

Jason Mayfield  
2028 E Ben White #240-6850  
Austin TX 78741



Office: 512-861-1521  
Fax: 512-768-2913  
Service@LandAccrue.com

Thursday, May 13, 2021

Attention: City of Powder Springs - Economic Development Dept.

My name is Jason Mayfield, owner/director of Trusted Syndicate LLC, a real estate investment and development company.

My company recently purchased a platted undeveloped residential lot in the Lost Mountain Lakes Subdivision, Lot 128. The property is commonly known as 2780 Lost Lakes Dr Powder Springs, GA, or Cobb County APN 19067800220.

After receiving a survey for the lot, it was brought to our attention that there are easement restrictions that we need your help to resolve. Currently the lot is effectively land locked by easement restrictions. The ability to access either of the roads the lot contacts (Shipp Rd or Lost Lakes Dr) are blocked by the following:

1. There is a "20' Undisturbed Buffer" that runs along Shipp Road on the south end of the lot, as well as along the northwest boundary that covers the access to Lost Lakes Dr, set by county/city ordinance.
2. There is a concurrent "10' No Access Easement" across the southern boundary of the property along Shipp Rd, set by the platting engineer.

The clearest solution to the access issues is to cut in a 20' driveway easement from Shipp Rd through the "20' Undisturbed Buffer" & "10' No Access Easement". As opposed to using the narrow connection to the northeast of the lot to Lost Lakes Dr, which not only crosses through an undisturbed buffer but it crosses a dam-breach zone, goes under power lines, and is squeezed between neighboring properties.

We have spoken with the current Lost Mountain Lakes HOA board members and received their approval to remove the "10' No Access Easement". **Therefore, we would like to submit the revised plat of the lot for city approval, as well as request a variance from the city for the "20' Undisturbed Buffer" to build a 20' wide driveway entrance onto Shipp Rd so that we will be able to have access for a future homesite.**

The original plat engineer of the subdivision, Ben Crusselle, recommended putting the driveway onto Shipp Rd for access to the property. He sees no issue with Line of Sight along this section of Shipp Rd.

Your help is greatly appreciated. We look forward to working with you.

Best regards,

A handwritten signature in blue ink that reads "Jason C. Mayfield". The signature is fluid and cursive, with the first name being the most prominent.

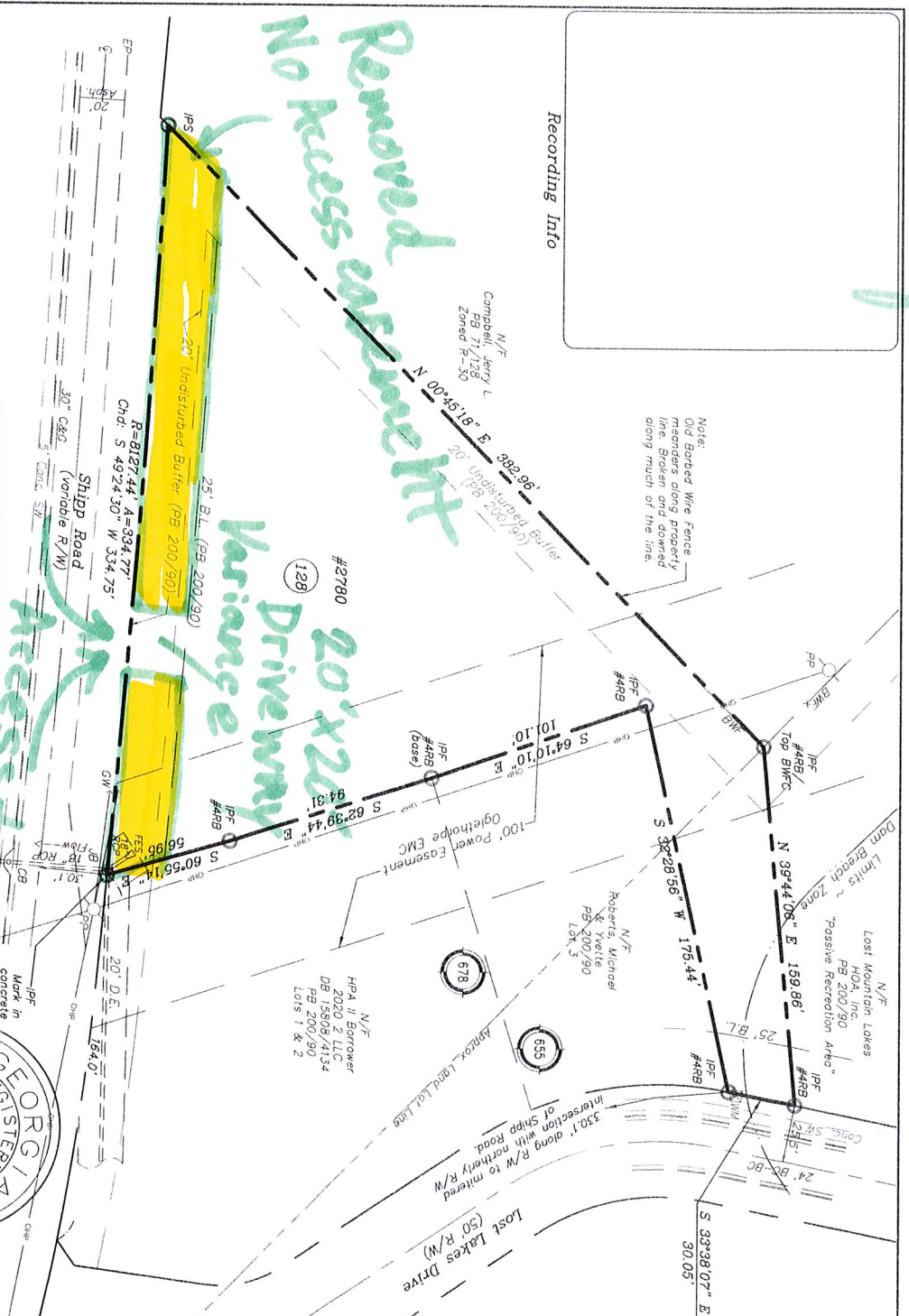
Jason Mayfield  
Land Accrue Property Investors DBA  
Trusted Syndicate LLC  
512-861-1521

Or contact my assistant, Katie Easling, at 970-715-1097

# Requested Revised Plat & Easement Access

Recording Info

Note:  
Old Barbed Wire Fence  
meanders along property  
line. Broken and downed  
along much of the line.



Removed easement  
No Access Variance

20' x 22' Driveway  
Access to Shipyard

According to the FEMA/FIRM of the City of Powder Springs, Georgia, Map Number 150056, parcel number 13067C00089G, effective date 12/16/2008:  
- This site lies entirely in a Zone X designation.  
- Zone X is defined as 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Field Closure: 1/31/0887  
Ang Error: 05'/Ang. Pt.  
Equipment Used: Topcon GPT-80054  
W/ Allegro Data Collector  
Plot Closure: 1/14,897'

This plat was prepared without the benefit of a current title commitment.

**Trusted Syndicate LLC**  
#2780 Last Lakes Drive  
Lot 128, Last Mountain Lakes S/D, Unit One; PB 200/90

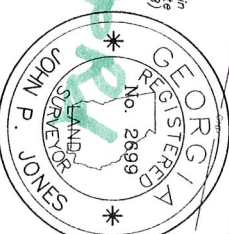
COA: ISF000405

**Land Development Technologies, Inc.**  
5665 Atlanta Hwy, Suite 103 Bldg. 340  
Alpharetta, GA 30004  
O: 770-319-0058 ~ F: 770-241-5966  
Email: [bill@landdev.com](mailto:bill@landdev.com)

JOB NO.	1293
DRAWN BY	JP
CHECKED BY	JP
DATE	4-13-21
SCALE	1" = 50'
FIELD DATE	4-11-21

REVISIONS	DATE
Removed "No Access Easmt"	4-28-21
Revised name in title block	4-19-21

Located In: Land Use 666 & 67  
15th District  
2nd Section  
3rd Range  
City of GEORGIA  
Survey



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel of parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. 15-6-67.

John P. Jones, GA RLS #26999  
Date: 4-28-21

- LEGEND**
- IPF - Iron Pin Found
  - RB - Rebar
  - IPS - Iron Pin Set
  - BWF #4 - Rebar w/Top
  - BWFC - Barbed Wire Fence Corner
  - PP - Power Pole
  - GP - Guy Pole
  - CW - Guy Wire
  - OHP - Overhead Power Line
  - CB - Catch Basin
  - JB - Junction Box
  - FESS - Fenced End Section
  - WM - Water Meter

Lot Area = 50,381 S.F.  
(or 1.16 Acs.)  
Parcel ID: 19067800220  
Zoned: PUD-R  
Planned Unit Development  
(Residential)



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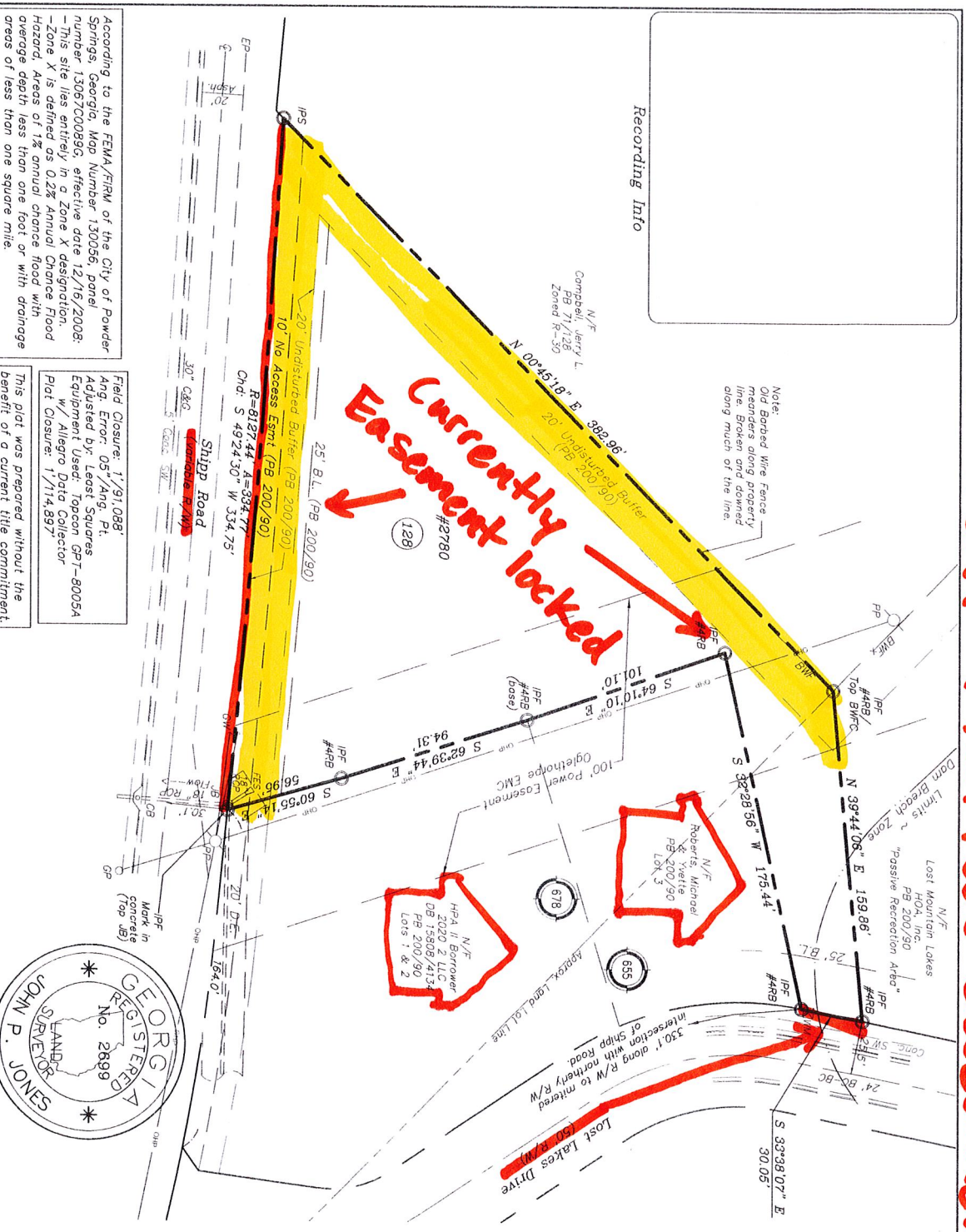


# Current Platted Easements

Recording Info

Note:  
Old Barbed Wire Fence  
meanders along property  
line. Broken and downed  
along much of the line.

**Currently locked**  
Easement



According to the FEMA/FIRM of the City of Powder Springs, Georgia, Map Number 130056, panel number 13067C00896, effective date 12/16/2008:  
- This site lies entirely in a Zone X designation.  
- Zone X is defined as 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Field Closure: 1/91,088'  
Ang. Error: 05"/Ang. Pt.  
Adjusted by: Least Squares  
Equipment Used: Topcon GPT-8005A  
w/ Allegro Data Collector  
Plat Closure: 1/114,897'

This plat was prepared without the benefit of a current title commitment.

**Trusted Syndicate LLC**  
#2780 Lost Lakes Drive  
Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90

COA: LSP000405

**Land Development Technologies, Inc.**  
5665 Atlanta Hwy, Suite 103 Box 340  
Alpharetta, Georgia 30004  
O: 770-319-0028 ~ C: 770-241-5986  
Email: [BJT@atlsoil.com](mailto:BJT@atlsoil.com)

JOB NO.	1283	REVISIONS	DATE
DRAWN BY	JP		
DESIGNED BY	JP		
DATE	4-13-21		
SCALE	1" = 50'		
FIELD DATE	4-11-21		
Revised name in title block			4-19-21



- LEGEND**
- IPF - Iron Pin Found
  - RG - Rebar
  - IPS - Iron Pin Set
  - IPF #4 - Rebar w/ Cap
  - BWFC - Barbed Wire Fence Corner
  - BWFC - Barbed Wire Fence
  - GP - Guy Pole
  - GW - Guy Wire
  - OHP - Overhead Power Line
  - CB - Catch Basin
  - JB - Junction Box
  - FESD - Fenced End Section
  - WM - Water Meter

Lot Area = 50,361 S.F.  
(or 1.16 Acs.)  
Parcel ID: 19067800220  
Zoned: PUD-R  
Planned Unit Development  
(Residential)



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel of parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. 15-6-67.

John P. Jones, GA RLS #2699  
4-19-21  
Date

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# Rezoning Request Application Packet

## Applicant's Public Notice Requirements

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

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

## Sign Posting, Public Hearing Notice & Affidavit

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

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

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

## City Actions

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

## Contact Information

### The Community Development Dept.

4488 Pineview Drive

Powder Springs GA 30127.

commdev@cityofpowdersprings.org

770-943-1666

### Zoning Administrator

Shauna Wilson-Edwards

Special Projects Coordinator for Zoning

sedwards@cityofpowdersprings.org

770-943-1666



# Rezoning Request Application Checklist

## Applicant Information

Name	Trusted Syndiate LLC	Phone	(970)715-1097	
Mailing Address	2028 E Ben White 240-6850 Austin, TX 78741		Email	team@landaccrue.com

## Application Checklist

The following information will be required:

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

## Note Carefully

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

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



# Rezoning Request Notice of Intent

## Applicant Information

Name **Trusted Syndiate LLC**

Phone **(970)715-1097**

Mailing Address **2028 E Ben White 240-6850 Austin, TX 78741**

Email **team@landaccrue.com**

## Notice of Intent

**PART I. Please indicate the purpose of this application :**

Request to remove no access buffer set by original plat of the subdivision that blocks access to Shipp Rd.

**PART II. Please list all requested variances:**

The Lost Mountain Lakes Subdivision approves of the removal of the no access easment plat restriction.

**Part III. Existing use of subject property:**

~~Land~~ locked residential lot in the Lost Mountain Lakes Subdivison  
**Easement**

**Part IV. Proposed use of subject property:**

A new residential single family home.

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

The preferable solution is to use Shipp Rd for access.

The property has over 350' of road frontage on Shipp Rd and plenty of line of sight distance to safely install a driveway entrance.

The Lost Lakes Rd access point crosses through a undisturbed buffer, a dam-breach zone, goes under power lines.

## Applicant Signature

  
Signature of Applicant

**Jason C Mayfield**  
Director of  
Trusted Syndiate LLC  
Printed Name

05/13/2021

Date



# Rezoning Request

## Applicant's Written Analysis

### Applicant Information

Name **Trusted Syndiate LLC**

Phone **(970)715-1097**

Mailing Address **2028 E Ben White 240-6850 Austin, TX 78741**

Email **team@landaccrue.com**

### Written Analysis

In details please address these Rezoning Criteria:

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

The proposed use will not change we are simply asking for a varience to allow access to the property. We are applying for a plat revision (completed and atatched) and a corridor from Shipp Rd through the no access barrier.

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

The access to the property on Shipp road won't interfere with the neighbors because it has direct access onto Shipp Rd.

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

We are not requesting rezoning simlly a varience for the no acess buffer zone.

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

The property is landlocked by the no buffer zone at both acess points.

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

There is already acesss to utilities for the designed purpose of the property as a residential home.

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

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

### Applicant Signature

Signature of Applicant

*Jason C Mayfield*  
Director of

Trusted Syndiate LLC

Printed Name

Date

*5/13/2021*





# Rezoning Request Campaign Contribution Disclosure

## Applicant and Attorney Information

Applicant's Name **Trusted Syndiacte LLC**

Applicant's Address **2028 E Ben White 240-6850 Austin, TX 78741**

Applicant's Attorney

Attorney's Address

## Campaign Contribution Disclosure

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

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

Individual(s)       Corporation       Partnership       Limited Partnership       Joint Venture

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

Trusted Syndiacte LLC


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
	0	

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
	0	



# Rezoning Request Application Form

## Applicant Information

Name Trusted Syndiate LLC

Phone (970)715-1097

Mailing Address 2028 E Ben White 240-6850 Austin, TX 78741

Email team@landaccrue.com

## Rezoning Request Property Information

2780

Address 3780 Lost Lakes Dr Powder Springs Ga 30127

Parcel ID / Lot# 128 Acreage 1.14

Present Zoning Residential with no access easment

Proposed Zoning Residential and Removing No Access Easement

Source of Water Supply City of Powder Springs

Source of Sewage Disposal City of Powder Springs

Proposed Use Peak Hour Trips Generated

Source

## Additional Information, If Applicable

Elementary School and School's Capacity

Middle School and School's Capacity

High School and School's Capacity

## Notary Attestation

Executed in Durango (City), Colorado (State).

Jason C Mayfield Signature of Applicant  
Jason C Mayfield Printed Name  
of Trusted Syndicate LLC  
Date 5-14-21

Subscribed and sworn before me this 14 day of May, 2021.

Eleanor Boroff Signature of Notary Public  
Eleanor Boroff Name of Notary Public  
My Commission Expires 11/4/2024

**ELEANOR BOROFF**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204038771  
MY COMMISSION EXPIRES 11/4/2024

## For Official Use Only

PZ #

Planning Commission Hearing

City Council Hearing

Withdrawal Date

Reason for Withdrawal



# Rezoning Request Owner's Authorization Form

## Owner's Authorization

<b>Applicant Name</b> Trusted Syndiate LLC	<b>Applicant's Address</b> 2028 E Ben White 240-6850 Austin, TX 78741
<b>Property Address</b> 3780 Lost Lakes Dr Powder Springs Ga 30127 <small>Powder Springs, GA</small>	<b>Property PIN</b>

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

Check all that apply:

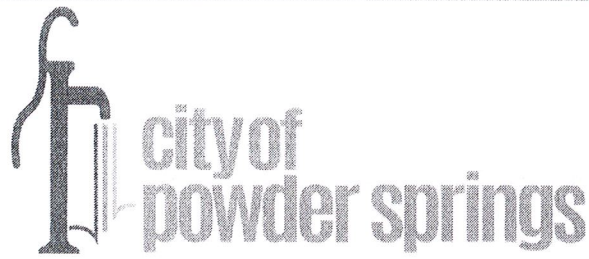
Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

## Signature of Property Owner(s)

	Jason C Mayfield <small>Printed Name</small> Director of Trusted syndicate LLC	5-14-2021 <small>Date</small>
State of CO, County of La Plata		
This instrument was acknowledged before me this 14 <sup>th</sup> day of May		
20 21, by Jason C Mayfield. Identification Presented: Tx Drivers License		
	Eleanor Boroff <small>Name of Notary Public</small>	11/4/2024 <small>My Commission Expires</small>

**ELEANOR BOROFF**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204038771  
MY COMMISSION EXPIRES 11/4/2024

Signature of Owner	Printed Name	Date
State of _____, County of _____		
This instrument was acknowledged before me this _____ day of _____		
20 _____, by _____ Identification Presented: _____		
Signature of Notary Public	Name of Notary Public	My Commission Expires



# Affidavit of Public Notification

## Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3780 Lost Lakes Dr Powder Springs Ga 30127

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on 5/13/2021. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on 7/20/2021. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

## Notary Attestation

Executed in \_\_\_\_\_ (City), \_\_\_\_\_ (State).

Jason C Mayfield  
Signature of Applicant  
Jason C Mayfield  
Printed Name  
5-14-2021  
Date  
of Trusted Syndicate LLC

Subscribed and sworn before me this 14<sup>th</sup> day of May, 2021.

Eleanor Boroff  
Signature of Notary Public  
Eleanor Boroff  
Name of Notary Public  
11/4/24  
My Commission Expires

**ELEANOR BOROFF**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204038771  
MY COMMISSION EXPIRES 11/4/2024



## Fee Schedule

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

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

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan			
1 <input type="checkbox"/> FHA	2 <input type="checkbox"/> RHS	3 <input type="checkbox"/> Conv Units	6. File Number
4 <input type="checkbox"/> VA	5 <input type="checkbox"/> Conv. Ins.		21-0116
		7. Loan Number	8. Mortgage Insurance Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing, they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower		E. Name and Address of Seller	
TRUSTED SYNDICATE LLC 2028 E. BEN WHITE # 240-6850 AUSTIN, TEXAS 78741		JUANITA T. INGRAM AND LAURIE I. ABERNATHY, AS TRUSTEES OF THE RESIDUARY TRUST UNDER ITEM SEVEN OF THE WILL OF WINDELL WAYNE INGRAM 4525 SHIPP ROAD POWDER SPRINGS, GA 30127	
		F. Name and Address of Lender	
		CASH	
G. Property Location		H. Settlement Agent	
2760 LOST LAKES DRIVE POWDER SPRINGS, GA 30127 COBB COUNTY PARCEL ID #19057800220		STEVENS & STEVENS, LLC 770-393-8900	
		I. Settlement Date	
		04/28/21	
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	10,000.00	401. Contract sales price	10,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,530.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	11,530.00	420. GROSS AMOUNT DUE TO SELLER	10,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	100.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	0.00
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. WIRE SELLER PROCEEDS	30.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes 01/01 to 04/28	87.11	510. City/town taxes 01/01 to 04/28	87.11
211. County taxes 01/01 to 04/28	154.84	511. County taxes 01/01 to 04/28	154.84
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	331.95	520. TOTAL REDUCTION AMOUNT DUE SELLER	261.95
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	11,530.00	601. Gross amount due to seller (line 420)	10,000.00
302. Less amounts paid by/for borrower (line 226)	331.95	602. Less reduction amount due to seller (line 520)	261.95
303. CASH FROM BORROWER	11,198.05	603. CASH TO SELLER	9,738.05

L. SETTLEMENT CHARGES:		File Number 21-0115			
				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700	TOTAL SALES/BROKER'S COMMISSION based on price \$				
	Division of commission (line 700) as follows:				
701	\$ to				
702	\$ to				
703	Commission paid at Settlement				
704					
800	ITEMS PAYABLE IN CONNECTION WITH LOAN		P.O.C.		
801	Loan Origination Fee %				
802	Loan Discount %				
803	Appraisal fee to				
804	Credit report to				
805	Lender's inspection fee to				
806	Mig. ins. application fee to				
807	Assumption fee to				
808					
809					
810					
811					
812					
813					
814					
815					
900	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901	Interest from to @ \$ /day				
902	Mortgage insurance premium to				
903	Hazard insurance premium yrs. to				
904					
905					
1000	RESERVES DEPOSITED WITH LENDER FOR				
1001	Homeowner's insurance mo. @ \$ / mo				
1002	Mortgage insurance mo. @ \$ / mo				
1003	City property taxes mo. @ \$ / mo				
1004	County property taxes mo. @ \$ / mo				
1005	Annual Assessments mo. @ \$ / mo				
1006	mo. @ \$ / mo				
1007	mo. @ \$ / mo				
1008	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments				
1100	TITLE CHARGES				
1101	Settlement or closing fee to STEVENS & STEVENS, LLC				
1102	Abstract or title search to			295.00	
1103	Title examination to SS/TITLE PROFESSIONALS OF GEORGIA				350.00
1104	Title insurance binder to				
1105	Document preparation to				
1106	Notary fees to				
1107	Attorney's fees to STEVENS & STEVENS, LLC			495.00	
	(includes above item No. )				
1108	Title insurance to SS FOR COMMONWEALTH LAND TITLE			200.00	
	(includes above item No. )				
1109	Lender's coverage				
1110	Owner's coverage 10,000.00 -- 200.00				
1111	POST CLOSING FEE STEVENS & STEVENS, LLC			50.00	
1112	COURIER FEE STEVENS & STEVENS, LLC			100.00	
1113					
1200	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201	Recording fees Deed \$ 30.00 Mortgage \$ Releases \$			30.00	
1202	City/county stamps Deed \$ Mortgage \$				
1203	State tax stamps Deed \$ 10.00 Mortgage \$			10.00	
1204					
1205					
1300	ADDITIONAL SETTLEMENT CHARGES				
1301	Survey to				
1302	Pest inspection to				
1303					
1304					
1305					
1306					
1307					
1308					
1400	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			1,530.00	0.00

I have carefully reviewed the HUD-1 Settlement statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

TRUSTED SYNDICATE, LLC  
 JASON C. MANFIELD  
 Manager of TruSted Syndicate, LLC  
 JANEKA T. INGRAM AND  
 LAURIE J. ABERNATHY, AS TRUSTEES OF

STEVENS & STEVENS, LLC  
 Estate  
 WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see Title 18 U.S. Code Sections 1001 and Section 1010.

**ACKNOWLEDGEMENT AND RECEIPT OF SETTLEMENT STATEMENT**

DATE: April 28th, 2021

PURCHASER: TRUSTED SYNDICATE LLC

SELLER: JUANITA T. INGRAM AND LAURIE I. ABERNATHY, AS TRUSTEES OF THE RESIDUARY TRUST UNDER ITEM SEVEN OF THE WILL OF WINDELL WAYNE INGRAM

PROPERTY ADDRESS: 2780 LOST LAKES DRIVE, POWDER SPRINGS, GA 30127

Purchaser and Seller acknowledge that each has received, reviewed, and approved the entries appearing on the Settlement Statement, and each acknowledge receipt of a copy of same. Seller acknowledges receipt and payment in full of the proceeds due Seller from the settlement. Seller warrants the correctness of all payoff amounts for outstanding liens and encumbrances; if any deficiency occurs, Seller shall promptly remit the same to the settlement agent.

If the proration of taxes and assessments was made based on estimated amounts prior to receipt of current actual bills, Purchaser and Seller agree to adjust the prorations shown on the Settlement Statement between themselves when current actual bills are received. The payment of all outstanding taxes and assessments not paid at settlement are assumed by Purchaser.

Purchaser and Seller acknowledge that settlement agent makes no representations as to the status of any outstanding or past due water, sewerage or other utility bills applicable to the property. The status of such items shall be determined by and are the responsibility of the Purchaser and Seller.

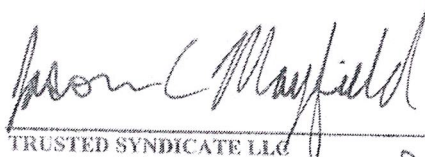
Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions.

Purchaser hereby acknowledges that if the subject property is owner occupied, a real property tax return and application for homestead exemption is required by law and is to be filed with the county tax collector in which the property lies, between January 1 and March 31 of the year immediately following settlement and that such filings are the sole responsibility of Purchaser. Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser for any penalties caused by Seller's failure to file a proper and timely tax return.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon delivery of the Warranty Deed.

\_\_\_\_\_  
JUANITA T. INGRAM AS TRUSTEE OF  
THE RESIDUARY TRUST UNDER ITEM  
SEVEN OF THE WILL OF WINDELL WAYNE  
INGRAM

\_\_\_\_\_  
LAURIE I. ABERNATHY AS TRUSTEE OF  
THE RESIDUARY TRUST UNDER ITEM  
SEVEN OF THE WILL OF WINDELL WAYNE  
INGRAM

  
\_\_\_\_\_  
TRUSTED SYNDICATE LLC

*Managing member of Trusted Syndicate.*

  
\_\_\_\_\_  
PJ

STEVENS & STEVENS, LLC

By: \_\_\_\_\_  
Settlement Agent