

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, April 12, 2021
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Appoint the Chairperson for the Planning Commission
7. Approval of the Minutes: Planning Commission Regular Meeting February 8, 2021

PUBLIC HEARING

8. **ZA-C2100140**: City of Dawsonville has requested a zoning amendment for TMP 092B 007 Land Lot 375 4th District, Located at 565 Highway 9 North, consisting of 0.147 acres, from LI (Light Industrial District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
9. **ZA-C2100141**: City of Dawsonville has requested a zoning amendment for TMP D01 049 Land Lot 439 4th District, Located at 26 Maple Street South, consisting of 2.00 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
10. **ZA-C2100142**: City of Dawsonville has requested a zoning amendment for TMP D01 033 Land Lot 440 4th District, Located at 0 Church Street, from TB (Town Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
11. **ZA-C2100143**: City of Dawsonville has requested a zoning amendment for TMP D01 021 Land Lot 439 and 446 4th District, Located at 170 Academy Ave, consisting of 2.30 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
12. **ZA-C2100144**: Dawsonville Downtown Development Authority has requested a zoning amendment for TMP D01 022 Land Lot 446 4th District, Located at 41 Mills Ford Road, consisting of 2.99 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
13. **ZA-C2100146**: City of Dawsonville has requested a zoning amendment for TMP 083 043 Land Lot 514 4th District, Located at 695 Maple Street South, consisting of 1.00 acres, from R2 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
14. **ZA-C2100147**: Dawsonville Downtown Development Authority has requested a zoning amendment for TMP 082 006 007 Land Lot 300, 301 and 312 4th District, Located at 1307 Shoal Creek Road, consisting of 1.40 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. All speakers must sign up to speak at the public hearing itself.

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, April 12, 2021
5:30 P.M.

15. **ZA-C2100148**: City of Dawsonville has requested a zoning amendment for TMP 093 009 Land Lot 58 4th District and Land Lot 428 13th District, Located at 244 Memory Lane, consisting of 3.20 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
16. **ZA-C2100149**: City of Dawsonville has requested a zoning amendment for TMP 093 055 079 Land Lot 576 4th District, Located at 140 Crocket Drive, consisting of 0.334 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
17. **ZA-C2100150**: Dawsonville Downtown Development Authority has requested a zoning amendment for TMP 092B 014 Land Lot 376 and 377 4th District, Located at 253 Gober Sosebee Street South, consisting of 0.728 acres, from LI (Light Industrial) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
18. **ZA-C2100151**: City of Dawsonville has requested a zoning amendment for TMP 091 058 Land Lot 104 4th District, consisting of 5.0 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
19. **ZA-C2100152**: City of Dawsonville has requested a zoning amendment for TMP 082 013 Land Lot 370 4th District, Located at 326 Bent Ridge Drive, consisting of 0.52 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
20. **ZA-C2100153**: City of Dawsonville has requested a zoning amendment for TMP 082 004 001 Land Lot 310 4th District, Located at 327 Burt Creek Road, consisting of 0.11 acres, from R1 (Restricted Singlefamily Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.
21. **ZA-C2100154**: City of Dawsonville has requested a zoning amendment for TMP 093 041 001 Land Lot 511 4th District, Located 16 Farmington Circle, consisting of 0.057 acres, from R6 (Multiple-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021

PLANNING DIRECTOR REPORT

PLANNING COMMISSION REPORTS

ADJOURNMENT

The next scheduled Planning Commission meeting is May 10, 2021.

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. All speakers must sign up to speak at the public hearing itself.

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

MINUTES
PLANNING COMMISSION REGULAR MEETING
VIA TELECONFERENCE
Monday, February 8, 2021
5:30 P.M.

1. **CALL TO ORDER:** Chairperson Sue Theisen called the meeting to order at 5:31 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Anna Tobolski, Randy Davis, Matt Fallstrom; Planning Director David Picklesimer, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Planning Director David Picklesimer.
4. **ANNOUNCEMENTS: NONE**
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A.Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting on January 11, 2021 made by M. Fallstrom; second by R. Davis. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ZA-C2100100A:** Saara Mariah Qureshi has requested a zoning amendment for Tract B of TMP 092B 006 004 Located at LL 375 4th district consisting of 1.71 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District). Public Hearing Dates; Planning Commission on February 08, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

A. Tobolski motioned to open the public hearing for **ZA-C2100100A**; second by R. Davis. Vote carried unanimously in favor.

Planning Director David Picklesimer read the zoning amendment request. Assem Khan Qureshi and Corey Guthrie, civil engineer representing Mr. Qureshi spoke in favor. Mr. Guthrie stated that the applicant would like to rezone from 1.71 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District) for outdoor storage and mini storage units.

Amy Mulberry located at 586 Perimeter Road spoke in opposition to the request. Ms. Mulberry stated that she was concerned about the change in buffer reduction, variances, and detention pond.

R. Davis motioned to close the public hearing for **ZA-C2100100A**; second by A. Tobolski. Vote carried unanimously in favor.

M. Fallstrom motioned to deny the zoning amendment **ZA-C2100100A**; second by A. Tobolski. Vote carried unanimously in favor.

8. **VA-C2100100A:** Saara Mariah Qureshi has requested the following variances for Tract B of TMP 092B 006 004 Located at LL 375 4th district. Request a reduction of the side setback from 40' feet to 20' feet and the buffer reduction from 30' feet to 10' feet adjoining Tract C. Request waiver of 6" inch fire line connection fee of \$60,000. Public Hearing Dates: Planning Commission on February 8, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

**MINUTES
PLANNING COMMISSION REGULAR MEETING
VIA TELECONFERENCE
Monday, February 8, 2021
5:30 P.M.**

R. Davis motioned to open the public hearing **VA-C2100100A**; second by A. Tobolski. Vote carried unanimously in favor.

Planning Director David Picklesimer read the variances request. Assem Khan Qureshi and Corey Guthrie, civil engineer representing Mr. Qureshi spoke in favor. Mr. Guthrie requested a setback reduction from 40 feet to 20 feet, buffer reduction 30 feet to 10 feet and wavier of the \$60,000.00 fire line connection fee.

No one spoke against the variance request.

R. Davis motioned to close the public hearing for **VA-C2100100A**; second by M. Fallstrom. Vote carried unanimously in favor.

A. Tobolski motioned to deny the variance **VA-C2100100A** as to the buffer reduction and setback and approved the request reduction of 6" inch fire line connection fee of \$60,000.00; second by R. Davis. Vote carried unanimously in favor.

PLANNING DIRECTOR REPORT: No announcements

Chairperson Theisen announced that the next Planning Commission Meeting is March 8, 2021 at 5:30 pm.

ADJOURNMENT:

At 6:45 p.m., a motion to adjourn the meeting was made by R. Davis; second by M. Fallstrom. Vote carried unanimously in favor.

Sue Theisen, Commission Chairperson

Anna Tabloski, Planning Commissioner

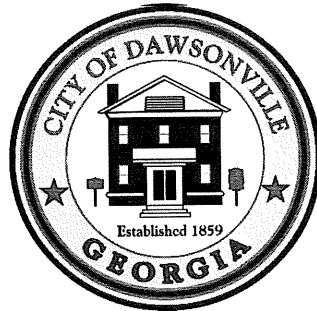
Matt Fallstrom, Planning Commissioner

Randy Davis, Planning Commissioner

Vacant

Attested: _____
Stacy Harris, Zoning Administrative Assistant

City Council:
John Walden
Caleb Phillips
Stephen Tolson
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Planning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706)265-3256 Fax (706)265-4214
www.dawsonville.com

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. Meeting may be performed via teleconference during coronavirus restrictions, please refer to the agenda. The public is invited to participate.

ZA-C2100140: City of Dawsonville has requested a zoning amendment for TMP 092B 007 Land Lot 375 4th District, Located at 565 Highway 9 North, consisting of 0.147 acres, from LI (Light Industrial District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100141: City of Dawsonville has requested a zoning amendment for TMP D01 049 Land Lot 439 4th District, Located at 26 Maple Street South, consisting of 2.00 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100142: City of Dawsonville has requested a zoning amendment for TMP D01 033 Land Lot 440 4th District, Located at 0 Church Street, from TB (Town Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100143: City of Dawsonville has requested a zoning amendment for TMP D01 021 Land Lot 439 and 446 4th District, Located at 170 Academy Ave, consisting of 2.30 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100144: Dawsonville Downtown Development Authority has requested a zoning amendment for TMP D01 022 Land Lot 446 4th District, Located at 41 Mills Ford Road, consisting of 2.99 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100146: City of Dawsonville has requested a zoning amendment for TMP 083 043 Land Lot 514 4th District, Located at 695 Maple Street South, consisting of 1.00 acres, from R2 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100147: Dawsonville Downtown Development Authority has requested a zoning amendment for TMP 082 006 007 Land Lot 300, 301 and 312 4th District, Located at 1307 Shoal Creek Road, consisting of 1.40 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100148: City of Dawsonville has requested a zoning amendment for TMP 093 009 Land Lot 58 4th District and Land Lot 428 13th District, Located at 244 Memory Lane, consisting of 3.20 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100149: City of Dawsonville has requested a zoning amendment for TMP 093 055 079 Land Lot 576 4th District, Located at 140 Crocket Drive, consisting of 0.334 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100150: Dawsonville Downtown Development Authority has requested a zoning amendment for TMP 092B 014 Land Lot 376 and 377 4th District, Located at 253 Gober Sosebee Street South, consisting of 0.728 acres, from LI (Light Industrial) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100151: City of Dawsonville has requested a zoning amendment for TMP 091 058 Land Lot 104 4th District, consisting of 5.0 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100152: City of Dawsonville has requested a zoning amendment for TMP 082 013 Land Lot 370 4th District, Located at 326 Bent Ridge Drive, consisting of 0.52 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

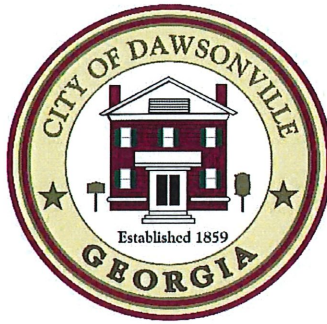
ZA-C2100153: City of Dawsonville has requested a zoning amendment for TMP 082 004 001 Land Lot 310 4th District, Located at 327 Burt Creek Road, consisting of 0.11 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

ZA-C2100154: City of Dawsonville has requested a zoning amendment for TMP 093 041 001 Land Lot 511 4th District, Located 16 Farmington Circle, consisting of 0.057 acres, from R6 (Multiple-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. **This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.**

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

3/10/2021

To: City of Dawsonville Planning Commission, Mayor and Council Members

Reference: ZA-C2100140, C2100141, C2100142, C2100143, C2100144, C2100146, C2100147, C2100148, C2100149, C2100150, C2100151, C2100152, C2100153, C2100154.

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

BACKGROUND

1. The Planning and Zoning Department is requesting a zoning map amendment for fourteen City owned parcels.
2. The parcels use ranges from wastewater lift stations, water tank, dog park, well sites, cemeteries, and park properties.
3. The parcels are currently zoned in various zoning districts. The map amendment will align all City owned properties in the appropriate zoning category.


David Picklesimer
Planning Director



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: ZA - C2100140

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone: _____

Signature(s) _____ Date _____

Property Address: 565 HWY 9 NORTH

Directions to Property from City Hall: HIGHWAY 9 NORTH

Tax Map# 092B 007 Parcel# _____ Current Zoning: LI

Land Lot(s): 375 District: 4TH Section: 1

Subdivision Name: N/A Lot# _____

Acres: 0.147 Current Use of Property: WATER INFRASTRUCTURE

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for: _____

Proposed use of property if rezoned: CITY

If Residential: #of lots proposed: N/A Minimum lotsize proposed N/A (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what _____

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): ___ Water ___ Sewer ___ Electric ___ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: N/A Type of Surface: NA

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Office Use Only	
Date Completed Application Rec'd	Amount Paid \$ CK Cash
Date of Planning Commission Meeting	Dates Advertised <u>3.17.2021</u>
Date of City Council Meeting	Rescheduled for next Meeting
Postponed: YES NO Date:	Approved by City Council YES NO
Approved by Planning Commission YES NO	Mailed Notice: <u>3/11/2021</u> <u>SIP</u>



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 092B 007 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # **ZA** - - C2100140 _____

TMP# 092B - 007 _____

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 092B 008 1. Name(s): DAVIS JOYCE, REGINA EVANS, KAREN HUGHES, VICKY MCKINZIE, & SANDY COX C/O MARDELL GREENWAY - LIFE ESTATE
Address: PO BOX 791
DAWSONVILLE, GA 30534

TMP # 092B 012 2. Name(s): GROGAN BRONSON
Address: 523 HWY 9 NORTH
DAWSONVILLE, GA 30534

TMP # D05 001 3. Name(s): FAUSETT SHARON R
Address: 11524 HWY 136 W
DAWSONVILLE, GA 30534

TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.



Overview



Legend

 Parcels

Parcel ID: 092B 007
Alt ID: 6319
Owner: CITY OF DAWSONVILLE
Acres: 0
Assessed Value: \$1560

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  Schneider
GEOSPATIAL



Summary

Parcel Number 092B 007
 Location Address 565 HWY 9 N
 Legal Description LL 375 LD 4
 Class E1-Exempt
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 0
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[CITY OF DAWSONVILLE](#)
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/1953	W 395		\$0	Quitclaim (non ALT)		CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
Land Value	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560

Photos



No data available for the following modules: Land, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/12/2021, 11:54:07 PM

Version 2.3.102



W
Cont'd from other page

Beginning at a point on the South line of Land Lot 377 in the Fourth District and First Section of said county, said point being 177.25 feet West of the Southeast corner of said Land Lot 377 and running thence N. 27° 54' E a distance of 222.6 feet to a point, thence due North a distance of 522.6 feet to the property line between the property of Orion Hill and Lee Anderson, said right-of-way to extend twelve and one-half (12 1/2) feet on the East side and twelve and one-half (12 1/2) feet on the West side of the center line as heretofore set out. And for the same consideration the Grantor does hereby further give and grant unto the Town the right to do all necessary drainage in the construction and maintenance of said pipe line and access road constructed over the right-of-way herein granted and on his lands adjacent thereto, to clear from the rights-of-way herein described any and all obstructions which may now or hereafter be located thereon to go upon said rights-of-way and the property of Grantor adjacent thereto at any and all times necessary for the construction, improvement, care, and maintenance of the said pipe line and access road above mentioned, hereby releasing said Town from any and all claims for damages arising on account of construction of said access road and pipe line or fills and embankments, ditches or culverts, or bridges, on account of back-water, changing of course of streams, or any other lawful act done by said Town done pursuant hereto.

By acceptance hereof, the Town recognizes the right of the Grantor to procure water for his domestic use from the spring conveyed to it be Lee and Pearl Anderson, and agrees that in construction of its water system, it will make provision for the Grantor to continue to draw water from said spring as he has ~~been~~ been being in the past if he should desire so to do.

In witness whereof the Grantor has hereunto set his hand and affixed his seal the day and year first above written.

It is understood that this conveyance is to become inoperative and the title to revert to the grantor herein if this construction is not completed within three years from this date. Signed, sealed and delivered in the presence of

R. B. Robinson
Len Taylor, C. S. C.
filed 2/5/53, 10:00 A. M.

Orion Hill L. S.

Recorded February 5th 1953
Len Taylor, C. S. C.

STATE OF GEORGIA, HALL COUNTY.

THIS INDENTURE, Made the 2nd day of February, in the year of our Lord One Thousand Nine Hundred and Fifty Three between Herman A. Grogan of the county of Dawson and State of Georgia of the First Part, and Town of Dawsonville of the county of Dawson and State of Georgia of the second Part, Witnesseth, That the said Party of the First Part for and in consideration of the sum of one Dollar and No/100 Dollars, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, and convey and confirm unto Party of the Second Part its successors heirs, and assigns all the following described property to-wit:

All that certain tract or parcel of land in Land Lot 375 in the Fourth District and First Section of Dawson County, and more particularly described as follows: Beginning at a point on the City Limit line of the Town of Dawsonville 315 feet Northwest of the Dawsonville-Dahlonega paved highway, said point being also the Northeast corner of the property of C. I. and Sylvia Thompson; and running thence in a northwesterly direction along said City Limit line 80 feet to a point; thence Northwest at a 90° angle, 80 feet from the parallel to said City Limit line 80 feet to the property line of C. I. and Sylvia Thompson; thence Northwest with the Northwest point of beginning. Being an 80 feet square tract of land bounded on the Northeast by the City Limit line of the Town of Dawsonville, on the Southeast by lands of C. I. and Sylvia Thompson and on the Northwest and Southwest by other lands of the Grantor, all as shown by plot prepared by Vinson and Company, December 15, 1952.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit, and behoof and of said Party of the Second Part its successors and assigns, executors, administrators and assigns, in FEE SIMPLE; and the said Party of the First Part the said bargained property above described unto the said Party of the Second Part its successors and assigns, executors, administrators and assigns against the said Party of the First Part his heirs, executors, administrators, assigns and all and every other person or persons shall and will and does hereby warrant and forever defend by virtue of these presents.

In Witness Whereof, the said Party of the First Part has hereunto set his hand and affixed his seal, and delivered these presents, the day and year above written.

Signed, sealed and delivered in the presence of H. A. Grogan (Seal)
E. J. Collins (Seal)
Len Taylor, C.S.C. (Seal)
Filed 2/5/53 10:00 A. M.

Recorded February 5, 1953
Len Taylor, C.S.C.

GEORGIA, DAWSON COUNTY.

This indenture made and entered into this 2nd day of February, 1953, by and between Herman A. Grogan hereinafter referred to as Grantor and the Town of Dawsonville, Georgia, hereinafter referred to as the Town, witnesseth that

WHEREAS, The Grantor is the owner of a certain tract of land lying in Land Lot 375 in the Fourth District and First Section of Dawson County Georgia, and

WHEREAS, It is necessary that the Town have a right of way through property of the Grantor over and through which it is necessary that an access road be constructed to permit ingress and egress to a water tank location this day given and granted by the Grantor to the Town.

Now, therefore, in consideration of the sum of one dollar (\$1.00), cash in hand, paid, the receipt whereof is hereby acknowledged, and the benefits flowing to the Grantor by the construction of a watersystem by the Town of Dawsonville, the Grantor does hereby bargain, sell, and convey unto the Town of Dawsonville, Georgia, a perpetual right of way and easement through and across the property of the Grantor above mentioned through fifteen (15) feet in width for the purpose of constructing and maintaining in said right of way an access road leading from the Dawsonville-Dahlonega paved highway to said water tank as follows:

All that certain strip, tract or parcel of land in Land Lot 375 of the Fourth District and First Section of Dawson County, Georgia, and more particularly described as follows: Beginning at a point on the Dawsonville-Dahlonega paved road fifteen (15) feet Southwest of the Southwest corner of the property of C. I. and Sylvia Thompson in said highway, and running thence in Northwesterly direction fifteen (15) feet Southwest of and parallel to the Southwest line of said Thompson property a distance of one-hundred fifteen (115) feet to a point; thence following a line at an angle of 45° from said first line and running almost

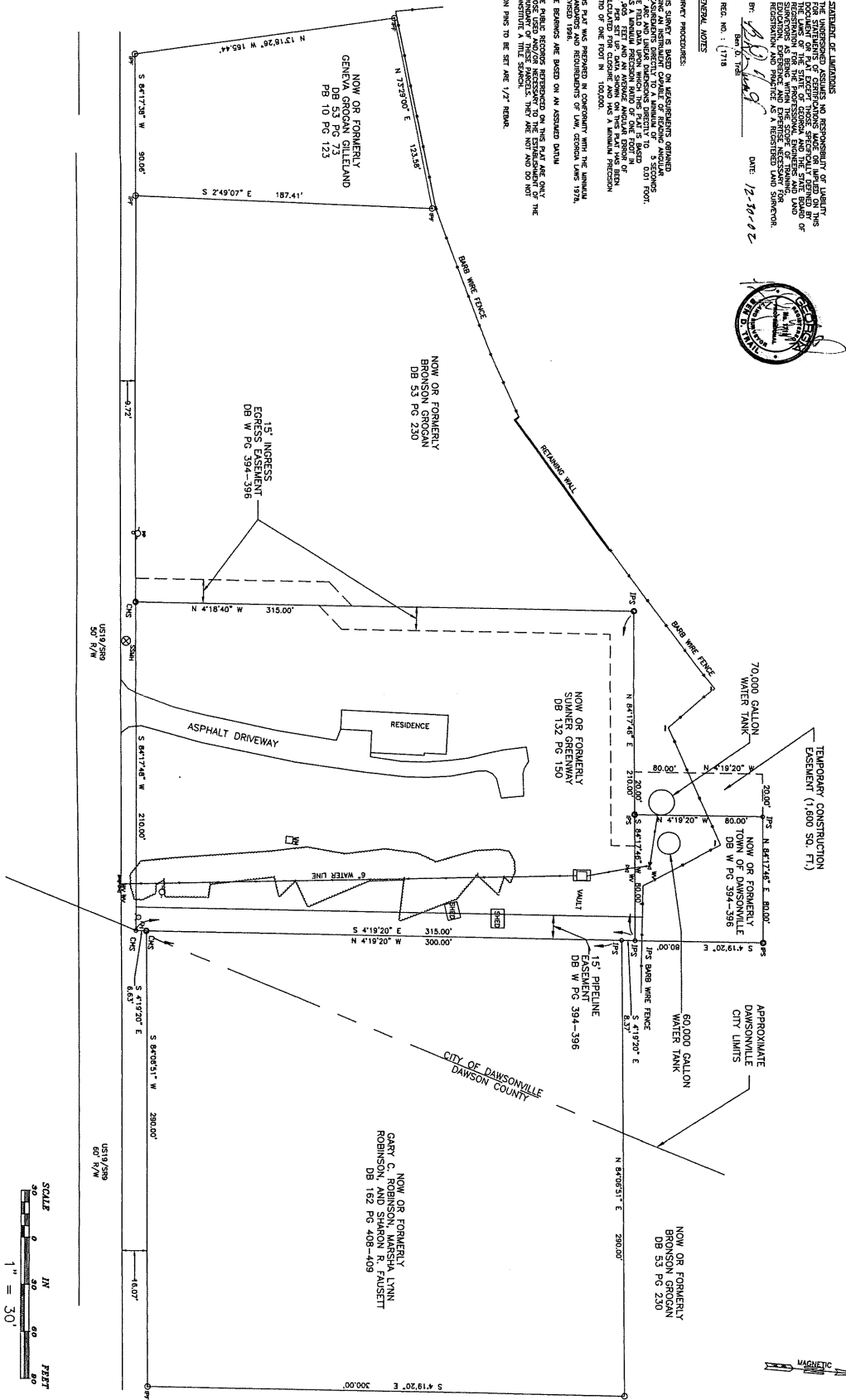
W PAGE 395
RECORDED IN DEEP BOOK



STANDARD OF LITIGATION
 THE UNDERSIGNED ASSURES NO RESPONSIBILITY OF LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE UNDERSIGNED HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY DESCRIBED HEREIN AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN. THE UNDERSIGNED HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY DESCRIBED HEREIN AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN.

REG. NO. : 17118
 DATE : 12-16-02

1. SURVEY PROCEDURES:
 THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED BY THE SURVEYOR USING A TOTAL STATION. THE SURVEYOR HAS USED A TOTAL STATION WITH AN INTERNAL SCALES OF 3 SECONDS. THE FIELD DATA WHICH THIS PLAN IS BASED ON WAS OBTAINED ON 12/16/02. THE SURVEYOR HAS USED AN ANTI-MAGNETIC COMPASS TO OBTAIN THE BEARING OF THE BOUNDARIES OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS USED A TOTAL STATION TO OBTAIN THE DISTANCE OF THE BOUNDARIES OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR HAS USED A TOTAL STATION TO OBTAIN THE DISTANCE OF THE BOUNDARIES OF THE PROPERTY DESCRIBED HEREIN.
2. THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARD OF LITIGATION OF LAW, GEORGIA LAWS 1978, REVISION 1984.
3. THE BEARINGS ARE BASED ON AN ASSUMED DATUM.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE LISTED AND/OR REFERENCED TO THE PLAN AND ONLY THOSE LISTED AND/OR REFERENCED TO THE PLAN AND ONLY THOSE LISTED AND/OR REFERENCED TO THE PLAN.
5. IRON PINS TO BE SET ARE 1/2" REBAR.



TSD
 TRANSPORTATION SYSTEMS DESIGN, INC.
 ENGINEERS & SURVEYORS
 1750 284-4888

NO.	DATE	REVISIONS	BY	CS	ER	CI	NO.	DATE	REVISIONS	BY	CS	ER	CI
1	12-26-02	TWP CONC EXISTENT											

BOUNDARY SURVEY FOR
WATER TANK SITE
 HIGHWAY 9 NORTH
 14 SECTION

LAND LOT 25,
 37th & 38th W. RANGES
 14th SECTION

DESIGNED BY: _____
 CHECKED BY: _____
 DATE: 02/14/01
 SHEET 1 OF 1



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Application

Application#: ZA C21000141
Applicant Name(s): CITY OF DAWSONVILLE
Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534
Phone: 706-265-3256 Cell Phone:
Signature(s) Date
Property Address: 26 MAPLE ST S
Directions to Property from City Hall: MAPLE ST S
Tax Map # D01 049 Parcel# Current Zoning: CBD
Land Lot(s): LL 439 District: LD 4 Section:
Subdivision Name: Lot #
Acres: 2 Current Use of Property: CEMETERY
Has a past Request of Rezone of this property been made before? If yes, provide ZA #

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for:
Proposed use of property if rezoned: CITY
If Residential: # of lots proposed: N/A Minimum lot size proposed N/A (Include Conceptual Plan)
Is an Amenity area proposed N/A, if yes, what
If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing
Utilities: (utilities readily available at the road frontage): Water Sewer Electric Natural Gas
Proposed Utilities: (utilities developer intends to provide) Water Sewer Electric Natural Gas
Road Access/Proposed Access: (Access to the development/area will be provided from)
Road name: Type of Surface:

- Failure to complete all sections will result in rejection of application and unnecessary delays.
I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Table with 2 columns: Office Use Only and Amount Paid \$ (CK, Cash). Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Postponed: YES NO Date, and Approved by Planning Commission YES NO. Includes handwritten dates 03.17.2021 and 03.11.2021.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 049 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA - C21000141

TMP# D01 - 049

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # D01 058 001 1. Name(s): ARJ PROPERTIES LLC
Address: 3363 GREGGS RD
GAINESVILLE, GA 30507

TMP # D01 058 2. Name(s): LANIER QUICK STOP FOODS INC
Address: 975 AUTUMN CLOSE
ALPHARETTA, GA 30004

TMP # D01 001 3. Name(s): ALL WRIGHT PROPERTIES LLC
Address: 5705 BURRUSS ROAD
CUMMING, GA 30028

TMP # D01 020 4. Name(s): DAWSON CO SHERIFF'S OFFICE
Address: 911 CENTER RED CROSS
DAWSONVILLE, GA 30534

TMP # D01 021 5. Name(s): CITY OF DAWSONVILLE
Address: 415 HWY 53 EAST SUITE 100
DAWSONVILLE, GA 30534

TMP # D01 048 6. Name(s): DAWSON COUNTY BOARD OF ELECTIONS
Address: 96 ACADEMY AVE
DAWSONVILLE, GA 30534

TMP # D01 050 7. Name(s): SLATON GEORGE & COLLEEN
Address: 26 ACADEMY
DAWSONVILLE, GA 30534

Adjacent Property Owner notification of a zoning amendment request is required.

Summary

Parcel Number D01 049
 Location Address 26 MAPLE ST S
 Legal Description LL 439 LD 4
 (Note: Not to be used on legal documents)
 Class E4-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 2
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

DAWSONVILLE CEMETERY
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	DAWSON COMMERCIALIII	Acres	0	0	2	0

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$60,000	\$60,000	\$60,000	\$60,000	\$57,000
Land Value	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000

Photos



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sales, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/29/2021, 12:26:02 AM

[Version 2.3.104](#)





City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Application

Application#: ZA C2100142

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone:

Signature(s) Date

Property Address: N/A

Directions to Property from City Hall:

Tax Map # D01 - 033 Parcel# Current Zoning: TB

Land Lot(s): 440 District: 4 Section: 1

Subdivision Name: Lot #

Acres: N/A Current Use of Property: VACANT

Has a past Request of Rezone of this property been made before? If yes, provide ZA #

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for:

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed: N/A (Include Conceptual Plan)

Is an Amenity area proposed: N/A, if yes, what

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): Water Sewer Electric Natural Gas

Proposed Utilities: (utilities developer intends to provide) Water Sewer Electric Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Type of Surface:

- Failure to complete all sections will result in rejection of application and unnecessary delays.
I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Table with 2 columns: Office Use Only, Amount Paid \$ CK Cash. Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Postponed: YES NO Date, Approved by Planning Commission YES NO, and Mailed Public 03.11.2021.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 - 033 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20_____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA -C2100142

TMP# D01 033

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # D01 025 1. Name(s): WILSON MARTHA H
Address: P O BOX 305
DAWSONVILLE, GA 30534

TMP # D01 027 2. Name(s): GRANT DAKOTA LEE
Address: 5590 MILLS LANE
CUMMING, GA 30040

TMP # D01 028 3. Name(s): DAWSON COUNTY AGRICULTURE CENTER
Address: AGRICULTURE CENTER
DAWSONVILLE, GA 30534

TMP # D01 034 4. Name(s): TURNER WILLIAM S
Address: 9145 LAKESIDE WAY
GAINESVILLE, GA 30506

TMP # D01 036 5. Name(s): CHRISTIAN LIFE MINISTRIES INC
Address: 21 CHURCH ST
DAWSONVILLE, GA 30534

TMP # D01 024 6. Name(s): YOUNG MARY A
Address: P O BOX 1792
DAWSONVILLE, GA 30534

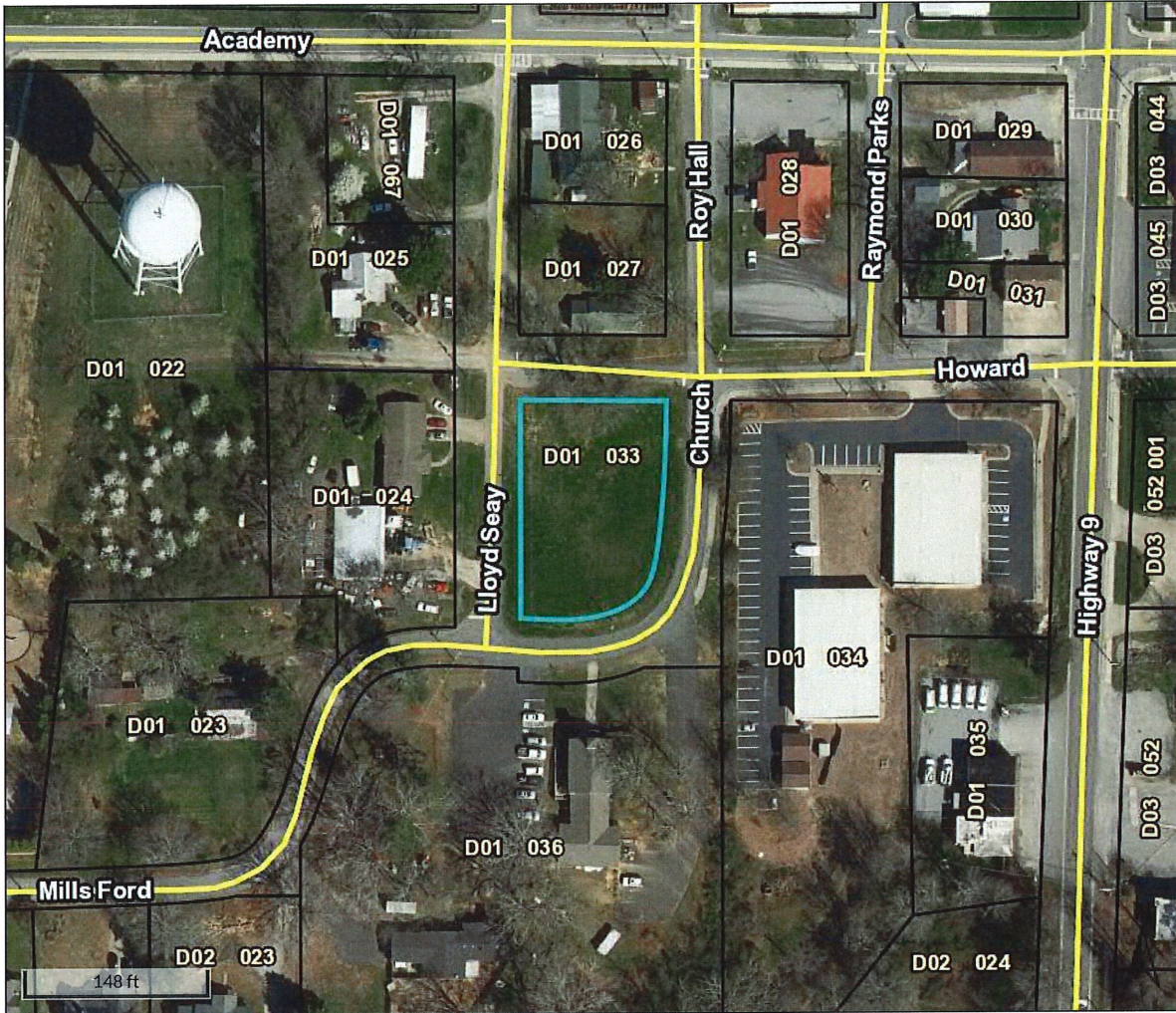
TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.



qPublic.net™

Dawson County, GA



Overview



Legend

□ Parcels

Parcel ID: D01 033
 Alt ID: 32
 Owner: CITY OF DAWSONVILLE
 Acres: 0
 Assessed Value: \$60000

Date created: 1/13/2021
 Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  Schneider
 GEOSPATIAL

qPublic.net™ Dawson County, GA

Summary

Parcel Number D01 033
 Location Address 572 ACADEMY AVE
 Legal Description TOWN LOTS 23 & 24 LL 440 LD 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 0
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District 440 /

[View Map](#)



Owner

[CITY OF DAWSONVILLE](#)
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	Comm-Dawsonville Lots	Lot	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/23/2007	806 210		\$90,000	Government (346)	LOWE RENTAL PROPERTIES LLC	CITY OF DAWSONVILLE
11/5/2001	408 585		\$67,300	Fair Market Sale (Vacant)	COUCH EMMETT & JOHN COURSEY-CO	LOWE RENTAL PROPERTIES LLC
8/30/2001	399 10		\$55,400	Fair Market Sale (Vacant)	WELCH FRED R JR	COUCH EMMETT & JOHN COURSEY-COUCH
7/11/1988	111 249		\$0	Quitclaim (non ALT)	MOORE GOODMAN H III	WELCH FRED R JR
1/31/1986	86 196		\$21,000	Fair Market Sale (Improved)	CROSS E WENDELL & ET	MOORE GOODMAN H III
8/16/1979	48 588		\$1,000	Fair Market Sale (Improved)		CROSS E WENDELL & ET

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$60,000	\$60,000	\$60,000	\$60,000	\$57,000
Land Value	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000

Photos

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ -0-
DATE 4-23-07
Becky McLeod
BECKY McLEOD, CLERK
SUPERIOR COURT

PT-61-042-2007-000692

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 8:00A M. 4-23-07
Recorded in Deed Book 806 Page 210-211
This 23 day of April 20 07

After Recording, Return To:
Steve Holder
City of Dawsonville
P.O. Box 6
Dawsonville, Georgia 30534

Becky McLeod, Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

WARRANTY DEED

THIS INDENTURE is made April 16, 2007, by and between **Lowe Rental Properties, LLC** (hereinafter referred to as "Grantor") and **City of Dawsonville Downtown Development Authority**, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the exchange of ten dollars (\$10.00), and other good and valuable consideration, the adequacy and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and does hereby grant, bargain, sell, convey and confirm unto Grantee:

All that tract or parcel of land lying and being in Land Lot 440 of the 4th District, 1st Section of Dawson County, Georgia, being Lots 23 and 24, Southwest division of the Town of Dawsonville as shown on plat prepared for Emmett T. Couch by J.A. Page, RLS # 1894, dated May 31, 2001 and being more particularly described as follows:

Beginning at the Intersection of the northerly right of way of Church Street and the easterly right of way of West 3rd Street as shown on the above referenced plat and running thence along the easterly right of way of West 3rd Street North 00 degrees 16 minutes 47 seconds East a distance of 148.50 feet to a point on the southerly right of way of Howard Avenue; running thence along said right of way of Howard Avenue North 89 degrees 57 minutes 40 seconds East a distance of 102.83 feet to a point on the westerly right of way of West 2nd Street; running thence along said right of way of West 2nd Street South 00 degrees 16 minutes 47 seconds West a distance of 148.50 feet to a point on the northerly right of way of Church Street; running thence along said right of way of Church Street South 89 degrees 57 minutes 48 seconds West a distance of 102.83 feet to the POINT OF BEGINNING.

Being the same property conveyed at Deed Book 86, Page 196, and Deed Book 408, Page 585, records of Dawson County, Georgia.

TO HAVE AND TO HOLD the 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 Grantees forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

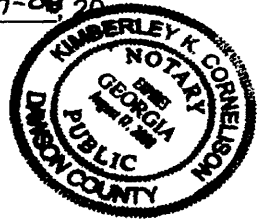
Signed, sealed and delivered
in the presence of:

GRANTOR:
Lowe Rental Properties, LLC

Dana Smith
Unofficial Witness

Edwin Lowe
By: *Edwin Lowe, President*

Kimberly K. Cornelson
Notary Public
Commission Expires 8-17-08 20





City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: ZA C21000143

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone: _____

Signature(s) _____ Date _____

Property Address: 170 Academy Ave

Directions to Property from City Hall: _____

Tax Map # D01 021 Parcel# _____ Current Zoning: CBD

Land Lot(s): 439 & 446 District: 4 Section: 1

Subdivision Name: N/A Lot # _____

Acres: 2.3 Current Use of Property: Cemetery

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for: _____

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed: N/A (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what _____

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): ___ Water ___ Sewer ___ Electric ___ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Office Use Only	
Date Completed Application Rec'd	Amount Paid \$ CK Cash
Date of Planning Commission Meeting	Dates Advertised <u>03.17.2021</u>
Date of City Council Meeting	Rescheduled for next Meeting
Postponed: YES NO Date:	Approved by City Council YES NO
Approved by Planning Commission YES NO	<u>Mailed Notice 03.11.2021</u>



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 021 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA - C21000143

TMP# D01 - 021

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # D02 021 1. Name(s): PEELER MICHAEL ELLIOTT
Address: 4845 TABBY STONE DR
CUMMING, GA 30028

TMP # D01 047 003 2. Name(s): GRAVITT VICTOR D
Address: 208 MAPLE ST
DAWSONVILLE, GA 30534

TMP # D01 047 3. Name(s): MERRITT GILBERT RONALD & HAROLYN
Address: 184 MAPLE ST S
DAWSONVILLE, GA 30534

TMP # D01 047 002 4. Name(s): ROSS MARION III & PAMELA PEREZ-ROSS
Address: 164 MAPLE STREET SOUTH
DAWSONVILLE, GA 30534

TMP # D01 047 001 5. Name(s): PARKER JAMES W & MEGAN A
Address: 150 MAPLE ST S
DAWSONVILLE, GA 30534

TMP # D01 060 6. Name(s): STEPHENS WILLIAM, TRUSTEE
Address: 795 EMORY STEPHENS
MURRAYVILLE, GA 30564

TMP # D01 048 7. Name(s): DAWSON COUNTY BOARD OF ELECTIONS
Address: 96 ACADEMY AVE
DAWSONVILLE, GA 30534

Adjacent Property Owner notification of a zoning amendment request is required.

8.

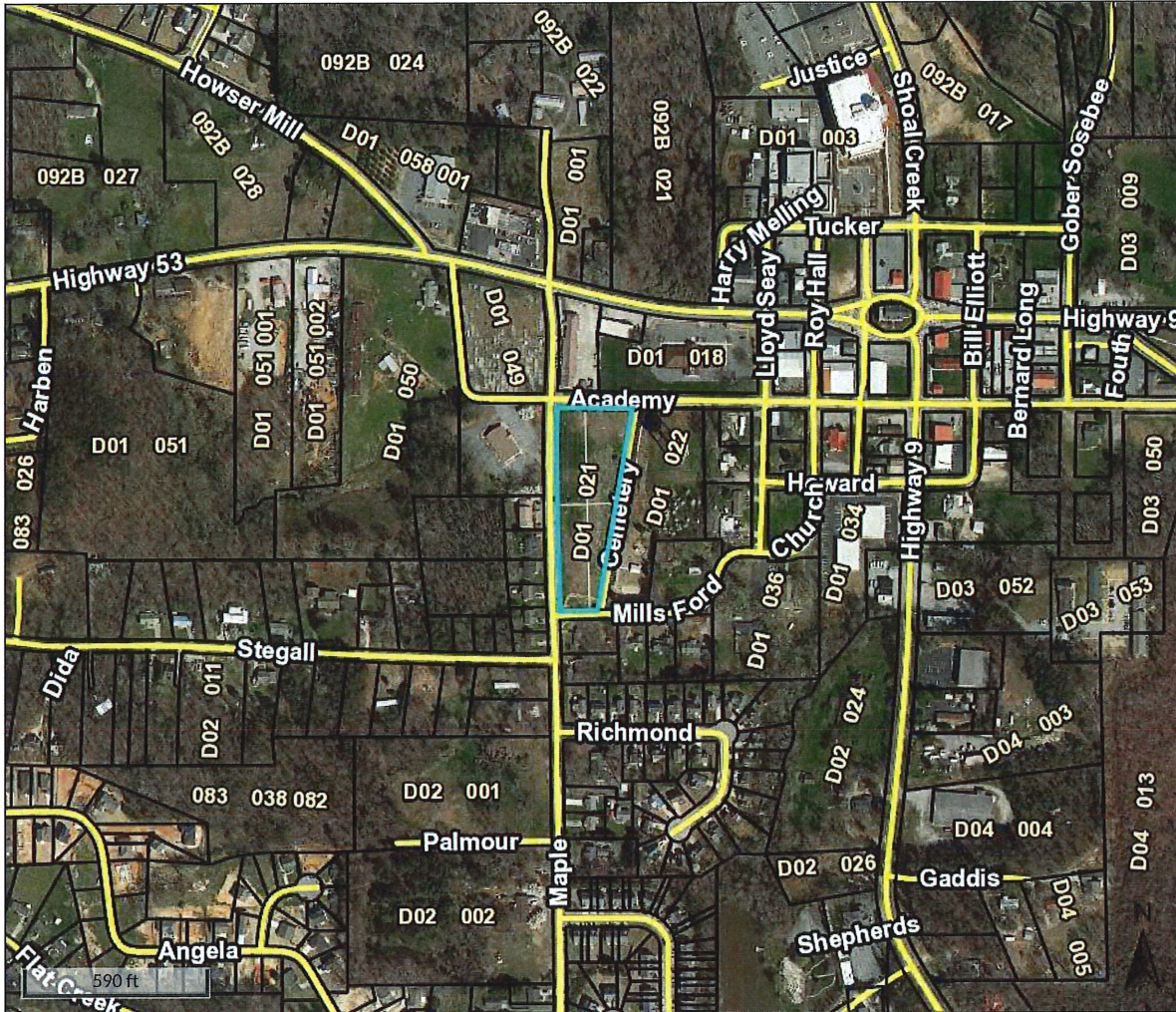
TMP #: D01 020
DAWSON CO SHERIFF'S OFFICE
911 CENTER RED CROSS
DAWSONVILLE, GA 30534

9.

TMP #: D01 018
UNITED COMMUNITY BANK GEORGIA
PO BOX 398
BLAIRSVILLE, GA 30512

10.

TMP #: D01 022
D01 022
DOWNTOWN DEVELOPMENT AUTHORITY OF
DAWSONVILLE GEORGIA
PO BOX 6
DAWSONVILLE, GA 30534



Legend
□ Parcels

Parcel ID: D01 021
Alt ID: 20
Owner: CITY OF DAWSONVILLE
Acres: 2.3
Assessed Value: \$69000

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  **Schneider**
GEOSPATIAL

Summary

Parcel Number D01 021
 Location Address 170 ACADEMY AVE
 Legal Description LL 439 446 LD 4
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 2.3
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[CITY OF DAWSONVILLE](#)
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	DAWSON COMMERCIALIII	Acres	0	0	2.3	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/3/1974	30 7 89		\$8,600	Fair Market Sale (Improved)		CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$69,000	\$69,000	\$69,000	\$69,000	\$65,550
Land Value	\$69,000	\$69,000	\$69,000	\$69,000	\$69,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$69,000	\$69,000	\$69,000	\$69,000	\$69,000

Photos

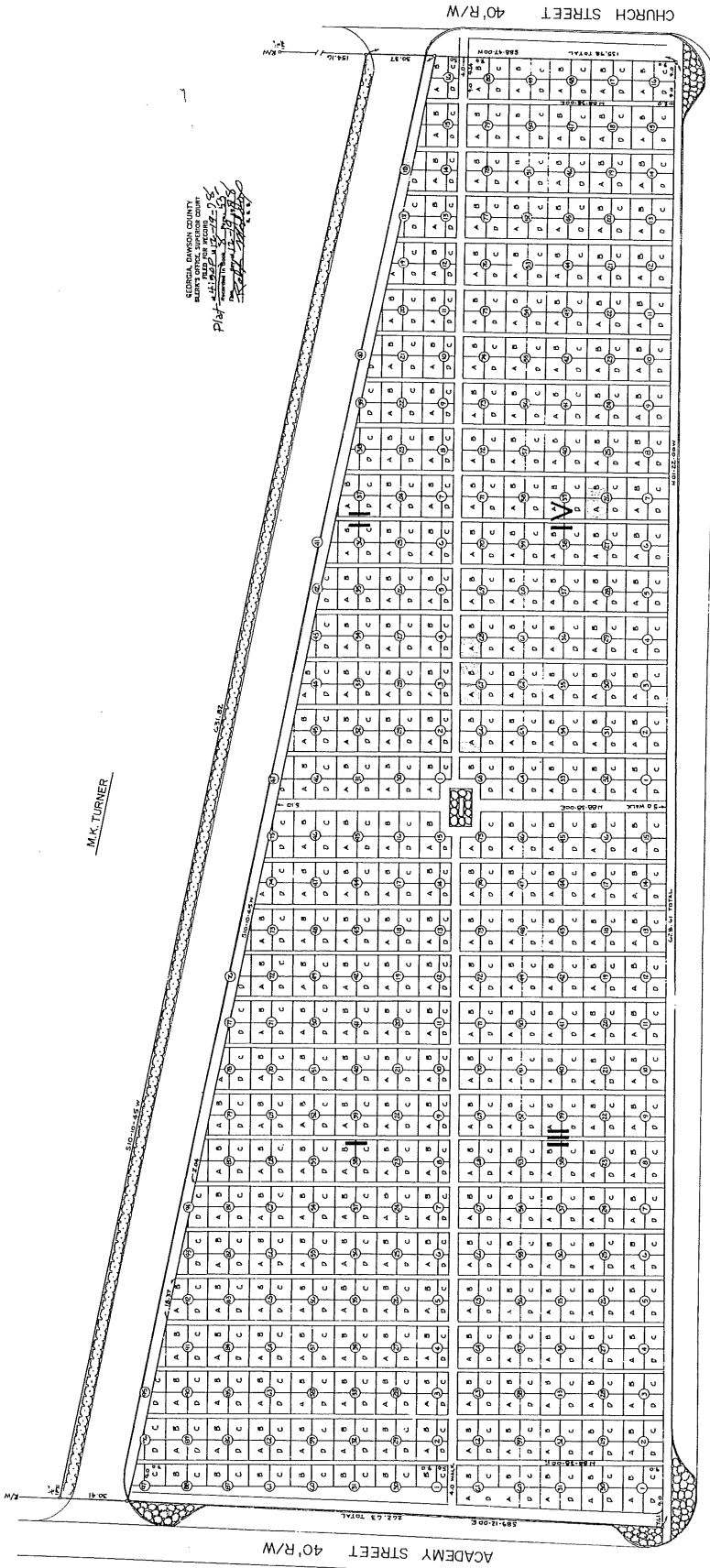


No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

MAGNETIC NORTH

M.K. TURNER

GEORGIA, DAWSON COUNTY
SUPERIOR COURT
FILED FOR RECORD
1978 OCT 15 10:30 AM
M.K. TURNER



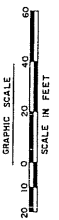
DAWSONVILLE MEMORIAL GARDENS

LOCATED IN L.L. 446, 4th DISTRICT, 1st SECTION, CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

SCALE 1" = 20' ———— OCTOBER 15, 1978



PREPARED BY:
MUELLER-CROGAN & ASSOCIATES, INC.
1000 W. BROADWAY, SUITE 100
DAWSONVILLE, GEORGIA 30288-4100





City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Application

Application#: ZA - C2100144
Applicant Name(s): DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA
Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534
Phone: 706-265-3256 Cell Phone:
Signature(s) Date
Property Address: 41 Mills Ford Rd
Directions to Property from City Hall:
Tax Map # D01 022 Parcel# Current Zoning: CBD
Land Lot(s): 446 District: 4 Section:
Subdivision Name: N/A Lot #
Acres: 2.99 Current Use of Property: WATER TANK / WALLACE PARK
Has a past Request of Rezone of this property been made before? If yes, provide ZA#

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for:
Proposed use of property if rezoned: CITY
If Residential: # of lots proposed: N/A Minimum lot size proposed N/A (Include Conceptual Plan)
Is an Amenity area proposed N/A, if yes, what
If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing
Utilities: (utilities readily available at the road frontage): Water Sewer Electric Natural Gas
Proposed Utilities: (utilities developer intends to provide) Water Sewer Electric Natural Gas
Road Access/Proposed Access: (Access to the development/area will be provided from)
Road name: Type of Surface:

- Failure to complete all sections will result in rejection of application and unnecessary delays.
I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant Date

Table with 2 columns: Office Use Only, Amount Paid \$ CK Cash. Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Postponed: YES NO Date, and Approved by Planning Commission YES NO. Includes handwritten red text: 03.17.2021, Mailed Notice 03.11.2021.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We DOWNTOWN DEVELOPMENT AUTHORITY hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 022 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent _____

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me

this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA - C2100144

TMP# D01 - 022

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # D02 023 001 1. Name(s): HEYMAN MICHAEL
Address: 60 MILLS FORD DR
DAWSONVILLE, GA 30534

TMP # D02 023 002 2. Name(s): CROSSL LINE PROPERTIES LLC
Address: 3636 LAKE RIDGE CT
GAINESVILLE, GA 30506

TMP # D02 021 3. Name(s): PEELER MICHAEL ELLIOTT
Address: 4845 TABBY STONE DR
CUMMING, GA 30028

TMP # D01 021 4. Name(s): CITY OF DAWSONVILLE
Address: 415 HWY 53 EAST SUITE 100
DAWSONVILLE, GA 30534

TMP # D01 018 5. Name(s): UNITED COMMUNITY BANK GEORGIA
Address: PO BOX 398
BLAIRSVILLE, GA 30512

TMP # D01 025 6. Name(s): WILSON MARTHA H
Address: P O BOX 305
DAWSONVILLE, GA 30534

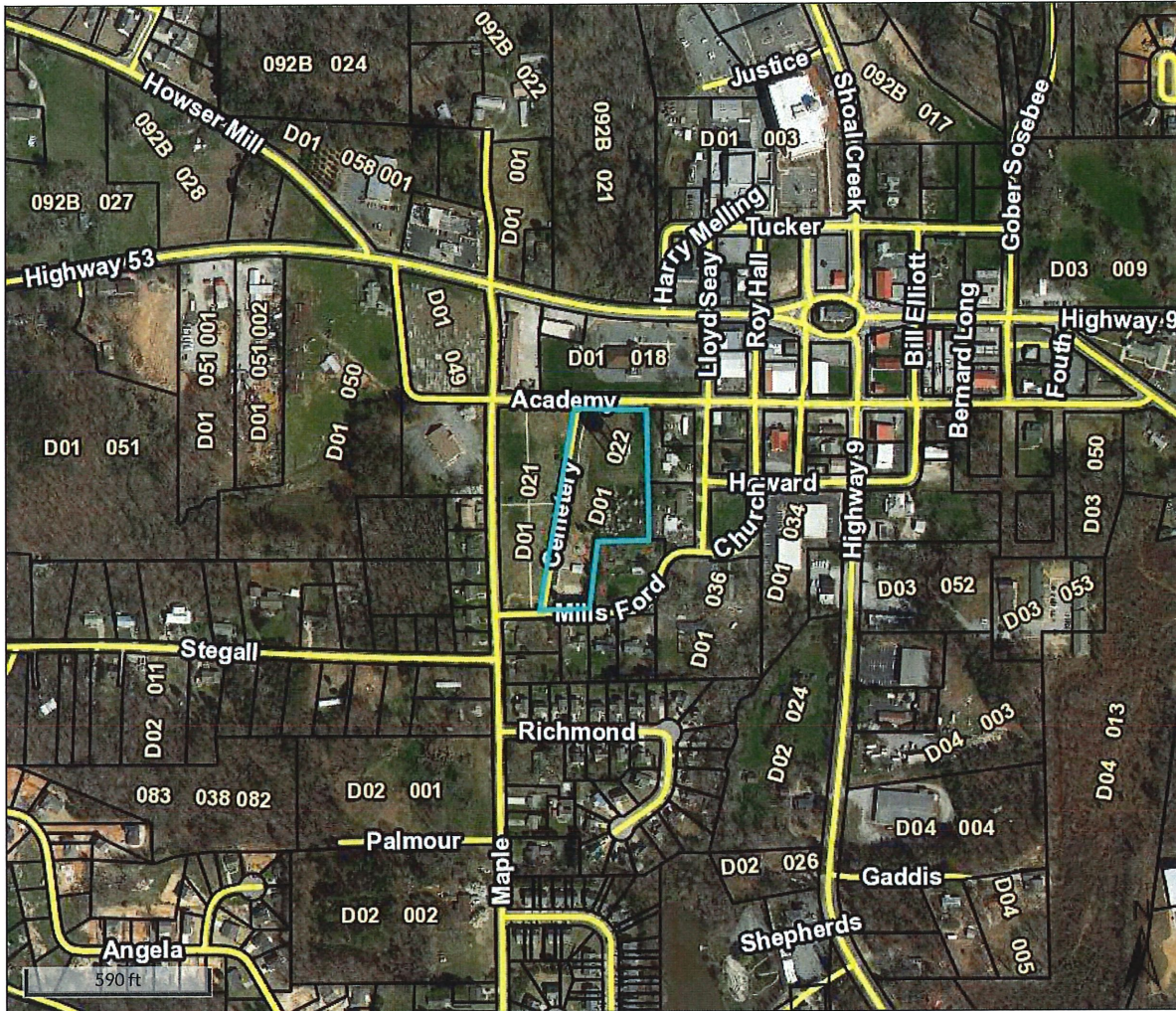
TMP # D01 024 7. Name(s): YOUNG MARY A
Address: P O BOX 1792
DAWSONVILLE, GA 30534

Adjacent Property Owner notification of a zoning amendment request is required.

Application # **ZA** -- C2100144

FOR TMP #: D01 022

8.
TMP #: D01 023
HIGGINS ELBERT WAYNE & CATHERINE ANN
PO BOX 92
DAWSONVILLE, GA 30534



Overview



Legend

 Parcels

Parcel ID: D01 022
Alt ID: 21
Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
Acres: ~~2.97~~ **2.99 Ac**
Assessed Value: \$130678

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  **Schneider**
GEOSPATIAL



Summary

Parcel Number D01 022
 Location Address
 Legal Description CITY PROP
 (Note: Not to be used on legal documents)
 Class E4-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 2.97
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

DOWNTOWN DEVELOPMENT AUTHORITY OF
 DAWSONVILLE GEORGIA
 PO BOX 6
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	DAWSON COMMERCIALIII	Acres	0	0	2.97	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xwater tank exempt	2016	0x0 / 0	0	\$0
Pavillion	2016	30x20 / 0	0	\$7,056
Storage Building: Frame	2016	6x8 / 0	0	\$706
xRESIDENTIAL CONCRETE PAVING	2015	40x75 / 0	0	\$4,116

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181		\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSON
4/28/2000	3417	50 201	\$50,000	Government (346)	HAYNES KANSIE LEE	CITY OF DAWSONVILLE
10/27/1978	45 789		\$8,800	Fair Market Sale (Improved)	TURNER MICHAEL K	CITY OF DAWSONVILLE
5/8/1974	28 354		\$3,500	Fair Market Sale (Improved)		TURNER MICHAEL K

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$130,678	\$130,678	\$130,678	\$118,800	\$112,860
Land Value	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$11,878	\$11,878	\$11,878	\$11,878	\$0
= Current Value	\$130,678	\$130,678	\$130,678	\$130,678	\$118,800

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/15/2021, 12:07:09 AM

[Version 2.3.102](#)



Filed in Office: 05/02/2014 12:00PM
Deed Doc: WD
Bk 01111 Pg 0181-0188
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000448

Return to: Treadwell Syfan
P. O. Box 3280
Gainesville, GA 30503

LIMITED WARRANTY DEED

GEORGIA, COUNTY OF DAWSON

THIS INDENTURE, made as of this 1st day of April, 2014, between the **CITY OF DAWSONVILLE, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter called "**GRANTOR**"), and the **DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE, GEORGIA**, a public body corporate and a political subdivision of the State of Georgia (hereinafter called "**GRANTEE**").

WITNESSETH: That the said **GRANTOR**, for and in consideration of the sum of **TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE**:

All that real and personal property and fixtures comprising the water and sewer system of the City of Dawsonville more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

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 will warrant and forever defend the right and title to the above described property unto the said **GRANTEE** against the claims of all persons whomsoever claiming through or under **GRANTOR**.

WHEREVER there is a reference herein to the **GRANTOR** or the **GRANTEE**, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said **GRANTOR** has caused this deed to be executed by its duly authorized officers and its official seal to be affixed hereto, the day and year above written.

CITY OF DAWSONVILLE, GEORGIA

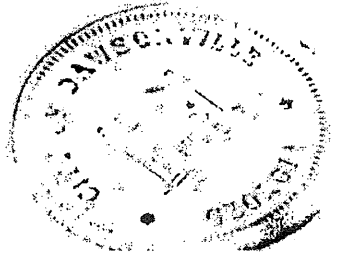
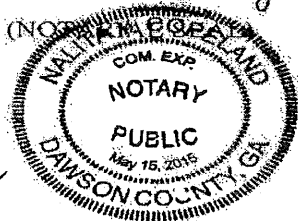
By: W. James Hrogan
Mayor

Attest: Bonnie Mulane
City Clerk

(SEAL)

Signed, sealed and delivered in presence of:

Betty J. McHale
Unofficial Witness
Notary Public
My commission expires: May 15, 2015



24.00 PCC

Overview:

The Dawsonville water and sewer system includes five water source sites (four wells and one spring), two water tanks, twelve sprayfields, and the main waste water treatment plant and accompanying buildings, and easements, pump stations, water lines and sewer lines of the system.

Waste Water Treatment and Collection System:

The waste water treatment plant is located on the tract of land described below. The waste water treatment system consists of said tract of land and all improvements, equipment, sewer lines, easements and pump stations comprising the waste water treatment and collection system of the City of Dawsonville.

Waste Water Treatment Plant Office, Storage Building, Two Lift Stations, and Pond:

BEGINNING on the North line of said Lot No. 506 in the center of Flat Branch 116 feet East of the Northwest corner of said Lot No. 506; thence East 375 feet; thence S 58° 30' E 620 feet; thence S 31° 30' W 305 feet, more or less, to the center of Flat Branch; thence along the center of Flat Branch N 61° 20' W 487.3 feet; thence N 57° 30' W 325 feet; thence N 40° 00' W 110 feet; thence N 16° 10' E 00 feet; to the point of beginning.

The above property is more fully shown by plat recorded in Plat Book 1, Page 147 of the Dawson County, Georgia, Deed Records.

ALSO, a strip of land 40 feet wide by 1200 feet long, between the above described property and Maple Street, said strip to be 20 feet on each side of the sewer line as shown of the said easement plat. The above strip is for sewer line and access road.

Sprayfields 1-7 (also contains Well # 1, and Water Tank #2):

All that tract or parcel of land lying and being in Land Lots 506, 507, 514 and 515, 4th District, 1st Section, Dawson County, Georgia, and being shown and delineated on plat of survey prepared by Patton-Patton, Inc., Georgia Registered Land Surveyors, dated December 19th, 1994, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 513, 514, 575 and 576 at an iron pin found, thence North 88 degrees 48 minutes 15 seconds West 1320 feet to an iron pin set at the common corner of Land Lots 514, 515, 574 and 575; thence North 00 degrees 14 minutes 01 second East 506.37 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 550 feet to an iron pin set; thence North 00 degrees 14 minutes 01 second East 792 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 772.09 feet to an iron pin found; thence North 00 degrees 19 minutes 51 seconds East 1320.26 feet to an iron pin set at the common Corners of Land Lot 505, 506, 447 and 448; thence South 89 degrees 49 minutes 14 seconds East 114.05 feet to a point designated as Point "A" on said plat; thence along centerline of Flat Branch, which is the property line between this property, South 16 degrees 51 minutes 56 seconds West 93.78 feet to a point; South 22 degrees 14 minutes 30 seconds East 34.75 feet to a point; South 60 degrees 25 minutes 16 seconds East 44.14 feet to a point; South 40 degrees 35 minutes 46 seconds East 45.57 feet to a point; South 56 degrees 42 minutes 45 seconds East 146.18 feet to a point; South 85 degrees 43 minutes 46 seconds East 29.43 feet to a point; South 50 degrees 54 minutes 04 seconds East 109.41 feet to a point; South 60 degrees 26 minutes 28 seconds East 342.58 feet to a point; South 59 degrees 37 minutes 31 seconds East 112.44 feet to a point; South 66 degrees 24 minutes 02 seconds East 36.44 feet to a point; South 58 degrees 48 minutes 54 seconds East 32.33 feet to a point designated as Point "B" on said plat; thence North 31 degrees 38 minutes 57 seconds East 305.89 feet to a point; thence North 58 degrees 21 minutes 03 seconds West 620 feet to an iron pin found; thence South 89 degrees 49 minutes 14 seconds East 826.73 feet to an iron pin set at the common corners of Land Lots 446, 447, 506 and 507, which iron pin is located South 89 degrees 49 minutes 14 seconds East 215.70 feet from a 2" solid iron pin found; thence South 00 degrees 14 minutes 25 seconds West 709.35 feet to an iron pin set designated as Point "C" on said plat; thence along right-of-way of access road to sewer plant, South 58 degrees 34 minutes 32 seconds East 191.54 feet to a point; South 55 degrees 34 minutes 48 seconds East 134.05 feet to a point; South 57 degrees 58 minutes 55 seconds East 128.71 feet to a point; South 64 degrees 57 minutes 53 seconds East 96.77 feet to a point; South 85 degrees 26 minutes 36 seconds East 36.02 feet to a point; thence North 88 degrees 49 minutes 51 seconds East 96.42 feet to a point; North 85 degrees 27 minutes 06 seconds East 36.01 feet to a point; thence along the right-of-way of Maple Street, South 01 degrees 53 minutes 21 seconds West 120.30 feet to a point; South 01 degree 35 minutes 06 seconds West 84.32 feet to a point; South 14 degrees 03 minutes 11 seconds West 38.29 feet to a point; South 45 degrees 42 minutes 03 seconds West 30.84 feet to a point South 68 degrees 01 minute 38 seconds West 37.18 feet to a point; South 73 degrees 07 minutes 14 seconds West 15.76 feet to an iron

pin set designated as Point "D" on said plat; thence North 89 degrees 42 minutes 30 seconds West 113.95 feet to an iron pin set; thence South 00 degrees 17 minutes 30 seconds West 238.75 feet to an iron pin set; thence South 89 degrees 42 minutes 30 seconds East 208.75 feet to an iron pin found; thence North 00 degrees 17 minutes 30 seconds East 238.75 feet to an iron pin set; thence South 89 degrees 42 minutes 30 seconds East 674.02 feet to an iron pin found at the Land Lot corners of Land Lots 507, 508, 513 and 514; thence South 00 degrees 09 minutes 04 seconds West 1319.20 feet to an iron pin found and THE POINT OF BEGINNING.

Subject to the permitted exceptions as follows:

An encroachment by fence along the boundary line on Land Lots 513 and 514.

Rights or easements as a result of a graded road as shown on subject property along the dividing line of Land Lots 506, 507, 514 and 515.

Rights or easements for use of road along dividing line of Land Lots 506 and 507 to property of The Board of Education of Dawson County whereon is located an oxidation pond.

Grantors convey without warranty to Grantee, its successors and assigns, property as set out in Exhibits "C" and "D" attached hereto.

With the addition of the land described as follows (described as Exhibits "C" and "D" in the vesting deed):

All that tract or parcel of land lying and being in Land Lot 515, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 514, 515, 574 and 575, 4th District, 1st Section, Dawson County, Georgia, thence North 00 degrees 14 minutes 01 second East 506.37 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 134.77 feet to solid iron pin found; thence South 00 degrees 00 minutes 36 seconds East 500.04 feet to an iron pin found; thence South 88 degrees 48 minutes 15 seconds East 132.60 feet to an iron pin set and THE POINT OF BEGINNING.

And

All that tract or parcel of land lying and being in Land Lots 505, 516, and 448, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the common corners of Land Lots 505, 506, 515 and 516, 4th District, 1st Section, Dawson County, Georgia, thence South 69 degrees 06 minutes 36 seconds West 97.09 feet to an axle; thence North 02 degrees 06 minutes 03 seconds East 1426.28 feet to an axle; thence South 33 degrees 09 minutes 43 seconds East 84.17 feet to an iron pin set at the land lot corner; thence South 00 degrees 19 minutes 51 seconds West 1320.26 feet to an iron pin set and THE POINT OF BEGINNING.

Sprayfields 8-12:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 515, 516, 573, 574, and 584 of the 4th District, 1st Section of Dawson County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2-inch crimp top pipe found at the intersection of Land Lots 514, 515, 574, and 575; thence running along the common Land Lot Line separating Land Lots 515 and 574 North 89 degrees 00 minutes 01 second West for a distance of 318.03 feet to an iron pin set on said common Land Lot Line; thence leaving said common Land Lot Line separating Land Lots 515 and 574 and running the following courses and distances:

South 17 degrees 20 minutes 57 seconds East for a distance of 52.22 feet to a point;
South 13 degrees 30 minutes 15 seconds East for a distance of 71.47 feet to a point;
South 18 degrees 20 minutes 30 seconds East for a distance of 95.71 feet to a point;
South 22 degrees 10 minutes 12 seconds East for a distance of 106.29 feet to a point;
South 13 degrees 37 minutes 15 seconds East for a distance of 46.99 feet to a point;
South 00 degrees 10 minutes 41 seconds East for a distance of 59.43 feet;
along the arc of a curve to the right having an arc distance of 128.84 feet, said arc being subtended by a chord bearing South 23 degrees 20 minutes 59 seconds West for a chord distance of 124.40 feet to a point;
South 53 degrees 08 minutes 18 seconds West for a distance of 47.20 feet to a point;
along the arc of a curve to the left having an arc distance of 169.33 feet, said arc being subtended by a chord bearing South 39 degrees 57 minutes 15 seconds West for a chord distance of 168.17 feet to a point;

South 23 degrees 41 minutes 54 seconds West for a distance of 196.69 feet to a point;
 South 29 degrees 15 minutes 14 seconds West for a distance of 121.03 feet to a point;
 along the arc of a curve to the right having an arc distance of 79.88 feet, said arc being subtended by a chord bearing South 58 degrees 00 minutes 22 seconds West for a chord distance of 75.09 feet to a point;
 North 89 degrees 16 minutes 52 seconds West for a distance of 89.43 feet to a point;
 North 73 degrees 11 minutes 31 seconds West for a distance of 85.26 feet to a point;
 North 59 degrees 04 minutes 45 seconds West for a distance of 51.10 feet to a point;
 North 78 degrees 03 minutes 26 seconds West for a distance of 79.01 feet to a point;
 North 86 degrees 13 minutes 30 seconds West for a distance of 61.29 feet to a point;
 South 84 degrees 06 minutes 10 seconds West for a distance of 97.76 feet to a point;
 South 71 degrees 09 minutes 30 seconds West for a distance of 236.50 feet to a point;
 South 66 degrees 41 minutes 45 seconds West for a distance of 175.28 feet to a 1/2-inch open top pipe found at the intersection of Land Lots 573, 574, 583, and 584;
 along the arc of a curve to the right having an arc distance of 333.01 feet, said arc being subtended by a chord bearing South 73 degrees 51 minutes 00 seconds West for a chord distance of 331.01 feet to a point;
 South 74 degrees 51 minutes 39 seconds West for a distance of 117.36 feet to a point;
 along the arc of a curve to the right having an arc distance of 303.04 feet, said arc being subtended by a chord bearing South 85 degrees 28 minutes 12 seconds West for a chord distance of 294.90 feet to a point;
 North 84 degrees 28 minutes 46 seconds West for a distance of 44.14 feet to a point;
 South 89 degrees 32 minutes 33 seconds West for a distance of 136.32 feet to a point;
 North 82 degrees 24 minutes 46 seconds West for a distance of 54.17 feet to a point;
 North 77 degrees 28 minutes 44 seconds West for a distance of 76.50 feet to a point;
 North 80 degrees 09 minutes 26 seconds West for a distance of 116.16 feet to a point;
 North 80 degrees 47 minutes 02 seconds West for a distance of 56.09 feet to an iron pin found on the common Land Lot Line separating Land Lots 584 and 585;

thence running along the common Land Lot Line separating Land Lots 584 and 585, separating Land Lots 572 and 573, and separating Land Lots 516 and 517 North 00 degrees 00 minutes 28 seconds West for a distance of 2,552.72 feet to an axle found at the intersection of Land Lots 504, 505, 516, and 517; thence leaving said common Land Lot Line separating Land Lots 516 and 517 and running along the Approximate Land Lot Line separating Land Lots 505 and 516 South 84 degrees 51 minutes 50 seconds East for a distance of 1,233.44 feet to an axle found at the intersection of Land Lots 505, 506, 515, and 516; thence running along the common Land Lot Line separating Land Lots 506 and 515 North 68 degrees 50 minutes 29 seconds East for a distance of 97.34 feet to a 1/2-inch crimp top pipe found on said common Land Lot Line; thence continuing along said common Land Lot Line separating Land Lots 506 and 515 and running South 89 degrees 59 minutes 43 seconds East for a distance of 772.10 feet to an iron pin set on said common Land Lot Line; thence leaving said common Land Lot Line separating Land Lots 506 and 515 and running South 00 degrees 02 minutes 06 seconds West for a distance of 792.10 feet to a 1/2-inch crimp top pipe found; thence running South 89 degrees 58 minutes 40 seconds East for a distance of 550.00 feet to a 1/2-inch crimp top pipe found on the common Land Lot Line separating Land Lots 514 and 515; thence running along said common Land Lot Line separating Land Lots 514 and 515 South 00 degrees 01 minute 53 seconds West for a distance of 506.34 feet to a 1/2-inch crimp top found at the intersection of Land Lots 514, 515, 574, and 575 and the POINT OF BEGINNING.

Said tract contains approximately 127.503 acres, as shown on that certain Boundary Survey for City of Dawsonville, prepared by Rochester & Associates, Inc., Frederick C. Youngman, Georgia Registered Land Surveyor No. 2160, dated May 20, 2005.

Water Sources and Water Treatment, Storage and Distribution System:

The water source sites are located on the tracts of land described below. The water system consists of said tracts of land, together with all improvements, equipment, water lines, easements and pump stations comprising the water system of the City of Dawsonville.

Water Tank 1:

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the North side of Church Street 135.98 feet from an iron pin marking the intersection of the North side of Church Street with the East side of Maple Street, which first iron pin is near a 20-inch cedar tree, and running thence North 10 degrees 11 minutes East 631.71 feet to an iron pin at a private road on the South side of Academy Street lying 262.64 feet East of the intersection of the South side of Academy Street with the East side of Maple Street, and running thence along the South side of the right-of-way of Academy Street South 89 degrees 12 minutes East 88.28 feet to an iron pin at property now or formerly owned by Newton; thence South 04 degrees 15 minutes West 618.99 feet to an

iron pin on the North side of the right-of-way of Church Street; thence along the North side of the right-of-way of Church Street South 88 degrees 47 minutes West 154.16 feet to the point of BEGINNING. ALSO, all improvements thereon.

This tract containing 1.72 acres according to a survey for Maxine Long Ralston by Henry Bailey, dated April 22, 1974, recorded in Plat Book 4, Page 213, Dawson County, Georgia Plat Records.

And

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District, City of Dawsonville, Dawson County, GA and being shown and delineated as Tract 1 on plat of survey prepared for City of Dawsonville by Patton-Patton, Inc., Ga. Reg. Sur. Dated October 4, 1999 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of West Third Street and Academy Avenue; thence South 80 degrees 00 minutes 02 seconds West 131.07 feet to an iron pin found; thence South 89 degrees 27 minutes 14 seconds East 49.51 feet to an iron pin set which iron pin is the POINT OF BEGINNING; thence South 01 degrees 00 minutes 33 seconds West 98.71 feet to an iron pin set; thence South 00 degrees 58 minutes 09 seconds West 98.87 feet to an iron pin set; thence South 01 degree 19 minutes 14 seconds West 49.42 feet to an iron pin set; thence South 00 degrees 58 minutes 35 seconds West 154.57 feet to an iron pin set; thence South 85 degrees 04 minutes 05 seconds West 148.55 feet to an iron pin set; thence North 04 degrees 14 minutes 48 seconds East 416.83 feet to an iron pin set; thence South 89 degrees 20 minutes 59 seconds East 124.32 feet to an iron pin set being the POINT OF BEGINNING.

Containing 1.27 acres according to said survey.

Water Tank 2;

See description under "Sprayfields 1-7 (Well # 1, and Water Tank #2)" above.

Well #1;

See description under "Sprayfields 1-7, (Well # 1, and Water Tank #2)" above.

Well #2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 4th District and 1st Section of Dawson County, Georgia, being a portion of Lots 16 and 17 and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the centerline intersection of Pigeon Creek Drive and Stillwater Lane; thence run along the centerline of said Stillwater Lane a distance of 1502.49 feet to a point located in a cul-de-sac, said point being the TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence North 81 degrees 50 minutes 40 seconds West a distance of 212.26 feet to an iron pin; run thence North 24 degrees 16 minutes 28 seconds West a distance of 15.89 feet to an iron pin; run thence North 23 degrees 09 minutes 39 seconds West a distance of 58.34 feet to an iron pin; run thence North 36 degrees 54 minutes 57 seconds West a distance of 37.28 feet to an iron pin; run thence North 33 degrees 48 minutes 45 seconds West a distance of 56.20 feet to a point located in a creek; run thence along the center of said creek the following courses and distances:

North 47 degrees 42 minutes 51 seconds East a distance of 50.38 feet to a point;
 North 41 degrees 09 minutes 35 seconds East a distance of 26.11 feet to a point;
 North 71 degrees 05 minutes 53 seconds East a distance of 54.35 feet to a point;
 North 63 degrees 04 minutes 56 seconds East a distance of 39.02 feet to a point;
 South 45 degrees 03 minutes 22 seconds East a distance of 19.03 feet to a point;
 South 78 degrees 49 minutes 41 seconds East a distance of 21.79 feet to a point;
 North 01 degree 14 minutes 40 seconds West a distance of 23.75 feet to a point;
 North 44 degrees 35 minutes 07 seconds East a distance of 22.29 feet to a point;
 South 73 degrees 34 minutes 39 seconds East a distance of 13.58 feet to a point;
 North 17 degrees 49 minutes 01 second East a distance of 14.87 feet to a point;
 North 51 degrees 29 minutes 39 seconds East a distance of 42.47 feet to a point;
 North 68 degrees 15 minutes 17 seconds East a distance of 28.84 feet to a point.

Thence leaving said creek and running South 04 degrees 17 minutes 44 seconds East a distance of 333.90 feet to the TRUE POINT OF BEGINNING.

Said property contains 1.395 acres, more or less, as shown on that certain plat of survey, prepared for the City of Dawsonville, by Richard Webb & Associates, dated November 22, 2005.

Well #3 and #4:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 300 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 173.21 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 190.01 feet to a point; THENCE run along a curve to the left, having a radius of 475.00 feet and an arc length of 82.44 feet and being subtended by a chord of North 53 degrees 42 minutes 46 seconds West for a distance of 82.34 feet to a point; THENCE run North 58 degrees 41 minutes 05 seconds West for a distance of 229.86 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 82.32 feet and being subtended by a chord of North 58 degrees 41 minutes 05 seconds West, for a distance of 80.02 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of North 14 degrees 11 minutes 56 seconds West, for a distance of 71.35 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 40.56 feet and being subtended by a chord of North 18 degrees 19 minutes 23 seconds East, for a distance of 40.28 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 156.73 feet and being subtended by a chord of North 74 degrees 50 minutes 38 seconds East, for a distance of 141.18 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 202.78 feet and being subtended by a chord of South 02 degrees 09 minutes 50 seconds East, for a distance of 169.78 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of South 76 degrees 49 minutes 46 seconds West, for a distance of 71.35 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.721 acres, more or less, as shown as TRACT "A" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

And

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 301 and 312 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West, for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point, said point the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 222.70 feet and being subtended by a chord of South 75 degrees 03 minutes 28 seconds West for a distance of 179.45 feet to a point located on the centerline of Pigeon Creek; THENCE run North 17 degrees 48 minutes 33 seconds East for a distance of 31.79 feet along said centerline of said Creek to a point; THENCE run North 07 degrees 19 minutes 18 seconds West for a distance of 18.18 feet along said centerline of said Creek to a point; THENCE run North 31 degrees 18 minutes 37 seconds West for a distance of 25.21 feet along said centerline of said Creek to a point; THENCE run North 34 degrees 34 minutes 54 seconds West for a distance of 27.20 feet along said centerline of said Creek to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 97.61 feet and being subtended by a chord of North 43 degrees 17 minutes 47 seconds East, for a distance of 93.78 feet to a point; THENCE run along a curve to the right, having a

radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 78 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 18 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.681 acres, more or less, as shown as TRACT "B" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

Spring #1:

Tract #1:

All that tract or parcel of land lying and being within Land Lot 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and The Point of Beginning; proceed thence, S39°07'26"W for a distance of 15.00 feet to an iron pin set; proceed thence, S39°07'26"W for a distance of 212.09 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, along said 35 foot access and utility easement N05°02'43"E for a distance of 32.56 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N07°11'34"W for a distance of 55.19 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N18°17'01"W for a distance of 45.52 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N01°45'44"W for a distance of 25.06 feet to an iron pin set located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 154.76 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 8.94 feet to a point located in the center line of the said creek and The Point of Beginning.

Said tract or parcel of land contains 12,274 Sq. Ft. or 0.282 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

Tract #2:

All that tract or parcel of land lying and being within Land Lot 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line S82°44'00"W for a distance of 8.94 feet to an iron pin found; proceed thence, along said common property line S82°44'00"W for a distance of 154.76 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, across said 35 foot access and utility easement S82°44'00"W for a distance of 45.82 feet to an iron pin set located on the western side of a 35 foot access and utility easement for the City of Dawsonville and The Point of Beginning; proceed thence, along said 35 foot access and utility easement S62°58'57"E for a distance of 12.10 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S01°45'44"E for a distance of 19.92 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S18°17'01"E, for a distance of 47.20 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S07°11'34"E for a distance of 48.04 feet to an iron pin set; proceed thence, along said 35 foot access and utility

easement S05°02'43"W for a distance of 14.28 feet to an iron pin set; proceed thence, N53°37'46"W for a distance of 195.58 feet to an iron pin found located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 58.29 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 69.25 feet to an iron pin set and The Point of Beginning.

Said tract or parcel of land contains 9,496 Sq. Ft. or 0.218 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

In addition to the following tract of land:

All that tract or parcel of land lying and being in Land Lots 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson Co. GA and being shown and delineated as a portion of the property on plat of survey prepared for the City of Dawsonville, GA by Ben Trail, GA. Reg. Sur. dated December 18, 2001 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at common corner of Land Lots 376, 377, 340 and 341; thence North 88 degrees 57 minutes 41 seconds East 140 feet, more or less, to an iron pin found at the base of a 33 inch oak; thence North 01 degree 00 minutes 11 seconds West 697.34 feet to an iron pin found; thence North 01 degree 00 seconds 11 minutes West 61 feet to a point in the centerline of creek; thence along centerline of creek North 28 degrees 11 minutes 25 seconds West 22.40 feet to a point; thence leaving said centerline of creek; South 82 degrees 44 minutes 00 seconds West 8.94 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 169.83 feet to a point being the POINT OF BEGINNING; thence North 01 degree 31 minutes 00 seconds West 100 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 100 feet to a point; thence South 01 degree 31 minutes 00 seconds East 100 feet to a point; thence North 82 degrees 44 minutes 00 seconds East 100 feet to a point being the POINT OF BEGINNING.

JEFFERY C. TALLEY
Attorney at Law
319 Boulevard N.E.
Gainesville, GA 30501
(770) 534-2035

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 9:30A M 4/28/2000
Recorded in Deed Book 341 Page 7-8
This 28 day of April 19 2000

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 50.00
DATE 4/28/2000
Becky McCord
BECKY MCCORD, CLERK
SUPERIOR COURT

Becky McCord, CLERK

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 26th day of April in the year of our Lord Two Thousand, between **KANSIE LEE HAYNES A/K/A KANSIE NEWTON HAYNES** of the county of Hall and State of Georgia, of the First Part and **CITY OF DAWSONVILLE, GEORGIA** of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND NO/100 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 Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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 party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal , the day and year above written.

Signed, sealed and delivered in the presence of:

Notary Public, Hall County, GA

Kansie Lee Haynes (SEAL)
**KANSIE LEE HAYNES A/K/A KANSIE
NEWTON HAYNES**

Notary Public, Hall County, Georgia
My Commission Expires Aug. 25, 2003

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 19____
Recorded in Deed Book _____, Page
_____, _____, 19____
_____, Clerk

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District, City of Dawsonville, Dawson County, GA and being shown and delineated as Tract 1 on plat of survey prepared for City of Dawsonville by Patton-Patton, Inc., Ga. Reg. Sur. Dated October 4, 1999 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of West Third Street and Academy Avenue; thence South 80 degrees 00 minutes 02 seconds West 131.07 feet to an iron pin found; thence South 89 degrees 27 minutes 14 seconds East 49.51 feet to an iron pin set which iron pin is the POINT OF BEGINNING; thence South 01 degrees 00 minutes 33 seconds West 98.71 feet to an iron pin set; thence South 00 degrees 58 minutes 09 seconds West 98.87 feet to an iron pin set; thence South 01 degree 19 minutes 14 seconds West 49.42 feet to an iron pin set; thence South 00 degrees 58 minutes 35 seconds West 154.57 feet to an iron pin set; thence South 85 degrees 04 minutes 05 seconds West 148.55 feet to an iron pin set; thence North 04 degrees 14 minutes 48 seconds East 416.83 feet to an iron pin set; thence South 89 degrees 20 minutes 59 seconds East 124.32 feet to an iron pin set being the POINT OF BEGINNING. Containing 1.27 acres according to said survey.

K. L. H.

City of Dawsonville

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 DEED OF PART GIFT, TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---(\$10.00) ~~BOOKS~~ 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, all that tract or parcel of land lying and being in Land Lot 446 of the 4th District of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the North side of Church Street 135.98 feet from an iron pin marking the intersection of the North side of Church Street with the East side of Maple Street, which first iron pin is near a 20-inch cedar tree, and running thence North 10 degrees 11 minutes East 631.71 feet to an iron pin at a private road on the South side of Academy Street lying 262.64 feet East of the intersection of the South side of Academy Street with the East side of Maple Street, and running thence along the South side of the right-of-way of Academy Street South 89 degrees 12 minutes East 88.28 feet to an iron pin at property now or formerly owned by Newton; thence South 04 degrees 15 minutes West 618.99 feet to an iron pin on the North side of the right-of-way of Church Street; thence along the North side of the right-of-way of Church Street South 88 degrees 47 minutes West 154.16 feet to the point of BEGINNING. ALSO, all improvements thereon.

This tract containing 1.72 acres according to a survey for Maxine Long Ralston by Henry Bailey, dated April 22, 1974, recorded in Plat Book 4, Page 213, Dawson County, Georgia Plat Records.

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 will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

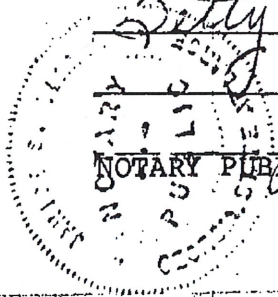
Patty L. Turner

Michael K. Turner (Seal)
MICHAEL K. TURNER

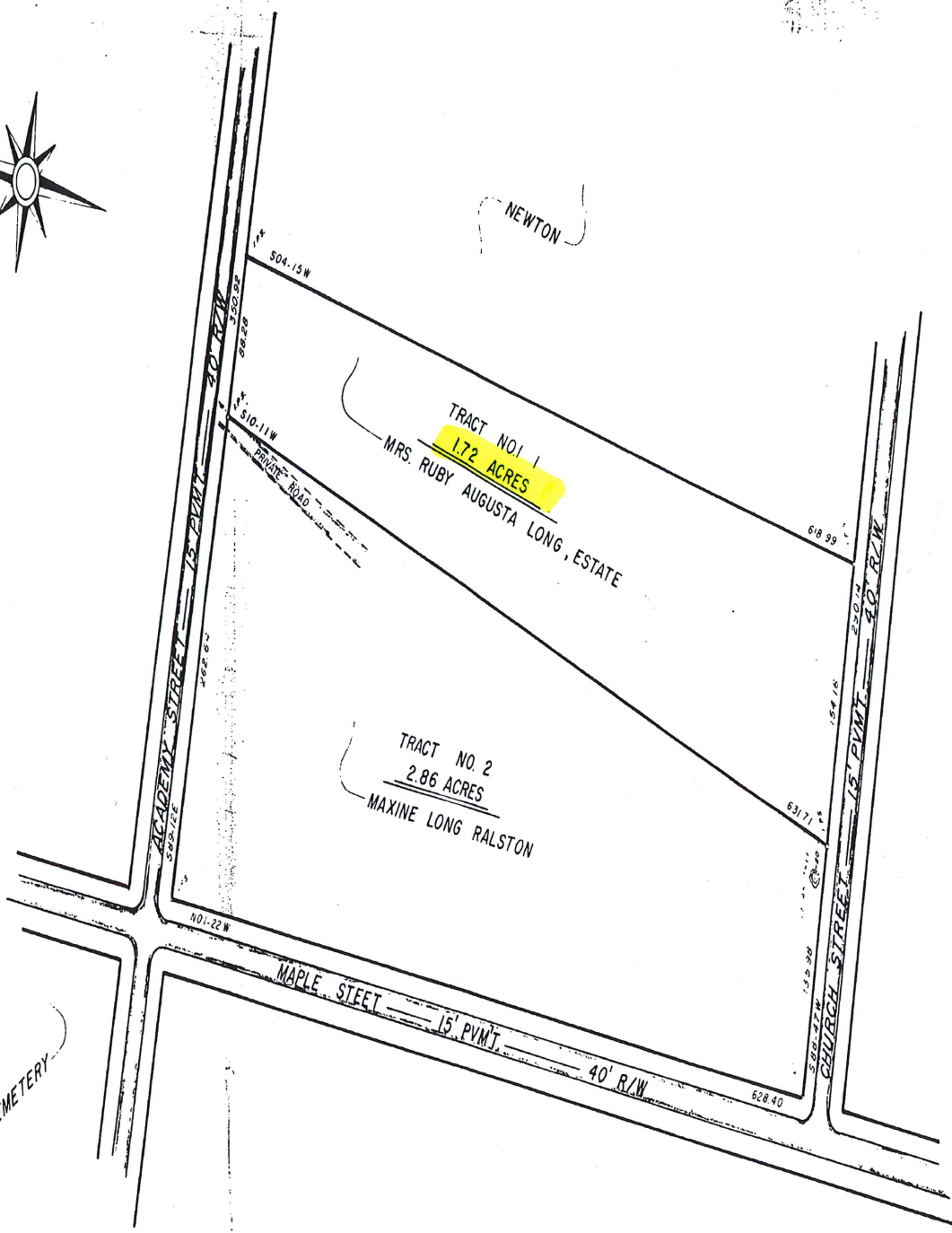
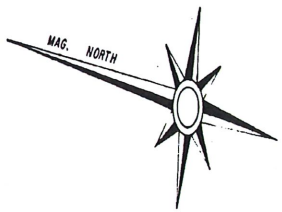
David Turner
NOTARY PUBLIC, STATE AT LARGE

Dawson County, Georgia (Seal)
Real Estate Transfer Tax (Seal)

Fed # *8-80*
Date *10-29-78*
Ralph [Signature]
Clerk of Superior Court



9/89



CEMETERY

Georgia, Dawson County
RECORDED IN PLAT BOOK 4 PAGE 213

4.58 TOTAL ACRES

	SURVEY FOR MAXINE LONG RALSTON			
	LAND LOT (S): 446	DIST. 4th	SEC. 1st	QMD:
DAWSON COUNTY, GEORGIA				
SURVEYED BY: HENRY BAILEY P. O. BOX 286 GAINESVILLE, GEORGIA 30501 PHONE: 536-5544				DATE: APRIL 22 '74 SCALE: 1" = 60' JOB NO: 74-4-13

GEORGIA, DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT
Filed for Record
at 1:55 P.M. May 7, 1974
Recorded in Book 4, Page 213
This day of May 1974
Ralph M. ...
C.S.G.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: ZA - C2100146

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone: _____

Signature(s) _____ Date _____

Property Address: 695 Maple Street

Directions to Property from City Hall: _____

Tax Map # 083 043 Parcel# _____ Current Zoning: R2

Land Lot(s): 514 District: 4 Section: 1

Subdivision Name: N/A Lot # _____

Acres: 1 Current Use of Property: RESIDENCE

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for: _____

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed: N/A (Include Conceptual Plan)

Is an Amenity area proposed: N/A, if yes, what _____

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): ___ Water ___ Sewer ___ Electric ___ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Office Use Only	
Date Completed Application Rec'd	Amount Paid \$ _____ CK _____ Cash _____
Date of Planning Commission Meeting	Dates Advertised <u>03.17.2021</u>
Date of City Council Meeting	Rescheduled for next Meeting
Postponed: YES NO Date:	Approved by City Council YES NO
Approved by Planning Commission YES NO	Mailed Notice <u>03.11.2021</u>



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 083 043 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ Date _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Adjacent Property Owners

Application # ZA - C2100146

TMP# 083 043

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

Please note This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 083 042 1. Name(s): DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA
Address: 415 HWY 53 E
DAWSONVILLE, GA 30534

TMP # 093 010 2. Name(s): JENKINS JIMMY
Address: P O BOX 95
DAWSONVILLE, GA 30534

TMP # 3. Name(s):
Address:

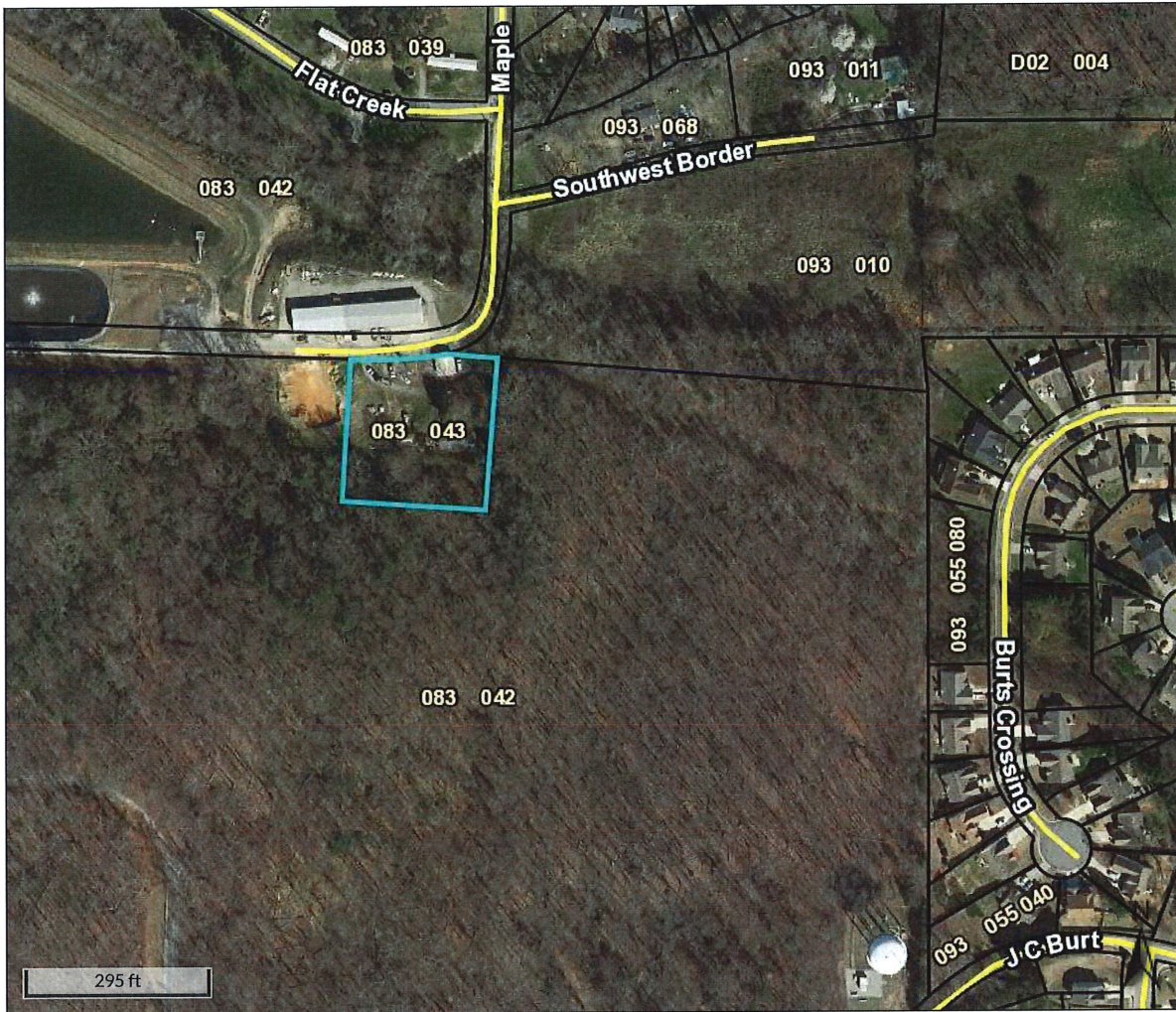
TMP # 4. Name(s):
Address:

TMP # 5. Name(s):
Address:

TMP # 6. Name(s):
Address:

TMP # 7. Name(s):
Address:

Adjacent Property Owner notification of a zoning amendment request is required.



Overview



Legend

 Parcels

Parcel ID: 083 043
Alt ID: 5853
Owner: CITY OF DAWSONVILLE
Acres: 1
Assessed Value: \$70953

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  **Schneider**
GEOSPATIAL

Summary

Parcel Number 083 043
 Location Address 695 MAPLE ST S
 Legal Description LL 514 LD4
 Class E3-Exempt
 (Note: Not to be used on legal documents)
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.867
 Acres 1
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[CITY OF DAWSONVILLE](#)
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1008
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1977
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Vinyl/Linoleum
 Heating Type Central Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 1
 Value \$48,966
 Condition Average
 House Address 695 MAPLE ST S

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1998	1x0 / 1	1	\$2,500
Storage Building: Frame	1986	14x20 / 0	0	\$2,923

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/13/1997	255 5	6 2 55	\$51,000	Government (346)	RIDINGS DIANE	CITY OF DAWSONVILLE
6/25/1986	90 197		\$44,500	Fair Market Sale (Improved)	CHESTER COY	RIDINGS DIANE
8/11/1977	40 797		\$1,000	Fair Market Sale (Improved)		BYRD-STEPHENS BLDG

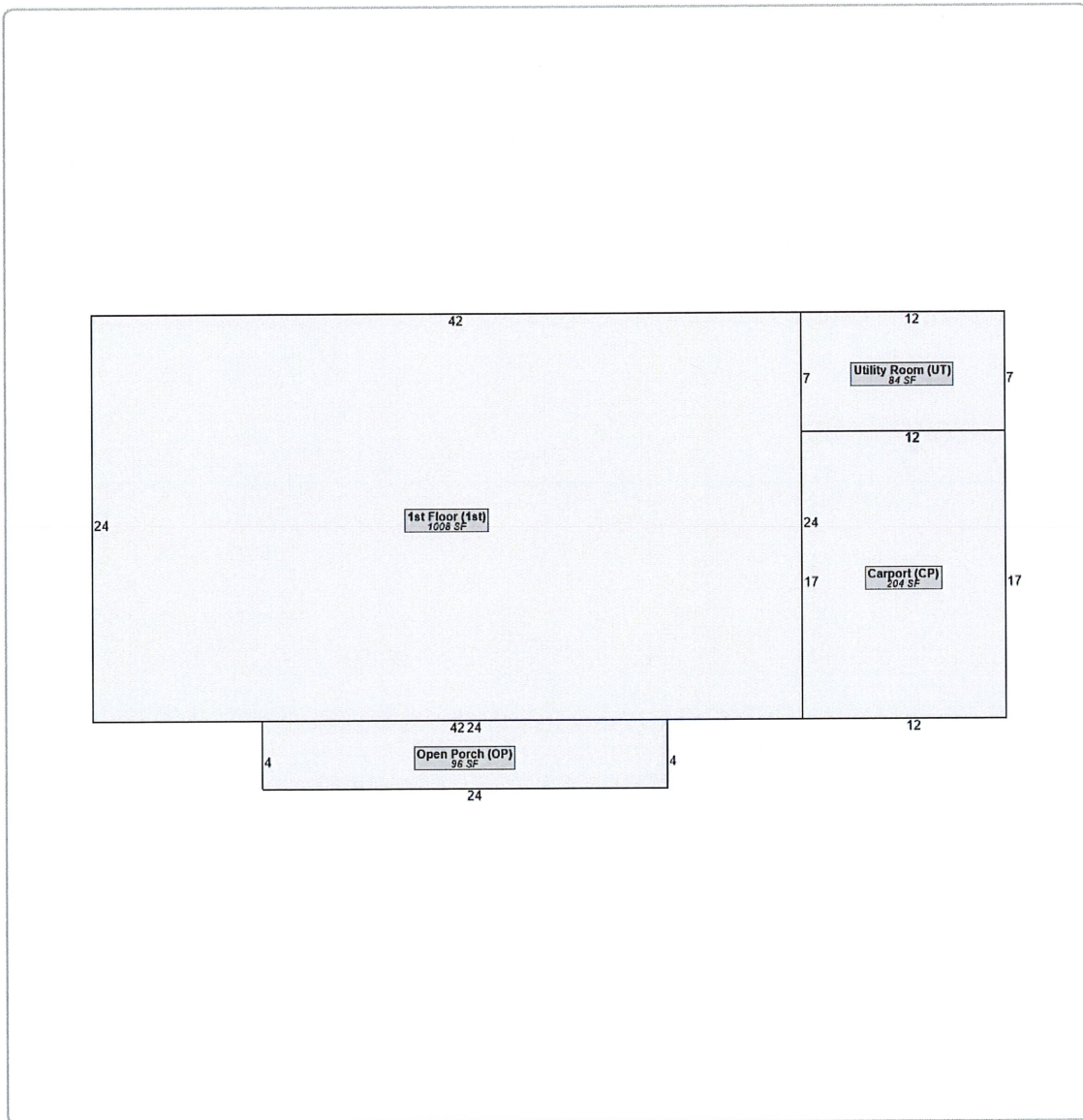
Valuation

	2020	2019	2018	2017	2016
Previous Value	\$70,953	\$70,953	\$70,953	\$67,974	\$66,482
Land Value	\$16,564	\$16,564	\$16,564	\$16,564	\$16,564
+ Improvement Value	\$48,966	\$48,966	\$48,966	\$48,966	\$45,987
+ Accessory Value	\$5,423	\$5,423	\$5,423	\$5,423	\$5,423
= Current Value	\$70,953	\$70,953	\$70,953	\$70,953	\$67,974

Photos



Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 8:30 A. M. 11/13/97
Recorded in Deed Book 355 Page 5-6
This 13 day of November 1997

WARRANTY DEED Becky McLeod, CLERK

State of Georgia, Hall County
PAID \$ 51.00
DATE November 13, 1997
Becky McLeod
BECKY McLEOD, CLERK
SUPERIOR COURT

THIS INDENTURE, Made the 4th day of November in the year of our Lord One Thousand, Nine Hundred and Ninety-seven between **DIANE SPERRY F/K/A DIANE RIDINGS** of the county of Dawson and State of Georgia, of the First Part and **CITY OF DAWSONVILLE** of the county of Dawson and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND NO/100 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 Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

GRANTEES SHALL BE RESPONSIBLE FOR THE 1997 AD VALOREM TAXES ON SAID PROPERTY.

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 party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Drinda Abernethy
Notary Public, Hall County, GA
My Commission Expires Aug. 7, 2000

Diane Sperry (SEAL)
DIANE SPERRY F/K/A DIANE RIDINGS

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 19____
Recorded in Deed Book _____, Page _____
_____, 19____
_____, Clerk

DS

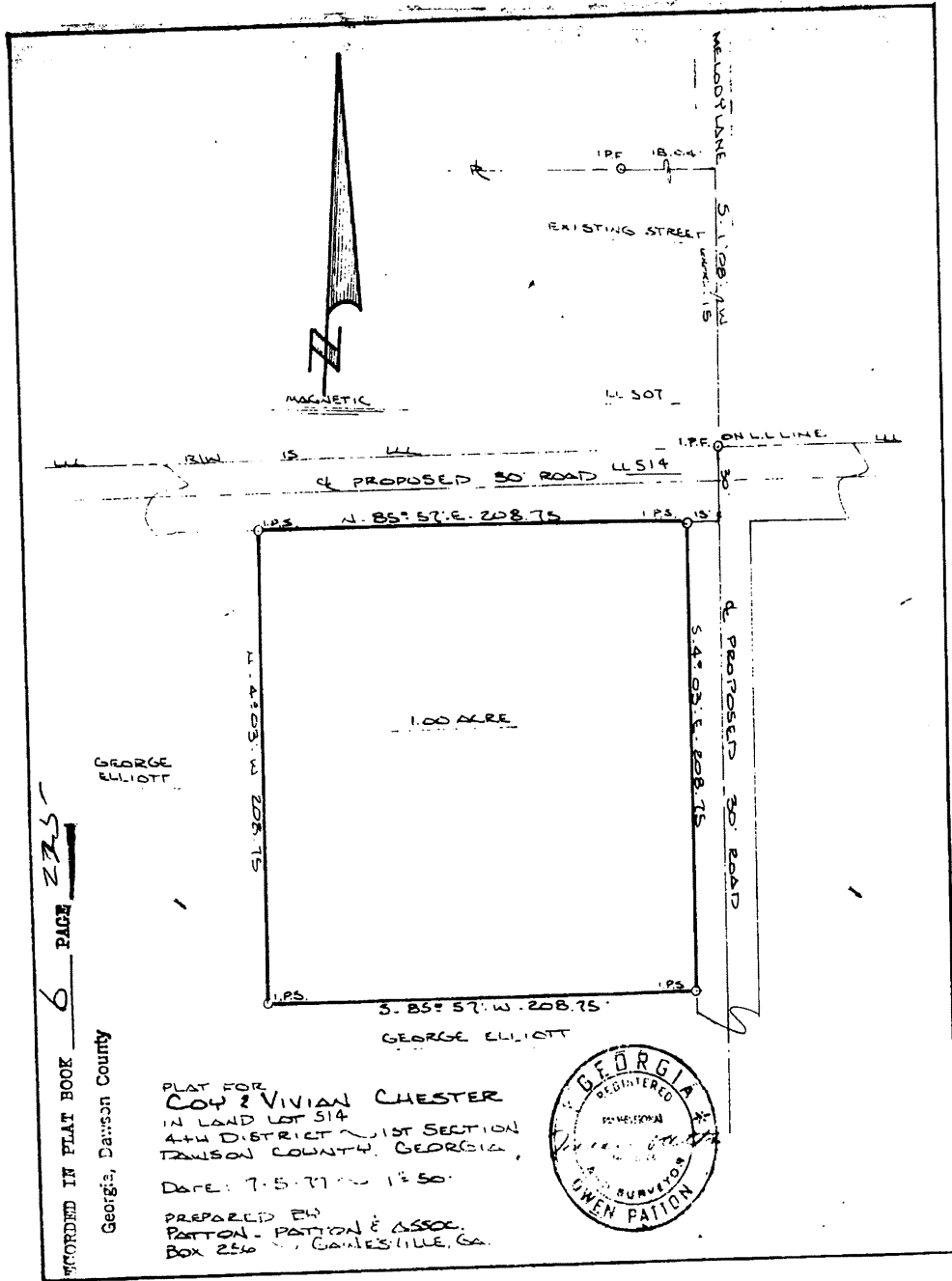
1 Acre + house
a

EXHIBIT "A"

ALL THAT TRACT OR PARCEL of land, lying and being in Land Lot 514, 4th District, 1st Section, Dawson County, Georgia, as per plat recorded in **Plat Book 6, Page 225**, Dawson County Records, which plat is hereby referred to and made a part of this description, being more particularly described as follows:

To find the true **POINT OF BEGINNING**, start at an iron pin found at the Northeast corner of Land Lot 514 and going thence South along the East line of Land Lot 514, 30-feet to a point; thence Westerly along a proposed road 15 feet to an iron pin set which iron pin set is a true **POINT OF BEGINNING**; thence South 4 degrees 03 minutes East 208.75 feet to an iron pin set; thence South 85 degrees 57 minutes West 208.75 feet to an iron pin set; thence North 4 degrees 03 minutes West 208.75 feet to an iron pin set on a proposed road; thence North 85 degrees 57 minutes East 208.75 feet to an iron pin set which iron pin set is a true **POINT OF BEGINNING**. For descriptive purposes, reference is made to plat for Diane Ridings by Pearson & Associates, Inc., dated May 30, 1986.

DS



RECORDED IN PLAT BOOK 6 PAGE 225

Georgia, Dawson County

PLAT FOR
 COY & VIVIAN CHESTER
 IN LAND LOT 514
 4TH DISTRICT 1ST SECTION
 DAWSON COUNTY, GEORGIA
 DATE: 7-5-77
 PREPARED BY
 PATTON - PATTON & ASSOC.
 BOX 256, GAINESVILLE, GA.



GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 8:00 A.M. 8-4-77
 Recorded in Book 6 Page 225
 File # day of aug 1977
 Kaeppel and dot
 C.E.E.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: ZA - C2100147

Applicant Name(s): DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone: _____

Signature(s) _____ Date _____

Property Address: 1307 SHOAL CREEK RD

Directions to Property from City Hall: SHOAL CREEK RD

Tax Map # 082 006 007 Parcel# _____ Current Zoning: R1

Land Lot(s): 300, 301 AND 312 District: 4 Section: 1

Subdivision Name: N/A Lot# _____

Acres: 1.4 Current Use of Property: WELL 108 & 109

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for: _____

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed N/A (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what _____

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): ___ Water ___ Sewer ___ Electric ___ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Office Use Only	
Date Completed Application Rec'd	Amount Paid \$ CK Cash
Date of Planning Commission Meeting	Dates Advertised <u>03.17.2021</u>
Date of City Council Meeting	Rescheduled for next Meeting
Postponed: YES NO Date:	Approved by City Council YES NO
Approved by Planning Commission YES NO	<u>Mailed Notice 03.11.2021</u>



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We DOWNTOWN DEVELOPMENT AUTHORITY hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 082 006 007 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent _____

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA - C2100147

TMP# 082 006 007

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 082 006 005 1. Name(s): PHILLIPS TRACEY
Address: 1880 HOWSER MILL RD
DAWSONVILLE, GA 30534

TMP # _____ 2. Name(s): _____
Address: _____

TMP # _____ 3. Name(s): _____
Address: _____

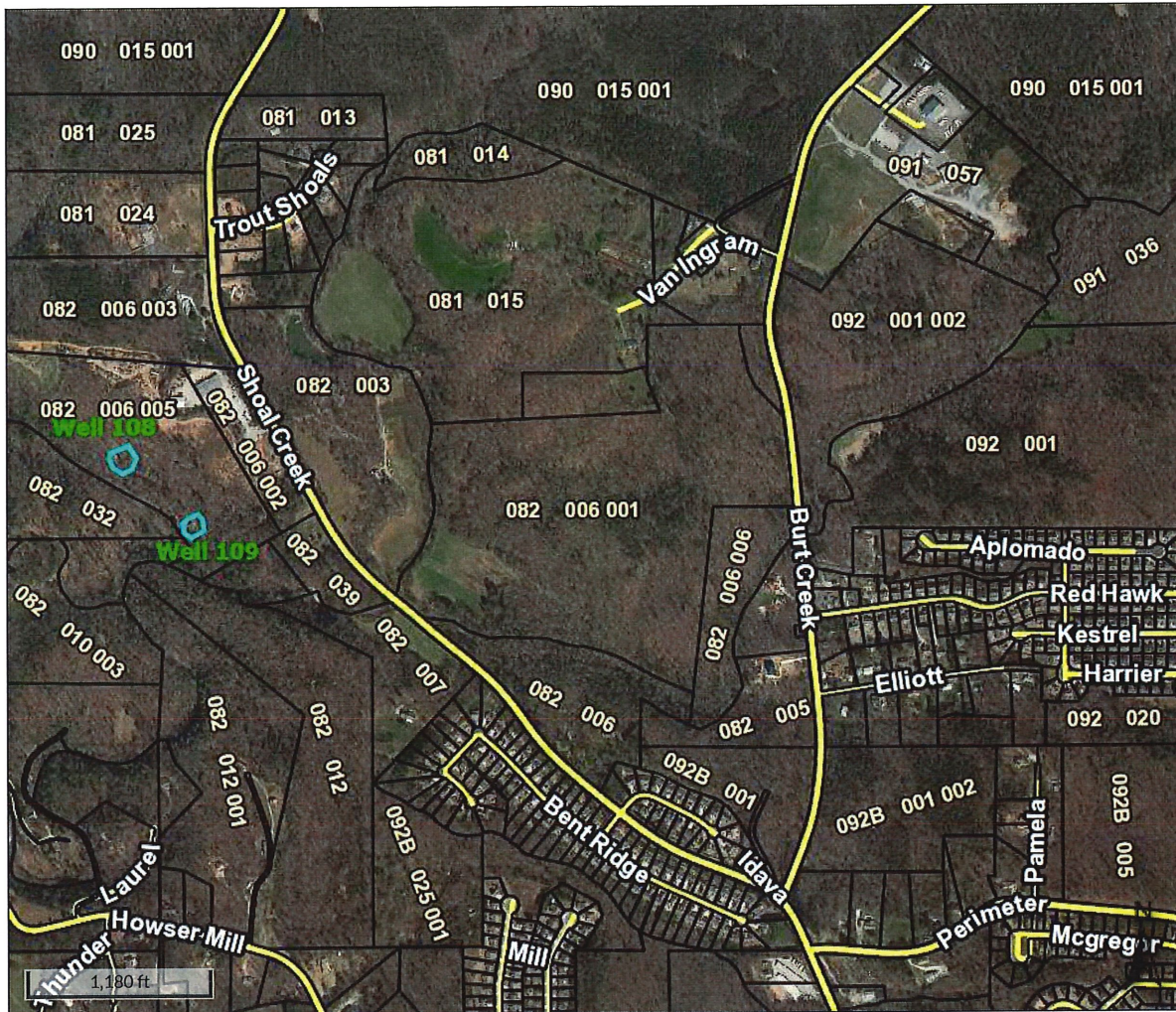
TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____


Adjacent Property Owner notification of a zoning amendment request is required.



Overview



Legend

 Parcels

Parcel ID: 082 006 007

Alt ID: 15969

Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF

Acres: 1.4

Assessed Value: \$208955

Date created: 1/13/2021

Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

 Parcels

Parcel ID: 082 006 007
Alt ID: 15969
Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
Acres: 1.4
Assessed Value: \$208955

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  **Schneider**
GEOSPATIAL

Summary

Parcel Number 082 006 007
 Location Address
 Legal Description LL300 301 312 LD 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 1.4
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 DAWSONVILLE GEORGIA
 PO BOX 6
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.4

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xUNKNOWN	2015	0x0 / 0	0	\$100,000
xUNKNOWN	2015	0x0 / 0	0	\$100,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181	68 157	\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY
6/2/2006	745 40		\$100,000	Fair Market Sale (Vacant)	PHILLIPS TRACEY	CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$208,955	\$208,955	\$208,955	\$208,955	\$8,529
Land Value	\$8,955	\$8,955	\$8,955	\$8,955	\$8,955
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
= Current Value	\$208,955	\$208,955	\$208,955	\$208,955	\$208,955

Photos



Filed in Office: 05/02/2014 12:00PM
Deed Doc: WD
Bk 01111 Pg 0181-0188
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000448

Return to: Treadwell Syfan
P. O. Box 3280
Gainesville, GA 30503

LIMITED WARRANTY DEED

GEORGIA, COUNTY OF DAWSON

THIS INDENTURE, made as of this 1st day of April, 2014, between the **CITY OF DAWSONVILLE, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter called "GRANTOR"), and the **DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE, GEORGIA**, a public body corporate and a political subdivision of the State of Georgia (hereinafter called "GRANTEE").

WITNESSETH: That the said **GRANTOR**, for and in consideration of the sum of **TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE**:

All that real and personal property and fixtures comprising the water and sewer system of the City of Dawsonville more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

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 will warrant and forever defend the right and title to the above described property unto the said **GRANTEE** against the claims of all persons whomsoever claiming through or under **GRANTOR**.

WHEREVER there is a reference herein to the **GRANTOR** or the **GRANTEE**, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said **GRANTOR** has caused this deed to be executed by its duly authorized officers and its official seal to be affixed hereto, the day and year above written.

CITY OF DAWSONVILLE, GEORGIA

By: W. James Hrogan
Mayor

Attest: Brian Mulane
City Clerk

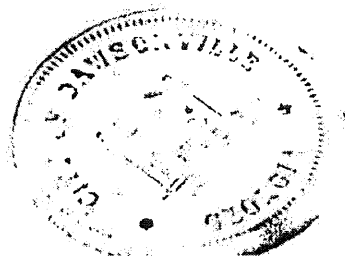
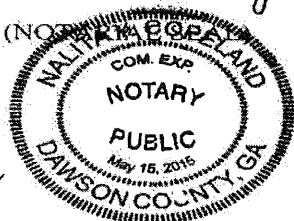
(SEAL)

Signed, sealed and delivered in presence of:

Beth J. McHale
Unofficial Witness

Janice Y. Copeland
Notary Public

My commission expires: May 15, 2015



24.00890

EXHIBIT "A"**Overview:**

The Dawsonville water and sewer system includes five water source sites (four wells and one spring), two water tanks, twelve sprayfields, and the main waste water treatment plant and accompanying buildings, and easements, pump stations, water lines and sewer lines of the system.

Waste Water Treatment and Collection System:

The waste water treatment plant is located on the tract of land described below. The waste water treatment system consists of said tract of land and all improvements, equipment, sewer lines, easements and pump stations comprising the waste water treatment and collection system of the City of Dawsonville.

Waste Water Treatment Plant Office, Storage Building, Two Lift Stations, and Pond:

BEGINNING on the North line of said Lot No. 506 in the center of Flat Branch 116 feet East of the Northwest corner of said Lot No. 506; thence East 375 feet; thence S 58° 30' E 620 feet; thence S 31° 30' W 305 feet, more or less, to the center of Flat Branch; thence along the center of Flat Branch N 61° 20' W 487.3 feet; thence N 57° 30' W 325 feet; thence N 40° 00' W 110 feet; thence N 16° 10' E 00 feet; to the point of beginning.

The above property is more fully shown by plat recorded in Plat Book 1, Page 147 of the Dawson County, Georgia, Deed Records.

ALSO, a strip of land 40 feet wide by 1200 feet long, between the above described property and Maple Street, said strip to be 20 feet on each side of the sewer line as shown of the said easement plat. The above strip is for sewer line and access road.

Sprayfields 1-7 (also contains Well # 1, and Water Tank #2):

All that tract or parcel of land lying and being in Land Lots 506, 507, 514 and 515, 4th District, 1st Section, Dawson County, Georgia, and being shown and delineated on plat of survey prepared by Patton-Patton, Inc., Georgia Registered Land Surveyors, dated December 19th, 1994, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 513, 514, 575 and 576 at an iron pin found, thence North 88 degrees 48 minutes 15 seconds West 1320 feet to an iron pin set at the common corner of Land Lots 514, 515, 574 and 575; thence North 00 degrees 14 minutes 01 second East 506.37 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 550 feet to an iron pin set; thence North 00 degrees 14 minutes 01 second East 792 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 772.09 feet to an iron pin found; thence North 00 degrees 19 minutes 51 seconds East 1320.26 feet to an iron pin set at the common Corners of Land Lot 505, 506, 447 and 448; thence South 89 degrees 49 minutes 14 seconds East 114.05 feet to a point designated as Point "A" on said plat; thence along centerline of Flat Branch, which is the property line between this property, South 16 degrees 51 minutes 56 seconds West 93.78 feet to a point; South 22 degrees 14 minutes 30 seconds East 34.75 feet to a point; South 60 degrees 25 minutes 16 seconds East 44.14 feet to a point; South 40 degrees 35 minutes 46 seconds East 45.57 feet to a point; South 56 degrees 42 minutes 45 seconds East 146.18 feet to a point; South 85 degrees 43 minutes 46 seconds East 29.43 feet to a point; South 50 degrees 54 minutes 04 seconds East 109.41 feet to a point; South 60 degrees 26 minutes 28 seconds East 342.58 feet to a point; South 59 degrees 37 minutes 31 seconds East 112.44 feet to a point; South 66 degrees 24 minutes 02 seconds East 36.44 feet to a point; South 58 degrees 48 minutes 54 seconds East 32.33 feet to a point designated as Point "B" on said plat; thence North 31 degrees 38 minutes 57 seconds East 305.89 feet to a point; thence North 58 degrees 21 minutes 03 seconds West 620 feet to an iron pin found; thence South 89 degrees 49 minutes 14 seconds East 826.73 feet to an iron pin set at the common corners of Land Lots 446, 447, 506 and 507, which iron pin is located South 89 degrees 49 minutes 14 seconds East 215.70 feet from a 2" solid iron pin found; thence South 00 degrees 14 minutes 25 seconds West 709.35 feet to an iron pin set designated as Point "C" on said plat; thence along right-of-way of access road to sewer plant, South 58 degrees 34 minutes 32 seconds East 191.54 feet to a point; South 55 degrees 34 minutes 48 seconds East 134.05 feet to a point; South 57 degrees 58 minutes 55 seconds East 128.71 feet to a point; South 64 degrees 57 minutes 53 seconds East 96.77 feet to a point; South 85 degrees 26 minutes 36 seconds East 36.02 feet to a point; thence North 88 degrees 49 minutes 51 seconds East 96.42 feet to a point; North 85 degrees 27 minutes 06 seconds East 36.01 feet to a point; thence along the right-of-way of Maple Street, South 01 degrees 53 minutes 21 seconds West 120.30 feet to a point; South 01 degree 35 minutes 06 seconds West 84.32 feet to a point; South 14 degrees 03 minutes 11 seconds West 38.29 feet to a point; South 45 degrees 42 minutes 03 seconds West 30.84 feet to a point South 68 degrees 01 minute 38 seconds West 37.18 feet to a point; South 73 degrees 07 minutes 14 seconds West 15.76 feet to an iron

pin set designated as Point "D" on said plat; thence North 89 degrees 42 minutes 30 seconds West 113.95 feet to an iron pin set; thence South 00 degrees 17 minutes 30 seconds West 238.75 feet to an iron pin set; thence South 89 degrees 42 minutes 30 seconds East 208.75 feet to an iron pin found; thence North 00 degrees 17 minutes 30 seconds East 238.75 feet to an iron pin set; thence South 89 degrees 42 minutes 30 seconds East 674.02 feet to an iron pin found at the Land Lot corners of Land Lots 507, 508, 513 and 514; thence South 00 degrees 09 minutes 04 seconds West 1319.20 feet to an iron pin found and THE POINT OF BEGINNING.

Subject to the permitted exceptions as follows:

An encroachment by fence along the boundary line on Land Lots 513 and 514.

Rights or easements as a result of a graded road as shown on subject property along the dividing line of Land Lots 506, 507, 514 and 515.

Rights or easements for use of road along dividing line of Land Lots 506 and 507 to property of The Board of Education of Dawson County whereon is located an oxidation pond.

Grantors convey without warranty to Grantee, its successors and assigns, property as set out in Exhibits "C" and "D" attached hereto.

With the addition of the land described as follows (described as Exhibits "C" and "D" in the vesting deed):

All that tract or parcel of land lying and being in Land Lot 515, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 514, 515, 574 and 575, 4th District, 1st Section, Dawson County, Georgia, thence North 00 degrees 14 minutes 01 second East 506.37 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 134.77 feet to solid iron pin found; thence South 00 degrees 00 minutes 36 seconds East 500.04 feet to an iron pin found; thence South 88 degrees 48 minutes 15 seconds East 132.60 feet to an iron pin set and THE POINT OF BEGINNING.

And

All that tract or parcel of land lying and being in Land Lots 505, 516, and 448, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the common corners of Land Lots 505, 506, 515 and 516, 4th District, 1st Section, Dawson County, Georgia, thence South 69 degrees 06 minutes 36 seconds West 97.09 feet to an axle; thence North 02 degrees 06 minutes 03 seconds East 1426.28 feet to an axle; thence South 33 degrees 09 minutes 43 seconds East 84.17 feet to an iron pin set at the land lot corner; thence South 00 degrees 19 minutes 51 seconds West 1320.26 feet to an iron pin set and THE POINT OF BEGINNING.

Sprayfields 8-12:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 515, 516, 573, 574, and 584 of the 4th District, 1st Section of Dawson County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2-inch crimp top pipe found at the intersection of Land Lots 514, 515, 574, and 575; thence running along the common Land Lot Line separating Land Lots 515 and 574 North 89 degrees 00 minutes 01 second West for a distance of 318.03 feet to an iron pin set on said common Land Lot Line; thence leaving said common Land Lot Line separating Land Lots 515 and 574 and running the following courses and distances:

South 17 degrees 20 minutes 57 seconds East for a distance of 52.22 feet to a point;
South 13 degrees 30 minutes 15 seconds East for a distance of 71.47 feet to a point;
South 18 degrees 20 minutes 30 seconds East for a distance of 95.71 feet to a point;
South 22 degrees 10 minutes 12 seconds East for a distance of 106.29 feet to a point;
South 13 degrees 37 minutes 15 seconds East for a distance of 46.99 feet to a point;
South 00 degrees 10 minutes 41 seconds East for a distance of 59.43 feet;
along the arc of a curve to the right having an arc distance of 128.84 feet, said arc being subtended by a chord bearing South 23 degrees 20 minutes 59 seconds West for a chord distance of 124.40 feet to a point;
South 53 degrees 08 minutes 18 seconds West for a distance of 47.20 feet to a point;
along the arc of a curve to the left having an arc distance of 169.33 feet, said arc being subtended by a chord bearing South 39 degrees 57 minutes 15 seconds West for a chord distance of 168.17 feet to a point;

South 23 degrees 41 minutes 54 seconds West for a distance of 196.69 feet to a point;
 South 29 degrees 15 minutes 14 seconds West for a distance of 121.03 feet to a point;
 along the arc of a curve to the right having an arc distance of 79.88 feet, said arc being subtended by a
 chord bearing South 58 degrees 00 minutes 22 seconds West for a chord distance of 75.09 feet to a point;
 North 89 degrees 16 minutes 52 seconds West for a distance of 89.43 feet to a point;
 North 73 degrees 11 minutes 31 seconds West for a distance of 85.26 feet to a point;
 North 59 degrees 04 minutes 45 seconds West for a distance of 51.10 feet to a point;
 North 78 degrees 03 minutes 26 seconds West for a distance of 79.01 feet to a point;
 North 86 degrees 13 minutes 30 seconds West for a distance of 61.29 feet to a point;
 South 84 degrees 06 minutes 10 seconds West for a distance of 97.76 feet to a point;
 South 71 degrees 09 minutes 30 seconds West for a distance of 236.50 feet to a point;
 South 66 degrees 41 minutes 45 seconds West for a distance of 175.28 feet to a 1/2-inch open top pipe
 found at the intersection of Land Lots 573, 574, 583, and 584;
 along the arc of a curve to the right having an arc distance of 333.01 feet, said arc being subtended by a
 chord bearing South 73 degrees 51 minutes 00 seconds West for a chord distance of 331.01 feet to a
 point;
 South 74 degrees 51 minutes 39 seconds West for a distance of 117.36 feet to a point;
 along the arc of a curve to the right having an arc distance of 303.04 feet, said arc being subtended by a
 chord bearing South 85 degrees 28 minutes 12 seconds West for a chord distance of 294.90 feet to a
 point;
 North 84 degrees 28 minutes 46 seconds West for a distance of 44.14 feet to a point;
 South 89 degrees 32 minutes 33 seconds West for a distance of 136.32 feet to a point;
 North 82 degrees 24 minutes 46 seconds West for a distance of 54.17 feet to a point;
 North 77 degrees 28 minutes 44 seconds West for a distance of 76.50 feet to a point;
 North 80 degrees 09 minutes 26 seconds West for a distance of 116.16 feet to a point;
 North 80 degrees 47 minutes 02 seconds West for a distance of 56.09 feet to an iron pin found on the
 common Land Lot Line separating Land Lots 584 and 585;

thence running along the common Land Lot Line separating Land Lots 584 and 585, separating Land Lots
 572 and 573, and separating Land Lots 516 and 517 North 00 degrees 00 minutes 28 seconds West for a
 distance of 2,552.72 feet to an axle found at the intersection of Land Lots 504, 505, 516, and 517; thence
 leaving said common Land Lot Line separating Land Lots 516 and 517 and running along the
 Approximate Land Lot Line separating Land Lots 505 and 516 South 84 degrees 51 minutes 50 seconds
 East for a distance of 1,233.44 feet to an axle found at the intersection of Land Lots 505, 506, 515, and
 516; thence running along the common Land Lot Line separating Land Lots 506 and 515 North 68
 degrees 50 minutes 29 seconds East for a distance of 97.34 feet to a 1/2-inch crimp top pipe found on said
 common Land Lot Line; thence continuing along said common Land Lot Line separating Land Lots 506
 and 515 and running South 89 degrees 59 minutes 43 seconds East for a distance of 772.10 feet to an iron
 pin set on said common Land Lot Line; thence leaving said common Land Lot Line separating Land Lots
 506 and 515 and running South 00 degrees 02 minutes 06 seconds West for a distance of 792.10 feet to a
 1/2-inch crimp top pipe found; thence running South 89 degrees 58 minutes 40 seconds East for a
 distance of 550.00 feet to a 1/2-inch crimp top pipe found on the common Land Lot Line separating Land
 Lots 514 and 515; thence running along said common Land Lot Line separating Land Lots 514 and 515
 South 00 degrees 01 minute 53 seconds West for a distance of 506.34 feet to a 1/2-inch crimp top found
 at the intersection of Land Lots 514, 515, 574, and 575 and the POINT OF BEGINNING.

Said tract contains approximately 127.503 acres, as shown on that certain Boundary Survey for City of
 Dawsonville, prepared by Rochester & Associates, Inc., Frederick C. Youngman, Georgia Registered
 Land Surveyor No. 2160, dated May 20, 2005.

Water Sources and Water Treatment, Storage and Distribution System:

The water source sites are located on the tracts of land described below. The water system consists of
 said tracts of land, together with all improvements, equipment, water lines, easements and pump stations
 comprising the water system of the City of Dawsonville.

Water Tank 1:

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District of Dawson County,
 Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the North side of Church Street 135.98 feet from an iron pin marking the
 intersection of the North side of Church Street with the East side of Maple Street, which first iron pin is
 near a 20-inch cedar tree, and running thence North 10 degrees 11 minutes East 631.71 feet to an iron pin
 at a private road on the South side of Academy Street lying 262.64 feet East of the intersection of the
 South side of Academy Street with the East side of Maple Street, and running thence along the South side
 of the right-of-way of Academy Street South 89 degrees 12 minutes East 88.28 feet to an iron pin at
 property now or formerly owned by Newton; thence South 04 degrees 15 minutes West 618.99 feet to an

iron pin on the North side of the right-of-way of Church Street; thence along the North side of the right-of-way of Church Street South 88 degrees 47 minutes West 154.16 feet to the point of BEGINNING. ALSO, all improvements thereon.

This tract containing 1.72 acres according to a survey for Maxine Long Ralston by Henry Bailey, dated April 22, 1974, recorded in Plat Book 4, Page 213, Dawson County, Georgia Plat Records.

And

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District, City of Dawsonville, Dawson County, GA and being shown and delineated as Tract 1 on plat of survey prepared for City of Dawsonville by Patton-Patton, Inc., Ga. Reg. Sur. Dated October 4, 1999 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of West Third Street and Academy Avenue; thence South 80 degrees 00 minutes 02 seconds West 131.07 feet to an iron pin found; thence South 89 degrees 27 minutes 14 seconds East 49.51 feet to an iron pin set which iron pin is the POINT OF BEGINNING; thence South 01 degrees 00 minutes 33 seconds West 98.71 feet to an iron pin set; thence South 00 degrees 58 minutes 09 seconds West 98.87 feet to an iron pin set; thence South 01 degree 19 minutes 14 seconds West 49.42 feet to an iron pin set; thence South 00 degrees 58 minutes 35 seconds West 154.57 feet to an iron pin set; thence South 85 degrees 04 minutes 05 seconds West 148.55 feet to an iron pin set; thence North 04 degrees 14 minutes 48 seconds East 416.83 feet to an iron pin set; thence South 89 degrees 20 minutes 59 seconds East 124.32 feet to an iron pin set being the POINT OF BEGINNING.

Containing 1.27 acres according to said survey.

Water Tank 2:

See description under "Sprayfields 1-7 (Well # 1, and Water Tank #2)" above.

Well #1:

See description under "Sprayfields 1-7, (Well # 1, and Water Tank #2)" above.

Well #2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 4th District and 1st Section of Dawson County, Georgia, being a portion of Lots 16 and 17 and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the centerline intersection of Pigeon Creek Drive and Stillwater Lane; thence run along the centerline of said Stillwater Lane a distance of 1502.49 feet to a point located in a cul-de-sac, said point being the TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence North 81 degrees 50 minutes 40 seconds West a distance of 212.26 feet to an iron pin; run thence North 24 degrees 16 minutes 28 seconds West a distance of 15.89 feet to an iron pin; run thence North 23 degrees 09 minutes 39 seconds West a distance of 58.34 feet to an iron pin; run thence North 36 degrees 54 minutes 57 seconds West a distance of 37.28 feet to an iron pin; run thence North 33 degrees 48 minutes 45 seconds West a distance of 56.20 feet to a point located in a creek; run thence along the center of said creek the following courses and distances:

North 47 degrees 42 minutes 51 seconds East a distance of 50.38 feet to a point;
 North 41 degrees 09 minutes 35 seconds East a distance of 26.11 feet to a point;
 North 71 degrees 05 minutes 53 seconds East a distance of 54.35 feet to a point;
 North 63 degrees 04 minutes 56 seconds East a distance of 39.02 feet to a point;
 South 45 degrees 03 minutes 22 seconds East a distance of 19.03 feet to a point;
 South 78 degrees 49 minutes 41 seconds East a distance of 21.79 feet to a point;
 North 01 degree 14 minutes 40 seconds West a distance of 23.75 feet to a point;
 North 44 degrees 35 minutes 07 seconds East a distance of 22.29 feet to a point;
 South 73 degrees 34 minutes 39 seconds East a distance of 13.58 feet to a point;
 North 17 degrees 49 minutes 01 second East a distance of 14.87 feet to a point;
 North 51 degrees 29 minutes 39 seconds East a distance of 42.47 feet to a point;
 North 68 degrees 15 minutes 17 seconds East a distance of 28.84 feet to a point.

Thence leaving said creek and running South 04 degrees 17 minutes 44 seconds East a distance of 333.90 feet to the TRUE POINT OF BEGINNING.

Said property contains 1.395 acres, more or less, as shown on that certain plat of survey, prepared for the City of Dawsonville, by Richard Webb & Associates, dated November 22, 2005.

Well #3 and #4:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 300 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 173.21 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 190.01 feet to a point; THENCE run along a curve to the left, having a radius of 475.00 feet and an arc length of 82.44 feet and being subtended by a chord of North 53 degrees 42 minutes 46 seconds West for a distance of 82.34 feet to a point; THENCE run North 58 degrees 41 minutes 05 seconds West for a distance of 229.86 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 82.32 feet and being subtended by a chord of North 58 degrees 41 minutes 05 seconds West, for a distance of 80.02 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of North 14 degrees 11 minutes 56 seconds West, for a distance of 71.35 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 40.56 feet and being subtended by a chord of North 18 degrees 19 minutes 23 seconds East, for a distance of 40.28 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 156.73 feet and being subtended by a chord of North 74 degrees 50 minutes 38 seconds East, for a distance of 141.18 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 202.78 feet and being subtended by a chord of South 02 degrees 09 minutes 50 seconds East, for a distance of 169.78 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of South 76 degrees 49 minutes 46 seconds West, for a distance of 71.35 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.721 acres, more or less, as shown as TRACT "A" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

And

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 301 and 312 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West, for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point, said point the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 222.70 feet and being subtended by a chord of South 75 degrees 03 minutes 28 seconds West for a distance of 179.45 feet to a point located on the centerline of Pigeon Creek; THENCE run North 17 degrees 48 minutes 33 seconds East for a distance of 31.79 feet along said centerline of said Creek to a point; THENCE run North 07 degrees 19 minutes 18 seconds West for a distance of 18.18 feet along said centerline of said Creek to a point; THENCE run North 31 degrees 18 minutes 37 seconds West for a distance of 25.21 feet along said centerline of said Creek to a point; THENCE run North 34 degrees 34 minutes 54 seconds West for a distance of 27.20 feet along said centerline of said Creek to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 97.61 feet and being subtended by a chord of North 43 degrees 17 minutes 47 seconds East, for a distance of 93.78 feet to a point; THENCE run along a curve to the right, having a

radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 78 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 18 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.681 acres, more or less, as shown as TRACT "B" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

Spring #1:

Tract #1:

All that tract or parcel of land lying and being within Land Lot 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and The Point of Beginning; proceed thence, S39°07'26"W for a distance of 15.00 feet to an iron pin set; proceed thence, S39°07'26"W for a distance of 212.09 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, along said 35 foot access and utility easement N05°02'43"E for a distance of 32.56 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N07°11'34"W for a distance of 55.19 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N18°17'01"W for a distance of 45.52 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N01°45'44"W for a distance of 25.06 feet to an iron pin set located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 154.76 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 8.94 feet to a point located in the center line of the said creek and The Point of Beginning.

Said tract or parcel of land contains 12,274 Sq. Ft. or 0.282 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

Tract #2:

All that tract or parcel of land lying and being within Land Lot 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line S82°44'00"W for a distance of 8.94 feet to an iron pin found; proceed thence, along said common property line S82°44'00"W for a distance of 154.76 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, across said 35 foot access and utility easement S82°44'00"W for a distance of 45.82 feet to an iron pin set located on the western side of a 35 foot access and utility easement for the City of Dawsonville and The Point of Beginning; proceed thence, along said 35 foot access and utility easement S62°58'57"E for a distance of 12.10 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S01°45'44"E for a distance of 19.92 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S18°17'01"E, for a distance of 47.20 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S07°11'34"E for a distance of 48.04 feet to an iron pin set; proceed thence, along said 35 foot access and utility

easement S05°02'43"W for a distance of 14.28 feet to an iron pin set; proceed thence, N53°37'46"W for a distance of 195.58 feet to an iron pin found located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 58.29 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 69.25 feet to an iron pin set and The Point of Beginning.

Said tract or parcel of land contains 9,496 Sq. Ft. or 0.218 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

In addition to the following tract of land:

All that tract or parcel of land lying and being in Land Lots 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson Co. GA and being shown and delineated as a portion of the property on plat of survey prepared for the City of Dawsonville, GA by Ben Trail, GA. Reg. Sur. dated December 18, 2001 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at common corner of Land Lots 376, 377, 340 and 341; thence North 88 degrees 57 minutes 41 seconds East 140 feet, more or less, to an iron pin found at the base of a 33 inch oak; thence North 01 degree 00 minutes 11 seconds West 697.34 feet to an iron pin found; thence North 01 degree 00 seconds 11 minutes West 61 feet to a point in the centerline of creek; thence along centerline of creek North 28 degrees 11 minutes 25 seconds West 22.40 feet to a point; thence leaving said centerline of creek; South 82 degrees 44 minutes 00 seconds West 8.94 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 169.83 feet to a point being the POINT OF BEGINNING; thence North 01 degree 31 minutes 00 seconds West 100 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 100 feet to a point; thence South 01 degree 31 minutes 00 seconds East 100 feet to a point; thence North 82 degrees 44 minutes 00 seconds East 100 feet to a point being the POINT OF BEGINNING.

- LEGEND**
- AMP - ANGLE IRON FOUND
 - AMP - ALUM. MONUMENT FOUND
 - BC - BACK OF CURB
 - BGL - BUILDING SETBACK LINE
 - BYP - BARBED WIRE FENCE
 - C/L - CENTERLINE
 - CMF - CONC. MONUMENT FOUND
 - CTF - CRUMPLED TOP FOUND
 - DB - DEED BOOK
 - DE - DRAINAGE EASEMENT
 - DI - DROP INLET
 - EP - EDGE OF PAVEMENT
 - EXT - EASEMENT
 - FI - FIRE HYDRANT
 - GM - GAS METER
 - GEL - GEYSER/LEAKY GEESEY
 - LS - LITTLE
 - LS - LANDING EYE
 - LI - LAND LIT
 - LLS - LAND LIT LINES
 - L/P - LOC. OF PROPERTY
 - OP - OPEN ASP. PAVD
 - P - POWER LINE
 - PB - FLAT BOOK
 - P/L - PROPERTY LINE
 - PP - POWER POLE
 - PS - FLAT SLAB
 - REF - REBAR FOUND
 - R/W - RIGHT OF WAY
 - S/D - SUBDIVISION
 - S - WELL

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 9:30 A.M. 5-11-06
Recorded in Plat Book 668 Page 151
This 11 day of May 2006
Daly Meind Clerk

COURSES ALONG TRACT "B"

Course	Bearing	Distance
B1	Rad: 100.00' Tan: 69.09' Chd: N 43°17'49" E	Arc: 97.61' CA: 55°55'32" 93.78'
B2	Rad: 100.00' Tan: 67.74' Chd: S 78°44'27" E	Arc: 104.72' CA: 80°00'00" 100.00'
B3	Rad: 100.00' Tan: 67.74' Chd: S 18°44'27" E	Arc: 104.72' CA: 60°00'00" 100.00'
B4	Rad: 100.00' Tan: 203.21' Chd: S 78°03'28" W	Arc: 222.70' CA: 127°35'50" 179.45'

COURSES ALONG TRACT "C"

Course	Bearing	Distance
C1	S 62°48'35" W	404.76'
C2	Rad: 250.00' Tan: 170.06' Chd: N 82°57'56" W	Arc: 298.67' CA: 68°26'58" 281.22'
C3	N 48°44'27" W	4.47'
C4	N 48°44'27" W	173.21'
C5	N 48°44'27" W	190.01'
C6	Rad: 475.00' Tan: 41.32' Chd: N 53°42'46" W	Arc: 82.44' CA: 9°58'38" 82.34'
C7	N 58°41'05" W	229.88'
C8	N 58°41'05" W	80.02'
C9	N 58°41'05" W	92.40'
C10	N 31°18'55" E	50.00'
C11	S 58°41'05" E	41.49'
C12	S 58°41'05" E	181.63'
C13	S 58°41'05" E	178.95'
C14	Rad: 525.00' Tan: 45.67' Chd: S 53°42'46" E	Arc: 91.12' CA: 9°58'38" 91.00'
C15	S 48°44'27" E	276.61'

COURSES ALONG C/L CREEK

Course	Bearing	Distance
B5	N 17°48'33" E	31.79'
B6	N 07°19'18" W	18.18'
B7	N 31°18'37" W	25.21'
B8	N 34°34'54" W	27.20'

COURSES ALONG TRACT "A"

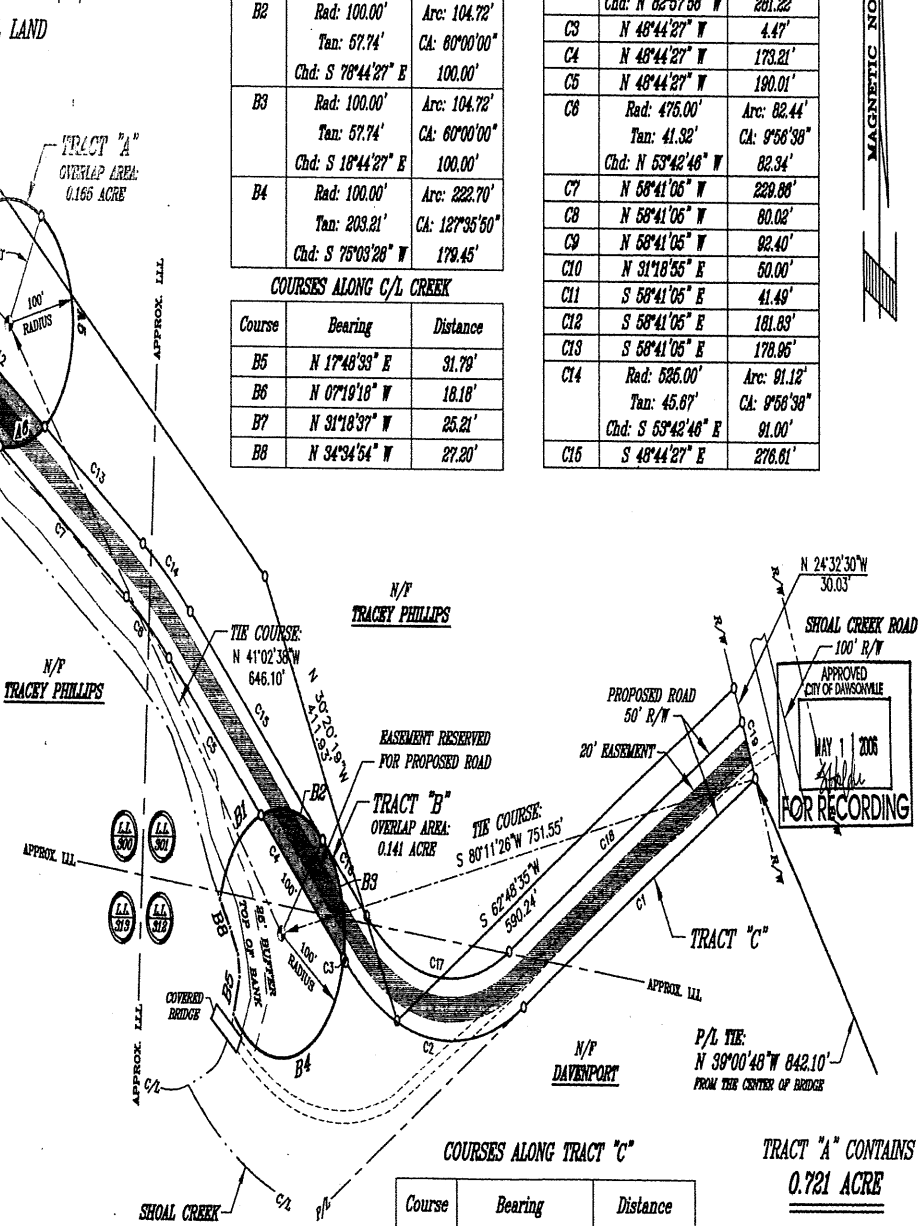
Course	Bearing	Distance
A1	Rad: 100.00' Tan: 43.66' Chd: N 58°41'05" W	Arc: 82.32' CA: 47°10'04" 80.02'
A2	Rad: 100.00' Tan: 38.19' Chd: N 14°11'58" W	Arc: 72.96' CA: 41°48'14" 71.55'
A3	Rad: 100.00' Tan: 20.56' Chd: N 18°19'23" E	Arc: 40.56' CA: 23°14'24" 40.28'
A4	Rad: 100.00' Tan: 99.65' Chd: N 74°50'38" E	Arc: 156.73' CA: 89°48'06" 141.18'
A5	Rad: 100.00' Tan: 160.60' Chd: S 02°09'50" E	Arc: 202.78' CA: 116°10'57" 169.78'
A6	Rad: 100.00' Tan: 38.19' Chd: S 76°49'46" W	Arc: 72.96' CA: 41°48'14" 71.55'

TO WHOM IT MAY CONCERN:
A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN
A FLOOD PLAIN AREA, PER F.E.M.A. FLOOD
INSURANCE MAP FOR DAWSON COUNTY, GEORGIA,
COMMUNITY PANEL NO. 130304 0100 A,
EFFECTIVE DATE: DECEMBER 15, 1990.

EQUIPMENT USED - TOPCON GTS 503 EDM

THIS PROPERTY MAY BE SUBJECT TO
EASEMENTS OR RIGHTS OF WAY NOT
SHOWN HEREON.

REVISED: 05/07/2004 ADDED LINE BETWEEN INDUSTRIAL LAND AND RESIDENTIAL LAND.



COURSES ALONG TRACT "C"

Course	Bearing	Distance
C16	S 48°44'27" E	91.07'
C17	Rad: 200.00' Tan: 136.05' Chd: S 82°57'56" E	Arc: 238.93' CA: 68°26'58" 224.98'
C18	N 62°48'35" E	407.07'
C19	S 24°32'30" E	50.05'

TRACT "A" CONTAINS
0.721 ACRE

TRACT "B" CONTAINS
0.681 ACRE

TRACT "C" CONTAINS
1.758 ACRES

Prepared By:
F Floyd & Associates, Inc.
Land Surveyors
P.O. Box 1119
Oakwood, GA. 30566
Phone (770) 631-0800



The field data on which this plat or map is based has a closure
precision of one foot in 20,000 feet and an angular error of
1 seconds per angle point, and was adjusted using the compass
rule. This map or plat has been calculated for closure and is
found to be accurate within one foot in 487,717 feet.

This plat was prepared in conformity with the minimum standards
and requirements of law, Georgia laws 1978, and suitable for
recording.

R. Lamar Floyd
Georgia Registered Land Surveyor 2007

TRACEY PHILLIPS

LOCATED IN LAND LOTS 300, 301, AND 312,
4TH DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA

DATE: 02/23/2006

SCALE: 1"=100 FT.

GRAPHIC SCALE - FEET

786165-2

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 4:10 P. M. 6/15/06
Recorded in Deed Book 745 Page 40-42
This 16 day of June, 2006
Becky McCord, Clerk

Please return to:
Miles, McGoff & Moore, LLC
320 Dahlonega Street
Suite 200
Cumming, Georgia 30040-2410
File No. 4394.0002

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 0
DATE 06-16-06
Becky McCord
BECKY MCCORD, CLERK
SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DAWSON

THIS INDENTURE, made on this 2nd day of June, 2006, between TRACEY PHILLIPS, of the State of Georgia, as party of the first part, hereinafter called Grantor, and THE CITY OF DAWSONVILLE, a Georgia municipal corporation, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, and convey unto Grantee the following described property:

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Land Lots 300, 301, and 312 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining to the only proper use, benefit, and behoof of said Grantee and Grantee's successors and assigns, forever, in Fee Simple.

AND SAID GRANTOR, for Grantor and Grantor's heirs, executors, administrators, successors, and assigns, will warrant and forever defend the right and the title to the above-described property unto said Grantee and Grantee's successors and assigns, against the lawful claim of all persons.

IN WITNESS WHEREOF, said Grantor has executed the indenture, under seal, on the day and year first above written.

Signed, sealed, and delivered
in the presence of:

GRANTOR:

Kimberley K. Cornelison
Witness

Tracey Phillips (SEAL)
Tracey Phillips

Kimberley K. Cornelison
Notary Public

[Notarial Seal]

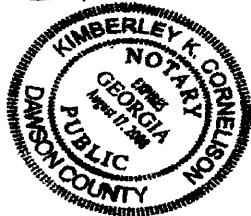


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT "A":

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 300 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West, for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 173.21 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 190.01 feet to a point; THENCE run along a curve to the left, having a radius of 475.00 feet and an arc length of 82.44 feet and being subtended by a chord of North 53 degrees 42 minutes 46 seconds West, for a distance of 82.34 feet to a point; THENCE run North 58 degrees 41 minutes 05 seconds West for a distance of 229.86 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 82.32 feet and being subtended by a chord of North 58 degrees 41 minutes 05 seconds West, for a distance of 80.02 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of North 14 degrees 11 minutes 56 seconds West, for a distance of 71.35 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 40.56 feet and being subtended by a chord of North 18 degrees 19 minutes 23 seconds East, for a distance of 40.28 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 156.73 feet and being subtended by a chord of North 74 degrees 50 minutes 38 seconds East, for a distance of 141.18 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 202.78 feet and being subtended by a chord of South 02 degrees 09 minutes 50 seconds East, for a distance of 169.78 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of South 76 degrees 49 minutes 46 seconds West, for a distance of 71.35 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.721 acres, more or less, as shown as TRACT "A" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

TRACT "B":

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 301 and 312 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West, for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 222.70 feet and being subtended by a chord of South 75 degrees 03 minutes 28 seconds West for a

distance of 179.45 feet to a point located on the centerline of Pigeon Creek; THENCE run North 17 degrees 48 minutes 33 seconds East for a distance of 31.79 feet along said centerline of said Creek to a point; THENCE run North 07 degrees 19 minutes 18 seconds West for a distance of 18.18 feet along said centerline of said Creek to a point; THENCE run North 31 degrees 18 minutes 37 seconds West for a distance of 25.21 feet along said centerline of said Creek to a point; THENCE run North 34 degrees 34 minutes 54 seconds West for a distance of 27.20 feet along said centerline of said Creek to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 97.61 feet and being subtended by a chord of North 43 degrees 17 minutes 47 seconds East, for a distance of 93.78 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 78 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 18 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.681 acres, more or less, as shown as TRACT "B" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: ZA-C2100148

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Hwy 53 E, Suite 100 City: Dawsonville Zip: 30534

Phone: (706) 265-3256 Cell Phone: _____

Signature(s) _____ Date _____

Property Address: 244 MEMORY LANE

Directions to Property from City Hall: _____

Tax Map # 093 009 Parcel# _____ Current Zoning: R3

Land Lot(s): 58 & 428 District: 4 & 13 Section: _____

Subdivision Name: N/A Lot# _____

Acres: 3.20 Current Use of Property: DOG PARK

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for: _____

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed N/A (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what _____

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): ___ Water ___ Sewer ___ Electric ___ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ _____ CK _____ Cash _____
Date of Planning Commission Meeting:	Dates Advertised: <u>03.17.2021</u>
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date: _____

Mailed Notice 03.11.2021



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093 - 009 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ Date _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA - C2100148

TMP# 093 009

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 093 009 017 1. Name(s): SUTTON JACOB T & VALERIE J
Address: 10 SANDBERG WAY
DAWSONVILLE, GA 30534

TMP # 093 009 016 2. Name(s): VIVAR JOSE & EVELIA LANDEROS-LANDEROS
Address: 118 RAND WAY
DAWSONVILLE, GA 30534

TMP # 093 009 015 3. Name(s): WALLACE BRITTANY NICHOLE
Address: 108 RAND WAY
DAWSONVILLE, GA 30534

TMP # 093 009 014 4. Name(s): HAYNES LADEAN MUSGRAVE
Address: 90 RAND WAY
DAWSONVILLE, GA 30534

TMP # 093 009 013 5. Name(s): PRAATS FAMILY TRUST JOHANNES P & CYNTHIA B PRAATS TRUSTEES
Address: 108 JASON DRIVE
CUMMING, GA 30040

TMP # 093 009 012 6. Name(s): CAMACHO VIOLETA & EDWARD ALEXANDER
Address: 72 RAND WAY
DAWSONVILLE, GA 30534

TMP # 093-009-007 7. Name(s): The parcel is under a Non-Disclosure notice
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

8. TMP# 093 009 006
PALACIOS DOMENIC L MAZZEO & NICOLE L
47 FROST LANE
DAWSONVILLE, GA 30534

9. TMP# 093 006 017
ALLEN STREET PROPERTIES LLC
1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

10. TMP# 093 006 016
ALLEN STREET PROPERTIES LLC
1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

11. TMP# 093 006 015
ALLEN STREET PROPERTIES LLC
1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

12. TMP# 093 006 014
ALLEN STREET PROPERTIES LLC
1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

13. TMP# 093 006 013
ALLEN STREET PROPERTIES LLC
1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

14. TMP# D04 020 006
GRYPHON NORTH GEORGIA PROPERTIES LLC
181 MEMORY LANE
DAWSONVILLE, GA 30534

15. TMP# 093 020
HEARD JACKSON M & SAMUEL M HEARD
PO BOX 286
CUMMING, GA 30040

Permit Tech

From: Elaine Garrett <EGarrett@dawsoncounty.org>
Sent: Thursday, March 4, 2021 4:15 PM
To: Permit Tech
Subject: RE: 093 – 009 – 007 -Parcel Issue.

Stan,

The parcel is under a Non-Disclosure notice. We cannot release the information.

Elaine

From: Permit Tech <permit.tech@dawsonville-ga.gov>
Sent: Thursday, March 4, 2021 3:57 PM
To: Elaine Garrett <EGarrett@dawsoncounty.org>
Cc: David Picklesimer <david.picklesimer@dawsonville-ga.gov>
Subject: 093 – 009 – 007 -Parcel Issue.

Elaine,

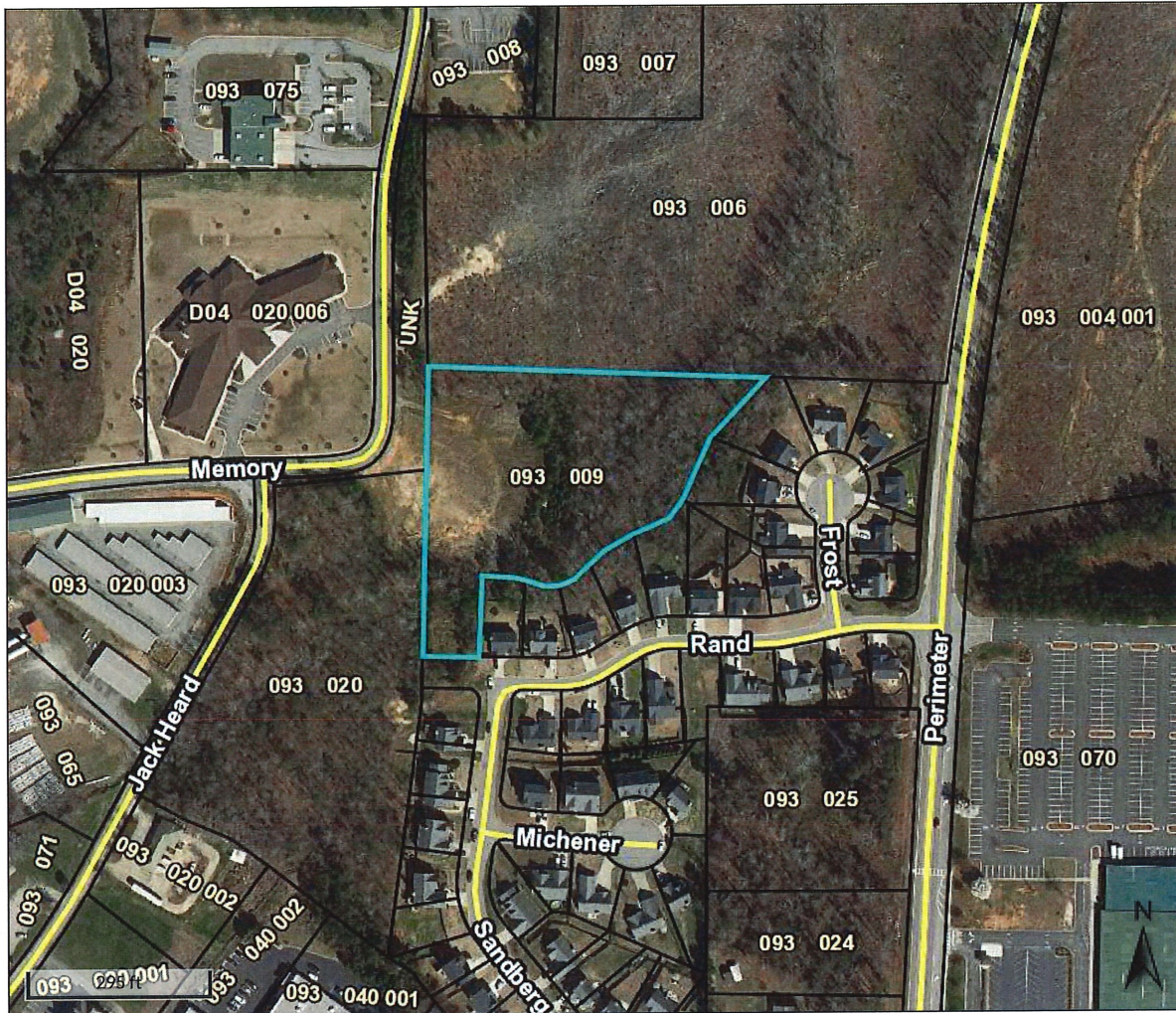
093 – 009 – 007 is bank on qpublic. I'm trying to send adjoining property notices to the owner, would you know who the owners are.

Thank You

Stanislav Zaverukha

Stanislav Zaverukha
Permit Technician
City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Direct Line: 706-203-4924
Office Phone: 706-265-3256
Fax: 706-265-4214
Permit.tech@dawsonville-ga.gov






Overview



Legend

 Parcels

Parcel ID: 093 009
Alt ID: 6348
Owner: CITY OF DAWSONVILLE
Acres: 3.2
Assessed Value: \$44276

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  Schneider
GEOSPATIAL

244 memory lane



Summary

Parcel Number 093 009
 Location Address MEMORY LANE
 Legal Description LL 58 LD 4-1 LL428 LD 13N
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 3.2
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[CITY OF DAWSONVILLE](#)
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	3.2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/5/2006	766 637	68 129	\$0	Quitclaim (non ALT)	PEACHTREE DEKALB PLAZA LLC	CITY OF DAWSONVILLE
5/5/2006	766 635	68 129	\$0	Quitclaim (non ALT)	PERIMETER STONEWALL ASSOCIATES	PEACHTREE DEKALB PLAZA LLC
12/27/2005	711 519	66 171	\$0	Corrective Deed	PERIMETER STONEWALL ASSOCIATES	PERIMETER STONEWALL ASSOCIATES LLC
4/26/2004	592 587		\$0	Title	PEACHTREE DEKALB	PERIMETER STONEWALL ASSOCIATES LLC
4/26/2004	592 587		\$765,000	Part	PEACHTREE DEKALB PLAZA LLC	PERIMETER STONEWALL ASSOCIATES
4/6/2001	376 129		\$125,000	Kin/Related	FREISEM GEORGE	PEACHTREE DEKALB PLAZA LLC
8/5/1993	171 231		\$0	Quitclaim (non ALT)	DAVID,GEORGE	DONNELLAN THOMAS D
8/5/1993	171 230		\$72,500	Fair Market Sale (Improved)	DONNELLAN THOMAS D	FREISEM GEROG E H

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$44,276	\$44,276	\$44,276	\$44,276	\$40,289
Land Value	\$44,276	\$44,276	\$44,276	\$44,276	\$44,276
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$44,276	\$44,276	\$44,276	\$44,276	\$44,276

Photos

After recording return to:
Samuel L. Feldman, P.C.
8735 Dunwoody Place, Suite 100
Atlanta, Georgia 30350

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 12:00P M. 10-2-06
Recorded in Deed Book 766 Page 637-638
This 3 day of Oct. 2006

QUITCLAIM DEED Becky McCord, Clerk

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, Made the 5th day of May, 2006, between Peachtree Dekalb Plaza, LLC, a Georgia limited liability company, as party or party of the first part, hereinafter called Grantor, and City of Dawsonville, Georgia, 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 valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 58, 4th District, 1st Section, Dawson County, Georgia, and Land Lot 428, North Half of 13th District, 1st Section, Dawson County and being more particularly described on Exhibit "A" attached hereto.

This deed is for the purpose of Grantor conveying all title, interest and rights in the above-referenced property to Grantee.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed, sealed and executed this deed, on the 6th day of February, 2006, effective as of the day and year as set forth above.

Peachtree DeKalb Plaza, LLC

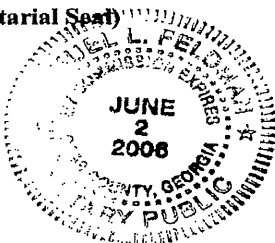
Signed, sealed and delivered in the presence of:

By: [Signature] (Seal)
Managing member

[Signature]
(Unofficial Witness)

[Signature]
(Notary Public)

(Notarial Seal)



DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ -0-

DATE 10-3-06
Becky McCord
BECKY MCCORD, CLERK
SUPERIOR COURT

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 58, 4th District, 1st Section, and Land Lot 428, north half of 13th District, 1st Section, Dawson County, Georgia, and being that 3.20 acre tract (139,403 square feet) shown on that Final Plat for Stonewall Subdivision recorded at Plat Book 68, Pages 129 thru 135, Dawson County, Georgia records.

17
44

18
58

18
58

N/F WYRTIE V. TURNER EST.
ZONED R-1

25.00

PF
3/8/78

524.04'

S89°01'51"E

803.13'

176.37'

PF
1/27/78

PF
3/4/78

PF
3/4/78

PF
3/4/78

PF
3/4/78

PF
3/4/78

PF
3/4/78

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 3:45 P.M. 4-24-06
Recorded in Plot Book 68 Page 131
This 24 day of April 2006
[Signature] Clerk

TOTAL AREA
139,403 SQ. FT.
3.200 ACRES

N/F JOINT DEVELOPMENT AUTHORITY
CITY OF DAWSONVILLE
& DAWSON COUNTY
ZONED C-P02

LEGEND

- AC - ACRES
- BL - BUILDING SETBACK LINE
- CL - CENTERLINE
- CTP - CROPTOP PIPE
- DBLPG - DEED BOOK, PAGE
- F - FIRE HYDRANT
- GL - GAS LINE
- IE - INVERT ELEVATION
- IPF - IRON PIN FOUND
- IPSO - IRON PIN SET (1/2" REBAR)
- LL - LAND LOT
- LLL - LAND LOT LINE
- S - SEWER MANHOLE
- PLPG - PLAT BOOK, PAGE
- PL - PROPERTY LINE
- CHP - OVER HEAD POWER LINE
- PP - POWER POLE
- PT - POWER & TELEPHONE LINES
- PTP - POWER & TELEPHONE POLE
- R/W - RIGHT OF WAY
- SF - SQUARE FEET
- WM - WATER METER
- X - FENCE (TYPE ON DWG)
- WV - WATER VALVE
- DE - DRAINAGE EASEMENT

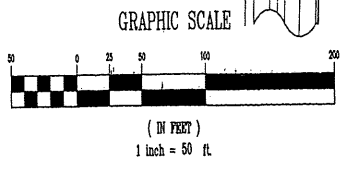
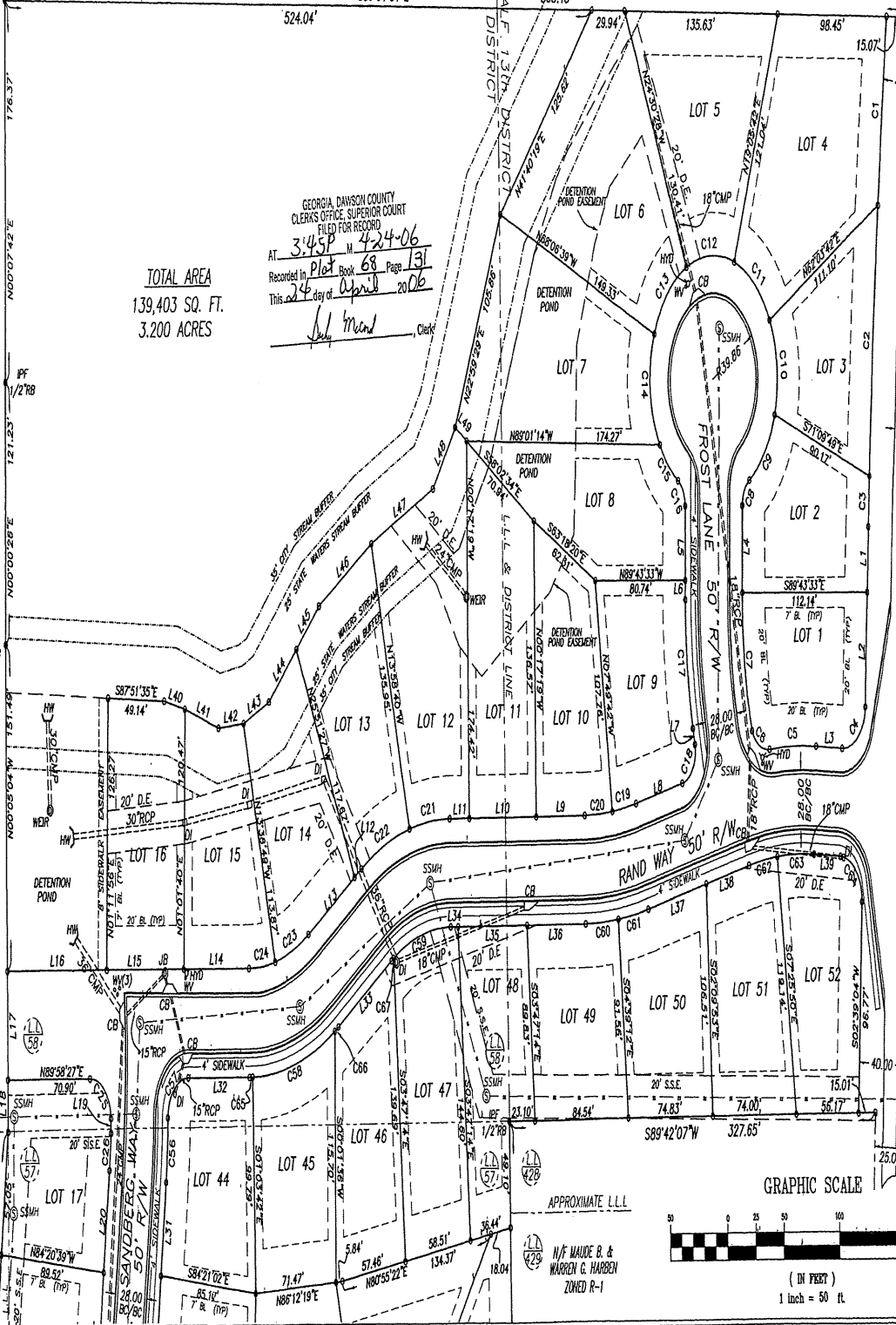
LOTS SHOWN 1-17 & 44-52



STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or relied on the basis of the state of Georgia and the state laws of Georgia for the professional engineers and land surveys as being within the scope of his/her education, experience and expertise necessary for registration of practice and registered land survey.

[Signature] Date: 4-24-06
Ben D. Thrall
Reg. No. 12000



GEOIMAGE LLC
GEOGRAPHICAL LAND SERVICES
SURVEYING * ENGINEERING * LAND PLANNING * DESIGN
www.virtualgeospatial.com

385-B North Grove St.
Dahlonega, Georgia 30533
Office: (706)864-7298
Fax: (706)864-1014

482 Memory Lane
Suite 130
Dawsonville, Georgia 30534
Office: (706)265-1882
Fax: (706)265-1876

Revision No.	Date	Description
1	4/22/06	DETECTION POND EASEMENT

NOVEMBER 1, 2005
FIELD CREW: MB;
DRAWN BY: SAG
DRWG FILE: STONEWALL
DRAWING #2234
Scale: 1" = 50'
Checked By: BDT

FINAL SUBDIVISION PLAT
FOR:
STONEWALL SUBDIVISION
LOCATED IN:
LAND LOT 428, NORTH HALF 13TH. DISTRICT, 1ST. SECTION
LAND LOTS 57, 58, & 510 4TH. DISTRICT, 1ST. SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

Sheet No.
2 of 4



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: ZA - C2100149

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone: _____

Signature(s) _____ Date _____

Property Address: 140 CROCKETT DRIVE

Directions to Property from City Hall: BURT CREEK SUBD

Tax Map # 093 055 079 Parcel# _____ Current Zoning: R3

Land Lot(s): 576 District: 4 Section: 1

Subdivision Name: N/A Lot # _____

Acres: 0.334 Current Use of Property: WASTE WATER LIFT STATION

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for: _____

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed: N/A (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what _____

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): ___ Water ___ Sewer ___ Electric ___ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Office Use Only			
Date Completed Application Rec'd	Amount Paid \$	CK	Cash
Date of Planning Commission Meeting	Dates Advertised	<u>03.17.2021</u>	
Date of City Council Meeting	Rescheduled for next Meeting		
Postponed: YES NO Date:	Approved by City Council	YES	NO
Approved by Planning Commission YES NO	<u>Mailed Public Notice 03.11.2021</u>		



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093 055 079 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA - C2100149

TMP# 093 055 079

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 093 055 1. Name(s): BURTS CROSSING INVESTMENT LLC
Address: 4006 MUNDY MILL RD
OAKWOOD, GA 30566

TMP # 084 003 2. Name(s): LCG RESIDENTIAL LLC
Address: 4625 CHURCH RD, SUITE 100
CUMMING, GA 30028

TMP # 094 144 005 3. Name(s): NORTON ERIN P & CHRISTOPHER J ADAMS
Address: 91 CROCKETT DRIVE
DAWSONVILLE, GA 30534

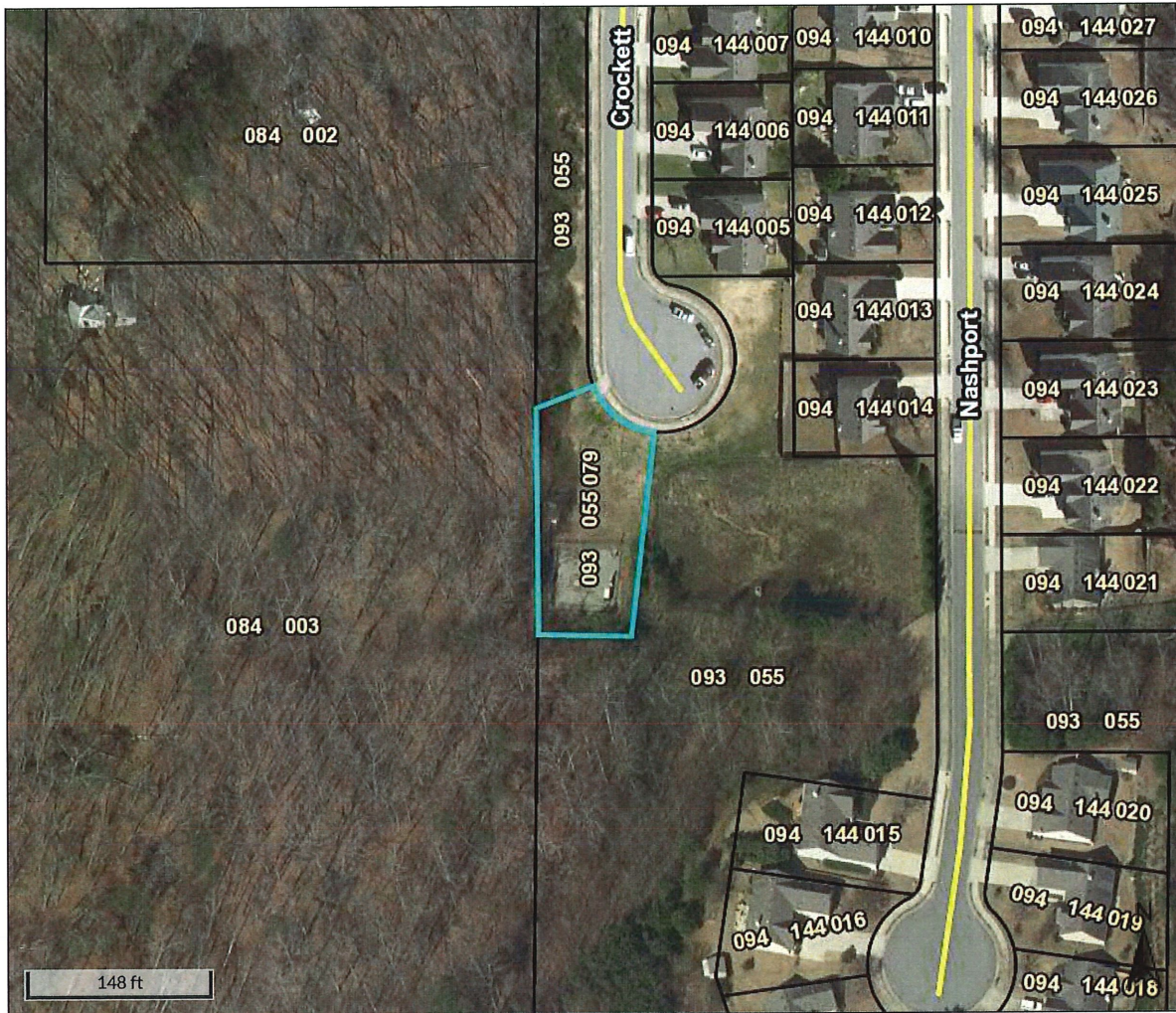
TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

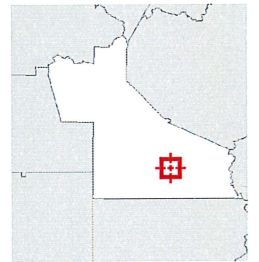
TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____


Adjacent Property Owner notification of a zoning amendment request is required.



Overview



Legend

 Parcels

Parcel ID: 093 055 079
Alt ID: 15709
Owner: CITY OF DAWSONVILLE
Acres: 0.33
Assessed Value: \$2910

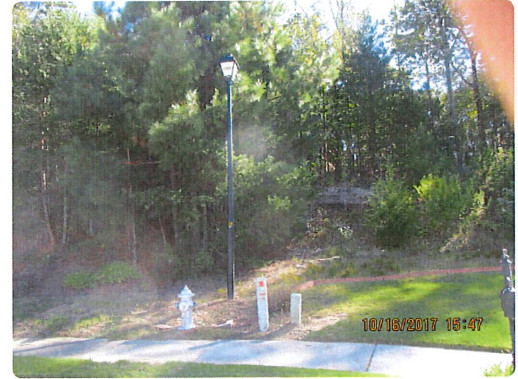
Date created: 1/29/2021
Last Data Uploaded: 1/29/2021 1:24:07 PM

Developed by  **Schneider**
GEOSPATIAL

Summary

Parcel Number 093 055 079
 Location Address
 Legal Description LL 576 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.916
 Acres 0.33
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District 513 / 4-1

[View Map](#)



Owner

CITY OF DAWSONVILLE
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.33

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/20/2010	942 286		\$0	Gift	BURTS CROSSING CONSTRUCTION	CITY OF DAWSONVILLE

Valuation

***Some 2019 values are under appeal, please call the Tax Assessor's office if you have any questions**

	2019	2018	2017	2016	2015
Previous Value	\$2,910	\$2,910	\$2,910	\$2,648	\$2,648
Land Value	\$2,910	\$2,910	\$2,910	\$2,910	\$2,648
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$2,910	\$2,910	\$2,910	\$2,910	\$2,648

Photos



No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/14/2019, 12:40:58 PM

Version 2.2.37



LEGEND

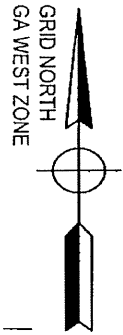
IPS	1/2" REBAR PIN SET
RBF	REBAR PIN FOUND
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
LLL	LAND LOT LINE
P	PROPERTY LINE
C	CENTERLINE
B	BUILDING LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
UE	UTILITY EASEMENT
LL	LAND LOT
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
FH	FIRE HYDRANT
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BOC	BACK OF CURB
EP	EDGE OF PAVEMENT
S	SANITARY SEWER LINE/PIPE
SS	STORM SEWER LINE/PIPE
F	FENCE LINE
●●●●●	FLOOD HAZARD ZONE LINE
N/F	NOW OR FORMERLY
DB./PG.	DEED BOOK / PAGE
PB./PG.	PLAT BOOK / PAGE

NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NO. 13085 C0111B, DATED SEPTEMBER 26, 2008.

A TOPCON GTS-312 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 106,674 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 156,293 FEET.



N/F
ELOISE BRAMBLETT
PARCEL # 084-002
ZONED: RA

N/F
DOT DOWNS, L.L.C.
ELOISE BRAMBLETT,
TRUSTEE
PARCEL # 084-003
ZONED: RA

0.334 ACRES
14,559 S.F.



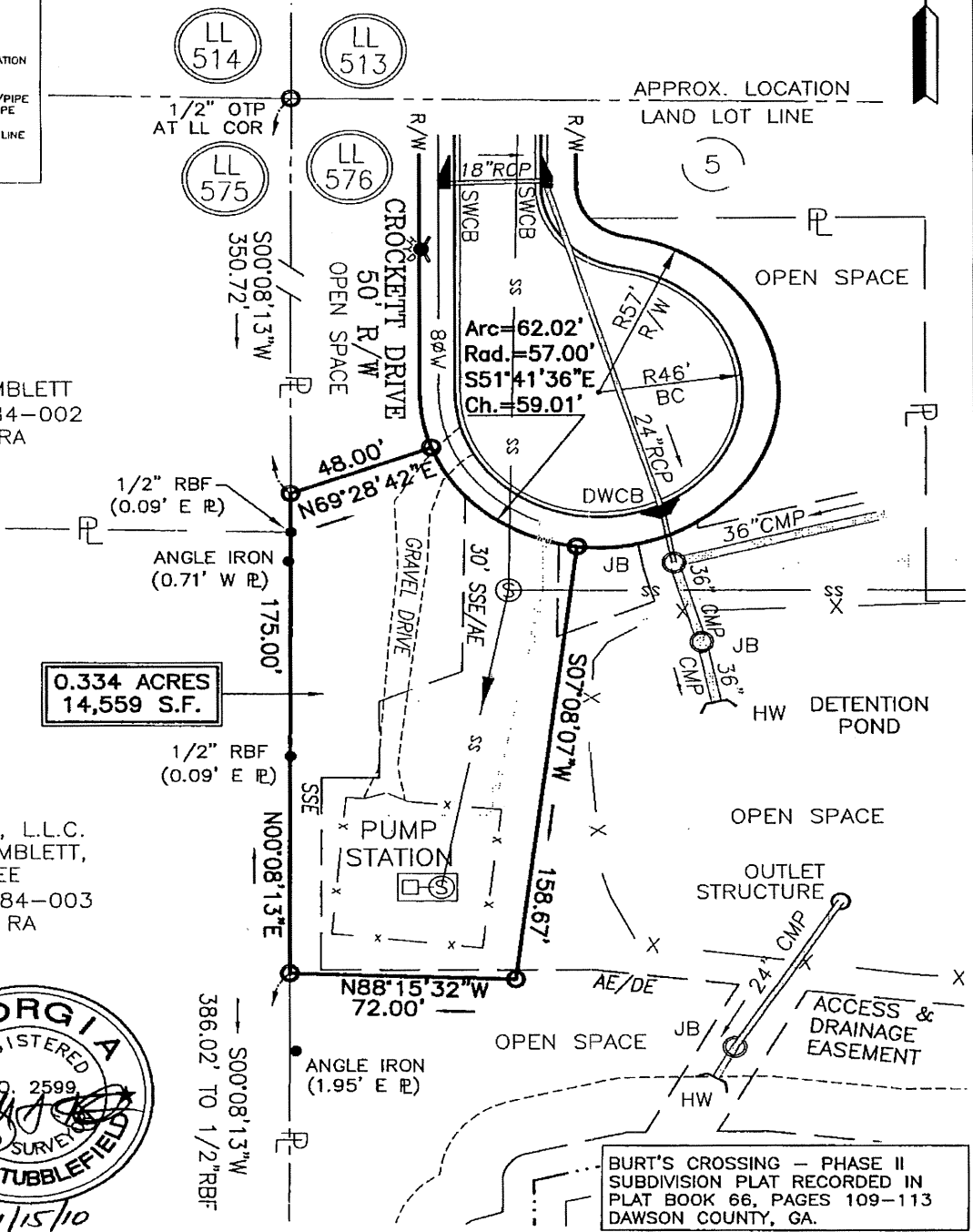
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

[Signature]

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



BURT'S CROSSING - PHASE II
SUBDIVISION PLAT RECORDED IN
PLAT BOOK 66, PAGES 109-113
DAWSON COUNTY, GA.

0.334 ACRES (14,559 S.F.) LOCATED
WITHIN THE CITY OF DAWSONVILLE

SURVEY FOR:

CITY OF DAWSONVILLE



DEVELOPMENT
planning & engineering, inc.
5074 BRISTOL INDUSTRIAL WAY, SUITE A
BUDFORD, GEORGIA 30518
PHONE (770) 271-2868 / FAX (770) 271-0779

Date: 12/15/09	Land Lot: 576	District: 4th	Sheet: 1st
County: DAWSON, GA.	Scale: 1" = 50'	Sheet No.	
Drawn By: JCS	Checked By: JCS	1 of 1	
Job Number: 03-024	File Number: 03-024		

DOCH 000651
FILED IN OFFICE
02/23/2010 10:45 AM
BK:942 PG:286-288
BECKY MCCORD
CLERK OF SUPERIOR
COURT
DAWSON COUNTY
REAL ESTATE TRANSFER TAX
PAID: \$0.00

042-2010-000104

Return to:
Miles & Tallant, LLC
320 Dahlonega Street
Suite 200
Cumming, Georgia 30040

**STATE OF GEORGIA
COUNTY OF DAWSON**

LIMITED WARRANTY DEED

THIS INDENTURE made this 10th day of February, 2010, between **BURTS CROSSING CONSTRUCTION, LLC** a Georgia Limited Liability Company of the County of GWINNETT and State of GEORGIA (hereinafter "Grantor"), and the **CITY OF DAWSONVILLE** a Georgia Municipal Corporation, of the County of DAWSON and State of GEORGIA (hereinafter "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 TEN AND 00/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described property:

All that tract or parcel of land lying and being in Land Lot 576, 4th District, 1st Section, Dawson County, City of Dawsonville, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a 1/2" open top pipe found at the Land Lot Corner common to Land Lots 513, 514, 575, and 576;

THENCE South 00 degrees 08 minutes 13 seconds West for a distance of 350.72 feet to a point, said point being the TRUE POINT OF BEGINNING;

THENCE North 69 degrees 28 minutes 42 seconds East for a distance of 48.00 feet to a point located on the southerly right-of-way of Crockett Drive;

THENCE along a curve to the left having a radius of 57.00 feet and an arc length of 62.02 feet, being subtended by a chord of South 51 degrees 41 minutes 36 seconds East for a distance of 59.01 feet along said right-of-way to a point;

THENCE South 07 degrees 08 minutes 07 seconds West for a distance 158.67 feet leaving said right-of-way to a point;

THENCE North 88 degrees 15 minutes 32 seconds West for a distance of 72.00 feet to a point;

THENCE North 00 degrees 08 minutes 13 seconds East for a distance of 175.00 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.334 acres (14,559 square feet) more or less. The same being shown and depicted on that certain plat of survey for the City of Dawsonville dated December 15, 2009 and signed January 15, 2010 by Jon G. Stubblefield, Ga. R.L.S. No. 2599, and attached hereto as Exhibit "A".

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, improvements, and appurtenances to the said described premises, in anywise appertaining or belonging to the only proper use, benefit, and behoof of the said Grantee, forever, in fee simple.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of Grantor and all others claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has executed the indenture under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

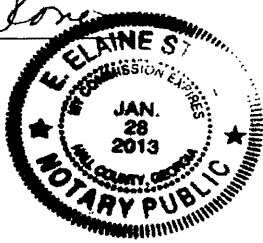
Melvin K... (signature)

Witness

E Elaine Stone (signature)

Notary Public

My Commission Expires:



GRANTOR: Burts Crossing Constuction, LLC
a Georgia Limited Liability Company

Paul M. (signature) (SEAL)

Its: MANAGER



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: ZA - C2100150

Applicant Name(s): DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone: _____

Signature(s) _____ Date _____

Property Address: 253 GOBER SOSEBEE ST SOUTH

Directions to Property from City Hall: GOBER SOSEBEE ST SOUTH

Tax Map # 092B 014 Parcel# _____ Current Zoning: LI

Land Lot(s): 376 & 377 District: 4 Section: 1

Subdivision Name: N/A Lot# _____

Acres: .728 Current Use of Property: WELL SITE

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for: _____

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed: N/A (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what _____

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): ___ Water ___ Sewer ___ Electric ___ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Office Use Only	
Date Completed Application Rec'd	Amount Paid \$ <input type="checkbox"/> CK <input type="checkbox"/> Cash
Date of Planning Commission Meeting	Dates Advertised <u>03.17.2021</u>
Date of City Council Meeting	Rescheduled for next Meeting
Postponed: YES NO Date:	Approved by City Council YES NO
Approved by Planning Commission YES NO	<u>Marked Public Notice: 03.11.2021</u>



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We DOWNTOWN DEVELOPMENT AUTHORITY hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 092B 014 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent _____

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA - - C2100150

TMP# 092B 014

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 092B 015 1. Name(s): HEARD FAMILY PARTNERSHIP ILP
Address: P O BOX 286
CUMMING, GA 30028

TMP # 092B 013 116 2. Name(s): RAINHILL HOMEOWNERS ASSOCIATION INC
Address: 4705 LELAND DRIVE
CUMMING, GA 30041

TMP # 092B 016 3. Name(s): SOSEBEE MICHAEL T & MARY
Address: 960 PERIMETER RD
DAWSONVILLE, GA 30534

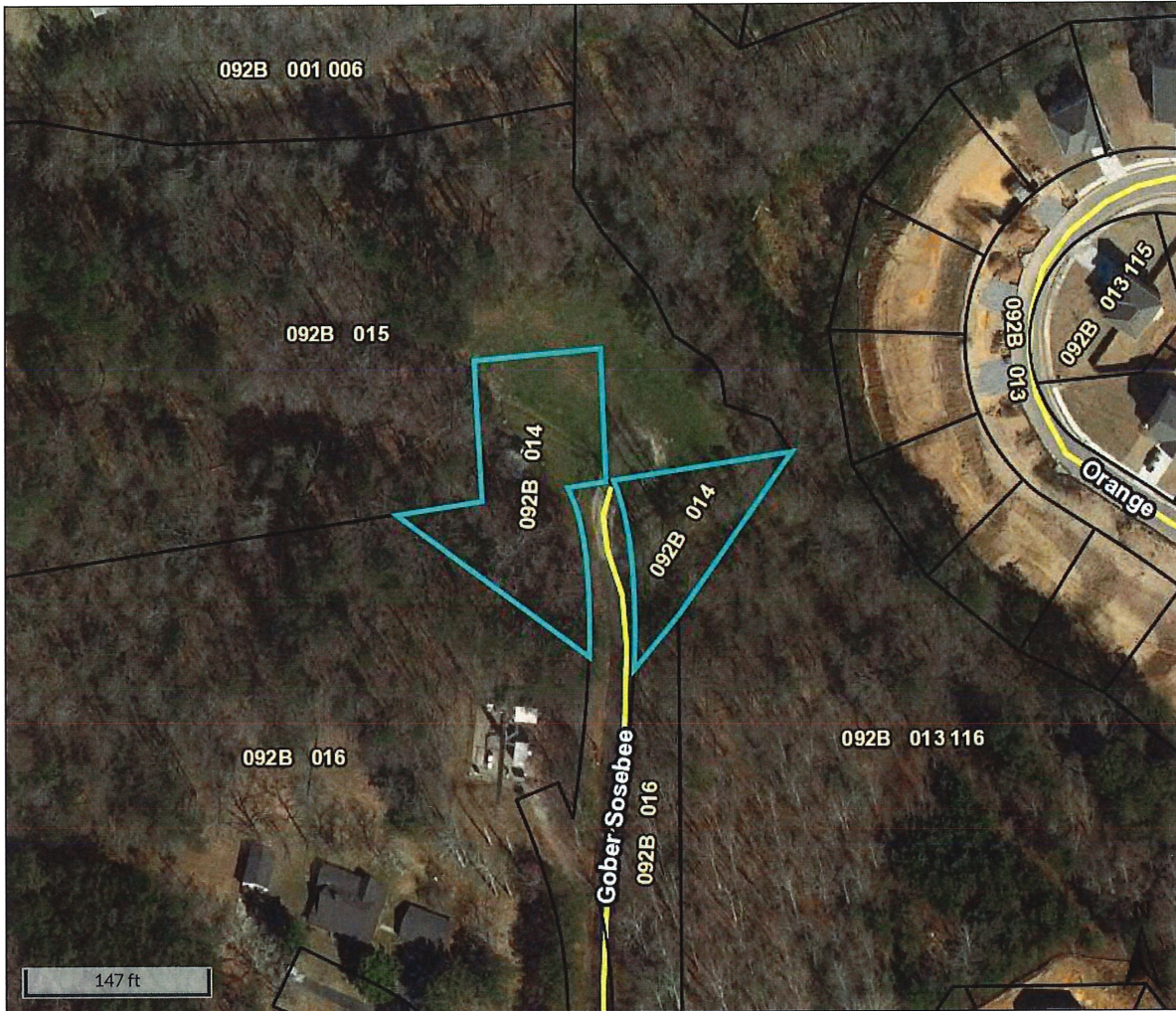
TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.



Overview



Legend

 Parcels

Parcel ID: 092B 014
 Alt ID: 6326
 Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF
 Acres: ~~1.5~~ **.728 AC**
 Assessed Value: \$131957

Date created: 2/11/2021
 Last Data Uploaded: 2/10/2021 11:10:51 PM

Developed by  Schneider
 GEOSPATIAL

Tract 1 .282 AC Sosabee
Tract 2 .218 AC Sosabee
.228 AC Heard



Summary

Parcel Number 092B 014
 Location Address 253 GOBER SOSEBEE ST SOUTH
 Legal Description LL 377 LD 4
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 1.5
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE GEORGIA](#)
 DAWSONVILLE GEORGIA
 PO BOX 6
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.5

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xUNKNOWN	2015	0x0 / 0	0	\$100,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/1/2014	1111 181		\$0	Government (346)	CITY OF DAWSONVILLE	DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSON
7/7/2003	527 498		\$0	Government (346)	SOSEBEE MICHAEL	CITY OF DAWSONVILLE
2/24/2003	496 564		\$20,000	Government (346)	HEARD RUTH M	CITY OF DAWSONVILLE
5/7/1942	U 401		\$0	Quitclaim (non ALT)		CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$131,957	\$131,957	\$131,957	\$131,957	\$129,077
Land Value	\$31,957	\$31,957	\$31,957	\$31,957	\$31,957
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
= Current Value	\$131,957	\$131,957	\$131,957	\$131,957	\$131,957

Photos

Filed in Office: 05/02/2014 12:00PM
Deed Doc: WD
Bk 01111 Pg 0181-0188
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000448

Return to: Treadwell Syfan
P. O. Box 3280
Gainesville, GA 30503

LIMITED WARRANTY DEED

GEORGIA, COUNTY OF DAWSON

THIS INDENTURE, made as of this 1st day of April, 2014, between the **CITY OF DAWSONVILLE, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter called "GRANTOR"), and the **DOWNTOWN DEVELOPMENT AUTHORITY OF DAWSONVILLE, GEORGIA**, a public body corporate and a political subdivision of the State of Georgia (hereinafter called "GRANTEE").

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE:

All that real and personal property and fixtures comprising the water and sewer system of the City of Dawsonville more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

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 will warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of all persons whomsoever claiming through or under GRANTOR.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has caused this deed to be executed by its duly authorized officers and its official seal to be affixed hereto, the day and year above written.

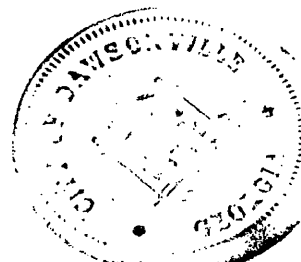
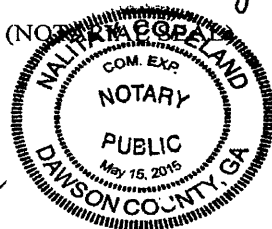
Signed, sealed and delivered in presence of:

Beth J. McHale
Unofficial Witness
Justin Y. Copeland
Notary Public
My commission expires: May 15, 2015

CITY OF DAWSONVILLE, GEORGIA

By: W. James Hogan
Mayor
Attest: Bonnie McWane
City Clerk

(SEAL)



8
WD | 24.00 PFC

EXHIBIT "A"**Overview:**

The Dawsonville water and sewer system includes five water source sites (four wells and one spring), two water tanks, twelve sprayfields, and the main waste water treatment plant and accompanying buildings, and easements, pump stations, water lines and sewer lines of the system.

Waste Water Treatment and Collection System:

The waste water treatment plant is located on the tract of land described below. The waste water treatment system consists of said tract of land and all improvements, equipment, sewer lines, easements and pump stations comprising the waste water treatment and collection system of the City of Dawsonville.

Waste Water Treatment Plant Office, Storage Building, Two Lift Stations, and Pond:

BEGINNING on the North line of said Lot No. 506 in the center of Flat Branch 116 feet East of the Northwest corner of said Lot No. 506; thence East 375 feet; thence S 58° 30' E 620 feet; thence S 31° 30' W 305 feet, more or less, to the center of Flat Branch; thence along the center of Flat Branch N 61° 20' W 487.3 feet; thence N 57° 30' W 325 feet; thence N 40° 00' W 110 feet; thence N 16° 10' E 00 feet; to the point of beginning.

The above property is more fully shown by plat recorded in Plat Book 1, Page 147 of the Dawson County, Georgia, Deed Records.

ALSO, a strip of land 40 feet wide by 1200 feet long, between the above described property and Maple Street, said strip to be 20 feet on each side of the sewer line as shown of the said easement plat. The above strip is for sewer line and access road.

Sprayfields 1-7 (also contains Well # 1, and Water Tank #2):

All that tract or parcel of land lying and being in Land Lots 506, 507, 514 and 515, 4th District, 1st Section, Dawson County, Georgia, and being shown and delineated on plat of survey prepared by Patton-Patton, Inc., Georgia Registered Land Surveyors, dated December 19th, 1994, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 513, 514, 575 and 576 at an iron pin found, thence North 88 degrees 48 minutes 15 seconds West 1320 feet to an iron pin set at the common corner of Land Lots 514, 515, 574 and 575; thence North 00 degrees 14 minutes 01 second East 506.37 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 550 feet to an iron pin set; thence North 00 degrees 14 minutes 01 second East 792 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 772.09 feet to an iron pin found; thence North 00 degrees 19 minutes 51 seconds East 1320.26 feet to an iron pin set at the common Corners of Land Lot 505, 506, 447 and 448; thence South 89 degrees 49 minutes 14 seconds East 114.05 feet to a point designated as Point "A" on said plat; thence along centerline of Flat Branch, which is the property line between this property, South 16 degrees 51 minutes 56 seconds West 93.78 feet to a point; South 22 degrees 14 minutes 30 seconds East 34.75 feet to a point; South 60 degrees 25 minutes 16 seconds East 44.14 feet to a point; South 40 degrees 35 minutes 46 seconds East 45.57 feet to a point; South 56 degrees 42 minutes 45 seconds East 146.18 feet to a point; South 85 degrees 43 minutes 46 seconds East 29.43 feet to a point; South 50 degrees 54 minutes 04 seconds East 109.41 feet to a point; South 60 degrees 26 minutes 28 seconds East 342.58 feet to a point; South 59 degrees 37 minutes 31 seconds East 112.44 feet to a point; South 66 degrees 24 minutes 02 seconds East 36.44 feet to a point; South 58 degrees 48 minutes 54 seconds East 32.33 feet to a point designated as Point "B" on said plat; thence North 31 degrees 38 minutes 57 seconds East 305.89 feet to a point; thence North 58 degrees 21 minutes 03 seconds West 620 feet to an iron pin found; thence South 89 degrees 49 minutes 14 seconds East 826.73 feet to an iron pin set at the common corners of Land Lots 446, 447, 506 and 507, which iron pin is located South 89 degrees 49 minutes 14 seconds East 215.70 feet from a 2" solid iron pin found; thence South 00 degrees 14 minutes 25 seconds West 709.35 feet to an iron pin set designated as Point "C" on said plat; thence along right-of-way of access road to sewer plant, South 58 degrees 34 minutes 32 seconds East 191.54 feet to a point; South 55 degrees 34 minutes 48 seconds East 134.05 feet to a point; South 57 degrees 58 minutes 55 seconds East 128.71 feet to a point; South 64 degrees 57 minutes 53 seconds East 96.77 feet to a point; South 85 degrees 26 minutes 36 seconds East 36.02 feet to a point; thence North 88 degrees 49 minutes 51 seconds East 96.42 feet to a point; North 85 degrees 27 minutes 06 seconds East 36.01 feet to a point; thence along the right-of-way of Maple Street, South 01 degrees 53 minutes 21 seconds West 120.30 feet to a point; South 01 degree 35 minutes 06 seconds West 84.32 feet to a point; South 14 degrees 03 minutes 11 seconds West 38.29 feet to a point; South 45 degrees 42 minutes 03 seconds West 30.84 feet to a point South 68 degrees 01 minute 38 seconds West 37.18 feet to a point; South 73 degrees 07 minutes 14 seconds West 15.76 feet to an iron

pin set designated as Point "D" on said plat; thence North 89 degrees 42 minutes 30 seconds West 113.95 feet to an iron pin set; thence South 00 degrees 17 minutes 30 seconds West 238.75 feet to an iron pin set; thence South 89 degrees 42 minutes 30 seconds East 208.75 feet to an iron pin found; thence North 00 degrees 17 minutes 30 seconds East 238.75 feet to an iron pin set; thence South 89 degrees 42 minutes 30 seconds East 674.02 feet to an iron pin found at the Land Lot corners of Land Lots 507, 508, 513 and 514; thence South 00 degrees 09 minutes 04 seconds West 1319.20 feet to an iron pin found and THE POINT OF BEGINNING.

Subject to the permitted exceptions as follows:

An encroachment by fence along the boundary line on Land Lots 513 and 514.

Rights or easements as a result of a graded road as shown on subject property along the dividing line of Land Lots 506, 507, 514 and 515.

Rights or easements for use of road along dividing line of Land Lots 506 and 507 to property of The Board of Education of Dawson County whereon is located an oxidation pond.

Grantors convey without warranty to Grantee, its successors and assigns, property as set out in Exhibits "C" and "D" attached hereto.

With the addition of the land described as follows (described as Exhibits "C" and "D" in the vesting deed):

All that tract or parcel of land lying and being in Land Lot 515, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 514, 515, 574 and 575, 4th District, 1st Section, Dawson County, Georgia, thence North 00 degrees 14 minutes 01 second East 506.37 feet to an iron pin set; thence North 89 degrees 47 minutes 21 seconds West 134.77 feet to solid iron pin found; thence South 00 degrees 00 minutes 36 seconds East 500.04 feet to an iron pin found; thence South 88 degrees 48 minutes 15 seconds East 132.60 feet to an iron pin set and THE POINT OF BEGINNING.

And

All that tract or parcel of land lying and being in Land Lots 505, 516, and 448, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the common corners of Land Lots 505, 506, 515 and 516, 4th District, 1st Section, Dawson County, Georgia, thence South 69 degrees 06 minutes 36 seconds West 97.09 feet to an axle; thence North 02 degrees 06 minutes 03 seconds East 1426.28 feet to an axle; thence South 33 degrees 09 minutes 43 seconds East 84.17 feet to an iron pin set at the land lot corner; thence South 00 degrees 19 minutes 51 seconds West 1320.26 feet to an iron pin set and THE POINT OF BEGINNING.

Sprayfields 8-12:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 515, 516, 573, 574, and 584 of the 4th District, 1st Section of Dawson County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2-inch crimp top pipe found at the intersection of Land Lots 514, 515, 574, and 575; thence running along the common Land Lot Line separating Land Lots 515 and 574 North 89 degrees 00 minutes 01 second West for a distance of 318.03 feet to an iron pin set on said common Land Lot Line; thence leaving said common Land Lot Line separating Land Lots 515 and 574 and running the following courses and distances:

South 17 degrees 20 minutes 57 seconds East for a distance of 52.22 feet to a point;
South 13 degrees 30 minutes 15 seconds East for a distance of 71.47 feet to a point;
South 18 degrees 20 minutes 30 seconds East for a distance of 95.71 feet to a point;
South 22 degrees 10 minutes 12 seconds East for a distance of 106.29 feet to a point;
South 13 degrees 37 minutes 15 seconds East for a distance of 46.99 feet to a point;
South 00 degrees 10 minutes 41 seconds East for a distance of 59.43 feet;
along the arc of a curve to the right having an arc distance of 128.84 feet, said arc being subtended by a chord bearing South 23 degrees 20 minutes 59 seconds West for a chord distance of 124.40 feet to a point;
South 53 degrees 08 minutes 18 seconds West for a distance of 47.20 feet to a point;
along the arc of a curve to the left having an arc distance of 169.33 feet, said arc being subtended by a chord bearing South 39 degrees 57 minutes 15 seconds West for a chord distance of 168.17 feet to a point;

South 23 degrees 41 minutes 54 seconds West for a distance of 196.69 feet to a point;
 South 29 degrees 15 minutes 14 seconds West for a distance of 121.03 feet to a point;
 along the arc of a curve to the right having an arc distance of 79.88 feet, said arc being subtended by a chord bearing South 58 degrees 00 minutes 22 seconds West for a chord distance of 75.09 feet to a point;
 North 89 degrees 16 minutes 52 seconds West for a distance of 89.43 feet to a point;
 North 73 degrees 11 minutes 31 seconds West for a distance of 85.26 feet to a point;
 North 59 degrees 04 minutes 45 seconds West for a distance of 51.10 feet to a point;
 North 78 degrees 03 minutes 26 seconds West for a distance of 79.01 feet to a point;
 North 86 degrees 13 minutes 30 seconds West for a distance of 61.29 feet to a point;
 South 84 degrees 06 minutes 10 seconds West for a distance of 97.76 feet to a point;
 South 71 degrees 09 minutes 30 seconds West for a distance of 236.50 feet to a point;
 South 66 degrees 41 minutes 45 seconds West for a distance of 175.28 feet to a 1/2-inch open top pipe found at the intersection of Land Lots 573, 574, 583, and 584;
 along the arc of a curve to the right having an arc distance of 333.01 feet, said arc being subtended by a chord bearing South 73 degrees 51 minutes 00 seconds West for a chord distance of 331.01 feet to a point;
 South 74 degrees 51 minutes 39 seconds West for a distance of 117.36 feet to a point;
 along the arc of a curve to the right having an arc distance of 303.04 feet, said arc being subtended by a chord bearing South 85 degrees 28 minutes 12 seconds West for a chord distance of 294.90 feet to a point;
 North 84 degrees 28 minutes 46 seconds West for a distance of 44.14 feet to a point;
 South 89 degrees 32 minutes 33 seconds West for a distance of 136.32 feet to a point;
 North 82 degrees 24 minutes 46 seconds West for a distance of 54.17 feet to a point;
 North 77 degrees 28 minutes 44 seconds West for a distance of 76.50 feet to a point;
 North 80 degrees 09 minutes 26 seconds West for a distance of 116.16 feet to a point;
 North 80 degrees 47 minutes 02 seconds West for a distance of 56.09 feet to an iron pin found on the common Land Lot Line separating Land Lots 584 and 585;

thence running along the common Land Lot Line separating Land Lots 584 and 585, separating Land Lots 572 and 573, and separating Land Lots 516 and 517 North 00 degrees 00 minutes 28 seconds West for a distance of 2,552.72 feet to an axle found at the intersection of Land Lots 504, 505, 516, and 517; thence leaving said common Land Lot Line separating Land Lots 516 and 517 and running along the Approximate Land Lot Line separating Land Lots 505 and 516 South 84 degrees 51 minutes 50 seconds East for a distance of 1,233.44 feet to an axle found at the intersection of Land Lots 505, 506, 515, and 516; thence running along the common Land Lot Line separating Land Lots 506 and 515 North 68 degrees 50 minutes 29 seconds East for a distance of 97.34 feet to a 1/2-inch crimp top pipe found on said common Land Lot Line; thence continuing along said common Land Lot Line separating Land Lots 506 and 515 and running South 89 degrees 59 minutes 43 seconds East for a distance of 772.10 feet to an iron pin set on said common Land Lot Line; thence leaving said common Land Lot Line separating Land Lots 506 and 515 and running South 00 degrees 02 minutes 06 seconds West for a distance of 792.10 feet to a 1/2-inch crimp top pipe found; thence running South 89 degrees 58 minutes 40 seconds East for a distance of 550.00 feet to a 1/2-inch crimp top pipe found on the common Land Lot Line separating Land Lots 514 and 515; thence running along said common Land Lot Line separating Land Lots 514 and 515 South 00 degrees 01 minute 53 seconds West for a distance of 506.34 feet to a 1/2-inch crimp top found at the intersection of Land Lots 514, 515, 574, and 575 and the POINT OF BEGINNING.

Said tract contains approximately 127.503 acres, as shown on that certain Boundary Survey for City of Dawsonville, prepared by Rochester & Associates, Inc., Frederick C. Youngman, Georgia Registered Land Surveyor No. 2160, dated May 20, 2005.

Water Sources and Water Treatment, Storage and Distribution System:

The water source sites are located on the tracts of land described below. The water system consists of said tracts of land, together with all improvements, equipment, water lines, easements and pump stations comprising the water system of the City of Dawsonville.

Water Tank 1:

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the North side of Church Street 135.98 feet from an iron pin marking the intersection of the North side of Church Street with the East side of Maple Street, which first iron pin is near a 20-inch cedar tree, and running thence North 10 degrees 11 minutes East 631.71 feet to an iron pin at a private road on the South side of Academy Street lying 262.64 feet East of the intersection of the South side of Academy Street with the East side of Maple Street, and running thence along the South side of the right-of-way of Academy Street South 89 degrees 12 minutes East 88.28 feet to an iron pin at property now or formerly owned by Newton; thence South 04 degrees 15 minutes West 618.99 feet to an

iron pin on the North side of the right-of-way of Church Street; thence along the North side of the right-of-way of Church Street South 88 degrees 47 minutes West 154.16 feet to the point of BEGINNING. ALSO, all improvements thereon.

This tract containing 1.72 acres according to a survey for Maxine Long Ralston by Henry Bailey, dated April 22, 1974, recorded in Plat Book 4, Page 213, Dawson County, Georgia Plat Records.

And

All that tract or parcel of land lying and being in Land Lot 446 of the 4th District, City of Dawsonville, Dawson County, GA and being shown and delineated as Tract 1 on plat of survey prepared for City of Dawsonville by Patton-Patton, Inc., Ga. Reg. Sur. Dated October 4, 1999 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of West Third Street and Academy Avenue; thence South 80 degrees 00 minutes 02 seconds West 131.07 feet to an iron pin found; thence South 89 degrees 27 minutes 14 seconds East 49.51 feet to an iron pin set which iron pin is the POINT OF BEGINNING; thence South 01 degrees 00 minutes 33 seconds West 98.71 feet to an iron pin set; thence South 00 degrees 58 minutes 09 seconds West 98.87 feet to an iron pin set; thence South 01 degree 19 minutes 14 seconds West 49.42 feet to an iron pin set; thence South 00 degrees 58 minutes 35 seconds West 154.57 feet to an iron pin set; thence South 85 degrees 04 minutes 05 seconds West 148.55 feet to an iron pin set; thence North 04 degrees 14 minutes 48 seconds East 416.83 feet to an iron pin set; thence South 89 degrees 20 minutes 59 seconds East 124.32 feet to an iron pin set being the POINT OF BEGINNING.

Containing 1.27 acres according to said survey.

Water Tank 2:

See description under "Sprayfields 1-7 (Well # 1, and Water Tank #2)" above.

Well #1:

See description under "Sprayfields 1-7, (Well # 1, and Water Tank #2)" above.

Well #2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 4th District and 1st Section of Dawson County, Georgia, being a portion of Lots 16 and 17 and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the centerline intersection of Pigeon Creek Drive and Stillwater Lane; thence run along the centerline of said Stillwater Lane a distance of 1502.49 feet to a point located in a cul-de-sac, said point being the TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence North 81 degrees 50 minutes 40 seconds West a distance of 212.26 feet to an iron pin; run thence North 24 degrees 16 minutes 28 seconds West a distance of 15.89 feet to an iron pin; run thence North 23 degrees 09 minutes 39 seconds West a distance of 58.34 feet to an iron pin; run thence North 36 degrees 54 minutes 57 seconds West a distance of 37.28 feet to an iron pin; run thence North 33 degrees 48 minutes 45 seconds West a distance of 56.20 feet to a point located in a creek; run thence along the center of said creek the following courses and distances:

North 47 degrees 42 minutes 51 seconds East a distance of 50.38 feet to a point;
North 41 degrees 09 minutes 35 seconds East a distance of 26.11 feet to a point;
North 71 degrees 05 minutes 53 seconds East a distance of 54.35 feet to a point;
North 63 degrees 04 minutes 56 seconds East a distance of 39.02 feet to a point;
South 45 degrees 03 minutes 22 seconds East a distance of 19.03 feet to a point;
South 78 degrees 49 minutes 41 seconds East a distance of 21.79 feet to a point;
North 01 degree 14 minutes 40 seconds West a distance of 23.75 feet to a point;
North 44 degrees 35 minutes 07 seconds East a distance of 22.29 feet to a point;
South 73 degrees 34 minutes 39 seconds East a distance of 13.58 feet to a point;
North 17 degrees 49 minutes 01 second East a distance of 14.87 feet to a point;
North 51 degrees 29 minutes 39 seconds East a distance of 42.47 feet to a point;
North 68 degrees 15 minutes 17 seconds East a distance of 28.84 feet to a point.

Thence leaving said creek and running South 04 degrees 17 minutes 44 seconds East a distance of 333.90 feet to the TRUE POINT OF BEGINNING.

Said property contains 1.395 acres, more or less, as shown on that certain plat of survey, prepared for the City of Dawsonville, by Richard Webb & Associates, dated November 22, 2005.

Well #3 and #4:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 300 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 173.21 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 190.01 feet to a point; THENCE run along a curve to the left, having a radius of 475.00 feet and an arc length of 82.44 feet and being subtended by a chord of North 53 degrees 42 minutes 46 seconds West for a distance of 82.34 feet to a point; THENCE run North 58 degrees 41 minutes 05 seconds West for a distance of 229.86 feet to a point, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 82.32 feet and being subtended by a chord of North 58 degrees 41 minutes 05 seconds West, for a distance of 80.02 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of North 14 degrees 11 minutes 56 seconds West, for a distance of 71.35 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 40.56 feet and being subtended by a chord of North 18 degrees 19 minutes 23 seconds East, for a distance of 40.28 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 156.73 feet and being subtended by a chord of North 74 degrees 50 minutes 38 seconds East, for a distance of 141.18 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 202.78 feet and being subtended by a chord of South 02 degrees 09 minutes 50 seconds East, for a distance of 169.78 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 72.96 feet and being subtended by a chord of South 76 degrees 49 minutes 46 seconds West, for a distance of 71.35 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.721 acres, more or less, as shown as TRACT "A" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

And

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 301 and 312 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

In order to arrive at the TRUE POINT OF BEGINNING, commence at a point located in the center of the bridge where Shoal Creek Road crosses over Shoal Creek; THENCE run North 39 degrees 00 minutes 48 seconds West for a distance of 842.10 feet to a point located on the southwesterly Right-of-Way of Shoal Creek Road (100-foot Right-of-Way); THENCE run South 62 degrees 48 minutes 35 seconds West for a distance of 404.76 feet to a point; THENCE run along a curve to the right, having a radius of 250.00 feet and an arc length of 298.67 feet and being subtended by a chord of North 82 degrees 57 minutes 56 seconds West, for a distance of 281.22 feet to a point; THENCE run North 48 degrees 44 minutes 27 seconds West for a distance of 4.47 feet to a point, said point the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run along a curve to the right, having a radius of 100.00 feet and an arc length of 222.70 feet and being subtended by a chord of South 75 degrees 03 minutes 28 seconds West for a distance of 179.45 feet to a point located on the centerline of Pigeon Creek; THENCE run North 17 degrees 48 minutes 33 seconds East for a distance of 31.79 feet along said centerline of said Creek to a point; THENCE run North 07 degrees 19 minutes 18 seconds West for a distance of 18.18 feet along said centerline of said Creek to a point; THENCE run North 31 degrees 18 minutes 37 seconds West for a distance of 25.21 feet along said centerline of said Creek to a point; THENCE run North 34 degrees 34 minutes 54 seconds West for a distance of 27.20 feet along said centerline of said Creek to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 97.61 feet and being subtended by a chord of North 43 degrees 17 minutes 47 seconds East, for a distance of 93.78 feet to a point; THENCE run along a curve to the right, having a

radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 78 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point; THENCE run along a curve to the right, having a radius of 100.00 feet and an arc length of 104.72 feet and being subtended by a chord of South 18 degrees 44 minutes 27 seconds East, for a distance of 100.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record. Said property contains 0.681 acres, more or less, as shown as TRACT "B" on that certain Survey for Tracey Phillips, prepared by Floyd & Associates, Inc.

Spring #1:

Tract #1:

All that tract or parcel of land lying and being within Land Lot 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and The Point of Beginning; proceed thence, S39°07'26"W for a distance of 15.00 feet to an iron pin set; proceed thence, S39°07'26"W for a distance of 212.09 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, along said 35 foot access and utility easement N05°02'43"E for a distance of 32.56 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N07°11'34"W for a distance of 55.19 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N18°17'01"W for a distance of 45.52 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N01°45'44"W for a distance of 25.06 feet to an iron pin set located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 154.76 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 8.94 feet to a point located in the center line of the said creek and The Point of Beginning.

Said tract or parcel of land contains 12,274 Sq. Ft. or 0.282 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

Tract #2:

All that tract or parcel of land lying and being within Land Lot 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line S82°44'00"W for a distance of 8.94 feet to an iron pin found; proceed thence, along said common property line S82°44'00"W for a distance of 154.76 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, across said 35 foot access and utility easement S82°44'00"W for a distance of 45.82 feet to an iron pin set located on the western side of a 35 foot access and utility easement for the City of Dawsonville and The Point of Beginning; proceed thence, along said 35 foot access and utility easement S62°58'57"E for a distance of 12.10 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S01°45'44"E for a distance of 19.92 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S18°17'01"E, for a distance of 47.20 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S07°11'34"E for a distance of 48.04 feet to an iron pin set; proceed thence, along said 35 foot access and utility

easement S05°02'43"W for a distance of 14.28 feet to an iron pin set; proceed thence, N53°37'46"W for a distance of 195.58 feet to an iron pin found located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 58.29 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 69.25 feet to an iron pin set and The Point of Beginning.

Said tract or parcel of land contains 9,496 Sq. Ft. or 0.218 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

In addition to the following tract of land:

All that tract or parcel of land lying and being in Land Lots 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson Co. GA and being shown and delineated as a portion of the property on plat of survey prepared for the City of Dawsonville, GA by Ben Trail, GA. Reg. Sur. dated December 18, 2001 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at common corner of Land Lots 376, 377, 340 and 341; thence North 88 degrees 57 minutes 41 seconds East 140 feet, more or less, to an iron pin found at the base of a 33 inch oak; thence North 01 degree 00 minutes 11 seconds West 697.34 feet to an iron pin found; thence North 01 degree 00 seconds 11 minutes West 61 feet to a point in the centerline of creek; thence along centerline of creek North 28 degrees 11 minutes 25 seconds West 22.40 feet to a point; thence leaving said centerline of creek; South 82 degrees 44 minutes 00 seconds West 8.94 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 169.83 feet to a point being the POINT OF BEGINNING; thence North 01 degree 31 minutes 00 seconds West 100 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 100 feet to a point; thence South 01 degree 31 minutes 00 seconds East 100 feet to a point; thence North 82 degrees 44 minutes 00 seconds East 100 feet to a point being the POINT OF BEGINNING.

Filed in Office: 05/02/2014 12:00PM

Deed Doc: LEAS

Bk 01111 Pg 0189-0230

Justin Power Clerk of Court
Dawson County

Treadwell Siffan
RETURN TO: STEWART, MELVIN & FROST, LLF
P.O. BOX 3280
GAINESVILLE, GEORGIA 30503

DOWNTOWN DEVELOPMENT AUTHORITY
OF DAWSONVILLE, GEORGIA

AND

CITY OF DAWSONVILLE, GEORGIA

LEASE AGREEMENT

Dated as of April 1, 2014

The interest of the Downtown Development Authority of Dawsonville, Georgia ("Issuer") in this Lease Agreement has been assigned (except for amounts payable under Sections 8.2 and 9.4 hereof) to Regions Bank, as Trustee ("Trustee"), pursuant to an Indenture of Trust, dated as of the date hereof between the Issuer and the Trustee, and is subject to the security interest of the Trustee.

42 / 92.002cc
Leas

JEFFERY C. TALLEY
Attorney at Law
319 Boulevard
Gainesville, GA 30503
(770) 534-2035

GEORGIA DAWSON COUNTY
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD

AT 4:25 P M 7-7-03
Recorded in Deed Book 527 Page 498-500
This 7 day of July 20 03

WARRANTY DEED

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 0.00
DATE 7-7-03
Becky McCord
BECKY McCORD, CLERK
SUPERIOR COURT

State of Georgia, Hall County

THIS INDENTURE, Made the 24th day of June in the year of our Lord Two Thousand and Three between **MICHAEL T. SOSEBEE AND MARY SOSEBEE** of the county of Dawson and State of Georgia, of the First Part and **CITY OF DAWSONVILLE, GA** of the county of Dawson and State of Georgia of the Second Part

WITNESSETH: That the said parties of the First Part for and in consideration of the sum of TEN DOLLARS AND NO/100 in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

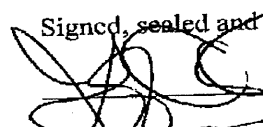
SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

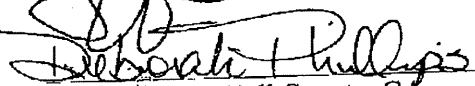
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

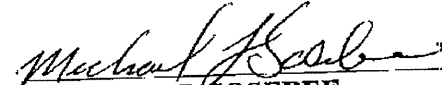
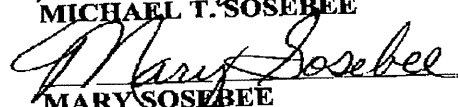
AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:




Notary Public, Hall County, GA
Notary Public of Dawsonville, GA
My Commission Expires September 20, 2004

 (SEAL)
MICHAEL T. SOSEBEE
 (SEAL)
MARY SOSEBEE

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 19____
Recorded in Deed Book _____, Page
_____, 19____
_____, Clerk

Legal Description
The Springs & Michael Sosebee
City of Dawsonville
Tract # 1

All that tract or parcel of land lying and being within Land Lot 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/ Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and The Point of Beginning; proceed thence, S39°07'26"W for a distance of 15.00 feet to an iron pin set; proceed thence, S39°07'26"W for a distance of 212.09 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, along said 35 foot access and utility easement N05°02'43"E for a distance of 32.56 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N07°11'34"W for a distance of 55.19 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N18°17'01"W for a distance of 45.52 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement N01°45'44"W for a distance of 25.06 feet to an iron pin set located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 154.76 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 8.94 feet to a point located in the center line of the said creek and The Point of Beginning.

Said tract or parcel of land contains 12,274 Sq. Ft. or 0.282 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.

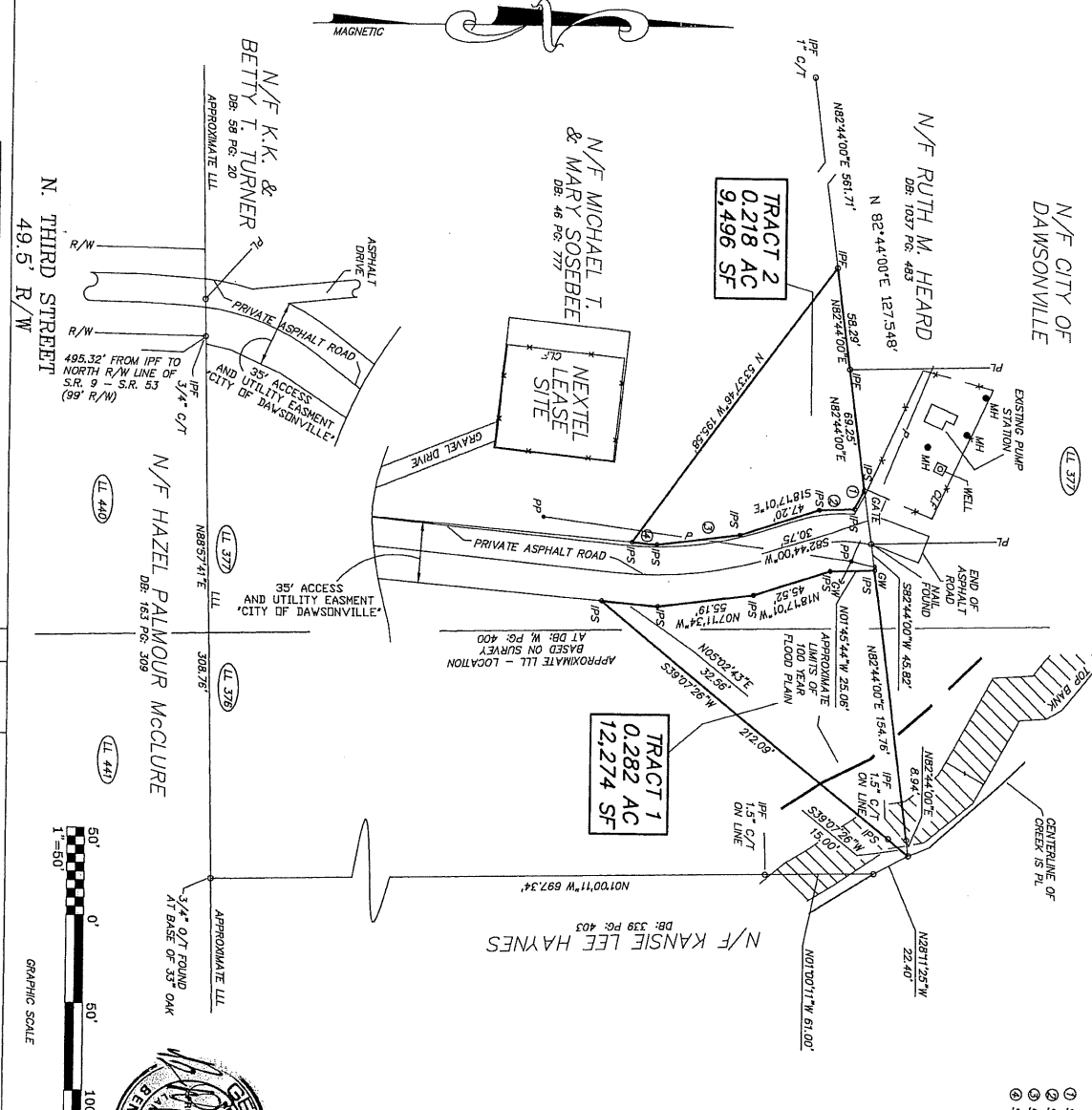
Tract # 2

All that tract or parcel of land lying and being within Land Lot 377, 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at the intersection formed by the northern right-of-way of Highway 9/ Highway 53 (being a 99 foot R/W) and the eastern right-of-way of North Third Street (being a 49.5 foot R/W); proceed thence, Northerly along the eastern right-of-way of North Third Street for a distance of 495.32 feet to an iron pin found located on land lot line 377 & 440; proceed thence, along said land lot line N88°57'41"E for a distance of 308.76 feet to an iron pin found located on the common property line of now or formerly Hazel Palmour McClure and Lee Haynes; proceed thence, along said common property line N01°00'11"W for a distance of 697.34 feet to an iron pin found; proceed thence, along said common property line N01°00'11"W for a distance of 61.00 feet to a point

located in the center line of the creek; proceed thence, along said creek center line N28°11'25"W for a distance of 22.40 feet to an iron pin set located in the center line of the creek and the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line S82°44'00"W for a distance of 8.94 feet to an iron pin found; proceed thence, along said common property line S82°44'00"W for a distance of 154.76 feet to an iron pin set located on the eastern side of a 35 foot access and utility easement for the City of Dawsonville; proceed thence, across said 35 foot access and utility easement S82°44'00"W for a distance of 45.82 feet to an iron pin set located on the western side of a 35 foot access and utility easement for the City of Dawsonville and The Point of Beginning; proceed thence, along said 35 foot access and utility easement S62°58'57"E for a distance of 12.10 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S01°45'44"E for a distance of 19.92 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S18°17'01"E for a distance of 47.20 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S07°11'34"E for a distance of 48.04 feet to an iron pin set; proceed thence, along said 35 foot access and utility easement S05°02'43"W for a distance of 14.28 feet to an iron pin set; proceed thence, N53°37'46"W for a distance of 195.58 feet to an iron pin found located on the common property line of now or formerly The City of Dawsonville; proceed thence, along said common property line N82°44'00"E for a distance of 58.29 feet to an iron pin found; proceed thence, along said common property line N82°44'00"E for a distance of 69.25 feet to an iron pin set and The Point of Beginning.

Said tract or parcel of land contains 9,496 Sq. Ft. or 0.218 acres as shown on a plat prepared by Transportation Systems Design, Inc., dated November 11, 2001, and last revised May 14, 2003.



- ① 56259.57'E 12.10'
- ② 50145.44'E 19.92'
- ③ S 07°11'34"E 48.04'
- ④ S 05°02'43"W 14.28'

- LEGEND**
- ACROSS
 - BARBED WIRE FENCE
 - CENTER LINE
 - CHAIN LINK FENCE
 - CONCRETE
 - CEMENTED TOP PIPE
 - CRIPPLED TOP PIPE
 - 20" PG - REED BRK. PAGE
 - 4" HDG WIRE FENCE
 - IRON PIN FOUND
 - IRON PIN SET (1/2" REWARD)
 - LAND LOT LINE
 - LAND LOT
 - LAND
 - NEW OR FORMERLY
 - OPEN TOP PIPE
 - PKG - PLAT BOOK, PAGE
 - PK - PROPERTY LINE
 - PROPERTY LINE
 - REBAR
 - REBAR TABLE
 - R/R - RIGHT OF WAY
 - SQUARE FEET
 - WATER LINE

GENERAL NOTES

1. SURVEY PROCEDURES: SURVEY PLAT FOR THIS TRACT IS BASED ON A CLOSED PLAT FOR THE TRACT OF 1.50 AC. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 52,424 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: GEODINETER 800 SERIES ROBOTIC.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

REFERENCE PLATS:

- A. PLAT SHOWING LOCATION OF SPRING LOT BY WINSLOW & CO., INC. DATED DEC. 24, 1982, AS LAST REVISED NOV. 22, 1992 AND RECORDED IN PL. 28 PG. 23.
- B. SURVEY FOR MICK & MARY SOSEBEE BY BEHLE-HANDY & ASSOC., INC. DATED DEC. 27, 1978 AND RECORDED IN PL. 28 PG. 23.
- C. SURVEY FOR JAMES C. HARRINGTON, JR. BY KENNETH L. CARLISLE DATED 12/14/01.
- D. EASEMENT ACQUISITION PLAT FOR THE CITY OF DAWSONVILLE BY TSD, INC. BOUNDARY SURVEY FOR NEXTEL COMMUNICATIONS BY HARRAMPF ENGINEERING, INC. DATED 3/11/98, AS LAST REVISED 3/4/98.

3. A PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD AREA, AS PER FLOOD INSURANCE RATE MAP #150804 A-1-01 DATED MAY 21, 1982.

ZONING: R-4
T.M.P. 928.14

STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plat except those specifically defined by the laws of the state of Georgia and the state board of registration for the professional engineers and land surveyors as being within the scope of training, education, experience and expertise necessary for registration and practice as a registered land surveyor.

BY: *Bern D. Krall*
 Bern D. Krall
 REG. NO. 1718
 DATE: 05-14-03



TRANSPORTATION SYSTEMS DESIGN, INC.
 ENGINEERS & SURVEYORS

P.O. BOX 1973
 436 CHAMBERLAIN AVENUE
 DAWSONVILLE, GEORGIA 30534
 (706) 265-4666
 FAX (706) 265-4945

5591 CHAMBERLAIN DUNWOODY ROAD
 BUILDING 380, SUITE 100
 ALPHARETTA, GEORGIA 30309
 (770) 568-4949
 FAX (770) 561-9427

NO.	DATE	REVISIONS
1	5/14/03	REVERSE TRACT #2

BOUNDARY SURVEY FOR
CITY OF
DAWSONVILLE, GEORGIA

LOCATED IN
 LAND LOTS 376 & 377, 4TH DISTRICT, 1ST SECTION
 CITY OF DAWSONVILLE, DAWSON COUNTY, GEORGIA

BY:
 SURVEYED BY:
 DRAWN BY:
 CHECKED BY:

REVISIONS

PROJECT NO. 010211-4
 SHEET 1 OF 1

FIELD DATE 1/11/01
 PLAT DATE 12/19/01
 SCALE 1" = 50'

JEFFERY C. TALLEY
Attorney at Law
319 Boulevard
Gainesville, GA 30503
(770) 534-2035

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 24th day of February in the year of our Lord Two Thousand and Three between **RUTH M. HEARD** of the county of Dawson and State of Georgia, of the First Part and **CITY OF DAWSONVILLE, GEORGIA** of the county of Dawson and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND NO/100 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 Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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 party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year above written.

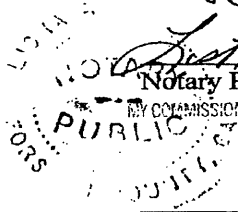
Signed, sealed and delivered in the presence of:

[Signature]

Ruth M Heard (SEAL)
RUTH M. HEARD

Justa Ann Martin
Notary Public

_____ (SEAL)



GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 4:45P M 2-24-03
Recorded in Deed Book 496 Page 564-565
This 24 day of Feb. 2003
Becky McCord, Clerk

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 19____
Recorded in Deed Book _____, Page _____,
_____, 19____
_____, Clerk

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 20.00
DATE 2-24-03
Becky McCord
BECKY McCORD, CLERK
SUPERIOR COURT

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lots 376 & 377, 4th District, 1st Section, City of Dawsonville, Dawson Co. GA and being shown and delineated as a portion of the property on plat of survey prepared for the City of Dawsonville, GA by Ben Trail, GA. Reg. Sur. dated December 18, 2001 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at common corner of Land Lots 376, 377, 340 and 341; thence North 88 degrees 57 minutes 41 seconds East 140 feet, more or less, to an iron pin found at the base of a 33 inch oak; thence North 01 degree 00 minutes 11 seconds West 697.34 feet to an iron pin found; thence North 01 degree 00 seconds 11 minutes West 61 feet to a point in the centerline of creek; thence along centerline of creek North 28 degrees 11 minutes 25 seconds West 22.40 feet to a point; thence leaving said centerline of creek; South 82 degrees 44 minutes 00 seconds West 8.94 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 169.83 feet to a point being the POINT OF BEGINNING; thence North 01 degree 31 minutes 00 seconds West 100 feet to a point; thence South 82 degrees 44 minutes 00 seconds West 100 feet to a point; thence South 01 degree 31 minutes 00 seconds East 100 feet to a point; thence North 82 degrees 44 minutes 00 seconds East 100 feet to a point being the POINT OF BEGINNING.





TOTAL AREA:
9,950 SQ. FT.
228 ACRES

1000 AC
43,566 SF

FOR LOTS 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BASED ON SURVEY AT DB: W. PG. 400

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

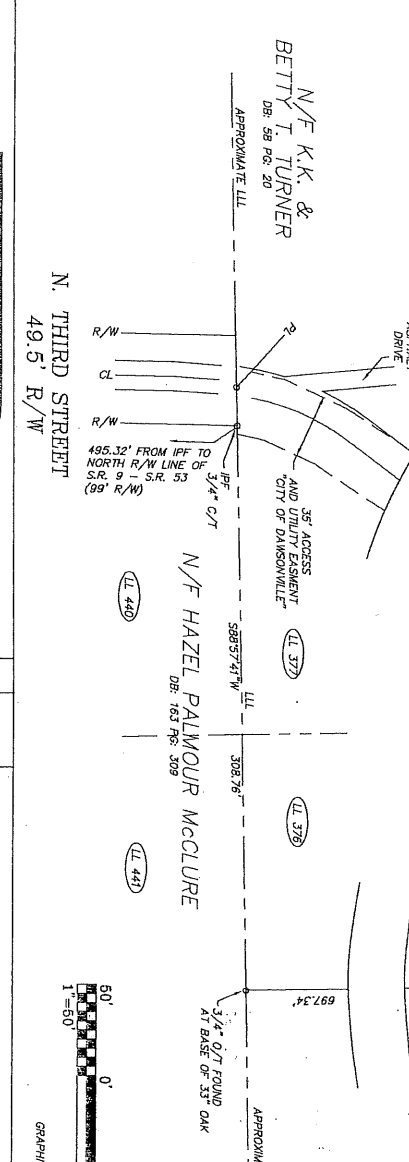
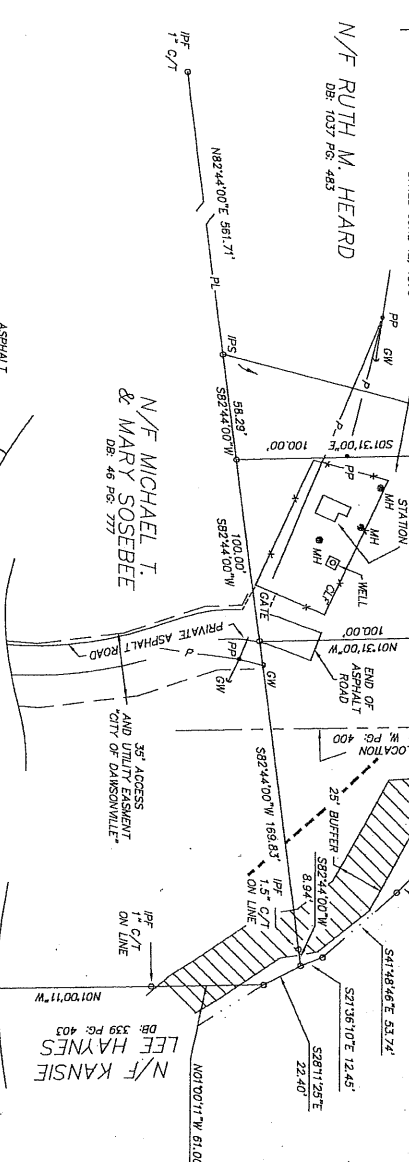
APPROXIMATE L.L. - LOCATION

APPROXIMATE L.L. - LOCATION

- LEGEND
- AC ACRES
 - AW BARBED WIRE FENCE
 - CL CENTERLINE
 - CM CONC
 - C/T CEMENTED TOP PIPE
 - DB PG DEED BOOK, PAGE
 - GV GUY WIRE
 - HFG HGR. WIRE FENCE
 - HP HORN PIN SET (1/2" REBAR)
 - IPF 1" C/T ON LINE
 - LL LAND LOT LINE
 - MAN HANDLE
 - NDV DE FIBERGLASS
 - OPEN TOP PIPE
 - PA PAGE
 - PLA PLASTER
 - PP PROPRIETARY LINE
 - DY DIVERHEAD POWER LINE
 - R/R REBAR
 - R/W RIGHT OF WAY
 - RS SQUARE FEET
 - SH SHOWER LINE

- GENERAL NOTES
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,218 FEET. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 99,682 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: GROUNDWATER 600 SERIES ROBOTIC
 2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY AND/OR NECESSARY TO THE SEARCH.
 3. A PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP #13064-A-01 DATED MAY 21, 1992.

REFERENCE PLATS:
A. DATED SPRING LOCATION OF SPRING LOT BY WILSON & CO., INC. IN PG. W PG. 400
B. SURVEY FOR LOTS 376 & 377 BY BEALLE-MUNDAY & ASSOC., INC. DATED DEC. 27, 1978 AND RECORDED IN PG. 28 PG. 73.
C. SURVEY FOR LOTS 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plat except those specifically defined by the laws of the state of Georgia and the state board of registration for the professional engineers and land surveyors as being within the scope of training, education, experience and expertise necessary for registration and practice as a registered land surveyor.

BY: *[Signature]* DATE: 01-10-03
Ben D. Tral REG. NO. 1718



TRANSPORTATION SYSTEMS DESIGN, INC.
ENGINEERS & SURVEYORS

BOUNDARY SURVEY FOR
CITY OF
DAWSONVILLE, GEORGIA

P.O. BOX 1937
33 HIGHWAY A SOUTH
DAWSONVILLE, GEORGIA 30034
(706) 265-4666
FAX (706) 265-4945

5891 CHAMBERLAIN BLVD. SUITE 100
ATLANTA, GEORGIA 30339
(770) 386-4877
FAX (770) 551-9427

471 SCORG HIGHWAY
LAWRENCEVILLE, GEORGIA 30045
(770) 338-1147
FAX (770) 338-1263

NO.	DATE	REVISIONS
1	12-02-02	ORSETT PLAN @ N. CORNER
2	1-20-03	EXISTING CITY OF DAWSONVILLE SPURNS SITE

BY	CHECKED BY	DATE
SURVEYED BY: PDS	DRAWN BY: BC	CHECKED BY: BT

FEED DATE: 11/11/01
PLAT DATE: 12/18/01
SCALE: 1" = 50'
PROJECT NO.: 010111-4
SHEET: 1 OF 1



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Application

Application#: Z A -C2100151

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone:

Signature(s) Date

Property Address: LL 104 4TH DISTRICT

Directions to Property from City Hall: BURT CREEK RD

Tax Map # 091 058 Parcel# Current Zoning: R1

Land Lot(s): 104 District: 4 Section:

Subdivision Name: N/A Lot #

Acres: 5 Current Use of Property: CITY / VACANT

Has a past Request of Rezone of this property been made before? If yes, provide ZA #

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for:

Proposed use of property if rezoned: CITY

If Residential: #of lots proposed: N/A Minimum lot size proposed N/A (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): Water Sewer Electric Natural Gas

Proposed Utilities: (utilities developer intends to provide) Water Sewer Electric Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Type of Surface:

- Failure to complete all sections will result in rejection of application and unnecessary delays.
I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Table with 2 columns: Office Use Only and Amount Paid. Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Postponed status, and Approved by Planning Commission. Includes handwritten notes like '03.17.2021' and 'mailed Public Notice 03.11.2021'.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 091 058 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ Date _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA -C2100151

TMP# 091 058

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 090 031 1. Name(s): ST MARY AND ST DEMIANA COPTIC ORTHODOX CONVENT INC
Address: 330 VILLAGE DR
DAWSONVILLE, GA 30534

TMP # 090 015 001 2. Name(s): BURT CREEK FARMS LLC
Address: PO BOX 2249
CUMMING, GA 30028

TMP # _____ 3. Name(s): _____
Address: _____

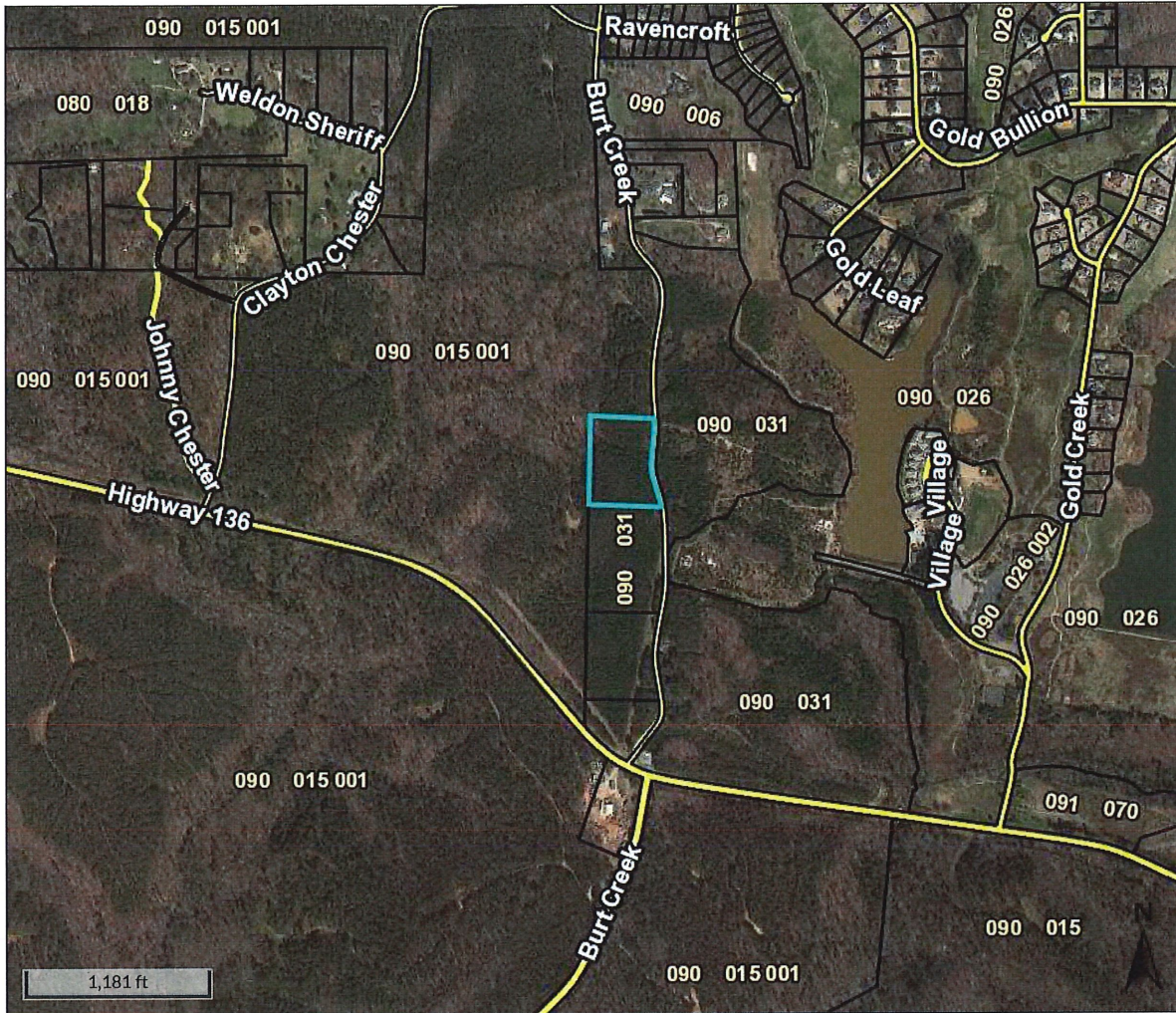
TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.



Overview



Legend

□ Parcels

Parcel ID: 091 058
 Alt ID: 16000
 Owner: CITY OF DAWSONVILLE
 Acres: 5
 Assessed Value: \$58025

Date created: 1/13/2021
 Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  Schneider
 GEOSPATIAL

Summary

Parcel Number 091 058
 Location Address LL 104 LD 4-N
 Legal Description (Note: Not to be used on legal documents)
 Class E1-Exempt (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 5
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[CITY OF DAWSONVILLE](#)
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/13/2006	786 415		\$0	Government (346)	SOUTHER CATHOLIC INC	CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$58,025	\$58,025	\$58,025	\$58,025	\$52,800
Land Value	\$58,025	\$58,025	\$58,025	\$58,025	\$58,025
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$58,025	\$58,025	\$58,025	\$58,025	\$58,025

Photos



No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

PT-61-042-2007-000046

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 4:50 P M 1-9-07
Recorded in Deed Book 786 Page 415-418
This 10 day of Jan. 20 07
Becky McCord, Clerk

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ - 0 -
DATE 11-10-2007
Becky McCord
BECKY MCCORD, CLERK
SUPERIOR COURT

The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30338
Attn: K Sides

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DAWSON

THIS INDENTURE made as of the 13 day of November, 2006, in the year two thousand and six, between

SOUTHERN CATHOLIC INC.
a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

THE CITY OF DAWSONVILLE

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 VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold an conveyed, and by these presents, does grant, bargain, sell and convey unto the said Grantee, the following described real property to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 104 of the 4th District, City of Dawsonville, Dawson County, Georgia, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference for a complete legal description.

This conveyance is made subject to those matters shown on **Exhibit "B"** attached hereto.

The property herein conveyed is subject to a re-purchase option (the "Option") in favor of Grantor pursuant to agreement of even date herewith. The Option granted herein shall terminate upon the substantial completion of a waste water treatment plant by Grantee within the property herein conveyed.

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 said Grantee forever IN FEE SIMPLE.

And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons, claiming by, through, or under said Grantor but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

GRANTOR:
SOUTHERN CATHOLIC INC.

Karen L. Perry
Witness

By: [Signature] (SEAL)
Title: President

Denise L. Walters
Notary Public
My commission expires:



DENISE L. WALTERS
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 29, 2008

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 104 of the 4th District, City of Dawsonville, Dawson County, Georgia, and being 5.000 acres per that certain plat of survey prepared for Southern Catholic, Inc. and the City of Dawsonville by DRS & Associates, Douglas R. Sherrill, Georgia RLS #2995 dated September 29, 2006 and being more particularly described as follows:

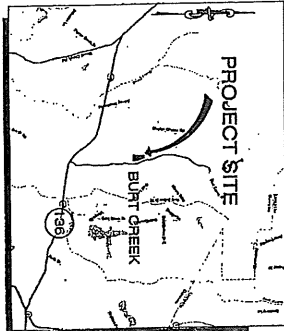
To find the true Point of Beginning commence at the corner common to Land Lots 168, 169, 172 and 173 aforesaid District and County; proceed thence along the land lot line common to Land Lots 168 and 169 north $01^{\circ}02'44''$ east 694.70 feet to a one-half inch rebar found; continue along said land lot line and the land lot line common to Land Lots 104 and 105 north $00^{\circ}59'54''$ east 446.94 feet to a five-eighths inch rebar set and the true POINT OF BEGINNING; and from said true POINT OF BEGINNING continue along said land lot line north $00^{\circ}59'54''$ east 25.26 feet to a one-half inch rebar found, continue thence along said Land Lot Line north $01^{\circ}00'10''$ east 541.62 feet to a one-half inch rebar found; thence leaving said land lot line and proceeding south $89^{\circ}00'55''$ east 378.02 feet to a one-half inch rebar found on the westerly right of way of Burt Creek Road (80 foot right of way); proceed thence along said right of way the following courses and distances: southwesterly along the arc of curve having radius of 988.29 feet, said arc being subtended by a chord bearing south $00^{\circ}06'13''$ west and having a chord length of 126.03 feet, an arc distance of 126.12 feet to a point; south $06^{\circ}19'49''$ west 71.02 feet to a point; southeasterly along the arc of a curve having a radius of 530.09 feet, said arc being subtended by a chord bearing south $05^{\circ}57'24''$ east and having a chord length of 293.11 feet, an arc distance of 296.98 feet to a point; southeasterly along the arc of a curve having a radius of 384.04 feet, said arc being subtended by a chord bearing south $17^{\circ}03'53''$ east and having a chord length of 57.02 feet, an arc distance of 57.07 feet to a one-half inch rebar found; southeasterly along the arc of curve having a radius of 384.04 feet, said arc being subtended by a chord bearing south $11^{\circ}01'43''$ east and having a chord length of 25.83 feet, an arc distance of 25.83 feet to a five eighths inch rebar set; thence leaving said right of way and proceed north $88^{\circ}58'41''$ west 431.98 feet to the POINT OF BEGINNING.

EXHIBIT "B"**Permitted Exceptions**

1. Contract for Acquisition, Development & Construction of a City of Dawsonville Waste Water Treatment Plant & Reuse Spray Easement Rights with Gold Creek SL, LLC, Gold Creek Resort Associates, LLC and Gold Creek Land Associates, LLC, by and between the City of Dawsonville, Georgia, Gold Creek SL, LLC and Gold Creek Associates, LLC and Gold Creek Land Associates, LLC, dated June 7, 2004, filed August 5, 2004, recorded in Deed Book 613, Page 76, Dawson County, Georgia records.
2. Easement Agreement by and between Gold Creek Resort Associates, LLC, Gold Creek Land Associates, LLC, Gold Creek SL, LLC, Ultima Real Estate Investments, LLC, Springlake, LLC and Southern Catholic, Inc., dated September 9, 2004, filed September 15, 2004, recorded in Deed Book 621, Page 398, aforesaid records.
3. All matters shown on Plat of Survey for Southern Catholic, Inc. and City of Dawsonville, dated September 13, 2006, by DRS & Associates Land Surveying and Planning, certified by Douglas R. Sherrill, Georgia Registered Land Surveyor to include a 50 foot setback line; 20 foot side setback lines and 40 foot rear setback line.

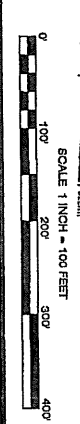
SURVEYOR'S NOTES:

1. THIS SURVEYOR DOES NOT GUARANTEE THAT THE PROPERTY WHICH MAY AFFECT THIS PROPERTY ARE SHOWN, POWER LINES SHOWN HEREON ARE SUBJECT TO A BLANKET EASEMENT AND NO ACRES IS COMPUTABLE WITHIN THIS TYPE OF SURVEY. THE PLAT IS 2. THE FIELD DATA SURVEY PRECISION OF ONE FOOT IN 28,762 FEET AND AN ANGULAR ERROR OF 0.7 PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. CALCULATED JOB 3. THIS PLAT IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 228,000 FEET. 4. EQUIPMENT USED: TOPCON GPT 9002W FOR ANGULAR AND LINEAR MEASUREMENTS. 5. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCREPANCIES THAN A TITLE SEARCH. IN ANY EVENT, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND THE GEORGIA PLAT ACT OCSA 45-6-57.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	384.29	126.12	136.65	S 00°00'12.4" W	331°14'
C2	530.09	226.98	253.11	S 00°05'24.1" W	327°05'6"
C4	384.04	67.07	67.02	S 17°03'25" E	89°02'

LINE	BEARING	DISTANCE
L1	N 07°09'16" E	22.25
L2	S 00°05'24.1" W	448.94

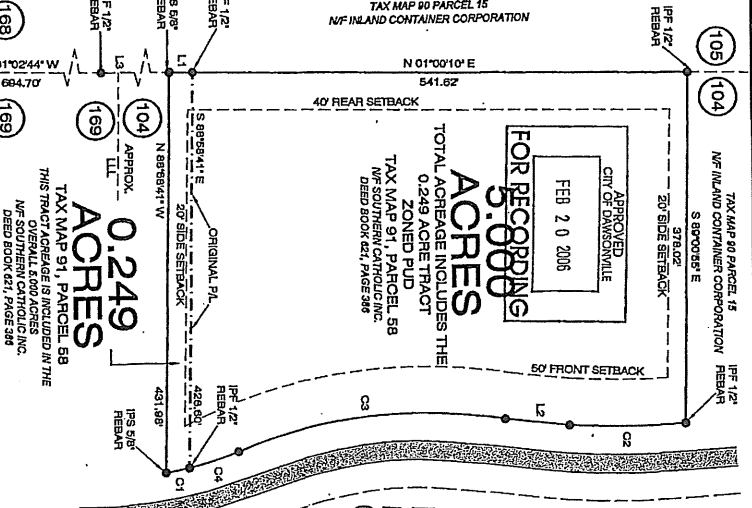


PLAT OF SURVEY FOR
SOUTHERN CATHOLIC INC.
AND
CITY OF DAWSONVILLE
Located In:
Land Lot 104 - 4th District
City of Dawsonville
Dawson County, Georgia

Date: 9-24-2008
FIELD CHECK: DRS
DRAWN BY: DRS
FIELD FILE: southernc
DRAWN DATE: 2008
CHECKED BY: DRS
FIELD BOOK: TDS Recor



DRS & Associates
LAND SURVEYING AND PLANNING
GA #2995 ♦ NC #4597 ♦
95 Turner Road Dahlonega, Georgia 30533
706.867.0007 drs2995@aol.com



0.249 ACRES
TAX MAP 91, PARCEL 58
THIS TRACT AVERAGE IS INCLUDED IN THE OVERALL 5.000 ACRES OF DEED BOOK 621, PAGE 388

THE INTENT OF THIS SURVEY IS TO COMBINE THE 0.249 ACRE TRACT WITH THE TRACT TO THE NORTH TO TOTAL 5.000 ACRES. THE ORIGINAL SUBDIVISION SETBACKS SHOWN ARE USED BASED UPON A RECOMMENDATION BY THE CITY OF DAWSONVILLE. NO SETBACKS FOUND OF RECORD.

LEGEND

- AR..... ANGLE IRON FOUND
- BS..... BUILDING SETBACK LINE
- CL..... CONCRETE MONUMENT FOUND
- CM..... CORRUGATED METAL PIPE
- DI..... DRIP INLET
- DP..... DEED BOOK, PAGE
- FB..... FIRE HYDRANT
- FW..... GUY WIRE
- GM..... GUY WIRE
- IP..... IRON PIN FOUND
- IR..... IRON PIN SET (6" REBAR)
- LL..... LAND LOT LINE
- LN..... MANHOLE
- NP..... NOW OR FORMERLY
- OP..... OPEN TOP PIPE
- PF..... PROPERTY CORNER
- PL..... PLAT BOOK, PAGE
- PP..... POINT OF BEGINNING
- RS..... REAR SETBACK LINE
- RL..... RIGHT-OF-WAY
- SS..... SIDE SETBACK LINE
- SW..... WATER VALVE
- WV..... WATER VALVE
- WV..... PROPOSED WELL
- EW..... EXISTING WELL

BURT CREEK ROAD
80' R/W

BASIS OF BEARING
DEED BOOK 621, PAGE 388
MAGNETIC FROM REF. PLAT

REVISED SEPTEMBER 29, 2008



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: ZA - C210052

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone: _____

Signature(s) _____ Date _____

Property Address: 326 BENT RIDGE DRIVE

Directions to Property from City Hall: SHOAL CREEK SUBD

Tax Map # 082 013 Parcel# _____ Current Zoning: R3

Land Lot(s): 370 District: 4 Section: 1

Subdivision Name: N/A Lot# _____

Acres: .52 Current Use of Property: WASTE WATER LIFT STATION

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for: _____

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed: N/A (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what _____

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): ___ Water ___ Sewer ___ Electric ___ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Office Use Only	
Date Completed Application Rec'd	Amount Paid \$ _____ CK _____ Cash _____
Date of Planning Commission Meeting	Dates Advertised <u>03.17.2021</u>
Date of City Council Meeting	Rescheduled for next Meeting
Postponed: YES NO Date:	Approved by City Council YES NO
Approved by Planning Commission YES NO	<u>Mailed Public Notice 03.11.2021</u>



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We DAVID PICKLESIMER - PLANNING DIRECTOR hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 082 013 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20_____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256


**Zoning Amendment
Adjacent Property Owners**

Application # ZA - C210052

TMP# 082 013

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 092B 025 001 1. Name(s): SONG SWALLOW LLC
Address: PO BOX 2244, HIGHWAY 53
DAWSONVILLE, GA 30534 

TMP # 092B 025 2. Name(s): HOWSER MILL HOMEOWNERS ASSOC INC
Address: PO BOX 481
DAWSONVILLE, GA 30534

TMP # 082 013 025 3. Name(s): KING JOSEPH D JR & MINDY A
Address: 341 BENT RIDGE DR
DAWSONVILLE, GA 30534

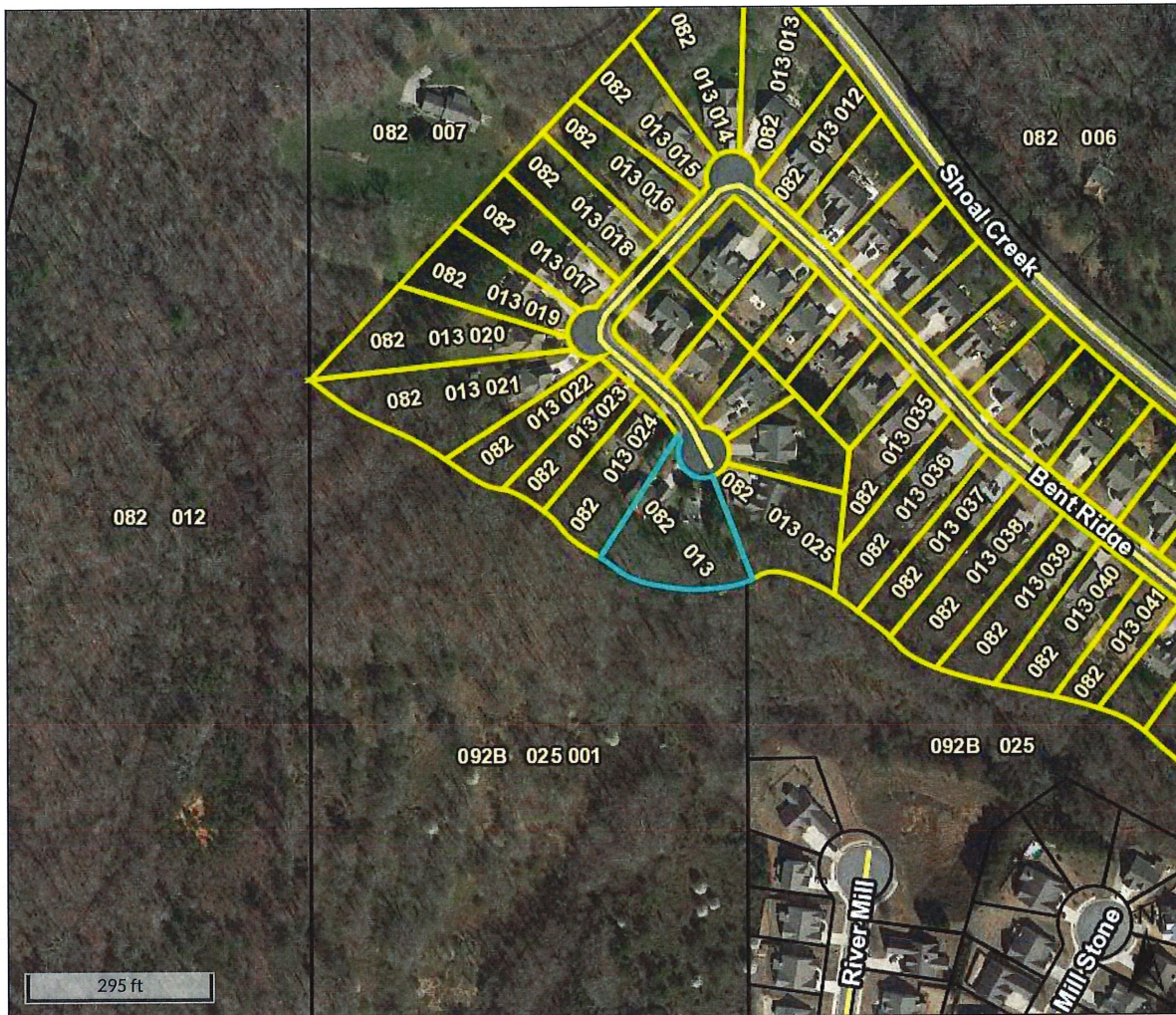
TMP # 082 013 026 4. Name(s): COX KAYLA CYNTHIA
Address: 303 BENT RIDGE DR N
DAWSONVILLE, GA 30534

TMP # 082 013 027 5. Name(s): STANALAND BILLY DOW & BETTY JEAN
Address: 293 BENT RIDGE DR N
DAWSONVILLE, GA 30534

TMP # 082 013 028 6. Name(s): RICHESON GREGORY LEE & SUSAN HURLEY
Address: 275 BENT RIDGE DR
DAWSONVILLE, GA 30534

TMP # 082 013 024 7. Name(s): STRACHMAN ROBERT DAVID
Address: 312 BENT RIDGE DRIVE
DAWSONVILLE, GA 30534

Adjacent Property Owner notification of a zoning amendment request is required.



Overview



Legend

□ Parcels

Parcel ID: 082 013
Alt ID: 5801
Owner: CITY OF DAWSONVILLE
Acres: 0.52
Assessed Value: \$10950

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  Schneider
GEOSPATIAL

326 Bent Ridge Dr.

Summary

Parcel Number 082 013
 Location Address 505 SHOAL CREEK RD
 Legal Description LL 370 LD 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 0.52
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District 370 /

[View Map](#)



Owner

[CITY OF DAWSONVILLE](#)
 415 HWY 53 E STE 100
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.52

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/1/2006	772 125	60 153	\$0	Government (346)	WBB DEVELOPMENT LLC	CITY OF DAWSONVILLE
9/20/2001	401 642	002 284	\$0	Quitclaim (non ALT)	WALLACE INVESTMENT GROUP LLC	WBB DEVELOPMENT LLC
9/20/2001	401 640	002 284	\$605,500	Kin/Related	WALLACE INVESTMENT G	WBB DEVELOPMENT LLC
9/18/2000	355 016	002 284	\$72,000	Part	MIDDLETON WILLIAM A	WALLACE INVESTMENT G
9/18/2000	355 014	002 284	\$72,000	Part	MIDDLETON JOHN	WALLACE INVESTMENT G
9/18/2000	355 012	002 284	\$432,000	Part	BAILEY HUBERT ET AL	WALLACE INVESTMENT G
12/20/1999	329 558	002 284	\$0	Estate (non ALT)	BAILEY HUBERT ET AL	BAILEY HUBERT ET AL
7/23/1990	134 258		\$0	Quitclaim (non ALT)	BAILEY HUBERT ET AL	BAILEY HUBERT ET AL

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$10,950	\$10,950	\$10,950	\$10,950	\$9,963
Land Value	\$10,950	\$10,950	\$10,950	\$10,950	\$10,950
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$10,950	\$10,950	\$10,950	\$10,950	\$10,950

Photos



DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ -0-

DATE 11-1-06

After recording returns to
Dawson County Clerk's Office
76 Howard Avenue East, Suite 200
Dawsonville, GA 30534

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 8:00A M. 10-30-06
Recorded in Deed Book 772 Page 125-126
This 1 day of Nov. 20 06

WARRANTY DEED

Ducky McCard, Clerk

STATE OF GEORGIA,
LUMPKIN COUNTY.

THIS INDENTURE, made this 19th day of September, 2006, between **WBB DEVELOPMENT, LLC**, a Georgia Limited Liability Company, the undersigned Grantor, and **CITY OF DAWSONVILLE**, a Georgia Municipal Corporation, as Grantee.

WITNESSETH that, for and in consideration of the sum of One Dollar (\$1.00) in hand paid, the Grantor does grant and convey unto the Grantee, its successors and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lot 370 of the 4th District, 1st Section of Dawson County, Georgia, and being 2.62 acres, as shown on a plat for Shoal Creek Ridge, dated January 7, 2002, as surveyed by Jon G. Stubblefield, GRLS No. 2599, and recorded in Deed Book 60, Page 153 of the Dawson County Records and being more particularly described on the Exhibit "A" attached hereto and incorporated herein by reference.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever, in Fee Simple.

Party of the first part will forever warrant and defend the title to the bargained premises unto party of the second part, its successors and assigns against the claims of all persons whomsoever.

IN WITNESS WHEREOF party of the first part has hereunto set his hand and seal the day and year above written.

WBB DEVELOPMENT, LLC
A Georgia Limited Liability Company

By: R. Millard Bowen
R. Millard Bowen, Manager
of WBB Development, LLC

[Signature]
Unofficial Witness

E. Elaine Stone
Notary Public

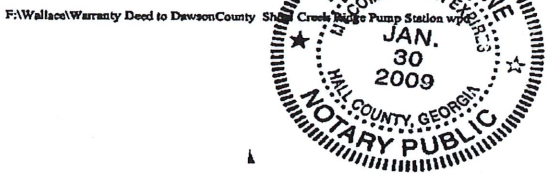


Exhibit "A"

All that tract or parcel of land line and being in Land Lot 370 of the 4th District, 1st Section of Dawson County, Georgia being a parcel of land located between Lots 24 and 25 of Shoal Creek Ridge Subdivision as shown on that certain plat of survey for Shoal Creek Ridge Subdivision recorded in plat book 60, page 151 of the Dawson County, Georgia plat records which plat is incorporated here by reference and being more particularly described as follows:

Beginning at a point where the easterly, southeasterly lot line of Lot 24 intersects with the southerly right of way of Bent Ridge Drive as shown on said plat; running thence along the right of way of Bent Ridge Drive an arc distance of 48.33 feet to a point, said arc being subtended by a chord bearing South 86 degrees 38 minutes 23 seconds East and having a chord distance of 46.47 feet, said point also being the intersection of the westerly, southwesterly lot line of Lot 25 at a point where said lot line intersects the right of way of Bent Ridge Drive; running thence along the lot line with Lot 25 South 24 degrees 19 minutes 41 seconds East, a distance of 109.075 feet to a point found in the center of a creek; running thence along the center of the creek, the following courses and distances: South 12 degrees 59 minutes 44 seconds West, a distance of 25.52 feet to a point, South 15 degrees 01 minutes 54 seconds East, a distance of 16.39 feet to a point, South 32 degrees 42 minutes 39 seconds West, a distance of 32.69 feet to a point, South 68 degrees 29 minutes 15 seconds West, a distance of 58.11 feet to a point, North 26 degrees 28 minutes 28 seconds West, a distance of 32.09 feet to a point, South 69 degrees 44 minutes 34 seconds West, a distance of 42.62 feet to a point, South 87 degrees 26 minutes 32 seconds West, a distance of 31.70 feet to a point, North 62 degrees 21 minutes 03 seconds West, a distance of 25.51 feet to a point, North 48 degrees 03 minutes 27 seconds West, a distance of 8.92 feet to a point which is the southerly, southwesterly terminus of the lot line of Lot 24 of said subdivision; thence leaving the center line of the creek and running along the lot line of Lot 24 North 31 degrees 02 minutes 55 seconds East, a distance of 188.24 feet to a point which is the **point of beginning**.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Application

Application#: ZA - C2100153

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone:

Signature(s) Date

Property Address: 327 BURT CREEK RD

Directions to Property from City Hall: BURT CREEK RD

Tax Map # 082 004 001 Parcel# Current Zoning: R1

Land Lot(s): 310 District: 4 Section: 1

Subdivision Name: N/A Lot #

Acres: .11 Current Use of Property: WASTE WATER LIFT STATION

Has a past Request of Rezone of this property been made before? If yes, provide ZA #

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for:

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed: N/A (Include Conceptual Plan)

Is an Amenity area proposed: N/A, if yes, what

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): Water Sewer Electric Natural Gas

Proposed Utilities: (utilities developer intends to provide) Water Sewer Electric Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Type of Surface:

- Failure to complete all sections will result in rejection of application and unnecessary delays.
I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Table with 2 columns: Office Use Only, Amount Paid \$ CK Cash. Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Postponed: YES NO Date, and Approved by Planning Commission YES NO. Includes handwritten dates: 03.17.2021 and 03.11.2021.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 082 004 001 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # **ZA** - - C2100153

TMP# 082 004 001

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 082 004 1. Name(s): GRISSOM PEGGY A
Address: 359 BURT CREEK RD
DAWSONVILLE, GA 30534

TMP # 092 026 2. Name(s): CRUZ-CARRANZA JOSE J & JONATAN GONZALEZ
Address: 6270 LIVELY RD
CUMMING, GA 30040

TMP # _____ 3. Name(s): _____
Address: _____

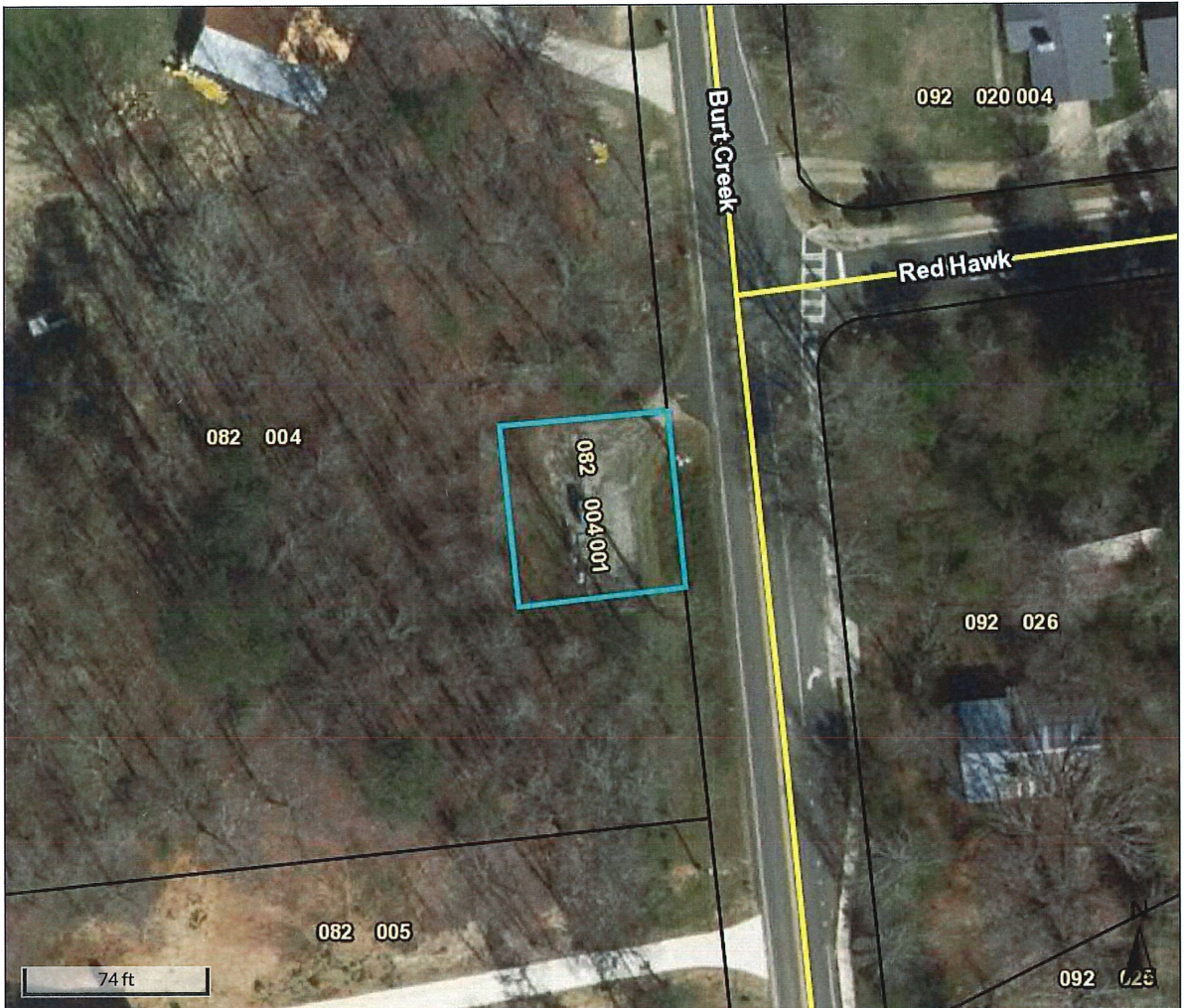
TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.



Legend
 Parcels

Parcel ID: 082 004 001
Alt ID: 14709
Owner: CITY OF DAWSONVILLE
Acres: 0.11
Assessed Value: \$1979

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  **Schneider**
GEOSPATIAL

Summary

Parcel Number 082 004 001
 Location Address BURT CREEK RD
 Legal Description LL 310 4-1
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 0.11
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[CITY OF DAWSONVILLE](#)
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.11

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/18/2006	764 506	68 155	\$0	Government (346)	BYSTE INC	CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$1,979	\$1,979	\$1,979	\$1,979	\$1,800
Land Value	\$1,979	\$1,979	\$1,979	\$1,979	\$1,979
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$1,979	\$1,979	\$1,979	\$1,979	\$1,979

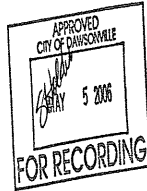
Photos



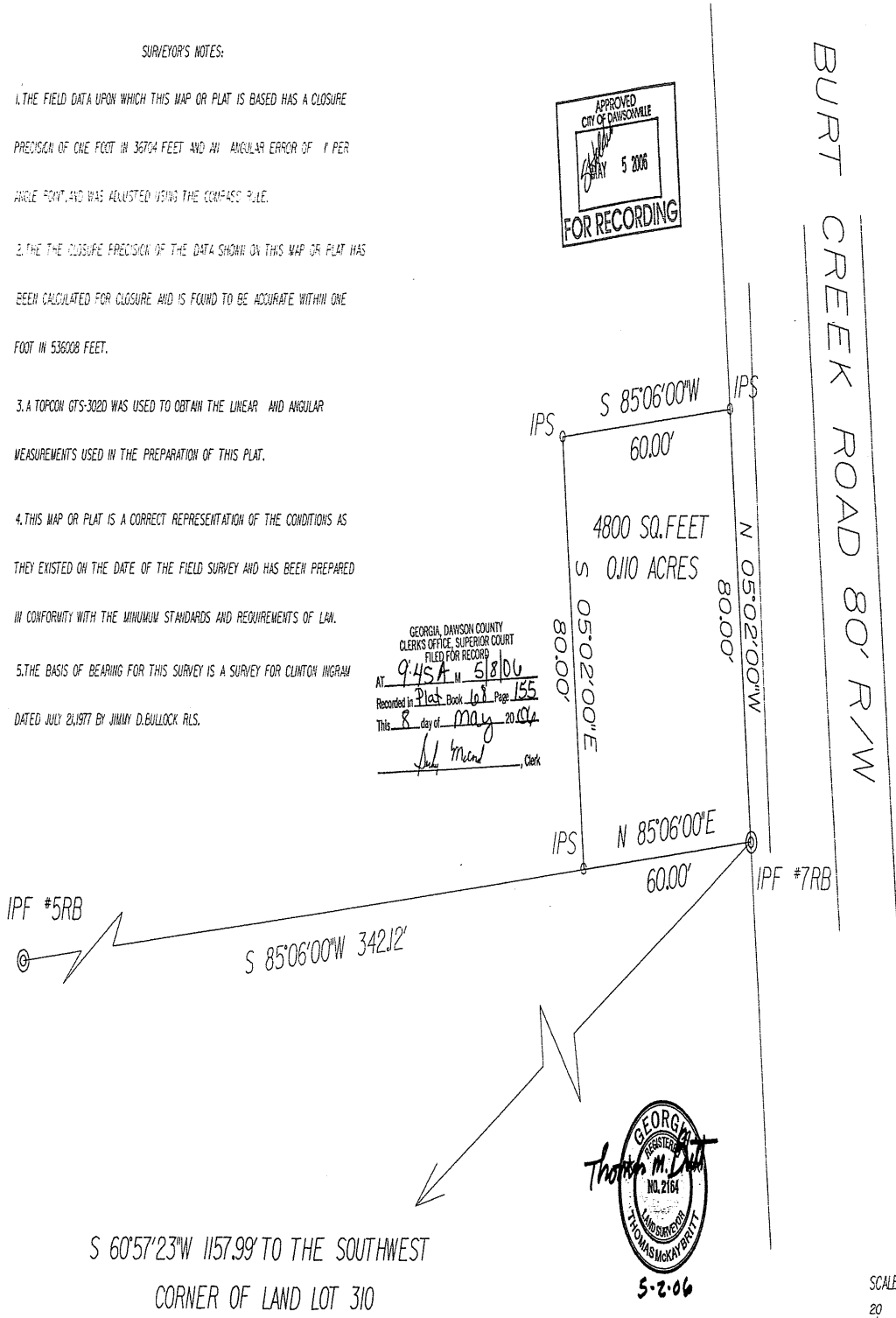
No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

SURVEYOR'S NOTES:

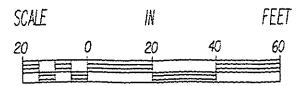
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36704 FEET AND AN ANGULAR ERROR OF 1 PER HUNDRED PART AND WAS ADJUSTED USING THE COMPASS RULE.
2. THE CLOSURE PRECISION OF THE DATA SHOWN ON THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 536008 FEET.
3. A TOPCON GTS-3020 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
4. THIS MAP OR PLAT IS A CORRECT REPRESENTATION OF THE CONDITIONS AS THEY EXISTED ON THE DATE OF THE FIELD SURVEY AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
5. THE BASIS OF BEARING FOR THIS SURVEY IS A SURVEY FOR CLINTON INGRAM DATED JULY 21, 1977 BY JIMMY D. BULLOCK, PLS.



GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORDING
AT 9:45 A.M. 5/8/06
Recorded in Plat Book 161 Page 155
This 8 day of May 20 06
J. M. Mend, Clerk



S 60°57'23\"/>



TSD
TRANSPORTATION SYSTEMS DESIGN, INC.
ENGINEERS & SURVEYORS

436 ACADEMY AVENUE
DAWSONVILLE, GEORGIA 30534
(706) 265-4666
FAX (706) 265-4945

665 BARFIELD ROAD
SUITE 100
ATLANTA, GEORGIA 30328
(404) 255-2220
FAX (404) 255-2206

NO.	DATE	REVISIONS	BY	SURVEYED BY	PL	DRAWN BY	ML	CHECKED BY	TB

SURVEY FOR
THE CITY OF DAWSONVILLE
LAND LOT 31, 4th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

FIELD DATE	04-28-06
PLAT DATE	05-02-2006
SCALE	1" = 20'
PROJECT NO.	060308
SHEET	1 OF 1

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 0
DATE 9-18-06
Becky McCord

BECKY MCCORD, CLERK
SUPERIOR COURT

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 8:00A M 9-18-06
Recorded in Deed Book 764 Page 506-507
This 18 day of Sept. 20 06

Becky McCord, Clerk

Please return to:
Miles, McGoff & Moore, LLC
320 Dahlonega Street
Suite 200
Cumming, Georgia 30040-2410
File No. 4571.0000

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DAWSON

THIS INDENTURE, made on this 21st day of August, 2006, between BYSTE, INCORPORATED, a Georgia corporation, as party of the first part, hereinafter called Grantor, and THE CITY OF DAWSONVILLE, a Georgia municipal corporation, as party 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 CREDIT FOR THE ACQUISITION OF ONE (1) THREE-QUARTER INCH (3/4") RESIDENTIAL CLASS WATER TAP AND ONE (1) THREE-QUARTER INCH (3/4") RESIDENTIAL CLASS SEWER TAP AND OTHER VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, and convey unto Grantee the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 310 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining to the only proper use, benefit, and behoof of said Grantee and Grantee's successors and assigns, forever, in Fee Simple.

AND SAID GRANTOR, for Grantor and Grantor's heirs, executors, administrators, successors, and assigns, will warrant and will forever defend the right and the title to the above-described property unto said Grantee and Grantee's successors and assigns, against the lawful claim of all persons.

IN WITNESS WHEREOF, said Grantor has executed the indenture, under seal, on the day and year first above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

M.A. Miles
Notary Public

GRANTOR:
BYSTE, INCORPORATED
a Georgia corporation

By: [Signature]
Rayford D. Stephens, President

[CORPORATE SEAL]



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 310 of the 4th District and 1st Section of Dawson County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the Southwest corner of the aforesaid Land Lot 310 of Dawson County; thence run North 60 degrees 57 minutes 23 seconds East for a distance of 1,157.99 feet to an iron pin found on the Western Right-of-Way of Burt Creek Road (f/k/a Shoal Hole Road) (80-foot right-of-way), which iron pin marks the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run North 05 degrees 02 minutes 00 seconds West along the aforesaid Western Right-of-Way of Burt Creek Road for a distance of 80.00 feet to an iron pin set on said Right-of-Way; thence leave said Western Right-of-Way of Burt Creek Road and run South 85 degrees 06 minutes 00 seconds West for a distance of 60.00 feet to a point; thence run South 05 degrees 02 minutes 00 seconds East for a distance of 80.00 feet to an iron pin set; thence run North 85 degrees 06 minutes 00 seconds East for a distance of 60.00 feet to the aforesaid iron pin found on the Western Right-of-Way of Burt Creek Road which marks the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 4,800 square feet or 0.110 acres, as shown on a Survey for The City of Dawsonville, dated May 2, 2006, prepared by Transportation Systems Design, Inc. Engineer & Surveyors, Thomas McKay Britt, Georgia Registered Land Surveyor Number 2164, and recorded in Plat Book 68, Page 155 of the Dawson County, Georgia records.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Application

Application#: ZA - C2100154

Applicant Name(s): CITY OF DAWSONVILLE

Address: 415 Highway 53 East, Suite 100 City: Dawsonville Zip: 30534

Phone: 706-265-3256 Cell Phone:

Signature(s) Date

Property Address: 116 FARMINGTON CIRCLE

Directions to Property from City Hall: FARMINGTON WOODS

Tax Map # 093 041 001 Parcel# Current Zoning: R6

Land Lot(s): 511 District: 4 Section: 1

Subdivision Name: N/A Lot #

Acres: 0.057 Current Use of Property: WASTE WATER LIFT STATION

Has a past Request of Rezone of this property been made before? If yes, provide ZA #

The applicant request:

Rezoning to zoning category: INST Conditional Use permit for:

Proposed use of property if rezoned: CITY

If Residential: # of lots proposed: N/A Minimum lot size proposed: N/A (Include Conceptual Plan)

Is an Amenity area proposed: N/A, if yes, what

If Commercial: total building area proposed: N/A (Include Conceptual Plan) Existing

Utilities: (utilities readily available at the road frontage): Water Sewer Electric Natural Gas

Proposed Utilities: (utilities developer intends to provide) Water Sewer Electric Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Type of Surface:

- Failure to complete all sections will result in rejection of application and unnecessary delays.
I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant

Date

Table with 2 columns: Office Use Only and Amount Paid \$ (CK, Cash). Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Postponed: YES NO Date, and Approved by Planning Commission YES NO. Includes handwritten red text: 03.17.2021, Mailed Public Notice 03.11.2021.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We David Picklesimer - Planning Director hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093 041 001 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent David Picklesimer - Planning Director

Signature of Applicant or Agent _____ **Date** _____

Mailing Address 415 Highway 53 East, Suite 100

City Dawsonville State GA Zip 30534

Telephone Number 706-203-4926

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Adjacent Property Owners**

Application # ZA -- C2100154

TMP# 093 041 001

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 093 041 1. Name(s): FARMINGTON WOODS LP
Address: 3825 PACES WALK SE, STE 100
ATLANTA, GA 30339

TMP # 094 012 2. Name(s): SANDRA BYNUM
Address: 804 COLLINS AVE
WARNER ROBINS, GA 31093

TMP # _____ 3. Name(s): _____
Address: _____

TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.



Overview



Legend

 Parcels

Parcel ID: 093 041 001
Alt ID: 16015
Owner: CITY OF DAWSONVILLE
Acres: ~~0.06~~ **0.057 ac**
Assessed Value: \$20000

Date created: 1/13/2021
Last Data Uploaded: 1/12/2021 11:54:07 PM

Developed by  **Schneider**
GEOSPATIAL

qPublic.net™ Dawson County, GA

Summary

Parcel Number 093 041 001
 Location Address
 Legal Description LL 511 4TH LD
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.867
 Acres 0.06
 Neighborhood UL - Dawsonville - City (211280)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

CITY OF DAWSONVILLE
 415 HWY 53 EAST SUITE 100
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	Res-Dawsonville City	Lot	0	0	0.06	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/17/2013	1148 111	67 179	\$0	Government (346)	FARMINGTON WOODS L P	CITY OF DAWSONVILLE

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$20,000	\$20,000	\$20,000	\$10,000	\$10,000
Land Value	\$20,000	\$20,000	\$20,000	\$20,000	\$10,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$20,000	\$20,000	\$20,000	\$20,000	\$10,000

Photos



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

Filed in Office: 04/09/2015 01:37PM
Deed Doc: WD
Bk 01148 Pg 0111-0123
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422015000399

After recording please return to:
Althea J.K. Broughton, Esq.
Arnall Golden Gregory LLP
171 17th Street, NW
Suite 2100
Atlanta, Georgia 30363

STATE OF GEORGIA

COUNTY OF DAWSON

After recording return to:
M Calloway Title & Escrow, LLC
David W. Dudley 2-27278
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

GENERAL WARRANTY DEED

THIS INDENTURE, effective as of December 17, 2013, by and between **FARMINGTON WOODS, L.P.**, a Georgia limited partnership (hereinafter "GRANTOR") and the **CITY OF DAWSONVILLE**, a Georgia municipal corporation (hereinafter "GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration in hand paid by GRANTEE to GRANTOR at and before the sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto the said GRANTEE all that tract or parcel of land being in Dawson County, Georgia, and being more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein (hereinafter the "Property"), and being depicted on the plat attached hereto and incorporated herein as Exhibit "C" (or as shown on that certain plat recorded at Plat Book 67, Page 179, Records of Dawson County), TOGETHER WITH a perpetual nonexclusive twenty (20) foot wide easement (hereinafter referred to as the "Access Easement") for purposes of ingress and egress vehicular access to the Property for the purpose of using, maintaining, repairing, inspecting, and reconstructing a pump station and related facilities as may be located thereon from time to time, said Access Easement being 0.375 acre (hereinafter referred to as the "Access Easement Area") described with particularity on Exhibit "D" attached hereto and incorporated herein, being depicted on the plat attached hereto and incorporated herein as Exhibit "E" and recorded at Plat Book 80, Page 159, Records of Dawson County).

TO HAVE AND TO HOLD the Property, together with all and singular the

B
WD / 34.00 PFC
Ø TT
X

rights, easements, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of GRANTEE forever in FEE SIMPLE, subject only to those matters set forth in Exhibit "B", attached hereto and incorporated herein by this reference.

AND GRANTOR covenants and warrants unto GRANTEE that GRANTOR is lawfully seized and possessed of the entire fee simple estate in and to the Property; that GRANTOR has the lawful and good right to convey same to GRANTEE; that GRANTOR will execute and deliver such further conveyances and do such further acts as may become necessary to fully vest in GRANTEE the entire fee simple estate in and to the Property; and that GRANTOR will warrant and forever defend the right and title to the Property unto GRANTEE against the claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has caused this deed to be signed, sealed and delivered by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in the presence of: this 2nd day of April 2015

Amelia Johnson
Unofficial Witness

S. Ann Freeman
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 12-17-2016

GRANTOR:

FARMINGTON WOODS, L.P.

By: TBG Dawsonville, LLC, a Georgia limited liability company, its General Partner

By: Kevin N. Buckner (Seal)
Kevin N. Buckner, its Manager



EXHIBIT "A"

**Farmington Woods
Pump Station
2,500 S.F. / 0.057 Acre**

All that tract or parcel of land lying and being in Land Lot 511 of the 4th Land District, 1st Section, Dawson County, Georgia and being more particularly described as follows;

Commence at the intersection of Land Lots 511, 512, 577 and 578, said point marked by an axle found; THENCE leaving said Land Lot Corner and traveling on the Land Lot Line common to Land Lots 511 and 578 South 89 degrees 47 minutes 02 seconds East for a distance of 1035.96 feet to a point; THENCE leaving said Land Lot Line and traveling North 00 degrees 12 minutes 58 seconds East for a distance of 6.11 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, North 15 degrees 22 minutes 10 seconds West for a distance of 50.00 feet to a point; THENCE North 74 degrees 37 minutes 50 seconds East for a distance of 50.00 feet to a point; THENCE South 15 degrees 22 minutes 10 seconds East for a distance of 50.00 feet to a point; THENCE South 74 degrees 37 minutes 50 seconds West for a distance of 50.00 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.057 acres as shown on Survey of Pump Station for City of Dawsonville, prepared for Farmington Woods, L.P., by Georgia Premier Land Surveying, Inc., dated 11/05/13, and bearing the seal of Brian R. Sutherland, Georgia Registered Land Surveyor No. 2900, a copy of which is attached hereto as Exhibit "C", made a part hereof by this reference, and recorded at Plat Book 67, Page 179, Records of Dawson County, Georgia.

EXHIBIT "B"

Farmington Woods

PERMITTED EXCEPTIONS

- (a) All taxes for the year 2014 and subsequent years, which are liens not yet due and payable.
- (b) Rights of tenants in possession under unrecorded leases.
- (c) Drainage rights as contained in that certain Right of Way Deed from Mrs. J.C. Burt Sr., Mrs. Edith Gee, et al to Dawson County, a political subdivision of the State of Georgia, dated July 16, 1974, filed for record September 17, 1974 at 10:30 a.m., recorded in Deed Book 29, Page 747, Records of Dawson County, Georgia.
- (d) Easement from Mike Thornton to Georgia Power Company, dated January 7, 1986, filed for record January 10, 1986 at 8:30 a.m., recorded in Deed Book 85, Page 695, aforesaid Records.
- (e) Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits by Farmington Woods, L.P., a Georgia limited partnership and the Georgia Housing and Finance Authority, an instrumentality of the State of Georgia and a public corporation, dated as of July 18, 2012, filed for record July 20, 2012 at 12:00 Noon, recorded in Deed Book 1033, Page 317, aforesaid Records.
- (f) Underground Easement from Farmington Woods, L.P. to Georgia Power Company, dated November 15, 2012, filed for record December 6, 2012 at 12:30 p.m., recorded in Deed Book 1050, Page 179, aforesaid Records.
- (g) Those matters as disclosed by a current and accurate survey.
- (h) Deed to Secure Debt from Farmington Woods, L.P. a Georgia limited partnership to Regions Bank, an Alabama banking corporation, dated as of July 1, 2012, filed for record July 16, 2012 at 1:00 p.m., recorded in Deed Book 1032, Page 588, Records of Dawson County, Georgia; securing an indebtedness of \$4,545,847.00, maturing July 11, 2014; as modified by that certain First Modification to Deed to Secure Debt and Related Documents by and between Farmington Woods L.P., a Georgia limited partnership and Regions Bank, an Alabama banking corporation, dated as of July 24, 2014, filed for record September 11, 2014 at 12:15 p.m., recorded in Deed Book 1125, Page 417, aforesaid Records; as further modified by that certain Second Modification to Deed to Secure Debt and Related Documents by and between Farmington Woods L.P., a Georgia limited partnership and Regions Bank, an Alabama banking corporation, dated as of December 23, 2014, filed for record January 13, 2015 at 12:40 p.m., recorded in Deed Book 1138, Page 222, aforesaid Records.

- (i) Absolute Assignment of Rents and Leases from Farmington Woods, L.P. a Georgia limited partnership to Regions Bank, an Alabama banking corporation, dated as of July 1, 2012, filed for record July 16, 2012 at 1:00 p.m., recorded in Deed Book 1033, Page 1, aforesaid Records.
- (j) U.C.C. Financing Statement showing Farmington Woods, L.P. as Debtor and Regions Bank as Secured Party, filed for record July 16, 2012 at 1:00 p.m., recorded in Deed Book 1033, Page 15, aforesaid Records.
- (k) U.C.C. 1 Financing Statement No. 042-2012-252 showing Farmington Woods, L.P. as Debtor and Regions Bank as Secured Party, entered of record July 18, 2012 at 1:00 p.m., aforesaid Records.
- (l) U.C.C. 1 Financing Statement No. 042-2012-253 showing TBG Dawsonville, L.L.C. as Debtor and Regions Bank as Secured Party, entered of record July 18, 2012 at 1:00 p.m., aforesaid Records.

EXHIBIT "C"

**Farmington Woods
Pump Station
2,500 S.F. / 0.057 Acre**

Survey of Pump Station for City of Dawsonville
prepared for Farmington Woods, L.P., by Georgia Premier Land Surveying, Inc.
dated 11/05/13
bearing the seal of Brian R. Sutherland, Georgia Registered Land Surveyor No. 2900

LEGEND

- NTS = NOT TO SCALE
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P.L. = PROPERTY LINE
- C.L. = CENTERLINE
- IPF = IRON PIN FOUND
- RBF = REBAR FOUND
- CTP = CRIMP TOP PIPE
- OTP = OPEN TOP PIPE
- BSL = BUILDING SETBACK LINE
- RAW = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FIRST FLOOR ELEVATION
- BFE = BASEMENT FLOOR ELEVATION
- GFE = GARAGE FLOOR ELEVATION
- UTP = UNDERGROUND TELE. PED.
- S = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- *** = FENCE LINE
- N/F = NOW OR FORMERLY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13085C011B DATED SEPTEMBER 26, 2008

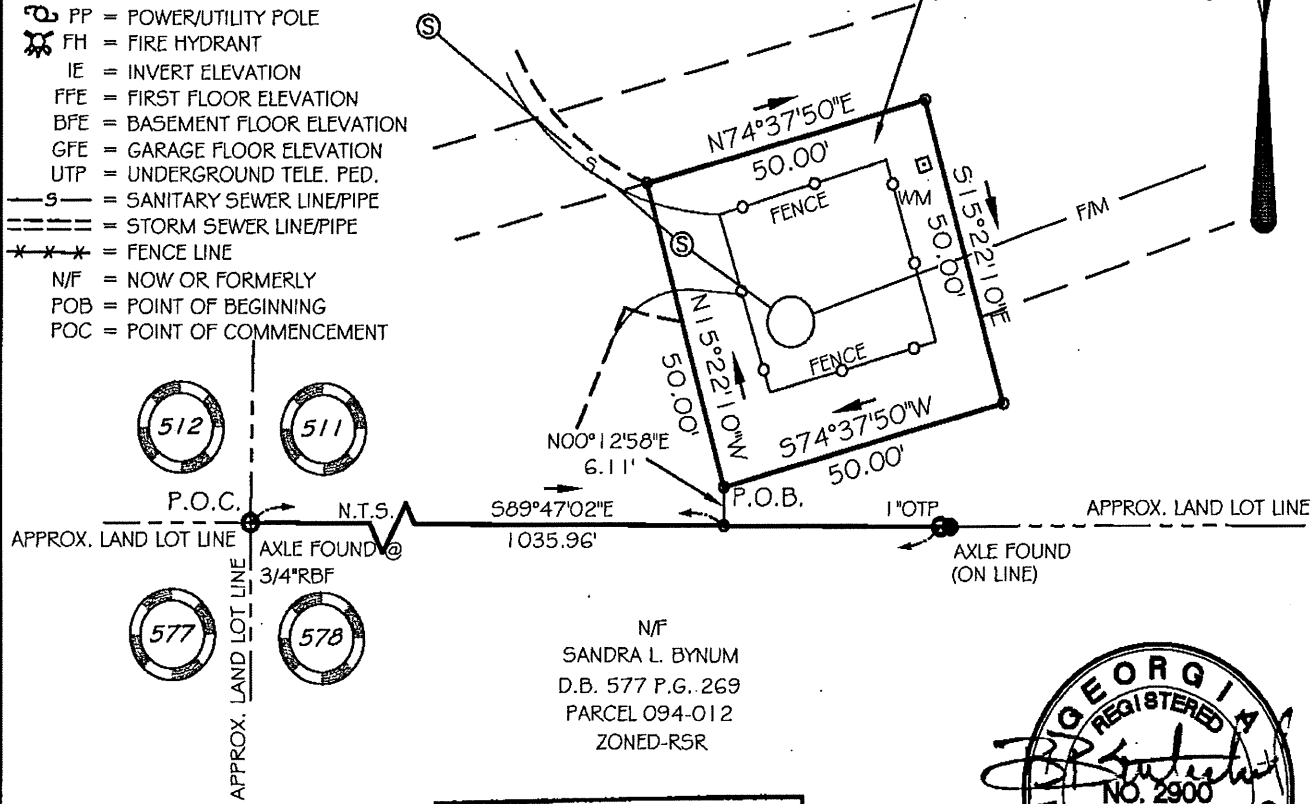
REFERENCES:
1) ASBUILT FOR FARMINGTON WOODS, L.P., PREPARED BY GEORGIA PREMIER LAND SURVEYING, INC., DATED 11/5/13.

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

At 3:15 P.M. December 13, 2013
Recorded in PLAT Book 67 Page 179
This 13th day of December 2013

PUMP STATION
50' X 50'
TO BE DEEDED
TO CITY OF DAWSONVILLE
0.057 AC./2500 S.F.

[Signature]
CLERK
FARMINGTON WOODS, L.P.

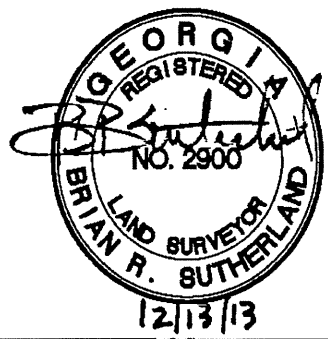


N/F
SANDRA L. BYNUM
D.B. 577 P.G. 269
PARCEL 094-012
ZONED-R5R

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

[Signature]
BRIAN R. SUTHERLAND, R.L.S.

APPROVED
CITY OF DAWSONVILLE
DEC 13 2013
[Signature]
FOR RECORDING



GRAPHIC SCALE
1 inch = 30 feet

PUMP STATION FOR:
CITY OF DAWSONVILLE

GEORGIA PREMIER
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
359 PELLY STREET
DUNFORD, GEORGIA 30516
(770) 614-3004 FAX (770) 614-3956

No.	By	Date	Revision	Date: 11/20/13	Land Lot: 511	Dist: 4th	Sect: 1st	Sheet No.
Cadd File No:				County: DAWSON, GA.	Scale: 1"=50'	Project: 11185		Drawn By: BS
								1 of 1

EXHIBIT "D"

Farmington Woods
20' Access Easement – 0.375 Acres
Page 1 of 3

All that tract or parcel of land lying and being in Land Lot 511 of the 4th Land District, 1st Section, Dawson County, Georgia and being more particularly described as follows:

Commence at the intersection of Land Lots 511, 512, 577 and 578, said point marked by an axle found; THENCE North 00 degrees 58 minutes 10 seconds East for a distance of 28.82 feet to a point at the intersection of the Land Lot Line common to Land Lots 511 and 512 and the southerly right-of-way of Perimeter Road (80' R/W); THENCE traveling on said right-of-way the following three (3) courses and distances: along a curve to the left having a radius of 1057.56 feet and an arc length of 317.80 feet, being subtended by a chord of North 60 degrees 06 minutes 50 seconds East for a distance of 316.61 feet to a point; THENCE North 53 degrees 02 minutes 35 seconds East for a distance of 437.31 feet to a point; THENCE along a curve to the right having a radius of 2320.83 feet and an arc length of 15.38 feet, being subtended by a chord of North 53 degrees 27 minutes 41 seconds East for a distance of 15.38 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right-of-way along a curve to the right having a radius of 2320.83 feet and an arc length of 20.00 feet, being subtended by a chord of North 53 degrees 53 minutes 54 seconds East for a distance of 20.00 feet to a point; THENCE leaving said right-of-way South 36 degrees 06 minutes 06 seconds East for a distance of 50.14 feet to a point; THENCE along a curve to the left having a radius of 90.00 feet and an arc length of 7.76 feet, being subtended by a chord of South 38 degrees 34 minutes 17 seconds East for a distance of 7.76 feet to a point; THENCE South 41 degrees 02 minutes 28 seconds East for a distance of 84.10 feet to a point; THENCE along a curve to the left having a radius of 243.94 feet and an arc length of 96.83 feet, being subtended by a chord of South 39 degrees 46 minutes 06 seconds West for a distance of 96.19 feet to a point; THENCE South 28 degrees 23 minutes 50 seconds West for a distance of 60.48 feet to a point; THENCE along a curve to the left having a radius of 446.00 feet and an arc length of 173.98 feet, being subtended by a chord of South 74 degrees 41 minutes 05 seconds East for a distance of 172.88 feet to a point; THENCE along a curve to the left having a radius of 446.00 feet and an arc length of 27.06 feet, being subtended by a chord of South 87 degrees 35 minutes 54 seconds East for a distance of 27.06 feet to a point; THENCE along a curve to the left having a radius of 91.00 feet and an arc length of 82.59 feet, being subtended by a chord of North 64 degrees 39 minutes 48 seconds East for a distance of 79.78 feet to a point; THENCE South 45 degrees 01 minutes 40 seconds East for a distance of 44.27 feet to a point;

EXHIBIT "D"

Farmington Woods

20' Access Easement – 0.375 Acres

Page 2 of 3

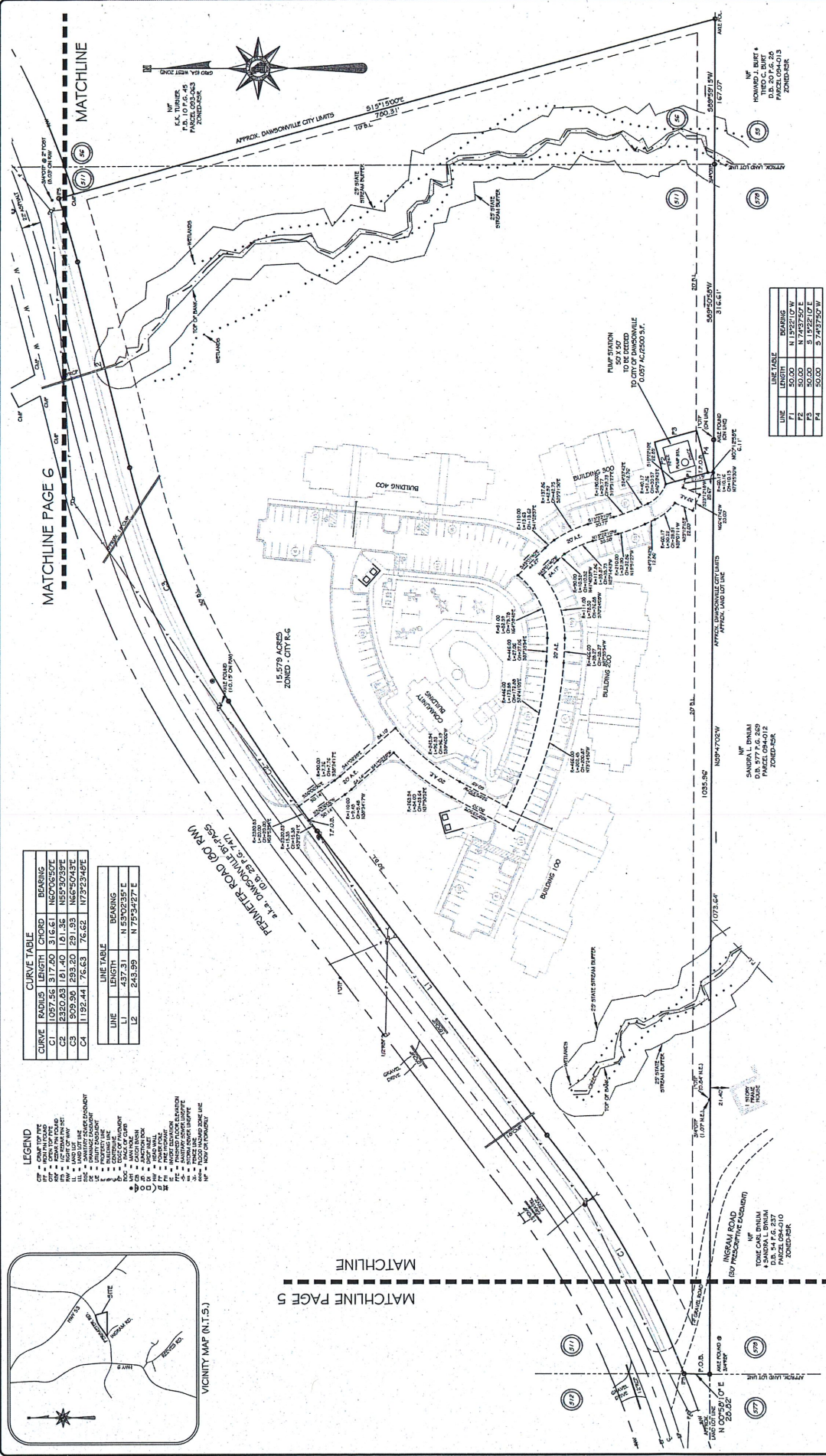
THENCE along a curve to the right having a radius of 110.00 feet and an arc length of 13.63 feet, being subtended by a chord of South 41 degrees 28 minutes 37 seconds East for a distance of 13.62 feet to a point; THENCE along a curve to the right having a radius of 137.86 feet and an arc length of 42.92 feet, being subtended by a chord of South 25 degrees 21 minutes 30 seconds East for a distance of 42.75 feet to a point; THENCE South 15 degrees 22 minutes 10 seconds East for a distance of 30.77 feet to a point; THENCE along a curve to the left having a radius of 190.00 feet and an arc length of 29.77 feet, being subtended by a chord of South 19 degrees 51 minutes 27 seconds East for a distance of 29.73 feet to a point; THENCE South 24 degrees 37 minutes 42 seconds East for a distance of 12.76 feet to a point; THENCE along a curve to the left having a radius of 40.17 feet and an arc length of 31.36 feet, being subtended by a chord of South 46 degrees 59 minutes 43 seconds East for a distance of 30.57 feet to a point; THENCE South 15 degrees 22 minutes 10 seconds East for a distance of 22.85 feet to a point; THENCE along a curve to the right having a radius of 60.17 feet and an arc length of 10.16 feet, being subtended by a chord of North 77 degrees 25 minutes 30 seconds West for a distance of 10.15 feet to a point; THENCE South 23 degrees 12 minutes 18 seconds West for a distance of 20.67 feet to a point; THENCE North 66 degrees 47 minutes 42 seconds West for a distance of 20.00 feet to a point; THENCE North 23 degrees 12 minutes 18 seconds East for a distance of 22.00 feet to a point; THENCE along a curve to the right having a radius of 60.17 feet and an arc length of 30.22 feet, being subtended by a chord of North 39 degrees 01 minutes 11 seconds West for a distance of 29.91 feet to a point; THENCE North 24 degrees 37 minutes 42 seconds West for a distance of 12.86 feet to a point; THENCE along a curve to the right having a radius of 210.00 feet and an arc length of 32.90 feet, being subtended by a chord of North 19 degrees 51 minutes 27 seconds West for a distance of 32.86 feet to a point; THENCE North 15 degrees 22 minutes 10 seconds West for a distance of 30.58 feet to a point; THENCE along a curve to the left having a radius of 117.86 feet and an arc length of 35.87 feet, being subtended by a chord of North 25 degrees 14 minutes 43 seconds West for a distance of 35.73 feet to a point; THENCE along a curve to the left having a radius of 90.00 feet and an arc length of 10.52 feet, being subtended by a chord of North 41 degrees 40 minutes 39 seconds West for a distance of 10.51 feet to a point; THENCE North 45 degrees 01 minutes 40 seconds West for a distance of 24.17 feet to a point; THENCE along a curve to the right having a radius of 111.00 feet and an arc length of 78.50 feet, being subtended by a chord of South 70 degrees 24 minutes 08 seconds West for a distance of 76.88 feet to a point; THENCE along a curve to the right having a radius of 466.00 feet and an arc length of 28.27 feet, being subtended by a chord of North 87 degrees 35 minutes 54 seconds West for a distance of 28.27 feet to a point; THENCE along a curve to the right having a radius of 466.00 feet and an arc length of 202.45 feet, being subtended by a chord of North 73 degrees 24 minutes 50 seconds West for a distance of 200.87 feet to a point; THENCE North 28 degrees 23 minutes 50 seconds

EXHIBIT "D"

Farmington Woods
20' Access Easement – 0.375 Acres
Page 3 of 3

East for a distance of 80.70 feet to a point; THENCE along a curve to the right having a radius of 263.94 feet and an arc length of 84.00 feet, being subtended by a chord of North 37 degrees 30 minutes 52 seconds East for a distance of 83.64 feet to a point; THENCE North 41 degrees 02 minutes 28 seconds West for a distance of 64.14 feet to a point; THENCE along a curve to the right having a radius of 110.00 feet and an arc length of 9.48 feet, being subtended by a chord of North 38 degrees 34 minutes 17 seconds West for a distance of 9.48 feet to a point; THENCE North 36 degrees 06 minutes 06 seconds West for a distance of 50.14 feet to a point on the southerly right-of-way of Perimeter Road, said point being THE TRUE POINT OF BEGINNING.

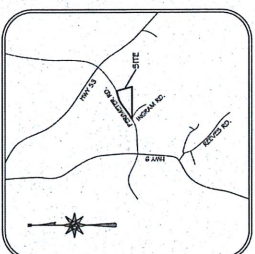
Said property contains 0.375 acres as shown on Access Easement for Farmington Woods, L.P., prepared by Georgia Premier Land Surveying, Inc., dated 11/05/13, and bearing the seal of Brian R. Sutherland, Georgia Registered Land Surveyor No. 2900, a copy of which is attached hereto as Exhibit "E", and which is recorded at Plat Book 80, Page 159, Records of Dawson County, Georgia.



CURVE TABLE			
CURVE	RADIUS	CHORD	BEARING
C1	1057.56	317.40	316.61 N62°05'02"E
C2	2320.03	181.40	181.35 N55°50'45"E
C3	909.96	293.20	291.93 N66°50'45"E
C4	1192.44	76.63	76.62 N73°42'49"E

LINE TABLE			
LINE	LENGTH	BEARING	REMARKS
L1	437.31	N 53°02'35"E	
L2	243.99	N 75°54'27"E	

- LEGEND**
- CHAIN OF TITLE
 - SURVEY LINE
 - PROPERTY LINE
 - EASEMENT
 - RIGHT-OF-WAY
 - ADJACENT PROPERTY
 - ADJACENT ROAD
 - ADJACENT RAILROAD
 - ADJACENT WATERWAY
 - ADJACENT AIRWAY
 - ADJACENT POWER LINE
 - ADJACENT TELEPHONE LINE
 - ADJACENT CABLE TELEVISION LINE
 - ADJACENT FIBER OPTIC LINE
 - ADJACENT GAS LINE
 - ADJACENT WATER MAIN
 - ADJACENT SEWER MAIN
 - ADJACENT SANITARY MAIN
 - ADJACENT RAINWATER MAIN
 - ADJACENT DRAINAGE CANAL
 - ADJACENT DRAINAGE DITCH
 - ADJACENT DRAINAGE TRENCH
 - ADJACENT DRAINAGE SWALE
 - ADJACENT DRAINAGE CURB
 - ADJACENT DRAINAGE GUTTER
 - ADJACENT DRAINAGE SLOPE
 - ADJACENT DRAINAGE GRASS
 - ADJACENT DRAINAGE ASPHALT
 - ADJACENT DRAINAGE CONCRETE
 - ADJACENT DRAINAGE BRICK
 - ADJACENT DRAINAGE TILE
 - ADJACENT DRAINAGE PIPE
 - ADJACENT DRAINAGE DUCT
 - ADJACENT DRAINAGE CONDUIT
 - ADJACENT DRAINAGE TRUNK
 - ADJACENT DRAINAGE MAIN
 - ADJACENT DRAINAGE FEEDER
 - ADJACENT DRAINAGE BRANCH
 - ADJACENT DRAINAGE TIE
 - ADJACENT DRAINAGE JUNCTION
 - ADJACENT DRAINAGE CROSSING
 - ADJACENT DRAINAGE UNDERPASS
 - ADJACENT DRAINAGE OVERPASS
 - ADJACENT DRAINAGE BRIDGE
 - ADJACENT DRAINAGE TUNNEL
 - ADJACENT DRAINAGE PIPE
 - ADJACENT DRAINAGE DUCT
 - ADJACENT DRAINAGE CONDUIT
 - ADJACENT DRAINAGE TRUNK
 - ADJACENT DRAINAGE MAIN
 - ADJACENT DRAINAGE FEEDER
 - ADJACENT DRAINAGE BRANCH
 - ADJACENT DRAINAGE TIE
 - ADJACENT DRAINAGE JUNCTION
 - ADJACENT DRAINAGE CROSSING
 - ADJACENT DRAINAGE UNDERPASS
 - ADJACENT DRAINAGE OVERPASS
 - ADJACENT DRAINAGE BRIDGE
 - ADJACENT DRAINAGE TUNNEL



LINE	LENGTH	BEARING
P1	50.00	N 19°55'17"W
P2	50.00	S 11°22'17"E
P3	50.00	S 74°37'52"W
P4	50.00	S 74°37'52"W

ACCESS EASEMENT FOR:
Farmington Woods, L.P.

GEORGIA PREMIER LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 1770 DALLAS ROAD, SUITE 100
 ATLANTA, GEORGIA 30329
 (404) 488-1111

DATE: 11/02/13
 COUNTY: DAWSON, GEORGIA
 PROJECT: 11105

Sheet No. 3 OF 7
 Drawn By: RR

PROPERTY LOCATED IN CITY LIMITS OF DAWSONVILLE

FOR RECORDING

315 P.M. 13-13
 11:58 AM 13-13

DAWSON COUNTY
 CLERK OF SUPERIOR COURT

11/11/13 11:58 AM 13-13 11:58 AM 11:58 AM

A TOTAL AREA OF 15.579 ACRES WAS SURVEYED AND SHOWN ON THIS MAP. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS OBTAINED BY MEASUREMENT AND AN ANGULAR ERROR OF 01". THIS MAP OR PLAN HAS BEEN CALCULATED ACCORDING TO THE STANDARD METHOD OF LEAST SQUARES ADJUSTMENT. THE ACCURACY OF THIS MAP OR PLAN IS AS FOLLOWS:

1" = 100 FEET

