



## Community Development Annexation Check List

(As of 7/13)

Name of request: \_\_\_\_\_ 1677 & 1691 Buckner Road \_\_\_\_\_

Date Received: \_\_\_\_\_ 1/12/2018 \_\_\_\_\_

Location/Property Address: \_\_\_\_\_ 1677 & 1691 Buckner Road \_\_\_\_\_

Size/Acres: \_\_\_\_\_ 18.7 Acres \_\_\_\_\_

Applicant/Petitioner: \_\_\_\_\_ Whitefield Academy \_\_\_\_\_

Representative (if applicable): \_\_\_\_\_ Michelle Durrett \_\_\_\_\_

What annexation method is being used:  100%       60%

- 
- Will zoning be the same as Cobb County's?       Yes       No
    - Cobb County Zoning: \_\_\_\_\_ HI \_\_\_\_\_
    - Cobb County Future Land Use: \_\_\_\_\_ NAC \_\_\_\_\_
  - Has all required paperwork submitted?       Yes       No
  - Does it meet with all of the IGA (Intergovernmental Agreement) agreements with Cobb County?       Yes       No
  - If yes, must notify County within 7 calendar days of receiving request.
    - Submit application material to City Clerk
      - Date submitted: \_\_\_\_\_ 1/12/18 \_\_\_\_\_
        - Via Certified Mail – Receipt # \_\_\_\_\_
        - Via Hand Delivery \_\_\_\_\_
    - City Clerk sends it to County Clerk
      - Date submitted: \_\_\_\_\_



A Christ-Centered Preparatory School

December 21, 2017

City of Smyrna  
Planning and Zoning  
2800 King Street  
Smyrna, GA 30080

Re: Annexation of 1677 and 1691 Buckner Road

Dear Sirs:

Enclosed please find our application for annexation of parcels gifted to the school in December, 2015. Included with the application is a copy of the quit claim deed dated December 3, 2015.

Your consideration would be greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Michelle Durrett".

Michelle Durrett  
Director of Business Affairs

enclosures

2017 SUBMISSION UNDER SECTION 5  
OF THE VOTING RIGHTS ACT  
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# \_\_\_\_\_ LL/Parcel# 17060900000/17061400010  
17061000010 / 17061500010  
City Ward# 7 Census Tract# \_\_\_\_\_

Copies of annexation ordinance (council meeting minutes) are attached, marked:  
Exhibit\_\_

Responsible body: Mayor and Council of the City of Smyrna  
P.O. Box 1226  
Smyrna, GA 30081  
Telephone (770) 434-6600

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*THIS SECTION TO BE COMPLETED BY APPLICANT. PLEASE BE SURE THIS INFORMATION IS ACCURATE – IT WILL BE USED TO ESTABLISH EMERGENCY SERVICE THROUGH OUR 911 SYSTEM.*

1. Is the property to be annexed vacant? Yes [ ] No [X]
2. If NO, name of resident(s): N/A no residence; only maintenance buildings
3. Complete street address: 1677 and 16A1 Buckner Rd SE, Mableton GA
4. Telephone Number 678-305-3024
5. Number of registered voters before annexation: Ø  
Number and type of minorities or minority language groups: Ø
6. Number of registered voters after annexation: Ø  
Number and type of minorities or minority language groups: Ø
7. Use of property before annexation (i.e., vacant, business, residential): Business (no tenants)
8. Zoning classification before annexation: Commercial
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: Education - Private School
10. Zoning classification being requested (if any): \_\_\_\_\_
11. Effect of change on members of racial or minority groups: N/A
12. Total number of acres being annexed: 18.7

City of Smyrna  
Application for Annexation

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

legal description attached

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

<u>Whitefield Academy</u> Owner's Printed Name	_____	Owner's Printed Name	_____
<u>1 Whitefield Dr, Mableton GA</u> Address	_____	Address	_____
<u>678-305-3024</u> Telephone#	_____	Telephone#	_____

Witness the hands and seals of 100% of the record title holders of the land described above:

<u>Kei S. Brach</u> 12/21/17 Owner's Legal Signature/Date	_____	Owner's Legal Signature/Date	_____
<u>Kevin Bracher, President</u>			

Exhibit "A"  
Legal Description

All that tract or parcel of land lying and being in Land Lots 609, 610, 614, and 615, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being more fully described as follows:

Beginning at an open top pipe located at the corner common to Land Lots 543, 544, 609, and 610, said open top pipe being the Point of Beginning. Thence from the Point of Beginning running N05°20'10"E along the Land Lot Line dividing Land Lots 544 and 609 a distance of 747.63 feet to an iron pin located on the southwesterly right-of-way of Norfolk Southern Corporation Railroad (200' R/W). Thence running southeasterly along the said southwesterly right-of-way of Norfolk Southern Corporation Railroad the following courses and distances: running southeasterly following the arc of a curve to the right an arc distance of 3.44 feet (said arc having a radius of 2,549.69 feet, a chord bearing of S45°24'52"E, a chord distance of 3.44 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 98.63 feet (said arc having a radius of 2,491.49 feet, a chord bearing of S44°14'30"E, and a chord distance of 98.62 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 97.01 feet (said arc having a radius of 2,634.70 feet, a chord bearing of S42°03'10"E, and a chord distance of 97.00 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 96.49 feet (said arc having a radius of 2,986.16 feet, a chord bearing of S40°04'21"E and a chord distance of 96.49 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 87.16 feet (said arc having a radius of 2,290.18 feet, a chord bearing of S38°03'24"E, and a chord distance of 87.15 feet) to a point. Thence running southeasterly and following the arc of a curve to the right an arc distance of 92.28 feet (said arc having a radius of 3,126.55 feet, a chord bearing of S36°07'15"E, and a chord distance of 92.28 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 92.55 feet (said arc having a radius of 3,104.98 feet, a chord bearing of S34°25'16"E, and a chord distance of 92.55 feet) to a point. Thence running southeasterly following the arc of a curve to the right an arc distance of 189.99 feet (said arc having a radius of 69,346.28 feet, a chord bearing of S33°29'19"E, and a chord distance of 189.99 feet) to a point. Thence running S33°24'37"E a distance of 249.63 feet to a point. Thence running S33°24'37"E a distance of 139.71 feet to a point. Thence running S33°04'26"E a distance of 1,040.64 feet to a point. Thence running S33°57'15"E a distance of 99.12 feet to a point. Thence running southeasterly following the arc of a curve to the left an arc distance of 642.40 feet

Exhibit "A" (cont.)

Legal Description

(said arc having a radius of 2,986.83 feet, a chord bearing of S40°05'57"E, and a chord distance of 641.17 feet) to an iron pin. Thence leaving the said southwesterly railroad right-of-way and running S57°23'16"W a distance of 89.91 feet to an iron pin located on the northeasterly right-of-way of Buckner Road (RWV Varies). Thence running northwesterly along the said northeasterly right-of-way of Buckner Road the following courses and distances: running northwesterly following the arc of a curve to the left an arc distance of 198.69 feet (said arc having a radius of 1,288.24 feet, a chord bearing of N67°32'47"W, and a chord distance of 198.49 feet) to a point. Thence running N71°57'53"W a distance of 202.19 feet to a point. Thence running N73°15'03"W a distance of 40.96 feet to a point. Thence running northwesterly and following the arc of a curve to the left an arc distance of 31.16 feet (said arc having a radius of 724.78 feet, a chord bearing of N72°51'31"W, and a chord distance of 31.16 feet) to a point. Thence running northwesterly following the arc of a curve to the left an arc distance of 192.05 feet (said arc having a radius of 724.78 feet, a chord bearing of N81°40'53"W, and a chord distance of 191.49 feet) to an iron pin located at the intersection of the said northeasterly right-of-way of Buckner Road and the westerly bank of Nickajack Creek. Thence leaving the said northeasterly right-of-way of Buckner Road and running northerly and northwesterly along the said westerly bank of Nickajack Creek the following courses and distances: N10°05'50"W a distance of 37.10 feet to a point. Thence running N11°12'09"E a distance of 221.79 feet to a point. Thence running N04°05'03"E a distance of 105.31 feet to a point. Thence running N10°20'37"W a distance of 132.05 feet to a point. Thence running N30°15'49"W a distance of 107.47 feet to a point. Thence running N46°21'50"W a distance of 157.84 feet to a point. Thence running N42°14'00"W a distance of 231.36 feet to a point. Thence running N48°56'46"W a distance of 286.46 feet to a point. Thence running N48°56'46"W a distance of 225.51 feet to a point. Thence running N48°30'00"W a distance of 258.05 feet to a point. Thence running N46°48'16"W a distance of 156.21 feet to an iron pin located on the Land Lot Line dividing Land Lots 609 and 610. Thence leaving the said westerly bank of Nickajack Creek and running N84°49'47"W along the said Land Lot Line dividing Land Lots 609 and 610 a distance of 77.58 feet to the said open top pipe located at the corner common to Land Lots 543, 544, 609, and 610 and the Point of Beginning.

Said tract or parcel containing 18.7± acres or 814,549± square feet, as more particularly described in that certain survey entitled "Survey for Crypt Property, LLC and Metropolitan Title Agency, Inc." dated May 24, 2011, last revision June 20, 2011, prepared by McClung Surveying Services, Inc., as certified by Michael R. Noles, GA RLS #2646.



# 1677 & 1691 Buckner Road



1,504.7  
0  
752.33  
1,504.7 Feet

WGS 1984 Web Mercator\_Auxiliary\_Sphere  
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1 : 9,028



Map Notes:

# 17-609



**Legend**

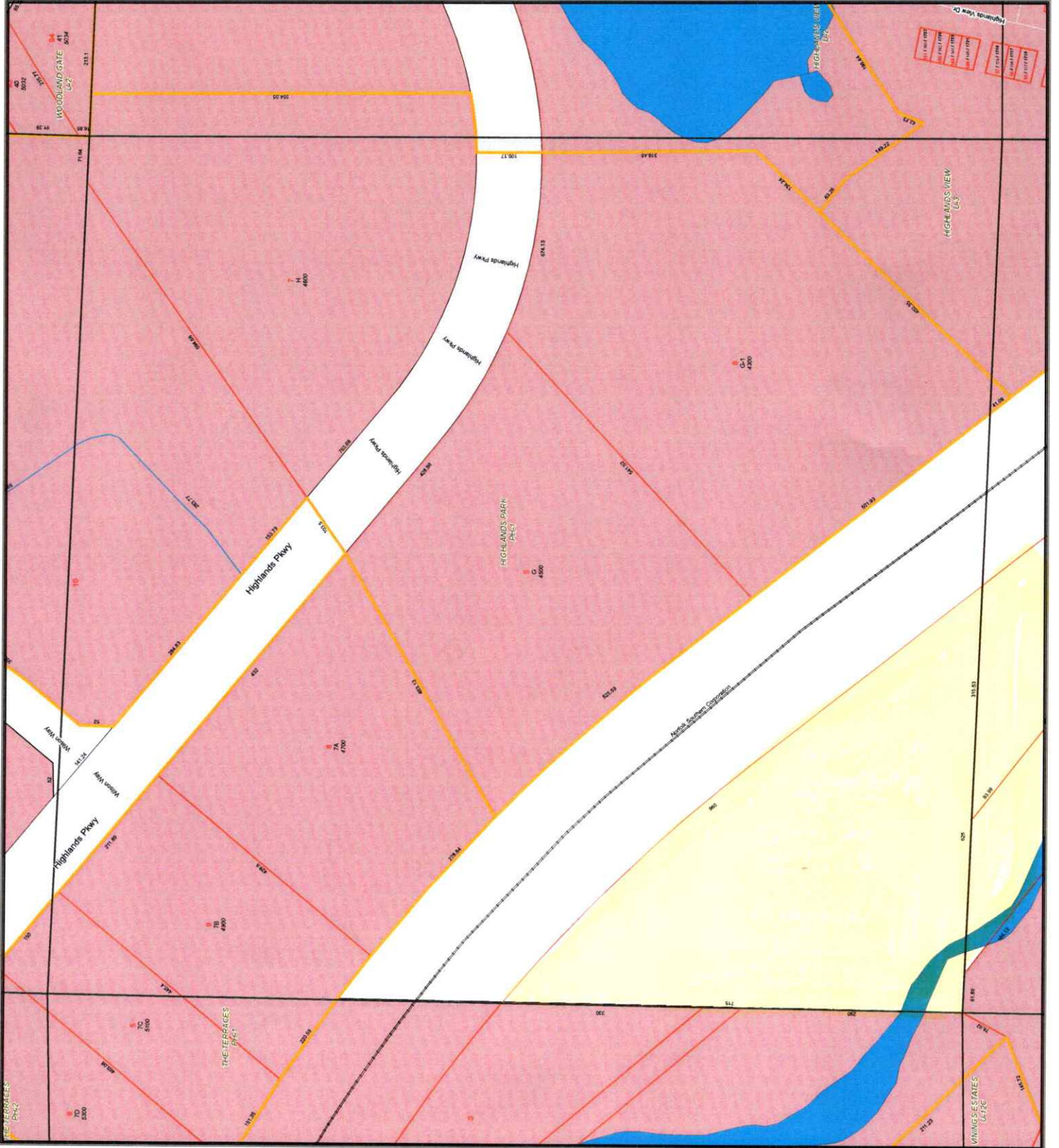
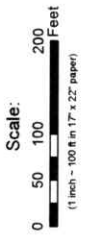
- Parcel
- Relroad ROW
- Trail ROW
- Water Region
- Land Lots
- Subdivision Boundary
- Cobb Boundary
- City Limits
  - Acworth
  - Austell
  - Kennesaw
  - Marietta
  - Powder Springs
  - Smyrna
  - Unincorporated
- C.I.D Limits
  - Cumberland Mall
  - Town Center
- Misc
  - Land hooks
  - Water Property line
  - Parks

17-545	17-608	17-617
17-544		17-616
17-543	17-610	17-615


**Collier County Assessors**  
 Mapping Division  
 726 Whitehall Ave. Ste 200  
 Marietta, Georgia 30066  
 770-628-3100


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Print Date:  
 Aug 03, 2017





# 17-615



**Legend**

- Parcel
- Railroad ROW
- Trail ROW
- Water Region
- Land Lots
- Subdivision Boundary
- Cobb Boundary
- City Limits
  - Acworth
  - Austell
  - Kennesaw
  - Marietta
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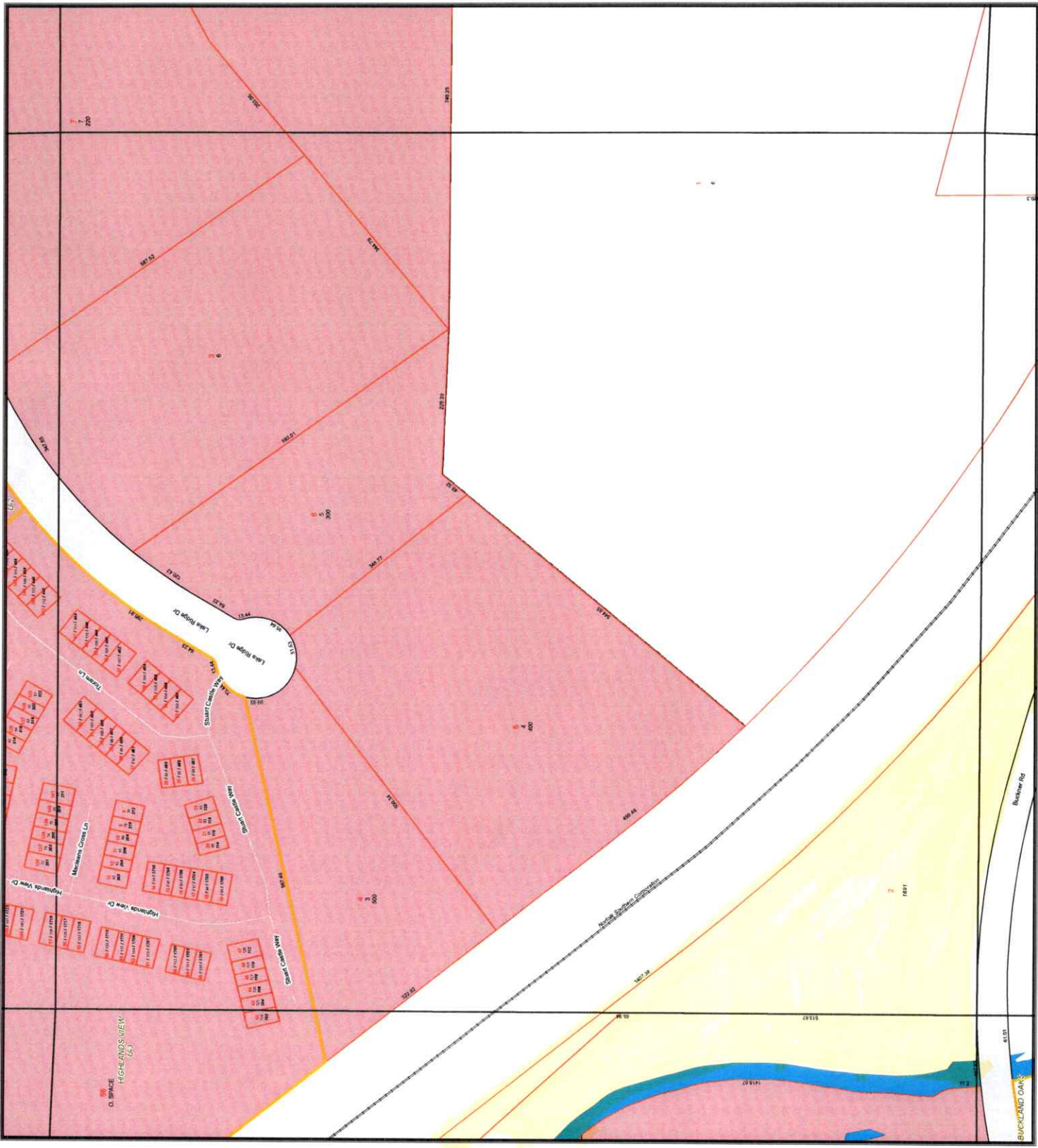
17-509	17-616	17-681
17-610		17-682
17-611	17-614	17-683

**Cobb County Assessors Mapping Division**  
 725 Whitlock Ave. Ste 200  
 Marietta, Georgia 30064  
 770-938-3100

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Print Date:  
 Aug 01, 2017

Scale:  
 0 50 100 200 Feet  
 (1 inch = 100 ft in 17" x 22" paper)



# 17-610



**Legend**

- Parcel (with box icon)
- Relined ROW (with box icon)
- Trail ROW (with box icon)
- Water Region (with blue box icon)
- Land Lots (with box icon)
- Subdivision Boundary (with dashed line icon)
- Cobb Boundary (with orange line icon)
- City Limits
  - Acworth (with pink box icon)
  - Austell (with green box icon)
  - Kennesaw (with blue box icon)
  - Marietta (with light blue box icon)
  - Powder Springs (with yellow box icon)
  - Smyrna (with light green box icon)
  - Unincorporated (with white box icon)
- C.I.D. Limits
  - Cumberland Mall (with dashed line icon)
  - Town Center (with dashed line icon)
- Misc
  - Land Inlets (with blue line icon)
  - Water Property line (with blue line icon)
  - Parks (with yellow box icon)

17-544	17-509	17-616
17-543		17-615
17-542	17-611	17-614

Cobb County  
 Board of Tax Assessors  
 735 Whitlock Ave. Ste 200  
 Marietta, Georgia 30064  
 770-928-5100

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Print Date  
 Aug 03, 2017

Scale: 0 50 100 200 Feet  
 (1 inch = 100 ft on 17" x 22" paper)





SK: 15298 PG: 481-484  
Filed and Recorded Dec-08-2015 02:49:56PM  
DOC#: D2015-099719  
Real Estate Transfer Tax \$0.00  
0332015020929



REBECCA KEATON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return recorded document to:  
W. Gregory Null, Esq.  
Carlton Fields/Jordan Burt, P.A.  
1201 West Peachtree Street, NW, Suite 3000  
Atlanta, Georgia 30309

STATE OF GEORGIA  
COUNTY OF FULTON



AFTER RECORDING RETURN TO:  
METROPOLITAN TITLE AGENCY, INC.  
1820 The Exchange, Suite 550  
Atlanta, Georgia 30339  
Phone: 770-933-0073  
FAX: 770-933-0233

**QUITCLAIM DEED**

<sup>4</sup>/<sub>14</sub>  
**THIS INDENTURE**, made as of the 3rd day of December, in the year Two Thousand Fifteen, between

**CRYPT PROPERTY, LLC,**  
a Georgia limited liability company

as party of the first part (hereinafter referred to as "Grantor"), and

**WHITEFIELD ACADEMY, INC.,**  
a Georgia not-for-profit corporation

as party of the second part (hereinafter referred to as "Grantee"); the words "Grantor" and "Grantee" include their respective heirs, successors, and assigns where the context requires or permits.

**WITNESSETH:**

**THAT**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has quitclaimed, granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby quitclaim, grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of real property lying and being in Cobb County, Georgia, being more particularly

G-9911  
12

described on Exhibit "A" attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto (collectively, the "Property").

**TO HAVE AND TO HOLD** said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed the day and year first above written.

Stacie Lane  
Unofficial Witness

GRANTOR:

**CRYPT PROPERTY, LLC,**  
a Georgia limited liability company

By: John Charles  
John Charles, Sole Member

Sworn to and subscribed  
before me this 20<sup>th</sup> day  
of December, 2015.

Evanthe Faye Papastathis  
NOTARY PUBLIC

12-25-18  
My Commission Expires:

