

## APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: 217-006

Hearing Date: 5/15/17

**APPLICANT:** Rick Kolb and Kimberly Norwood

Name: Sean J. Murphy

(Representative's name, printed)

Address: 3282 Lee Street SE, Smyrna, GA 30080

Business Phone: 770-630-9205 Cell Phone: 770-630-9205 Fax Number: NA

E-Mail Address: sjassenmurphy@gmail.com

Signature of Representative: \_\_\_\_\_

Digitally signed by Sean J Murphy

DN: cn=Sean J Murphy, o, ou,

email=sjassenmurphy@gmail.com, c=US

Date: 2017.03.09 20:52:51 -05'00'

### **TITLEHOLDER**

Name: Alfred and Verna M. Hite (Son and Mother)

(Titleholder's name, printed)

Address: 3071 and 3075 Nichols Street, Smyrna Ga 30080

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: 770-652-5335

E-mail Address: hitelen@yahoo.com

Signature of Titleholder: \_\_\_\_\_

*Sean Hite*

dotloop verified  
03/09/17 12:44PM EST  
O2VG-QPDN-HE4U-SIRZ

*Verna M. Hite*

**SIGN HERE**

(Attach additional signatures, if needed)

(To be completed by City)

Received: 3/10/17

Heard by P&Z Board: 4/10/17

P&Z Recommendation: \_\_\_\_\_

Advertised: \_\_\_\_\_

Posted: 3/24/17

Approved/Denied: \_\_\_\_\_

**ZONING REQUEST**

From CBD (per map) to RAD Conditional  
Present Zoning Proposed Zoning

**LAND USE**

From Single Family Residential to Single Family Residential  
Present Land Use Proposed Land Use

For the Purpose of Residential Development

Size of Tract 0.76 ac (0.28sf + 0.48sf)

Location 3071 and 3075 Nichols Street, Smyrna, GA 30080  
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 486 District 17th, 2nd Section

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no X there are      such assets. If any, they are as follows:

Not Applicable

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

**CONTIGUOUS ZONING**

**North:** RAD Conditional

**East:** CBD

**South:** CBD

**West:** RAD Conditional

**CONTIGUOUS LAND USE**

**North:** Single Family Residential

**East:** Single Family Residential Townhomes and Commercial (Yoga Studio)

**South:** Single Family Residential Townhomes

**West:** Single Family 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:

The site has an existing homes on water and sewer.

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### **TRANSPORTATION**

Access to Property? Nichols Street public right of way and paved roads.

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Improvements proposed by developer? Construct three new single family homes on proposed lots facing Nichols St. Improvements to include a driveway and driveway apron.

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Comments:

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**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:

NA

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:

NA

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:

NA

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 natural 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:

NA

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?

Not that is known to the applicant.

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

NA

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 10 day of February, 2017.

Kimberly Norwood Properties, LLC  
(Applicant's Signature)

NA  
(Attorney's Signature, if applicable)

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.

**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.

The proposed uses is single family residential which matches the adjacent use to the north, south, and west. As such the use would logically be "suitable".

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

The proposed use as single family residential should in theory not have any adverse effect on the existing use or usability of adjacent or nearby property.

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

The property as zoned is CBD and was zoned several years ago but was not converted.  
The property could be used reasonably as currently zoned, for new town homes.

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**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.

In comparison with other recent town home developments in the same vicinity  
the addition of one new home could not possibly create an "excessive or burdensome use  
of existing streets, transportation facilities, utilities or schools..

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

The future land use plan calls for this land to be moderate density residential.

Therefore the proposal is in conformity.

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 properties surrounding this parcel have recently (ten years or newer) been  
redeveloped, they include new town homes, live work units, businesses, and single  
family homes. The subject property is the only remaining area in the block that has  
not been redeveloped.



### **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 development of new homes on this combined parcel will enhance the architectural standards of the block. The new home will be a substantial "upgrade" to the existing character of this site. The size of the lots will be greater than all the surrounding lots meaning there will be more open space on these lots than those that surround it.

The existing homes and structures on this site are old and in need of significant repairs. Their removal will drastically improve the look of the area and complete the redevelopment of this block.

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

The zoning classification proposed is RAD Conditional in order to develop 3 single family residential structures that will be compatible with the other single family residences in the area. Under the allowable uses for RAD Conditional and the site plan specific nature of this zoning, it is not likely that this zoning would result in a nuisance or incompatible situation arising out of this approval.

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 land area and height proposed for this use should have no affect on the adjoining property. The size of the proposed homes is smaller than the adjacent townhome buildings and there is more space between the homes than the adjacent residential units. The single family residential use is the same as adjacent uses with the exception of the Yoga Studio.

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## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, Made the 16th day of March, in the year  
one thousand nine hundred seventy-seven, between

JESSE C. COOPER and BONNIE S. COOPER

of the County of Cobb, and State of Georgia, as party or parties of the  
first part, hereinafter called Grantor, and

OWEN A. HITE and VERNA M. HITE

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 and other valuable considerations----- ( \$10.00 ) DOLLARS  
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 486 of the 17th District, 2nd Section  
of Cobb County Georgia, being Lots 10, 11 and 12, Block B, Subdivision of  
Mrs. O. E. Pickens Property, according to a plat recorded in Plat Book 3  
Page 1, Cobb County Records and being more particularly described as follows:

BEGINNING at the corner formed by the intersection of the Northeasterly side of  
Pickens Street and the Northerly side of Nichols Place; thence running North-  
westerly along the Northeasterly side of Pickens Street 219 feet to the line  
which divides Lots 9 and 10, said block, subdivision and plat; thence South-  
easterly along the line which divides said Lots 9 and 10, 175 feet; thence  
Southwesterly 237 feet to the Northerly side of Nichols Place; thence Westerly  
along the Northerly side of Nichols Place 20 feet to the point of beginning.

17.50  
Rd,

Cobb County, Georgia  
Real Estate Transfer Tax  
Paid \$ 17.50  
Date 3-17-77  
Jesse C. Cooper  
Clerk of Superior Court

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, the Grantor has signed and sealed this deed, the day and year above  
written.

Signed, sealed and delivered in presence of:

SEAL ATTACHED

NOTARY PUBLIC  
J. L. HAYES  
My Commission Expires Jan. 31, 1981

Witness

Notary Public

Notary Public, State at Large  
My Commission Expires Jan. 31, 1981

JESSE C. COOPER

BONNIE S. COOPER

(Seal)

(Seal)

(Seal)

GEORGIA, Cobb County, Office of Superior Court Clerk  
Filed 3/17/77 4:15 P.M., Reg. 18177  
JACK L. GRAHAM, Clerk

# WARRANTY DEED

FROM

Jesse C. Cooper &  
Bonnie S. Cooper

TO

Owen A. Hite &  
Verna M. Hite

GEORGIA, Cobb County.

Clerk's Office, Superior Court

Filed for Record 12 day

of 1977

at 4:55 P.M., and Recorded in Deed

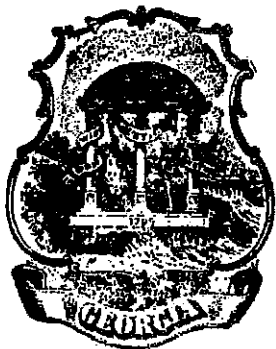
Book 1761 Folio 692

Mar. 18, 1977

Jack L. Brader, Clerk.

DON F. DeFOOR, ATTORNEY AT LAW  
201 LAWYERS BUILDING  
MARIETTA, GA. 30060  
422-8118

LAW OFFICES



## STATE OF GEORGIA,

## STANDARD WARRANTY DEED

Cobb County, Georgia

Real Estate Transfer Tax

Paid \$ 6.00

Date 1-23-78

Jacob R. Bishop  
Clerk of Superior Court

COBB

County

THIS INDENTURE, made this 20th day of January  
in the year of our Lord One Thousand Nine Hundred and Seventy-Eight

between EDNA ODESSA BROOKS COCHRAN  
of the State of Georgia and County of Cobb of the first part  
and ALFRED LEN HITE and ALICE FAYE HITE  
of the State of Georgia and County of Cobb of the Second part

WITNESSETH; That the said part Y of the first part, for and in consideration of the sum of  
TEN AND NO/100 (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS DOLLARS—  
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged  
has S granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto  
the said part ies of the second part, their heirs and assigns, all that tract or parcel of  
land lying and being in Land Lot 486, 17th District, 2nd Section, Cobb County, Georgia  
and being part of Lot No. 8 and No. 9, Block B, of the Mrs. O. E. Pickens Sub-  
division as shown in Plat Book 3, Page 1, Records of Cobb County, Georgia, and  
as further shown by Plat by Lane S. Bishop, Registered Land Surveyor, dated May 13,  
1975 which is more particularly described as follows:

BEGINNING at an iron pin on the northeasterly right-of-way of Pickens Street  
as measured 150 feet southerly from the intersection of the southerly right-of-way  
of Medlin Street and the northeasterly side of the right-of-way of Pickens Street;  
thence south 12 degrees, 29 minutes, 21 seconds east along the northeasterly right-  
of-way of Pickens Street a distance of 100.0 feet to a point and corner on the  
northeasterly side of the right-of-way of Pickens Street; thence south 84 degrees  
41 minutes 28 seconds east a distance of 99.19 feet to an iron pin; thence north  
24 degrees 07 minutes 45 seconds east a distance of 100.17 feet to a point and  
corner; thence north 84 degrees 33 minutes 07 seconds west a distance of 161.95  
feet to an iron pin on the northeasterly right-of-way of Pickens Street and the  
point of beginning, being improved property with a frame dwelling thereon known  
as 3061 Pickens Street according to the present numbering of houses in the City  
of Smyrna, Georgia.

6.00 pd.

This is the same property as was conveyed by Hoyt Langston as Executor under  
the Will of Ben B. Cochran, Sr., to Ben B. Cochran, Jr., and Edna Odessa Cochran,  
dated March 22, 1973 and filed March 27, 1973 and recorded in Deed Book 1405,  
Page 583 of Cobb County, Georgia Records.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and  
appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and  
behoof of them the said part ies of the second part, their heirs and assigns, forever, IN FEE SIMPLE.

And the said part y of the first part, for herself, her heirs, executors and administrators  
will warrant and forever defend the right and title to the above described property unto the said parties of the  
second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

ha S granted, bargained, sold and conveyed and by these presents doES grant, bargain, sell and convey unto the said part ies of the second part, their heirs and assigns, all that tract or parcel of land lying and being in Land Lot 486, 17th District, 2nd Section, Cobb County, Georgia and being part of Lot No. 8 and No. 9, Block B, of the Mrs. O. E. Pickens Sub-division as shown in Plat Book 3, Page 1, Records of Cobb County, Georgia, and as further shown by Plat by Lane S. Bishop, Registered Land Surveyor, dated May 13, 1975 which is more particularly described as follows:

BEGINNING at an iron pin on the northeasterly right-of-way of Pickens Street as measured 150 feet southerly from the intersection of the southerly right-of-way of Medlin Street and the northeasterly side of the right-of-way of Pickens Street; thence south 12 degrees, 29 minutes, 21 seconds east along the northeasterly right-of-way of Pickens Street a distance of 100.0 feet to a point and corner on the northeasterly side of the right-of-way of Pickens Street; thence south 84 degrees 41 minutes 28 seconds east a distance of 99.19 feet to an iron pin; thence north 24 degrees 07 minutes 45 seconds east a distance of 100.17 feet to a point and corner; thence north 84 degrees 33 minutes 07 seconds west a distance of 161.95 feet to an iron pin on the northeasterly right-of-way of Pickens Street and the point of beginning, being improved property with a frame dwelling thereon known as 3061 Pickens Street according to the present numbering of houses in the City of Smyrna, Georgia.

b.00 pd.

This is the same property as was conveyed by Hoyt Langston as Executor under the Will of Ben B. Cochran, Sr., to Ben B. Cochran, Jr., and Edna Odessa Cochran, dated March 22, 1973 and filed March 27, 1973 and recorded in Deed Book 1405, Page 583 of Cobb County, Georgia Records.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of them the said part ies of the second part, their heirs and assigns, forever, IN FEE SIMPLE.

And the said part y of the first part, for herself, her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part haS hereunto set her hand and affixed her seal ATTACHED the day and year above written.

Signed, sealed and delivered in the presence of

Notary Public, Georgia State at Large  
My Commission Expires July 12, 1981.

Edna Odessa Brooks Cochran (Seal)  
Edna Odessa Brooks Cochran

Edna Odessa Cochran (Seal)

GEORGIA, Cobb County, Office of Superior Court Clerk  
Filed 1-22-1978, 10:00 clock A.M., Rec-22-1978  
Deed Book 956 Page 373 JACK L. GRAHAM, Clerk

wait!

Deed Book 14582 Pg 2818  
Filed and Recorded Feb-21-2008 02:45pm  
2008-0022665  
Real Estate Transfer Tax \$0.00

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

Prepared by:  
Karen Dorsey  
6597 Queen Mill Road, Mableton, GA 30126

### Quitclaim Deed

STATE OF GEORGIA  
COUNTY OF Cobb

THIS INDENTURE, made the 20<sup>th</sup> day of February, 2008, between Owen Alfred Hite, not married, of 3075 Pickens Street, Smyrna, GA 30080, (the "Grantor"), and Verna M. Hite, not married, of 3075 Pickens Street, Smyrna, GA 30080, (the "Grantee"). (The words "Grantor" and "Grantee" include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: The Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, the below described tract or parcel of land more fully and completely described as follows:

All that tract or parcel of land lying and being in Land Lot 486 of the 17th District, 2nd Section of Cobb County Georgia, being Lots 10, 11, and 12, Block B Subdivision of Mrs. O. E. Pickens Property, according to a plat recorded in Plat Book 3, Page 1, Cobb County Records and being more particularly described in the attached EXHIBIT "A".

Previously referenced as follows: Book/Volume 3, Page 1 of the Recorder of Cobb County.

TO HAVE AND TO HOLD the said described premises to the Grantee, 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, the Grantor has signed and sealed this deed, the day and year above written.

Signed, Sealed and Delivered  
In the Presence of:

Sign: [Signature]  
Name: Elaine G. Bishop

Sign: Carolyn Whitman  
Name: Carolyn Whitman

Verna M. Hite

Owen Alfred Hite - Deceased

By Verna M. Hite Administrator of the estate

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

Signed, Sealed and Delivered  
In the Presence of:

Sign: [Signature]  
Name: Elaine G. Bishop

Sign: Carolyn Whitman  
Name: Carolyn Whitman

Verna M. Hite

Verna M. Hite

### Grantor Acknowledgement

This instrument was acknowledged before me, Feb, on 21 2008 by

Owen Alfred Hite - Deceased

By Verna M. Hite Administrator of Estate

Notary Public for the State of Georgia

Seal:

My Commission Expires  
April 26, 2010

### Grantee Acknowledgement

This instrument was acknowledged before me, Feb, on 21 2008 by

Verna M. Hite

Notary Public for the State of Georgia

Seal:

My Commission Expires  
April 26, 2010

To be filed in COBB COUNTY

PT-61 033-2008-003595

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Estate of Owen Alfred Hite				Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) 3075 Pickens Street				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$1.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Smyrna, GA 30080 USA		DATE OF SALE 2/20/2008		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Hite	FIRST NAME Verna	MIDDLE Maxcille	3. Amount of liens and encumbrances not removed by transfer		
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 3075 Pickens Street				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Smyrna, GA 30080 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A) 3075		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Pickens Street			SUITE NUMBER
COUNTY COBB		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 1704800120	ACCOUNT NUMBER
TAX DISTRICT	SMD	LAND DISTRICT 17 th	ACRES	LAND LOT 486	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None



Legal Description Tract 1 - #3075 Nichols Street

All that tract or parcel of land lying and being in Land Lot 486 of the 17th Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia, being Lots 10, 11 and 12, Block B, Subdivision of Mrs. O.E. Pickens Property, and being more particularly described as follows:

**BEGINNING** at the ½" rebar found at the southwest corner of said Lot 12, on the easterly right-of-way line Nichols Street (30' r/w), at the intersection with the northerly right-of-way line Laurel Way, said point being the **TRUE POINT OF BEGINNING**;

thence along said right-of-way line of Nichols Street, N 15°07'33" W a distance of 169.60 feet to a 1" angle iron found,  
thence N 14°27'10" W a distance of 50.16 feet to an open top pipe found,  
thence leaving said right-of-way line, S 87°38'10" E a distance of 99.64 feet to a ½" rebar found,  
thence S 86°47'57" E a distance of 75.00 feet to a iron pin set at the northeast property corner of said Lot 12,  
thence along the easterly property line, S 24°09'12" W a distance of 135.23 feet to an iron pin set,  
thence S 28°28'07" W a distance of 100.53 feet to an iron pin set on the southerly property line of said lot 12,  
thence along said property line, N 61°41'02" W a distance of 16.37 feet to a point, and the **TRUE POINT OF BEGINNING**;

Said easement 20,824 sq. ft or 0.048 acres, more or less and more particularly shown on that drawing labeled "Existing Conditions Survey, Lots 8-12, Block B, Mrs. O.E. Pickens Subdivision", prepared by SPG Surveying, LLC, dated February 27, 2017.

Legal Description Tract 2 - #3071 Nichols Street

All that tract or parcel of land lying and being in Land Lot 486 of the 17th Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia, being Lots 8 and 9, Block B, Subdivision of Mrs. O.E. Pickens Property, and being more particularly described as follows:

**COMMENCING** at the ½" rebar found at the southwest corner of said Lot 12, on the easterly right-of-way line Nichols Street (30' r/w), at the intersection with the northerly right-of-way line Laurel Way, thence along said right-of-way line of Nichols Street, N 15°07'33" W a distance of 169.60 feet to a 1" angle iron found, thence N 14°27'10" W a distance of 50.16 feet to an open top pipe found, said point being the **TRUE POINT OF BEGINNING**;

thence continuing along said right-of-way line of Nichols Street, N 14°07'15" W a distance of 99.34 feet to a ½" rebar found at the northwest corner of said Lot 8,  
thence leaving said right-of-way line, S 87°04'44" E a distance of 9.90 feet to a ½" rebar found,  
thence S 86°39'38" E a distance of 151.67 feet to an iron pin set,  
thence leaving said property line, S 22°22'23" W a distance of 98.52 feet to a ½" rebar found,  
thence N 87°38'10" W a distance of 99.64 feet to a point,, and the **TRUE POINT OF BEGINNING**;

Said easement 12,275 sq. ft or 0.28 acres, more or less and more particularly shown on that drawing labeled "Existing Conditions Survey, Lots 8-12, Block B, Mrs. O.E. Pickens Subdivision", prepared by SPG Surveying, LLC, dated February 27, 2017.

Legal Description Combined Tract 1 and 2 #3071 and #3075 Nichols Street

All that tract or parcel of land lying and being in Land Lot 486 of the 17th Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia, being Lots 8, 9, 10, 11, and 12, Block B, Subdivision of Mrs. O.E. Pickens Property, and being more particularly described as follows:

**BEGINNING** at the ½" rebar found at the southwest corner of said Lot 12, on the easterly right-of-way line Nichols Street (30' r/w), at the intersection with the northerly right-of-way line Laurel Way, said point being the **TRUE POINT OF BEGINNING**;

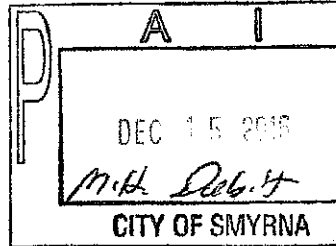
thence along said right-of-way line of Nichols Street, N 15°07'33" W a distance of 169.60 feet to a 1" angle iron found, thence N 14°27'10" W a distance of 50.16 feet to an open top pipe found, thence continuing along said right-of-way line of Nichols Street, N 14°07'15" W a distance of 99.34 feet to a ½" rebar found at the northwest corner of said Lot 8, thence leaving said right-of-way line, S 87°04'44" E a distance of 9.90 feet to a ½" rebar found, thence S 86°39'38" E a distance of 151.67 feet to an iron pin set, thence leaving said property line, S 22°22'23" W a distance of 98.52 feet to a ½" rebar found, thence S 86°47'57" E a distance of 75.00 feet to an iron pin set at the northeast property corner of said Lot 12, thence along the easterly property line, S 24°09'12" W a distance of 135.23 feet to an iron pin set, thence S 28°28'07" W a distance of 100.53 feet to an iron pin set on the southerly property line of said lot 12, thence along said property line, N 61°41'02" W a distance of 16.37 feet to a point, and the **TRUE POINT OF BEGINNING**;

Said easement 33,099 sq. ft or 0.076 acres, more or less and more particularly shown on that drawing labeled "Existing Conditions Survey, Lots 8-12, Block B, Mrs. O.E. Pickens Subdivision", prepared by SPG Surveying, LLC, dated February 27, 2017.

CITY OF SMYRNA  
Tax Department  
PO Box 1226  
Smyrna, GA 30081-1226  
770-434-6600

2016 Property Tax Notice

HITE ALFRED LEN & ALICE FAYE  
3071 NICHOLS ST  
SMYRNA, GA 30080



Please Make Check or Money Order Payable to:  
City of Smyrna Tax Department

**HOMESTEAD EXEMPTIONS AVAILABLE:**  
1) \$10,000 Age sixty-two (62) or older by January 1.  
2) \$22,000 Disabled with limited income.  
3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

### 2016 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
7191	3071 NICHOLS ST EXEMPTIONS: FLOATING HOMESTEAD	17-0486-0-0110	92,390	36,956	7,554	29,402	8.990000	264.32
			7,554					

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

#### Important Messages - Please Read

#### Total of Bills by Tax Type

Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00

Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600

If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100

Pen	0.00
Int	0.00
Fees	265.75
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>-264.32</b>
<b>DATE DUE</b>	<b>11/15/2016</b>

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

HITE ALFRED LEN & ALICE FAYE

← If this address is incorrect, please write the correct as on this portion.

#### PAYMENT INSTRUCTIONS

- 1 Please write the bill number(s) on your check
- 1 For a receipt, please include a stamped, self-addressed envelope.
- 1 We send a bill to both you and your mortgage company. If you have changed your mortgage company, forward a copy of your tax bill to them
- 1 If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
7191	17-0486-0-0110	264.32
<b>DATE DUE</b>		<b>TOTAL DUE</b>
11/15/2016		264.32

SALE AMOUNT

\$265.75

Card # XXXXXXXXXXXXX  
Network: MAESTRO  
Chip Card: US DEBIT  
AID: A000000908-0  
ATC: 0133  
TC: 9288C9EACEA5F9  
Batch #: 1  
Invoice: 287  
Approval Code: 872866  
Entry Method: Chip Read  
Mode: Issuer - PIN Verified

PO Box 1226  
Smyrna, GA 30081-1226

SMYRNA FINANCE  
2800 KING ST  
SMYRNA, GA 30080  
DEBIT CARD  
DEBIT SALE  
12/15/2016  
12/35/13

Printed: 2/12/2017

**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

Alfred Hite

**HITE ALFRED LEN & ALICE FAYE**

**Payment Date: 12/15/2016**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2016	17048600110	10/17/2016	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$7.37	\$32.36	\$0.00	\$0.00	\$686.91	\$0.00



Scan this code with your  
mobile phone to view this  
receipt



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

Printed: 3/10/2017

## Cobb County Online Tax Receipt

Thank you for your payment!

Payer:  
**VERNA M HITE & KAREN DORSEY**

**HITE VERNA M**

**Payment Date: 8/26/2016**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2016	17048600120	10/17/2016	N/A	\$0.00
Pay:			or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid
\$0.00	\$0.00	\$0.00	\$0.00	\$80.47
				Balance
				\$0.00



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

## Real Estate

### Payments/Adjustments

[Return to view bill](#)

As of 3/9/2017

Bill Year

2016

Bill

7192

Activity Posted

Paid By/Reference

Amount

Payment 9/28/2016

HITE VERNA M

\$99.11

[Return to view bill](#)