of 1738.18 to a point; thence S
113 00°23'04" E a distance of 831.34' to a point; thence N 88°38'47" W a distance of
114 2364.02' to THE POINT OF BEGINNING, containing 51.18 acres, together with all
115 easements recorded or unrecorded.

116 Parcel 2 (Lester Mill Road Tract):

117 All that tract or parcel of land lying and being in Land Lot 213, 2nd District, Henry
118 County, Georgia, and being more particularly described as follows:

119 BEGINNING at the intersection of the south Land Lot Line of Land Lot 213 and the
120 westerly Right of Way of Lester Mill Road (60' Right of Way); thence northerly along
121 said Right of Way a distance of 795.07 feet to an iron pin set, being the POINT OF
122 BEGINNING; thence North 89°02'07" West, a distance of 1257.14 feet to a 1/2 inch
123 pipe found; thence North 01°00'48" East, a distance of 1203.53 feet to the centerline
124 of Indian Creek; thence along the centerline of said creek the following calls: South
125 80°52'23" East, a distance of 8.79 feet to a point; thence South 48°35'58" East, a
126 distance of 108.00 feet to a point; thence South 49°07'16" East, a distance of
127 85.21 feet to a point; thence North 83°24'54" East, a distance of 31.00 feet to a point;
128 thence South 57°25'34" East, a distance of 37.92 feet to a point; thence South
129 29°49'31" East, a distance of 28.36 feet to a point; thence South 68°12'28" East, a
130 distance of 34.29 feet to a point; thence North 84°15'47" East, a distance of 34.23 feet
131 to a point; thence North 03°51'01" West, a distance of 35.34 feet to a point; thence
132 North 50°59'26" East, a distance of 20.40 feet to a point; thence South 48°31'55" East,

133 a distance of 60.86 feet to a point; thence South 53°38'54" East, a distance of
 134 38.23 feet to a point; thence South 23°51'51" East, a distance of 26.00 feet to a point;
 135 thence South 46°02'31" East, a distance of 23.50 feet to a point; thence South
 136 45°20'23" East, a distance of 17.27 feet to a point; thence South 67°04'47" East, a
 137 distance of 44.78 feet to a point; thence South 47°12'48" East, a distance of 53.90 feet
 138 to a point; thence South 77°47'55" East, a distance of 25.26 feet to a point; thence
 139 North 60°06'07" East, a distance of 21.25 feet to a point; thence North 06°11'36"
 140 West, a distance of 29.25 feet to a point; thence North 54°50'40" East, a distance of
 141 25.42 feet to a point; thence North 80°12'08" East, a distance of 62.89 feet to a point;
 142 thence North 11°27'15" West, a distance of 36.35 feet to a point; thence North
 143 60°22'41" East, a distance of 1125 feet to a point; thence South 62°44'48" East, a
 144 distance of 107.46 feet to a point; thence South 43°10'36" East, a distance of
 145 34.23 feet to a point; thence South 09°33'57" East, a distance of 52.09 feet to a point;
 146 thence North 88°36'54" East, a distance of 35.58 feet to a point; thence North
 147 81°06'11" East, a distance of 52.29 feet to a point; thence South 72°34'46" East, a
 148 distance of 37.96 feet to a point; thence South 63°39'13" East, a distance of 64.67 feet
 149 to a point; thence South 52°07'03" East, a distance of 67.78 feet to a point; thence
 150 North 86°22'23" East, a distance of 29.08 feet to a point; thence South 33°04'17" East,
 151 a distance of 16.14 feet to a point; thence South 00°17'41" West, a distance of
 152 67.61 feet to a point; thence South 49°39'09" East, a distance of 15.85 feet to a point;
 153 thence leaving said creek South 88°51'32" East, a distance of 192.44 feet to a 5/8 inch
 154 rebar found on the western Right of Way of Lester Mill Road (60' Right of Way);
 155 thence along said Right of Way the following calls: South 00°09'06" West, a distance
 156 of 148.50 feet to a point; thence South 01°14'56" West, a distance of 245.18 feet to
 157 a point; thence South 00°26'40" East, a distance of 340.57 feet to an iron pin set,
 158 being the POINT OF BEGINNING. Said tract contains 27.093 acres or 1180162
 159 square feet.

160 Parcel 3 (Kahn Tract):

161 All that tract or parcel of land situated and lying in Land Lots 247, 2nd Land District,
 162 Henry County, Georgia and being more particularly described as follows:

163 Beginning at a 1\2" rebar set the intersection of the northeasterly right of way line of
 164 the Norfolk Southern Railway (150' r/w) and the northeasterly right of way line of
 165 U.S. Route 23/State Route 42 (variable r/w); thence, North 04°23'32" west, along the
 166 northeasterly right of way line of U.S. Route 23/State Route 42 (variable r/w), a
 167 distance of 161.35 feet to a 1\2" rebar set; thence, North 30°40'46" West, continuing
 168 along the northeasterly right of way line of U.S. Route 23/State Route 42

169 (variable r/w), a distance of 124.41 feet to a 1\2" rebar set; thence, North 35°38'59"
170 West, continuing along the northeasterly right of way line of U.S. Route 23/State
171 Route 42 (variable r/w), a distance of 108.89 feet to a 1\2' rebar set; thence, North
172 41°34'06" West, continuing along the northeasterly right of way line of U.S.
173 Route 23/State Route 42 (variable r/w), a distance of 207.80 feet to a 1\2" rebar set;
174 thence, continuing along the northeasterly right of way line of U.S. Route 23/State
175 Route 42 and along a curve to the left an arc distance of 189.25 feet to a 1\2" rebar
176 found, said curve having a radius of 36,828.89 feet, a chord bearing of North
177 39°10'04" west and a chord distance of 189.25; thence, South 51°07'25" East, along
178 the southerly line of tract 12, E. W. Evans estate, a distance of 260.01 feet to a
179 1\2" rebar found at the corner common to tract 12 and tract 11, E. W. Evans estate;
180 thence, North 00°51'59" West, along the line common to tract 12 and tract 11, E. W.
181 Evans estate, a distance of 547.01 feet to a 1\2" rebar found on the southerly right of
182 way line of Harris Drive (80' r/w); thence, North 89°21'09" East, along the southerly
183 right of way line of Harris Drive, a distance of 199.87 feet to a 1\2" rebar found at the
184 corner common to tract 11 and tract 10, E. W. Evans estate; thence, South 00°53'31"
185 East, leaving the southerly right of way line of Harris Drive and along the line
186 common to tract 11 and tract 10, a distance of 546.26 feet to a 1\2" rebar found at the
187 corner common to tract 11 and tract 10; thence, the following calls along the southerly
188 lines of tract 10 thru tract 1: North 89°13'47" East, a distance of 199.76 feet to a
189 1\2" rebar found; thence, North 89°10'50" East, a distance of 199.95 feet to a
190 1\2" rebar found; thence, North 89°12'05" East, a distance of 200.02 feet to a
191 1\2" rebar found; thence, North 89°10'34" East, a distance of 199.97 feet to a
192 1\2" rebar found; thence, North 89°10'54" East, a distance of 199.99 feet to a
193 1\2" rebar found; thence, North 89°10'06" East, a distance of 200.08 feet to a
194 1\2" rebar found; thence, North 89°11'02" East, a distance of 199.93 feet to a
195 1\2" rebar found; thence, North 89°10'30" East, a distance of 200.00 feet to a
196 1\2" rebar found; thence, North 89°11'56" East, a distance of 40.14 feet to a 1\2" rebar
197 found on the apparent recognized and monumented west line of Land Lot 248; thence,
198 the following calls along the apparent recognized and monumented west line of Land
199 Lot 248; South 00°48'22" East, a distance of 626.40 feet to a 1\2" rebar found; thence,
200 South 01°07'29" East, a distance of 558.44 feet to a 3\8" iron rod; thence, South
201 00°53'39" East, a distance of 675.23 feet to a 3\8" iron rod, thence; South 01°21'36"
202 East, a distance of 671.12 feet to a 3" axle found at the apparent recognized southeast
203 corner of Land Lot 248; thence, North 89°27'59" West, along the apparent recognized
204 and monumented south line of Land Lot 248, a distance of 268.35 feet to a 1\2" rebar
205 set on the northeasterly right of way line of the Norfolk Southern Railway (150' r/w);

