

ANNEXATION ORDINANCE

RE: Geoff Cook, applicant, Map & Parcel #: 086006B, 046059, 046059A, 048019, 048021, 048022, 048022A, 050047B, 048023, 050002A, 048024.

Public Hearing: November 4, 2025

First Reading: November 4, 2025

Passed:

ORDINANCE NO. 11-25-01

To annex property into the City of Cornelia, Georgia, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated; to provide an effective; date and for other purposes.

BE ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF CORNELIA:

SECTION 1: The following area, contiguous to the City of Cornelia, is hereby annexed into and is made a part of said city:

Legal Description:

All that tract or parcel of land lying and being in Land Lot 2 of the 10th District of Habersham County, Georgia, and being more particularly described as follows:

Beginning at a point at the northernmost corner of Parcel 046 059, said point being located on the right-of-way of J. Warren Road and being the POINT OF BEGINNING;

Thence, S 04° 36' 13" E for a distance of 101.68 feet to a point on a line. Thence, N 17° 49' 02" W for a distance of 43.75 feet to a point on a line. Thence, S 61° 32' 40" W for a distance of 329.25 feet to a point on a line. Thence, S 07° 40' 39" W for a distance of 619.97 feet to a point on a line. Thence, S 75° 08' 21" W for a distance of 45.11 feet to a point on a line. Thence, S 21° 00' 07" W for a distance of 136.05 feet to a point on a line. Thence, S 80° 53' 13" W for a distance of 70.10 feet to a point on a line. Thence, S 80° 53' 15" W for a distance of 1080.75 feet to a point on a line. Thence, S 51° 17' 11" W for a distance of 284.28 feet to a point on a line. Thence, S 75° 29' 27" W for a distance of 195.10 feet to a point on a line. Thence, N 66° 52' 56" W for a distance of 149.93 feet to a point on a line. Thence, S 29° 15' 04" E for a distance of 1517.92 feet to a point on a line. Thence, S 47° 01' 54" W for a distance of 127.75 feet to a point on a line. Thence, N 47° 32' 08" W for a distance of 68.84

feet to a point on a line. Thence, N 35° 54' 43" W for a distance of 123.16 feet to a point on a line. Thence, N 42° 35' 35" W for a distance of 304.36 feet to a point on a line. Thence, S 46° 38' 29" W for a distance of 365.30 feet to a point on a line. Thence, S 27° 11' 00" E for a distance of 400.48 feet to a point on a line. Thence, S 06° 42' 40" E for a distance of 294.63 feet to a point on a line. Thence, S 53° 36' 27" E for a distance of 373.59 feet to a point on a line. Thence, S 35° 29' 27" W for a distance of 577.12 feet to a point on a line. Thence, S 35° 29' 25" W for a distance of 73.35 feet to a point on a line. Thence, S 35° 29' 27" W for a distance of 984.81 feet to a point on a line. Thence, S 35° 29' 28" W for a distance of 12.12 feet to a point on a line. Thence, S 67° 50' 38" W for a distance of 111.98 feet to a point on a line. Thence, S 38° 36' 22" W for a distance of 43.12 feet to a point on a line. Thence, S 38° 36' 23" W for a distance of 378.86 feet to a point on a line. Thence, S 34° 44' 26" W for a distance of 137.99 feet to a point on a line. Thence, S 34° 44' 28" W for a distance of 254.34 feet to a point on a line. Thence, S 04° 04' 01" W for a distance of 143.57 feet to a point on a line. Thence, S 35° 35' 00" W for a distance of 370.16 feet to a point on a line. Thence, S 71° 29' 58" W for a distance of 66.68 feet to a point on a line. Thence, N 52° 27' 02" W for a distance of 57.68 feet to a point on a line. Thence, N 52° 26' 49" W for a distance of 56.77 feet to a point on a line. Thence, S 44° 42' 34" W for a distance of 47.93 feet to a point on a line. Thence, S 38° 47' 57" W for a distance of 2.70 feet to a point on a line. Thence, N 48° 36' 59" W for a distance of 137.30 feet to a point on a line. Thence, N 45° 57' 02" W for a distance of 67.74 feet to a point on a line. Thence, N 46° 08' 59" W for a distance of 119.95 feet to a point on a line. Thence, N 46° 00' 00" W for a distance of 511.64 feet to a point on a line. Thence, N 46° 00' 02" W for a distance of 23.53 feet to a point on a line. Thence, N 45° 59' 56" W for a distance of 3.82 feet to a point on a line. Thence, N 46° 00' 53" W for a distance of 69.06 feet to a point on a line. Thence, N 46° 00' 52" W for a distance of 718.37 feet to a point on a line. Thence, N 46° 00' 00" W for a distance of 102.05 feet to a point on a line. Thence, N 12° 13' 00" E for a distance of 149.12 feet to a point on a line. Thence, N 09° 40' 00" E for a distance of 82.94 feet to a point on a line. Thence, N 24° 48' 01" E for a distance of 118.36 feet to a point on a line. Thence, N 60° 51' 33" W for a distance of 58.42 feet to a point on a line. Thence, N 09° 41' 34" W for a distance of 95.24 feet to a point on a line. Thence, N 29° 03' 15" E for a distance of 67.03 feet to a point on a line. Thence, N 66° 48' 04" E for a distance of 66.11 feet to a point on a line. Thence, N 82° 39' 31" E for a distance of 120.24 feet to a point on a line. Thence, N 74° 17' 27" E for a distance of 119.58 feet to a point on a line. Thence, N 65° 52' 54" E for a distance of 122.63 feet to a point on a line. Thence, N 65° 53' 31" E for a distance of 2.87

feet to a point on a line. Thence, N 76° 11' 10" E for a distance of 51.43 feet to a point on a line. Thence, N 61° 12' 11" E for a distance of 43.50 feet to a point on a line. Thence, N 38° 19' 58" E for a distance of 86.81 feet to a point on a line. Thence, N 09° 30' 16" W for a distance of 24.26 feet to a point on a line. Thence, N 26° 21' 38" W for a distance of 43.84 feet to a point on a line. Thence, N 26° 21' 39" W for a distance of 36.28 feet to a point on a line. Thence, N 18° 39' 54" W for a distance of 20.31 feet to a point on a line. Thence, N 25° 20' 14" E for a distance of 31.50 feet to a point on a line. Thence, N 52° 40' 21" E for a distance of 10.46 feet to a point on a line. Thence, N 52° 40' 19" E for a distance of 25.07 feet to a point on a line. Thence, N 50° 20' 09" W for a distance of 25.97 feet to a point on a line. Thence, N 50° 20' 13" W for a distance of 744.20 feet to a point on a line. Thence, N 30° 28' 06" W for a distance of 516.79 feet to a point on a line. Thence, N 60° 26' 16" E for a distance of 1409.20 feet to a point on a line. Thence, N 59° 59' 23" E for a distance of 617.79 feet to a point on a line. Thence, N 23° 48' 07" E for a distance of 3.48 feet to a point on a line. Thence, N 14° 05' 42" E for a distance of 77.16 feet to a point on a line. Thence, N 37° 53' 58" E for a distance of 25.41 feet to a point on a line. Thence, N 59° 16' 12" E for a distance of 948.91 feet to a point on a line. Thence, N 61° 49' 34" E for a distance of 246.82 feet to a point on a line. Thence, N 61° 37' 54" E for a distance of 728.21 feet to a point on a line. Thence, N 62° 33' 45" E for a distance of 909.51 feet to a point on a line. Thence, N 61° 26' 16" E for a distance of 297.13 feet to a point on a line. Thence, N 61° 32' 40" E for a distance of 242.68 feet to a point on a line. Thence, N 61° 32' 40" E for a distance of 22.17 feet to a point on a line. thence N 61° 32' 40" E a distance of 325.79 feet to the POINT OF BEGINNING.

Said tract contains 10,200,185 square feet (234.16 acres), more or less, and includes all of Parcel 046 059A and a portion of Parcel 046 059.

Property consisting of 248.2 acres, more or less, as shown on plats of survey prepared by Richard H. Holcomb Land Surveyor, dated June 23, 2022, and being recorded in Plat Book 73, Page 78, in the records of the Clerk of Superior Court, Habersham County Georgia. Russell Bartlett Land Surveyor dated December 19, 1998, and being recorded in Plat Book 46, Page 23 in the records of the Clerk of Superior Court, Habersham County Georgia. Samuel L. Duvall Land Surveyor dated June 13, 2002, and being recorded in Plat Book 66, Page 41 in the records of the Clerk of Superior Court, Habersham County Georgia. Scott Stroud Land Surveyor dated March 13, 2015, and being recorded in Plat Book 67, Page 118 in the records of the Clerk of Superior Court, Habersham County Georgia. Mark B. Turner Land Surveyor dated November 7, 2016, and being recorded in Plat Book

68, Page 20 in the records of the Clerk of Superior Court, Habersham County Georgia. Tommy J. Phillips Land Surveyor dated January 28, 2000, and being recorded in Plat Book 71, Page 103 in the records of the Clerk of Superior Court, Habersham County Georgia. Russell L. Cheek Land Surveyor dated March 5, 2021, and being recorded in Plat Book 71, Page 164 in the records of the Clerk of Superior Court, Habersham County Georgia.

SECTION 2: This ordinance shall become effective upon adoption.

SECTION 3: The City Clerk of the City of Cornelia is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the city stating the intent to add the annexed area to Census maps during the next survey and stating that the survey map will be completed and returned to the Census Bureau, Department of Community Affairs, and to the Habersham County Tax Assessor, within thirty (30) days after the effective date of the annexation as set forth above in Section 2.

SECTION 4: All ordinances and parts of ordinances in conflict with this ordinance are repealed.

Adopted this _____ day of December, 2025

John Borrow, Mayor

Attest:

(SEAL)

Debbie Turner, City Clerk