

**CITY OF HAMPTON  
STATE OF GEORGIA**

**RESOLUTION NO. 2021-13**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF CONVEYANCE  
OF PRIVATE LAND FROM OAKS SOUTHAMPTON, LLC TO THE CITY OF  
HAMPTON FOR PUBLIC RIGHT-OF-WAY AS DESCRIBED IN QUIT-CLAIM  
DEED AND RIGHT-OF-WAY DEDICATION SURVEY FOR E. KING AND  
FLOYD ROAD ROUNDABOUT IMPROVEMENTS**

**WHEREAS**, the Mayor and Council are the governing body of the City of Hampton, Georgia (“City”); and

**WHEREAS**, the Mayor and Council is tasked with protecting and promoting the health, safety, morals, and welfare of the citizens of the City of Hampton; and

**WHEREAS**, a public hearing on the application was conducted by the Mayor and Council on June 8, 2021, pursuant to O.C.G.A. § 33-66-1, et seq. and local ordinances at the Hampton City Hall; and

**WHEREAS**, on June 8, 2021 Developer Oaks Southampton, LLC has provided the City of Hampton Quit-Claim Deed and Legal Description for lands proposed for right-of-way dedication for E. King and Floyd Road Roundabout Improvements; and

**WHEREAS**, said Quit-Claim Deed and Legal Description is shown on Right-of-Way Survey proposed for dedication to the City of Hampton; and

**WHEREAS**, an Offer of Dedication, Deed of Conveyance have been submitted pursuant to the Subdivision Regulations; and

**WHEREAS**, an approved road improvement plan has been issued by the City of Hampton review engineer indicating the proposed right-of-way dedication and design intent adheres to best practice standards for road design and City of Hampton street layout and design standards; and

**WHEREAS**, the developer is required under Section 3-7 of the Subdivision Regulations to submit an “as-built” drawing of the public improvements including water, sewer, and drainage; and

**WHEREAS**, on May 8, 2021 the Mayor and Council approved Resolution No. 2021-10 ESCROW AGREEMENT with Oaks Southampton, LLC for E. King and Floyd Road Roundabout hard

construction costs of Two-Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) and acceptance thereof; and

**WHEREAS**, in order to provide orderly development of the intersection improvements, the City deems it in the best interest of the City of Hampton that the Conveyance as Quit-Claim Deed, Legal Description and Public Right-of-Way Survey be accepted and the same become part of the public street system of the City of Hampton.

**NOW, THEREFORE BE IT RESOLVED**, by a majority vote of the Mayor and Council of the City of Hampton that dedication and acceptance of Road Right-of-Way within E. King and Floyd Road Roundabout Improvement Plans as shown on the survey plat is hereby approved.

Read and adopted in the Regular meeting of the City of Hampton held on June 8, 2021.

ATTEST:

  
City Clerk

(Seal)

City of Hampton  
Henry County, Georgia

BY:

  
Mayor

#### Certification

I do hereby certify that the above is a true and correct copy of the Resolution duly adopted by the Council on the date so stated in the Resolution.

I further certify that I am the Clerk of the Council and that said resolution has been entered in the official records of said Council and remains in full force and effect the 8 day of June 2021.

  
Clerk Signature

Federal Employers Identification #225335

Res 2021-13  
7/29

BK:18324 PG:188-192  
Filed and Recorded  
Jul-28-2021 03:23 PM  
DOC# 2021 - 031017  
Real Estate Transfer Tax  
Paid: \$ 0.00  
0752021008071  
SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 8731864713

Drafted by and returned to:

Harrison Coleman  
Coleman Talley LLP  
3475 Lenox Road NE  
Suite 400  
Atlanta, Georgia 30326

[SPACE ABOVE THIS LINE RESERVED FOR CLERK'S USE]

**QUIT-CLAIM DEED**  
**Right of Way Dedication**

COUNTY OF HENRY      )  
                            )  
STATE OF GEORGIA      )

THIS CONVEYANCE, made this 8 day of June, 2021, is by and between OAKS  
SOUTHAMPTON, LLC, a Delaware limited liability company ("Grantor"), and THE CITY OF  
HAMPTON, GEORGIA, a body politic and corporate, and political subdivision of the State of Georgia  
("Grantee").

**WITNESSETH:**

Grantor, for and in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR, in hand paid  
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has  
granted, bargained, sold, and conveyed, and by these presents does remise, release and forever Quit-Claim  
unto the said party of the second part, the following property located in the Henry County, Georgia, as is  
more fully described on EXHIBIT "A" attached hereto and incorporated herein by reference, and as  
depicted in EXHIBIT "B" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property to Grantee so that neither Grantor nor its successors and  
assigns, nor any other person or persons claiming under them, shall at any time hereafter, by any way or  
means, have, claim or demand any right or title to the aforesaid described property, or its appurtenances or  
any part thereof.

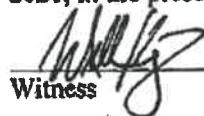
(SIGNATURES APPEAR ON FOLLOWING PAGES)

[3840732/2]

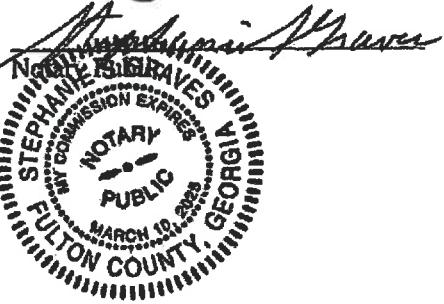
**COUNTERPART SIGNATURE PAGE TO QUIT-CLAIM DEED**

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
this 7 day of June  
2021, in the presence of:



Witness



**GRANTOR:**

OAKS SOUTHAMPTON, LLC  
a Delaware limited liability company

By:

Name:

Its:

  
J. Bradford Smith  
Authorised Signature

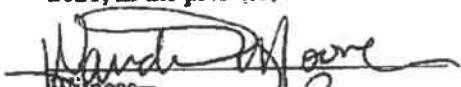
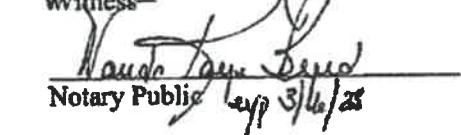
SIGNATURES CONTINUE ON FOLLOWING PAGE

[3840732/2]

**COUNTERPART SIGNATURE PAGE TO QUIT-CLAIM DEED**

The undersigned Grantee hereby acknowledges the transfer of the Property for use as a public right of way.

Signed, Sealed and Delivered  
this 8th day of June  
2021, in the presence

  
Witness  
  
Notary Public Typ 3/4/23

**GRANTEE:**

**THE CITY OF HAMPTON, GEORGIA,**  
a body politic and corporate, and political subdivision of the State of Georgia

By: Martin R. Meeks (SEAL)

Name: Martin R. Meeks

Title: Mayor Pro Tem

Attest:

By: Melissa Brooks (SEAL)

Name: Melissa Brooks

Title: City Clerk

**EXHIBIT "A"**  
**Legal Description**

**Right of Way Dedication:**

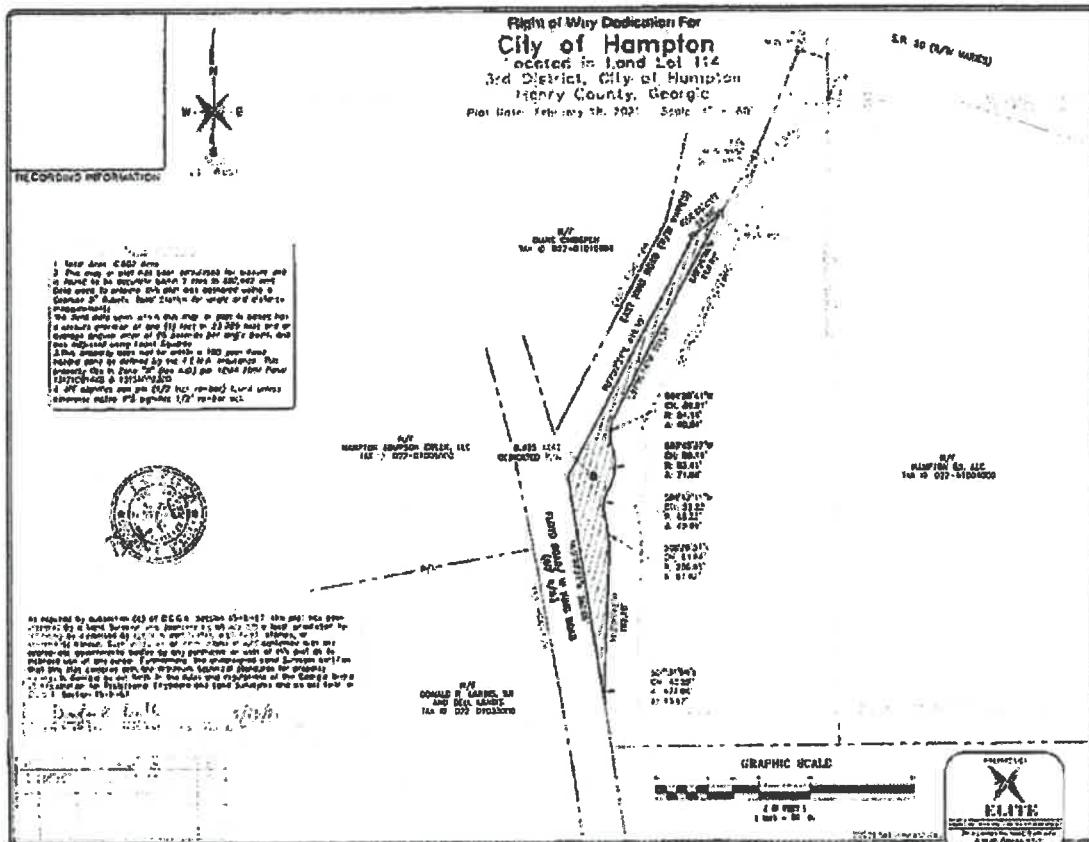
All that tract of land lying in or being in Land Lot 114, 3<sup>rd</sup> District, City of Hampton, Henry County, Georgia, and being more particularly described as follows:

COMMENCING at an Ipf on the Land Lot corner of Land Lots 113, 114, 143, 144 and running South 43 degrees 50 minutes 02 seconds West for 242.85 feet to a right of way monument on the Easterly right of way of East King Road (variable width) which is also the Point of BEGINNING. From the Point of BEGINNING then running South 28 degrees 26 minutes 46 seconds West for 154.62 feet to a point; then South 27 degrees 00 minutes 56 seconds West for 201.54 feet to a point; thence with a curve turning to the left with an arc length of 40.64 feet, a radius of 51.14 feet, and a chord bearing of South 04 degrees 34 minutes 21 seconds West, with a chord length of 39.58 feet to a point; then with a curve turning to the right with an arc length of 71.66 feet, a radius of 83.41 feet, and a chord bearing of South 03 degrees 37 minutes 50 seconds West, with a chord length of 69.47 feet to a point; then with a curve turning to the left with an arc length of 40.49 feet, a radius of 48.56 feet, and a chord bearing of South 09 degrees 12 minutes 11 seconds West, with a chord length of 39.33 feet to a point; then a curve turning to the right with an arc length of 61.82 feet, a radius of 236.45 feet, and a chord bearing of South 06 degrees 28 minutes 37 seconds East, with a chord length of 61.64 feet to a point; then South 02 degrees 09 minutes 43 seconds West for 192.10 feet to a point; then with a curve turning to the left with an arc length of 43.62 feet, a radius of 474.00 feet, and a chord bearing of South 01 degrees 31 minutes 06 seconds East, with a chord length of 43.60 feet to a point on the Easterly right of way of Floyd Road, a.k.a. West King Road (60' right of way); then North 09 degrees 00 minutes 21 seconds West for 360.05 feet to the intersection of Floyd Road a.k.a. West King Road and East King Road; then North 27 degrees 27 minutes 31 seconds E for 416.90 feet to a right of way monument on East King Road; then North 50 degrees 55 minutes 01 seconds East for 54.50 feet to a right of way marker on East King Road which is the point of beginning.

Said tract of land having an area of 0.495 acre or 21568.09 square feet.

**EXHIBIT "B"**

## **SURVEY**



[3840732/2]

Drafted by and returned to:

**Harrison Coleman  
Coleman Talley LLP  
3475 Lenox Road NE  
Suite 400  
Atlanta, Georgia 30326**

E-FILED Book: 18324 Page: 188  
Henry County Clerk of Superior Court  
Recorded Date: 7/28/21 Time: 3:23 am (pm)

**[SPACE ABOVE THIS LINE RESERVED FOR CLERK'S USE]**

**QUIT-CLAIM DEED  
Right of Way Dedication**

**COUNTY OF HENRY )  
STATE OF GEORGIA )**

THIS CONVEYANCE, made this 8 day of June, 2021, is by and between OAKS SOUTHAMPTON, LLC, a Delaware limited liability company ("Grantor"), and THE CITY OF HAMPTON, GEORGIA, a body politic and corporate, and political subdivision of the State of Georgia ("Grantee").

**WITNESSETH:**

Grantor, for and in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does remise, release and forever Quit-Claim unto the said party of the second part, the following property located in the Henry County, Georgia, as is more fully described on EXHIBIT "A" attached hereto and incorporated herein by reference, and as depicted in EXHIBIT "B" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property to Grantee so that neither Grantor nor its successors and assigns, nor any other person or persons claiming under them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid described property, or its appurtenances or any part thereof.

(SIGNATURES APPEAR ON FOLLOWING PAGES)

**COUNTERPART SIGNATURE PAGE TO QUIT-CLAIM DEED**

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
this 2 day of June  
2021, in the presence of:

Witness

  
Notary Public  
STEPHANIE M. GRAVES  
My Commission Expires  
MARCH 10, 2025  
FULTON COUNTY, GEORGIA

GRANTOR:

OAKS SOUTHAMPTON, LLC  
a Delaware limited liability company

By:  
Name:  
Its:

  
J. Bradford Smith  
Authorized Signatory

**SIGNATURES CONTINUE ON FOLLOWING PAGE**

[3840732/2]

**COUNTERPART SIGNATURE PAGE TO QUIT-CLAIM DEED**

The undersigned Grantee hereby acknowledges the transfer of the Property for use as a public right of way.

Signed, Sealed and Delivered

this 8th day of June,  
2021, in the presence

Wanda Moore  
Witness  
Wanda Moore  
Notary Public My 3/6/23

**GRANTEE:**

**THE CITY OF HAMPTON, GEORGIA,**  
a body politic and corporate, and political subdivision of the State of Georgia

By: Martin R. Meeks (SEAL)

Name: Martin R. Meeks

Title: Mayor Pro Tem

Attest:

By: Melissa Brooks (SEAL)

Name: Melissa Brooks

Title: City Clerk

**EXHIBIT "A"**  
**Legal Description**

**Right of Way Dedication:**

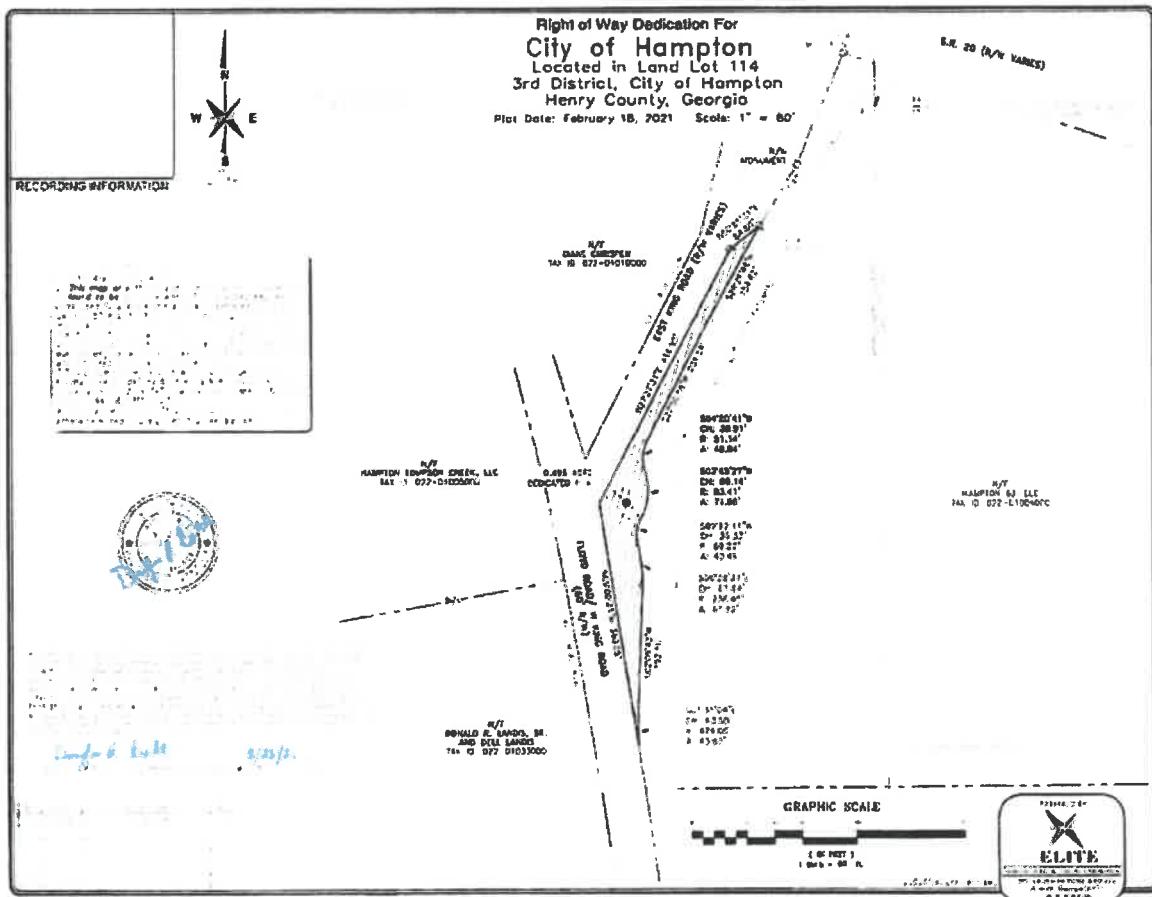
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## **EXHIBIT "B"**

## SURVEY



[3840732/2]