



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: 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

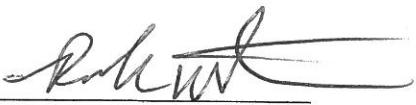
3. SECTION 5 VOTING RIGHTS ACT QUESTIONNAIRE

- 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

7/28/15

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 404-680-3454
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: 0.30

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 souterly 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:

Kerkling II LLC

7/20/15

(L.S.)

Name/Date

(L.S.)

*P.O. Box 813154
Smyrna, GA 30081*

Address

Telephone#

404-680-3454

Address

Telephone#

(L.S.)

Name/Date

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.)

Name/Date

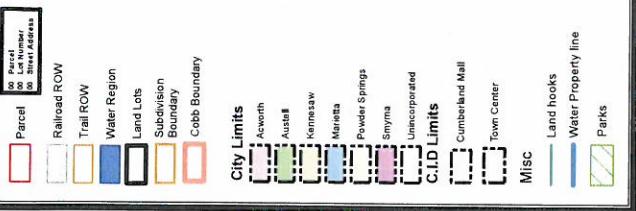
Name/Date

(L.S.)

17-684

z

Legend



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



11/14/2014

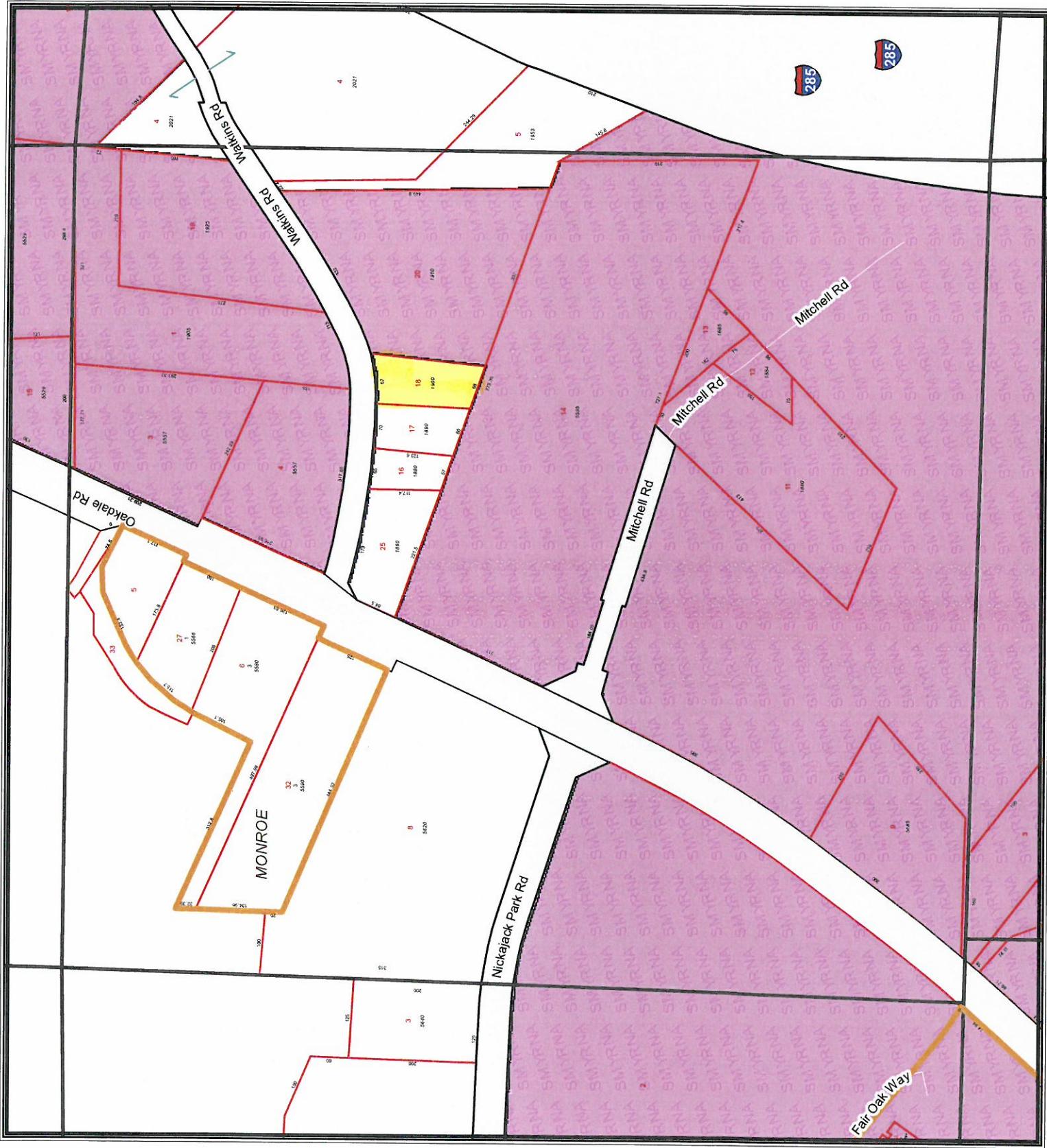
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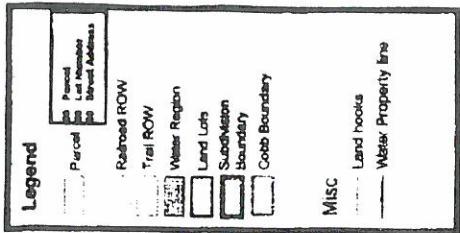
148

1

8

nA4 si.





614	683	686
613	684	685
55	58	57

Cobb County
Board of Tax Assessors
Mapping Division
770-975-3986 8am-4pm





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

KERKINBO II LLC

1900 WATKINS RD

R. Larry Freeman, Manager

YOUR PAYMENT IS DUE OCTOBER 15, 2014

Parcel ID

Fair Market Value: Assessed Value: Acreage: Tax District: Homestead Exemption:

17068400180

46,650 18,660 0.30 Unincorporated Cobb None

Late Fees apply October 16, 2014

Taxing Authority	Assessed Value	Exemptions	=	Net Assessment	x	Millage Rate	=	Taxes Due
State	-	0	=	18,660	x	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	Appeal Amount	Total Taxes Due
2014	17068400180	10/15/2014	Pay: N/A	\$554.39

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.

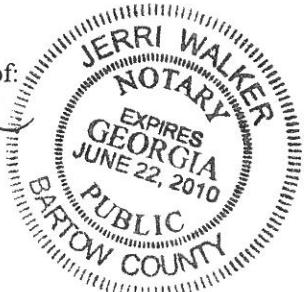
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

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:

Jessie L. Holsomback
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
Richard D. Shelton

SELLER

Kerkinbo II, LLC

By: James E. Freeman, Managing Member
James E. Freeman, Managing Member
PURCHASER/BORROWER

Mickey Ensley Q.I.
Mickey Ensley, Qualified Intermediary

R. Harry Freeman
R. Harry Freeman
PURCHASER/BORROWER

SCOTT A. COCHRAN
PURCHASER/BORROWER

SELLER

SELLER

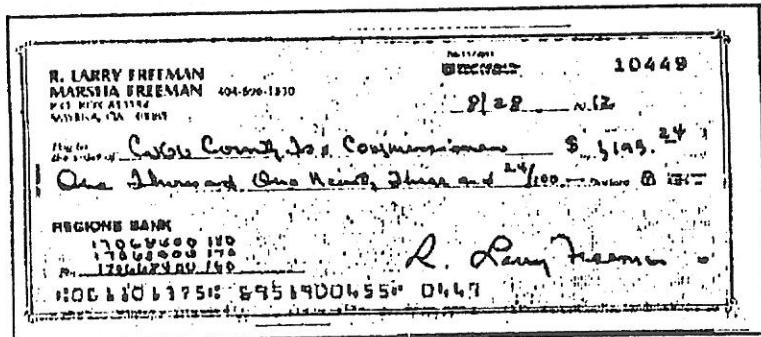
SELLER

By:

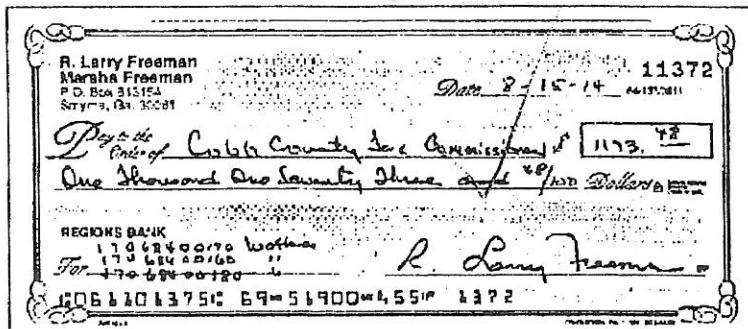
Cochran, Camp & Snipes

SCOTT A. COCHRAN
Settlement Agent
SCOTT A. COCHRAN

All taxes paid through 2014



Check# 10449 10/18/2012 \$1193.24



Check# 1372 08/20/2014 \$1173.48

