

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 2/12/20
Hearing Date: 2/20/20
Voting Date: 3/6/20

Department: Community Development **Presenter(s) & Title:** Steve Green, Zoning Administrator

Agenda Item Title:

Abandonment of alley at West Marietta St. and Quitclaim deed to Gamesa Properties, LLC

Summary:

The applicant seeks the abandonment of uppoened and unused alley to faciltate the construction of eight (8) single family detached homes.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☐ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

Staff recommends approval of this request.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Applicant request
Abandonment
Quitclaim Deed



Christina L. Moore
T (678) 370.4366
Email: clmoore@clarkhill.com

Clark Hill PLC
3630 Peachtree Rd NE, Suite 550
Atlanta, GA 30326
T (678) 370.4360
F (678) 370.4358

January 3, 2025

VIA FEDEX

Canton City Council
Attention: Bill Grant, Mayor and Council Members
110 Academy Street
Canton, GA 30114

**RE: Alley Abandonment / Tax Parcel Numbers: 91N16 069 & 91N16 070
Land Lot 166, 14th District, 2nd Section
City of Canton, Cherokee County, GA**

Dear Mayor Grant and Canton City Council,

Gamesa Properties, LLC, a Georgia limited liability company ("Gamesa") is the owner of certain real property identified as tax parcel numbers 91N16 069 & 91N16 070, and more commonly referred to as 301 W Marietta St, Canton, Cherokee County, GA 30114 (the "Property").

In order to proceed with the development of the Property, Gamesa hereby requests the City of Canton, GA to abandon that certain ± 0.03 acre unopened alley located adjacent to the aforementioned Property and further identified on the survey attached hereto as **Exhibit "A"** (the "Survey"). Please note that the proposed unopened alley does not abut any land not included in Gamesa's current ownership of the Property. It is Gamesa's intention to include the abandoned unopened alley as part of its final configuration as shown on the final plat attached hereto as **Exhibit "B"** (the "Final Plat").

Please do not hesitate to contact Christina L. Moore with Clark Hill PLC at 678-370-4366 or clmoore@clarkhill.com, who represents Gamesa, if you should have any questions concerning this unopened alley abandonment request.

Sincerely,

CLARK HILL PLC

Christina L. Moore

Christina L. Moore

cc: Steve Green (via Email: steve.green@cantonga.gov)

EXHIBIT "A"

SURVEY

(See attached.)

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



Curve	Radius	Length	Chord	Chord Bear.
C1	642.55'	78.56'	78.51'	N 46°17'14" W

Course	Bearing	Distance
L1	S 42°42'09" E	53.56'
L2	S 42°50'59" E	54.13'
L3	S 43°36'59" E	98.80'
L4	S 48°17'25" W	60.82'
L5	S 48°17'06" W	95.78'
L6	N 42°47'04" W	67.85'
L7	N 49°47'23" W	35.09'
L8	N 42°12'02" W	27.88'
L9	N 44°11'39" E	69.97'
L10	N 44°27'53" E	12.32'
L11	N 55°52'43" E	82.31'
L12	S 44°47'45" E	62.17'
L13	N 47°59'28" E	79.50'
L14	S 44°32'50" E	53.93'
L15	S 44°47'45" E	57.45'
L16	S 42°12'41" E	58.02'
L17	N 47°16'14" E	14.71'
L18	N 48°10'43" E	14.72'
L19	S 44°59'46" E	98.77'

-LEGEND-	
○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (PP/IPS)	SR SOLID ROD
□ MONUMENT	OCS OUTLET CONTROL
○ CENTERLINE	STRUCTURE
CTP CRIMPED TOP PIPE	CPP CORRUGATED PLASTIC PIPE
DB DEED BOOK	CI GRATE INLET
N/F NOW OR FORMERLY	DI DROP INLET
OTF OPEN TOP PIPE	SSM SANITARY SEWER
PB PLAT BOOK	MANHOLE (SMH)
PC PAGE	LP LIGHTPOLE
P/L PROPERTY LINE	CL CLEARCUT
☒ TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
☒ FIRE HYDRANT (FH)	ADJOINER
○ WATER METER (WM)	LAND LOT LINE (L.L.)
○ WATER VALVE (WV)	RIGHT OF WAY (R/W)
□ POWER BOX (PBX)	FENCE
☒ POWER POLE (PP)	OVERHEAD POWER

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 77,840 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 57,189 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON
DB 14519, pg 2475 & DB 3881, pg 74

PROPERTY OWNERS AS OF SURVEY DATE:
CARONELL, LLC & JERRY HOOD

PARCEL NUMBER: 91N16 070 & 91N16 069

-SURVEYOR CERTIFICATION-

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216



UNOPENED ALLEY
0.03 ACRE

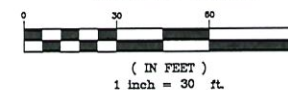
TRACT 1
0.11 ACRE
PARCEL #91N16 070

TRACT 3
0.39 ACRE
PARCEL #91N16 070

TRACT 2
0.24 ACRE
PARCEL #91N16 069

TOTAL
0.77 ACRE

GRAPHIC SCALE



SURVEY FOR:

ROB BEECHAM
LAND LOT 166
14th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

REVISIONS BY:	-
REVISION DATE:	-
DRAWN BY:	NAP
PLAT DATE:	8/27/2021
FIELD CREW:	JCM
FIELD DATE:	8/16/2021

SHEET NO.

1 OF 1

PROJECT NO.

21-219

EXHIBIT "B"

FINAL PLAT

(See attached.)

FINAL PLAT FOR: GAMESA PROPERTIES LLC

ZONING: CBD

PARCELS: 91N16 069 & 91N16 070

SITE ADDRESS:

301 W MARIETTA ST,

CANTON, GA 30114

LAND LOT 166

14th DISTRICT, 2nd SECTION

CITY OF CANTON

CHEROKEE COUNTY, GA

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A
TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE
PRECISION OF 1 FOOT IN 77,840 FEET, AND
AN ANGULAR ERROR OF 3 SECONDS PER
ANGLE.

FIELD DATA ADJUSTED USING THE LEAST
SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO HAVE A PRECISION
OF:

OVERALL - 1 FOOT IN 50,203 FEET
LOT 1 - 1 FOOT IN 4,166,838 FEET
LOT 2 - 1 FOOT IN 112,513 FEET
LOT 3 - 1 FOOT IN 816,806 FEET
LOT 4 - 1 FOOT IN 269,296 FEET
LOT 5 - 1 FOOT IN 273,303 FEET
LOT 6 - 1 FOOT IN 22,531 FEET
LOT 7 - 1 FOOT IN 396,792 FEET
LOT 8 - 1 FOOT IN 1,004,411 FEET

THIS PLAT DOES NOT CONSTITUTE AND SHALL
NOT BE CONSTRUED AS A TITLE SEARCH OR
REPORT, AND THUS MAY BE SUBJECT TO ANY
EASEMENTS, RIGHT OF WAY OR RESTRICTIONS
ONE MAY FIND.

STATEMENT OF LIMITATIONS: THE
UNDERSIGNED ASSUMES NO RESPONSIBILITY
OR LIABILITY FOR STATEMENTS OR
CERTIFICATIONS MADE OR IMPLIED ON THIS
DOCUMENT OR PLAT EXCEPT THOSE
SPECIFICALLY DEFINED BY THE LAWS OF THE
STATE OF GEORGIA AND THE STATE BOARD
OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AS BEING
WITHIN THE SCOPE OF TRAINING, EDUCATION,
EXPERIENCE AND EXPERTISE NECESSARY FOR
PRACTICE AS A REGISTERED LAND SURVEYOR.

THIS PLAT WAS PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON, PERSONS
OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED
THIRD PARTY WITHOUT AN EXPRESSED
RESTATMENT BY THE SURVEYOR.

TYPE OF SURVEY: MINOR

SOURCE OF TITLE DESCRIPTION FOR
PROPERTY SHOWN HEREON
DB 14519, pg 2475 & DB 3881, pg 74

PROPERTY OWNERS AS OF SURVEY DATE:
GAMESA PROPERTIES LLC

PARCEL NUMBER: 91N16 070 & 91N16 069

CITY OF CANTON APPROVAL CERTIFICATE

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF
CANTON, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING
BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN PRELIMINARY
APPROVAL ON 6/28/2024, AND FINAL APPROVAL BY THE
COMMUNITY DEVELOPMENT DIRECTOR AND CITY ENGINEER AND IT IS
ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, CHEROKEE
COUNTY, SUPERIOR COURT.

SIGNATURE

DATE

CHEROKEE COUNTY LAND DEVELOPMENT NOTES:

A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND
PERMIT ALL FUTURE DRAINAGE ON THESE PROPERTIES.

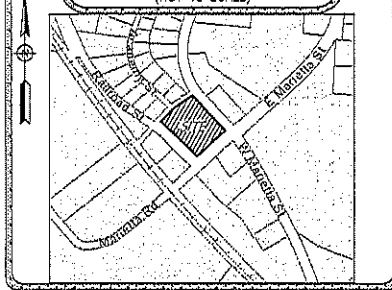
DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR
GREATER THAN (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE
UNIFORM GENERAL PERMIT. THE REQUIREMENTS FOR COVERAGE INCLUDE,
BUT ARE NOT LIMITED TO, A GEORGIA LICENSED DESIGN PROFESSIONAL
PREPARING 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED
DISTURBANCE ASSOCIATED WITH YOUR PROJECT, AND OBTAINING
APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.

A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION
NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE
PIPED STREAM CROSSINGS IN STATE WATERS.

PRIOR TO ANY BUILDING, EROSION, OR DEVELOPMENT PERMITS BEING
ISSUED ON THESE PREMISES, A LOT GRADING AND EROSION CONTROL
PLAN, PREPARED BY A GEORGIA SOIL AND WATER CONSERVATION
COMMISSION (SWC) LEVEL II CERTIFIED DESIGN PROFESSIONAL, SHALL
BE SUBMITTED AND APPROVED BY CHEROKEE COUNTY ENGINEERING
DEPARTMENT. CONTACT 878-482-6077 FOR ADDITIONAL INFORMATION.

ALL DRIVEWAYS WILL BE REQUIRED TO OBTAIN A DRIVEWAY PERMIT FROM
THE CHEROKEE COUNTY ENGINEERING DEPARTMENT. PROPERTY OWNER
WILL BE RESPONSIBLE FOR MAKING SURE ALL DRIVEWAYS MEET
CHEROKEE COUNTY STANDARDS.

LOCATION MAP (NOT TO SCALE)



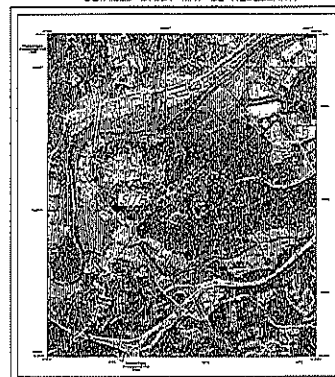
ANY HABITABLE STRUCTURE SHALL BE A MINIMUM OF 3.0 FEET
ABOVE THE 100 YEAR F.E.M.A. BFE, OR 1.0 FOOT ABOVE THE
CHEROKEE COUNTY FUTURE CONDITIONS BFE, WHICHEVER IS
HIGHER.

ACCESSORY STRUCTURES WITHIN THE FLOODPLAIN MUST MEET
ALL CRITERIA SET FORTH IN THE CURRENT CHEROKEE COUNTY
FLOODPLAIN ORDINANCE.

A FINISHED CONSTRUCTION F.E.M.A. ELEVATION CERTIFICATE WILL
BE REQUIRED FOR ANY STRUCTURE LOCATED WITHIN FIFTY
HORIZONTAL FEET OF FLOODPLAIN.

FLOOD NOTE:

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO.
13057C0251E, EFFECTIVE DATE 6/7/2019, THIS SITE IS LOCATED
WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE
LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A
DETAILED STUDY MAY BE NECESSARY.



SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY BE ME OR PERSONS UNDER MY
SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED
AS "FUTURE" AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY
SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT
CODE OF THE CITY OF CANTON, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

DUSTY L. LOWMAN, GA RLS NO. 3218 6/28/2024
DATE

STATEMENT OF LIMITATIONS

THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR
CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE
SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING
WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY
FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

DUSTY L. LOWMAN, GA RLS NO. 3218 6/28/2024
DATE

CITY OF CANTON ENGINEER CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT
CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE
DEVELOPER AND THE CITY OF CANTON REGULATIONS.

CITY ENGINEER - SIGNATURE DATE

CITY OF CANTON PLANNING DEPARTMENT

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE
WITH THE CITY OF CANTON ZONING ORDINANCE AND IS APPROVED
FOR RECORDING.

ZONING ADMINISTRATOR - SIGNATURE DATE

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN
ACTUAL SURVEY, AND THAT ALL STATE, CITY, AND COUNTY TAXES
OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID
THAT ALL STREETS (OTHER THAN THOSE SHOWN AS PRIVATE),
WATER SYSTEMS, DRAINS, AND DRAINAGE EASEMENTS, AND PUBLIC
PLACES SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC
FOREVER.

OWNER - SIGNATURE DATE

9/30/2024

PRINT

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND
SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY
APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS
SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS
PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT
THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET
FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3218

SURVEYOR CERTIFICATION



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND
WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION
PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING,
LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL
BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS
OF ALL EXISTING UTILITIES. TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION,
AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH
THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

PREPARED BY

**DES
DAVIS**
ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

FINAL PLAT FOR:
GAMESA PROPERTIES LLC
LAND LOT 166
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

REVISIONS BY: CAW/MS

REVISION DATE 9/24/2024

DRAWN BY: NAP

PLAT DATE: 8/23/2023

FIELD CREW: J.M. & J.P.

FIELD DATE: 8/25/2021

SHEET NO.

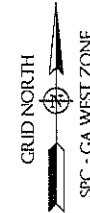
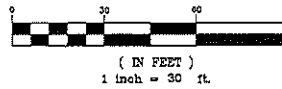
1 of 3

PROJECT NO.

21-219.1

EXISTING CONDITIONS

GRAPHIC SCALE



-LEGEND-	
○ CALCULATED POSITION	○ LIGHTPOLE
● IRON PIN FOUND/SET (IP/PS)	○ PROpane TANK
○ MONUMENT	○ JUNCTION BOX
○ CENTERLINE	○ STORM MANHOLE
○ NOW OR FORMERLY	○ DROP INLET DI
○ DEED BOOK	○ SANITARY SEWER
○ PLAT BOOK	○ MANHOLE (SSWH)
○ PAISE	○ HOPE
○ PROPERTY LINE	○ HOPE
○ REBAR	○ CMP
○ COMPED TOP PIPE	○ OUTLET CONTROL
○ WAL. SET AT BASE	○ STRUCTURE
○ OPEN TOP PIPE	○ ALL IPS ARE 1/2" RB "CAPPED"
○ SOLID ROD	○ UNLESS OTHERWISE LABELED
○ ACCESS EASEMENT	○ ADJOINER
○ UTILITY EASEMENT	○ LAND LOT LINE (L.L.L.)
○ TELEPHONE PED. (T.P.)	○ RIGHT OF WAY (R/W)
○ FIRE HYDRANT (FH)	○ FENCE
○ WELL	○ OVERHEAD POWER
○ WATER METER	○ GAS LINE
○ WATER VALVE (WV)	○ SEWER LINE
○ POWER BOX (PBX)	○ WATER LINE
○ POWER POLE (PP)	○ STORM WATER PIPE

TOTAL AREA

0.74 ACRE

DOES NOT INCLUDE UNOPENED ALLEY

TRACT 1

0.11 ACRE

PARCEL #91N16 070

UNOPENED ALLEY

0.03 ACRE

NOT INCLUDED IN
PARCEL #91N16 069
OR #91N16 070

TRACT 2

0.24 ACRE

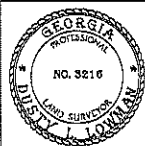
PARCEL #91N16 069

TRACT 3

0.39 ACRE

PARCEL #91N16 070

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



-SURVEYOR CERTIFICATION-

DAVID L. LOWMAN PLS# 3216

GEORGIA811
www.Georgia811.com

THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONTACT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

PREPARED BY

DES DAVIS
ENGINEERING & SURVEYING

24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

FINAL PLAT FOR:
GAMESA PROPERTIES LLC
LAND LOT 166
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

REVISIONS BY: CAW/MS

REVISION DATE 9/24/2024

DRAWN BY: NAP

PLAT DATE: 8/23/2023

FIELD CREW: J.M. & J.P.

FIELD DATE: 8/25/2021

SHEET NO.

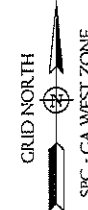
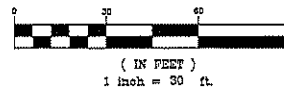
2 of 3

PROJECT NO.

21-219.1

PROPOSED CONDITIONS

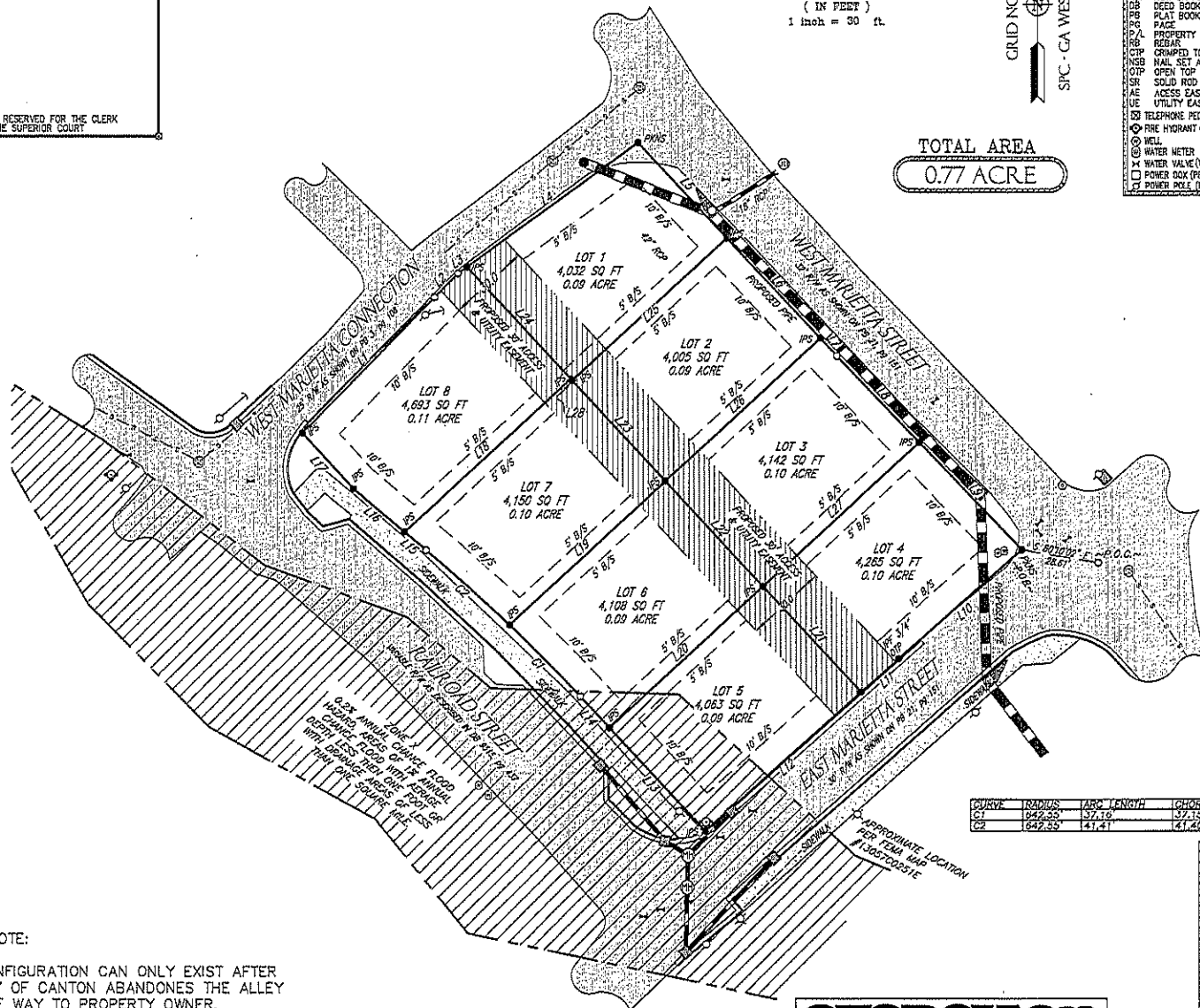
GRAPHIC SCALE



—LEGEND—

○ CALCULATED POSITION	□ LIGHTPOLE
● IRON PIN FOUND/SET (PP/IPS)	□ PROPANE TANK
○ MONUMENT	□ COMM MANHOLE
○ CENTERLINE	□ STORM MANHOLE
○ NOW OR FORMERLY	□ DROP INLET DI
○ DEED BOOK	□ SANITARY SEWER
○ PLAT BOOK	□ MANHOLE (SMH)
○ PAGE	□ HIGH DENSITY
○ PROPERTY LINE	□ CORRUGATED METAL
○ REBAR	□ HOPE
○ CRIMPED TOP PIPE	□ OUTLET CONTROL
○ VAL. SET AT BASE	□ STRUCTURE
○ OPEN TOP PIPE	□ (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
○ SOLID ROD	□ ADJOINER
○ ACCESS EASEMENT	□ LAND LOT LINE (LLL)
○ UTILITY EASEMENT	□ RIGHT OF WAY (R/W)
○ TELEPHONE PED. (TP)	□ FENCE
○ FIRE HYDRANT (FH)	□ GAS LINE
○ WELL	□ SEWER LINE
○ WATER METER	□ WATER LINE
○ WATER VALVE (WV)	□ STORM WATER PIPE
○ POWER BOX (PBX)	
○ POWER POLE (PP)	

TOTAL AREA
0.77 ACRE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	847.55	37.16	37.15	N 42°26'28" W
C2	847.55	41.41	41.42	N 42°26'28" W

LINE	BEARING	DISTANCE
1	N 42°11'50" E	69.97
2	N 42°17'28" E	14.08
3	N 33°22'23" E	14.08
4	N 33°22'23" E	78.23
5	N 42°26'28" W	47.39
6	N 42°26'28" W	51.90
7	N 42°26'28" W	8.60
8	N 43°36'58" E	124.11
9	N 43°36'58" E	124.68
10	N 42°17'28" E	80.82
11	N 42°17'28" E	118.62
12	N 42°17'28" E	177.16
13	N 42°42'00" W	151.88
14	N 42°42'00" W	15.97
15	N 42°42'00" W	110.30
16	N 42°42'00" W	124.74
17	N 42°17'28" E	127.88
18	N 42°17'28" E	65.43
19	N 42°17'28" E	177.22
20	N 42°17'28" E	177.22
21	N 42°42'00" W	153.31
22	N 42°42'00" W	153.00
23	N 42°42'00" W	151.80
24	N 42°42'00" W	151.80
25	N 42°17'28" E	177.21
26	N 42°17'28" E	177.23
27	N 42°17'28" E	78.58
28	N 42°42'00" W	151.81

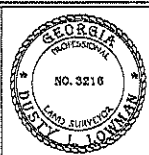


THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

ALLEY NOTE:

THIS CONFIGURATION CAN ONLY EXIST AFTER THE CITY OF CANTON ABANDONES THE ALLEY RIGHT OF WAY TO PROPERTY OWNER.

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-57, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-57.



—SURVEYOR CERTIFICATION—

RUSTY L. LOWMAN PL# 3216

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

FINAL PLAT FOR:
GAMESA PROPERTIES LLC
LAND LOT 166
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

REVISIONS BY: CAW/MS
REVISION DATE 9/24/2024
DRAWN BY: NAP
PLAT DATE: 8/23/2023
FIELD CREW: J.M. & J.P.
FIELD DATE: 8/25/2021

SHEET NO.
3 of 3

PROJECT NO.
21-219.1

**A RESOLUTION OF THE CITY OF CANTON, GEORGIA
TO ABANDON A PUBLIC ALLEY AT W. MARIETTA CONNECTION**

WHEREAS, the City may presently have a public right of way being a 0.03 acre parcel identified as a "UNOPENED ALLEY" located off the West Marietta Connection running into the property known as 301 W. Marietta St., as shown on the survey for Rob Beecham prepared by Davis Engineering & Surveying dated August 27, 2021 and attached hereto; and

WHEREAS, the Unopened Alley is not used by the public and the City was unaware that there was an alley; and

WHEREAS, the City of Canton is authorized by O.C.G.A. §32-7-2(c) to abandon public right of way when it is determined that the public right of way has ceased to be used by the public to the extent that no substantial public purpose is served by it or that its removal from the municipal street system is otherwise in the best public interest; and

WHEREAS, the City Council has determined that the Unopened Alley running from West Marietta Connection into the property at 301 W. Marietta St., is not used by the public and there is no substantial public purpose is served by maintaining the Unopened Alley, and that the removal of the Unopened Alley is in the best public interest; and

WHEREAS, state law requires that property owners located on the right of way to be abandoned must be notified. Gamesa Properties, LLC is the only property owner abutting the right of way and Gamesa Properties, LLC has requested that the Unopened Alley be abandoned, therefore no notice to it is required;

NOW THEREFORE, it is hereby resolved by the City Council of the City of Canton, Georgia that the 0.03 acre parcel identified as "UNOPENED ALLEY" as shown on the attached survey is hereby abandoned as public right of way.

Adopted this ____ day of _____, 2025.

Bill Grant, Mayor

Annie Fortner, City Clerk

Approved as to form:

Robert M. Dyer, City Attorney

Column	Rowing	Chadron
11	5:47:03	5:41:00
12	5:47:09	5:41:07
13	5:47:16	5:41:14
14	5:47:23	5:41:21
15	5:47:30	5:41:28
16	5:47:37	5:41:35
17	5:47:44	5:41:42
18	5:47:51	5:41:49
19	5:47:58	5:41:56
20	5:48:05	5:42:03
21	5:48:12	5:42:10
22	5:48:19	5:42:17
23	5:48:26	5:42:24
24	5:48:33	5:42:31
25	5:48:40	5:42:38
26	5:48:47	5:42:45
27	5:48:54	5:42:52
28	5:49:01	5:42:59
29	5:49:08	5:43:06
30	5:49:15	5:43:13
31	5:49:22	5:43:20
32	5:49:29	5:43:27
33	5:49:36	5:43:34
34	5:49:43	5:43:41
35	5:49:50	5:43:48
36	5:49:57	5:43:55
37	5:49:54	5:43:52
38	5:49:51	5:43:49
39	5:49:48	5:43:46
40	5:49:45	5:43:43
41	5:49:42	5:43:40
42	5:49:39	5:43:37
43	5:49:36	5:43:34
44	5:49:33	5:43:31
45	5:49:30	5:43:28
46	5:49:27	5:43:25
47	5:49:24	5:43:22
48	5:49:21	5:43:19
49	5:49:18	5:43:16
50	5:49:15	5:43:13
51	5:49:12	5:43:10
52	5:49:09	5:43:07
53	5:49:06	5:43:04
54	5:49:03	5:43:01
55	5:49:00	5:42:58
56	5:48:57	5:42:55
57	5:48:54	5:42:52
58	5:48:51	5:42:49
59	5:48:48	5:42:46
60	5:48:45	5:42:43
61	5:48:42	5:42:40
62	5:48:39	5:42:37
63	5:48:36	5:42:34
64	5:48:33	5:42:31
65	5:48:30	5:42:28
66	5:48:27	5:42:25
67	5:48:24	5:42:22
68	5:48:21	5:42:19
69	5:48:18	5:42:16
70	5:48:15	5:42:13
71	5:48:12	5:42:10
72	5:48:09	5:42:07
73	5:48:06	5:42:04
74	5:48:03	5:42:01
75	5:48:00	5:41:58
76	5:47:57	5:41:55
77	5:47:54	5:41:52
78	5:47:51	5:41:49
79	5:47:48	5:41:46
80	5:47:45	5:41:43
81	5:47:42	5:41:40
82	5:47:39	5:41:37
83	5:47:36	5:41:34
84	5:47:33	5:41:31
85	5:47:30	5:41:28
86	5:47:27	5:41:25
87	5:47:24	5:41:22
88	5:47:21	5:41:19
89	5:47:18	5:41:16
90	5:47:15	5:41:13
91	5:47:12	5:41:10
92	5:47:09	5:41:07
93	5:47:06	5:41:04
94	5:47:03	5:41:01
95	5:47:00	5:40:58
96	5:46:57	5:40:55
97	5:46:54	5:40:52
98	5:46:51	5:40:49
99	5:46:48	5:40:46
100	5:46:45	5:40:43

GRID NORTH
SPC-GA WEST ZONE

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

FIELD MEASUREMENTS WERE TAKEN WITH A THEODOLITE OR PRISMATIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 77,840 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 37,189 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USE OF THE PERSON, PERSONS OR ENTITY
NAMED ON THIS PLAT

THIS DOES NOT EXTEND TO ANY UNPAID
THIRD PARTY WITHOUT AN EXPRESSED
RESTATMENT BY THE SUPPLYOR.

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR PROPERTY

SHIRLEY HEREDIA
DOB 14519, pg 2475 & DOB 3881, pg 74
PROPERTY OWNERS AS OF SURVEY DATED
DANIELL, LLC & JERRY HODD

THIS PLAT IS A RECONCILIATION OF AN EXISTING PLYMOUTH PARCELS OF LAND AND DOES NOT CREATE OR ESTABLISH A NEW PARCEL, OR MAKE ANY CHANGE TO ANY REAL PROPERTY BOUNDARIES. THE RECONCILING INFORMATION OF THE DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CANNOT BE RECONCILED TO THE EXISTING PLAT HEREIN, RECONCILIATION OF THIS PLAT DOES NOT IMPLY AFFIRMAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLETION OF RECORDS, OR COMPLETION OF SUBMITTAL FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND LAND SURVEYORS OF GEORGIA DO NOT GUARANTEE THE ACCURACY OF THE MEASUREMENTS OR THE MEASUREMENTS, INFORMATION FOR PROPERTY BOUNDARIES IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING, OR THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 18-8-27.

DUSTY L. LOWMAN FILE# 3210



UNOPENED ALLEY
0.03 ACRE

0.11 ACRE

WFF

TRACT 3

TRACT 2

TOTAL
077 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

PREPARED BY

**DES
DAVIS**
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

SURVEY FOR:
ROB BEECHAM
LAND LOT 166
14th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

REVISIONS BY:	--
REVISION DATE:	--
DRAWN BY:	HWP
PLAT DATE:	8/27/2021
FIELD CREW:	JCM
FIELD DATE:	8/18/2021

SHEET NO.

1 of 1

PROJECT 101
21-219

Dyer Rusbridge Argo, P.C.
687 Marietta Hwy.
Canton, Georgia 30114

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made as of this _____ day of _____, 2025 between **CITY OF CANTON**, as party or party of the first part, hereinafter called Grantor, and **GAMESA PROPERTIES, LLC**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits, and to include the neuter, masculine, and feminine genders, the singular and plural).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 166 of the 14th District, 2nd Section of Cherokee County, Georgia, and being 0.03 acres identified as "UNOPENED ALLEY" on a survey for Rob Beecham prepared by Davis Engineering & Surveying dated August 27, 2021, said plat being attached hereto. This deed is given after the City of Canton abandoned the alley at a meeting on _____.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

CITY OF CANTON, GEORGIA

Witness

By: Bill Grant, Mayor

Notary Public

