



Community Development Annexation Check List

(As of 7/13)

Name of request: _____ 2495 Adams Drive _____

Date Received: _____ August 15, 2016 _____

Location/Property Address: _____ 2495 Adams Drive _____

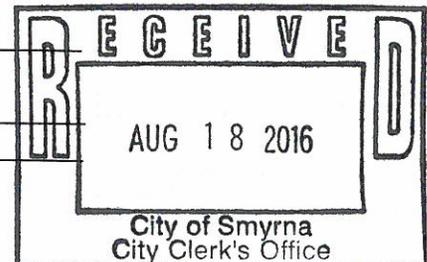
Size/Acres: _____ 0.396 Acres _____

Applicant/Petitioner: _____ Ronald Dickinson _____

Representative (if applicable): _____ Sean J. Murphy _____

What annexation method is being used: 100% 60%

-
- Will zoning be the same as Cobb County's? Yes No
- Cobb County Zoning: _____ R-20 _____
 - Cobb County Future Land Use: _____ Low Density Residential (LDR) _____
- 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: _____ 8/15/2016 _____
 - Via Certified Mail – Receipt # _____
 - Via Hand Delivery _____
 - City Clerk sends it to County Clerk
 - Date submitted: _____



Annexation Application Form Check List

Using this checklist as a guide, please review application materials with applicant or representative before accepting application.

1. APPLICATION FORM

- Correct Application Form Used (for 60% method or 100% method as applicable)
- Original form with original signature(s), address(es) and telephone number(s) obtained
- Check to make certain all signatures can be read. If signature(s) is/are illegible, make certain the applicant names are typed or legibly printed near the corresponding signature. (the notation "L.S." on the form stands for *legal signature*)
- All legal owners of the property have signed the application form

2. LEGAL DESCRIPTION

- Legal description of the subject property accompanies application
- Ask the applicant or representative if an electronic copy of the legal description is available; if so, make arrangements for the electronic information to be furnished to either the Community Development Department or City Clerk's Office

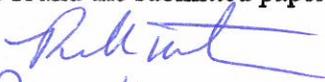
3. SECTION 5 VOTING RIGHTS ACT QUESTIONNAIRE

- Completed *Section 5 Voting Rights Act Questionnaire* accompanies application

4. MAP OF PROPERTY TO BE ANNEXED

- A tax plat, map or other graphic representation of the subject parcel(s) accompanies the application

I have reviewed the annexation application with the applicant(s) and/or representative(s) and have found the submitted paperwork to be complete and in good order.


Russell Martin
City staff member signature

8/16/12
Date

This completed form should accompany annexation application materials submitted to the City Clerk's office.

2016 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# LL 519 Dist 17, 2nd Section /17051900620

City Ward# 3 Census Tract# 031108

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

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): Antionette Richardson
3. Complete street address: 2495 Adams Drive, Smyrna, GA 30081
4. Telephone Number 678-755-3711
5. Number of registered voters before annexation: 1
Number and type of minorities or minority language groups: One (1) African American
6. Number of registered voters after annexation: 1
Number and type of minorities or minority language groups: _____
7. Use of property before annexation (i.e., vacant, business, residential): Residential
8. Zoning classification before annexation: Residential R-20
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: Residential - 2 dwelling units
10. Zoning classification being requested (if any): RAD Conditional
11. Effect of change on members of racial or minority groups: none
12. Total number of acres being annexed: 0.396 ac

**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:

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN LAND LOT 519, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING BOTH PARTS OF LOT 72 OF BELMONT SUBDIVISION, ACCORDING TO A PLAT RECORDED IN PLAT BOOK 5, PAGE 81, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXISTING HOUSE LOT:

BEGINNING AT AN IRON PIN, FOUND ON THE WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, WHICH IS LOCATED 150.0 FEET NORTH OF THE POINT OF INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE WITH THE NORTHERLY RIGHT OF WAY LINE OF PIERCE A VENUE, AS MEASURED ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING WEST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN; THENCE RUNNING NORTH FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE RUNNING EAST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING SOUTH, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING.

NEW LOT:

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF PIERCE AVENUE 290 FEET EASTERLY, AS MEASURED ALONG THE NORTHERN SIDE OF PIERCE AVENUE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN SIDE OF PIERCE AVENUE WITH THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF RAILROAD STREET; THENCE EASTERLY, ALONG THE NORTHERN SIDE OF PIERCE A VENUE, 70 FEET TO AN IRON PIN ON THE WESTERN SIDE OF ADAMS DRIVE; THENCE NORTH, ALONG THE WESTERN SIDE OF ADAMS DRIVE, 150 FEET TO AN IRON PIN; THENCE WEST 70 FEET TO AN IRON PIN; THENCE SOUTH 150 FEET TO AN IRON PIN, ON THE NORTHERN SIDE OF PIERCE A VENUE, AND THE POINT OF BEGINNING.

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

<hr/>		Ronald S. Dickinson	
Owner's Printed Name		Owner's Printed Name	
<hr/>		1338 Trailwood Drive 404-771-6819	
Address	Telephone#	Address	Telephone#
<hr/>		Acworth, Ga 30102	
Witness the hands and seals of 100% of the record title holders of the land described above:			
<hr/>		Ronald S. Dickinson 8/10/16	
Owner's Legal Signature/Date		Owner's Legal Signature/Date	



Cobb County Georgia Online Mapping



400.0 0 200.00 400.0 Feet

WGS, 1984, Web_Mercator_Auxiliary_Sphere
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 : 2,400



Map Notes:

[Empty box for map notes]

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Owner's Printed Name

Ronald S. Dickinson

Owner's Printed Name

Address

Telephone#

Address

Telephone#

1338 Trailwood Drive 404-771-6819

Acworth, Ga 30102

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

Owner's Legal Signature/Date

Owner's Legal Signature/Date

Ronald S. Dickinson 8/10/16

2016 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# LL 519 Dist 17, 2nd Section /17051900620

City Ward# 3 Census Tract# 031108

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11. Effect of change on members of racial or minority groups: none
12. Total number of acres being annexed: 0.396 ac

**APPLICATION FOR REZONING
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: _____ Ron Dickinson _____

Name: _____ Sean J. Murphy _____
(Representative's name, printed)

Address: _____ 3282 Lee Street SE, Smyrna, GA 30080 _____

Business Phone: _____ 770-630-9205 _____ Cell Phone: _____ 770-630-9205 _____ Fax Number: _____ NA _____

E-Mail Address: _____ sjassenmurphy@gmail.com _____

Signature of Representative: _____  _____

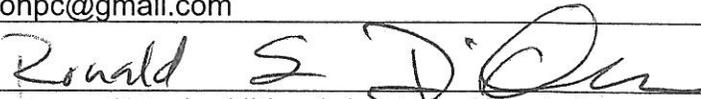
TITLEHOLDER

Name: _____ Ronald S. Dickinson _____
(Titleholder's name, printed)

Address: _____ 1338 Trailwood Drive, Acworth, GA 30102 _____

Business Phone: _____ 770-734-0498 _____ Cell Phone: _____ 404-771-6819 _____ Home Phone: _____ 678-494-0861 _____

E-mail Address: _____ rdickinsonpc@gmail.com _____

Signature of Titleholder: _____  _____
(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING REQUEST

From R-20 (Cobb) to RAD Conditional
Present Zoning Proposed Zoning

LAND USE

From Single Family Residential to Single Family Residential
Present Land Use Proposed Land Use

For the Purpose of Residential Development

Size of Tract 0.396 ac

Location 2495 Adams Drive, Smyrna, GA 30081
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 519 District 17th

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no X there are such assets. If any, they are as follows:

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: R-20 (Cobb Unincorporated)

East: R-20 (Cobb Unincorporated)

South: R-12 (Smyrna)

West: R-20 (Cobb Unincorporated)

CONTIGUOUS LAND USE

North: Single Family Residential

East: Single Family Residential

South: Single Family Residential

West: Single Family Residential

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

The site has an exiting home on call (770) 419-6328.

TRANSPORTATION

Access to Property? Adams Drive and Pierce Ave public right of way and paved roads.

Improvements proposed by developer? Construct a new single family home on proposed lot facing Pierce. Improvements to include a driveway, driveway apron, and public sidewalk.

Comments:

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

NO

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

NA

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

NA

An enumeration and description of each gift having a value of \$250 or more by the applicant* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

NA

Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

No

If so, describe the natural and extent of such interest: _____

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

NO

If so, describe the nature and extent of such interest:

NA

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

Not that is known to the applicant.

If so, describe the relationship and the nature and extent of such interest:

NA

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 10 day of August, 2016.



(Applicant's Signature)

NA

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

REZONING ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the rezoning request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed uses is single family residential which matches the surrounding use
as such the use would logically be "suitable".

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use as single family residential should in theory not have any adverse
effect on the existing use of usability of adjacent or nearby property.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property as zoned is in Cobb County as R-20. However there are two deeds
for this parcel dating from 1951 splitting it into two lots. These deeds where never
properly recorded by the county at that time, however the owner has legal deeds reflecting
2 lots. Without rezoning this property could not be developed as two lots and thus the
economic value of the second lot would be substantially reduced.

REZONING ANALYSIS (CONTINUED)

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

In comparison with other recent town home developments in the same vicinity
the addition of one home could not possibly create an "excessive or burdensome use
of existing streets, transportation facilities, utilities or schools.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

As this parcel is currently outside of the City Limits the future land use plan does
not address the land in consideration.

The Cobb County 2015 Future land use map indicates the area remaining as
low density residential.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The properties surrounding this parcel are targets for speculative redevelopment of
of new residential homes. Just a few hundred feet away town homes are being constructed
and less than a couple of hundred yards away there are multi-family developments.

The proposed lot will be similar or equal to other lots in the same block. These trends
logically support the approval of the rezoning proposal.

REZONING ANALYSIS (CONTINUED)

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

The development of a new lot on this parcel will enhance the architectural standards.

The new home will be a substantial "upgrade" to the block. The size of home and the lot coverage will be similar to others recently built in the same neighborhood.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

The zoning classification proposed is RAD Conditional in order to develop a single family residential structure that will be compatible with the other single family residences in the area. Under the allowable uses for RAD Conditional and the site plan specific nature of this zoning, it is not likely that this zoning would result in a nuisance or incompatible situation arising out of this approval.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

The land area and height proposed for this use should have no affect on the adjoining property. It should also be noted the applicant owns both of the directly adjacent properties.

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

House

Return Recorded Document to:
Bobbitt & Associates, P.C.
Attorneys at Law
3215 South Cherokee Lane
Suite 1630
Woodstock, GA 30188

1d-

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Cherokee

File #: 06005004

This Indenture made this 17th day of September, 2004 between BILLY RAY GUNTER , of the County of _____, State of ALABAMA, as party or parties of the first part, hereinafter called Grantor, and RONALD S. DICKINSON , as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to 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 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN ORIGINAL LAND LOT 519, OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING THE NORTHERN PART OF LOT 72, BELMONT SUBDIVISION, AS SHOWN ON A PLAT OF THE PROPERTY OF HENRY ADAMS & J.M. ADAMS, PREPARED BY JOHN PATTON PHILLIPS, GEORGIA REGISTERED LAND SURVEYOR, DATED January 24, 1951, AND RECORDED IN PLAT BOOK 9, PAGE 23, COBB COUNTY, GEORGIA RECORDS, WHICH IS HEREBY EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF, BY THIS SPECIFIC REFERENCE THERETO, FOR A MORE COMPLETE DESCRIPTION OF THE SAID PROPERTY, BEING MORE PARTICULARLY DESCRIBED HEREIN BELOW AS FOLLOWS:

BEGINNING AT AN IRON PIN, FOUND ON THE WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, WHICH IS LOCATED 150.0 FEET NORTH OF THE POINT OF INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE WITH THE NORTHERLY RIGHT OF WAY LINE OF PIERCE AVENUE, AS MEASURED ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING WEST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN; THENCE RUNNING NORTH FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE RUNNING EAST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING SOUTH, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY, WHICH IS KNOW HEREIN AS TRACT I, IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO CARL B. SWAFFORD AND MRS. OLA V. SWAFFORD, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM HENRY ADAMS TO CARL B. SWAFFORD AND MRS. OLA V. SWAFFORD, DATED June 15, 1951, WHICH IS RECORDED IN DEED BOOK 231, PAGE 243, COBB COUNTY, GEORGIA DEED RECORDS; WHICH IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO JAMES E. BROWN AND CORRIE C. BROWN, AS JOINT TENANTS, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM MORGAN B. BROWN TO JAMES E. BROWN AND CORRIE C. BROWN DATED December 20, 1985, WHICH IS RECORDED IN DEED BOOK 377, PAGE 45, COBB COUNTY, GEORGIA DEED RECORDS.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

A handwritten signature in black ink, appearing to be a stylized name or set of initials, located below the second paragraph of text.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
BILLY RAY GUNTER (Seal)



(Seal)

(Seal)

(Seal)

Deed Book 14046 Pg 721
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

J.C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Lot

Return Recorded Document to:
Bobbitt & Associates, P.C.
Attorneys at Law
3215 South Cherokee Lane
Suite 1630
Woodstock, GA 30188

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Cherokee

File #: 06004804

This Indenture made this 17th day of September, 2004 between BILLY RAY GUNTER, of the County of _____, State of ALABAMA, as party or parties of the first part, hereinafter called Grantor, and RONALD S. DICKINSON, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to 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 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

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BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF PIERCE AVENUE 290 FEET EASTERLY, AS MEASURED ALONG THE NORTHERN SIDE OF PIERCE AVENUE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN SIDE OF PIERCE AVENUE WITH THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF RAILROAD STREET; THENCE EASTERLY, ALONG THE NORTHERN SIDE OF PIERCE AVENUE, 70 FEET TO AN IRON PIN ON THE WESTERN SIDE OF ADAMS DRIVE; THENCE NORTH, ALONG THE WESTERN SIDE OF ADAMS DRIVE, 150 FEET TO AN IRON PIN; THENCE WEST 70 FEET TO AN IRON PIN; THENCE SOUTH 150 FEET TO AN IRON PIN, ON THE NORTHERN SIDE OF PIERCE AVENUE, AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY, WHICH IS KNOWN HEREIN AS TRACT II, IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO CARL B. AND OLA V. SWAFFORD, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM HOLLIS FOLSOM TO CARL B. AND OLA V. SWAFFORD DATED FEBRUARY 15, 1965, WHICH IS RECORDED IN DEED BOOK 822, PAGE 15, COBB COUNTY, GEORGIA DEED RECORDS.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in FEE SIMPLE.

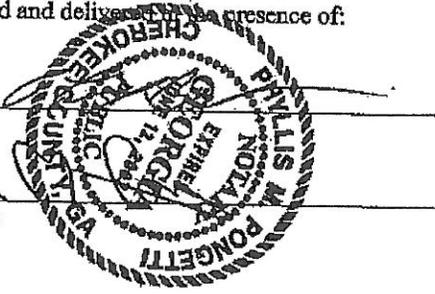
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public



 (SEAL)
BILLY RAY GUNTER

LEGAL DESCRIPTIONS (2 PAGES)

TRACT I (Lot 72b) – Existing House:

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN ORIGINAL LAND LOT 519, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING THE NORTHERN PART OF LOT 72, BELMONT SUBDIVISION, AS SHOWN ON A PLAT OF THE PROPERTY OF HENRY ADAMS & J.M. ADAMS, PREPARED BY JOHN PATTON PHILLIPS, GEORGIA REGISTERED LAND SURVEYOR, DATED JANUARY 24, 1951, AND RECORDED IN PLAT BOOK 9, PAGE 23, COBB COUNTY, GEORGIA RECORDS, WHICH HEREBY EXPRESSLY INCORPORATED HEREIN AND MADE PART HEREOF, BY THIS SPECIFIC REFERENCE THERETO, FOR A MORE COMPLETE DESCRIPTION OF THE SAID PROPERTY, BEING MORE PARTICULARLY DESCRIBED HEREIN BELOW AS FOLLOWS:

BEGINNING AT AN IRON PIN, FOUND ON THE WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, WHICH IS LOCATED 150.0 FEET NORTH OF THE POINT OF INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE WITH THE NORTHERLY RIGHT OF WAY LINE OF PIERCE A VENUE, AS MEASURED ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING WEST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN; THENCE RUNNING NORTH FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE RUNNING EAST FOR A DISTANCE OF 70.0 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE; THENCE RUNNING SOUTH, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ADAMS DRIVE, FOR A DISTANCE OF 100.0, FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY, WHICH IS KNOWN HEREIN AS TRACT 1, IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO CARL B. SWAFFORD AND MRS. OLA V. SWAFFORD, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM HENRY ADAMS TO CARL B. SWAFFORD AND MRS. OLA V. SWAFFORD, DATED JUNE 15, 1951, WHICH IS RECORDED IN DEED BOOK 231, PAGE 243, COBB COUNTY, GEORGIA DEED RECORDS; WHICH IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO JAMES E. BROWN AND CORRIE C. BROWN, AS JOINT TENANTS, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM MORGAN B. BROWN TO JAMES E. BROWN AND CORRIE C. BROWN DATED DECEMBER 20, 1985 WHICH IS RECORDED IN DEED BOOK 377, PAGE 45, COBB COUNTY, GEORGIA DEED RECORDS.

TRACT II (LOT 72a) – Developable Lot:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 519, 17TH DISTRICT, 2ND SECTION, COBB COUNTY GEORGIA. BEING THE SOUTHERN PART OF LOT 72 OF BELMONT SUBDIVISION, ACCORDING TO A PLAT RECORDED IN PLAT BOOK 5, PAGE 81, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF PIERCE AVENUE 290 FEET EASTERLY, AS MEASURED ALONG THE NORTHERN SIDE OF PIERCE AVENUE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN SIDE OF PIERCE AVENUE WITH THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF DIXIE AVENUE (FORMERLY RAILROAD STREET); THENCE EASTERLY, ALONG THE NORTHERN SIDE OF PIERCE A VENUE, 70 FEET TO AN IRON PIN ON THE WESTERN SIDE OF ADAMS DRIVE; THENCE NORTH, ALONG THE WESTERN SIDE OF ADAMS DRIVE, 150 FEET TO AN IRON PIN; THENCE WEST 70 FEET TO AN IRON PIN; THENCE SOUTH 150 FEET TO AN IRON PIN, ON THE NORTHERN SIDE OF PIERCE A VENUE, AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY, WHICH IS KNOWN HEREIN AS TRACT II, IS THE IDENTICAL PROPERTY THAT WAS CONVEYED TO CARL B. AND OLA V. SWAFFORD, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FROM HOLLIS FOLSOM TO CARL B. AND OLA V. SWAFFORD DATED FEBRUARY 15, 1965, WHICH IS RECORDED IN DEED BOOK 822, PAGE 15, COBB COUNTY, GEORGIA DEED RECORDS.

COMBINED DESCRIPTION:

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF PIERCE AVENUE 290 FEET EASTERLY, AS MEASURED ALONG THE NORTHERN SIDE OF PIERCE AVENUE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN SIDE OF PIERCE AVENUE WITH THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF DIXIE AVENUE (FORMERLY RAILROAD STREET); THENCE EASTERLY, ALONG THE NORTHERN SIDE OF PIERCE A VENUE, 70 FEET TO AN IRON PIN ON THE WESTERN SIDE OF ADAMS DRIVE; THENCE NORTH, ALONG THE WESTERN SIDE OF ADAMS DRIVE, 250 FEET TO AN IRON PIN; THENCE WEST 70 FEET TO AN IRON PIN; THENCE SOUTH 250 FEET TO AN IRON PIN, ON THE NORTHERN SIDE OF PIERCE A VENUE, AND THE POINT OF BEGINNING.



CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 6/14/2016 7:11:52 PM

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
QUICKEN LOANS

DICKINSON RONALD S

Payment Date: 10/5/2015

Year	Account #	Due Date	Pay	N/A	or	Pay
2015	17051900620	10/15/2015				1028.16
\$0.00	\$0.00	\$0.00	\$1,028.16	\$1,028.16		\$0.00



CITY OF SMYRNA

2800 King Street / P.O. Box 1226, Smyrna, Georgia 30081
(770) 434-6600 / www.smyrnacity.com

CITY OF SMYRNA WATER AND SEWER AVAILABILITY

The City of Smyrna has determined that sanitary sewer and water are available to the proposed development. Both utilities are located within the right of way's of Pierce Avenue and Adams Drive.

It is the responsibility of the developer to install any water or sewer taps for the development. Elevations are the responsibility of the developer.

This information is based upon a survey site plan of lot 72, Belmont Subdivision, dated 5/20/2016 by Land Tec.

Sincerely,

Scott Stokes, CPWM
Director Public Works

	MAYOR A. MAX BACON						
CITY COUNCIL	WARD 1 DEREK NORTON	WARD 2 ANDREA BLUSTEIN	WARD 3 TERI ANULEWICZ	WARD 4 CHARLES A. WELCH	WARD 5 SUSAN WILKINSON	WARD 6 DOUG STONER	WARD 7 RON FENNEL
	CITY ADMINISTRATOR MICHAEL L. JONES, P.E.		CITY CLERK TERRI GRAHAM	CITY ATTORNEY SCOTT A. COCHRAN	MUNICIPAL COURT JUDGE E. ALTON CURTIS, JR.		