

Community Development Annexation Check List

(As of 7/13)

Name of request: 1890 Watkins Road

Date Received: July 28, 2015

Location/Property Address: 1890 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

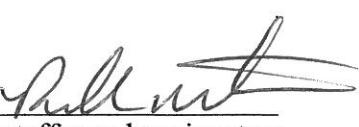
3. SECTION 5 VOTING RIGHTS ACT QUESTIONNAIRE

- 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

7/28/15
Date

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

Map Designation# _____

LL/Parcel# 170 68400170

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: 1890 Watkins 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
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

City of Smyrna
Application for Annexation

ned, who constitute one hundred percent (100%) of the owners of the land by acreage, as
which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said
o the City of Smyrna under the provisions of laws of the State of Georgia, said property
eing described as follows:

1890 Watkins Road, Mableton, GA 30126



All that tract or parcel of land lying and being in Land Lot 684 of the 17th District, 2nd Section
of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point marked by an iron pin located on the south side of Watkins Road a
distance of 247 feet easterly from the intersection of Watkins Road with Oakdale Road (as
measured along the south side of Watkins Road); running thence easterly along the south side
of Watkins Road for a distance of 70 feet to an iron pin and corner; running thence South at
an interior angle of 96 degrees and 43 minutes for a distance of 135.8 feet to an iron pin and
corner; running thence northwesterly for a distance of 80 feet to an iron pin and corner;
running thence northerly for a distance of 123.6 feet to the iron pin at the POINT OF
BEGINNING, being improved property.

AND:

THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Abu II LLC

Name

Owner's Printed Name

813154 Smyrna 30081

Telephone#

Address

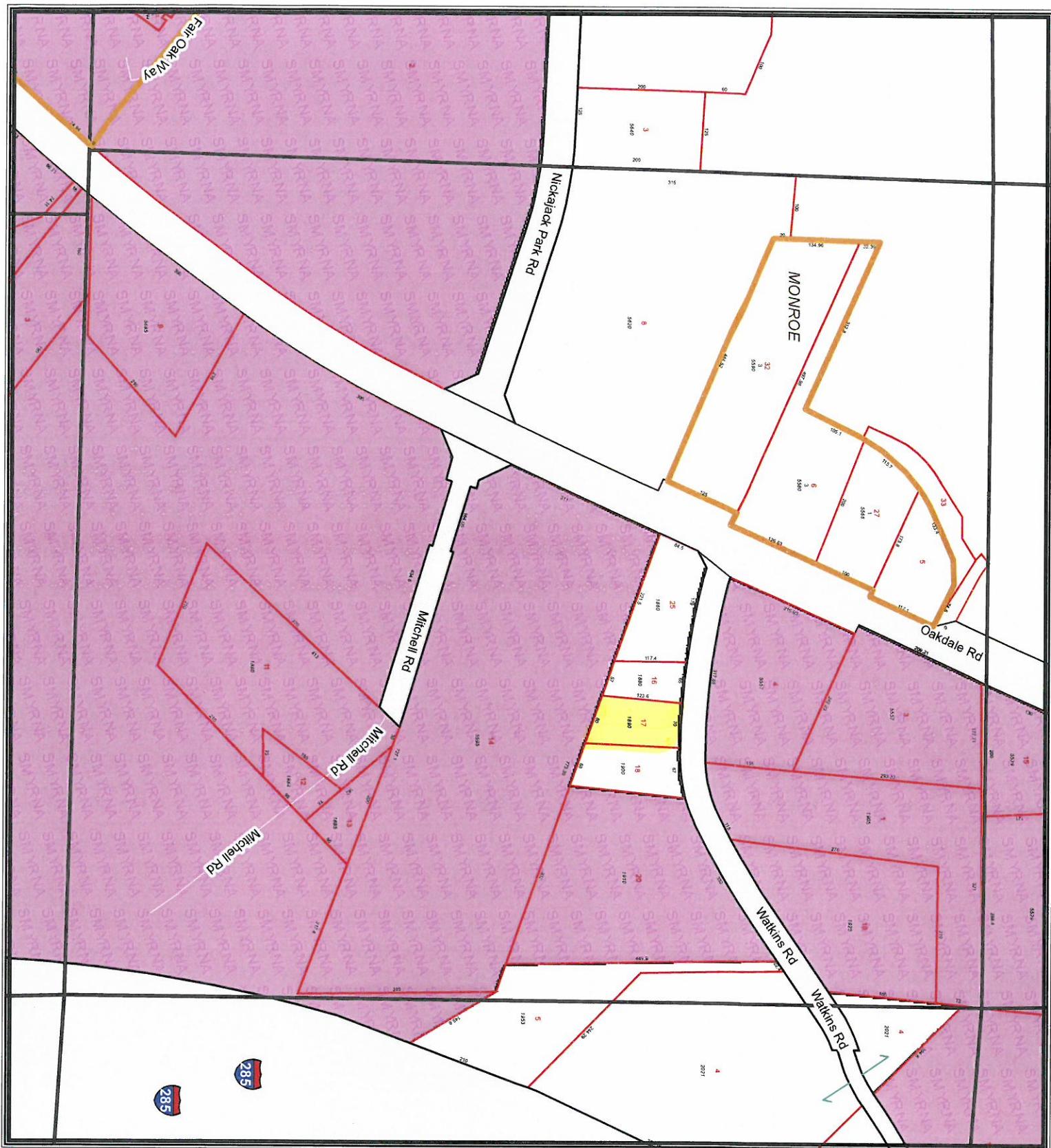
Telephone#

404-682-3454

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

Signature/Date

Owner's Legal Signature/Date



17-684

104

z

The legend is located in the bottom right corner of the map. It contains two entries: 'Parcel' with a red-outlined rectangle symbol, and 'Railroad ROW' with a blue-outlined rectangle symbol.

A legend consisting of three colored boxes and their corresponding labels. The first box is red and labeled 'Land Lots'. The second box is yellow and labeled 'Subdivision Boundary'. The third box is black and labeled 'Cobb Boundary'.

Acworth
Austell
Kennesaw
Marietta

- **Land hooks**
- **Water Property line**
- **Parks**

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

THE 1811 MARY LAND COINAGE
THE 1811 MARY LAND COINAGE
NOT TO BE USED IN TITLE PURCHASES


0 50 100 200
(1 inch ~ 200 ft in A4 size paper)



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
CHELLY McDUFFIE
Phone:
770-528-8600
Fax:
770-528-8679

KERKINBO II LLC

1890 WATKINS RD

R. Larry Freeman, Manager

YOUR PAYMENT IS DUE OCTOBER 15, 2014

Parcel ID

Fair Market Value
17068400170

27,275

Assessed Value

10,910

Taxing Authority

State

County

Local

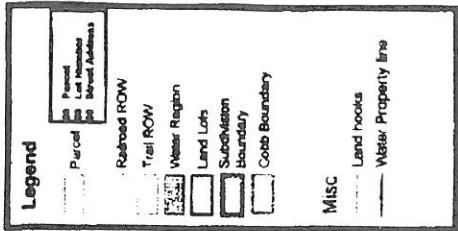
Special

Other

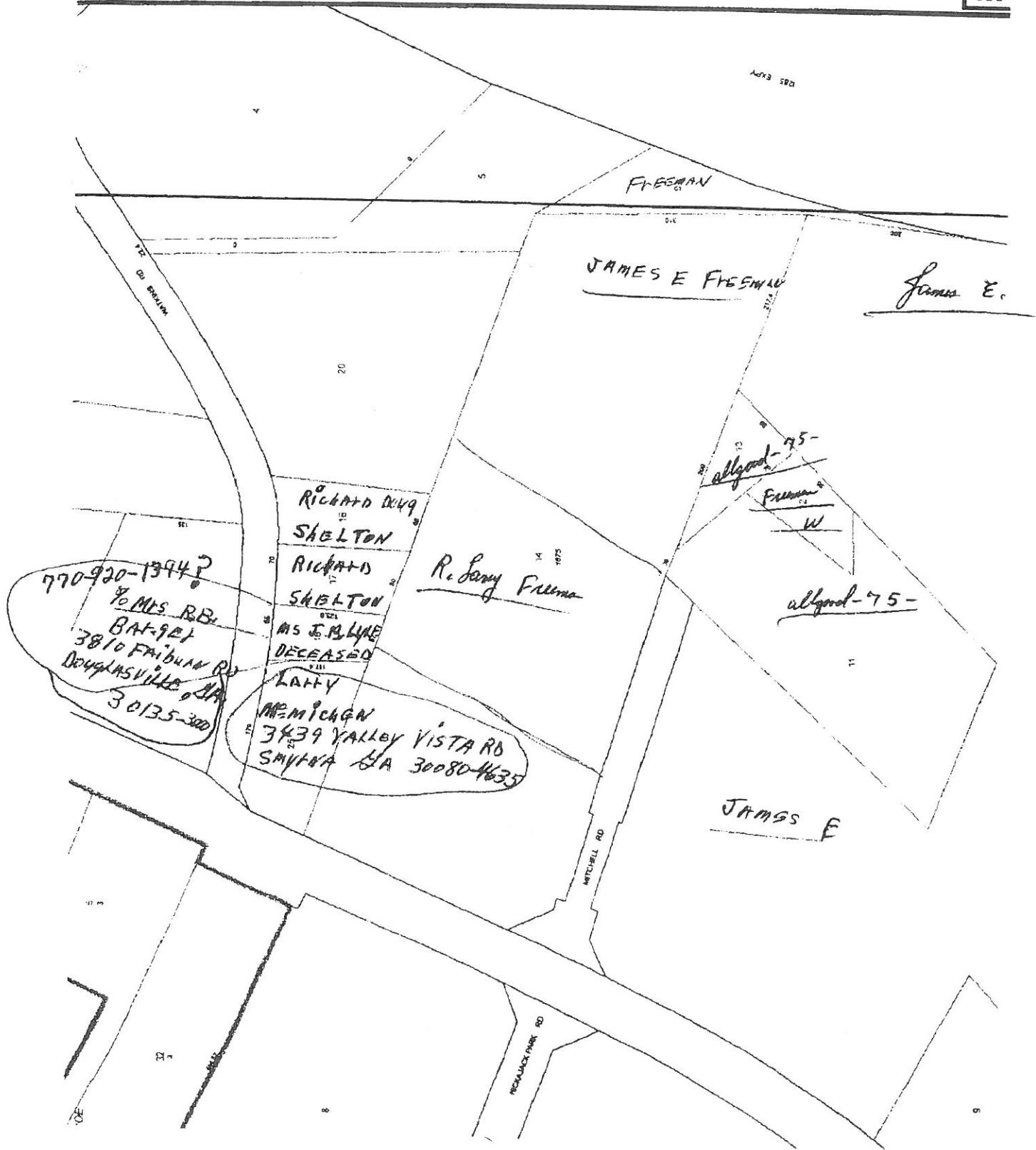
Levied by the

Taxing Authority	Assessed Value	Exemption	Net Assessment	Millage Rate	Taxes Due
State	10,910	-	0	10,910	0.000100 = \$1.09
School General	10,910	-	0	10,910	0.018900 = \$206.20
County					
Levied by the Board of Commissioners representing approximately 36.05% of your taxes due.					
County General	10,910	-	0	10,910	0.007320 = \$79.86
County Bond	10,910	-	0	10,910	0.000330 = \$3.60
County Fire	-	0	=	0.003060	= \$33.38

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2014	17068400170	10/15/2014	Pay: N/A	\$324.13



614	683	684	685
613	684	685	686
55	56	57	58



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

Return Recorded Document to:
Cochran, Camp & Snipes
2950 Atlanta Street
Smyrna, Georgia 30080

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

File #: 07-024

This Indenture made this 20th day of March, 2007 between Richard D. Shelton, of the County of Cobb, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Kerkinbo II, LLC, 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,

See Exhibit "A" Attached Hereto and Incorporated Herein by Reference

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:

Prince L. Holsomback
Witness
Jerry Walker
Notary Public



Richard D. Shelton (Seal)
Richard D. Shelton

ACKNOWLEDGEMENT AND RECEIPT OF SETTLEMENT STATEMENT

LENDER: CASH CLOSING

DATE: 03/20/07

PURCHASER/BORROWER: Kerkinbo II, LLC by Mickey Ensley, Qualified Intermediary

SELLER: Richard D. Shelton

PROPERTY ADDRESS: 1890 and 1900 Watkins Road, Mableton, GA 30126

Purchaser and Seller acknowledge that each has received, reviewed, and approved the entries appearing on the Settlement Statement, and each acknowledge receipt of a copy of same. Purchaser acknowledges receipt of a copy of the Truth in Lending Disclosures, if any, prior to consummation of the loan transaction. Purchaser further acknowledges receipt and disbursement on his behalf of the loan proceeds in full. Seller acknowledges receipt and payment in full of the proceeds due Seller from the settlement. Seller warrants the correctness of all payoff amounts for outstanding liens and encumbrances; if any deficiency occurs, Seller shall promptly remit the same to the settlement agent.

If the proration of taxes and assessments was made based on estimated amounts prior to receipt of current actual bills, Purchaser and Seller agree to adjust the prorations shown on the Settlement Statement between themselves when current actual bills are received. The payment of all outstanding taxes and assessments not paid at settlement are assumed by Purchaser.

Purchaser and Seller acknowledge that settlement agent and Lender make no representations as to the status of any outstanding or past due water, sewerage or other utility bills applicable to the property. The status of such items shall be determined by and are the responsibility of the Purchaser and Seller.

Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions.

Purchaser hereby acknowledges that a real property tax return and application for homestead exemption is required by law and is to be filed with the county tax collector in which the property lies, between January 1 and March 31 of the year immediately following settlement and that such filings are the sole responsibility of Purchaser. Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser for any penalties caused by Seller's failure to file a proper and timely tax return.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon delivery of the Warranty Deed.

Richard D. Shelton
Richard D. Shelton

SELLER

SELLER

SELLER

SELLER

Kerkinbo II, LLC

By: James E. Freeman

James E. Freeman, Managing Member

Managing Member

PURCHASER/BORROWER

Mickey Ensley Q.I.

Mickey Ensley, Qualified Intermediary

PURCHASER/BORROWER

R. Larry Freeman

R. Larry Freeman

PURCHASER/BORROWER

PURCHASER/BORROWER

Cochran, Camp & Snipes

By: SCOTT A. COCHRAN

Settlement Agent
SCOTT A. COCHRAN

All taxes paid through 2014

R. LARRY FREEMAN MARSHA FREEMAN P.O. BOX 31314 SPRINGDALE, AR 72761	10449 8/28/12 Pay to the Cable County Tax Commissioner \$ 1193.24 One Thousand One Hundred Ninety Three and 24/100 Dollars REGIONS BANK 17067400170 17067400170 1006100137516 69519004550 0047
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Check# 10449 10/18/2012 \$1193.24

R. Larry Freeman Marsha Freeman P.O. Box 31314 Springdale, Ar 72761	11372 Date 8/15/14 Pay to the Cable County Tax Commissioner \$ 1173.48 One Thousand One Seventy Three and 48/100 Dollars REGIONS BANK 17067400170 17067400170 1006100137516 69519004550 1372
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Check# 1372 08/20/2014 \$1173.48

R. LARRY FREEMAN MARSHA FREEMAN P.O. BOX 31314 SPRINGDALE, AR 72761	10046 8/28/12 Pay to the Cable County Tax Commissioner \$ 1598.85 One Thousand Five Hundred Ninety Eight and 85/100 Dollars REGIONS BANK 17067400170 17067400170 1006100137516 69519004550 0046
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