



Ms. Tina Garver, AICP
Community Development Director
City of Powder Springs
4488 Pineview Drive
Powder Springs, 30127

Re: Application of Paran Homes, LLC to Rezone a 32.56 ± Acre Tract from MDR and R-20 to PUD-R, Land Lots 833 & 870, 19th District, Powder Springs, Georgia.

Dear Ms. Garver:

As you are aware, Paran Homes, LLC recently submitted an application to rezone approximately a 28.23-acre assemblage of six different tracts from R-20 to MDR. The application was heard, considered, and approved by Mayor and Council on January 7th, 2019. Since the zoning was approved, the company entered into a contract with an adjacent property owner, Mr. William Barnes, to purchase his 4.99-acre parcel to the west of our assemblage. Paran Homes, LLC was not required to do so, but the company decided that it would be mutually beneficial to both parties to purchase and add the additional parcel to the entire project site.

On Monday, February 21st, 2019, Mayor and Council approved a new zoning classification, Planned Unit Development-Residential (PUD-R), in order to provide flexibility in design, allow setback and lot size variation, and increase density. Noting the fact this city-initiated request was in part due to this project, Paran Homes, LLC would like to apply to rezone the original six parcels from MDR to PUD-R and the new seventh parcel from R-20 to PUD-R.


Enclosed is the original application and a check made payable to the City of Powder Springs for the filing fee. It is the company's understanding that there are city council meetings on March 4th and March 18th as well as city council work sessions on February 27th and March 13th. Please notify one of the contacts below when this application will be heard.

Paran Homes, LLC will ensure that the notification signage provided by the City is appropriately placed upon the subject property in a timely fashion. In that regard, Paran will take time/date stamped photographs of the notification signage and forward it to your office. Additionally, Paran will ensure that notification letters, as provided under the City's regulations, shall be sent to the property owners within 200 feet of the subject property.



Please do not hesitate to contact one of the contacts below should you have any questions whatsoever regarding these matters.

Sincerely,



Cc: Mr. Whit Marshall, CEO, Paran Homes (whit@paranhomes.com)
Mr. Kendall King, Director of Acquisitions, Paran Homes
(kendall@paranhomes.com)
Mr. Whit Porter, Real Estate Analyst, Paran Homes (porterw@paranhomes.com)

Powder Springs Application Form

REZONING

Applicant: Param Homes, LLC Telephone No.: 678-726-9646

Applicant's Address: 3005 Breckinridge Blvd. Suite 200 Duluth, GA 30096

Property Location: 3700 Powder Springs Rd. Tract Land Lot No.: 833 and 870

Applicant is: Property Owner Other: Attorney for Property Owner (Attach Owner's Authorization)
 Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: R-20 and MDR

Type of Application

Rezoning to: PUD-R
 Change in Stipulations of Approval

Attachments

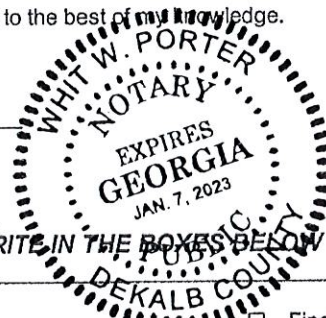
Application Fee
 Boundary Description
 Sketch Plan (Not Required)
 Impact Studies (Not Required)
 Campaign Contribution Form

Review Checklist

Other: Analysis of zoning standards

I attest that this Application and its attachments are accurate to the best of my knowledge.

[Signature]
Signature of Applicant (to be notarized)



Sworn to and subscribed before me this 21 day of February, 2019
Whit W. Porter
Notary Public

DO NOT WRITE IN THE BOXES BELOW

DRI Forms filed with ARC/DCA/GRTA on: _____ Final determination received on: _____

Application Received Date: _____

Scheduled for Public Hearing on:

Planning Commission Date: _____
Mayor & City Council Date: _____

Signs Provided Date: _____
 Newspaper Ad Date: _____
 Affidavit Received Date: _____

Notes:

Planning Commission

Public Hearing: Date: _____
Tabled Until: Date: _____

Recommendation

Approval
 Approval with Stipulations
 Denial
 No Recommendation

Mayor & Council

Public Hearing: Date: _____
Tabled Until: Date: _____
Returned to P.C. Date: _____

Final Action

Approved
 Approved with Stipulations
 Denied
 Stipulations Attached



Application Withdrawn

By Planning Director
 By P.C. or Mayor & Council

Date: _____

Without time restriction
 Restriction: Cannot be refiled for _____ months

Powder Springs

OWNER'S AUTHORIZATION

This is to certify that (I am we are I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By the 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 applies and cross out each that does not apply)

Hardship Variance Application

Applicant: Paran Homes

Applicant Address: 3005 Breckinridge Blvd, Suite 200, Duluth, GA 30096

Date this Authorization becomes null and void: N/A, 20____. (Not applicable)

Carol Anne McDowd Schneider
Signature of Owner Administrator

(Notarized)

Elaine M Conn
Signature of Owner ADMINISTRATOR

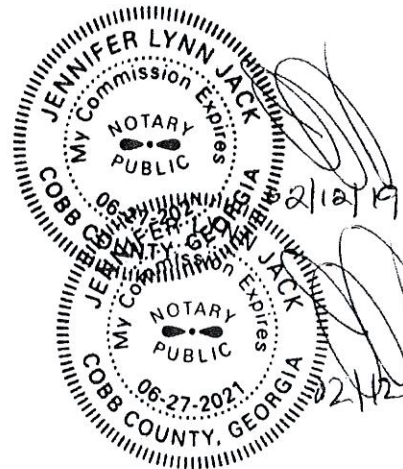
(Notarized)

Signature of Owner

(Notarized)

Signature of Owner

(Notarized)



Attach additional sheets as needed
Corporations – attach copy of corporate resolution approving authorization.

Randall Cooper

Powder Springs

OWNER'S AUTHORIZATION

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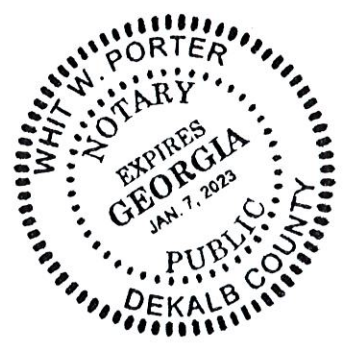
Date this Authorization becomes null and void: N/A, 20____. (Not applicable)

[Handwritten Signature] (Notarized)
Signature of Owner

Signature of Owner (Notarized)

Signature of Owner (Notarized)

Signature of Owner (Notarized)



Attach additional sheets as needed
Corporations – attach copy of corporate resolution approving authorization.

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(Check each that applies and cross out each that does not apply)

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

Applicant: Paran Homes

Applicant's Address: 3005 Breckinridge Blvd. Suite 200, Duluth, GA 30096

Date this Authorization becomes null and void: N/A, 20____. (Not applicable)

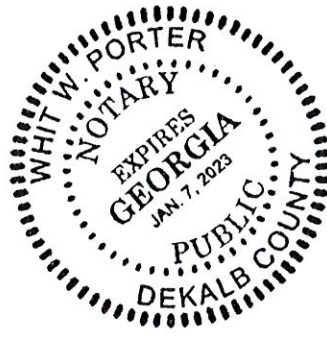
Chad Gantt dotloop verified
02/14/19 12:15 PM EST
WCZQ-F5CF-F2YG-WGNT (Notarized)
Signature of Owner

Signature of Owner (Notarized)

Signature of Owner (Notarized)

Signature of Owner (Notarized)

Signature of Owner (Notarized)



Attach additional sheets as needed

Corporations – attach copy of corporate resolution approving authorization

Thomas Ray McDonald

Powder Springs

OWNER'S AUTHORIZATION

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Check all that applies and cross out each that does not apply)

Hardship Variance Application

Applicant: Paran Homes

Applicant Address: 3005 Breckinridge Blvd, Suite 200, Duluth, GA 30096

Date this Authorization becomes null and void: N/A, 20____. (Not applicable)

Thomas Ray McDonald
Signature of Owner

(Notarized)

Signature of Owner

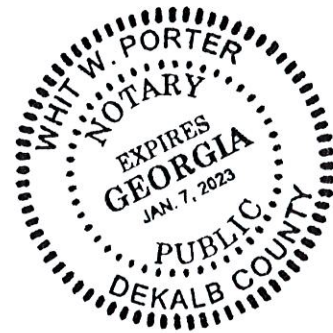
(Notarized)

Signature of Owner

(Notarized)

Signature of Owner

(Notarized)



Attach additional sheets as needed
Corporations – attach copy of corporate resolution approving authorization.

Powder Springs

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(Check each that applies and cross out each that does not apply)

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

Applicant: Paran Homes, LLC

Applicant's Address: 3005 Breckinridge Blvd. suite 200

Duluth, Ga. 30096

Date this Authorization becomes null and void: _____, 20____. (Not applicable)

William Barnes
Signature of Owner

(Notarized)

Chris Ba
Signature of Owner

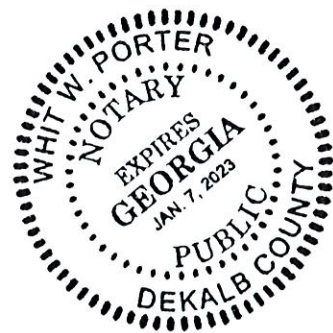
(Notarized)

Signature of Owner

(Notarized)

Signature of Owner

(Notarized)



Attach additional sheets as needed

Corporations -- attach copy of corporate resolution approving authorization

J.C. Stephenson

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

NOTE TO CLERK:

Please cross-reference
Deed Book 270, Page 480,
Plat Book 122, Page 22,
Cobb County, Georgia records.

AFTER RECORDING, RETURN TO:

Matt S. Smith, Esq.
Andersen, Tate & Carr, P.C.
1505 Lakes Parkway, Suite 100
Lawrenceville, GA 30043

STATE OF GEORGIA
COUNTY OF GWINNETT

*wait
32.*

AFFIDAVIT OF DESCENT

The undersigned Deponent, being duly sworn, deposes and says on oath that he was personally acquainted with PEGGY JEAN NELSON, deceased, over a period of *Forty six* (46) years; that Deponent is related to said Peggy Jean Nelson as a husband; that said Peggy Jean Nelson died intestate, a resident of Powder Springs, County of Cobb, State of Georgia, on the 28th day of November, 2005; that said Peggy Jean Nelson was the granddaughter of J. G. MOORE A/K/A JOHN GREEN MOORE, deceased, that said decedence died intestate, a resident of *Powder Springs*, County of *Cobb*, State of Georgia, on the 10th day of December, 1960; that said decedent was married one time as follows:

NAME OF WIFE

DATE OF DEATH

Jennie Lee Moore

December 11, 1953

Deponent further says on oath that the following are all the children ever born to or adopted by said Decedent.

NAME OF EACH CHILD	AGE AND ADDRESS, IF LIVING <i>J. L. Stephens</i>
Nuborn C. Moore	Deceased as of December 31, 1984 <i>Stephenson</i> Clerk of Superior Court Cobb Cty. Ga.
Isham Whittaker Moore	Deceased as of December 25, 1963
Edna Mae Moore Wyatt	Deceased as of December 31, 2000
John Edward Moore	Deceased as of August 11, 1996
Elizabeth (Lizzy) Moore	Deceased as of August 15, 1994
Fred W. Moore	Deceased as of November 16, 1984

Deponent further says on oath that Edna Mae Moore Wyatt died intestate a resident of *POWDER SPRINGS*, County of *COBB*, State of Georgia, and the following are all the children of the Edna Mae Moore Wyatt:

NAME OF EACH CHILD	AGE AND ADDRESS IF LIVING
Katherine Wyatt McDonald	Died on or about May 2, 1988
John Samuel Wyatt	Age: 5190 Jones Road, Austell, Georgia 30106
Peggy Jean Nelson	Died on or about November 28, 2005

Attached hereto as Exhibit "A" is a copy of the Final Order regarding the Petition for Order Declaring No Administration Necessary regarding the estate of Peggy Jean Nelson leaving all assets of Peggy Jean Nelson to the undersigned Deponent.

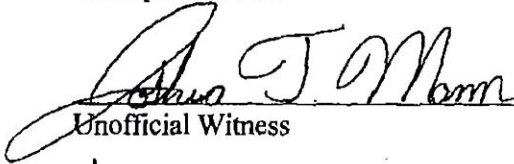
Deponent further says on oath that he is of age and sound mind.

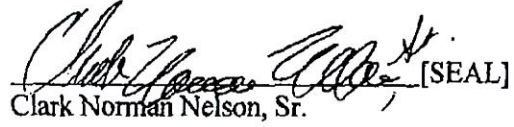
Pursuant to the above, Deponent owns an interest in and to the property of said decedent as more particularly described and/or shown in Deed Book 270, Page 480, and Plat Book 122, Page 22, Cobb County, Georgia records.

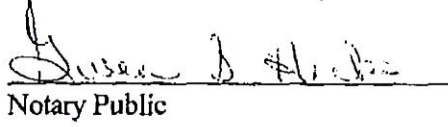
Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heir named herein.

Dated: April 5, 2007

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Clark Norman Nelson, Sr.


Notary Public

[NOTARY SEAL]



FILED IN OFFICE

2005 DEC -7 PM 12: 26

PETITION FOR ORDER DECLARING NO ADMINISTRATION NECESSARY

PROBATE COURT
COBB COUNTY, GA

GEORGIA, COBB COUNTY

To the Honorable Judge of the Probate Court of said State and County:

The Petition of CLARK NORMAN NELSON, SR., whose mailing address is 3720 Powder Springs Road, Powder Springs, GA 30127 respectfully shows to the Court the following:

1.

PEGGY JEAN NELSON, whose domicile was 3720 Powder Springs Road, Powder Springs, GA 30127 died intestate on November 28, 2005. Petitioner is an heir of the decedent.

2.

Listed below are all of the decedent's heirs, with the age or majority status, domicile and relationship to the decedent set opposite the name of each:

Name	Age (Or over 18)	Address	Relationship
Clark Norman Nelson, Sr.	68	3720 Powder Springs Road Powder Springs, GA 30127	Husband
Teri Ann Carter	46	5526 Saluda Way Acworth, GA 30101	Daughter
Clark Norman Nelson, Jr.	40	5343 Highland Pine Lane Mableton, GA 30126	Son

3.

Additional information concerning the personal representative of any now deceased heir, the guardian of any incapacitated adult heir, and any information relative to whom the court should appoint as guardian, if one is needed, in this proceeding: N/A

4.

The decedent owned the following described personal property in this state (include identifying account numbers, serial numbers, etc., where applicable):

- (1) 2001 Honda Accord LX VIN1HGCG56421A015760

5.

The decedent owned the following described real property in this state (insert complete legal description and street address, if any):

- (1) 3720 Powder Springs Road, Powder Springs, GA 30127; more fully and particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 833 and 870, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the common corner of Land Lots 796, 797, 832 and 833; thence running South 03 degrees 03 minutes 48 seconds East a distance of 874.22 feet to an iron pin; thence running South 03 degrees 01 minutes 48 seconds East a distance of 138.18 feet to a point; thence running South 03 degrees 05 minutes 24 seconds East a distance of 160.03 feet to a point; thence running South 03 degrees 51 minutes 42 seconds East a distance of 66.00 feet to a point and the TRUE POINT OF BEGINNING; thence running North 88 degrees 08 minutes 29 seconds East a distance of 291.22 feet to an iron pin; thence running South 01 degrees 14 minutes 52 seconds East a distance of 64.00 feet to an iron pin located on the line dividing Land Lot 833 and 870; thence running South 01 degrees 54 minutes 43 seconds East a distance of 804.56 feet to an iron pin located on the northerly right-of-way of Powder Springs Street (60 foot right-of-way); thence running along said right-of-way North 83 degrees 23 minutes 57 seconds West a distance of 205.32 feet to an iron pin; thence running North 06 degrees 45 minutes 58 seconds West a distance of 218.24 feet to an iron pin; thence running North 17 degrees 42 minutes 47 seconds West a distance of 186.33 feet to an iron pin; thence running North 04 degrees 37 minutes 06 seconds West a distance 158.20 feet to an iron pin; thence running North 04 degrees 05 minutes 30 seconds West a distance of 269.87 feet to a point; thence running North 03 degrees 51 minutes 32 seconds West a distance of 13.99 feet to a point and the TRUE POINT OF BEGINNING.

Being Tract I having 5.00045 acres as shown on Plat of Survey for Edna Wyatt by Richard E. Nutt, registered surveyor, dated May 10, 1993.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lots 833 and 870 of the 19th District and 2nd Section of Cobb County, Georgia, and being an area of 2.2647 acres, shown as Tract II on plat of survey for Peggy J. Nelson, prepared by James A. Evans, Jr., RLS No. 2167, dated 6/14/2000

and recorded at Plat Book 190, Page 18 of the Cobb County Records, more fully and particularly described as follows:

BEGIN at the point of intersection of the Northerly right-of-way of Powder Springs Road f/k/a Powder Springs Street and the West right-of-way of a certain 25 foot ingress-egress easement as shown on the above referenced plat of survey; thence North 80 degrees, 25 minutes, 54 seconds West along said right-of-way of Powder Springs Road for a distance of 100.91 feet to an iron pin; thence North 08 degrees, 36 minutes, 32 seconds East for a distance of 128.37 feet to an iron pin; thence North 81 degrees, 47 minutes, 35 seconds West for a distance of 48.40 feet to an iron pin; thence North 06 degrees, 00 minutes, 38 seconds East for a distance of 114.35 feet to an iron pin; thence North 01 degree, 08 minutes, 14 seconds East for a distance of 586.31 feet to an iron pin; thence South 89 degrees, 03 minutes, 01 seconds East for a distance of 121.91 feet to an iron pin; thence South 01 degree, 33 minutes, 38 seconds West for a distance of 64.00 feet to an iron pin; thence South 01 degree, 08 minutes 14 seconds West for a distance of 784.68 feet to an iron pin and the TRUE POINT OF BEGINNING. The above-referenced plat of survey is incorporated herein by reference made thereto.

Subject to all easements, rights-of-way and restrictions of record; and to any matters which an inspection of the property would show.

6.

The estate of said decedent owes no debts
(Check any and all which apply)

A. except that there is an outstanding security deed held by
_____ who must be properly served in this matter unless such holder has consented in writing below to the petition.

B. except to such creditor(s) as have consented in writing to the petition, as shown on the consent below.

C. except the creditor(s) whose name(s) and address(es) are listed immediately below who have not consented in writing and must be served as provided by law:

7.

The heirs have amicably agreed upon a division of the estate among themselves as shown by the written agreement attached hereto containing original signatures of all heirs, attested to by a notary public or probate court clerk.

8.

To the knowledge of the petitioner, no other proceedings with respect to this estate are pending, or have been completed, in any other probate court in this state.

WHEREFORE, petitioner prays that this Court issue and serve any notice required by law in such matters, and that after ascertaining the legal sufficiency for granting this petition, this Court grant an Order that no administration is necessary in this estate, all as provided by law.

Charles Thomas T. Miller, Jr.
Signature of Attorney (or
petitioner if pro se)
Address:
3720 Powder Springs Road
Powder Springs, GA 30127

Signature of Attorney (or
petitioner if pro se)
Address:

Telephone Number: 770-943-7879

Telephone Number:

State Bar #:

State Bar #:

VERIFICATION

GEORGIA, COBB COUNTY

Personally appeared before me the undersigned petitioner(s) who on oath state(s) that the facts set forth in the foregoing petition are true.

Clark Norman Nelson, Sr.
Petitioner: Clark Norman Nelson, Sr.
Residence Address:
3720 Powder Springs Road
Powder Springs, GA 30127
Telephone Number: 770-943-7879

Petitioner
Residence Address:

Telephone Number:

Sworn to and subscribed before me, this 5th day of December, 19 2005

GWENS HICKS
Notary Public, Paulding County, Georgia
My Commission Expires June 5, 2009

Gwen S. Hicks
Clerk of Probate Court or Notary Public

ORDER FOR NOTICE
(NOT NEEDED IF ALL CREDITORS HAVE CONSENTED)

Upon reading and considering the foregoing petition, IT IS ORDERED that notice issue thereon as required by law, requiring all creditors who have not consented to the petition to show cause in writing filed in this Court on or before a day certain, if published, or within ten days of personal service, whichever is later, why the prayers of the petitioner should not be granted as prayed, and an Order granted that no administration is necessary in this estate. Further Ordered that any security deed holder or other creditor who has not consented in writing to the petition and whose current address is known be served with a copy of the Petition, this Order, and the following Notice, personally if a resident of this state, or by registered or certified mail, return receipt requested, if a nonresident with a known current address. Any creditor whose current address is not known must be served by publishing the notice once a week for four weeks.

DATE

JUDGE OF THE PROBATE COURT

NOTICE :

Georgia, _____ County Probate Court

TO WHOM IT MAY CONCERN:

_____ has petitioned for an order finding that no administration is necessary on the estate of _____ deceased. All creditors who have not consented to the petition are, therefore, required to show cause on or before _____, or within ten days after personal service, whichever is later, why such order should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections. If any objections are filed a hearing will be (held on _____) (scheduled for a later date). If no objections are filed, the petition may be granted without a hearing.

DATE

JUDGE OF THE PROBATE COURT
By: _____
CLERK OF THE PROBATE COURT

ACKNOWLEDGMENT OF SERVICE AND CONSENT

Each of the undersigned heirs or creditors (including any security deed holder) hereby acknowledges due and legal service of the foregoing Petition, waives copies of same and all further service and notice in this matter, and consents to the following Final Order declaring that no administration is necessary in the estate of PEGGY JEAN NELSON, deceased.

**SIGNATURE(S) OF HEIRS OR CREDITORS
(INCLUDING ANY SECURITY DEED
HOLDERS)**

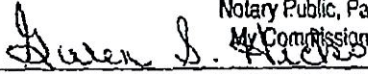
Sworn to and subscribed before
me this 5th day of Dec, 2005



GWEN S. HICKS

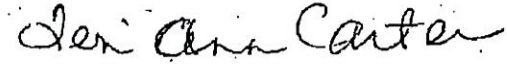
CLARK NORMAN NELSON, SR.
HUSBAND

Notary Public, Paulding County, Georgia
My Commission Expires June 5, 2009


NOTARY/CLERK OF PROBATE COURT

RELATIONSHIP TO ESTATE

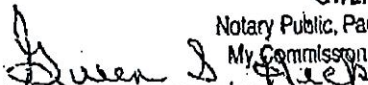
Sworn to and subscribed before
me this 5th day of Dec, 2005



GWEN S. HICKS

TERI ANN CARTER
DAUGHTER

Notary Public, Paulding County, Georgia
My Commission Expires June 5, 2009


NOTARY/CLERK OF PROBATE COURT

RELATIONSHIP TO ESTATE

Sworn to and subscribed before
me this 5th day of Dec, 2005



GWEN S. HICKS

CLARK NORMAN NELSON, JR.

Notary Public, Paulding County, Georgia
My Commission Expires June 5, 2009


NOTARY/CLERK OF PROBATE COURT

RELATIONSHIP TO ESTATE

Sworn to and subscribed before
me this ___ day of ___, 20__

NOTARY/CLERK OF PROBATE COURT

RELATIONSHIP TO ESTATE

Sworn to and subscribed before
me this ___ day of ___, 20__

NOTARY/CLERK OF PROBATE COURT

RELATIONSHIP TO ESTATE

Sworn to and subscribed before
me this ___ day of ___, 20__

NOTARY/CLERK OF PROBATE COURT

RELATIONSHIP TO ESTATE

AGREEMENT

We, being all of the heirs of PEGGY JEAN NELSON, deceased, hereby agree to the division of the decedent's estate among ourselves in the amounts and portions determined in accordance with the rules of inheritance when a decedent dies without a will, or if different, as follows:

- CLARK NORMAN NELSON, SR. 100% (One Hundred percent) of all Assets
- TERI ANN CARTER 0% (Zero percent) of all Assets
- CLARK NORMAN NELSON, JR. 0% (Zero percent) of all Assets

Sworn to and subscribed before me this 5th day of Dec, 2005

Gwen S. Hicks

NOTARY/CLERK OF PROBATE COURT
GWEN S. HICKS

Notary Public, Paulding County, Georgia

Sworn to and subscribed before me this 5th day of Dec, 2005

Gwen S. Hicks

NOTARY/CLERK OF PROBATE COURT
GWEN S. HICKS

Notary Public, Paulding County, Georgia
My Commission Expires June 5, 2009

Sworn to and subscribed before me this 5th day of Dec, 2005

Gwen S. Hicks

NOTARY/CLERK OF PROBATE COURT
GWEN S. HICKS

Notary Public, Paulding County, Georgia
My Commission Expires June 5, 2009

Clark Norman Nelson, Sr.
Clark Norman Nelson, Sr., HEIR

Teri Ann Carter
Teri Ann Carter, HEIR

Clark Norman Nelson, Jr.
Clark Norman Nelson, Jr., HEIR

PROBATE COURT OF COBB COUNTY

STATE OF GEORGIA

IN THE MATTER OF:)	ESTATE NO. <u>05-2069</u>
)	
ESTATE OF)	RE: PETITION FOR ORDER
)	DECLARING NO
<u>Peggy Jean Nelson</u>)	ADMINISTRATION NECESSARY
DECEASED)	

FINAL ORDER

A Petition stating that no administration is necessary on the above estate has been duly filed. It appearing that the decedent died intestate domiciled in this county or died intestate owning real property in this county if the decedent was not domiciled in this state; that all of the heirs of said decedent have agreed upon a division of the estate as evidenced by the Agreement attached to the petition and incorporated herein by reference; that the estate of said decedent owes no debts, except to creditors, if any, including any security deed holders, who have consented or been served in this matter; (that notice was issued and published once a week for four weeks in the newspaper in this county in which sheriff's advertisements appear); and that no written objections to the granting of an Order Declaring No Administration Necessary in said estate have been filed within the time required by law; now, therefore,

IT IS ORDERED AND DECREED that No Administration is Necessary on the above estate.

12/7/2005

DATE

David A. Dodd

JUDGE OF THE PROBATE COURT

**CERTIFICATE IN ACCORDANCE WITH
UNIFORM PROBATE COURT RULE 21(F)**

I certify that the content of the foregoing is identical in all material respects with Georgia probate court standard form entitled **Petition for Order Declaring No Administration Necessary**, except for additions or deletions indicated as required by the Uniform Probate Court Rules.

Date

Signature of Attorney
Address:
Telephone Number:
State Bar#:

DEC 07 2005

PROBATE COURT
OF COBB COUNTY

STATE OF GEORGIA
COBB COUNTY

I, THE UNDERSIGNED, Clerk of the Probate Court of Cobb County, Georgia, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Probate Court of Cobb County, Georgia and that same is in full force and effect.

WITNESS my hand and Seal of the Probate Court at Marietta, Georgia this the 12th day of Dec

2005

Paula A. Hollingshead
Clerk, Probate Court of Cobb County
Dlp

O'KELLEY & SOROHAN
ATTORNEYS AT LAW, LLC
2170 SATELLITE BLVD., STE 375
DULUTH, GEORGIA 30097
ATTN: CHARLES CHACKO

O'Kelley & Sorohan, Attorney's at Law, LLC
Atlanta, GA 30339
File # 1121SUN
Property address: 3619 TOMMY DRIVE, POWDER SPRINGS, GA 30127

Deed Book 14798 Pg 2383
Filed and Recorded Sep-17-2010 10:51am
2010-0124241
Real Estate Transfer Tax \$150.00

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

STATE OF GEORGIA
COUNTY OF Cobb

SPECIAL WARRANTY DEED

THIS INDENTURE made this 22nd day of JUNE, 2010, between

SUNTRUST BANK SUCCESSOR IN INTEREST TO HOMETOWN BANK OF VILLA RICA ,
as party or parties of the first part, hereinafter called Grantor, and

RANDOLPH COOPER and MILDRED J. COOPER,

As Joint Tenants with Rights of Survivorship,
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
(\$10.00) and other good and valuable consideration 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, the real property described in Exhibit "A" attached
hereto and Incorporated herein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and
restrictions of record affecting said bargained premises.

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 covenants that it is seized and possessed of the said land and
has a right to convey it, and warrants the title against the lawful claims of all persons claiming by,
through, and under it, but not further otherwise.

Property address: 3619 TOMMY DRIVE, POWDER SPRINGS, GA 30127

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness

[Handwritten Signature]

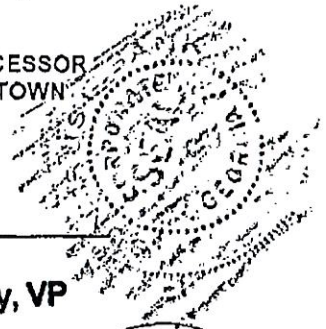
Notary Public
My commission expires

TRACEY L.B. SHACKELFORD
Notary Public
Commonwealth of Virginia
7270221
My Commission Expires Sep 30, 2013

SUNTRUST BANK SUCCESSOR
IN INTEREST TO HOMETOWN
BANK OF VILLA RICA

[Handwritten Signature]

(Seal)
BY: Julie C. Riley, VP
ITS:



(Seal)
BY:
ITS:



Legal Description

All that tract or parcel of land lying and being in Land Lot 796 of the 19th District, 2nd Section, Cobb County, Georgia, and being 11.491 acres as shown on a plat of survey for Edwin N. "Eddy" Barber, Jr., by Mark G. Lee, GRLS No. 2522, dated June 7, 2006, and being more particularly described as follows:

To find the true point of beginning, being at the intersection of the west land lot line of Land Lot 796 with the southerly right of way of Tommy Drive (50 foot right of way); running thence south 00 degrees 18 minutes 52 seconds west 427.06 feet to an iron pin set; running thence south 85 degrees 33 minutes 11 seconds east 50.40 feet to an iron pin set at the true point of beginning; running thence south 85 degrees 33 minutes 11 seconds east 480.00 feet to an iron pin set; running thence north 00 degrees 37 minutes 32 seconds east 200 feet to an iron pin set; running thence south 85 degrees 33 minutes 11 seconds east 404.44 feet to an iron pin set; running south 01 degree 14 minutes 59 seconds west 303.71 feet to an iron pin found; thence south 00 degrees 54 minutes 43 seconds west 184.13 feet to an iron pin found; running thence south 01 degree 11 minutes 12 seconds west 157.90 feet to an iron pin found; running thence south 01 degrees 11 minutes 12 seconds west 157.90 feet to an iron pin found; running thence north 89 degrees 51 minutes 10 seconds west 873.95 feet to an iron pin set; running thence north 00 degrees 18 minutes 52 seconds east 511.96 feet to an iron pin set at the true point of beginning.

Together with a non-exclusive easement over, through and across, for purposes of ingress and egress as well as utility purposes the following property:

All that tract or parcel of land lying and being in Land Lot 796 of the 19th District, 2nd Section of Cobb County, Georgia and being shown on a plat of survey for Lawrence L. Cosby and Mary M. Cosby by A. O. Carlile dated June 1981 and recorded in Plat Book 78, page 106 Cobb County, Georgia records and being shown as a "50 foot easement for driveway and a 50 foot right of way for a proposed street", which plat is incorporated herein by this reference and made a part of this description.

Deed Book 15545 Pg 3270
Filed and Recorded Jun-12-2018 09:51am
2018-0075215
Real Estate Transfer Tax \$0.00
0332018013849

WHEN RECORDED MAIL TO)
W Frank Ward PC)
324 Cherokee Street NE)
Marietta, GA 30060-1346)


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

SPACE ABOVE FOR RECORDER'S USE

ADMINISTRATOR DEED OF ASSENT

COBB COUNTY, GEORGIA

For no consideration and by the power vested in him by a Letters of Administration (copy attached) issued by the Probate Court of Cobb County, Georgia, **CHAD KIRBY GANTT**., the Administrator of the ESTATE OF JAMES WILEY GANTT, as Grantor, does hereby Remise, Devise, Release and Quitclaim to **CHAD KIRBY GANTT**, Administrator of the ESTATE OF JAMES ROBERT GANTT (the sole legal heir of the Estate of James Wiley Gantt) , as Grantee, with a current address of 309 Brooks Drive, Thomaston, GA 30286, all of the Estate of James Wiley Gantt's interest and ownership in and to the following described real property in the County of Cobb, State of Georgia

All that tract or parcel of land lying and being in Original Land Lot 870 and 833 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the north side of Powder Springs Road (State Highway #5) which is the southeast corner of the J. G. Moore property; thence running northerly N03 degrees 14 minutes 21 seconds east along the J. G Moore and McDonald property for a distance of 1334.81 feet more or less to an iron pin located at the northeast corner of the said McDonald property; thence running east S88 degrees 46 minutes 47 seconds east, for a distance of 22.28 feet to an iron pin; thence running north N0 degrees 49 minutes 18 seconds east along the Wyatt property for a distance of 200.12 feet more or less to an iron pin being on the corner of Cooper property; thence running east S88 degrees 46 minutes 47 seconds east along the south side of the Cooper property for a distance of 100 feet to an iron pin; thence running south S0 degrees 49 minutes 18 seconds west for a distance of 215.12 feet more or less to an iron pin; thence running west N88 degrees 46 minutes 47 seconds west for a distance of 107.28 feet more or less to an iron pin; thence running south S03 degrees 14 minutes 21 seconds west for a distance of 1319.81 feet to an iron pin being the north side of Powder Springs Road;

thence N79 degrees 40 minutes 39 seconds west for a distance of 15 feet more or less to an iron pin and being the point of beginning. Being the same property shown a certain survey for James R. Gantt dated July 12, 1983, recorded in Plat Book 88, Page 28, in the Superior Court of Cobb County.

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 anywise appertaining, to the only proper use, benefit and behoof of the Estate of James Robert Gantt., its heirs and assigns, against the lawful claim of all persons whomever

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year below written.

Date: May 14, 2018

[Signature]
WITNESS

[Signature]
CHAD KIRBY GANTT
Administrator

Tennessee ^{SA}
STATE OF ~~GEORGIA~~)
COUNTY OF Dandson)

I, Sheliah Amburgey, a notary public residing in the County and State aforesaid, certify that **CHAD KIRBY GANTT, ADMINISTRATOR**, who is personally to me known or who has satisfactorily proven his identity, this day appeared before me and personally did sign, seal and deliver the foregoing deed of his own free will and accord, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 14 day of May, 2018.



Sheliah Amburgey
Notary Public
My Commission Expires 03/03/2020



Probate Court of Cobb County

Deed Book 15545 Pg 3272
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

IN THE PROBATE COURT OF COBB COUNTY
STATE OF GEORGIA FILED IN OFFICE

2018 MAR 26 AM 10:42

IN RE: ESTATE OF
JAMES WILEY GANTT,
DECEASED

PROBATE COURT OF
ESTATE NO. 18-0298 GA

LETTERS OF ADMINISTRATION

[Bond Waived and/or Certain Powers Granted at Time of Appointment]

At a regular term of Probate Court, this Court granted an order allowing Chad Kirby Gantt to qualify as Administrator of the above-named Decedent, who was domiciled in this County at the time of his or her death or was domiciled in another state but owned property in this County at the time of his or her death, and that upon so doing, Letters of Administration be issued to such Personal Representative.

THEREFORE, the said Administrator, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of Personal Representative, according to Georgia law. In addition this Court:

[Initial all that apply]

- (a) POWERS GRANTED: Grants to the Administrator all of the powers contained in O.C.G.A. § 53-12-261.
(b) REPORTS WAIVED: Grants to the Administrator the specific power to serve without making and filing inventory, and without filing any annual or other returns or reports to any court; but the fiduciary shall furnish to the heirs, at least annually, a statement of receipts and disbursements.
(c) BOND WAIVED: Waives the specific requirement to post bond.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature as Judge of the Probate Court of said County and the seal of this office this 26th day of March, 2018.

Schuyler F. Hoynes,
Associate Judge of the Probate Court

NOTE The following must be signed if the Judge does not sign the original of this document

Issued by: Kati Cain

[Seal]

Clerk of the Probate Court

12.00

Mail Thomas R. McDonald
3700 Powder Springs Rd
Powder Springs, Ga
30073

After Recording return To:
William T. Cox, Jr.
P.O. Box 176
Powder Springs, Ga. 30073

WARRANTY DEED

FILED AND RECORDED
97 JAN 28 PM 12: 02
Jay C. Stephenson
CLERK OF SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 17th day of September 1996,
between EDNA M. WYATT, as party of the first part, hereinafter
called Grantor, and THOMAS R. McDONALD, as party of the second
part, hereinafter called Grantee;

None

WITNESSETH: That Grantor, for and in consideration of the sum
of Ten Dollars and other good and valuable consideration in hand
paid at and before the sealing and delivery of these presents, the
receipt of which is hereby acknowledged, have granted, bargained,
sold and conveyed and by these presents do grant, bargain, sell and
convey unto the said Grantee, his heirs and assigns, all that tract
or parcel of land described as follows:

All that tract or parcel of land lying and being in Land Lot 833, 19th District,
2nd Section of Cobb County, Georgia and being more particularly described as
follows:

BEGINNING at the Northwest corner Land Lot 833; thence running North, 87 degrees,
56 minutes, 47 seconds East, a distance of 150.00 feet to an iron pin and the
TRUE POINT OF BEGINNING; thence running South, 03 degrees, 03 minutes, 33 seconds
East, a distance of 1017.02 feet to an iron pin; thence running North, 88
degrees, 44 minutes, 45 seconds East, a distance of 174.21 feet to a point;
thence running North, 01 degrees, 14 minutes, 51 seconds West, a distance of
1019.4 feet to an iron pin located on the North line of Land Lot 833; thence
running along said Land Lot Line South, 87 degrees, 56 minutes, 47 seconds West,
a distance of 206.39 feet to an iron pin and the TRUE POINT OF BEGINNING.

Also included herein is a non-exclusive 25 foot wide easement for ingress and
egress and described as follows:

BEGINNING at the Southeast corner of the above described property; thence running
South, 01 degrees, 54 minutes, 43 seconds East, a distance of 1092.30 feet to an
iron pin located on the North right of way of Powder Springs Road; thence running
along said right of way North, 83 degrees, 23 minutes, 57 seconds West, a
distance of 25.28 feet to an iron pin; thence running North, 01 degrees, 54
minutes, 43 seconds West, a distance of 804.56 feet to an iron pin located on the
South line of Land Lot 833; thence running North, 01 degrees, 14 minutes, 52
seconds West, a distance of 284.29 feet to an iron pin; thence running North, 88
degrees, 44 minutes, 45 seconds East, a distance of 25.0 feet to a point; the
POINT OF BEGINNING.

Total property being conveyed is 5.0734 acres including easement.

Cobb County, Georgia Real Estate Transfer Tax
Paid NONE
Date 1-28-97
Jay C. Stephenson
Clerk of Superior Court

BK 10134PG003

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

And the said Grantor, for its heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered
in the presence of

Edna M. Wyatt (Seal)
EDNA M. WYATT



Notary Public, Cobb County, Georgia.
My Commission Expires February 10, 1907



BK10134PG004

7

Deed Book 15587 Ps 1557
Filed and Recorded Nov-16-2018 02:30pm
2018-0144914
Real Estate Transfer Tax \$0.00
0332018029465

This document was prepared by:

William F. Barnes
2430 Carina Terrace NW
Acworth, Georgia 30101

Warranty Deed

Rebecca Keaton
Rebecca Keaton

Clerk of Superior Court Cobb Cty. Ga.

WARRANTY DEED, made this 5 day of April, 2018 by and between

John Samuel Wyatt of the city of Acworth and the
county of COBB ("grantor") and Christina Rebecca Barnes and William Francis Barnes ("grantee")
whose mailing address is 2430 Carina Terrace NW Acworth, Georgia 30101

THE GRANTOR, for and in consideration of the sum of ten DOLLARS (\$ 10.00) the receipt and
sufficiency of which is hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the
following described premises located in the county of Cobb, state of Georgia, described as follows:

See Exhibit "A" Attached Hereto and Incorporated herein by Reference.

See Exhibit "B" Attached Hereto and Incorporated herein by Reference.

Also known as street and number Tract II Powder Springe Rd, Cobb county tax ID # 1908000390.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever.
Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors
have full power to convey the same; that the same is free from all encumbrances excepting those set forth above; that the Grantee
shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the
expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth
above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully
claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants,
conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

John S. Wyatt
Grantor
John Samuel Wyatt
Printed Name: JOHN S. WYATT Printed Name

Jennifer Watson
Witness

OMishola Adeyemo
Notary Public (SEAL)



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 833, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point located at the common corner of Land Lots 796, 797, 832 and 833; thence running along the North line of Land Lot 833 North 87 degrees 56 minutes 47 seconds East a distance of 150.00 feet to an iron pin; thence running South 03 degrees 03 minutes 33 seconds East a distance of 1017.02 feet to an iron pin; thence running North 88 degrees 44 minutes 45 seconds East a distance of 149.21 feet to an iron pin; thence running South 01 degrees 14 minutes 52 seconds East a distance of 220.29 feet to an iron pin; thence running South 88 degrees 08 minutes 29 seconds West a distance of 291.22 feet to a point located on the west line of Land Lot 833; thence running along said land lot line North 03 degrees 51 minutes 42 seconds West a distance of 66.00 feet to a point; thence running North 03 degrees 05 minutes 24 seconds West a distance of 160.03 feet to a point; thence running North 03 degrees 01 minutes 48 seconds West a distance of 138.18 feet to an iron pin; thence running North 03 degrees 03 minutes 48 seconds West a distance of 874.22 feet to a point and the POINT OF BEGINNING.

Being Tract II having 5.0024 acres as shown on Plat of Survey for Edna Wyatt by Richard E. Nutt, registered surveyor, dated May 10, 1993.

Also included herein for the purpose of ingress and egress is a 25 foot easement described as follows:

BEGINNING at the common corner of Land Lots 796, 797, 832 and 833; thence running along the north line of Land Lot 833 North 87 degrees 56 minutes 47 seconds East a distance of 356.39 feet to an iron pin; thence running South 01 degrees 14 minutes 51 seconds East a distance of 1019.4 feet to a point and the TRUE POINT OF BEGINNING; thence running South 01 degrees 54 minutes 43 seconds East a distance of 284.0 feet to an iron pin located on the south line of Land Lot 833; thence continuing South 01 degrees 54 minutes 43 seconds East a distance of 808.30 feet to an iron pin located on the northerly right-of-way of Powder Springs Street (60 foot right-of-way); thence running along said right-of-way North 83 degrees 23 minutes 57 seconds West a distance of 25.28 feet to an iron pin; thence running North 01 degrees 54 minutes 43 seconds West a distance of 804.56 feet to an iron pin located on the south line of Land Lot 833; thence running North 01 degrees 14 minutes 52 seconds West a distance of 284.29 feet to an iron pin; thence running North 88 degrees 44 minutes 45 seconds East a distance of 25.0 feet to a point and the TRUE POINT OF BEGINNING.

Being a 25 foot easement for ingress and egress as shown on Plat of Survey for Edna Wyatt by Richard Nutt, registered surveyor, dated May 10, 1993.

BK7318PG0083

Deed Book 15587 Pg 1559
 Rebecca Keaton
 Clerk of Superior Court Cobb Cty. Ga.

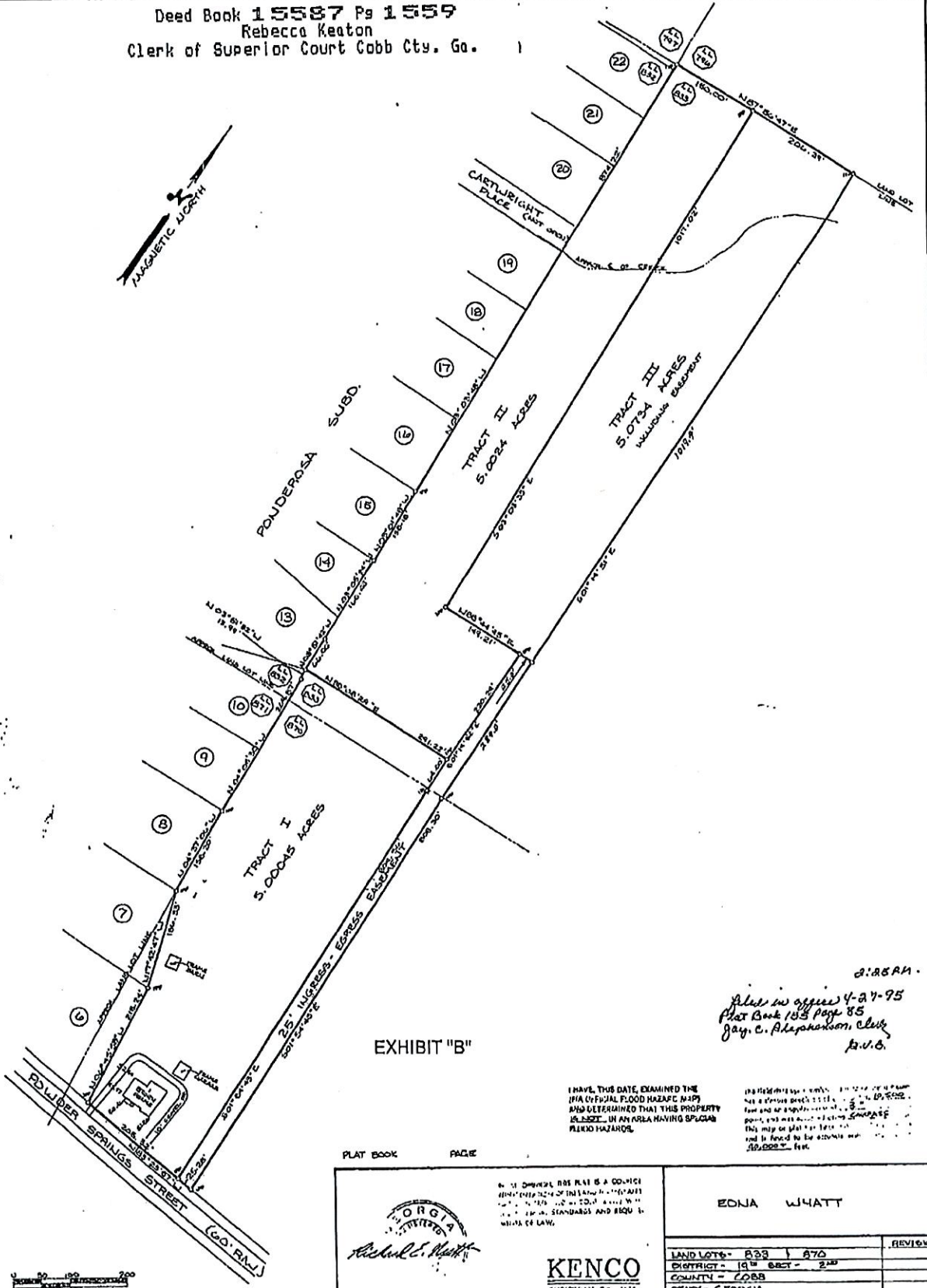


EXHIBIT "B"

2:25 PM
 Filed in office 4-27-95
 Plat Book 155 Page 85
 Jay C. Alexander, Clerk
 J.C.A.

I HAVE, THIS DATE, EXAMINED THE
 FIA (FEDERAL FLOOD HAZARD MAPS)
 AND DETERMINED THAT THIS PROPERTY
 IS NOT IN AN AREA HAVING SPECIAL
 FLOOD HAZARDS.

PLAT BOOK PAGE

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE THIS 27th DAY OF APRIL, 1995.

Richard E. Keaton

KENCO
 SURVEYING CO., INC.
 6550 W. 13th St.
 (404) 423-6074

EDNA WYATT	
LAND LOTS - 838 & 870	REVISION
TRACT - 10th DIST - 230	
COUNTY - COBB	
STATE - GEORGIA	
DATE - 5-10-93 SCALE 1" = 100'	



7

PRESSLEY'S

REAL ESTATE TAX SERVICE
P.O. BOX 2297 - PEACHTREE CITY, GA 30269
PHONE: 770-487-4376 - FAX: 770-487-0793
E-MAIL: rnpresley@earthlink.net

Emmew

— KUSH —

LL _____ DIST _____ LOT _____ BLK _____

S/D _____ COUNTY Cobb
CAPTION Powder Pgs Rd

DATE EXAMINED 2-11-19

FILE# _____

CLIENT Piedmont Law

MAP REF. 19083300390

CHAIN OF TITLES

R.T.V.

CHRISTINA BRANCHES

VERIFY TAX DESCRIPTION TO YOUR LEGAL DESCRIPTION

SAC

NO LIABILITY FOR FIFA TRANSFERS

ALL FIFA'S SUBJECT TO BE SOLD AT ANY TIME

PAYOFF GOOD THRU

3-15-19

YEAR	CITY TAXES	STATE AND COUNTY TAXES
2012	<u>Call</u>	
2013	<u>Call</u>	
2014	<u>Call</u>	
2015	<u>Call</u>	
2016	<u>Call</u>	<u>904.22</u>
2017	<u>Call</u>	<u>1270.95</u>
	Base =	<u>1162.53</u>
	Exempt	<u>0</u>
2018	Assessment	<u>30304</u>
	City of Atlanta Sanitary Tax Not Checked	Bill #
	To Pay	<u>1260.04</u>
	Date Paid	
	Amount Paid	

STREET IMPROVEMENTS

CITY OF ATLANTA WATER BILL NOT CHECKED

County Sanitary Tax Bill No. _____

County Water Bill No. _____

7



Parcel Id:	19-083300390	Tax Account Id:	4067
Property Location:	POWDER SPRINGS RD	Zoning Code:	
Owner Name/Address:	WYATT JOHN SAMUEL C/O WILLIAM BARNES 2430 CARINA TER NW ACWORTH GA 30101	Land Value:	0
		Improvement Value:	38,304
		Exempt Value:	0.00
		Total Assessed Value:	38,304.00
		Deductions:	None

Taxes

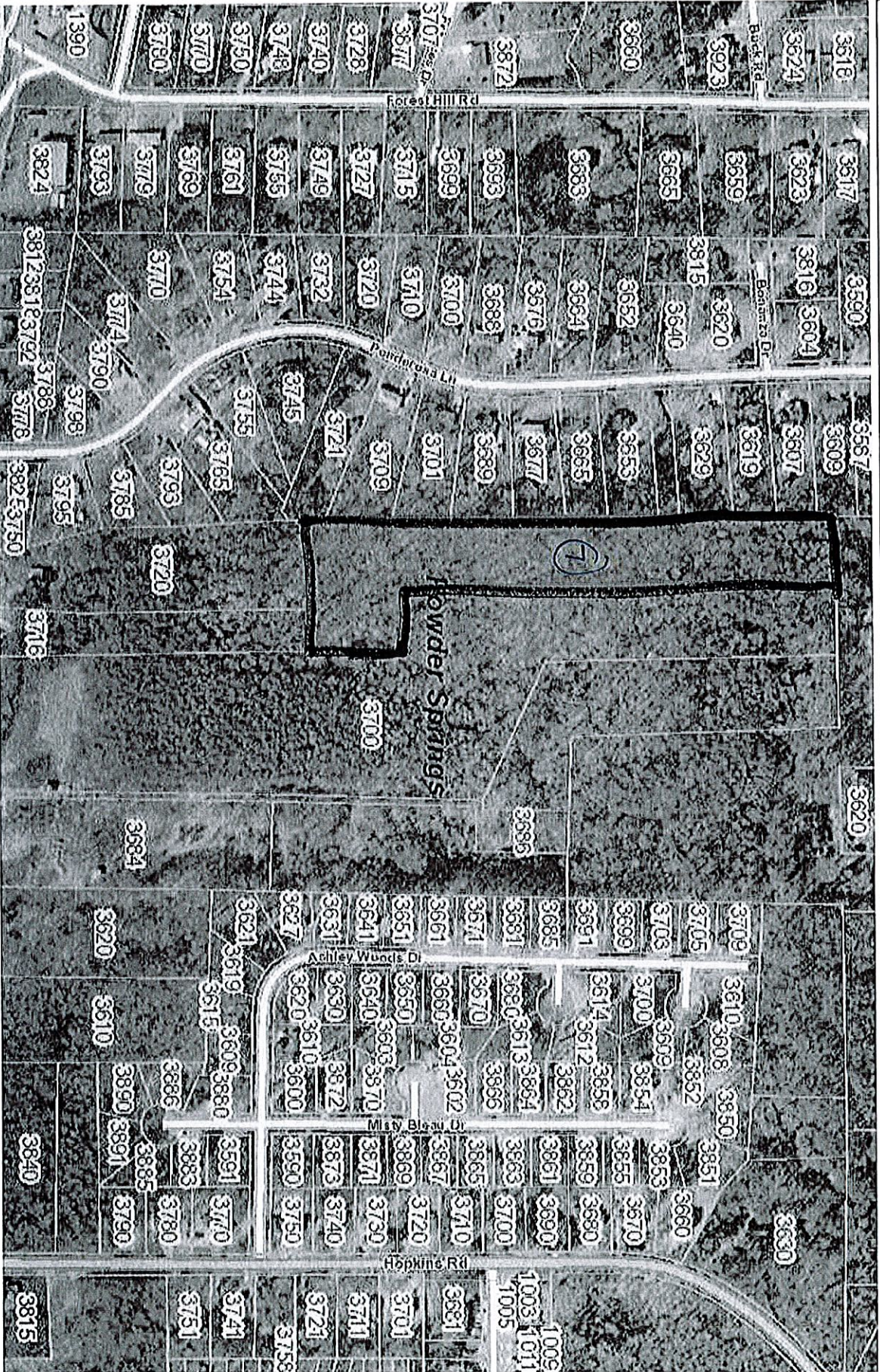
Make a Payment							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2018	11/15/2018	Tax	363.89	363.89	25.62	389.51	OPEN
2017	11/15/2017	Tax	325.58	325.58	79.68	405.26	OPEN
2016	11/15/2016	Tax	234.06	234.06	89.69	323.75	OPEN
2015	11/15/2015	Tax	234.06	234.06	89.07	323.13	OPEN
2014	11/15/2014	Tax	217.06	217.06	112.94	330.00	OPEN
2013	11/30/2013	Tax	217.06	217.06	148.98	366.04	OPEN
2012	11/30/2012	Tax	217.06	217.06	172.85	389.91	OPEN
2011	11/30/2011	Tax	217.06	217.06	198.89	415.95	OPEN

Last Payment: 11/22/10

[Return to Home](#)



Cobb County Georgia Online Mapping



752.3 0 376.17 752.3 Feet

WGS 1984 Web Mercator Auxiliary Sphere
© Cobb County Georgia

This map is a user generated static output from an internet mapping application. The accuracy of the data is not guaranteed. This map is not to be used for navigation.

1:4,514



Map Notes:

7



PARID: 19083300390

BARNES CHRISTINA REBECCA AND

Parcel

Class	Residential Small Tracts
Total Acres	5
Total Land Sqft	217800
Address	POWDER SPRINGS RD
Neighborhood	0519 - 9991 HOMESITE

Owner

Owner	BARNES CHRISTINA REBECCA & WILLIAM FRANCIS
-------	--

Legal

Tax District	5 - POWDER SPRINGS
Subdivision Number	9991

Appraised Value

Land Value	
Building Value	
Total Appraised Value	

Assessed Value

Land Value	
Building Value	
Total Assessed Value	

Sales

Sale Date	Amount	Seller	Buyer
05-APR-18	\$0	WYATT JOHN S	BARNES CHRIS

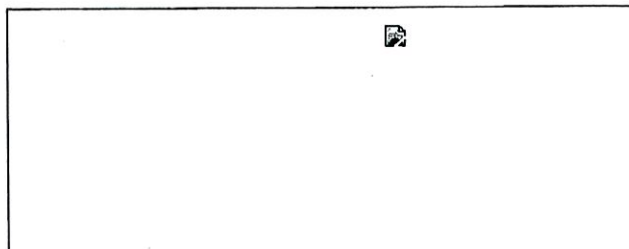
As an enhanced customer service, the Superior Court Clerk and Tax Assessors' Office has created this direct link to deed documents. [Not all deeds display on the Tax Assessors' Website!](#) For complete c

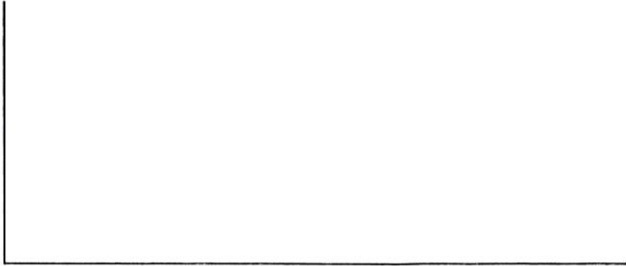
History

Year	Property Class	Appraised
2018	Residential	\$95,760
2017	Residential	\$95,760
2016	Residential	\$63,840
2015	Residential	\$63,840
2014	Residential	\$63,840
2013	Residential	\$63,840
2012	Residential	\$63,840
2011	Residential	\$63,840
2010	Residential	\$79,800
2009	Residential	\$119,700
2008	Residential	\$119,700
2007	Residential	\$119,700
2006	Residential	\$119,700
2005	Residential	\$119,700
2004	Residential	\$106,400
2003	Residential	\$106,400
2002	Residential	\$106,400
2001	Residential	\$63,840
2000	Residential	\$63,840
1999	Residential	\$63,840

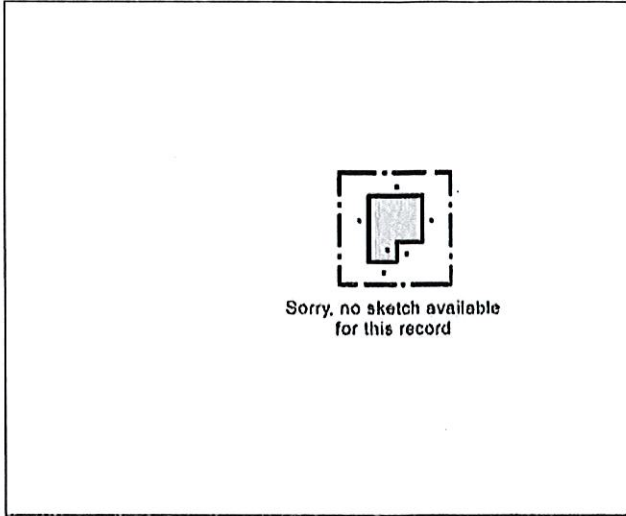
Appeals History

Tax Year	Property Type
2002	Residential

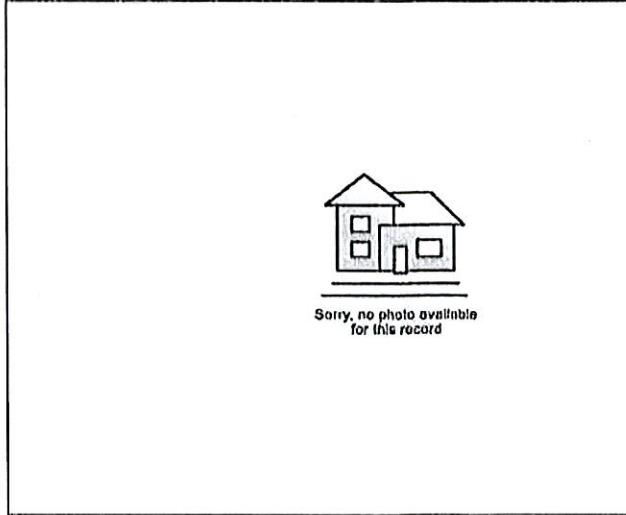




Sorry, no sketch available
for this record



Sorry, no photo available
for this record





GEORGIA DEPARTMENT OF REVENUE

JAY C. STEPHENSON
 CLERK OF SUPERIOR COURT Cobb Cty. GA.

STATE TAX EXECUTION

EXECUTION NUMBER	TOTAL
REV 120194065	\$2,525.12 (Includes \$50.00 Costs)

GEORGIA, FULTON COUNTY

To ALL and singular sheriffs of this state, the State Revenue Commissioner or his authorized representatives, greetings:
 YOU ARE HEREBY COMMANDED, that of the goods and chattels, or if none be found, then the lands and tenements of

CHRISTINA R BARNES
 SSN : XXX-XX-6730
 WILLIAM F BARNES
 SSN : XXX-XX-3058
 2430 CARINA TER NW
 ACWORTH GA 30101-3448

you cause to be made by levy and sale the sum of the dollars and cents hereinafter shown, said sum representing delinquent tax liabilities of the named taxpayer(s) assessed under the taxing Acts of this State and the Georgia Public Revenue Code for the taxable period(s) indicated below together with interest on the total as shown below at the rate specified in Code Section § 48-2-40 from the date of this execution until said total amount is paid, plus all collection fees and costs which have accrued and which may hereafter accrue.

You are further commanded to pay over to the Department of Revenue of the State of Georgia the aforesaid amounts upon collection thereof and to have you then and there this writ.

TAX TYPE	ACCOUNT ID	TAX PERIOD	AMOUNT DUE
Individual Income Tax	***.**.6730	01-Jan-2009 - 31-Dec-2009	\$2,525.12

Witness the undersigned State Revenue Commissioner of Georgia on this date of April 25, 2012.

Douglas J. MacGinnitie
 State Revenue Commissioner

Tax	\$1,351.00
Interest	\$358.21
Penalty	\$356.80
Collection Fee	\$409.11
Costs	\$50.00
Total	\$2,525.12

The State Revenue Commissioner can find no property of the defendant on which to levy the within tax execution.

This _____ day of _____, _____.

 Authorized Representative of the State Revenue Commissioner

Georgia, _____ County

Entered on General Execution Docket Book No. _____ Page No. _____ at _____ a.m./p.m

This _____ day of _____, _____.

 Clerk

Rebecca Keaton

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty, GA.

TAX EXECUTION
CITY OF POWDER SPRINGS
STATE OF GEORGIA

-VERSUS-

WYATT, JOHN SAMUEL

Tax Year:	Property Description:	Parcel:	Fifa Cost:
2012	OFF POWDER SPRINGS RD	19083300390	10.00
Principal Tax :	Penalty:	Interest:	Total Due:
238.77	21.71	8.68	257.45

To all, Singular Sheriffs and Constables of the State:

Greetings,

You are hereby commanded, that of the goods, chattels, lands and tenements of the stated taxpayer, you caused to be made levy and sale sufficient thereof; to make the sum of the dollars and cents within shown the amount of city taxes for the year. The further execution sum as stated for the execution and sufficient amount to cover interest on said principal taxes at the rate of 12% from the due date of said bill dated November 30th, 2012, until settled. Together with all cost that may hereinafter accrue; and have you the said sum money to be paid to me upon collection thereof, to be rendered to the City of Powder Springs, the principal, penalties, interest and costs aforesaid: and have you then and there this writ.

This 1ST day of April 2013

By: *Vanessa Hudson*
Vanessa Hudson
Tax Collector, City of Powder Springs

BK: 89 PG: 1055
Filed and Recorded Aug-18-2014 11:39:39AM
DOC#: L2014-031543



REBECCA KERTON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

TAX EXECUTION
CITY OF POWDER SPRINGS
STATE OF GEORGIA

-VERSUS-

Wyatt, John S.

Tax Year:	Property Description:	Parcel:	FiFa Cost:
2013	Powder Springs Road	19083300390	10.00
Principal Tax:	Penalty:	Interest:	Total Due:
217.06	21.71	17.36	266.13

To all, Singular Sheriffs and Constables of the State:

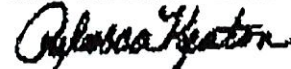
Greetings,

You are hereby commanded, that of the goods, chattels, lands and tenements of the stated taxpayer, you caused to be made levy and sale sufficient thereof; to make the sum of the dollars and cents within shown the amount of city taxes for the year. The further execution sum as stated for the execution and sufficient amount to cover interest on said principal taxes at the rate of 12% from the due date of said bill dated November 30th, 2013, until settled. Together with all cost that may hereinafter accrue; and have you the said sum money to be paid to me upon collection thereof, to be rendered to the City of Powder Springs, the principal, penalties, interest and costs aforesaid: and have you then and there this writ.

This 15th day of August 2014

By: Tamara L. Newkirt
Tamara L. Newkirt
Tax Collector, City of Powder Springs

BK: 95 PG: 6052
Filed and Recorded Jun-04-2015 03:26:44PM
DOCH: L2015-021415



REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

TAX EXECUTION
CITY OF POWDER SPRINGS
STATE OF GEORGIA

-VERSUS-

WYATT JOHN SAMUEL

Tax Year: 2014
Property Description: POWDER SPRINGS RD
Parcel: 19-083300390
FiFa Cost: \$10

Principal Tax: \$217.06
Penalty + Interest: \$32.56
Total Due: \$259.62

To all, Singular Sheriffs and Constables of the State:

Greetings,

You are hereby commanded, that of the goods, chattels, lands and tenements of the stated taxpayer, you caused to be made levy and sale sufficient thereof; to make the sum of the dollars and cents within shown the amount of city taxes for the year. The further execution sum as stated for the execution and sufficient amount to cover interest on said principal taxes at the rate of 12% from the due date of said bill dated November 15th, 2014, until settled. Together with all cost that may hereinafter accrue; and have you the said sum money to be paid to me upon collection thereof, to be rendered to the City of Powder Springs, the principal, penalties, interest and costs aforesaid: and have you then and there this writ.

This 22nd day of May 2015

By: Tamara L. Newkirt
Tamara L. Newkirt
Tax Collector, City of Powder Springs

TAX EXECUTION *Rebecca Keaton*
CITY OF POWDER SPRINGS
STATE OF GEORGIA

Rebecca Keaton
Sheriff of Superior Court Cobb Cty. Ga.

-VERSUS-

WYATT JOHN SAMUEL

Tax Year: 2015
Property Description: POWDER SPRINGS RD
Parcel: 19-083300390

FiFa Cost: \$ 17.00
Principal Tax: \$ 1085.30
Penalty + Interest: \$ 440.18
Total Due: \$ 1542.48

To all, Singular Sheriffs and Constables of the State:

Greetings,

You are hereby commanded, that of the goods, chattels, lands and tenements of the stated taxpayer, you caused to be made levy and sale sufficient thereof; to make the sum of the dollars and cents within shown the amount of city taxes for the year. The further execution sum as stated for the execution and sufficient amount to cover interest on said principal taxes at the rate of 12% from the due date of said bill dated November 15th, 2015, until settled. Together with all cost that may hereinafter accrue; and have you the said sum money to be paid to me upon collection thereof, to be rendered to the City of Powder Springs, the principal, penalties, interest and costs aforesaid: and have you then and there this writ.

This 22nd day of April 2016

By: Linda Higgs
Linda Higgs
Tax Collector, City of Powder Springs

TAX EXECUTION *Rebecca Keaton*
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

CITY OF POWDER SPRINGS

STATE OF GEORGIA

-VERSUS-

WYATT JOHN SAMUEL

Tax Year: 2016
Property Description: POWDER SPRINGS RD
Parcel: 19-083300390

FiFa Cost: \$17.00
Principal Tax: \$217.06
Penalty + Interest: \$16.97
Total Due: \$251.03

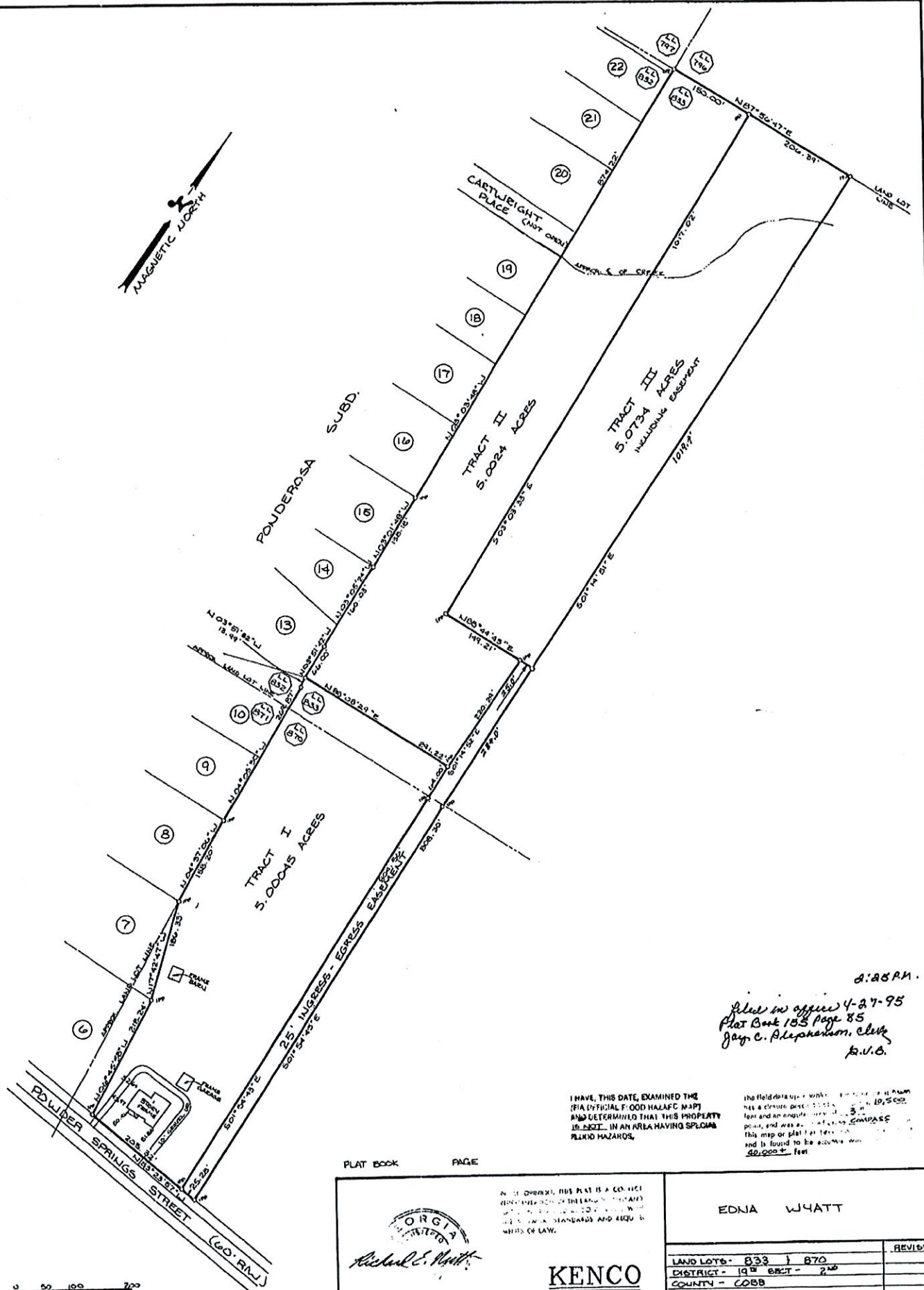
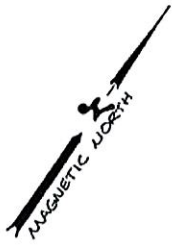
To all, Singular Sheriffs and Constables of the State:

Greetings,

You are hereby commanded, that of the goods, chattels, lands and tenements of the stated taxpayer, you caused to be made levy and sale sufficient thereof; to make the sum of the dollars and cents within shown the amount of city taxes for the year. The further execution sum as stated for the execution and sufficient amount to cover interest on said principal taxes at the annual calculation of the Federal Prime Rate plus 3%, from the due date if said bill dated November 15th, 2016, until settled. Together with all cost that may hereinafter accrue; and have you the said sum money to be paid to me upon collection thereof, to be rendered to the City of Powder Springs, the principal, penalties, interest and costs aforesaid; and have you then and there this writ.

This 21st day of April 2017

By: Linda Higgs
Linda Higgs
Tax Collector, City of Powder Springs



2:25 PM.
 Filed in office 4-27-95
 Plat Book 103 page 85
 Jay C. Alexander, Clerk
 P.O.

I HAVE, THIS DATE, EXAMINED THE (P.A. OFFICIAL F.O.D. HALAFI MAP) AND DETERMINED THAT THIS PROPERTY IS EXACTLY IN AN AREA HAVING SLOPES AND HAZARDOUS.

The field data shows that the property has a closure of 10,500 feet and an area of 10,500 sq. ft. This map or plat is true and is found to be accurate within 80,000+ feet.

PLAT BOOK PAGE

AS IS OWNED, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AND IS SUBJECT TO ALL APPLICABLE STANDARDS AND REGULATIONS OF LAW.

Richard E. Whitt

KENCO
 SURVEYING CO., INC.
 P.O. BOX 514
 SHILOH, GA 30091
 (404) 422-6874

EDNA WHATT		REVISOR
LAND LOTS - 833 & 870		
DISTRICT - 19 th DIST - 2 nd		
COUNTY - COBB		
STATE - GEORGIA		
DATE - 5-10-93	SCALE 1" = 100'	



155/05

4,5,6

STATE HIGHWAY DEPARTMENT OF GEORGIA
RIGHT OF WAY DEED

1. GEORGIA, Cobb County Project No. D.P. 1671
2. THIS CONVEYANCE made and executed the 20 day of July, 1949
3. WITNESSETH that I. W. MOORE

4. the undersigned, is the owner of a tract of land in said county through which a state aid road, known as project No. D.P. 1671
5. on State Highway No. 5 between Powder Springs and Marietta has been laid
6. out by the State Highway Department of Georgia as a part of the State Aid Road System of Georgia, as provided in Acts of the General Assembly of
7. Georgia of 1919 and 1924, said said being more particularly referred to a map and drawing of said road in the office of the State Highway Depart-
8. ment of Georgia, Atlanta, GA., to which reference is hereby made.

9. Now, therefore, in consideration of the benefit to my property by the construction or maintenance of said road, and in consideration of ONE
10. DOLLAR (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, I do hereby grant, bargain, sell and convey to said State Highway Depart-
11. ment of Georgia, and their successor in office so much land in Land Lot No. _____ of the _____ Land District or _____ Co. Ga.

12. District of said County as to make a right of way for said road as surveyed and measured from the center line of the highway location as follows:
From Sta. 45/00 to Sta. 49/75 a strip See Sketch ft. wide Lt. side
From Sta. 49/75 to Sta. 53/90 a strip 30 ft. wide Lt. side
From Sta. 49/75 to Sta. 52/25 a strip See Sketch ft. wide Rt. side
From Sta. 52/25 to Sta. 53/90 a strip 30 ft. wide Rt. side

Revision.

13. Said right of way is more particularly described according to a plat of the right of way through the property of I. W. MOORE
14. prepared by the State Highway Department of Georgia, dated the 14 day of June, 1949

15. and made a part of this description. Said plat is hereto attached or is on file in the office of the State Highway Department of Georgia, No. 2 Capitol
16. Square, Atlanta, Georgia.

17. Said right of way begins at Station 45/00 which is the boundary line between the lands of
18. I. W. MOORE and the undersigned party and continues to Station 53/90

19. which is the boundary line between the lands of the undersigned and R. L. ARTOUR
20. and totals 0.649 Acres.

CONDITIONS AND RESERVATIONS

21. In case the right of way is abandoned as a highway location, same shall revert to the property from which it is taken.
22. The information filed in with link in the above description was inserted before the execution by the Grantor.
23. AND for the same consideration, I do further grant the right to all necessary drainage in the construction and maintenance of said road constructed
24. over the said right of way and on my lands adjacent thereto, and also repair said County and State Highway Department from any claim of damage
25. arising on account of construction of said roads or fills and embankments, ditches or culverts or bridges, on account of back water, changing of courses
26. of streams, or in any other manner.

27. To have and to hold the said conveyed premises in fee simple.
28. I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and administrators forever to defend by
29. virtue of these presents.

30. In Testimony whereof, I have hereunto set my hand and seal the day above written.

31. Signed, sealed and delivered in the presence of I. W. MOORE (L. S.)

32. J. M. KERR (L. S.)

33. ALICE W. HECK (L. S.)

34. Notary Public, State of Georgia (L. S.)
Com. exp. 8/30/50 (Seal attached)

Filed this 22 day of July, 1949, at 9 o'clock A. M.

Recorded this 22 day of July, 1949 JOHN T. LECROY
Clerk Superior Court.

Deed No. (23)

209/117

4.5.6

STATE HIGHWAY DEPARTMENT OF GEORGIA RIGHT OF WAY DEED

1. GEORGIA, Uobb County Project No. S.P. 1671
 2. THIS CONVEYANCE made and executed the 30 day of June, 1949
 3. WITNESSETH that J. G. MOORE
 4. the undersigned, is the owner of a tract of land in said county through which a state aid road, known as project No. S.P. 1671
 5. in State Highway No. 5 between Ponder Springs and Murietta has been laid
 6. out by the State Highway Department of Georgia as a part of the State Aid Road System of Georgia, as provided in Acts of the General Assembly of
 7. Georgia of 1917 and 1921, said road being more particularly described in a map and drawing of said road in the office of the State Highway Depart-
 8. ment of Georgia, Atlanta, Ga.; to which reference is hereby made.
 9. Now, therefore, in consideration of the benefit to my property by the construction or maintenance of said road, and in consideration of ONE
 10. DOLLAR (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, I do hereby grant, bargain, sell and convey to said State Highway Depart-
 11. ment of Georgia, and their successor in office so much land in Land Lot No. * * * of the * * * Land District or * * * G.M.
 12. District of said County as to make a right of way for said road as surveyed and measured from the center line of the highway location as follows:
 From Sta. 41+40 to Sta. 45+00 a strip 800 ft. wide 16 ft. wide side
 From Sta. 45+00 to Sta. 45+00 a strip _____ ft. wide _____ side
 From Sta. 45+00 to Sta. 45+00 a strip _____ ft. wide _____ side
 From Sta. 45+00 to Sta. 45+00 a strip _____ ft. wide _____ side

Revision.

13. Said right of way is more particularly described according to a plat of the right of way through the property of J. G. MOORE
 14. prepared by the State Highway Department of Georgia, dated the 14 day of June, 1949
 15. and made a part of this description. Said plat is hereto attached or is on file in the office of the State Highway Department of Georgia, No. 2 Capitol
 16. Square, Atlanta, Georgia.
 17. Said right of way begins at Station 41+40 which is the boundary line between the lands of
 18. Jewel Howder and the undersigned party and continues to Station 45+00
 19. which is the boundary line between the lands of the undersigned and J. W. MOORE
 20. and totals 0.032 Acres.

CONDITIONS AND RESERVATIONS

21. In case the right of way is abandoned as a highway location, same shall revert to the property from which it is taken.
22. The information filed in with ink in the above description was inserted before the execution by the Grantor.
23. AND for the same consideration, I do further grant the right to all necessary drainage in the construction and maintenance of said road constructed
 24. over the said right of way and on my lands adjacent thereto, and also release said County and State Highway Department from any claim of damage
 25. arising on account of construction of said roads or fills and embankments, ditches or culverts or bridges, on account of back water, changing of course
 26. of stream, or in any other manner.
27. To have and to hold the said conveyed premises in fee simple.
28. I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and administrators forever to defend by
 29. virtue of these presents.
30. In Testimony whereof, I have hereunto set my hand and seal the day above written.
31. J. G. MOORE (L. S.)
32. Signed, sealed and delivered in the presence of _____ (L. S.)
33. JAMES D. SANDERS _____ (L. S.)
34. ALICE W. HECK Notary Public, G.S. State at Luogo _____ (L. S.)
 Com. Exp. 8-30-50 (Genl attached) _____ (L. S.)

Filed this 22 day of July, 1949 at 9 o'clock A. M.
 Recorded this 22 day of July, 1949 JOHN T. LEROY
 Clerk Superior Court.

Deed No. (11)

209/123

EASEMENT

STATE OF GEORGIA
COUNTY OF COBB

\$ 175.00

For and in consideration of the sum of ~~One Dollar (\$1.00)~~
in hand paid, and other good and valuable considerations, the under-
signed hereby grants unto the CITY OF POWDER SPRINGS, hereinafter
referred to as grantee, a perpetual easement for the purpose and
uses hereinafter set forth, over, through, and across the following
lands, to wit:

Land Lot 833, District 19th, Section 2nd

and being the construction and permanent sewage easement described
and shown in the plat attached to this easement and incorporated
by reference hereto.

Said property is adjacent to the _____ side of
other property owned or being acquired by grantee, and this easement
is granted as appurtenant thereto, for the following purposes and
uses, to wit:

The establishment of a temporary construction easement
of 60 feet width and a permanent sewage easement of 20 foot width and
for other purposes.

The easement herein granted shall bind the heirs and
assigns of the undersigned party, and shall inure to the benefit of the
successors in title of the grantee.

WITNESS, the hand(s) and seal(s) of the undersigned,
this _____ day of Oct, 1975.

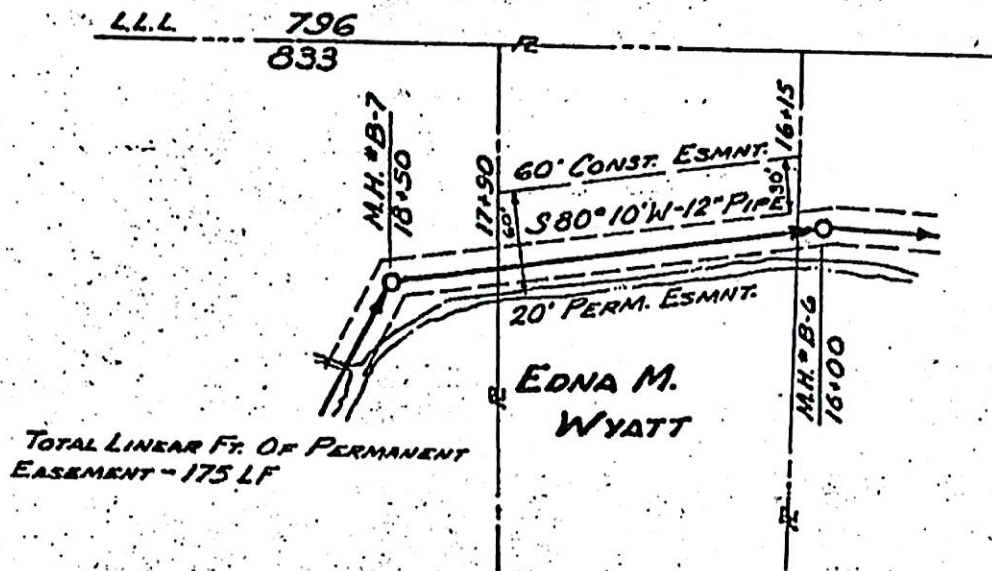
Signed, sealed and delivered
in the presence of

[Signature]
(Unofficial Witness)
[Signature]
Notary Public STATE OF GEORGIA

[Signature] (SEAL)

[Signature] (SEAL)

GEORGIA, Cobb County Clerk's Office Superior Court
Filed for Record 21 day of Oct 1975
at 10:30 clock AM recorded Jan 21 1976
TYRE LEE TERRY, CLERK



SKETCH OF
 EASEMENT REQUIRED BY
CITY OF POWDER SPRINGS, GEORGIA
 THROUGH THE PROPERTY OF
EDNA M. WYATT
 LOCATED IN LAND LOT 833 OF THE 19TH DIST., 2ND SECT.,
 COBB COUNTY, GEORGIA
 SURVEYED BY
WELKER & ASSOCIATES INC., ENGINEERS
 MARIETTA, GEORGIA
 DATE: SEPT. 1974. SCALE: 1"=100'

LINE B

555 (4)

EASEMENT

STATE OF GEORGIA

COUNTY OF COBB

\$ 494.00

For and in consideration of the sum of ~~One Dollar (\$1.00)~~ in hand paid, and other good and valuable considerations, the under-

signed hereby grants unto the CITY OF POWDER SPRINGS, hereinafter referred to as grantee, a perpetual easement for the purpose and uses hereinafter set forth, over, through, and across the following lands, to wit:

Land Lot 833, District 19th, Section 2nd,

and being the construction and permanent sewage easement described and shown in the plat attached to this easement and incorporated by reference hereto.

Said property is adjacent to the _____ side of other property owned or being acquired by grantee, and this easement is granted as appurtenant thereto, for the following purposes and uses, to wit:

The establishment of a temporary construction easement of 60 feet width and a permanent sewage easement of 20 foot width and for other purposes.

The easement herein granted shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of the grantee.

WITNESS, the hand(s) and seal(s) of the undersigned, this _____ day of Oct, 1975.

Signed, sealed and delivered in the presence of

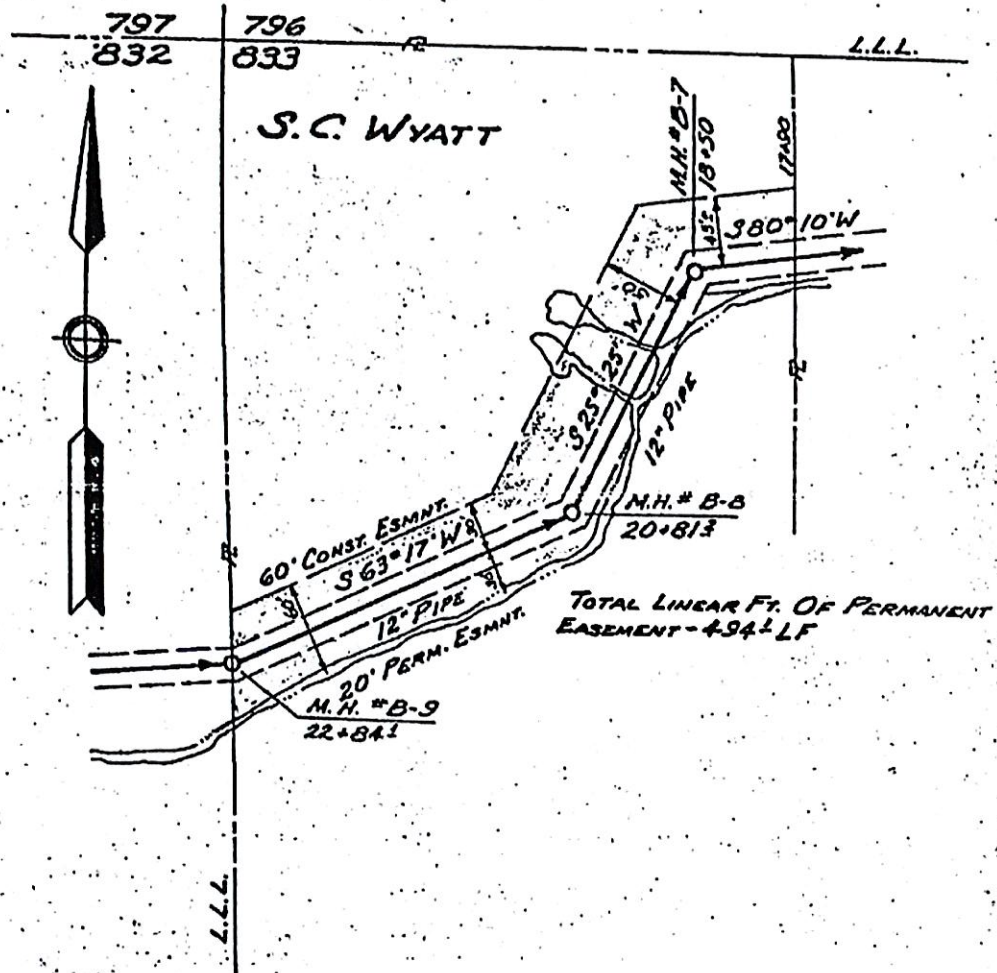
James A. P. [Signature]
(Unofficial Witness)

Marion S. C. Wyatt (SEAL)

[Signature]
Notary Public in and for the State of Georgia

GEORGIA, Cobb County Clerk's Office Superior Court
Filed for Record 212 us 10 am 10 75
at 103'clock P.M. on 10 am 27 19 75
TYRE LEE TERRY, Clerk

1460/556



SKETCH OF
EASEMENT REQUIRED BY
CITY OF POWDER SPRINGS, GEORGIA
THROUGH THE PROPERTY OF
S. C. WYATT
LOCATED IN LAND LOT 833 OF THE 19TH DIST. 2ND SECT.,
COBB COUNTY, GEORGIA
SURVEYED BY
WELKER & ASSOCIATES INC., ENGINEERS
MARIETTA, GEORGIA
DATE: SEPT. 1974 SCALE: 1"=100'



LINE B.

537

5

1200

Project: Powder Springs PKWY
Project No.: 7404-30
Parcel No.: 40A

COBB COUNTY
RIGHT-OF-WAY DEED

JANIS KILLIAN
Cobb DOT

STATE OF GEORGIA
COUNTY OF COBB

THIS CONVEYANCE MADE AND executed the 6th day of May, 1997.

Thomas R. McDonald &

WITNESSETH that the under signed, John Samuel Wyatt, is/are the owner(s) of a tract of land located in Land Lot No. 833 of the 19th District of Cobb County, Georgia, through which a road known as Powder Springs PKWY has been laid out by the Cobb County Department of Transportation.

NOW, THEREFORE, in consideration of the benefit to the undersigned's property and in further consideration of \$1.00, the undersigned does hereby grant, bargain, sell and convey unto Cobb County, Georgia, their successors and assigns in office, so much of said land to construct, maintain, widen and improve Powder Springs PKWY, as depicted on Exhibit "A", attached hereto and made a part hereof.

Undersigned also herein grants a temporary easement for the construction of slopes as depicted on said Exhibit "A". Said temporary easement(s) become effective at the beginning of construction on the above numbered project and will expire upon completion and final acceptance of said project by the Department of Transportation.

Also acquired, all improvements within the areas of acquisition as depicted on attached Exhibit "A".

The Undersigned hereby bind(s) the undersigned's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto said Cobb County, Georgia, it's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Hand and Seal of said Party of the First Part, this 6th day of May, 1997.

Sharon A. Goode
Witness

John Samuel Wyatt
John Samuel Wyatt

Janis Killian
Notary Public

Thomas R. McDonald
Thomas R. McDonald

(Seal)

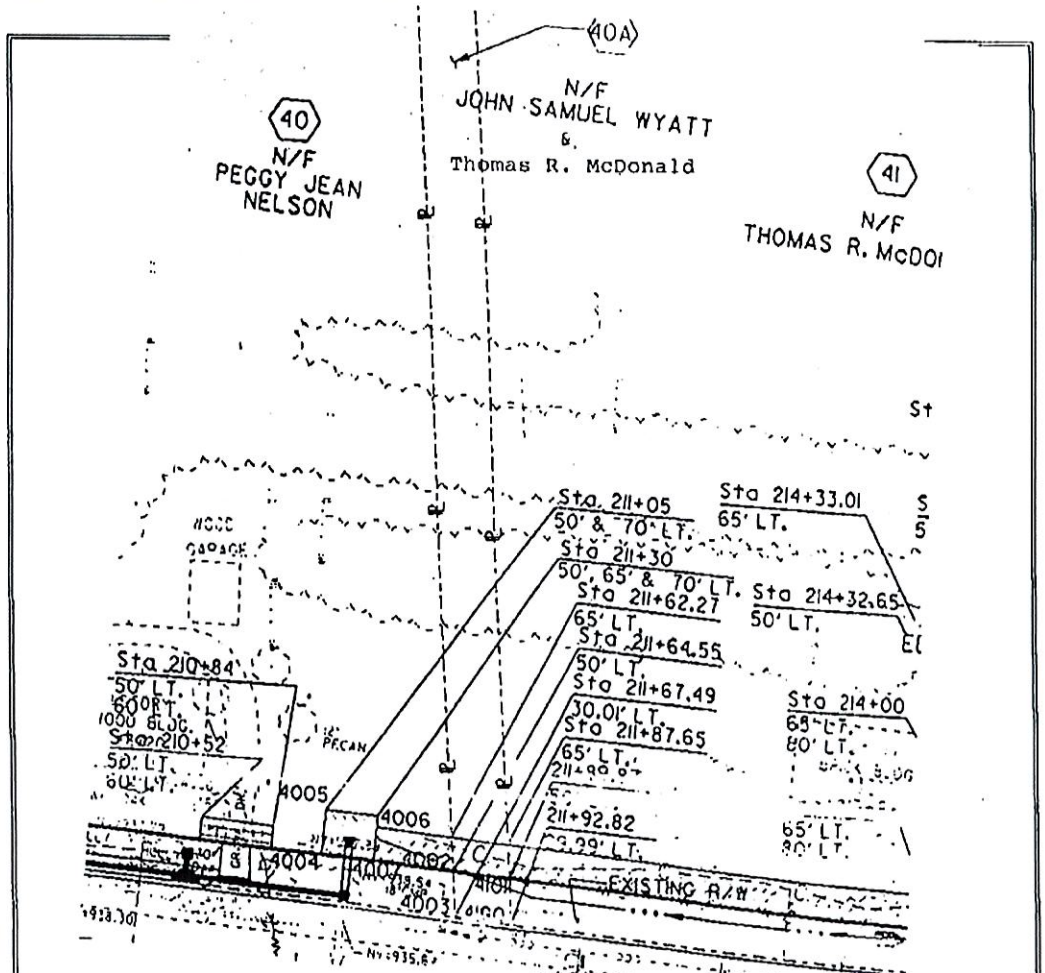
Sworn to and Subscribed before me this 6th day of May, 1997.



BK 104296282

COBB SUPERIOR COURT CLERK
Janis Killian

FILED AND RECORDED
97 JUN 13 PM 4:40



Required Right of Way: 506.00 s.f.
 Temporary Construction Easement: 383.00 s.f.

COBB COUNTY DEPARTMENT OF HIGHWAYS
 1890 County Farm Road
 Marietta, Georgia 30060-4014

Project: Powder Springs PKWY
 Project Number: 7404-30
 Parcel Number: 40A

Owner: John Samuel Wyatt & Thomas R. McDonald

Property is Located in Land Lot 833 in the 19th District, 2nd Section, Cobb County, Georgia

Scale: Not to scale

Date: Revised:

BK. 104296283

Exhibit "A"

Project: Pow Spring PKWY
Project No.: 7404-30
Parcel No.: 041A

JANIS KILLIAN
Cobb DOT

COBB COUNTY
RIGHT-OF-WAY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS CONVEYANCE MADE AND executed the 29th day of May, 1997.

WITNESSETH that the under signed, Estate of Edna M. Wyatt, is/are the owner(s) of a tract of land located in Land Lot No. 870 of the 19th District of Cobb County, Georgia, through which a road known as Powder Springs PKWY has been laid out by the Cobb County Department of Transportation.

NOW, THEREFORE, in consideration of the benefit to the undersigned's property and in further consideration of \$1.00, the undersigned does hereby grant, bargain, sell and convey unto Cobb County, Georgia, their successors and assigns in office, so much of said land to construct, maintain, widen and improve Powder Springs PKWY, as depicted on Exhibit "A", attached hereto and made a part hereof.

Undersigned also herein grants a temporary easement for the construction of slopes as depicted on said Exhibit "A". Said temporary easement(s) become effective at the beginning of construction on the above numbered project and will expire upon completion and final acceptance of said project by the Department of Transportation.

Also acquired, all improvements within the areas of acquisition as depicted on attached Exhibit "A".

The Undersigned hereby binds the undersigned heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto said Cobb County, Georgia, it's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Hand and Seal of said Party of the First Part, this 29th day of May, 1997.

Sharon A. Goode
Witness

Estate of Edna M. Wyatt
Peggy Jean Nelson
Peggy Jean Nelson, Executrix

Stephanie S. [Signature]
Notary Public

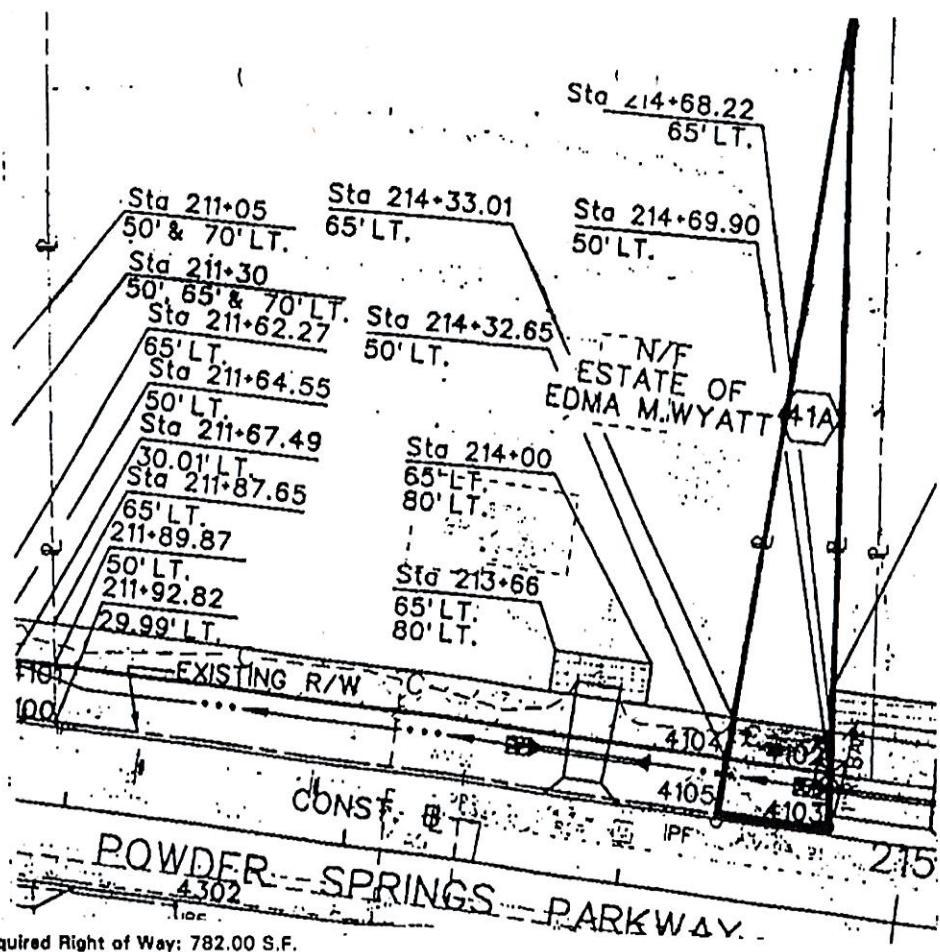
(Seal)



Sworn and Subscribed before me this 29th day of May, 1997.

FILED AND RECORDED
97 JUN 27 PM 4:30
H.C. Stephenson
COBB SUPERIOR COURT CLERK

BK 10460PG309



Required Right of Way: 782.00 S.F.
 Temporary Construction Easement: 844.00 S.F.

COBB COUNTY DEPARTMENT OF TRANSPORTATION
 1890 County Farm Road
 Marietta, Georgia 30060-4014

Project: Powder Springs PKWY
 Project Number: 7404-30
 Parcel Number: 041A

Owner: Estate of Edna M. Wyatt

Property is Located in Land Lot 870 in the 19th District, 2nd Section, Cobb County, Georgia

Scale: Not To Scale

Date: Revised:

EXHIBIT "A"

BR10460P6310

Powder Springs

CAMPAIGN CONTRIBUTION DISCLOSURE

Applicant: Paran Homes, LLC

Applicant's Address: 3005 Breckinridge Blvd. Suite 200 Duluth, GA 30096

Applicant's Attorney: _____

Attorney's Address: _____

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 venturers party to ownership of the property that is the subject of the attached application are listed below:

- Estate of John Greene Moore _____
- Randolph and Mildred Cooper _____
- Estate of James Robert Gantt _____
- Estate of Thomas R. McDonald _____
- William and Christina Barnes _____

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
_____	_____	_____
_____	_____	_____
_____	_____	_____

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
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as needed

Applicant: Param Homes, LLC Current Zoning: ^{R-20} MOR Proposed Zoning: FUD-R

Property Location: 3700 Powder Springs Rd. Land Lot No. 833 + 870

Standards for rezoning consideration

The Planning Commission and the Mayor and City Council shall consider the following standards in considering any rezoning proposal, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal:

Standard	YES	NO	Comments
a. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See attached.
b. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"
c. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"
d. Will the existing use or usability of adjacent or nearby property not be adversely affected by the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"
e. Are there substantial reasons why the property cannot or should not be used as currently zoned?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"
f. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"
g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"
h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	"

Prepared...Date: February 21, 20 19 for Param Homes Applicant
 Date: _____, 20 ____ by _____ Powder Springs Staff
 Date: _____, 20 ____ by Other: _____



Ms. Tina Garver, AICP
Community Development Director
City of Powder Springs
4488 Pineview Drive
Powder Springs, 30127

Re: Application of Paran Homes, LLC to Rezone a 32.56 ± Acre Tract from MDR and R-20 to PUD-R, Land Lots 833 & 870, 19th District, Powder Springs, Georgia.

Dear Ms. Garver,

The Unified Development Code (“UDC”) requires that the Mayor and City Council consider certain guidelines and standards as contained in the Review Checklist and/or Standards for Rezoning when deciding whether to grant or deny a Rezoning Application.

Analysis of Zoning Standards In Support of the Application for Rezoning

a. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan

Yes, the proposed use of the subject property for the development of an Active Adult Residential Community is compatible with the purpose and intent of the Comprehensive Plan in view of the fact that the subject property is part of a Redevelopment Area as defined in the Comprehensive Plan, adopted on October 16, 2017. The proposed Redevelopment Area is located along the north side of Powder Springs Road west of its intersection with Hopkins Road. The Redevelopment Area is designed to include multi-family, townhomes, single-family residential, along with office/flex space and commercial buildings. Accordingly, the City's approval of this Application for Rezoning will further the goals of the City's Comprehensive Plan

b. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?

The purpose of amending the UDC to include a zoning classification of PUD-R was to provide flexibility in design, allow for setback and lot variation, and increase density. The objective of this project is to do as such.

c. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?



Yes, the adjacent property to the southeast at the corner of Powder Springs Road and Hopkins Road is zoned Community Retail Commercial ("CRC") and developed as a Convenience store with fuel sales. There is a mixture of uses south of the subject property on Powder Springs Road which shows existing non-residential utilization and "Areas of Future Development".

d. Will the existing use or usability of adjacent or nearby property not be adversely affected by the proposed use?

The Rezoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties and is in keeping with the City's Comprehensive Plan, adopted on October 16, 2017.

e. Are their substantial reasons why the property cannot or should not be used as currently zoned?

The property that was just rezoned to MDR can be used as zoned, but PUD-R is a better match as there will be less variances that will need to be implemented. As for the parcel that is zoned R-20, the property will serve a better purpose by being rezoned altogether with the adjacent tracts.

f. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the proposed use?

Yes, public facilities and infrastructure are adequate to serve the proposed use which is in keeping with the Comprehensive Plan. Access to the subject property will be via its sole point of ingress/egress on Powder Springs Road.

g. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The PUD-R zoning classification was approved only a few days before the submission of this application. This exemplifies how the proposed use for this property is in line with the changing conditions of the City of Powder Springs.



h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes, the proposed use reflects a meaningful balance between the promotion of public health, safety, morality and general welfare and the owners' rights to use the subject property. Additionally, the proposed use of which includes an Active Adult residential community allows the property owners to exercise their respective property rights while offering a much needed housing choice to residents of the City of Powder Springs.

Based upon all of these facts, Paran Homes, LLC has produced and provided sufficient information which will allow the City to fully consider all relevant factors and to demonstrate that the application complies with applicable requirements and is otherwise consistent with the policies reflected and the factors enumerated within the UDC.

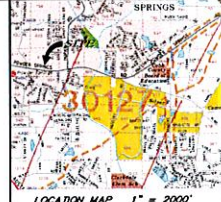
Sincerely,

Cc: Mr. Whit Marshall, CEO, Paran Homes (whit@paranhomes.com)
Mr. Kendall King, Director of Acquisitions, Paran Homes
(kendall@paranhomes.com)
Mr. Whit Porter, Real Estate Analyst, Paran Homes (porterw@paranhomes.com)

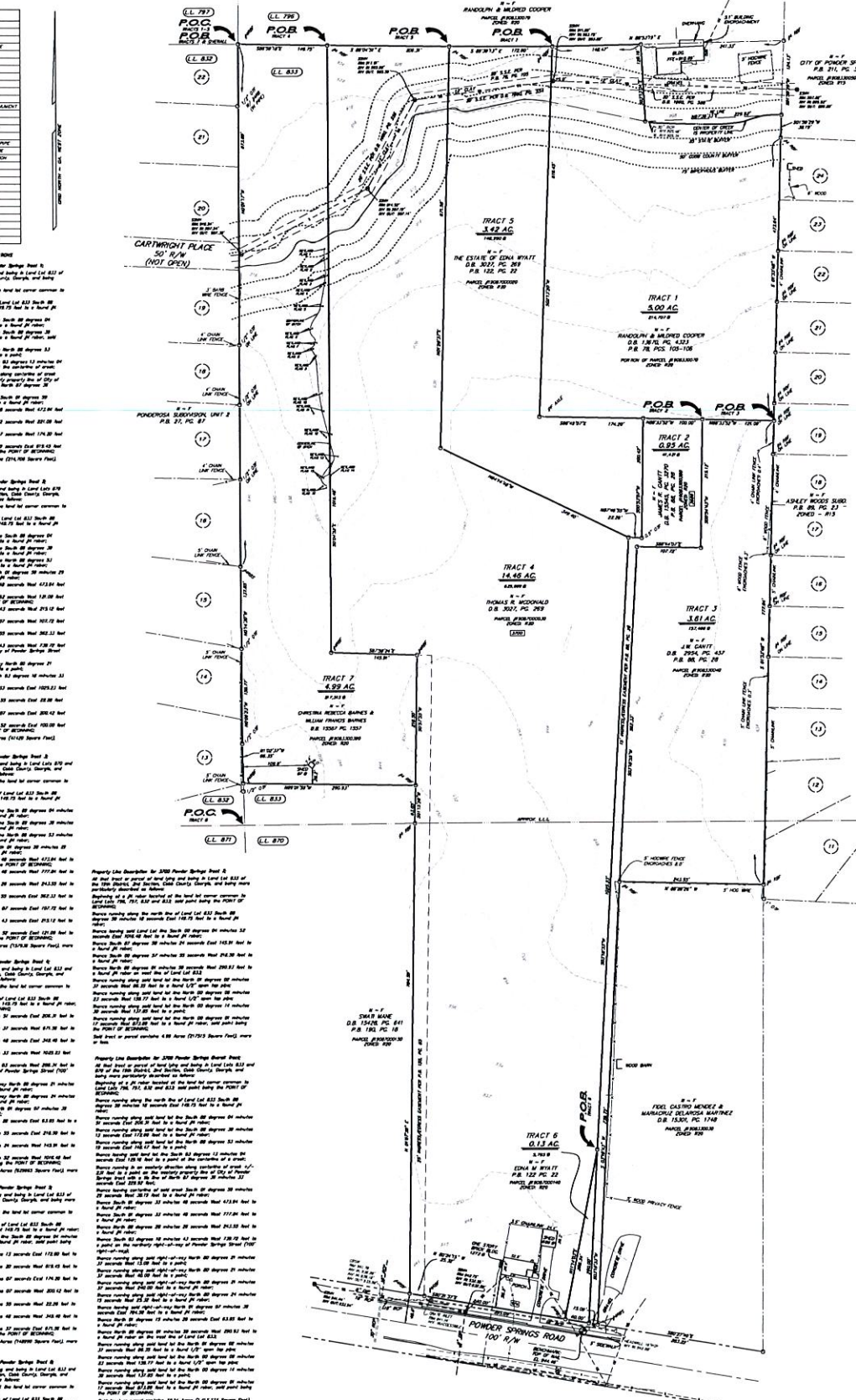
NOTES TO THE CONTRACTOR: THIS PLAN IS FOR THE SURVEY OF THE PROPOSED DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

THE WORKING PLAN IS THE BASIS FOR THE SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTES: 1. ALL DIMENSIONS ON SURVEY ARE HORIZONTAL DIMENSIONS. 2. ALL DIMENSIONS ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET. 3. ALL ANGULAR MEASUREMENTS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. 4. ALL ANGULAR MEASUREMENTS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. 5. ALL ANGULAR MEASUREMENTS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.



- LEGEND: A - PUBLIC POWER POLE, B - PUBLIC WATER MAIN, C - PUBLIC SANITARY SEWER MAIN, D - PUBLIC GAS MAIN, E - PUBLIC TELEPHONE MAIN, F - PUBLIC CABLE TV MAIN, G - PUBLIC FIBER OPTIC MAIN, H - PUBLIC RAILROAD TRACK, I - PUBLIC HIGHWAY RIGHT OF WAY, J - PUBLIC AIRPORT RUNWAY, K - PUBLIC AIRPORT TAXIWAY, L - PUBLIC AIRPORT OBSTACLE LIGHT, M - PUBLIC AIRPORT LIGHTING, N - PUBLIC AIRPORT FENCE, O - PUBLIC AIRPORT SECURITY WALL, P - PUBLIC AIRPORT SAFETY AREA, Q - PUBLIC AIRPORT OBSTACLE LIGHT, R - PUBLIC AIRPORT LIGHTING, S - PUBLIC AIRPORT FENCE, T - PUBLIC AIRPORT SECURITY WALL, U - PUBLIC AIRPORT SAFETY AREA.



PROPERTY LINE DESCRIPTION FOR TRACT 1: BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

PROPERTY LINE DESCRIPTION FOR TRACT 2: BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

PROPERTY LINE DESCRIPTION FOR TRACT 3: BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

PROPERTY LINE DESCRIPTION FOR TRACT 4: BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

PROPERTY LINE DESCRIPTION FOR TRACT 5: BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

PROPERTY LINE DESCRIPTION FOR TRACT 6: BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

PROPERTY LINE DESCRIPTION FOR TRACT 7: BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

- ALL EASEMENTS: 1. EASEMENT FOR PUBLIC POWER POLES AND LINES, 2. EASEMENT FOR PUBLIC WATER MAINS, 3. EASEMENT FOR PUBLIC SANITARY SEWER MAINS, 4. EASEMENT FOR PUBLIC GAS MAINS, 5. EASEMENT FOR PUBLIC TELEPHONE MAINS, 6. EASEMENT FOR PUBLIC CABLE TV MAINS, 7. EASEMENT FOR PUBLIC FIBER OPTIC MAINS, 8. EASEMENT FOR PUBLIC RAILROAD TRACKS, 9. EASEMENT FOR PUBLIC HIGHWAY RIGHTS OF WAY, 10. EASEMENT FOR PUBLIC AIRPORT RIGHTS OF WAY.

- PROPERTY LINE DESCRIPTIONS: 1. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 2. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 3. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

- PROPERTY LINE DESCRIPTIONS: 4. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 5. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 6. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

- PROPERTY LINE DESCRIPTIONS: 7. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 8. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 9. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

- PROPERTY LINE DESCRIPTIONS: 10. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 11. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 12. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

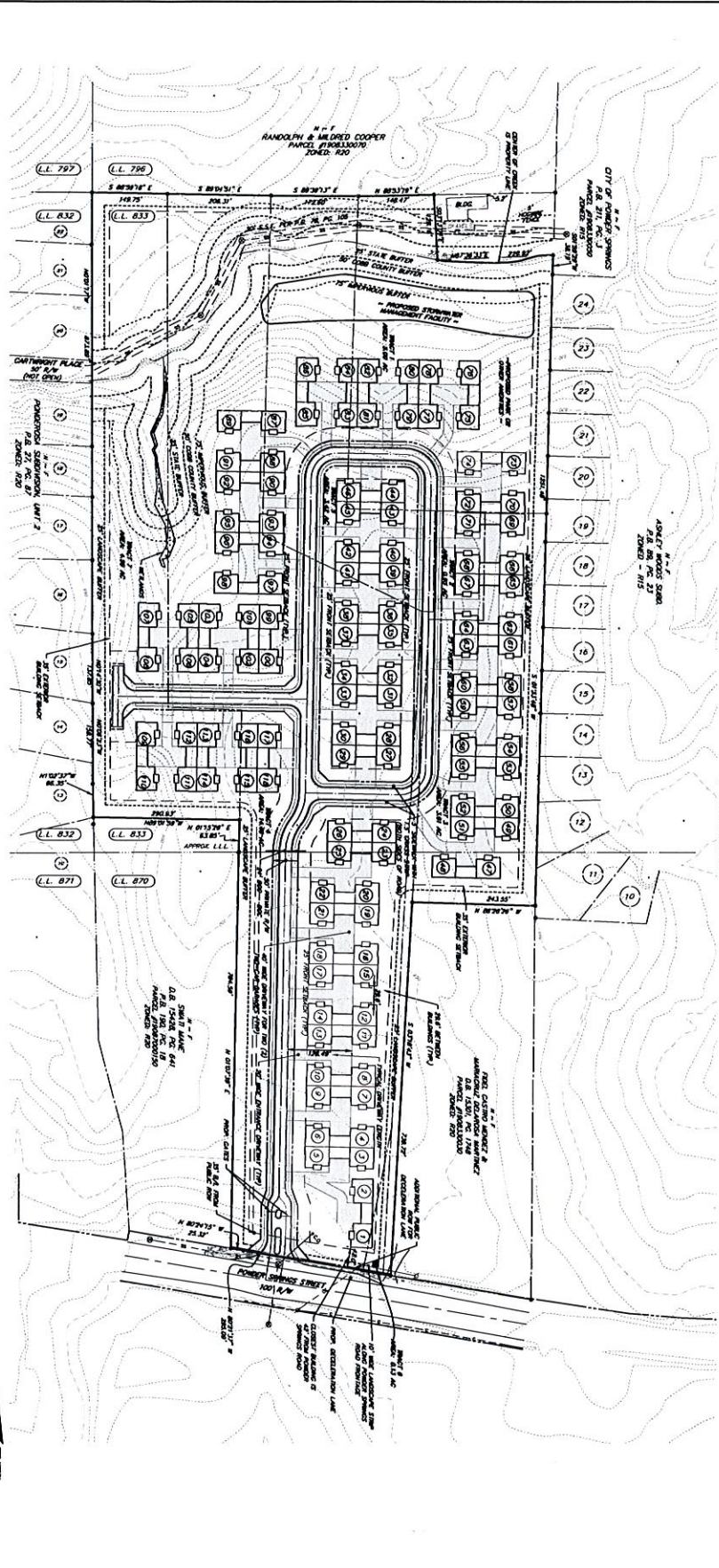
- PROPERTY LINE DESCRIPTIONS: 13. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 14. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 15. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

- PROPERTY LINE DESCRIPTIONS: 16. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 17. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA. 18. BEING THE S 1/2 OF THE N 1/2 OF SECTION 10, T 31 N, R 10 W, COOK COUNTY, GEORGIA.

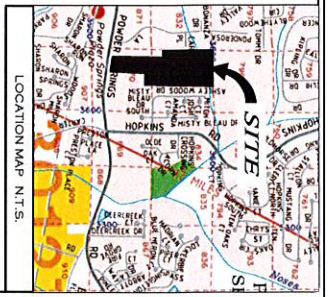
PRELIMINARY - FOR REVIEW

Gaskins Engineering logo and contact information: Gaskins Engineering, 1000 POWDER SPRINGS ROAD, LOCATED IN L.L. 831 & 870, 1000 DISTRICT TWO SECTION, CITY OF POWDER SPRINGS, COOK COUNTY, GA.

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- GENERAL PLANNING NOTES:**
1. PROPERTY OWNER: RANDOLPH & MILDRED COOPER
 2. PROJECT NAME: POWDER SPRINGS QUADS
 3. PROJECT LOCATION: 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
 4. PROJECT AREA: 1.00 ACRES (APPROXIMATE)
 5. PROJECT PURPOSE: RESIDENTIAL DEVELOPMENT
 6. PROJECT PHASE: PRELIMINARY PLANNING
 7. PROJECT STATUS: PRELIMINARY
 8. PROJECT DATE: FEBRUARY 2019
 9. PROJECT DRAWN BY: [Name]
 10. PROJECT CHECKED BY: [Name]
 11. PROJECT SCALE: 1" = 40'
 12. PROJECT SHEET NO.: 1 OF 1
 13. PROJECT SHEET TOTAL: 1 OF 1
 14. PROJECT SHEET DATE: FEBRUARY 2019
 15. PROJECT SHEET TITLE: POWDER SPRINGS QUADS
 16. PROJECT SHEET NUMBER: 1 OF 1
 17. PROJECT SHEET TOTAL: 1 OF 1
 18. PROJECT SHEET DATE: FEBRUARY 2019



NOT ISSUED FOR CONSTRUCTION

PROJECT TITLE	FIELD BOOK
DRAWN BY	MHB
CHECKED BY	MHB
SCALE	1" = 40'
ISSUE DATE	10/10/18
SHEET NUMBER	

POWDER SPRINGS QUADS

LAND LOT 833 AND 870, 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

Gaskins
 ENGINEERING PLANNING & CONSTRUCTION
 SURVEYING CONSULTING CONSTRUCTION MGMT

1266 Powder Springs Road
 Marietta, Georgia 30064
 Phone (770) 424-7168
 Fax (770) 424-7591
 WWW.GASKINSURV.COM