

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM J. ROZEN

WWW.SLHB-LAW.COM

July 14, 2017

VIA HAND DELIVERY

Mr. Ken Suddreth, Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, GA 30080

Re: Rezoning Application of The Woodbery Group, LLC concerning a 4.71 Acre Tract; Land Lots 809; 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia.

Dear Ken:

This firm has been engaged by and represents The Woodbery Group, LLC (“Woodbery”) concerning the above-captioned Rezoning Application. By meeting today’s deadline, it is my understanding that the Application will be heard by the Planning & Zoning Board on August 14, 2017 and thereafter heard by the Mayor and City Council on September 18, 2017.

With respect to the foregoing, enclosed please find the original and five (5) copies of the above-captioned Rezoning Application and supplemental documentation as follows:

1. Titleholder signatures and paid tax receipts indicating that taxes are paid on the Subject Property with respect to both the City of Smyrna and Cobb County. Also, enclosed are the deeds reflecting the current Titleholders.
2. Legal descriptions for each tract are included in the above referenced deeds. Also provided is a full overall legal description.
3. A full-sized copy; an 11” x 17” sized copy; and, an 8½” x 11” copy of the proposed site plan.
4. A full-sized copy; an 11” x 17” sized copy; and, an 8½” x 11” copy of the Tree Protection/Replacement Plan.
5. A Water/Sewer Availability letter was submitted on June 10, 2016 (No Z16-012). That letter will be updated and submitted under separate cover.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

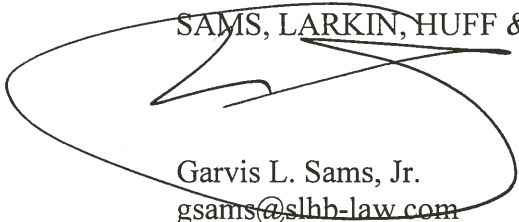
Mr. Kenneth Suddreth, Director
Community Development Department
July 14, 2017
Page 2

6. Renderings/elevations depicting the architectural style and composition of the proposed buildings.
7. Copies of the floor plans for the residential development.
8. A Constitutional Challenge.
9. A check made payable to the City of Smyrna in the sum of \$1,000.00 representing the Application fee and Tree Protection Plan Review fee.
10. A disc containing a pdf copy of this submittal and the overall legal description in Word format.

I will be contacting you and your Senior Planner Rusty Martin in order to discuss potential stipulations/conditions of the Rezoning Request and to address any concerns which you or the staff may have regarding the Application. In the interim, should you have any questions or need any additional documentation or information, please do not hesitate to contact me.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./klk
Enclosures

cc: Listed on next page

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. Kenneth Suddreth, Director
Community Development Department
July 14, 2017
Page 3

cc: Honorable Mayor A. Max Bacon, Mayor (via email w/attachments)
Mr. Derek Norton, City Council Member (via email w/attachments)
Members, City of Smyrna City Council (via email w/attachments)
Members, City of Smyrna Planning & Zoning Board (via email w/attachments)
Ms. Tammi Saddler Jones, Interim City Administrator (via email w/attachments)
Scott A. Cochran, Esq. (via email w/attachments)
Mr. Eric Randall, P.E., City Engineer (via email w/attachments)
Mr. Scott Stokes, Public Works Director (via email w/attachments)
Mr. Timothy Grubaugh, Fire Marshall (via email w/attachments)
Ms. Terri Graham, City Clerk (via email w/attachments)
Mr. Russell Martin, AICP, Senior City Planner (via email w/attachments)
Mr. David Woodbery (via email w/attachments)
Mr. David Meyer, RLA (via email w/attachments)

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group

Name: Garvis L. Sams, Jr. (Sams, Larkin, Huff & Balli, LLP)
(Representative's name, printed)

Address: 376 Powder Springs Street, Suite 100, Marietta, GA 30064

Business Phone: 770-422-7016 Cell Phone: _____ Fax Number: 770-426-6583

E-Mail Address: gsams@slhb-law.com

Signature of Representative: _____


TITLEHOLDER

Name: See Attached
(Titleholder's name, printed)

Address: _____

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-mail Address: _____

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: _____

CONTIGUOUS ZONING

North: RM-12

East: R-15 & RM-15

South: GC

West: RM-12

CONTIGUOUS LAND USE

North: Urban Residential

East: Urban Residential

South: Urban Residential

West: Urban 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:

A supplemental letter has been requested and will be provided under separate cover.

TRANSPORTATION

Access to Property? Bell Drive

Improvements proposed by developer? The Applicant will complete sidewalks along Bell Drive as may be required and will donate sufficient right-of-way to achieve twenty-five feet right-of-way from Bell Drive's centerline.

Comments:

The Applicant proposes to redevelop older homes and add new townhomes in an area which is benefiting from interest by new home buyers. This is an continuation of the Bell Drive and Woodland Terrace Community which was previously entitled for The Woodbery Group in 2016 (reference no. Z16-012).

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:

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:

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:

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 nature 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:

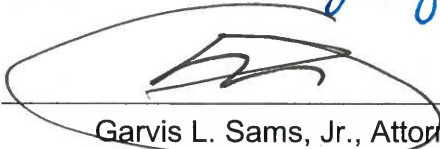
Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

No

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

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 14 day of July, 2017.



Garvis L. Sams, Jr., Attorney
on behalf of the Applicant

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.

CAMPAIGN DISCLOSURE REPORT¹
BY ATTORNEY FOR APPLICANT²

Has the Applicant made, within two (2) years immediately preceding the filing of this Application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Smyrna City Council or Planning Commission who will consider the Application?

Yes

If so, the Applicant and the attorney representing the Application must file a disclosure report with the Smyrna City Council within ten (10) days after this Application is first filed.

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

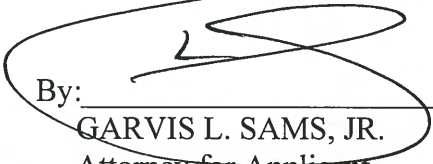
The name of the member(s) of the Smyrna City Council or Planning Commission to whom the campaign contribution or gift was made: Max Bacon; Ron Fennel; Doug Stoner; and, Derek A. Norton

The dollar amount of each campaign contribution made by the Applicant to the member(s) of the Smyrna City Council or Planning Commission during the two (2) years immediately preceding the filing of this Application and the date of each such contribution: Max Bacon - \$2,500.00 on 7/23/15; Doug Stoner - \$1,000.00 on 7/24/15 and \$1,500.00 on 10/23/15; Ron Fennel - \$2,500.00 on 8/27/15; and, Derek Norton (Mayoral Candidate) - \$2,000.00 on 6/15/17.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the Applicant to the member(s) of the Smyrna City Council or Planning Commission during the two (2) years immediately preceding the filing of this Application: N/A

I certify that the foregoing information is true and correct, this the 14 day of July, 2017.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 
GARVIS L. SAMS, JR.
Attorney for Applicant

¹If the answer to any of the above is "Yes", then the member of the Smyrna City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the Smyrna City Council. A copy should be filed with this Application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

DISCLOSURE

IF THE ANSWER TO ANY OF THE FOLLOWING QUESTIONS IS "YES", YOU MAY BE REQUIRED UNDER O.C.G.A. §36-67A-3 TO PROVIDE FURTHER INFORMATION:

- A) ARE YOU, OR ANYONE ELSE WITH A PROPERTY INTEREST IN THE SUBJECT PROPERTY, A MEMBER OF THE CITY OF SMYRNA PLANNING COMMISSION OR CITY OF SMYRNA MAYOR AND COUNCIL? **NO**
- B) DOES AN OFFICIAL OF SUCH PUBLIC BODIES HAVE ANY FINANCIAL INTEREST IN ANY BUSINESS ENTITY WHICH HAS A PROPERTY INTEREST IN THE SUBJECT PROPERTY? **NO**
- C) DOES A MEMBER OF THE FAMILY OF SUCH OFFICIALS HAVE AN INTEREST IN THE SUBJECT PROPERTY AS DESCRIBED IN (A) AND (B)? **NO**
- D) WITHIN TWO (2) YEARS IMMEDIATELY PRECEDING THIS APPLICATION, HAVE YOU MADE CAMPAIGN CONTRIBUTION(S) OR GIVEN GIFTS TO SUCH PUBLIC OFFICIALS AGGREGATING \$250.00 OR MORE? **YES**

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

Garvis L. Sams, Jr.
Attorney for Applicant

7-14-17

DATE

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.

Home buyers are looking for new homes in existing neighborhoods which offer key features they want: excellent schools; a short work commute; a well-developed sense of community; and, close proximity to cultural and entertainment options. Considered in the context of the proposed redevelopment in this area, the Subject Property has all these features. Additionally, the development of the Subject Property is in keeping with the City's recently adopted Spring Road Corridor LCI Master Plan ("LCI Master Plan") as it is located within an "Area of Development Opportunity".

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

The high price points (\$350's - \$450's) and new home construction in the area will benefit both the new and existing homeowners in the area. The existing commercial property in the area will also benefit because of the creation of additional higher density residential mass.

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

Homes built in the 1950s and early 1960s were built with different standards than those in existence today. The existing older homes will continue to deteriorate over time and the number of rental homes will increase. Rental homes as opposed to owner occupied is not productive in terms of the City's tax base.

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.

The proposed new owner-occupied homes will not cause an excessive or burdensome use of existing streets, utilities or the schools. In fact, new homes along Bell Drive will give stability to the area schools, and will comply with the LCI Master Plan.

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

The Comprehensive Land Use Plan designation of Urban Residential provides a transitional area between Commercial and Regional Activity Centers and the highly developed quadrants at the intersection of Spring Road and Cumberland Boulevard.

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 architectural size and standards of the proposed neighborhood, in addition to the previously approved rezoning, create a sense of community in that the Subject Property will be included in a Master Mandatory Homeowners Association for the overall project.

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 new development along with the previously approved rezoning will enhance architectural standards aesthetically and create pleasing street-scapes on Bell Drive that will link newly-constructed pedestrian connectivity on Spring Road. This pedestrian corridor will also link the proposed residential community to SunTrust Park and The Battery which includes over 2 million square feet of mixed-use development.

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

The proposed use is compatible with the existing uses in the area; is an asset to the existing and planned communities on Bell Drive.

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 new homes and the demographics addressed in relation to new homeowners will be positive additions to the existing community. In this instance, demolishing homes in decline and building an upscale owner-occupied neighborhood.

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd Atlanta, GA 30318

Business Phone: 404-233-1411 Cell Phone: 404-849-4832 Fax Number: 404-872-7779

E-Mail Address: david@wwcompany.com

Signature of Representative: _____

TITLEHOLDER

Name: David Thomas Coker
(Titleholder's name, printed)

Address: 2812 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: 404-762-5450

E-mail Address: _____

Signature of Titleholder: David T Coker
(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____



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

STATE OF GEORGIA

COUNTY OF COBB

Upon Recordation return to:
J. Al Cochran, Esq.
Cochran, Camp & Snipes
2950 Atlanta Street, S.E.
Smyrna, Georgia 30080

3/14

ASSENT OF EXECUTOR TO DEVISE AND BEQUEST

The undersigned **DAVID THOMAS COKER** and **ROBERT HAROLD COKER, JR.**, the duly qualified Co-Executors of the Last Will and Testament of **ROBERT HAROLD COKER, SR.**, deceased, late of said County, does hereby assent to the devise made by Item V of the Will of said **ROBERT HAROLD COKER, SR.**, deceased, the same being recorded in Estate No. 05-2085, in the office of the Probate Court of said State and County of Cobb, which Item reads as follows:

"Item V

In the event my wife should not be living at the time of my death, or should we die from a common disaster or from such circumstances as it is unable to determine whether or not my wife pre-deceased me, I give, devise and bequeath that interest which I may have in my home place at 2812 Bell Drive, Smyrna, Georgia, and the real property associated therewith unto my daughter, **NANCY CAROLYN COKER**, absolutely and in fee simple."

The wife, **Ona Belle Brown Coker** died December 29, 1996, and her Last Will and Testament was probated in Solemn Form on March 10, 1997, in the Probate Court of Cobb County being Estate Number 97-0369 in said court. Her husband, **Robert Harold Coker, Sr.**, died July 19, 2005, and his Last Will and Testament was probated in Solemn Form on December 12, 2005, in the Probate Court of Cobb County, Georgia, being Estate Number 05-2085 in said court.

And included in the real property in the Estate of the deceased, **ROBERT HAROLD COKER, SR.**, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

This assent is made under the provisions of O.C.G.A. 53-8-15 et seq., as amended, to pass the title of said real property to NANCY CAROLYN COKER, Individually, the devisee named in said Will. There is sufficient amount of property in said estate in addition to the above described real property to pay the indebtedness of said estate.

Given under my hand and seal, this 16 day of April, 2006.

David T. Coker

DAVID THOMAS COKER, Co-Executor under the

Last Will and Testament of ROBERT HAROLD COKER, SR.

Signed, sealed and delivered in the presence of:

Sandra W. Overstreet
Witness
Sandra W. Overstreet
Notary Public



Robert H. Coker, Jr.

ROBERT HAROLD COKER, JR., Co-Executor under the

Last Will and Testament of ROBERT HAROLD COKER, SR.

Signed, sealed and delivered in the presence of:

Sandra W. Overstreet
Witness
Sandra W. Overstreet
Notary Public



COCHRAN, CAMP & SNIPES
2950 Atlanta Street, S.E.
Smyrna, GA 30080
(770) 435-2131

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 809 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 3, Block A, Lansing Heights Subdivision, as shown on plat recorded in Plat Book 15, page 15, Cobb County Records, being more particularly described as follows:

BEGINNING at a point on the west side of Bell Drive 208.2 feet north of the intersection of the west side of Bell Drive with the north side of Spring Road; running thence westerly along the north sides of Lots 2 and 1, said block and subdivision, 200 feet to an iron pin; thence northerly along a fence 100 feet to an iron pin; thence easterly along the south side of Lot 4, said block and subdivision, 200 feet to an iron pin on the west side of Bell Drive; thence southerly along the west side of Bell Drive 100 feet to an iron pin at the point of beginning, being improved property containing thereon a one-story brick residence.



Printed: 6/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
 ESTATE OF NANCY CAROLYN COKER

COKER NANCY CAROLYN

Payment Date: 1/27/2017

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900060	5/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,599.39	\$0.00	



Scan this code with your mobile phone to view this bill!

WWCOMPANY

Real Estate

[View Bill](#)

[View bill image](#)

As of	6/7/2017
Bill Year	2016
Bill	3141
Owner	COKER NANCY CAROLYN
Parcel ID	17080900060

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$328.64	\$328.64	\$0.00	\$0.00	\$0.00
Interest			\$3.55			\$0.00
TOTAL		\$328.64	\$332.19	\$0.00	\$0.00	\$0.00

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

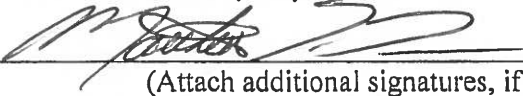
TITLEHOLDER

Name: Matthew T. Turnbull
(Titleholder's name, printed)

Address: 2800 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: 919. 308. 8961

E-mail Address: mtturnbull@triprop.com

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

Phone #: 919-308-8961

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

TITLEHOLDER

Name: Alissa Graves Turnbull
(Titleholder's name, printed)

Address: 2800 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: 678-906-8790 Home Phone: _____

E-mail Address: agturnbull13@gmail.com

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

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____



REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.



ENV: PERFORMANCE TITLE LLC
13131 HWY 603, STE 301
BAY ST. LUMAS, MS 39520
Return to and mail tax statements to:
Matthew T. Turnbull and Alissa Graves Turnbull
2800 Bell Drive SE
Smyrna, GA 30080
Reference Number GM-GA-88957
Property Tax ID: 17080900070

**ORIGINAL APPEARANCE
OF DOCUMENT**

QUIT CLAIM DEED

147
THIS INDENTURE made this 15th day of June, 15, by and between
**MATTHEW T. TURNBULL AND ALISSA GRAVES N/K/A ALISSA GRAVES TURNBULL, AS JOINT
TENANTS WITH SURVIVORSHIP AND NOT AS TENANTS IN COMMON, THEIR RESPECTIVE
HEIRS, SUCCESSORS AND ASSIGNS, Grantor(s), and MATTHEW T. TURNBULL AND ALISSA
GRAVES TURNBULL, MARRIED AS JOINT TENANTS WITH SURVIVORSHIP AND NOT AS
TENANTS IN COMMON, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS, Grantee(s);**

WITNESSETH, that the Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars
(\$10 00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT
CLAIMED, and by these presents do(es) remise, release, sell and QUIT CLAIM unto the Grantee(s), his/her/their
heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor(s) has in and
to the real property, together with improvements, if any, situate, lying and being in the County of Cobb, State of
Georgia, described as follows:

SEE ATTACHED EXHIBIT "A", INCORPORATED HEREIN BY REFERENCE

PROPERTY ADDRESS. 2800 Bell Drive SE, Smyrna, GA 30080

Being all of the same premises conveyed to Matthew T. Turnbull and Alissa Graves, as joint tenants
with survivorship and not as tenants in common, their respective heirs, successors and assigns by virtue of a
Joint Tenancy with Survivorship Warranty Deed dated July 31, 2009 from Hank R. Dudek and recorded August
3, 2009 among the Land Records of Cobb County, Georgia at Deed Book 14715 Page 455.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances and privileges
thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, lien, equity and
claim whatsoever, of the Grantor(s), either in law or equity, to the only proper use, benefit and behalf of the
Grantee(s), his/her/their Heirs and assigns forever

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender
shall be applicable to all genders.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above

X [Signature] (Seal)
Matthew T. Turnbull

[Signature]
Alissa Graves N/K/A Alissa Graves Turnball

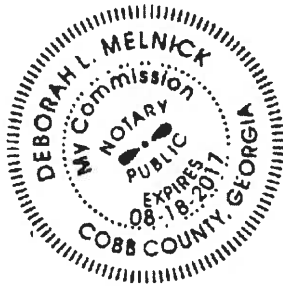
Signed, sealed and delivered in our presence.

WITNESSES:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires 8/18/17

(Notary Seal)



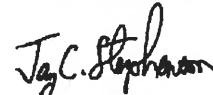
This document prepared in association with
The Windward Law Group, Inc
12600 Deerfield Pkwy, Ste 125
Alpharetta, Georgia 30004
No title search has been performed
or legal advice provided.

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 809 OF THE 17 TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING LOT 4, BLOCK A OF LANSING HEIGHTS SUBDIVISION. AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 15, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2800 BELL DR SE, SMYRNA, GA ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN AND AROUND SMYRNA, COBB COUNTY GEORGIA

PARCEL ID: 17080900070

PROPERTY COMMONLY KNOWN AS: 2800 BELL DRIVE SE SMYRNA, GA 30080


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

Return Recorded Document to:
Hallmark, Bowman & Hallmark, LLC
3818 Powder Springs Road
Powder Springs, Georgia 30127-2736

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA, COUNTY OF COBB

File #: 02872

This Indenture made this 31st day of July, 2009 between Hank R. Dudek , of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Matthew T. Turnbull and Alissa Graves , as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H 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 receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 809 of the 17th District, 2nd Section of Cobb County, Georgia and being Lot 4, Block A of Lansing Heights Subdivision, as per plat recorded in Plat Book 15, Page 15, Cobb County, Georgia Records, which plat is incorporated herein by this reference and made a part of this description. Said property being known as 2800 Bell Dr SE, Smyrna, GA according to the present system of numbering houses in and around Smyrna, Cobb County Georgia.

Tax ID#:17080900070

THIS CONVEYANCE is made subject to all zoning ordinances, easements, covenants, conditions and restrictions of record affecting said bargained premises.


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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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


Signed, sealed and delivered in the presence of:



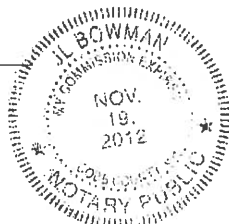
Witness



Notary Public



Hank R. Dudek (Seal)





Printed: 6/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
 CITIMORTGAGE INC

**TURNBULL MATTHEW T & ALISSA
 GRAVES**

Payment Date: 10/7/2016

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900070	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,731.21	\$0.00	



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 mobile phone to view this
 bill!!

WWCOMPANY

Real Estate

[View Bill](#)

[View bill image](#)

As of	6/7/2017
Bill Year	2016
Bill	16176
Owner	TURNBULL MATTHEW T & ALISSA GRAVES
Parcel ID	17080900070

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$721.11	\$721.11	\$0.00	\$0.00	\$0.00
TOTAL		\$721.11	\$721.11	\$0.00	\$0.00	\$0.00

©2017 Tyler Technologies, Inc.

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

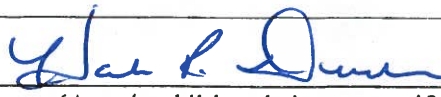
TITLEHOLDER

Name: Hank R. Dudek
(Titleholder's name, printed)

Address: 2788 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-mail Address: _____

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: _____

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

TITLEHOLDER

Name: Adam T. Dexter
(Titleholder's name, printed)

Address: 2788 Bell Drive, Smyrna, GA 30080

Business Phone: N/A Cell Phone: 561-573-9640 Home Phone: N/A

E-mail Address: Dextercadam@yahoo.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: _____

Return Recorded Document to:
H & M Title Agency, Inc.
2233 Lake Park Drive
Suite 220
Smyrna, GA 30080

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

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF COBB**

File #: G1043118

This Indenture made this 20th day of **January, 2005** between **Mai Thi Tuyet Cao**, of the County of **cobb**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Hank R. Dudek**, 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 LAND LOT 809 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING LOT 5, BLOCK A, OF LANSING HEIGHTS, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 15, COBB COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 claiming by, through, or under Grantor.

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:

Hank R. Dudek

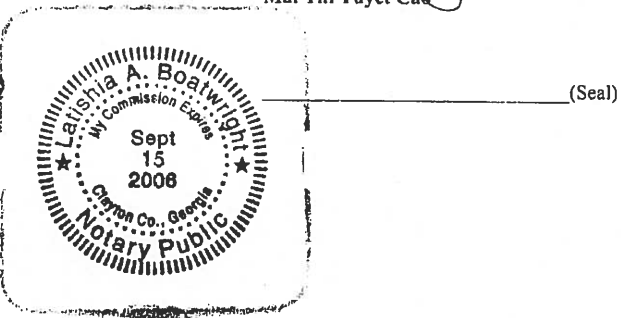
(Unofficial witness)

Mai Thi Tuyet Cao (Seal)

Mai Thi Tuyet Cao

Larishia A. Boatwright

(Notary Public)





Printed: 7/11/2017

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
 OCWEN LOAN SERVICING LLC

DUDEK HANK R

Payment Date: 10/7/2016

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2016	17080900080	10/17/2016	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,654.07	\$0.00



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Real Estate

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[View bill image](#)

As of 7/11/2017

Bill Year 2016

Bill 4440

Owner DUDEK HANK R

Parcel ID 17080900080

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$576.58	\$576.58	\$0.00	\$0.00	\$0.00
TOTAL		\$576.58	\$576.58	\$0.00	\$0.00	\$0.00

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

TITLEHOLDER

Name: Frances E. Bradley
(Titleholder's name, printed)

Address: 2776 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: 770 436 9205
~~404 255 4244~~

E-mail Address: _____

Signature of Titleholder: Frances E. Bradley

Phone #: 770 436 9205 (Attach additional signatures, if needed) Trustee
~~404 255 4244~~

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

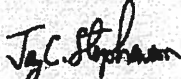
Advertised: _____

Posted: _____

Approved/Denied: _____

RM

Deed Book 14619 Pg 3051
Filed and Recorded Jun-25-2008 09:18am
2008-0086115
Real Estate Transfer Tax \$0.00



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

Do Not Write in Shaded Area - Clerk's Use Only

STATE OF GEORGIA

COUNTY OF COBB

After recording, return to:
MAX BRADLEY
2777 Bell Drive, S.E.
Smyrna, Georgia 30080

QUITCLAIM DEED

IN CONSIDERATION OF Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, MAX BRADLEY and FRANCES BRADLEY, (collectively the "Grantors"), of Smyrna, Georgia, do hereby remise, release, and forever quitclaim an undivided one half (1/2) interest unto MAX BRADLEY and FRANCES BRADLEY of Smyrna, Georgia, as Co-Trustees of THE MAX DWIGHT BRADLEY REVOCABLE LIVING TRUST u/a dated the 13th of November, 2007 including the successor trustees of said trust and the assigns of said trust, and Grantors do hereby remise, release, and forever quitclaim an undivided one half (1/2) interest unto FRANCES BRADLEY and MAX BRADLEY of Smyrna, Georgia, as Co-Trustees of THE FRANCES ELIZABETH BRADLEY REVOCABLE LIVING TRUST u/a dated the 13th of November, 2007 including the successor trustees of said trust and the assigns of said trust, all of the right, title, interest, and equity, Grantors own and have, in and to, the following described property to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 809, of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 6, Block A, Lansing Heights Subdivision, as shown on plat recorded in Plat Book 15, page 15, Cobb County Records, and being more particularly described as follows:

BEGINNING at a point on the west side of Bell Drive 508.2 feet north of the intersection of the west side of Bell Drive with the north side of Spring Road, as measured along the west side of Bell Drive; running thence westerly 200 feet; thence northerly 100 feet; thence easterly 200 feet to the west side of Bell Drive; thence along the west side of Bell Drive 100 feet to the point of beginning.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS TRANSFER IS TO A REVOCABLE LIVING TRUST AND IS NOT SUBJECT TO TRANSFER TAX PURSUANT TO O.C.G.A. § 48-6-2(a)(9).

TO HAVE AND TO HOLD said property, so that neither the Grantors, nor Grantors' heirs, administrators, assigns, nor any other person holding by, through or under them, shall have any right, title, interest, or equity in same. (SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals
and delivered these presents this 13th of November, 2007.

Max D Bradley (SEAL)
MAX DWIGHT BRADLEY

Frances E Bradley (SEAL)
FRANCES ELIZABETH BRADLEY

Signed, sealed, and delivered in the
presence of:

Amarda Young
Witness

J. Michael Upton
Notary Public: J. MICHAEL UPTON
My commission expires: October 29, 2010

(Notary Seal)



**J. MICHAEL UPTON, drafted this quitclaim deed without the aid of survey or title search.
Grantor supplied the legal description and assumes responsibility for accuracy.**



Printed: 6/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
FRANCES E BRADLEY

BRADLEY MAX & FRANCES

Payment Date: 8/25/2016

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900090	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,444.35	\$0.00	



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Real Estate

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As of	6/7/2017
Bill Year	2016
Bill	1714
Owner	BRADLEY MAX & FRANCES
Parcel ID	17080900090

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$503.48	\$503.48	\$0.00	\$0.00	\$0.00
TOTAL		\$503.48	\$503.48	\$0.00	\$0.00	\$0.00

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APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404-233-1411 Cell Phone: 404-849-4832 Fax Number: 404-872-7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

TITLEHOLDER

Name: Timoteo Roman
(Titleholder's name, printed)

Address: 2706 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: 404-663-5137

E-mail Address: _____

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

Phone #: 404-663-5137

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david@wwcompany.com

Signature of Representative: _____

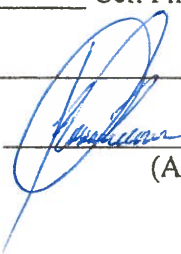
TITLEHOLDER

Name: Rosario Roman
(Titleholder's name, printed)

Address: 2706 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-mail Address: _____

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: _____

Record and Return to:
Weissman, Nowack, Curry & Wilco, P.C.
One Alliance Center, 3500 Lenox Road, 4th Floor
Atlanta, GA 30326


REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

File No.: WC115-13-1008-R

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this December 27, 2013, between **Meeks & Meeks Properties, LLC** of the County of Crawford, and the State of Georgia as party or parties of the first part, hereinafter called Grantor, and **Timoteo Roman and Rosario Roman**, as joint tenants with rights of survivorship and not as tenants in common, 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 DOLLARS (\$10.00) 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, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

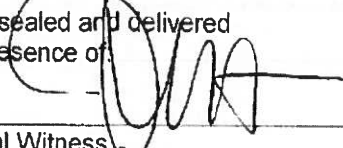
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them IN FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

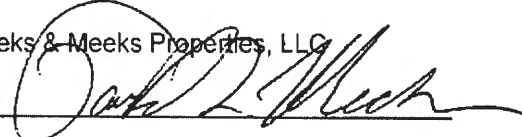
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

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

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

Signed, sealed and delivered
in the presence of 

Unofficial Witness

Meeks & Meeks Properties, LLC
BY: 



Notary Public

My Commission Expires: March 23, 2015

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 809 of the 17th District, 2nd Section of Cobb County, Georgia, being Lot 7, Block A of Lansing Heights Subdivision, as per Plat thereof recorded in Plat Book 15, page 15, Cobb County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; being known as 2766 Bell Drive, according to the present system of numbering property in the City of Smyrna, Cobb County, Georgia.

Being the same property conveyed by Warranty Deed recorded in Deed Book 14628, page 5813, Cobb County, Georgia records.



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

Printed: 6/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
PHH MORTGAGE CORP/ROCHESTER

ROMAN TIMOTEO & ROSARIO

Payment Date: 10/7/2016

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900100	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,447.64	\$0.00	



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WWCOMPANY

Real Estate

[View Bill](#) [View bill image](#)

As of	6/7/2017
Bill Year	2016
Bill	13712
Owner	ROMAN TIMOTEO & ROSARIO
Parcel ID	17080900100

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$504.63	\$504.63	\$0.00	\$0.00	\$0.00
TOTAL		\$504.63	\$504.63	\$0.00	\$0.00	\$0.00

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

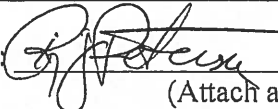
TITLEHOLDER

Name: Robert Jeffrey Peterson
(Titleholder's name, printed)

Address: 2754 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: 804. 955. 9778

E-mail Address: _____

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

Phone #: 804-955-9778

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

J.C. Stephenson

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

THE LAW OFFICES OF SAM MAGUIRE, JR., P.C.
4840 ROSWELL RD., BLDG. E-400
ATLANTA, GA 30342
FILE #0220292

12. **WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF FULTON

LAW OFFICES OF SAM MAGUIRE, JR., P.C.
4840 ROSWELL ROAD, BLDG. E-400
ATLANTA, GA 30342
404-257-8835 / FACSIMILE: 404-257-9771

This Indenture made this 28th day of August, in the year 2002, between VICTORIA CHARLOTTE WILLIAMS, of the County of , State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ROBERT JEFFREY PETERSON, 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 (\$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,

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

[Handwritten signature]

Witness

[Handwritten signature: Victoria Charlotte Williams] (Seal)
VICTORIA CHARLOTTE WILLIAMS

[Handwritten signature]
Notary Public

_____ (Seal)

_____ (Seal)



Agent File No. 19704

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 809 of the 17th District and Second Section, Cobb County, Georgia, being Lot 8, Block A, Lansing Heights Subdivision, as per plat recorded in Plat Book 15, Page 15, Cobb County Records, being more particularly described as follows:

BEGINNING at a point on the West side of Bell Drive 708.2 feet North of the intersection of the West side of Bell Drive with the North side of Spring Road; running thence Westerly 200 feet; thence Northerly 100 feet; thence Easterly 200 feet to the West side of Bell Drive; thence Southerly along the West side of Bell Drive 100 feet to the POINT OF BEGINNING.



Printed: 6/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
PNC MORTGAGE

PETERSON ROBERT JEFFREY

Payment Date: 10/7/2016

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900110	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,481.27	\$0.00	



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WWCOMPANY

Real Estate

[View Bill](#)

[View bill image](#)

As of	6/7/2017
Bill Year	2016
Bill	12490
Owner	PETERSON ROBERT JEFFREY
Parcel ID	17080900110

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$516.35	\$516.35	\$0.00	\$0.00	\$0.00
TOTAL		\$516.35	\$516.35	\$0.00	\$0.00	\$0.00

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david@wwcompany.com

Signature of Representative: _____

TITLEHOLDER

Name: ~~Harold Greathouse~~ EDITH A. GREATHOUSE
(Titleholder's name, printed)

Address: 2742 Bell Drive, Smyrna GA 30080

Business Phone: _____ Cell Phone: ^(SON) 404-395-3241 Home Phone: 770-435-9034
~~404-395-3241~~

E-mail Address: ^(SON) eddie_greathouse@comcast.net

Signature of Titleholder: X Edith A. Greathouse
PREFERRED (Attach additional signatures, if needed)

Phone #: 404-395-3241

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

BK: 15051 PG: 5898-5899
Filed and Recorded Apr-17-2013 03:39:17PM
DOC#: D2013-038876
Real Estate Transfer Tax \$0.00
0332013010375

Rebecca Keaton

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.



mail

After recording return to:
Ira M. Leff, Esq., 1722 Pinetree Circle, Atlanta, GA 30329

QUIT CLAIM DEED

2/12

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 3rd day of April, in the year 2013,
between HAROLD EDWIN GREATHOUSE, SR., hereinafter called Grantor, and EDITH ANN
GREATHOUSE, 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 love and affection of
Grantee, by these presents does hereby remise, convey, and forever quitclaim unto the said
Grantee:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 809
of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 9, Block A,
Lansing Heights Subdivision, as shown on Plat of Survey recorded in Plat Book
15, page 15, Cobb County Records, which Plat is incorporated herein by this
reference and made a part of this description.

TO HAVE AND TO HOLD the said described premises so that neither Grantor nor any
person or persons claiming under Grantor shall at any time, by any means or ways, have, claim

or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered
in the presence of:

Notarie Svi
Witness
[Signature] 4.3.13
Notary Public Date

Harold Edwin Greathouse
HAROLD EDWIN GREATHOUSE, SR.

TITLE NOT EXAMINED





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

Printed: 6/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
EDITH A & HAROLD E GREATHOUSE JR

GREATHOUSE EDITH ANN

Payment Date: 8/25/2016

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900120	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$62.41	\$0.00	



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WWCOMPANY

Real Estate

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[View bill image](#)

As of	6/7/2017
Bill Year	2016
Bill	6078
Owner	GREATHOUSE EDITH ANN
Parcel ID	17080900120

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$318.89	\$318.89	\$0.00	\$0.00	\$0.00
TOTAL		\$318.89	\$318.89	\$0.00	\$0.00	\$0.00

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APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

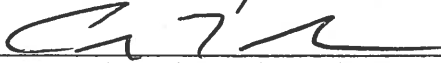
TITLEHOLDER

Name: Adam T. Dexter
(Titleholder's name, printed)

Address: 2732 Bell Drive, Smyrna, GA 30080

Business Phone: N/A Cell Phone: 561-573-9610 Home Phone: N/A

E-mail Address: dexteradam@yahoo.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: _____

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

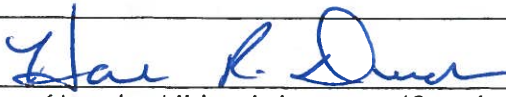
TITLEHOLDER

Name: Hank R. Dudek
(Titleholder's name, printed)

Address: 2732 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-mail Address: _____

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: _____

APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____


TITLEHOLDER

Name: Jessica E. Dudek
(Titleholder's name, printed)

Address: 2732 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-mail Address: _____

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: _____

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.
I have the honor to acknowledge the recording of this deed in my office on the 5th day of July 2000.

AFTER RECORDING, RETURN TO:
MCCORMICK & VON MEHREN, P.C.
1300 Parkwood Circle, Suite 150
Atlanta, Georgia 30339
ATTN: L. M. Carney
File #M-11692

10.00

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF COBB**

This Indenture made this 29th day of June, in the year two thousand, between **JIMMIE D. MAXWELL and MILLICENT L. MAXWELL**, of the County of , State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **ADAM T. DEXTER, HANK R. DUDEK and JESSICA E. DUDEK**, 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). (*) as to ADAM T. DEXTER, a 50% undivided interest; as to HANK R. DUDEK and JESSICA E. DUDEK, a 50% undivided interest AS JOINT TENANTS WITH RIGHT OF

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, the following described real property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 809 of the 17th District, 2nd Section, Cobb County, Georgia, and being Lot 10, Block A, Lansing Heights Subdivision, according to the survey for Jimmie D. Maxwell and Millicent L. Maxwell recorded in Plat Book 56, Page 142, Cobb County, Georgia Records, and being more particularly described as follows:

BEGINNING at an iron pin on the west side of Bell Drive which iron pin is 225 feet south as measured along the west side of Bell Drive from the intersection of the west side of Bell Drive and the south side of Whitfield Drive (and which iron pin is also at the southeast corner of Lot 11, said block and subdivision); running thence west along the line dividing Lots 10 and 11, 200 feet to an iron pin; running thence South 100 feet to an iron pin at the northwest corner of Lot 9, said block and subdivision; running thence east along the line dividing Lots 9 and 10, 200 feet to an iron pin on the west side of Bell Drive; running thence north along the west side of Bell Drive 100 feet to an iron pin at the point of BEGINNING.

This deed is executed and delivered subject to easements and restrictions of record applicable to the above described property.

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
Polina Boykova
Notary Public

Jimmie D. Maxwell (Seal)
JIMMIE D. MAXWELL

Millicent L. Maxwell (Seal)
MILLICENT L. MAXWELL

7
T



Printed: 7/11/2017

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
CHASE

DEXTER ADAM T
DUDEK HANK K ET AL

Payment Date: 10/7/2016

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900130	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,648.19	\$0.00	



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Real Estate

[View Bill](#) [View bill image](#)

As of	7/11/2017
Bill Year	2016
Bill	4124
Owner	DEXTER ADAM T
Parcel ID	17080900130

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$574.53	\$574.53	\$0.00	\$0.00	\$0.00
TOTAL		\$574.53	\$574.53	\$0.00	\$0.00	\$0.00

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____


TITLEHOLDER

Name: Wan Zhen Zhou
(Titleholder's name, printed)

Address: 2720 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: 678. 431. 9988

E-mail Address: _____

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

Phone #: 678-431-9988

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

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

Mail

Return Recorded Document to:
WYNDHAM & ASSOCIATES
3500 PARKWAY LANE
SUITE 295
NORCROSS, GA 30092

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF

File No.: N408-35

This Indenture made this 20th day of September, 2004 between CHENG L. LIM and PING Y. HO, of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and WAN ZHEN ZHOU, 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 LAND LOT 809 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING LOT 11, BLOCK A, OF LANSING HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 15, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO.

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.

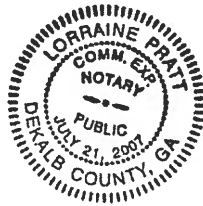
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Cecily Cent

Witness
Lorraine Pratt

Notary Public



Cheng L. Lim

CHENG L. LIM (Seal)

Ping Y. Ho

PING Y. HO (Seal)

(Seal)

(Seal)



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

Printed: 6/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
DITECH OUTSOURCING-LPS

ZHOU WAN ZHEN

Payment Date: 10/7/2016

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900140	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,811.70	\$0.00	



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WWCOMPANY

Real Estate

View Bill	View bill image
As of	6/7/2017
Bill Year	2016
Bill	17934
Owner	ZHOU WAN ZHEN
Parcel ID	17080900140

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$631.53	\$631.53	\$0.00	\$0.00	\$0.00
TOTAL		\$631.53	\$631.53	\$0.00	\$0.00	\$0.00

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

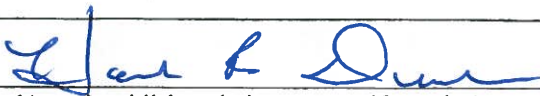
TITLEHOLDER

Name: Hank R. Dudek
(Titleholder's name, printed)

Address: 2708 Bell Drive, Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-mail Address: _____

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: _____

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: The Woodbery Group LLC

Name: David B. Woodbery
(Representative's name, printed)

Address: 950 Joseph E. Lowery Blvd. Atlanta, GA 30318

Business Phone: 404. 233. 1411 Cell Phone: 404. 849. 4832 Fax Number: 404. 872. 7779

E-Mail Address: david @ wwcompany.com

Signature of Representative: _____

TITLEHOLDER

Name: Adam T. Dexter
(Titleholder's name, printed)

Address: 2708 Bell Drive, Smyrna, GA 30080

Business Phone: N/A Cell Phone: 561-573-9640 Home Phone: N/A

E-mail Address: DexterAdam@yahoo.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: _____

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

AFTER RECORDING, RETURN TO:
MCCORMICK & VON MEHREN, P.C.
1300 Parkwood Circle, Suite 150
Atlanta, Georgia 30339
ATTN: L. M. Carney
File #M-15164

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF COBB**

This Indenture made this **26th** day of **September**, in the year Two Thousand Two, between **GLYNN EDWARD BEST and EVELYN JOSEPHINE BEST**, of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **ADAM T. DEXTER and HANK R. DUDEK**, 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, the following described real property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 809 of the 17th District and 2nd Section, Cobb County, Georgia, being Lot 12, Block A, Lansing Heights Subdivision, as shown on plat recorded in Plat Book 15, Page 15, Cobb County, Georgia Records, being more particularly described as follows:

BEGINNING at the point of intersection of the South side of Whitfield Road with the west side of Bell Drive, running thence Southerly along the west side of Bell Drive 125 feet to a point 1108.2 feet north, as measured along the west side of Bell Drive, from the intersection of the west side of Bell Drive with the north side of Spring Road, running thence Westerly along the north side of Lot 11, said block and subdivision, 200 feet; thence Northerly 125 feet to the south side of Whitfield Road, thence Easterly along the south side of Whitfield Road 200 feet to the point of beginning.

This deed is executed and delivered subject to easements and restrictions of record applicable to the above described property.

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:

Steve Campbell
Witness

[Signature]
Notary Public

[Signature]
GLYNN EDWARD BEST (Seal)

[Signature]
EVELYN JOSEPHINE BEST (Seal)

_____ (Seal)





Printed: 7/11/2017

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
QUICKEN LOANS

DEXTER ADAM T & DUDEK HANK R

Payment Date: 10/7/2016

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17080900150	10/17/2016	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,737.00	\$0.00



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mobile phone to view
this bill!!

[Log In](#)

Real Estate

[View Bill](#)

[View bill image](#)

As of	7/11/2017
Bill Year	2016
Bill	4125
Owner	DEXTER ADAM T & DUDEK HANK R
Parcel ID	17080900150

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$605.49	\$605.49	\$0.00	\$0.00	\$0.00
TOTAL		\$605.49	\$605.49	\$0.00	\$0.00	\$0.00

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ALL THAT TRACT OR PARCEL BEING IN LAND LOT 809 OF THE 17th DISTRICT, 2nd SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA ALSO BEING KNOWN AS LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 OF LANSING HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 15 PAGE 15 OF THE COBB COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" OPEN TOP FOUND AT THE INTERSECTION OF THE NORTH LAND LOT LINE OF LAND LOT 809 WITH THE WESTERLY 50 FOOT RIGHT OF WAY MARGIN OF BELL DRIVE;

THENCE ALONG SAID WESTERLY 50 FOOT RIGHT OF WAY MARGIN SOUTH 00 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 724.26 FEET TO A 1" CRIMP TOP PIPE FOUND;

THENCE CONTINUING ALONG SAID WESTERLY 50 FOOT RIGHT OF WAY MARGIN SOUTH 00 DEGREES 42 MINUTES 42 SECONDS WEST A DISTANCE OF 100.12 FEET TO A 1" CRIMP TOP PIPE FOUND;

THENCE CONTINUING ALONG SAID WESTERLY 50 FOOT RIGHT OF WAY MARGIN SOUTH 00 DEGREES 51 MINUTES 45 SECONDS WEST A DISTANCE OF 99.88 FEET TO A #4 REBAR FOUND;

THENCE ALONG SAID WESTERLY 50 FOOT RIGHT OF WAY MARGIN SOUTH 01 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 100.14 FEET TO A 1" ROD FOUND;

THENCE LEAVING SAID WESTERLY 50 FOOT RIGHT OF WAY MARGIN RUNNING ALONG THE PROPERTY LINE BOUNDED ON THE SOUTH BY THE LANDS NOW OR FORMERLY OF SPRING ROAD PROPERTY, LLC NORTH 88 DEGREES 33 MINUTES 14 SECONDS WEST A DISTANCE OF 200.05 FEET TO A #4 REBAR FOUND;

THENCE RUNNING ALONG THE PROPERTY LINE BOUNDED ON THE WEST BY THE LANDS NOW OR FORMERLY OF WESTDALE GALLERIA LLC ("GALLERIA COURTYARD APARTMENTS") NORTH 01 DEGREES 09 MINUTES 28 SECONDS EAST A DISTANCE OF 100.01 FEET TO A #4 REBAR FOUND;

THENCE RUNNING ALONG THE PROPERTY LINE BOUNDED ON THE WEST BY THE LANDS NOW OR FORMERLY OF WESTDALE GALLERIA LLC ("GALLERIA COURTYARD APARTMENTS") NORTH 00 DEGREES 50 MINUTES 38 SECONDS EAST A DISTANCE OF 99.51 FEET TO A ½" OPEN TOP PIPE FOUND;

THENCE RUNNING ALONG THE PROPERTY LINE BOUNDED ON THE WEST BY THE LANDS NOW OR FORMERLY OF WESTDALE GALLERIA LLC ("GALLERIA COURTYARD APARTMENTS") NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST A DISTANCE OF 99.77 FEET TO A 1" CRIMP TOP PIPE FOUND;

THENCE RUNNING ALONG THE PROPERTY LINE BOUNDED ON THE WEST BY THE LANDS NOW OR FORMERLY OF WESTDALE GALLERIA LLC ("GALLERIA COURTYARD APARTMENTS") NORTH 00 DEGREES 55 MINUTES 51 SECONDS EAST A DISTANCE OF 724.57 FEET TO AN AXLE FOUND ON THE NORTHERLY LINE OF LAND LOT 809;

THENCE ALONG SAID NORTHERLY LAND LOT LINE BOUNDED ON THE NORTH BY AFTON DOWNS SUBDIVISION SOUTH 88 DEGREES 43 MINUTES 18 SECONDS EAST A DISTANCE OF 199.77 FEET TO A 1" OPEN TOP FOUND AND THE TRUE POINT OF BEGINNING.

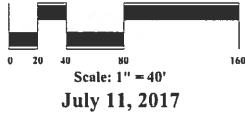
SAID TRACT OR PARCEL BEING 4.71 ACRES (204,756 SQUARE FEET) MORE OR LESS.

Bell Drive Community

City of Smyrna, Georgia Land Lots 809, 17th District, 2nd Section

property owner:

The Woodbery Group, LLC
 950 Lowery Boulevard
 Suite #18
 Atlanta, Georgia 30318
 404-233-1411



DGM
 LAND PLANNING
 CONSULTANTS



975 Cobb Place
 Bldg. Suite 212
 KENNESAW
 GA 30144
 770 514-9006
 FAX 514-9491



Site Data

Total Site Area: 4.71 AC
 Present Zoning: R-15
 Proposed Zoning: RM-15
 Density: 12.52 Units/AC
 Total Units Shown: 59

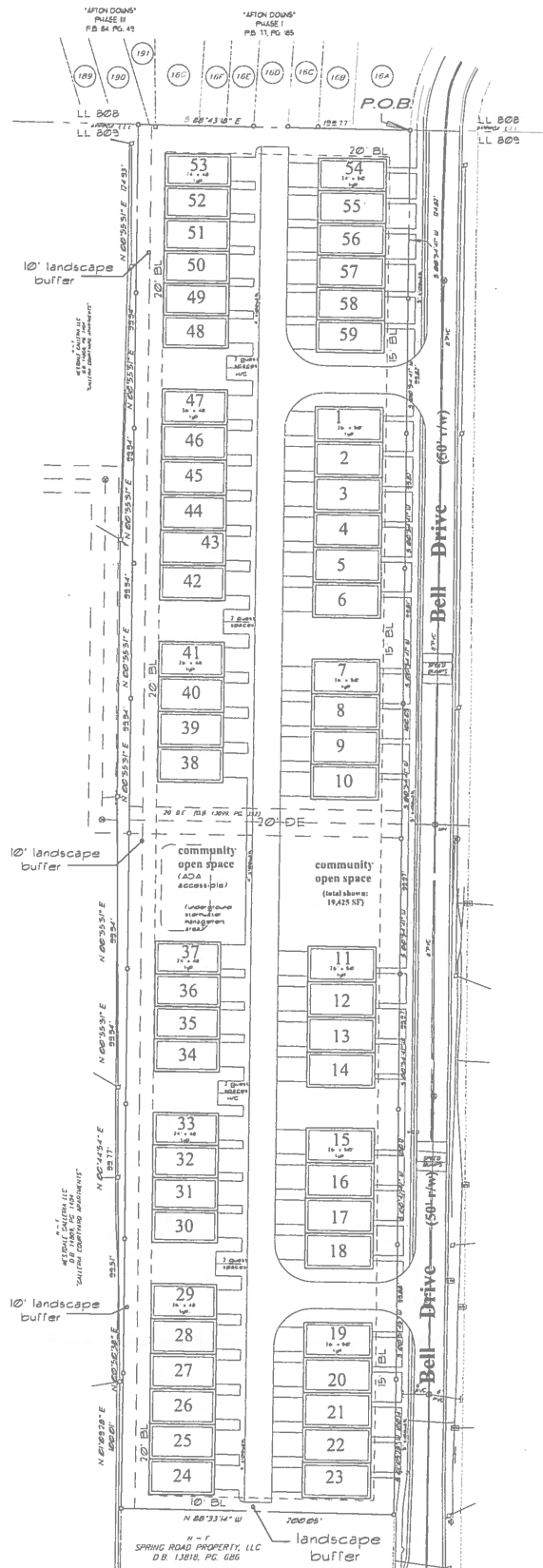
- 14 - 24' wide, front loaded units with 2 car garages
- 6 - 24' wide, rear loaded units with 2 car garages
- 16 - 26' wide, front loaded units with 2 car garages
- 23 - 26' wide, rear loaded units with 2 car garages

Proposed Building Setbacks:

front: 15'
 side: 10'
 rear: 20'

General Notes:

1. Boundary survey by Gaskins Surveying and Engineering, dated June 19, 2017.
2. Topography from Cobb County GIS Maps.
3. According to Flood Insurance Rate Map (FIRM) 13067C038G, dated December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No wetlands are known to exist on site.
6. No state waters are known to exist on site.
7. No archeological or architectural landmarks are known to exist on site.
8. Existing utility easements are shown on plan.
9. Stormwater and water quality structures are conceptual and will be designed further based on proposed hydrologic study.



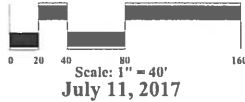
N - F
 SPRING ROAD PROPERTY, LLC
 D.B. 13818, PG. 686

Bell Drive Community

City of Smyrna, Georgia Land Lots 809, 17th District, 2nd Section

property owner:

The Woodbery Group, LLC
950 Lowery Boulevard
Suite #18
Atlanta, Georgia 30318
404-233-1411



DGM
LAND PLANNING
CONSULTANTS

975 Oak Place
Box 5000
Kennesaw
GA 30144
770 514-9900
Fax 514-9491



Tree Calculations

Site Area Calculation:
Net Site Area = 4.71 AC

Tree Density Calculation:
4.71 AC x 100"/AC = 471 Total Inches Required
EDF + RDF = SDF
EDF = 269" (26% of non-specimens + 0" of specimens preserved)
RDF = 302" (23 x 4" cal. street trees = 92" + 210" of replacement trees elsewhere on site)
269" + 302" = 571" SDF (with 100" surplus which will count against recumpency)
therefore density is satisfied

Specimen Tree Recompense Calculation:
149" specimen trees have been removed. (see Tree Survey/Protection Plan)

Therefore, the 100" maximum recompense applies.
100" of recompense has been provided by 6" replacement trees on site exclusive of street trees.

Street Tree Requirement:

23 trees are required per the street tree requirement (see Tree Replacement Plan). A total of 23 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. The 23 (92") are being counted to satisfy density requirements.

Tree Number	Tree Size DBH (inches)	Species
1	20	PINE
2	17	PINE
3	13	PINE
4	20	PINE
5	19	PINE
6	13	PINE
7	12	SWEET GUM
8	12	MAPLE (TWIN)
9	29	MAPLE
10	16	OAK
11	15	PINE
12	18	PINE
13	12	PINE
14	12	SYCAMORE
15	14	PINE
16	14	PINE
17	14	PINE
18	14	CYPRESS
Total Inches:		269

City of Smyrna Required Notes:

- All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
- All trees must be planted at least 10' from any utility line.
- Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
- The CRZ of specimen trees receiving a 3X credit shall be protected with a chain link tree save fencing spaced 4" on center with metal support posts and Tree Save spikes. Installation of tree save fences will involve no trenching, 4" of organic mulch over the CRZ and an above ground irrigation system.
- The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved is the responsibility of the owner.
- A 3/4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 2" from the trunk of the tree.
- A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
- All newly planted trees shall have white root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all bushes, and strapping shall be cut and removed prior to backfill.
- Trees less than the caliper inch shown will not be accepted. I.e.: 4 inch caliper trees must be 4 inches or larger.
- Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the Community Development Director.
- Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 2 years after installation.
- All tree gaps and stakes shall be removed from tree one year after planting or before.

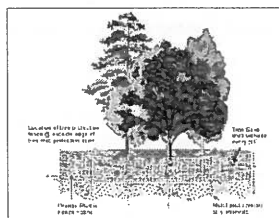
NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

Tree Protection for Non-Specimen Trees



Removed Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (inches)	CRZ Radius (in feet)
351	Red Oak	53	80
352	Water Oak	48	72
354	Water Oak	48	72
Total Inches:		149	

Preserved Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (inches)	CRZ Radius
Total Inches:		0	

MODIFIED ARBORIST REPORT FOR:

Bell Drive - Phase 2 Development, Cobb County, Georgia
Prepared for: The Woodbery Group
Visual Inspection only. Prepared by: T.J. Scheit, LLC
Landscape Architects and Certified Arborists
2985 Gordy Parkway, Suite 423, Marietta, GA 30066
tjscheit@tjscheit.com Cell: 770-261-2319 Teresa H. Ulmer, R.L.A., ISA
Certified Arborist ISA 50-5442A
May 23, 2017
Revised June 16, 2017

City of Smyrna

- 10' dbh Small Trees (Tag, no. 100, 100, and 100, 100)
- 20' dbh Medium Trees (Tag, no. 200, 200, 200, 200)
- 30' dbh Large Trees (Tag, no. 300, 300, 300, 300)
- 40' dbh Very Large Trees (Tag, no. 400, 400, 400, 400)
- 50' dbh Extra Large Trees (Tag, no. 500, 500, 500, 500)
- 60' dbh Super Large Trees (Tag, no. 600, 600, 600, 600)
- 70' dbh Giant Trees (Tag, no. 700, 700, 700, 700)
- 80' dbh Colossal Trees (Tag, no. 800, 800, 800, 800)
- 90' dbh Monumental Trees (Tag, no. 900, 900, 900, 900)
- 100' dbh Immense Trees (Tag, no. 1000, 1000, 1000, 1000)

42798 Bell Dr.

No specimen trees.

42798 Bell Dr.

One (2) "Water Oak" at the edge of the driveway met the back corner of the house.

42798 Bell Dr.

1. Water Oak - 21" dbh (Tag #124 with substandard) - (Tag #124) Double trunk at 1' ht. - not vertically sound, some decay at crown around base. Request for Specimen.

42798 Bell Dr.

1. Maple - 34" DBH - (Tag #200) Double trunk (1st 4' ht. split) with included bark, 3 large dead branches and one main trunk large hollow when examined with mallet. Request for Specimen. One other large maple in back yard, show no more than 30" caliper minimum.

42798 Bell Dr.

1. Maple - 38" DBH - (Tag #212) 100% empty shell, several vertical splits in trunk with fungal hollows at openings. 12 separate hollows around tree hollows treated slowly. Steps below when examined on one side of tree - Request for Specimen.

42798 Bell Dr.

No specimen trees. Two large maples and one large live oak in back yard met minimum DBH requirements.

42798 Bell Dr.

No specimen trees. Two small - large maples as measured at maximum point below split (left) but meet minimum requirements.

42798 Bell Dr.

No specimen trees. Two large pines and one pine in front yard (left) but meet minimum requirements - Large maple in back yard as measured at maximum point below split (left) but meet minimum requirements.

42798 Bell Dr.

1. Water Oak - 48" DBH - (Tag #313) Minor included bark. Some cavity staining. Good Condition.

42798 Bell Dr.

2. Water Oak - 48" DBH - (Tag #312) Included bark shows previous radial point of partial failure. Although several wood layers showing at perimeter of included bark, point of previous failure is critical in overall integrity of tree. Hollow, shallow irregularly shaped and shallow (1/2" db) at all in right crown. Request for Specimen.

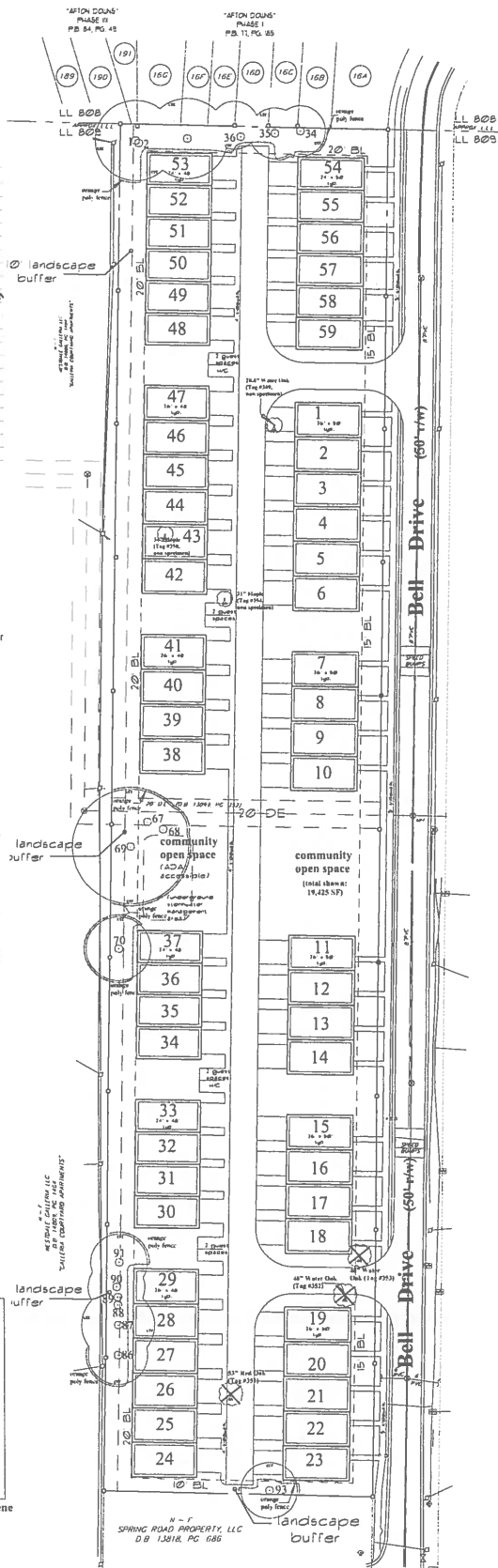
42812 Bell Dr.

1. Red Oak - 57" DBH - (Tag #551) Home canopy staining. Good Condition.

NOTE:
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.



*specimen tree protection requires orange polyethylene fence be replaced with chain link fence.

N - F
SPRING ROAD PROPERTY, LLC
D.B. 13018, PG. 686

Bell Drive Community

City of Smyrna, Georgia Land Lots 809, 17th District, 2nd Section

property owner:

The Woodbery Group, LLC
950 Lowery Boulevard
Suite #18
Atlanta, Georgia 30318
404-233-1411



975 Cass Place
Bldg 2000 212
KENNESAW
GA 30144
770 514-9006
Fax 514-9191



Tree Calculations

Site Area Calculation:
Net Site Area = 4.71 AC

Tree Density Calculation:
4.71 AC x 100"/AC = 471 Total Inches Required
EDF + RDF = SDF
EDF = 269" (269" of non-specimens + 0" of specimens preserved)
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therefore density is satisfied

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149" specimen trees have been removed. (see Tree Survey/Protection Plan)
Therefore, the 100" maximum recompense applies.
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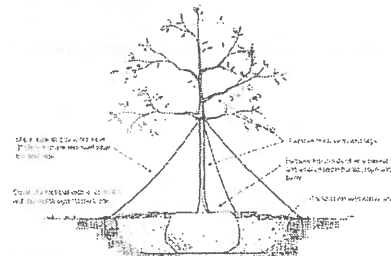
Tree List

PLANT TYPE	LABE/QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	HGT.	DENSITY	"RECOMP."	TOTAL INCHES	MIN. SPACE	% OF TOTAL
Replacement Trees										
(replacement tree)	GB	8	Ginkgo	Ginkgo biloba	4" Cal. 18'-12"	32	32	25'	n.c.	25.9%
(replacement tree)	GB	7	Ginkgo	Ginkgo biloba	4" Cal. 12'-14"	42	42	25'	n.c.	17.2%
(replacement tree)	PS	3	Chinese Pistache	Quercus chinensis	4" Cal. 18'-12"	12	42	25'	n.c.	17.2%
(replacement tree)	GB	7	Chinese Pistache	Quercus chinensis	4" Cal. 12'-14"	42	42	25'	n.c.	25.9%
(replacement tree)	PS	8	Larwick Elm	Ulmus parviflorus	4" Cal. 18'-12"	32	32	25'	n.c.	25.9%
(replacement tree)	GB	7	Larwick Elm	Ulmus parviflorus	4" Cal. 12'-14"	28	42	25'	n.c.	19.8%
(replacement tree)	PS	4	Zelkova	Zelkova serotina	4" Cal. 18'-12"	16	16	25'	n.c.	19.8%
(replacement tree)	GB	7	Zelkova	Zelkova serotina	4" Cal. 12'-14"	42	42	25'	n.c.	12.1%
(replacement tree)	QPS	8	Willow Oak	Quercus phellos 'Highlander'	4" Cal. 18'-12"	8	8	25'	n.c.	12.1%
(replacement tree)	GB	7	Willow Oak	Quercus phellos 'Highlander'	4" Cal. 12'-14"	42	42	25'	n.c.	100.0%
	58		TOTALS			202	100	302		

City of Smyrna Required Notes:

- All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
- All trees must be planted at least 10' from any utility line.
- Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
- The CRZ of Specimen trees receiving a 3X credit shall be protected with 6' chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching, 4" of organic mulch over the CRZ, and an above ground irrigation system.
- The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
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- A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
- A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.
- Trees less than the caliper inch shown will not be accepted. I.e.: 4 inch caliper trees must be 4 inches or larger.
- Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the Community Development Director.
- Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 2 years after installation.

Figure 11: Tree Planting Detail

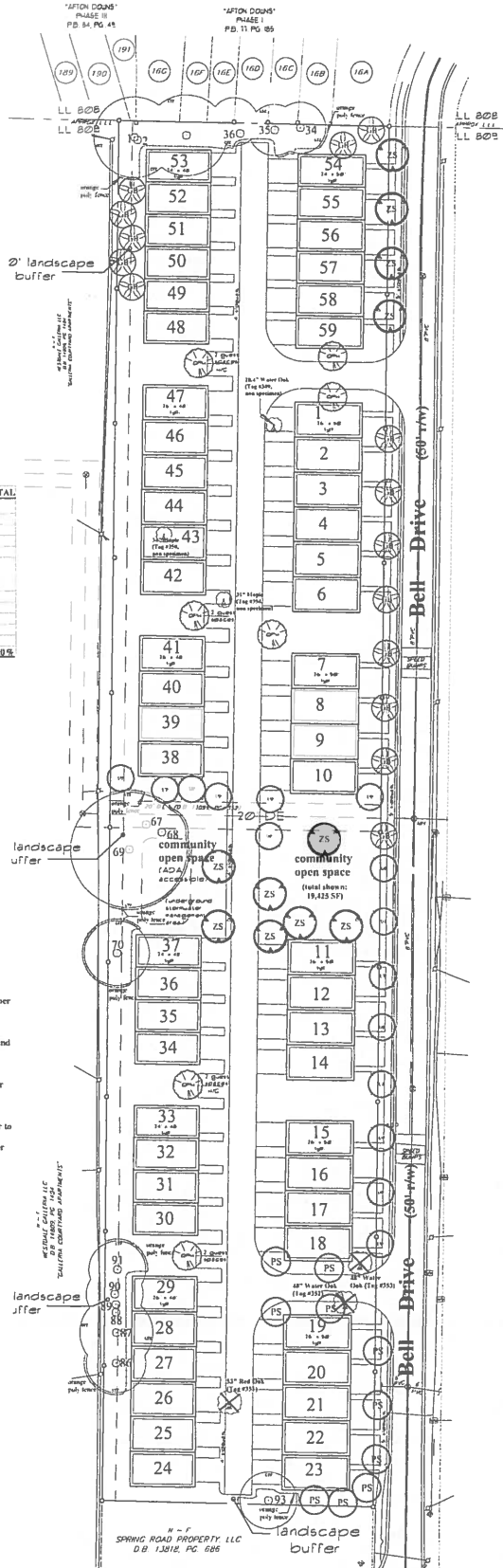


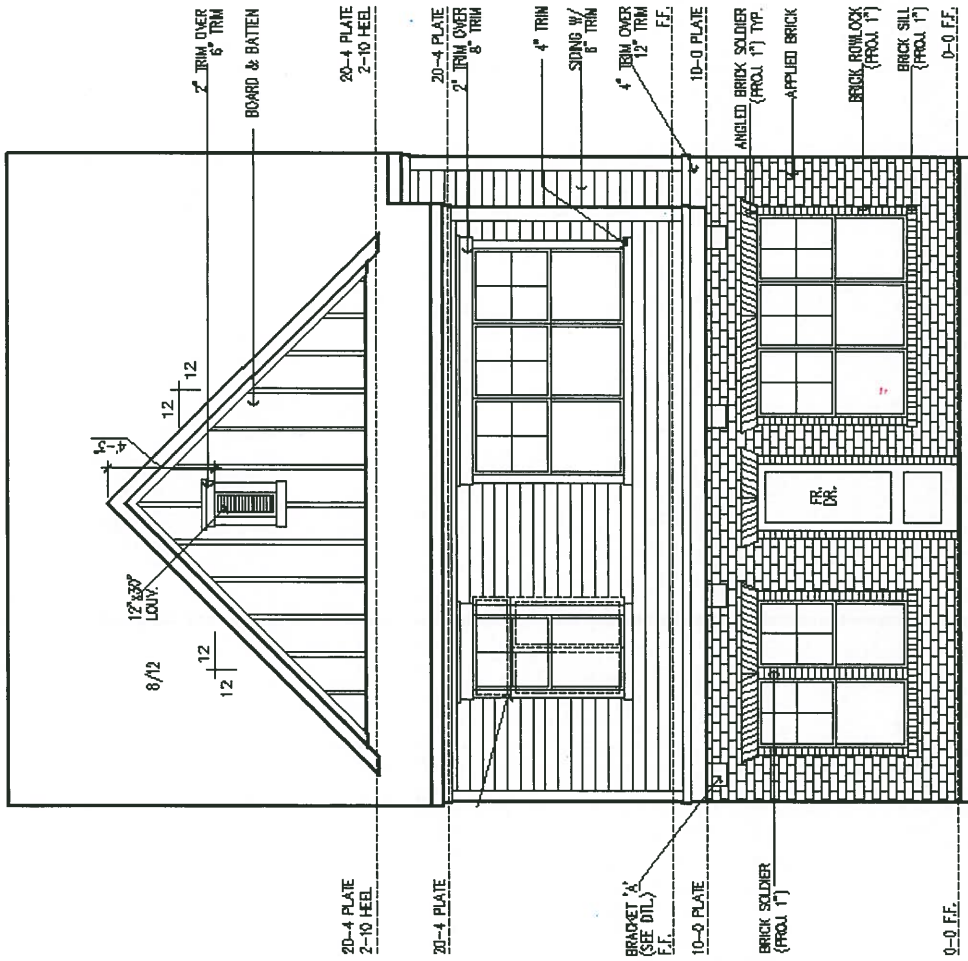
Excavate the hole to be 3X the diameter of root ball and 1 to 2" more shallow. Excavate a water table in poor soils or heavy clay. Allow 400 sq ft of soil surface area for each overstory tree and 25' spacing between trees with a minimum 6" wide planting area. Allow 200 sq ft of soil surface area for understory trees and 15' spacing between trees with a minimum 6" wide planting area.

NOTE:
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

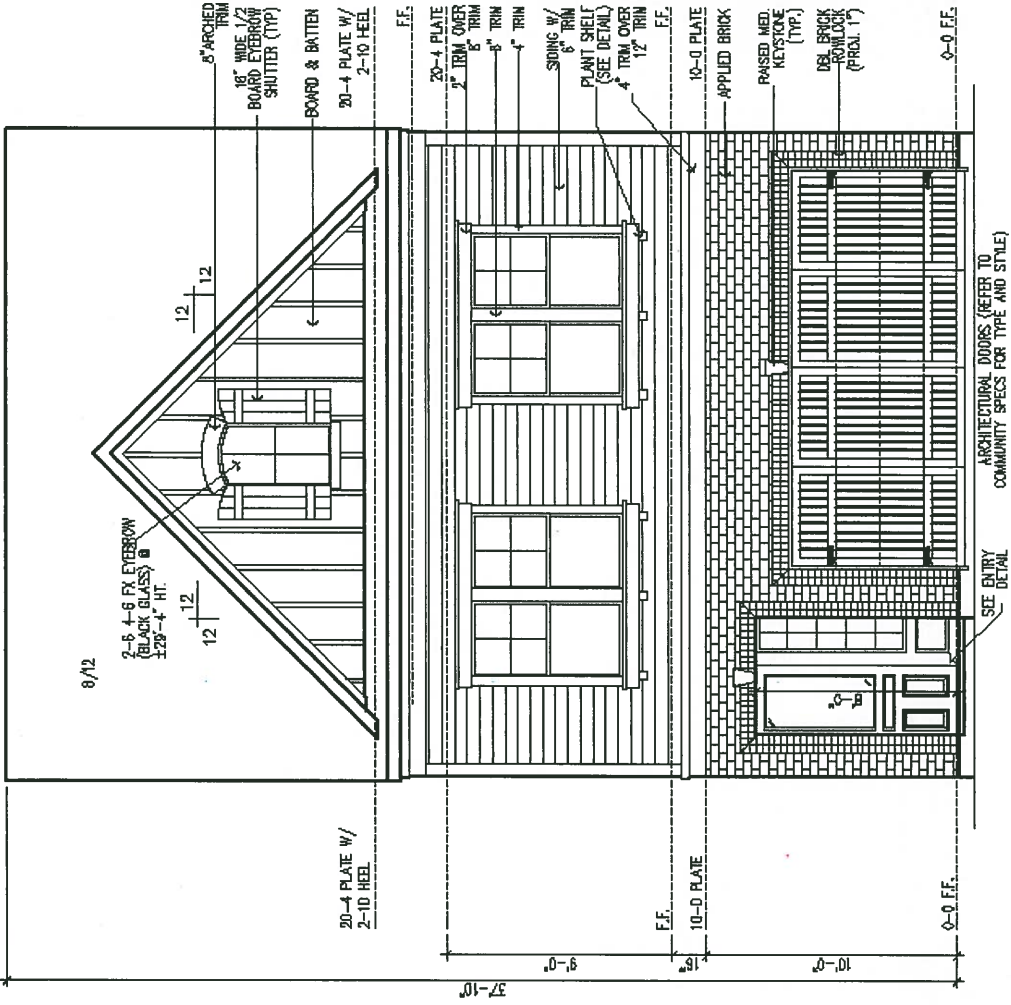
ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

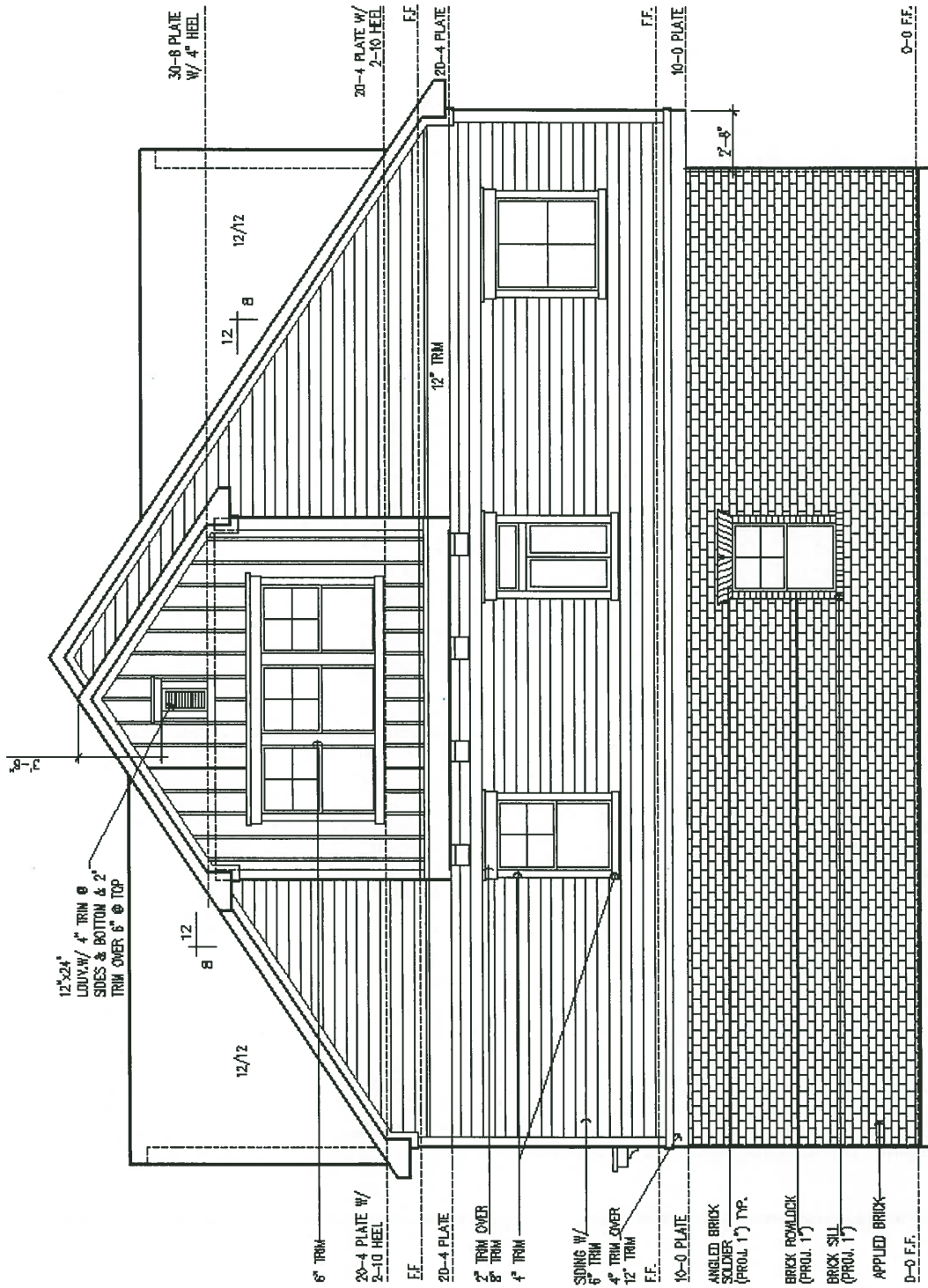




Bell Drive Elevation

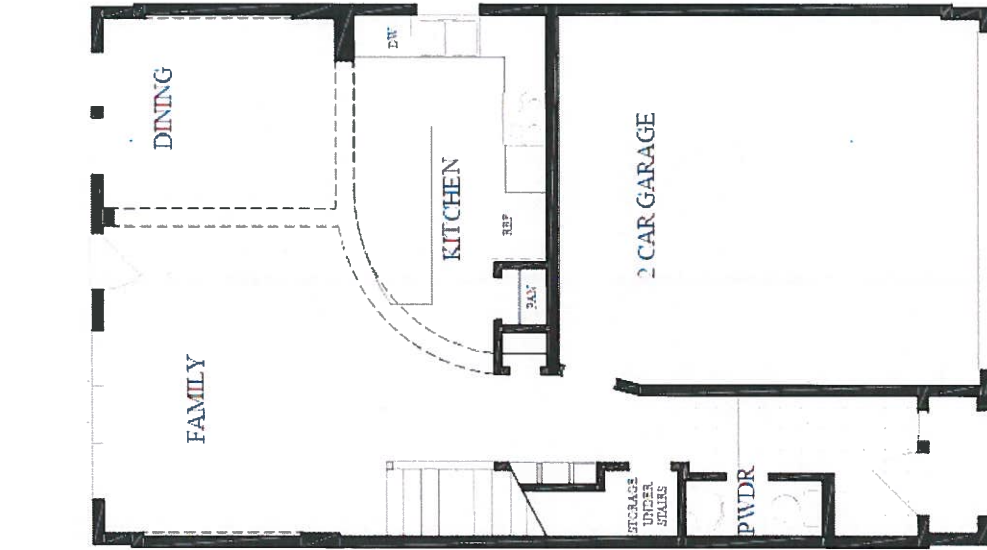


Internal Street Elevation

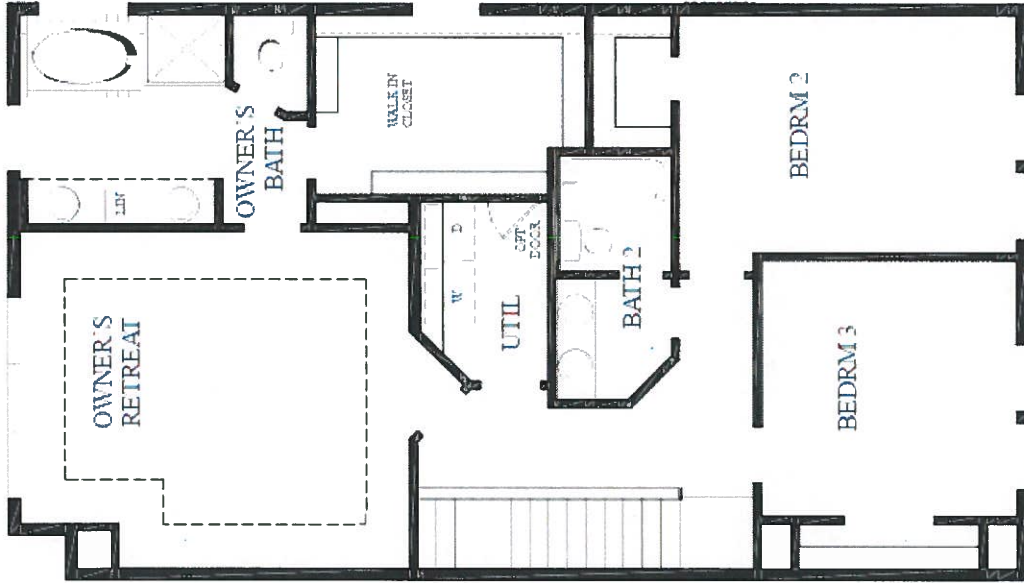


Side Elevation

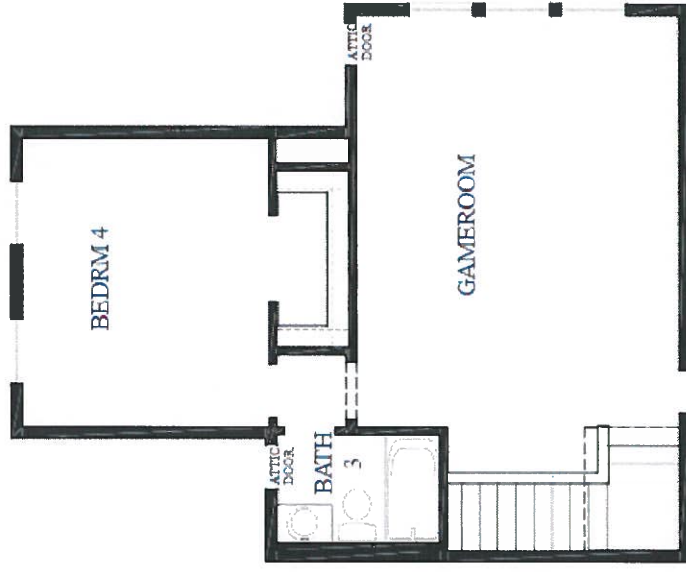
Floor Plans



First Floor



Second Floor



Third Floor (Optional)

TO THE MAYOR AND CITY COUNCIL
CITY OF SMYRNA, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, THE WOODBERY GROUP, LLC, hereinafter referred to as the "Applicant" for Rezoning and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for a rezoning of certain real property lying and being in the City of Smyrna, Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Zoning of the property seeks a rezoning from the existing category of R-15, as established by the governing authority of the City of Smyrna, Georgia to the zoning category of RM-15 for a Townhome Community.

3.

The current R-15 zoning classification of the property and all intervening classifications between same and RM-15 are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of R-15 and all intervening classifications between same and RM-15 as they presently exist violate the Applicant's rights to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classification is unconstitutional in that it is arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Smyrna Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand, and are in many instances controlled by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 14 day of July, 2017.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

GARVIS L. SAMS, JR.

Attorney for Applicant

Ga. Bar No. 623950