

ORDINANCE

#24-01

ANNEXING AND INCORPORATING INTO THE MUNICIPALITY OF THE CITY OF DUBLIN, GEORGIA 331.00 ACRES, MORE OR LESS, OF LAND LOCATED AT PARCEL 100 067, 1 AND 2 AS M2 (GENERAL INDUSTRIAL) ZONE. PROPOSED USE IS THE CONTINUED DEVELOPMENT OF THE GEORGIA HIGHWAY 257 RAIL SERVICE SITE.

It is hereby ordained by the Mayor and Council of the City of Dublin

SECTION I. Pursuant to authority vested in the City of Dublin, Georgia by Georgia Laws 1962, page 119, as amended (Georgia Code Annotated Section 69-902.) There is thereby annexed to the existing corporate limits of the City of Dublin, Georgia, the property described as follows:

LEGAL DESCRIPTION

Parcel 1-60 Acres

All that tract or parcel of land lying in Land Lot 89 of the 1st Land District, County of Laurens, State of Georgia and being more particularly described as follows:

Commencing at a iron pin found (1/2" rebar) at the intersection of Land Lots 72, 73, 88, and 89, thence south 46°30'31" East a distance of 573.70 feet to an iron pin set (1/2" rebar with orange cap), being the true point of beginning; thence North 44°58'02" East a distance of 1151.47 feet to an iron pin set (1/2" rebar with orange cap); thence South 45°01'58" East a distance of 1916.43 feet to an iron pin set (1/2" rebar with orange cap); thence along a curve to the right having a radius of 200.00 feet, an arc length of 145.35 feet, a chord bearing South 24°12'47" East, and a chord length of 142.17 feet to an iron pin set (1/2" rebar with orange cap); thence along a curve to the left having a radius of 300.00 feet, an arc length of 191.62 feet, a chord bearing od South 21°41'28" East, and chord length of 188.38 feet to an iron pin set (1/2" rebar with orange cap); thence South 39°59'22" East a distance of 67.29 feet to an iron pin set (1/2" rebar with orange cap); thence South 50°00'38" West a distance of 75.00 feet to an iron pin set (1/2" rebar with orange cap); thence South 41°14'48" East a distance of 54.99 feet to an iron pin set (1/2" rebar with orange cap); thence South 50°00'22 West a distance of 425.91 feet to an iron pin set (1/2" rebar with orange cap); thence along a curve to the left having a radius of 7,734.44 feet, an arc length of 517.34 feet, a chord bearing of South 48°05'24" West, and a chord length of 517.24 feet to an iron pin set (1/2" rebar with orange cap); thence North 45°00'56" West a distance of 2,188.89 feet to an iron pin set (1/2" rebar); thence North 46°23'43" West a distance of 83.14 feet to an iron pin set (1/2" rebar with orange cap), and the true point of beginning, containing 60.00 acres more or less.

Parcel 2-267.82 Acres

All that tract or parcel of land lying and being in Land Lots 88 and 89 of the 1st Land District of Laurens County, Georgia and being more particularly described as follows:

Commencing at a found concrete monument located at the intersection of the Northerly right of way of Georgia Highway 257 and the Westerly right of way of Highway 441 Bypass, said point being the point of beginning; thence N 45°11'00" W a distance of 1386.20 feet to a found concrete monument; thence along a curve to the right having a radius of 6400.00 feet and a chord bearing N 36°26'31" W a distance of 731.73 feet to a found concrete monument; thence S 59°11'02" W a distance of 10.05 feet to a found concrete monument; thence along a curve to the right having a radius of 410.00 feet and a chord bearing N 29°44'31" W a distance of 787.33 feet to a found concrete monument; thence N 26°10'18" W a distance of 223.50 feet to a found concrete monument on the Westerly right of way of 441 Bypass and the Southerly right of way of the Georgia Central Rail Road; thence S 76°00'58" W a distance of 193.74 feet to a found 1/2" rebar; thence along a curve to the right having a radius of 2203.76 feet and a chord bearing S 86°02'23" W a distance of 831.20 feet to a computed point; thence N 85°20'00" W a distance of 1848.28 feet to a computed point; thence along a curve to the left having a radius of 1655.95 feet and a chord bearing S 82°44'27" W a distance of 590.17 feet to a computed point; thence S 73°53'15" W a distance of 936.56 feet to a found 1/2" rebar; thence S 44°36'33" E a distance of 428.56 feet to a found 1" iron pipe; thence S 44°58'00" E a distance of 605.74 feet to a found 1"

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iron pipe; thence S 44°31'30" E a distance of 523.26 feet to a set ½" rebar; thence S 44°12'28" E a distance of 855.40 feet to a set ½" rebar; thence S 43°53'00" E a distance of 317.82 feet to a found 1" iron pipe; thence S 36°47'47" E a distance of 220.38 feet to a found ½" rebar; thence S 46°30'54" E a distance of 656.72 feet to a found ½" rebar; thence S 45°01'17" E a distance 2205.41 feet to a found concrete monument on the Northerly right of way of Georgia Highway 257; thence along a curve to the right having a radius of 7564.44 feet and a chord bearing N 48°06'15" E a distance of 515.73 feet to a found concrete monument; thence N 50°01'05" E a distance of 1206.20 feet to a found concrete monument; thence N 46°57'46" E a distance of 159.42 feet to a computed point; thence along a curve to the left having a radius of 7564.44 feet and a chord bearing N 44°59'37" E a distance of 906.49 feet to a computed point; thence N 44°32'04" E a distance of 158.84 feet to a found concrete monument and the point of beginning, containing 327.82 acres.

The City Clerk shall attach to this Ordinance a complete survey of the property annexed and same shall be filed as part of the Ordinance and copy certified to by the City Clerk and shall be filed with the Secretary, State of Georgia.

SECTION II. The property hereby annexed shall constitute a part of the lands within the corporate limit of the Municipality of the City of Dublin, Georgia, as completely and fully as if the limits had been marked and defined by special Act of the General Assembly.

SECTION III. The property hereby annexed shall have a zoning classification of M2 (General Industrial) zone.

SECTION IV. The property hereby annexed shall become subject to the City of Dublin Ad Valorem Taxes on January 1, 2025.

SO ORDAINED this 1st day of *February*, 2024 by a vote of FOR and AGAINST.

CITY OF DUBLIN



JOSHUA E. KIGHT, MAYOR

ATTEST:



HEATHER M. BROWNING, CITY CLERK



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