

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Fairview Meadows Subdivision Acceptance

DATE: 04-11-25

(X) RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL-

() OTHER

CAPITAL-

COMMISSION ACTION REQUESTED ON: April 21, 2025

PURPOSE: The purpose of this agenda item is to seek approval for accepting two (2) roads inside Fairview Meadows Subdivision into the county road system for maintenance.

BACKGROUND / HISTORY:

In October 2024, we received a request from the property owners of Fairview Meadows Subdivision requesting the Board of Commissioners accept Fairview Meadows Subdivision into the system for maintenance. Fairview Meadows Subdivision Plat was approved by the Planning Commission on April 15, 2020. The S/D located off Fairview School Road, and the total road mileage is 0.35 miles. There are 19 lots in the subdivision, 11 lots are developed and 8 lots are vacant.

The roads overall are in good condition with minor longitudinal/traverse cracking. The roadway appears to be built to current construction standards with a plated 60' R/W.

Provided Supplemental Material: Deed of Dedication, Subdivision Plat, Pavement Condition Indexes.

FACTS AND ISSUES:

- Property Owners in Fairview Meadows Subdivision request the county accept the roads for maintenance
 - The roads included are:
 - Fairview Meadows Dr. 0.25 mile
 - Meadowlark Ridge 0.10 mile
 - Total road length total is 0.35 miles and are in overall good condition
 - Fairview Meadows Subdivision appears to meet current construction standards
 - Owner has signed the Deed of Dedication for transfer of ownership if approved by the Board of Commissioners
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OPTIONS:

- 1) Approve the roads for county maintenance
 - 2) Do not approve
 - 3) Commission defined alternative
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-

RECOMMENDED SAMPLE MOTION: Motion to approve accepting Fairview Meadows Subdivision for maintenance.

DEPARTMENT:

Prepared by: Mike Gardner

Director: Jerry Baggett

 4/11/25

**ADMINISTRATIVE
COMMENTS:**

County Manager

DATE: _____

Prepared by and return to:

DEED OF DEDICATION OF RIGHT OF WAY

THIS INDENTURE is made and executed this 11th day of April, 2025 by **JEHNIS PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as “**Grantor**”) in favor of the **HABERSHAM COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter referred to as “**Grantee**”).

WITNESSETH

WHEREAS, Grantor and Grantee desire to execute and record this instrument to dedicate a portion of the property owned by Grantor for use as a public road of right of way, a road right of way known as “Fairview Meadows Drive” and “Meadowlark Ridge” (the “**Road**”);

AGREEMENT

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Public Dedication**. Grantor does hereby grant, bargain, sell, transfer, convey, and confirm unto Grantee those tracts or parcels of land as more particularly described on **Exhibit A** attached hereto and made a part hereof, to have and to hold same with all and singular the rights, members, and appurtenances thereof to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of Grantee and the successors in title and assigns of Grantee, forever, in fee simple. Grantor shall warrant and forever defend the right and the claims of all persons claiming by, through, or under Grantor, subject to all liens, encumbrances, easements, and restrictions recorded against said right of way in the Habersham County, Georgia public records as of the date hereof.

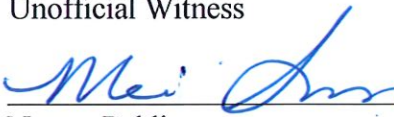
2. **Acceptance; Maintenance.** Grantee, by execution below, acknowledges that it has approved the construction of roadway improvements located within the right of way and shall assume maintenance of the roadway and Grantor shall hereafter be relieved of any and all further obligations for maintaining, repairing, and replacing such roadway improvements.

IN WITNESS WHEREOF, Grantor and Grantee have executed this instrument as of the day and year first above written.

Signed, sealed and delivered in
the presence of:

Jehnis Properties, LLC,
a Georgia limited liability company

Unofficial Witness



Notary Public

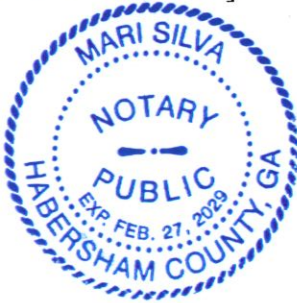
By: 

Name: Alan Baker

Title: Managing Member

My Commission Expires: 2.27.29

[NOTARIAL SEAL]



[CORPORATE SEAL]

**APPROVED AND ACCEPTED BY
GRANTEE: HABERSHAM COUNTY**

Unofficial Witness

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

By: _____

Name: Jimmy Tench

Title: Chairman

Habersham County Board of
Commissioners

Exhibit A

FAIRVIEW MEADOWS DRIVE and MEADOWLARK RIDGE

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot Number 172 of the 11th District and Land Lot Number 193 of the 2nd District of Habersham County, State of Georgia and being all of the property shown on that plat of survey for JEHNIS Properties, LLC, prepared by Russell L. Cheek, RLS #3058 and recorded in Plat Book 70, Page 261, in the office of the Clerk of Superior Court of Habersham County, Georgia, said plat being incorporated herein for a more full and complete legal description, LESS AND EXCEPT Lot numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 as shown on said survey, said property herein conveyed being the entirety of the rights of way designated as FAIRVIEW MEADOWS DRIVE and MEADOWLARK RIDGE as shown on said survey.

[illegible]

THIS SURVEY WAS CONDUCTED FOR INFORMATIONAL PURPOSES ONLY. THE DATA WILL NOT BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO, THE IDENTIFICATION OF INDIVIDUALS OR ORGANIZATIONS. THE DATA WILL BE USED TO IMPROVE THE QUALITY OF THE SURVEY AND TO PROVIDE BETTER SERVICE TO THE PUBLIC. THE DATA WILL BE USED TO IMPROVE THE QUALITY OF THE SURVEY AND TO PROVIDE BETTER SERVICE TO THE PUBLIC. THE DATA WILL BE USED TO IMPROVE THE QUALITY OF THE SURVEY AND TO PROVIDE BETTER SERVICE TO THE PUBLIC.

VACANT LOT (8)

216 (boundary)
018 Boulder