



APPLICATION FOR ANNEXATION

Applicant Or Agent Must Be Present At All Public Hearings

OFFICE USE ONLY

Planning & Zoning Hearing: _____

Mayor & Council Hearing: _____

APPLICANT INFORMATION

*NAME: David Pearson Communities, Inc.

ADDRESS: Suite 400, 2000 First Drive

CITY: Marietta STATE: GA ZIP: 30062

PHONE: (770) 321-5032 (Applicant); (770) 429-1499 (Applicant/Owner Representative)

EMAIL: doug@davidpearsoncommunities.com; jkm@mijs.com

PROPERTY OWNER ELECTOR PRIMARY CONTACT

PROPERTY OWNER INFORMATION

NAME: Assemblies of God Foundation, a Missouri corporation, Trustee of The James R. Storey Charitable Remainder Unitrust (an irrevocable trust)

ADDRESS: 3900 S Overland Avenue

CITY: Springfield STATE: MO ZIP: 65807

PHONE: (866) 621-1787

EMAIL: _____

PROPERTY INFORMATION

LAND LOT: 820, 821 DISTRICT: 19th PARCEL: 19088300010
882, 883

NUMBER OF ACRES: 46.02+/- CURRENT ZONING: R-30 (Cobb County)
(Total Overall)

CURRENT ZONING: R-30 (Cobb County) If residential, how many residents?: 0

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:

Assemblies of God Foundation, a Missouri corporation, Trustee of The James R. Storey Charitable Remainder Unitrust (an irrevocable trust)

BY: [Signature] 10/14/2021 (866) 621-1787
Property Owner's Signature (To Be Notarized) Date Telephone

Title: Vice President
Sworn to and subscribed before me this 14th day of October, 2021

Notary Public [Signature]
My Commission Expires: 10-18-2022

KRISTI L. WILLOUGHBY
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Oct. 18, 2022
Commission #14427595

*See Attached for Applicant/Property Owner Representative

ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.: _____
Planning Commission Hearing: November 22, 2021
City Council Hearing: December 6, 2021

Applicant: David Pearson Communities, Inc.
Titleholder: Assemblies of God Foundation,
a Missouri corporation, Trustee of
The James R. Storey Charitable Remainder
Unitrust (an irrevocable trust)

Applicant's and Property Owner's 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

LEGAL DESCRIPTION
(NORTHERN ANNEXATION TRACT)

All that tract or parcel of land lying and being in Land Lots 820, 821, 882 and 883 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING** commence at an iron pin set (#4 rebar w/cap) located on the northwesterly right-of-way of Story Road (50' right-of-way) said iron pin being located 375.79 feet from the intersection of the said northwesterly right-of-way of Story Road and the northeasterly right-of-way of Hiram Lithia Springs Road (50' right-of-way) as measured in a northeasterly direction along the said northwesterly right-of-way of Story Road; thence leaving said right-of-way and running $N00^{\circ}04'49''E$ for a distance of 150.61 feet to an iron pin set (#4 rebar w/cap); running thence $N00^{\circ}02'19''W$ for a distance of 76.52 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**; having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and running $N00^{\circ}02'19''W$ for a distance of 206.48 feet to an iron pin set (#4 rebar); thence running $N00^{\circ}14'42''E$ for a distance of 186.55 feet to an iron pin found (3/4" crimped-top-pipe); thence running $N00^{\circ}47'38''W$ for a distance of 232.73 feet to an iron pin found (1/2" open-top-pipe) located on the common line between Land Lot 883 and 820 of the said 19th District; thence leaving said Land Lot Line and running $N00^{\circ}56'49''W$ for a distance 208.27 feet to an iron pin found (#4 rebar); thence running $N00^{\circ}49'40''W$ for a distance of 34.61 feet to an iron pin found (#4 rebar); thence running $N00^{\circ}54'28''W$ for a distance of 134.42 feet to an iron pin found (#4 rebar disturbed); thence running $N00^{\circ}56'47''W$ for a distance of 139.74 feet to an iron pin found (1/2" open-top-pipe); thence running $N86^{\circ}08'37''W$ for a distance of 97.61 feet to an iron pin found (#4 rebar); thence running $N01^{\circ}22'21''E$ for a distance of 139.94 feet to an iron pin found (1/2"

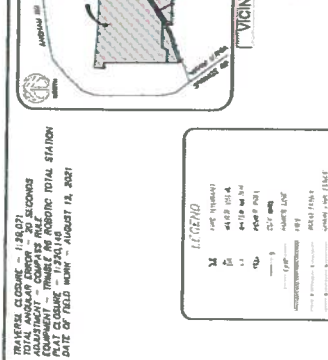
*open-top-pipe); thence running N00°24'42"E for a distance of 38.82 feet to an iron pin found (#4 rebar); thence running S85°25'25"E for a distance of 741.51 feet to an iron pin set (#4 rebar); thence running S88°38'59"E for a distance of 680.39 feet to an iron pin found (#4 rebar); thence running S00°23'53"W for a distance of 819.02 feet to an iron pin set located on the northwesterly right-of-way of said Story Road; thence running in a generally southwesterly direction along and following the northwesterly right-of-way of said Story Road for the following courses and distances: running thence S58°49'02"W for a distance of 225.83 feet to a point; thence running in a southwesterly direction along a curve to the left for an arc length of 307.99 feet (said arc being subtended by a chord of S58°15'23"W – 307.99 feet and having a radius of 18,878.22 feet) to a point; thence running S56°40'03"W for a distance of 171.30 feet to an iron pin set (#4 rebar w/cap) thence leaving said right-of-way and running S89°57'41"W for a distance of 477.67 feet to an iron pin set (#4 rebar w/cap); thence running S23°25'45"W for a distance of 93.35 feet to an iron pin set (#4 rebar w/cap); thence running S89°57'41"W for a distance of 234.56 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**. Said tract contains ±34.593 acres (±1,506,872 sq. ft.).*

LEGAL DESCRIPTION
(SOUTHERN ANNEXATION TRACT)

All that tract or parcel of land lying and being in Land Lots 821 and 882 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

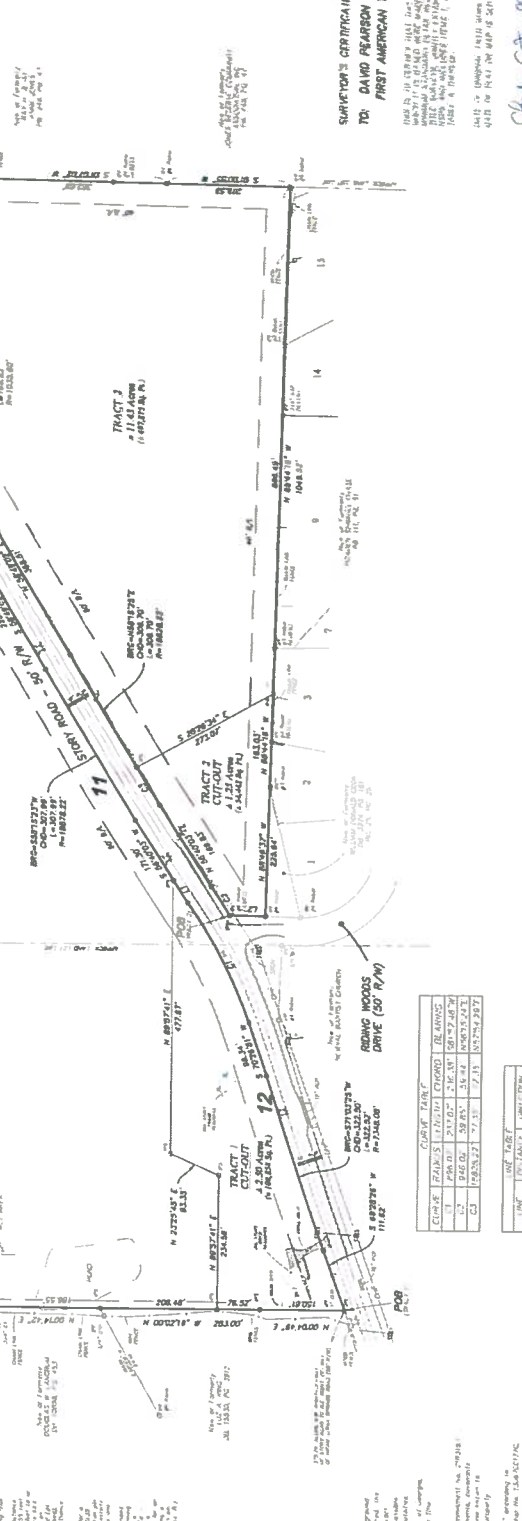
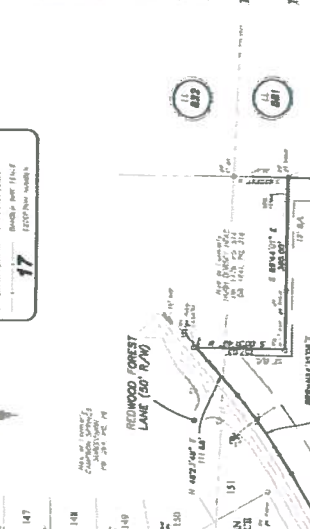
*To find the **TRUE POINT OF BEGINNING** commence at a point located at the intersection of the southeasterly right-of-way of Story Road (50' right-of-way) and the easterly right-of-way of Riding Woods Drive (50' right-of-way) and running thence in a northeasterly direction along the southeasterly right-of-way of Story Road and following the curvature thereof along a curve to the left for an arc length of 59.85 feet (said arc being subtended by a chord of N56°15'24"E – 59.84 feet and having a radius of 946.02 feet) to a point; running thence N56°40'03"E along the southeasterly right-of-way of Story Road for a distance of 169.83 feet to a point; running thence in a northeasterly direction along the southeasterly right-of-way of Story Road and following the curvature thereof along a curve to the right for an arc length of 77.35 feet (said arc being subtended by a chord of N57°54'29"E – 77.35 feet and having a radius of 18828.22 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**; having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and running in a generally northeasterly direction along the southeasterly right-of-way of Story Road for the following courses and distances; running thence along a curve to the right for an arc length of 229.34 feet (said arc being subtended by a chord of N58°22'29"E – 229.34 feet and having a radius of 18,828.22 feet) to a point; thence running N58°49'02"E for a distance of 368.51 feet to a point; thence running in a northeasterly direction along a curve to the left for an arc length of 165.52 feet (said arc being subtended by a chord of N54°35'06"E – 165.35 feet and having a radius of 1035.60 feet) to a point; thence running N48°23'48"E for a distance of 111.58 feet to an iron pin set (#4 rebar w/cap); thence leaving said right-of-way and*

running $S00^{\circ}31'40''W$ for a distance of 157.03 feet to an iron pin set (#4 rebar); thence running $S89^{\circ}44'01''E$ for a distance of 300.00 feet to an iron pin found (#4 rebar) located on the common line between Land Lot 882 and 881, said iron pin being located $S00^{\circ}33'37''W$ a distance of 96.01 feet from an iron pin found (1" open-top-pipe) which is the common corner of Land Lots 821, 822, 881 and 882 of the said 19th District; thence running $S01^{\circ}07'02''W$ along the common line between Land Lots 881 and 882 for a distance of 362.69 feet to an iron pin found (#4 rebar); thence continuing along said Land Lot Line $S01^{\circ}00'55''W$ for a distance of 219.59 feet to an iron pin found (#5 rebar); thence leaving said Land Lot Line and running $N88^{\circ}44'16''W$ for a distance of 886.49 feet to an iron pin set (#4 rebar w/cap); thence running $N28^{\circ}26'34''W$ for a distance of 273.07 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**. Said tract contains ± 11.43 acres ($\pm 497,875$ sq. ft.).



GENERAL NOTES:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATION THEREUNDER.
2. THE SURVEYOR HAS REVIEWED ALL RECORDS ON FILE IN THE OFFICE OF THE SURVEYOR AND HAS FOUND NO RECORDS WHICH WOULD AFFECT THIS SURVEY.
3. THE SURVEYOR HAS REVIEWED ALL RECORDS ON FILE IN THE OFFICE OF THE SURVEYOR AND HAS FOUND NO RECORDS WHICH WOULD AFFECT THIS SURVEY.



LINE	START POINT	END POINT	RADIUS	ANGLE	CHORD
1	5392.22	71.33	21.15	182.78	28.78
2	5392.22	71.33	21.15	182.78	28.78
3	5392.22	71.33	21.15	182.78	28.78

LINE	START POINT	END POINT	AREA
1	5392.22	71.33	10.11
2	5392.22	71.33	10.11
3	5392.22	71.33	10.11

GENERAL SURVEY NOTES

1. This survey was conducted in accordance with the Surveying Act and the Regulation thereunder.
2. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.
3. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.
4. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.
5. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.
6. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.
7. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.
8. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.
9. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.
10. The Surveyor has reviewed all records on file in the Office of the Surveyor and has found no records which would affect this survey.

ALTA/MSLS LAND TITLE SURVEY FOR:
DAVID PEARSON COMMUNITIES
 LOCATED IN LAND LOTS 812, 813, 814, 815 & 816
 15TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1"=100'

SURVEYOR'S CERTIFICATE:
TO: DAVID PEARSON COMMUNITIES AND
FIRST AMERICAN TITLE INSURANCE COMPANY

I, Charles E. Thompson, a duly Licensed Professional Engineer in the State of Georgia, do hereby certify that I have surveyed the above described land and have found that the same are in accordance with the records on file in the Office of the Surveyor and have found no records which would affect this survey.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF AUGUST, 2021.

Charles E. Thompson
 CHARLES E. THOMPSON, LICENSE NO. 15212

PROJECT No. 20210178

No.	Description	Date
1	Original	11/11/18
2	Revised	11/11/18
3	Revised	11/11/18
4	Revised	11/11/18
5	Revised	11/11/18
6	Revised	11/11/18
7	Revised	11/11/18
8	Revised	11/11/18
9	Revised	11/11/18
10	Revised	11/11/18
11	Revised	11/11/18
12	Revised	11/11/18
13	Revised	11/11/18
14	Revised	11/11/18
15	Revised	11/11/18
16	Revised	11/11/18
17	Revised	11/11/18
18	Revised	11/11/18
19	Revised	11/11/18
20	Revised	11/11/18

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centerline
 Surveying and Land Planning, Inc.
 1110 Peachtree Dunwoody Road, Suite 100
 Dunwoody, GA 30338
 (770) 417-3400
 www.centerlinega.com



5550 Story Road



1,504.7

752.33

1,504.7 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Cobb County Georgia

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 9,028



Map Notes:



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
- Parcels
- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID 19088300010
 Class Code V5 - Conservation - large tract
 Taxing District (9) UNINCORPORATED
 Acres 48.18

Physical Address 5550 STORY RD
 Owner STOREY JAMES ROY
 5550 STORY RD
 POWDER SPRINGS GA 30127

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

Date created: 10/20/2021
 Last Data Uploaded: 10/20/2021 5:58:22 PM



Overview



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- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID 19088300010
 Class Code V5 - Conservation - large tract
 Taxing District (9) UNINCORPORATED
 Acres 48.18

Physical Address 5550 STORY RD
 Owner STOREY JAMES ROY
 5550 STORY RD
 POWDER SPRINGS GA 30127

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

Date created: 10/6/2021
 Last Data Uploaded: 10/6/2021 5:26:08 PM