



**City of Helen  
Georgia's Alpine  
Village**

25 Alpenrosen Strasse  
PO Box 280  
Helen, Georgia 30545  
706-878-2733  
706-878-1655 -fax  
www.cityofhelen.org



The City of Helen is an equal  
opportunity provider and employer

**CITY OF HELEN  
CALLED COMMISSION MEETING  
SEPTEMBER 11, 2023  
10:00 A.M.  
AGENDA**

**Commissioners:**

Jeff Ash  
Steve Fowler  
Fred Garmon  
Cliff Hood  
Cinnamon Sullivan

1. CALL TO ORDER BY MAYOR JEFF ASH
2. ROLL CALL BY CITY CLERK MARILYN CHASTAIN
3. PLEDGE OF ALLEGIANCE TO THE FLAG
4. APPROVAL OF AGENDA
5. DISCUSSION AND APPROVAL OF PLAT AND DEED OF PROPERTY EXCHANGE WITH LEE LANDRESS IN THE ISLAND AREA
6. CITY COMMISSION COMMENTS
7. ADJOURNMENT

**City Manager:**

Darrell Westmoreland

**City Clerk/ :**

**Clerk of Court**  
Marilyn M. Chastain

**Finance Director:**

Mona Wood

**Chief of Police:**

Aletha Barrett

**Building and Zoning  
Administrator:**

Jonah Casper

**Public Works**

**Director:**

Jack Morgan

**Fire Department**

**Chief:**

Jody Prickett

**THIS AGENDA WAS POSTED SEPTEMBER 8, 2023 @10:00 A.M.  
THE MEETING AGENDA IS SUBJECT TO CHANGE AND IS NOT FINAL UNTIL APPROVED BY THE  
CITY OF HELEN COMMISSION AT THE COMMISSION MEETING STATED HEREIN.**

09/09/2023

Darrell Westmoreland

City of Helen

P.O. Box 280

Helen, GA 30545

RE: Land Swap with Lee Landress

Dear Darrell,

I have had an opportunity to analyze the plat for the land swap between The City of Helen and Lee Landress. I took the time to go and look at each parcel involved in the transaction. It appears that the two triangular lots denoted as Tracts 1 & 3 (1,194 combined sf) were deeded to Lee Landress in exchange for Tracts 2, 4 and 5 (797 combined sf) based on the recorded plat in Plat Book 2023, Page 159.

It is my professional opinion that each of the parcels involved in the land swap would have a nominal real estate value and that the swap would be deemed roughly equal in what value there is. I have based my opinion on the utility of the land being swapped and the lack of value in use of each respective tract.

It would be possible to determine a monetary value of each lot using appraisal techniques related to right of way type appraisals. This is beyond the scope of my Scope of Work as identified by the City of Helen and I believe the cost of such an assignment would well exceed the value of the property.

The total land affected is roughly four one hundredths of an acre and the individual sizes of each area are small and do not impact ingress/egress of any roadway, any structure of note and do not block or prevent the flow of motor vehicle or foot traffic in the area.

There do not appear to be any other land owners impacted by the transfer and I see the transfer as being equitable.

If I can be of any further service, please let me know. I can be reached at 706-499-9561.

Sincerely,



Danny Almond, Certified General Appraiser #6623

Horizon Appraisals, LLC

eFiled & eRecorded  
 DATE: 9/6/2023  
 TIME: 2:21 PM  
 PLAT BOOK: 02023  
 PAGE: 00159  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 8062908767  
 CLERK: Dena M. Adams  
 White County, GA

NOTE:  
 STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS  
 USING A CARLSON BRX6 PLUS DUAL FREQUENCY RECEIVER  
 RUNNING CARLSON SURVEY SOFTWARE. RTK NETWORK UTILIZING  
 THE TRIMBLE VRS NOW NETWORK.

A LEICA TS 06 PLUS TOTAL STATION  
 WAS USED TO OBTAIN THE LINEAR AND  
 ANGULAR MEASUREMENTS USED IN THE  
 PREPARATION OF THIS PLAT.  
 THE FIELD DATA UPON WHICH THIS MAP  
 OR PLAT IS BASED WAS A CLOSURE  
 PRECISION OF ONE FOOT IN 44,480  
 FEET AND AN ANGULAR ERROR OF 05"  
 PER ANGLE POINT, AND WAS ADJUSTED  
 USING THE COMPASS RULE METHOD.  
 THIS MAP OR PLAT HAS BEEN  
 CALCULATED FOR CLOSURE AND IS  
 FOUND TO BE ACCURATE WITHIN ONE  
 FOOT IN (AS SHOWN) FEET.  
 TRACT 1: 1'N 29.544"  
 TRACT 2: 1'N 27.174"  
 TRACT 3: 1'N 1,033.2844"  
 TRACT 4: 1'N 9.948"  
 TRACT 5: 1'N 9.898"

- LEGEND:
- AI ANGLE IRON
  - ASP ASPHALT
  - CB CATCH BASIN
  - C&G CURB & GUTTER
  - CL CENTERLINE
  - CLF CHAIN LINK FENCE
  - CMF CONCRETE MONUMENT FOUND
  - CMP CORRUGATED METAL PIPE
  - CONC CONCRETE
  - OPP CORRUGATED PLASTIC PIPE
  - DI DROP INLET
  - EP EDGE OF PAVEMENT
  - EP FIRE HYDRANT
  - FW GUY WIRE
  - HWF HOG WIRE FENCE
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET (1/2" REBAR)
  - LL LAND LOT
  - LLL LAND LOT LINE
  - MH MANHOLE
  - N/F NOW OR FORMERLY
  - NS NAIL SET
  - PB POWER BOX
  - POB POINT OF BEGINNING
  - PCC POINT OF COMMENCEMENT
  - PL PROPERTY LINE
  - PTANK PROPANE TANK
  - REBAR REBAR
  - RCP REINFORCED CONCRETE PIPE
  - R/W RIGHT OF WAY
  - SP SERVICE POLE
  - TB TELEPHONE BOX
  - WM WATER METER
  - WV WATER VALVE

THIS BLOCK RESERVED FOR  
 THE CLERK OF SUPERIOR COURT

Course	Bearing	Distance
L1	S86°01'18"E	5.05
L2	S45°00'32"E	4.78
L3	N50°11'48"E	4.32
L4	S32°12'30"W	2.90
L5	N57°15'30"E	4.78
L6	N35°08'13"E	27.10
L7	N06°00'50"E	35.00
L8	N09°59'44"W	22.92
L9	S07°29'15"W	3.00
L10	N05°54'00"E	18.00
L11	S35°21'00"E	20.14
L12	S11°53'49"W	19.90
L13	N78°07'40"W	15.50
L14	N57°54'17"W	3.89
L15	N00°33'14"W	5.08
L16	N12°21'46"E	13.15
L17	S11°20'42"W	20.14
L18	N78°00'28"W	21.81
L19	N11°59'51"E	2.30
L20	N57°39'10"E	25.44
L21	S78°30'18"E	6.20
L22	N78°00'28"W	18.21
L23	N11°20'42"E	19.82
L24	N11°53'49"E	20.11
L25	N78°00'32"W	19.51

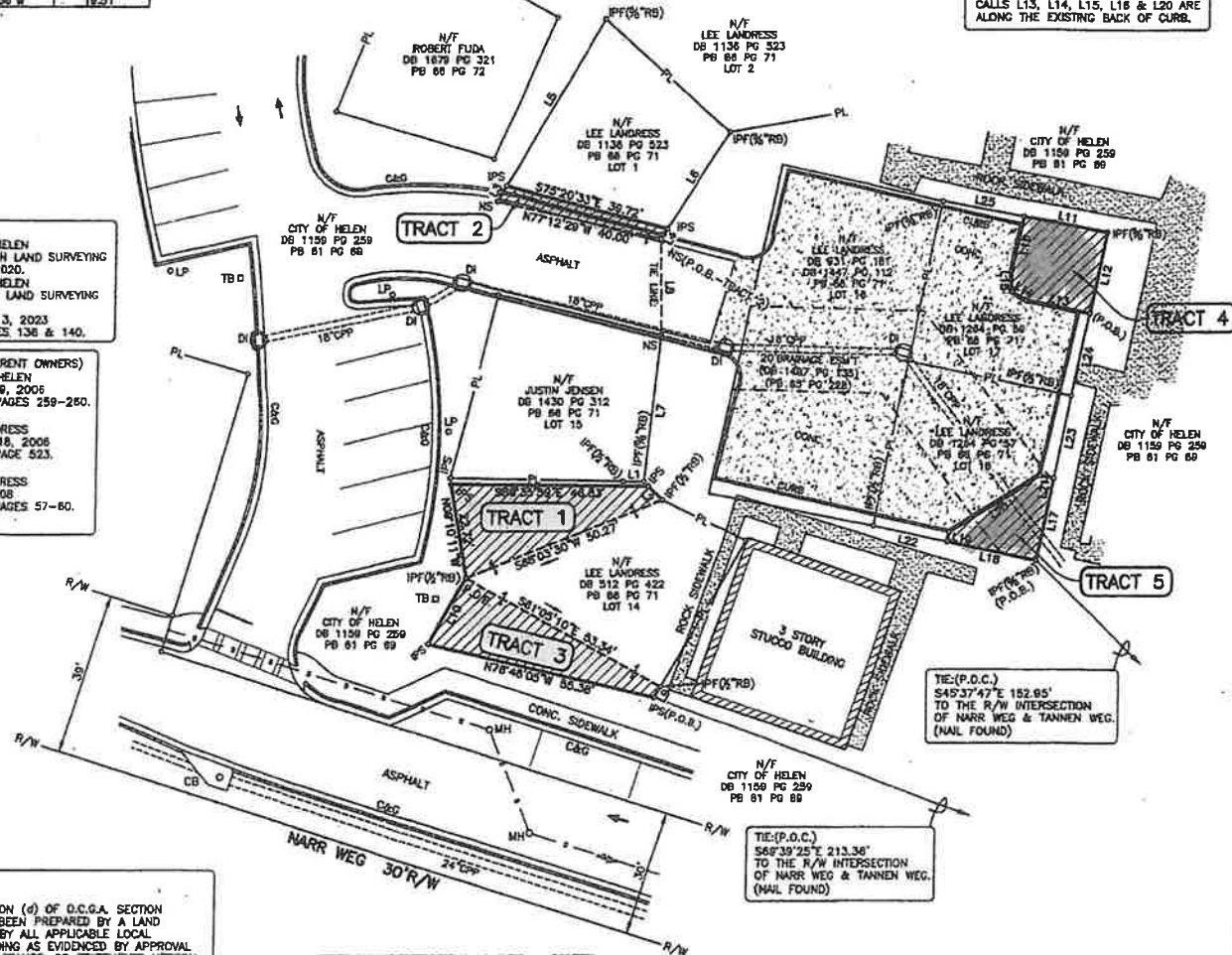
TRACT 1 = 634 SQ.FT.  
 TRACT 2 = 136 SQ.FT.  
 TRACT 3 = 580 SQ.FT.  
 TRACT 4 = 391 SQ.FT.  
 TRACT 5 = 270 SQ.FT.

NOTE:  
 TRACTS 1 & 2 TO BE DEEDED TO LEE LANDRESS &  
 TRACTS 2, 4 & 5 TO BE DEEDED TO THE CITY OF HELEN.

NOTE:  
 CALLS L13, L14, L15, L16 & L20 ARE  
 ALONG THE EXISTING BACK OF CURB.

- PLAT REFERENCES:
- 1) SURVEY FOR CITY OF HELEN PREPARED BY LONDON LAND SURVEYING DATED DECEMBER 3, 2020.
  - 2) SURVEY FOR CITY OF HELEN PREPARED BY LONDON LAND SURVEYING DATED APRIL 12, 2021 LAST REVISED AUGUST 3, 2023 PLAT BOOK 2023 PAGES 136 & 140.

- DEED REFERENCES (CURRENT OWNERS)
- 1) DEED FOR CITY OF HELEN DATED DECEMBER 29, 2005 DEED BOOK 1159 PAGES 259-260 (TRACTS 1 & 3)
  - 2) DEED FOR LEE LANDRESS DATED SEPTEMBER 18, 2006 DEED BOOK 1138 PAGE 523 (TRACT 2)
  - 3) DEED FOR LEE LANDRESS DATED JUNE 16, 2008 DEED BOOK 1264 PAGES 57-60 (TRACTS 4 & 5)



**SURVEYOR'S CERTIFICATE:**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-67, 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 15-8-67.

*A. Darin Cain* 08/30/2023  
 A. DARIN CAIN, RLS 2716 DATE

"THIS PLAT STAMP IS FOR RECORDING PURPOSES ONLY". The City of Helen assumes no responsibility for the architectural, survey or engineering accuracy of these plans, and the stamp does not provide certification that all requirements imposed by the city of Helen have been met.

8/30/2023 *Darin Cain*  
 Date Signature

- REVISED: AUGUST 30, 2023; ADDED TRACTS 4 & 5
- REVISED: AUGUST 3, 2023; REVISED TRACT 1
- REVISED: JULY 25, 2023; ADDED TRACT 3

**LONDON LAND SURVEYING & ASSOCIATES, INC.**  
 167 EAST JARRARD STREET  
 CLEVELAND, GEORGIA 30528  
 (706) 863-0749  
 LICENSE NO. LS7 522



FIELD WORK DATES:  
 SEPTEMBER 10/15, 2020  
 OCTOBER 30, 2020  
 NOVEMBER 25, 2020  
 MARCH 12, 2021  
 JULY 25, 2023  
 AUGUST 3, 2023

PROPERTY EXCHANGE SURVEY FOR  
**CITY OF HELEN**  
 LOCATED IN  
 CITY OF HELEN  
 LAND LOT 39 3rd DISTRICT  
 WHITE COUNTY, GEORGIA  
 SCALE: 1" = 20' APRIL 12, 2021  
 GRAPHIC SCALE  
 SCALE IN FEET JOB# 20111.01