



Community Development Annexation Check List

(As of 7/13)

Name of request: 1880 Watkins Road

Date Received: July 28, 2015

Location/Property Address: 1880 Watkins Road, Mableton, GA, 30126

Size/Acres: 0.2 Acres

Applicant/Petitioner: Larry R. Freeman

Representative (if applicable): _____

What annexation method is being used: X 100% 60%

Will zoning be the same as Cobb County's? X Yes No

Cobb County Zoning: HI

Cobb County Future Land Use: Industrial Compatible (IC)

Has all required paperwork submitted? X Yes No

Does it meet with all of the IGA
(Intergovernmental Agreement)
agreements with Cobb County? X Yes No

If yes, must notify County within 7 calendar days of receiving request.

Submit application material to City Clerk

Date submitted: 7/28/2015

Via Certified Mail – Receipt # _____

Via Hand Delivery _____

City Clerk sends it to County Clerk

Date submitted: _____

County must notify Smyrna of decision within 7 calendar days of receiving notice

- County's Response:
 - No Objection _____ Objection _____
 - Requests Dispute Resolution _____
 - Date received: _____

Is property within 1500' of the
Chattahoochee River? _____ Yes No

- If yes, ARC needs to be notified.
 - Date notified: _____
- Does proposed use trigger a DRI review? _____ Y X N _____ Update

 - If yes or update, notify ARC.
 - Date notified: _____
 - ARC comments and findings: _____
 - Date received: _____

Does this require P&Z review? _____ Y X N

- If yes, what is meeting date? _____ N/A _____
- P&Z recommendation: _____
- What is date of M&C meeting? _____ September 21, 2015 _____

 - Mayor & Council Decision: _____

- Final City Zoning Designation: _____ Light Industrial (LI) _____
- Final City Future Development Designation: _____ Industrial Compatible _____
- Effective Date of Annexation
(1st Day of the Following Month after Approval): _____ October 1, 2015 _____

Annexation Application Form Check List

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

1. APPLICATION FORM

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

2. LEGAL DESCRIPTION

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

3. SECTION 5 VOTING RIGHTS ACT QUESTIONNAIRE

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

4. MAP OF PROPERTY TO BE ANNEXED

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

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


City staff member signature
Date

City of Smyrna
Application for Annexation

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

All that tract or parcel of land lying and being in the 17th District, 2nd Section, Cobb County, Georgia, lying within Land Lot 684, identified as Tax Parcel 16 on the field map of the Cobb County Tax Assessor, and being more particularly described as follows:

Aforesaid property appearing to be commercial property having an address of 1880 Watkins Road SE, Mableton, Georgia, according to Cobb County Tax records. Said property is further described in Deed Book 790, Page 74, Cobb County, Georgia records, said deed being incorporated herein by reference. Less and Except all tax parcels other than 17-0684-0-016-0.

Subject to restrictions on record in the Clerk Superior Court, Cobb County, Georgia.

The above legal description is property being sold as a vacant lot and as such has not been assigned in the future should any development occur on said lot.

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

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

R. Larry Freeman
7/20/15

Owner's Printed Name

P.O. Box 813154
Smyrna, GA 30081

Address Telephone#

Owner's Printed Name

Telephone#

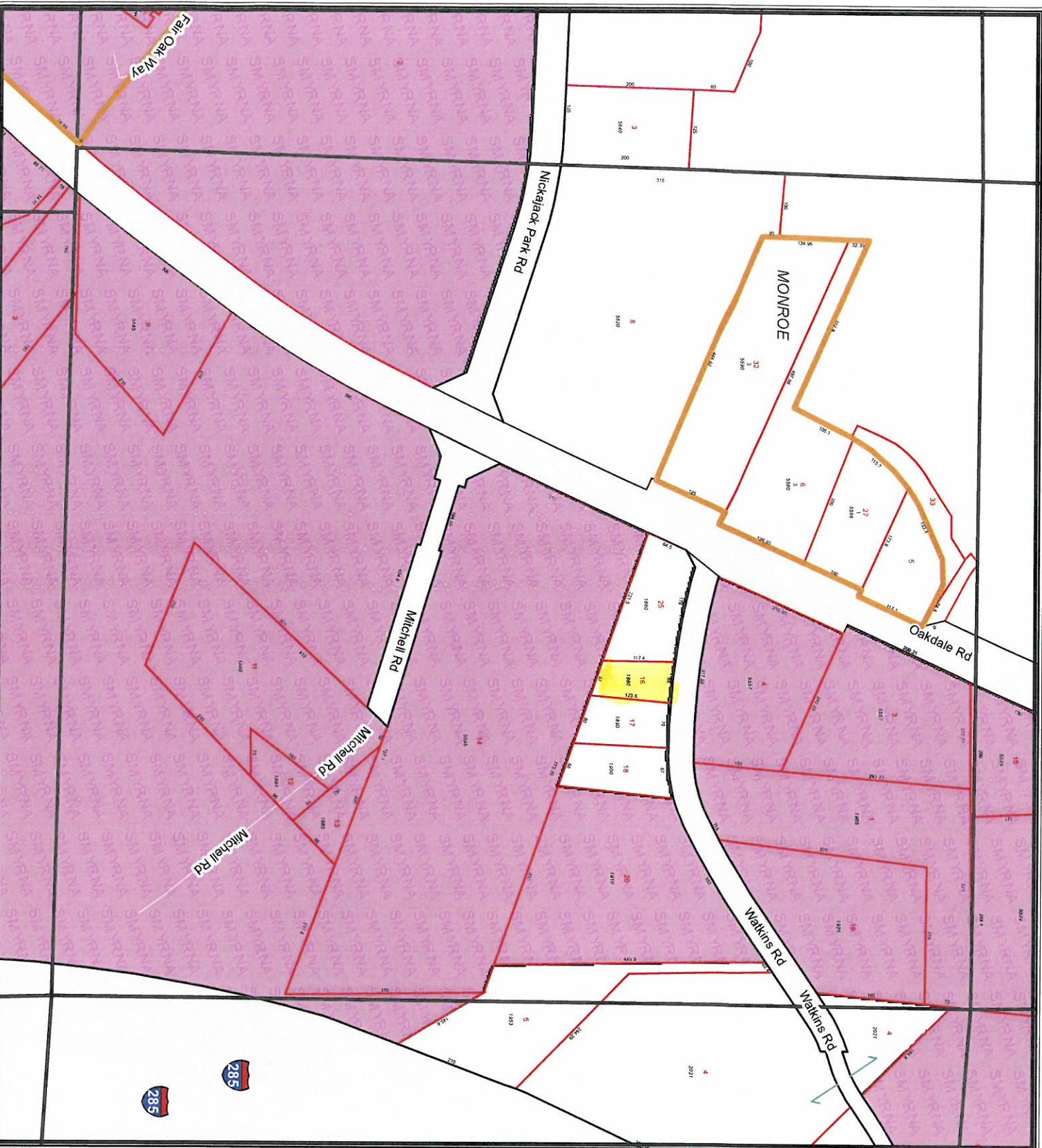
Witness the hands and seals of 100% of the record title holders of the land described above:

R. Larry Freeman
Owner's Legal Signature/Date
7/20/15

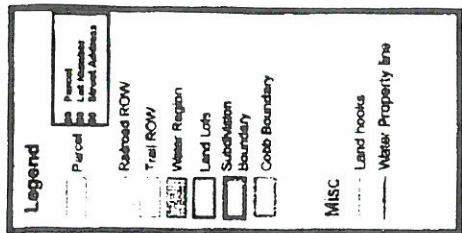
Owner's Legal Signature/Date

17-684

N



17-614	17-683	17-686
17-613		17-685
18-55	18-56	18-57



614	683	686
613	684	685
56	58	57



2015 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____

LL/Parcel# 170 684 00 160

City Ward# _____

Census Tract# _____

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

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

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

1. Is the property to be annexed vacant? Yes No
2. If NO, name of resident(s): _____
3. Complete street address: 1880 Watking Rd, Smyrna, GA 30082
4. Telephone Number 404-680-3454
5. Number of registered voters before annexation: 1
Number and type of minorities or minority language groups: _____
6. Number of registered voters after annexation: _____
Number and type of minorities or minority language groups: _____
7. Use of property before annexation (i.e., vacant, business, residential): Vacant
8. Zoning classification before annexation: _____
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: business - parking
10. Zoning classification being requested (if any): _____
11. Effect of change on members of racial or minority groups: None
12. Total number of acres being annexed: 0.20



COBB COUNTY PROPERTY TAX BILL 2014

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

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

FREEMAN R LARRY
1880 WATKINS RD SE

Pa
Ch 11372
8/15/14

YOUR PAYMENT IS DUE OCTOBER 15, 2014

Parcel ID	Fair-Market Value	Assessed Value	Acreage	Tax District	Late Fees apply October 16, 2014
17068400160	24,820	9,928	0.20	Unincorporated Cobb	Homesite Exemption

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	×	Millage Rate	=	Taxes Due
State	9,928	-	0	=	9,928	x	0.000100	=	\$0.99
School General	9,928	-	0	=	9,928	x	0.018900	=	\$187.64
County	Levied by the Cobb County Board of Education representing approximately 63.62% of your taxes due.								

Levied by the **Board of Commissioners** representing approximately **36.05%** of your taxes due.

County General	9,928	-	0	=	9,928	x	0.007320	=	\$72.67
County Bond	9,928	-	0	=	9,928	x	0.000330	=	\$3.28
County Fire	-	0	=		9,928	x	0.003060	=	\$30.38

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2014	17068400160	10/15/2014	Pay: N/A or	\$294.96

Deed Book 14538 Pg 4196
 Filed and Recorded Sep-21-2007 09:16am
 2007-0149503
 Real Estate Transfer Tax \$35.00

RETURN TO J. P. McClelland
 115-A New Street
 Decatur, GA 30030

Jay C. Stephenson
 Jay C. Stephenson
 Clerk of Superior Court Cobb City, Ga.

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

CHUMAL
 CHUMALA

THIS INDENTURE, made SEPTEMBER 17, 2007 between TRUSHAD PATEL and CHUMAL PATEL of the County of COBB, and the State of Georgia as party or parties of the first part, herein called Grantor, and R. LARRY FREEMAN as party or parties of the second part, hereinafter called Grantees (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, 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 THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, LYING WITHIN LAND LOT 684, IDENTIFIED AS TAX PARCEL 16 ON THE FIELD MAP OF THE COBB COUNTY TAX ASSESSOR, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AFORESAID PROPERTY APPEARING TO BE COMMERCIAL PROPERTY HAVING AN ADDRESS OF 1880 WATKINS RD SE, MABLETON, GEORGIA, ACCORDING TO COBB COUNTY TAX RECORDS. SAID PROPERTY IS FURTHER DESCRIBED IN DEED BOOK 790, PAGE 74, COBB COUNTY, GEORGIA RECORDS, SAID DEED BEING INCORPORATED HEREIN BY REFERENCE. LESS AND EXCEPT ALL TAX PARCELS OTHER THAN 17-0684-016-0.

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 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.

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 presence of:

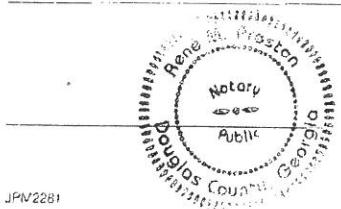
W. Brock
 Unofficial Witness

Rene M. Preston
 Notary Public

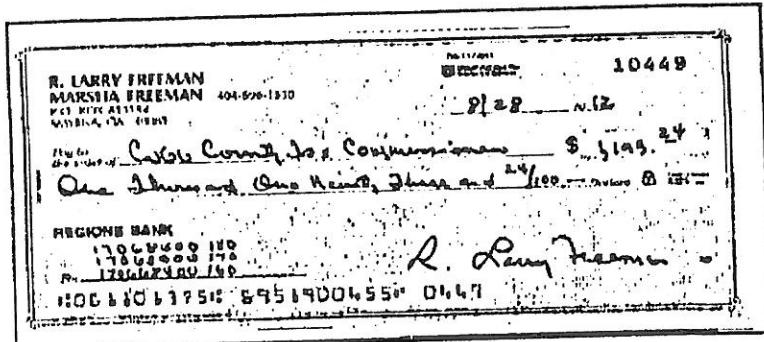
*My Commission Expires
 July 11, 2009*

Trushad Patel
 TRUSHAD PATEL
 (Seal)

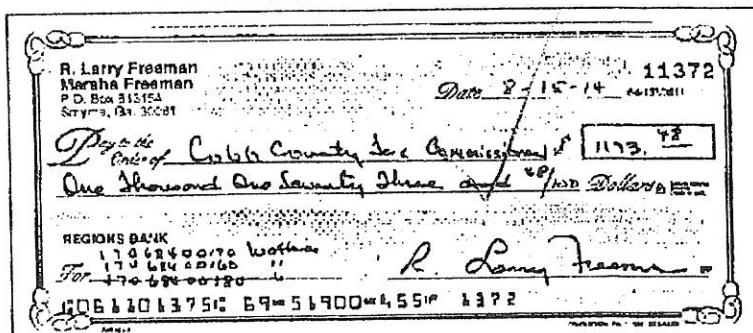
Chumal Patel
 CHUMAL PATEL
 CHUMAL
 (Seal)



All taxes paid through 2014



Check# 10449 10/18/2012 \$1193.24



Check# 1372 08/20/2014 \$1173.48

