

Community Development Annexation Check List

(As of 7/13)

Name of request: _____ 1900 Watkins Road _____

Date Received: _____ July 28, 2015 _____

Location/Property Address: _____ 1900 Watkins Road, Mableton, GA, 30126 _____

Size/Acres: _____ 0.3 Acres _____

Applicant/Petitioner: _____ Larry R. Freeman _____

Representative (if applicable): _____

What annexation method is being used: ☒ 100% _____ 60%

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

☐ Cobb County Zoning: _____ HI _____

☐ Cobb County Future Land Use: _____ Industrial Compatible (IC) _____

☐ Has all required paperwork submitted? ☒ Yes ☐ No

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

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

☐ Submit application material to City Clerk

☐ Date submitted: _____ 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 ___ X ___ 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

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

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

Map Designation# _____ LL/Parcel# 17068400180

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: 1900 Watkins Rd, Smyrna, Ga 30082
4. Telephone Number 404-680-345x
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: 0.30

City of Smyrna
Application for Annexation

We, the undersigned, who constitute sixty percent (60%) of the electors resident and sixty percent (60%) 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:

1900 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, Cobb County, Georgia, according to the survey prepared for Richard Douglas Shelton and recorded in Plat Book 48, Page 153, Cobb County, Georgia Records and being more particularly described as follows:

BEGINNING at an iron pin on the southern right-of-way of Watkins Road, which iron pin is 315 feet easterly, as measured along the southern right-of-way of Watkins Road, from the intersection of the southern right-of-way of Watkins Road and the eastern right-of-way of Oakdale Road; running thence easterly along the southern right-of-way of Watkins Road 67.1 feet to an iron pin (which iron pin is also on the boundary of property now or formerly owned by one Gann); running thence southerly at an interior angle of 82 degrees 55 minutes to the southern right-of-way of Watkins Road, and along said Gann property line, 162.4 feet to an iron pin; running thence southwesterly 68.0 feet to an iron pin; running thence northerly 163.0 feet to an iron pin on the southerly right-of-way of Watkins Road and the POINT OF BEGINNING (which course forms an interior angle of 97 degrees 23 minutes to the southerly right-of-way of Watkins Road).

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Witness the hands and seals of 60% of the electors resident in the annexed area:

Kerking II LLC

7/20/15 (L.S.) (L.S.)
Name/Date Name/Date

P.O. Box 813154
Smyrna, GA 30081
Address Telephone# Address Telephone#

404-680-3454
Name/Date (L.S.) Name/Date (L.S.)

Address Telephone# Address Telephone#

Witness the hands and seals of 60% of the record title holders of the land described above:

(L.S.) (L.S.)
Name/Date Name/Date

17-684



Legend

- Parcel
- Railroad ROW
- Trail ROW
- Water Region
- Land Lots
- Subdivision
- Boundary
- Cobb Boundary

City Limits

- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- C.I.D. Limits**
- Cumberland Mall
- Town Center

Misc

- Land hooks
- Water Property line
- Parks

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

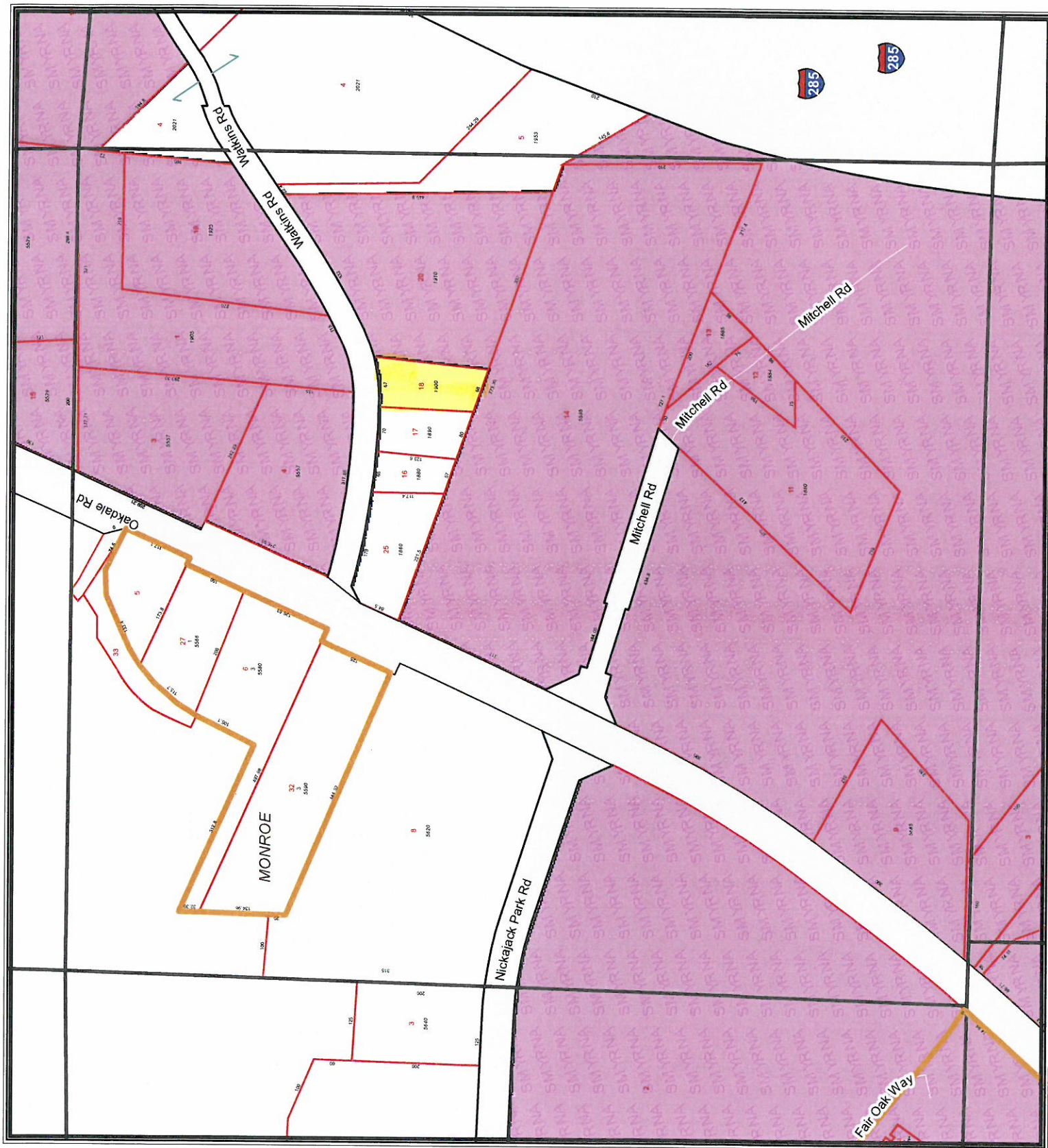
Cobb County
Board of Tax Assessors
Mapping Unit
335 Whitlock Ave, Ste 200
Marietta, Georgia 30064
770-420-3100

THIS MAP WAS PREPARED FOR THE CITY OF MARIETTA, GEORGIA, BY THE Cobb County Board of Tax Assessors, Mapping Unit, 335 Whitlock Avenue, Suite 200, Marietta, Georgia 30064. The City of Marietta is responsible for the information contained on this map.

THIS MAP WAS PREPARED FOR THE CITY OF MARIETTA, GEORGIA, BY THE Cobb County Board of Tax Assessors, Mapping Unit, 335 Whitlock Avenue, Suite 200, Marietta, Georgia 30064. The City of Marietta is responsible for the information contained on this map.

Print Date
Aug 11, 2014

Scale:



Legend

- Parcel
- Parcel Name
- Parcel Address
- Railroad ROW
- Trail ROW
- Water Region
- Land Use
- Subdivision
- Boundary
- Cobb Boundary
- MISC
- Land hooks
- Water Property line

614	613	55
614	613	55
614	613	55

Cobb County
Board of Tax Assessors
Mapping Division
7709753986





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
CHERRY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

KERKINBO II LLC
1900 WATKINS RD

R. Larry Freeman, Manager

YOUR PAYMENT IS DUE OCTOBER 15, 2014

Late Fees apply October 16, 2014

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17068400180	46,650	18,660	0.30	Unincorporated Cobb	None

Taxing Authority

Assessed Value	Exemption	Net Assessment	Millage Rate	Taxes Due
18,660	0	18,660	0.000100	\$1.87

Levied by the **State of Georgia** representing approximately **0.34%** of your taxes due.
The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.

School General
Levied by the **Cobb County Board of Education** representing approximately **63.61%** of your taxes due.

County

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

County General	18,660	-	0	=	18,660	x	0.007320	=	\$136.59
County Bond	18,660	-	0	=	18,660	x	0.000330	=	\$6.16
County Fire	18,660	-	0	=	18,660	x	0.003060	=	\$57.10

Tax Year	Parcel ID	Due Date	Pay:	Appeal Amount	Total Taxes Due
2014	17068400180	10/15/2014	N/A	or	\$554.39

92
11372
8115114

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:

Jerice L. Halsom
Witness
J. 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

SELLER

SELLER

SELLER

SELLER

Kerkinbo II, LLC

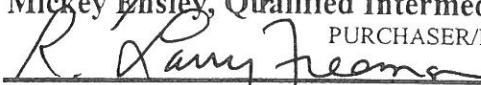
By:


James E. Freeman, Managing Member

PURCHASER/BORROWER


Mickey Ensley, Qualified Intermediary

PURCHASER/BORROWER



R. Larry Freeman

PURCHASER/BORROWER

PURCHASER/BORROWER

Cochran, Camp & Snipes

By:


Settlement Agent
SCOTT A. COCHRAN

All taxes paid through 2014

R. LARRY FREEMAN
MARSHA FREEMAN 404-896-1230
P.O. BOX 11372
SMYRNA, GA 30081

10449

8-28-12

Pay to the order of Cobb County Tax Commissioner \$ 1,193.24

One Thousand One Hundred Ninety Three and 24/100 Dollars

REGIONS BANK
1706240010
1706240010
1706240010

R. Larry Freeman

100611013751 69519004551 0449

Check# 10449 10/18/2012 \$1193.24

R. Larry Freeman
Marsha Freeman
P.O. Box 11372
Smyrna, Ga. 30081

11372

Date 8-15-14

Pay to the order of Cobb County Tax Commissioner \$ 1,173.78

One Thousand One Hundred Seventy Three and 78/100 Dollars

REGIONS BANK
1706240010
1706240010
1706240010

R. Larry Freeman

100611013751 69519004551 1172

Check# 1372 08/20/2014 \$1173.48

R. LARRY FREEMAN
MARSHA FREEMAN 404-896-1230
P.O. BOX 11372
SMYRNA, GA 30081

10046

10-10-10

Pay to the order of Cobb County Tax Commissioner \$ 1,578.85

Fifteen Hundred Seventy Eight and 85/100 Dollars

REGIONS BANK
1706240010
1706240010
1706240010

R. Larry Freeman

100611013751 69519004551 0046