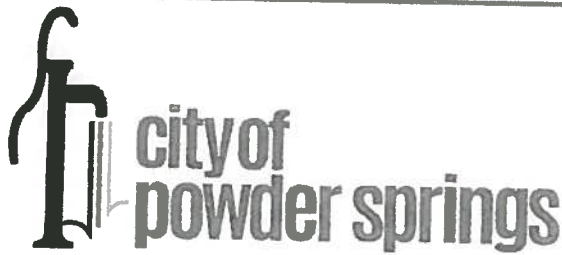


Official Use Only

Planning & Zoning Hearing:

Mayor & Council Hearing:



Community Development Dept.
4488 Pineview Drive
Powder Springs, GA 30127
commdev@cityofpowdersprings.org
770-943-1666

Annexation Application

Applicant Or Agent Must Be Present At All Public Hearings

Applicant Information

Name: \*DOSSEY, LLC
Address: 6234 Old Highway 5; Suite D9-250; Woodstock, GA 30188
Phone: (770) 938-9000; (404) 328-6280; (770) 429-1499 (Applicant/Owners Representative)
Email: jeff@ridgepe.com; jkm@mijs.com
Property Owner [ ] Elector [ ] Primary Contact Person [x]

Property Owner Information Complete if different than applicant.

Name: Debi Dugger Enterprises LLC; Debi Dugger Properties LLC
Address: 4370 Dugger Drive; Powder Springs, GA 30127
Phone:
Email:

Property Information

Address: 4380, 4388 Austell Powder Springs Road
Parcel ID Number: 19101900320; 19101900350; 19102000020 (See Exhibit "A")
Land Lot: 1019, 1020 District: 19th Number of Acres: 2.393± (total)
Current County Zoning: R-20 If residential, how many residents? Proposed City Zoning: PUD-R

Notary Attestation

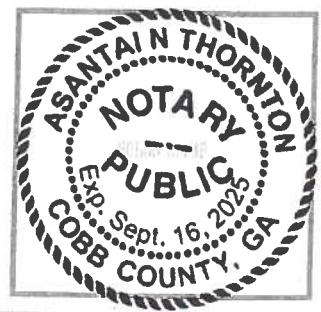
I attest that this application and its attachments are accurate to the best of my knowledge and certify that the described property adjoins and is contiguous to the existing corporate limits of the City of Powder Springs, Georgia:

Executed in Powder Springs (City), GA (State).

Signature of Applicant: Deborah G. Dugger Printed Name: Deborah G. Dugger Date: 12/11, 2021

Subscribed and sworn before me this 1 day of Dec, 2021.

Signature of Notary Public: Asantai N. Thornton Name of Notary Public: Asantai N. Thornton My Commission Expires: 09/16/25



\*See Exhibit "B" for Applicant's and Property Owners' Representative Information

**EXHIBIT "A" – ATTACHMENT TO APPLICATION FOR ANNEXATION**

Application No.: \_\_\_\_\_  
Planning Commission Hearing: January 24, 2022  
Mayor and City Council Hearing: February 7, 2022

Applicant: DOSSEY, LLC  
Titleholders: Debi Dugger Enterprises LLC and  
Debi Dugger Properties LLC

**ADDRESS, PARCEL, AND OWNER LISTING FOR PROPERTIES  
INCLUDED IN APPLICATION FOR ANNEXATION**

<b>Parcel Number</b>	<b>Parcel Address</b>	<b>Owner</b>
19-101900320	4388 Austell Powder Springs Road	Debi Dugger Enterprises LLC
19-102000020	4383 Dugger Drive	Debi Dugger Enterprises LLC
19-101900350	4380 Austell Powder Springs Road	Debi Dugger Properties LLC

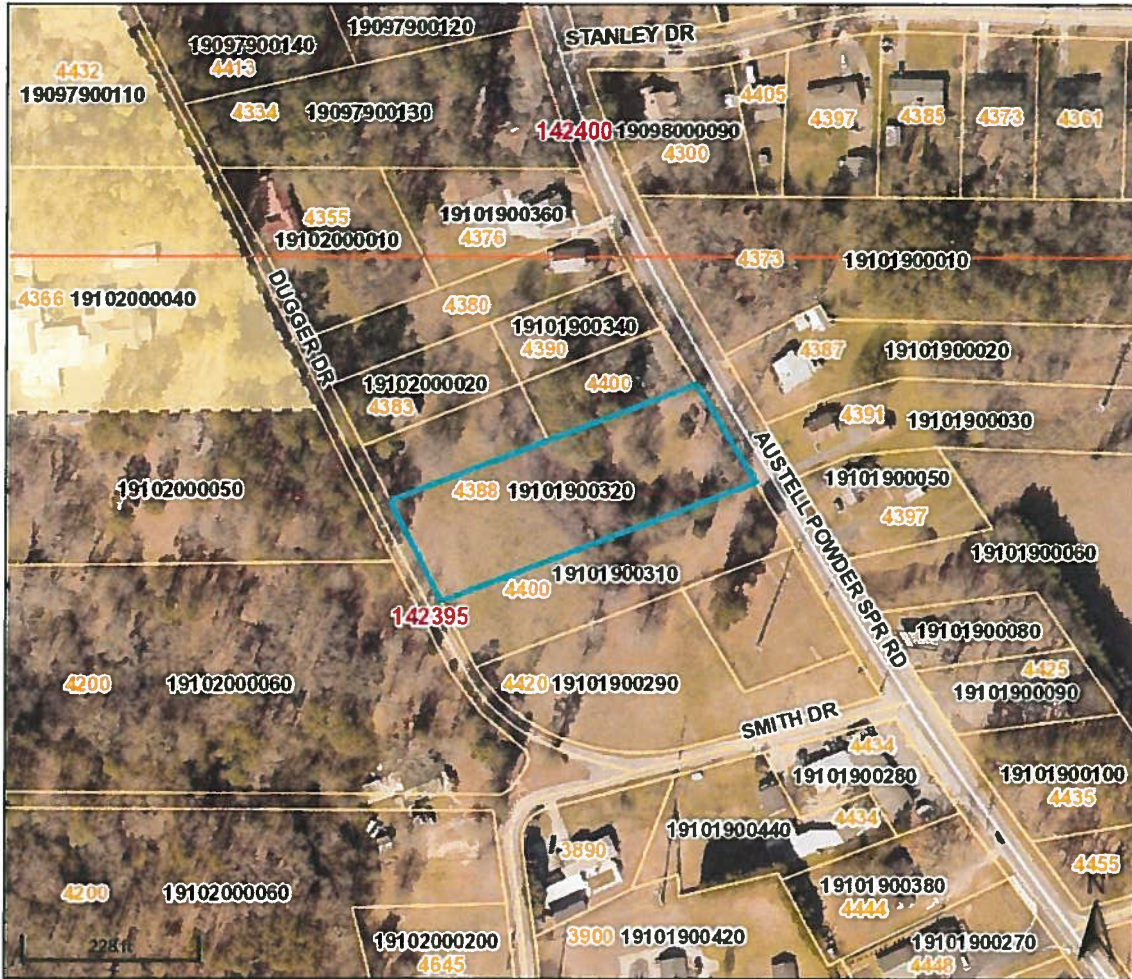
**EXHIBIT "B" – ATTACHMENT TO APPLICATION FOR ANNEXATION**

**Application No.:** \_\_\_\_\_  
**Planning Commission Hearing:** **January 24, 2022**  
**Mayor and City Council Hearing:** **February 7, 2022**

**Applicant:** **DOSSEY, LLC**  
**Titleholders:** **Debi Dugger Enterprises LLC and  
Debi Dugger Properties LLC**

**Applicant's and Property Owners' Representative:**

J. Kevin Moore, Esq.  
Moore Ingram Johnson & Steele, LLP  
Attorneys at Law  
Emerson Overlook, Suite 100  
326 Roswell Street  
Marietta, Georgia 30060  
(770) 429-1499 (Office)  
(770) 429-8631 (Telefax)  
E-mail: [jkm@mijs.com](mailto:jkm@mijs.com)



**Overview**



**Legend**

- Cobb Tile Index
- Cities**
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels**
- Parcels
- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID 19101900320  
 Class Code R4 - Residential Small Tracts  
 Taxing District (9) UNINCORPORATED  
 Acres 1.5

Physical Address 4388 AUSTELL POWDER SPRINGS RD  
 Owner DEBI DUGGER ENTERPRISES LLC  
 11805 BIG CANOE  
 JASPER GA 30143

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 12/22/2021  
 Last Data Uploaded: 12/22/2021 5:11:05 PM

**LEGAL DESCRIPTION – TRACT 1**

**(19-101900320)**

A parcel of land lying in Land Lots 1019 and 1020 of the 19th District of Cobb County, Georgia and being more particularly described as follows:

Commence at the intersection of the northerly right-of-way of Smith Drive (variable right-of-way) and the southwesterly right-of-way of Austell Powder Springs Road (50' right-of-way); thence leaving said right-of-way of Smith Road, run North 32 Degrees 53 Minutes 01 Seconds West along said southwesterly right-of-way of Austell Powder Springs Road for a distance of 58.84 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 31 Degrees 24 Minutes 59 Seconds West along said right-of-way for a distance of 150.80 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 33 Degrees 22 Minutes 35 Seconds West along said right-of-way for a distance of 92.54 feet to a point; thence run North 30 Degrees 22 Minutes 01 Seconds East along said right-of-way for a distance of 140.59 feet to a found 1" rod, said point being the POINT OF BEGINNING of the parcel herein described; Thence run South 30 Degrees 22 Minutes 01 Seconds West along said right-of-way for a distance of 140.59 feet to a point; thence leaving said right-of-way, run South 76 Degrees 45 Minutes 12 Seconds West for a distance of 433.01 feet to a point lying on the easterly right-of-way of Dugger Drive (20' right-of-way); thence run North 27 Degrees 59 Minutes 18 West along said right-of-way for a distance of 70.00 feet to a point; thence leaving said right-of-way, run North 67 Degrees 30 Minutes 22 Seconds East for a distance of 414.83 feet to the POINT OF BEGINNING.

Said parcel being 43,542 square feet, or 1.000 acres.

**LEGAL DESCRIPTION – TRACT 2**

**(19-101900320)**

A parcel of land lying in Land Lots 1019 and 1020 of the 19th District of Cobb County, Georgia and being more particularly described as follows:

Commence at the intersection of the northerly right-of-way of Smith Drive (variable right-of-way) and the southwesterly right-of-way of Austell Powder Springs Road (50' right-of-way); thence leaving said right-of-way of Smith Road, run North 32 Degrees 53 Minutes 01 Seconds West along said southwesterly right-of-way of Austell Powder Springs Road for a distance of 58.84 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 31 Degrees 24 Minutes 59 Seconds West along said right-of-way for a distance of 150.80 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run North 33 Degrees 22 Minutes 35 Seconds West along said right-of-way for a distance of 92.54 feet to a point; thence run North 30 Degrees 22 Minutes 01 Seconds West along said right-of-way for a distance of 140.59 feet to a found 1" rod, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said right-of-way, run South 67 Degrees 30 Minutes 22 Seconds West for a distance of 414.83 feet to a point lying on the easterly right-of-way of Dugger Drive (20' right-of-way); thence run North 26 Degrees 32 Minutes 18 Seconds West along said right-of-way for a distance of 68.02 feet to a point being witnessed by a found 1/2" rebar being 0.76' northeast and on line with the following call; thence leaving said right-of-way, run North 74 Degrees 01 Minutes 03 Seconds East for a distance of 217.30 feet to a point; thence run North 79 Degrees 28 Minutes 50 Seconds East for a distance of 208.26 feet to the POINT OF BEGINNING.

Said parcel being 16,228 square feet, or 0.373 acres.



**Overview**



**Legend**

- Cobb Tile Index
- Cities**
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels
- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID 19102000020  
 Class Code R4 - Residential Small Tracts  
 Taxing District (9) UNINCORPORATED  
 Acres 0.4

Physical Address 4383 DUGGER DR  
 Owner DEBI DUGGER ENTERPRISES LLC  
 11805 BIG CANOE  
 JASPER GA 30143

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 12/22/2021  
 Last Data Uploaded: 12/22/2021 5:11:05 PM

**LEGAL DESCRIPTION – TRACT 9**

**(19-102000020)**

A parcel of land lying in Land Lot 1020, of the 19<sup>th</sup> District of Cobb County, Georgia and being more particularly described as follows:

Commence at a point being the intersection between the line common to Land Lot 1020 and 979 and the easterly right-of-way of Dugger Drive (20' right-of-way); thence leaving said common line, run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 126.29 feet to a point; thence run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 59.47 feet to point being witnessed by a found 1/2" rebar being 1.64 feet northeast and on line with the next call, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said right-of-way, run North 84 Degrees 39 Minutes 00 Seconds East for a distance of 213.41 feet to a found 3/4" open top pipe; thence run South 30 Degrees 56 minutes 58 Seconds East for a distance of 74.00 feet to a point; thence run South 68 Degrees 19 Minutes 27 Seconds West for a distance of 205.42 feet to a point lying on the easterly right-of-way of the aforementioned Dugger Drive (20' right-of-way); thence run North 26 Degrees 32 Minutes 18 Seconds West along said right-of-way for a distance of 133.50 feet to the POINT OF BEGINNING.

Said parcel being 20,784 square feet, or 0.477 acres.





**Overview**



**Legend**

- Cobb Tile Index
- Cities**
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels
- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

<b>Parcel ID</b>	19101900350	<b>Physical Address</b>	4380 AUSTELL POWDER SPRINGS RD	<b>Last 2 Sales</b>			
<b>Class Code</b>	R4 - Residential Small Tracts	<b>Owner</b>	DEBI DUGGER PROEPRITIES LLC	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	(9) UNINCORPORATED		11805 BIG CANOE JASPER GA 30143	8/29/2007	\$92000	VALID SALE	Q
<b>Acres</b>	0.6			1/31/2002	\$70000	VALID SALE	Q

Date created: 12/22/2021  
 Last Data Uploaded: 12/22/2021 5:11:05 PM

**LEGAL DESCRIPTION – PARCEL 10**

**(19-101900350)**

A parcel of land lying in Land Lots 1020 and 1019, of the 19<sup>th</sup> District of Cobb County, Georgia and being more particularly described as follows:

Commence at a point at the intersection between the easterly right-of-way of Dugger Drive and the line common to Land Lots 979 and 1020; thence leaving said common line, run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 126.29 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said right-of-way, run North 84 Degrees 55 Minutes 40 Seconds East for a distance of 197.95 feet to a found 1/2" rebar; thence run North 86 Degrees 09 Minutes 37 Seconds East for a distance of 235.62 feet to a found mag nail lying on the westerly right-of-way of Austell Powder Springs Road (50' right-of-way); thence run South 29 Degrees 27 Minutes 29 Seconds East along said right-of-way for a distance of 60.29 feet to a set 5/8" capped rebar (L.S.F. #1322); thence leaving said right-of-way, run South 86 Degrees 22 Minutes 59 Seconds West for a distance of 223.31 feet to a found 3/4" open top pipe; thence run South 84 Degrees 39 Minutes 00 Seconds West for a distance of 213.41 feet to a point lying on the easterly right-of-way of the aforementioned Dugger Drive, said point being witnessed by a found 1/2" rebar being 1.64' northeast and on line with the previous call; thence run North 26 Degrees 32 Minutes 18 Seconds West along said right-of-way for a distance of 59.47 feet to the POINT OF BEGINNING.

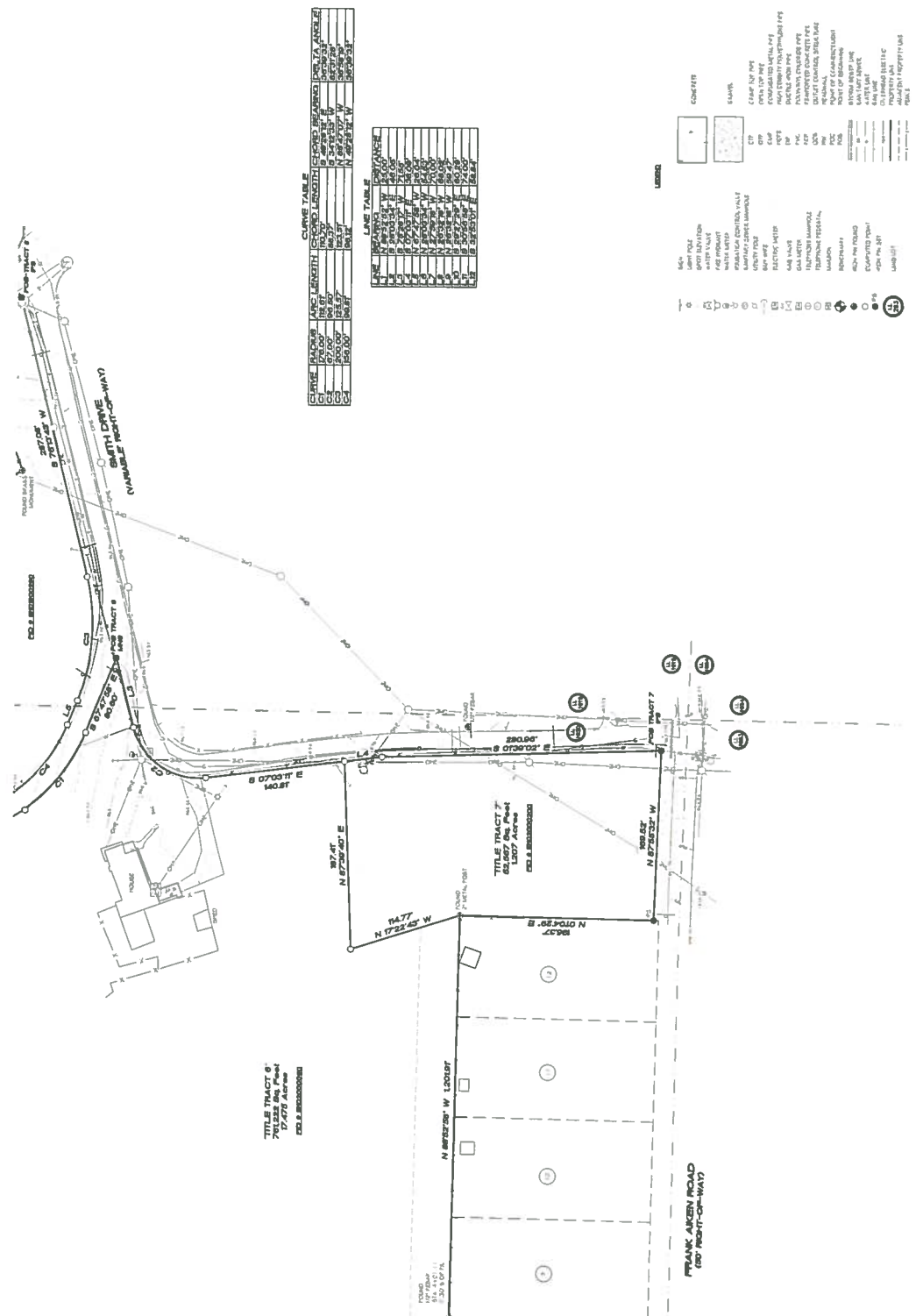
Said parcel being 23,652 square feet, or 0.543 acres.





NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SURVEY	01/15/2024	J. M. DOSSY
2	FINAL SURVEY	02/15/2024	J. M. DOSSY

**811**  
Have utility locators call before you dig.  
Call 811 or visit [www.811.com](http://www.811.com) to find out who to call.  
Digging without calling 811 can result in injury, property damage, and fines.  
Call 811 at least 48 hours before you dig. Digging is prohibited if you cannot call 811.  
Digging is prohibited if you cannot call 811.  
Digging is prohibited if you cannot call 811.  
Digging is prohibited if you cannot call 811.



TITLE TRACT 6  
160.00' x 174.77'  
17,478 sq. ft.  
COB 22803000200

TITLE TRACT 7  
82,597 sq. feet  
1,807 sq. ft.  
CELL EMBROIDERED

CURVE DATA TABLE

STATION	BACKSIGHT	SIGHT	ANGLE	CHORD	CHORD BEARING	DELTA ANGLE
1	100.00	100.00	120.00	173.20	N 45°00'00\"/>	

LINE TABLE

LINE NO.	START STATION	END STATION	LENGTH	BEARING
1	1+00.00	1+100.00	100.00	N 45°00'00\"/>

**LEGEND**

- CONCRETE
- ASPHALT
- GRAVEL
- PAVEMENT
- UTILITY
- ... (other symbols and descriptions)



THIS SURVEY PROVIDED FOR THE CITY OF THE SURVEYOR'S OFFICE

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08/21/2018 BY 60322 UCBAW/SJS/STP



NO.	DESCRIPTION	DATE	BY
1	PREPARED BY	AS	AS
2	REVISION		
3			
4			
5			
6			
7			
8			
9			
10			

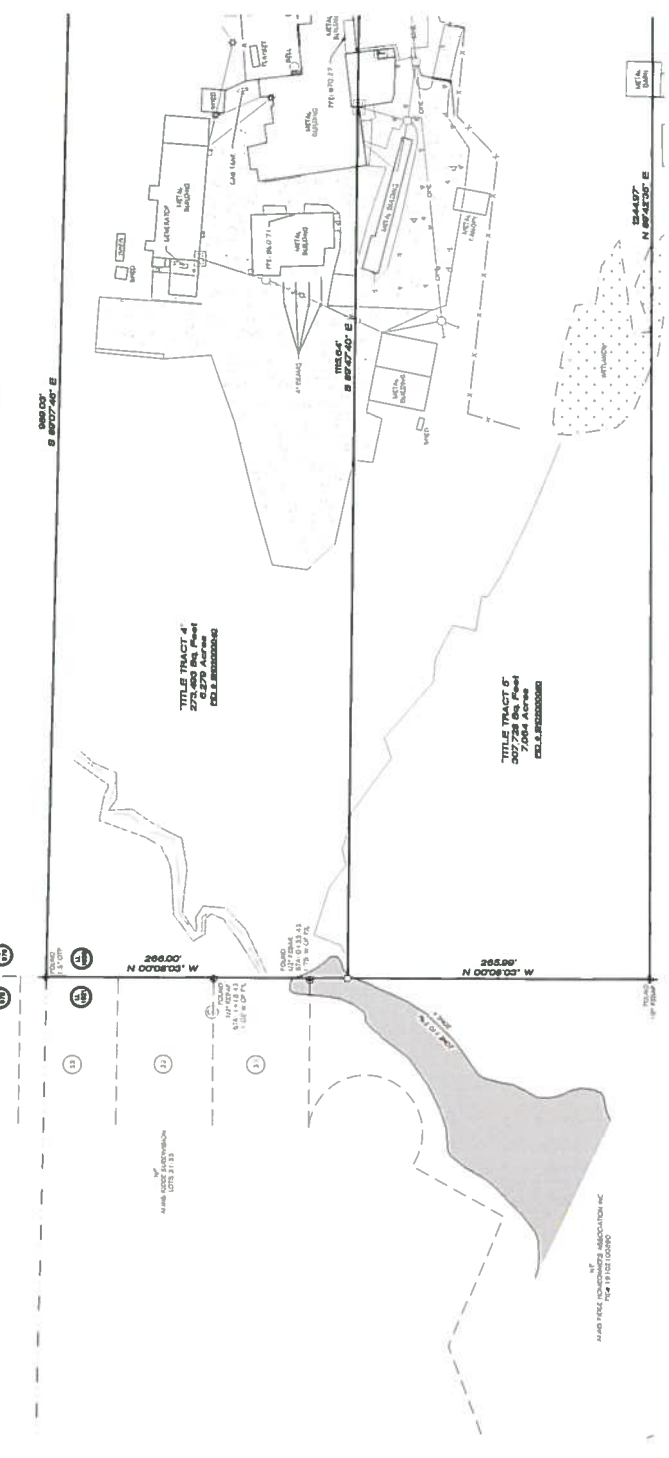


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	100.00	104.72	100.00	S 89° 57' 40" E	90.0000°
2	100.00	104.72	100.00	N 89° 57' 40" W	90.0000°
3	100.00	104.72	100.00	S 89° 57' 40" E	90.0000°
4	100.00	104.72	100.00	N 89° 57' 40" W	90.0000°

LINE	BEARING	DISTANCE
1	S 89° 57' 40" E	100.00
2	N 89° 57' 40" W	100.00
3	S 89° 57' 40" E	100.00
4	N 89° 57' 40" W	100.00

LINE	BEARING	DISTANCE
1	S 89° 57' 40" E	100.00
2	N 89° 57' 40" W	100.00
3	S 89° 57' 40" E	100.00
4	N 89° 57' 40" W	100.00



- LEGEND**
- CONCRETE
  - GRAVEL
  - OPEN TOP PIPE
  - CORRODED METAL PIPE
  - CONCRETE PIPE
  - POLYMER CONDUIT PIPE
  - OUTLET CONDUIT STRUCTURE
  - PORT OF COMMUNICATION
  - PORT OF REPAIRING
  - MATERIAL POINT
  - MANHOLE
  - ON GROUND ELECTRIC
  - UNDERGROUND ELECTRIC
  - ADJACENT PROPERTY LINE
  - FENCE

THIS PLANET PROVIDED FOR THE CLERK OF THE SUPERIOR COURT