



Rezoning Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.
4181 Atlanta Street
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shaun Myers
Planning and Zoning Manager
smyers@cityofpowdersprings.org
770-943-1666



Rezoning Request Application Checklist

Applicant Information

Name William Mazariegos

Phone [Redacted]

Mailing Address 2988 Old Rice Rd
Powder Springs GA 30127

Email [Redacted]

Application Checklist

The following information will be required:

1. Application
 2. Notice of Intent
 3. Applicant's Written Analysis
 4. Campaign Contribution Disclosure
 5. Owner's Authorization, if applicable.
 6. Legal Description and Survey Plat of the property
 7. Application Fee (summary of fees attached)
 8. Copy of the Deed that reflects the current owners name
 9. Vicinity Map outlining the parcel/s in relation to the surrounding area
 10. Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:
Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
 11. Sketch Plan/ Architectural Rendering, if applicable
 12. Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- List additional attachments:

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



Rezoning Request

Application Form

Applicant Information

Name William Mozaricgos

Phone [Redacted]

Mailing Address 2988 Old Villa Rica Rd Powder Springs GA 30127

Email [Redacted]

Rezoning Request Property Information

Address 3969 & 3989 Flint Hill Rd

Parcel ID / Lot# 19091100020 #911 Acreage 17.7

Present Zoning NRC

Proposed Zoning LI

Source of Water Supply Public

Source of Sewage Disposal Public

Proposed Use Peak Hour Trips Generated 7 a.m. to 7 p.m.

Source

Additional Information, If Applicable

Elementary School and School's Capacity Clarkdale

Middle School and School's Capacity Cooper

High School and School's Capacity South Cobb

Notary Attestation

Executed in Maricetta (City), Georgia (State).

Signature of Applicant [Signature] Printed Name William Mozaricgos Date 01-26-24

Subscribed and sworn before me this 26 day of January, 20 24

Signature of Notary Public [Signature] Name of Notary Public Katharine L Spear My Commission Expires May 26, 2024



For Official Use Only

PZ #

Planning Commission Hearing

Withdrawal Date

City Council Hearing

Reason for Withdrawal



city of
powder springs
Rezoning Request
Notice of Intent

Applicant Information

Name	William Mazariegos	Phone	[REDACTED]
Mailing Address	2988 Old Villa Rica Rd Powder Springs GA 30127	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application : Application by Serious Tree Services, LLC for Rezoning to LI

PART II. Please list all requested variances:

Part III. Existing use of subject property: Parking and storage of equipment in designated areas as shown on site Plan

Part IV. Proposed use of subject property: Allow wood chipping to occur on site This includes grinding and reduction of materials for tree processing Serious Tree Services also plans to have their office and parking lot at this location

Part V. Other Pertinent Information (List or attach additional information if needed):

Applicant Signature

	<u>William Mazariegos</u>	<u>01-26-24</u>
Signature of Applicant	Printed Name	Date



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name William Maza Negos

Phone [Redacted]

Mailing Address 2988 Old Villa Rica Rd Powder Springs GA 30127

Email [Redacted]

Written Analysis

In details please address these Rezoning Criteria:

a. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.

b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.

c. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

e. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

g. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

Applicant Signature

[Signature]
Signature of Applicant

William Maza Negos
Printed Name

01-26-24
Date



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name William Mazariegos

Applicant's Address 2988 Old Villa Rica Rd Powder Springs

Applicant's Attorney

Attorney's Address

Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s) Corporation Partnership Limited Partnership Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
<hr/>	<hr/>	<hr/>

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
<hr/>	<hr/>	<hr/>



Rezoning Request Owner's Authorization Form

Owner's Authorization

Applicant Name <u>William Mozarregos</u>	Applicant's Address <u>2988 Old Villa Rica Rd Powder Springs</u>
Property Address <u>3969 43989 Flint Hill Rd Powder Springs, GA</u>	Property PIN

This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

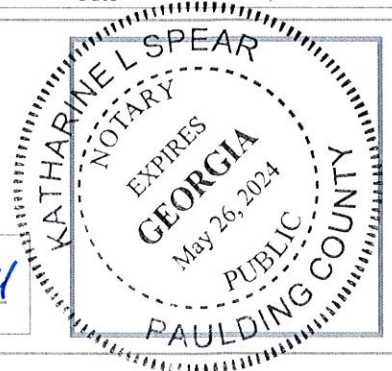
<u>[Signature]</u> Signature of Owner	<u>William Mozarregos</u> Printed Name	<u>01-26-24</u> Date
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State of GA, County of Cobb.

This instrument was acknowledged before me this 26 day of January month.

20 24, by William Mozarregos. Identification Presented: drivers license

<u>[Signature]</u> Signature of Notary Public	<u>Katharine L Spear</u> Name of Notary Public	<u>May 26, 2024</u> My Commission Expires
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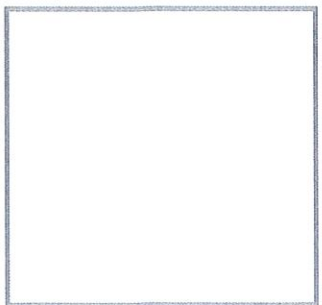


Signature of Owner	Printed Name	Date
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State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ name of signer. Identification Presented: _____



Signature of Notary Public	Name of Notary Public	My Commission Expires
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Affidavit of Public Notification

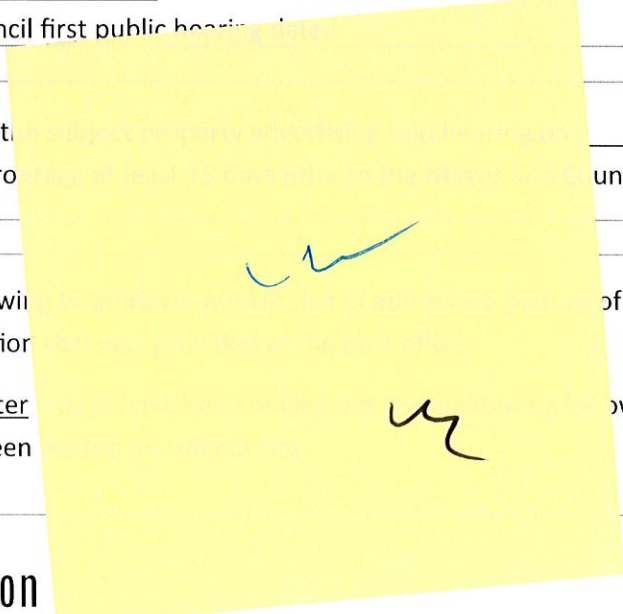
Public Notification Requirements

Per Article 13 and 14 of the City of [Powder Springs Unified Development Code](#), I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3969 and 3989 Flint Hill Rd

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on _____. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property on _____. One sign was placed at each road fronting the subject property on the _____ Council first hearing date.

Please attach the following to the application: a copy of the receipt of sign posted on property and any other documentation of sign placement. Please sign affidavit after signs are placed on property owners within 200 feet of the subject site and sign/s have been placed.



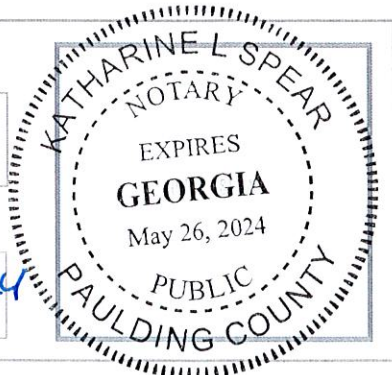
Notary Attestation

Executed in Marietta (City), Georgia (State).

[Signature]
Signature of Applicant
William Harris
Printed Name
01-26-24
Date

Subscribed and sworn before me this 26 day of January, 2024

[Signature]
Signature of Notary Public
Katharine L Spear
Name of Notary Public
May 26, 2024
My Commission Expires





Fee Schedule

FEES – Updated 11/5/2018. Please verify cost with staff

Variance, residential	\$ 250.00
Variance, commercial	\$ 450.00
Special Use	\$ 250.00
Rezoning Application, single family, 0-5 acres	\$ 250.00
Rezoning Application, single family, 6-10 acres	\$ 700.00
Rezoning Application, single family, 11-20 acres	\$ 1,000.00
Rezoning Application, single family, 21-100 acres	\$ 1,500.00
Rezoning Application, single family, \geq 101 acres	\$ 1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$ 700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$ 1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$ 1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$ 2,000.00
Rezoning Application, undeveloped med/high density residential, \geq 101 acres	\$ 2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$ 900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$ 1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$ 1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$ 2,200.00
Rezoning Application, undeveloped non-residential, \geq 101 acres	\$ 2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$ 700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$ 1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$ 1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$ 2,000.00
Rezoning Application, developed med/high density residential, \geq 500,001 SF	\$ 2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$ 900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$ 1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$ 1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$ 2,200.00
Rezoning Application, developed non-residential, \geq 500,001 SF	\$ 2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$ 25.00
Public Hearing signs - Deposit	\$ 10.00

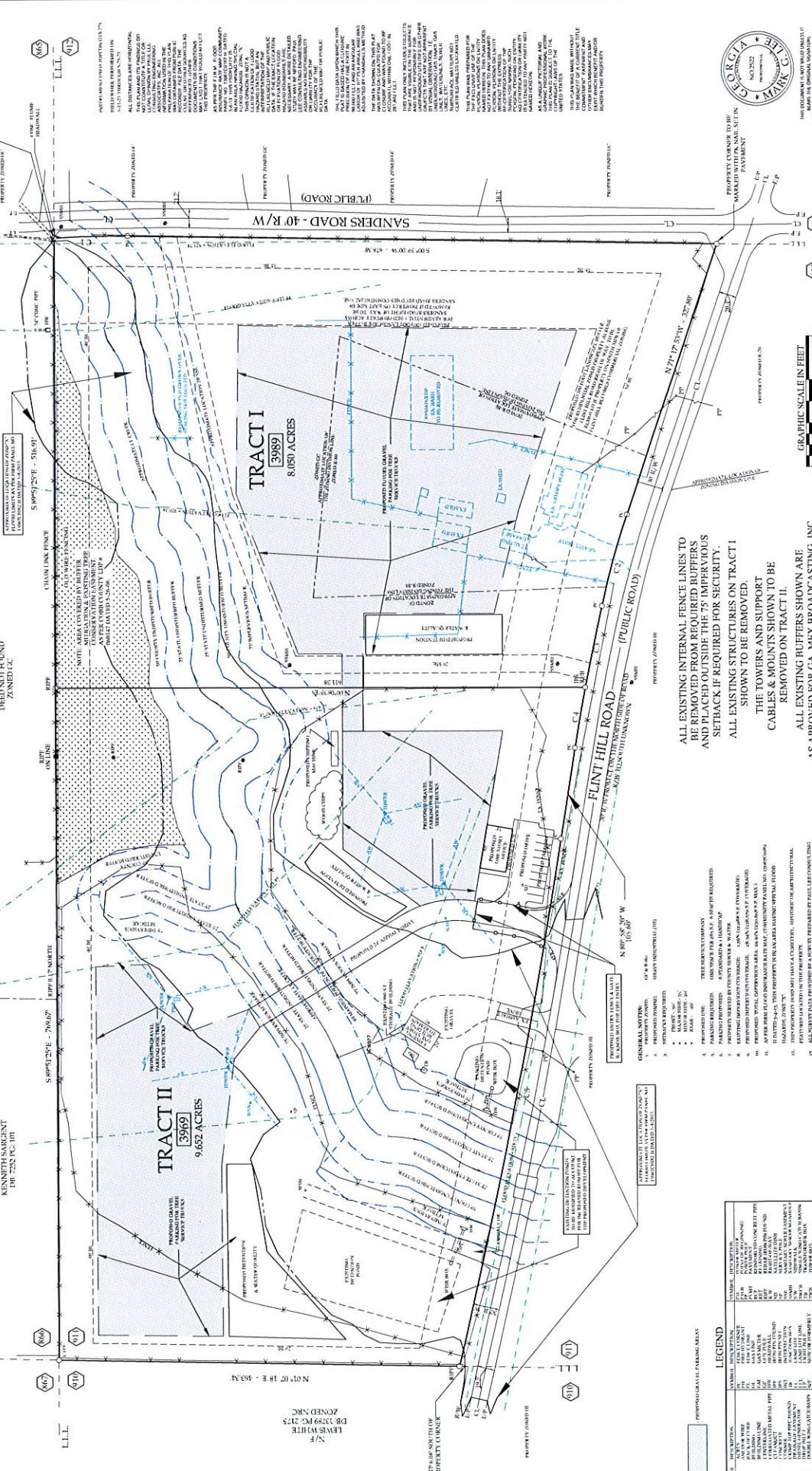
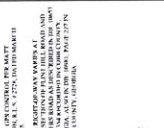
TOTAL TRACT AREA - 17,702 ACRES (771,086,38 S.F.)

TRACT AREA - 9952 ACRES (431,533,514 S.F.)

TRACT	AREA	ACRES	CHANGES IN BEARING
CT 1	110.96	48.56	N 87° 11' 20" E
CT 2	823.89	361.25	N 78° 18' 00" W
CT 3	5213.86	229.25	N 78° 18' 00" W
CT 4	5211.84	230.48	N 89° 00' 27" W
CT 5	7598.49	335.25	N 59° 00' 22" W

SITE ADDRESS TRACT II:
 3969 FLINT HILL ROAD
 POWDER SPRINGS, GA. 30127
 DEED BOOK 15160 PAGE 3322
 PARCEL ID NO.: 19091100020

SITE ADDRESS TRACT I:
 3989 FLINT HILL ROAD
 POWDER SPRINGS, GA. 30127
 DEED BOOK 15160 PAGE 3322
 PARCEL ID NO.: 19091100060



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED PLUMBING SERVICE TOWER
[Symbol]	PROPOSED GENERATOR TOWER
[Symbol]	PROPOSED WIND TURBINE
[Symbol]	PROPOSED 500KV TRANSMISSION LINE
[Symbol]	PROPOSED 230KV TRANSMISSION LINE
[Symbol]	PROPOSED 115KV TRANSMISSION LINE
[Symbol]	PROPOSED 69KV TRANSMISSION LINE
[Symbol]	PROPOSED 48KV TRANSMISSION LINE
[Symbol]	PROPOSED 25KV TRANSMISSION LINE
[Symbol]	PROPOSED 12KV TRANSMISSION LINE
[Symbol]	PROPOSED 4KV TRANSMISSION LINE
[Symbol]	PROPOSED 1.5KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.4KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.2KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.1KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.05KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.02KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.01KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.005KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.002KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.001KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.0005KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.0002KV TRANSMISSION LINE
[Symbol]	PROPOSED 0.0001KV TRANSMISSION LINE

GENERAL NOTES:

- ALL EXISTING INTERNAL FENCE LINES TO BE REMOVED AND REPLACED WITH PUBLIC ROW AND FENCED OFFSIDE THE TS IMPROVEMENT SETBACK IF REQUIRED FOR SECURITY.
- ALL EXISTING STRUCTURES ON TRACT I SHOWN TO BE REMOVED.
- THE TOWERS AND SUPPORT CABLES & MOUNTS SHOWN TO BE REMOVED ON TRACT II.
- ALL EXISTING BUFFERS SHOWN ARE AS APPROVED FOR GA. MEX BROADCASTING, INC LDP - 060147 APPROVED 5-26-06.
- ALL EXISTING BUFFER BUFFERS TO BE REMOVED AND REPLACED WITH PUBLIC ROW AND FENCED OFFSIDE THE TS IMPROVEMENT SETBACK IF REQUIRED FOR SECURITY.
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PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 44 EASTMAN DRIVE, SUITE 100, POWERSVILLE, GA 30140
 TEL: 770.270.1115 FAX: 770.270.1116
 WWW: WWW.PLEECORPORATION.COM

LAND LOT 911, 19th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA

SERIOUS TREE SERVICES

LAND SURVEYING - ENGINEERING - PLANNING - CONSTRUCTION - LAND SURVEYING

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

44 EASTMAN DRIVE, SUITE 100, POWERSVILLE, GA 30140
 TEL: 770.270.1115 FAX: 770.270.1116
 WWW: WWW.PLEECORPORATION.COM



2023 COBB COUNTY PROPERTY TAX BILL

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

PO Box 100127 • Marietta, GA 30061-7027
(770) 528-8600 • tax@cobbtax.org



Pay Online

CARLA JACKSON
TAX COMMISSIONER

HEATHER WALKER
CHIEF DEPUTY

PAYMENT DUE: October 15, 2023

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not proof of timely mailing.

Property Owner(s)	Address	Due Date	Amount
SERIOUS TREE SERVICES LLC	3969 FLINT HILL RD	10/15/2023	\$12,101.37

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
19091100020	\$1,003,430	\$401,372	8.64	9 - Unincorporated Cobb	NONE

Taxing Authority	Assessed Value	- Exemption	= Net Assessment	x Millage Rate	= Taxes Due
SCHOOL	\$401,372	\$0	\$401,372	0.0187	\$7,505.66

Levied by the **Cobb County Board of Education** representing approximately **62.02%** of your taxes due.

COUNTY GENERAL	\$401,372	\$0	\$401,372	0.00846	\$3,395.61
COUNTY BOND	\$401,372	\$0	\$401,372	0	\$0.00
COUNTY FIRE	\$401,372	\$0	\$401,372	0.00299	\$1,200.10

Levied by the **Board of Commissioners** representing approximately **37.98%** of your taxes due.

SFSSD	N/A	N/A	N/A	N/A	N/A
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Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2023	19091100020	10/15/2023	Pay: N/A	or \$12,101.37

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2023	19091100020	10/15/2023	Pay: N/A	or \$12,101.37	

Late fees apply after **October 15, 2023**
(See back)

2023 Cobb County Property Tax Bill

SERIOUS TREE SERVICES LLC

or Current Property Owner
2013 LOST MOUNTAIN RD

POWDER SPRINGS, GA 30127

Internal Use



IS YOUR INFORMATION UP TO DATE?

My mailing address has changed.

I no longer own this property.

Date Moved: _____

New Mailing Address:

Signature : _____

Return Recorded Document to:
Origin Title and Escrow, Inc
160 Clairemont Ave.
Suite 490
Decatur, GA 30030

Tax Parcel No: 19091100060 and 1991100020

**LIMITED
WARRANTY DEED**

STATE OF ~~GEORGIA~~ *California*
COUNTY OF *Santa Clara*

FILE #: 21-11545

THIS INDENTURE made this 28th day of May, 2021, between Tron Dinh Do, of the County of ~~Cobb~~ *Santa Clara* and State of California, as party or parties of the first part, hereinafter called Grantor, and Serious Tree Services, 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 NO/100 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.

TRACT 1 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 911 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING 8.050 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PARKER-KASON NAIL (P.K. NAIL), SET IN ASPHALT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD (40 FOOT RIGHT-OF-WAY), WITH THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, (VARIABLE RIGHT-OF-WAY); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 327.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 237.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 108.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES, 38 MINUTES, 18 SECONDS WEST, 108.77 FEET, RADIUS OF 933.49 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 95.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 14 MINUTES, 09 SECONDS WEST, 95.19 FEET, RADIUS OF 2471.81 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, 611.38 FEET TO A REBAR IRON PIN PLACED ALONG THE NORTH LAND LOT LINE OF LAND LOT 911; THENCE CONTINUING ALONG THE NORTH LINE OF LAND LOT 911, SOUTH 89 DEGREES, 51 MINUTES, 25 SECONDS EAST, 516.91 FEET TO A NOTCH CUT IN A CONCRETE FLUME ON THE WESTERN RIGHT -OF-WAY LINE OF SANDERS ROAD; THENCE LEAVING THE NORTHERN LINE OF LAND LOT 911 AND CONTINUING ALONG WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD AN ARC DISTANCE OF 85.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES, 11 MINUTES, 54 SECONDS EAST, 85.16 FEET, RADIUS OF 1118.46 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD, SOUTH 00 DEGREES, 59 MINUTES, 00 SECONDS WEST, 678.38 FEET TO A PARKER-KASON NAIL SET AND THE TRUE POINT OF BEGINNING.

TRACT II ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 911 OF THE 19" DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING 9.652 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A PARKER-KASON NAIL (P.K. NAIL), SET IN ASPHALT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD (40 FOOT RIGHT-OF-WAY), WITH THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, (VARIABLE RIGHT-OF-

WAY); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 327.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 108.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES; 38 MINUTES, 18 SECONDS WEST, 108.77 FEET, RADIUS OF 933.49 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 95.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 14 MINUTES, 09 SECONDS WEST, 95.19 FEET, RADIUS OF 2471.81 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 80 DEGREES; 09 MINUTES, 19 SECONDS WEST, 70.45 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, AN ARC DISTANCE OF 615.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 37 MINUTES, 22 SECONDS WEST, 615.61 FEET, RADIUS OF 7508.65 FEET, TO A REBAR PLACED AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD WITH THE WEST LINE OF LAND LOT 911; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AND FOLLOWING THE WEST LINE OF LAND LOT 911, NORTH 01 DEGREES, 07 MINUTES, 18 SECONDS EAST, 463.34 FEET TO A CRIMP TOP PIPE FOUND (CTF) AT THE NORTHWEST CORNER OF LAND LOT 911; THENCE RUNNING ALONG THE NORTH LINE OF LAND LOT 911, SOUTH 89 DEGREES, 51 MINUTES, 24 SECONDS EAST, 769.67 FEET TO A REBAR IRON PIN PLACED ON THE NORTH LINE OF LAND LOT 911; THENCE LEAVING THE NORTH LINE OF LAND LOT 911, SOUTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, 611.38 FEET TO A REBAR PLACED ON THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AND THE TRUE POINT OF BEGINNING.


LESS AND EXCEPT THAT PROPERTY CONVEYED TO COBB COUNTY BY ROY M. SANDERS IN THAT RIGHT OF WAY DEED DATED MAY 23, 1974 AND RECORDED IN DEED BOOK 1532, PAGE 120; AND THAT PROPERTY CONVEYED TO COBB COUNTY BY ROY M. SANDERS IN THAT RIGHT OF WAY DEED DATED AUGUST 25, 1993 AND RECORDED IN DEED BOOK 7961, PAGE 45.

This Deed is given subject to all easements and restrictions of record.


TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.
Signed, sealed and delivered in presence of:

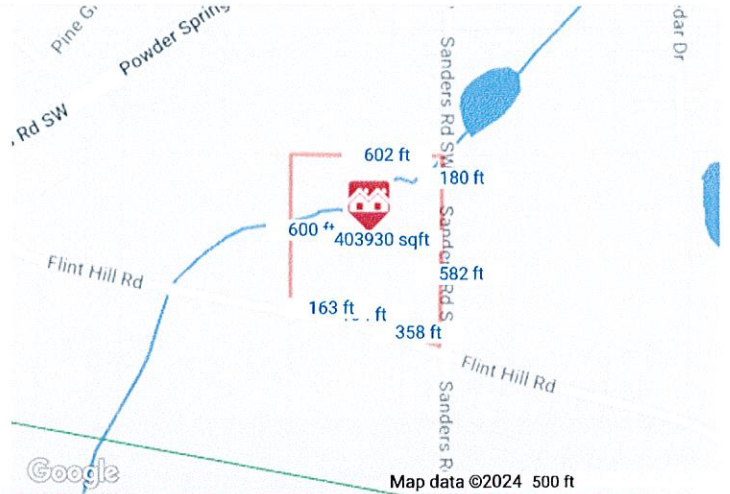
Witness  MICHAEL NGUYEN

 (SEAL)
Tron Dinh Do

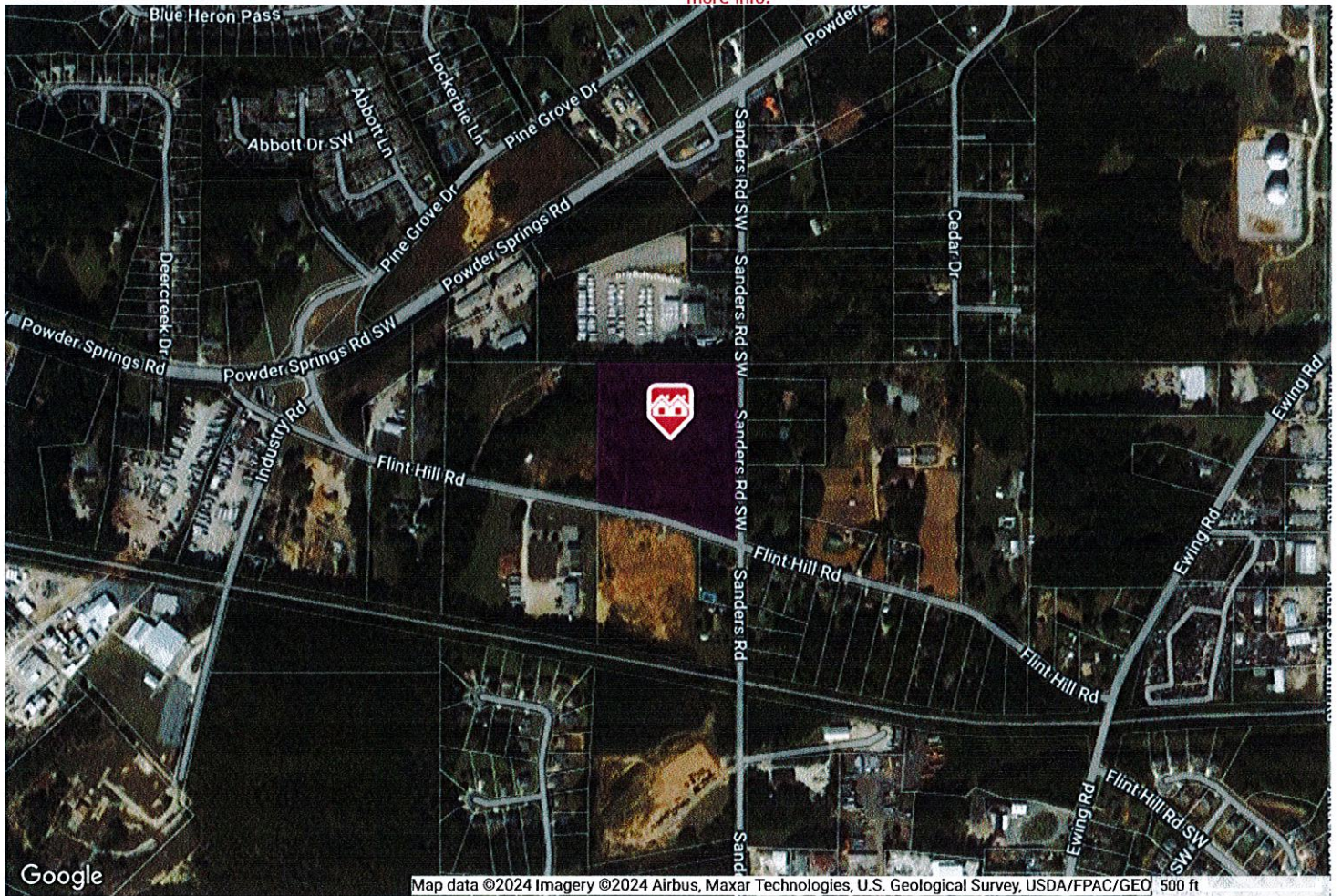

Notary Public SEE ATTACHED

3989 FLINT HILL Road Powder Springs, Georgia 30127

Parcel Map



This map is for reference purposes only and is not to be construed as a "survey description" or a survey-quality product. See Parcel Disclaimer for more info.



Accuracy of all information deemed reliable but not guaranteed and should be independently verified. ©2024 FMLS

3969 Flint Hill Road, Powder Springs, GA 30127-2834

Parcel Map

