

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: _____
Hearing Date: _____
Voting Date: _____

Department: City Management **Presenter(s) & Title:** Nathan Ingram, Assistant City Manager

Agenda Item Title:

Discussion and Consideration to Accept Donation of ~4.11 acres of Land from Canton Mill II, LLC

Summary:

Canton Mill II, LLC approached the City about donating approximately 4.11 acres of land located between the Historic Canton Mill Lofts and the Etowah River, just adjacent to the Etowah River Trail.

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:

Recommend Council Consider: Motion to accept the donation of 4.11 acres of land (Tax Parcel 14N17 046E) from Canton Mill II, LLC.

Reviews:

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

Attachments:

Quit Claim Deed
Site Map

After recording, return to:

Schulten Ward Turner & Weiss, LLP
260 Peachtree Street NW, Suite 2700
Atlanta, GA 30303
Attn: Aimee LaTourette
SWTW File No. 2591.014

Tax Parcel No 14N17 046 E

STATE OF GEORGIA
COUNTY OF CHEROKEE

QUIT CLAIM DEED

THIS INDENTURE is made as of this 5th day of December, 2024, by and between **CANTON MILL II, LLC**, a Georgia limited liability company (hereinafter referred to as "*Grantor*") and **CITY OF CANTON**, a political subdivision of the State of Georgia (hereinafter referred to as "*Grantee*"), (the words "*Grantor*" and "*Grantee*" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim to the said Grantee the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Canton in Land Lots 193 and 194, 2nd Section, Cherokee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference (hereinafter referred to as the "*Land*").

TO HAVE AND TO HOLD said described Property unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described Property or its appurtenances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered, effective as of the day and year above written.

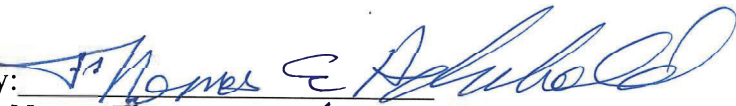
Signed, sealed and delivered in the presence of:

GRANTOR:

CANTON MILL II,
a Georgia limited liability company



Unofficial Witness

By: 

Name: Thomas E. Aderhold
Title: Managing Member



Notary Public

Commission Expiration Date: 2/19/25
[NOTARIAL SEAL]



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in the City of Canton in Land Lots 193 and 194 of the 14th District, 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

COMMENCE at the intersection of the easterly right of way line of South Juniper Street (30 foot right of way) and the southerly right of way line of Georgia Highway #5 (variable right of way); thence running along the southerly right of way line of Georgia Highway #5 the following courses and distances: North 76 degrees 03 minutes 55 seconds East 77.23 feet to a point; thence North 78 degrees 06 minutes 05 seconds East 39.30 feet to a point; thence North 77 degrees 35 minutes 35 seconds East 233.33 feet to a point; thence North 77 degrees 23 minutes 50 seconds East 62.12 feet to a point; thence North 78 degrees 26 minutes 15 seconds East 473.51 feet to a point; thence North 67 degrees 06 minutes 00 seconds East 50.06 feet to a point; thence North 71 degrees 07 minutes 45 seconds East 62.12 feet to an iron pin set; thence leaving the right of way of Georgia Highway #5 and running South 19 degrees 10 minutes 30 seconds East 397.27 feet to the TRUE POINT OF BEGINNING; thence South 19 degrees 10 minutes 30 seconds East 226.03 feet to a point; thence South 47 degrees 55 minutes 40 seconds West 172.71 feet to a point; thence South 51 degrees 48 minutes 50 seconds West 150.72 feet to a point; thence South 57 degrees 45 minutes 20 seconds West 223.32 feet to a point; thence South 62 degrees 20 minutes 45 seconds West 120.30 feet to a point; thence South 72 degrees 41 minutes 10 seconds West 132.55 feet to a point; thence South 81 degrees 41 minutes 20 seconds West 169.40 feet to a point; thence North 24 degrees 26 minutes 20 seconds West 115.31 feet to a point; thence North 26 degrees 11 minutes 20 seconds West 129.22 feet to a point; thence North 75 degrees 27 minutes 15 seconds East 583.30 feet to a point; thence North 48 degrees 46 minutes 10 seconds East 289.59 feet to a point; thence North 39 degrees 19 minutes 40 seconds East 133.16 feet to the TRUE POINT OF BEGINNING and consisting of 4.88 acres.

The foregoing property is described in accordance with a survey by Wikle Land Surveying, Inc., dated October 30, 1997, revised November 2, 1998, November 30, 2005 and last revised December 26, 2006.

