



BOA # 16-06

Project - 16-00456

BOARD OF APPEALS APPLICATION

APPLICATION FOR VARIANCE, APPEAL, OR WAIVER

RECEIVED

OCT 03 2016

City of Snellville

Planning & Development Department

2342 Oak Road, 2nd Floor

Snellville, GA 30078

Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

DATE RECEIVED:

1926 OAK RD

#1600456

BOA VARIANCE/APPEAL # 16-06

Glynda Norton- Split Silk Properties

5025-144; 5025-145; 5025-146; 5025-005; 5025-006; 5025-007

Applicant is: (check one)

- Owner's Agent
- Contract Purchaser
- Property Owner

Owner (if not the applicant): check here if there are additional property owners and attach additional sheets.

Split Silk Properties, LLC
Name (please print)

Name (please print)

P.O. Box 1725

Address

Loganville, GA 30052

City, State, Zip Code

678-772-0202 678-336-7063

Phone Number(s)

Fax

Glyndia B. Norton
Name (please print)

Name (please print)

1926 Oak Road

Address

Snellville, GA 30078

City, State, Zip Code

770-609-8997

Phone Number(s)

Fax

Contact Person: Jeff Timler

Phone: 678-772-0202 Fax: 678-336-7063

Cell Phone: 678-772-0202

E-mail: timlerj@bellsouth.net

Application for: (check one)

- Appeal
- Variance from Zoning Ordinance
- Variance from Municipal Code
- Waiver of Development Regulations

Section(s) of Zoning Ordinance VARIANCE request is for: Exhibit "A" 5025 144- 2564 Schooner Cove

Section(s) of Municipal Code VARIANCE request is for: _____ 5025 145- 2554 Schooner Cove

Section(s) of Development Regulations WAIVER request is for: _____ 5025 146- 2544 Schooner Cove

Property Address/Location: Exhibit "A" Distr 5025 005- 1896 Oak Rd

State the purpose of this request: Please see letter of intent 5025 006 1926 Oak Rd

5025 007- 1946 Oak Rd

At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

- ✓ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- ✓ Payment of the appropriate application and public notice sign fees. Make checks payable to City of Snellville;
- ✓ Letter of Intent explaining the reason for the request for the variance, appeal, or waiver;
- ✓ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- ✓ Analysis of impact (if variance application) or details of grievance (if appeal) or details of waiver request (if waiver) as per Section 14.5;
- ✓ A current legal description of the subject parcel(s). If the property proposed for a variance, appeal, or waiver includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- ✓ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- ✓ A Certificate of Title (for all parcels subject to this application);
- ✓ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- ✓ VARIANCE or WAIVER applications only: Nine (9) copies and one (1) original of the proposed Site and Concept Plan and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) the location and extent of required buffer areas; and (i) location of floodplains. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal. All documents must be folded to 8-1/2" x 11";
- ✓ Nine (9) stapled or bound copies of: (a) completed application; (b) Letter of Intent; and (c), Any and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents.
- ✓ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Variance, Appeal, and Waiver application (and all supporting documents) in .pdf file format;

EXHIBIT "A"

Variance request is from the following sections:

9.3 (4)

- (1) Reduce minimum lot area from 30,000 SF to 4,800.
- (2) Minimum lot width from 100 feet at building line to 45 feet
- (4) Minimum front yard, 50 feet from right-of-way line to 10 feet
- (5) Minimum rear yard from 40 feet to 20 feet.
- (6) Minimum side yard from 10 feet to 0 feet, 10 feet between buildings.
- (7) Minimum side yard on street side of corner from 35 feet to 10 feet.
- (8) Maximum Ground Coverage, including accessory structures from 35 percent to 80 percent

4.7 Street Frontage Requirements, from 25 feet to 0'.

Owner Addresses:

Jimmy Norton 5025-146; 2544 Schooner Cove Snellville, GA 30078

Glyndia Norton 5025-007; 1946 Oak Road Snellville, GA 30078

Glyndia Norton 5025-006; 1926 Oak Road Snellville, GA 30078

Glyndia Norton 5025-005; 1896 Oak Road Snellville, GA 30078

Glyndia Norton 5025-144; 2564 Schooner Cove Snellville, GA 30078

Glyndia Norton 5025-145; 2554 Schooner Cove Snellville, GA 30078

If request is for an APPEAL, please discuss your grievance in detail. You may attach additional sheets and provide additional documentation as appropriate:

A VARIANCE from the terms of the Snellville Zoning Ordinance or Development Regulations shall not be granted by the Board of Appeals unless and until the applicant has **demonstrated** the following. You may attach additional sheets and provide additional documentation as appropriate:

1) **Demonstrate** that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

Zoning for the proposal no longer exists and the economic value of the land necessitates the variance requests.

2) **Demonstrate** that literal interpretation of the provisions of the Zoning Ordinance or Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance or Development Regulations.

Literal interpretation will not allow economic revitalization to this area.

3) **Demonstrate** that the special conditions and circumstances do not result from the actions of the applicant.

The City of Snellville does not have a conservation subdivision district that will allowed this type of successful development.

4) **Demonstrate** that granting the variance (or waiver) requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance or Development Regulations to other lands, structures, or buildings in the same zoning district.

No special privilege will be granted to the owner as all property owners have the right to apply for variances.

Please Note: Non-conforming uses of adjacent properties cannot be considered as grounds to justify a variance. Peculiar conditions or circumstances which are the result of actions of the owner of property covered by this application cannot be considered as grounds justifying a variance. A "use variance", i.e. a variance for the purpose of using land or a structure, or combination thereof for a purpose prohibited by the present zoning classification of the property covered by this application will not be granted.

BOARD OF APPEALS CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by Board of Appeals, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

[Handwritten Signature] 10/1/2016
Signature of Applicant Date

Jeffrey Dale Timber-Split Silk Properties, LLC
Type or Print Name and Title

Notary Seal

[Handwritten Signature] 10/1/2016
Signature of Notary Public Date

OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, in granting any variance or waiver, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance and/or Development Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Zoning Ordinance and punishable under Section 16.3 of the Zoning Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the waiver is granted, shall be deemed a violation of the Development Regulations and punishable under Section 13.5.2 of the Development Regulations. If an application for a variance or waiver is denied by the Board of Appeals, a reapplication for such for such variance or waiver may not be made earlier than twelve (12) months from the date of the original application.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Glyndia B. Norton 9-29-2016
Signature of Owner Date

Glyndia B. Norton, Owner
Type or Print Name and Title

[Handwritten Signature] 9/29/16
Signature of Notary Public Date



BOARD OF APPEALS CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by Board of Appeals, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

[Signature] _____
Signature of Applicant Date
Jeffrey Dale Timler - Split Silk Properties, Owner Notary Seal
Type or Print Name and Title

[Signature] _____
Signature of Notary Public Date
10/1/2016

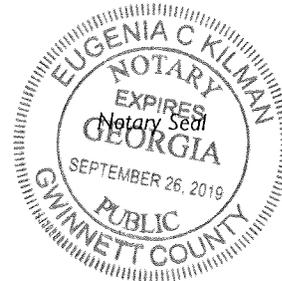
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Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[Signature] _____
Signature of Owner Date
9/29/16
James R. Norton, OWNER
Type or Print Name and Title

[Signature] _____
Signature of Notary Public Date
9/29/16



LAND DESCRIPTIONS

**PARCEL 5-025-146
2544 SCHOONER COVE**

Beginning at the northwesterly intersection of Anchors Way and Oak Road, thence northwesterly 328.5 feet along the northerly right-of-way of Oak Road to a point; thence departing said right-of-way North 24 degrees 01 minutes 41 seconds East, 189.08 feet to an iron pin found (1/2" rebar), said point being the TRUE POINT OF BEGINNING; thence North 55 degrees 57 minutes 01 seconds West, 99.97 feet to an iron pin found (1/2" rebar); thence North 11 degrees 26 minutes 11 seconds West, 277.29 feet to an iron pin found on the southerly right-of-way of Schooner Cove; thence continuing along said right-of-way 32.50 feet along the arc of a curve to the left, said curve having a radius of 50 feet and a chord bearing and distance of North 31 degrees 49 minutes 29 seconds East, 31.93 feet to a point; thence continuing along said right-of-way North 73 degrees 01 minutes 14 seconds East, 96.81 feet to an iron pin found (1/2" rebar); thence departing said right-of-way South 14 degrees 35 minutes 48 seconds East, 292.38 feet to an iron pin found (1/2" rebar); thence South 24 degrees 19 minutes 36 seconds West, 109.98 feet to an iron pin found (1/2" rebar), said iron pin found being the TRUE POINT OF BEGINNING.

Said parcel being Lot 7 of Harbour Oaks Subdivision and containing 0.976 acres more or less as depicted on the "Survey for Jimmy Norton" dated September 15, 2016 by SCI Development Services.

**PARCEL 5-025-145
2554 SCHOONER COVE**

Beginning at the northwesterly intersection of Anchors Way and Oak Road, thence northwesterly 328.5 feet along the northerly right-of-way of Oak Road to a point; thence departing said right-of-way North 24 degrees 01 minutes 41 seconds East, 189.08 feet to an iron pin found (1/2" rebar); thence North 55 degrees 57 minutes 01 seconds West, 99.97 feet to an iron pin found (1/2" rebar) said point being the TRUE POINT OF BEGINNING; thence North 55 degrees 57 minutes 01 seconds West, 143.63 feet to a point; thence North 54 degrees 53 minutes 47 seconds West, 99.95 feet to a point; thence North 33 degrees 25 minutes 32 seconds East, 156.69 feet to a point on the southerly right-of-way of Schooner Cove; thence continuing along said right-of-way 63.81 feet along the arc of a curve to the left, said curve having a radius of 50 feet and a chord bearing and distance of North 87 degrees 00 minutes 27 seconds East, 59.57 feet to an iron pin found (1/2" rebar); thence departing said right-of-way South 11 degrees 26 minutes 11 seconds East, 277.29 feet to an iron pin found (1/2" rebar), said iron pin found being the TRUE POINT OF BEGINNING.

Said parcel being Lot 8 of Harbour Oaks Subdivision and containing 0.619 acres more or less as depicted on the "Survey for Jimmy Norton" dated September 15, 2016 by SCI Development Services.

**PARCEL 5-025-144
2564 SCHOONER COVE**

Beginning at the southeasterly intersection of Cates Court and Oak Road, thence southeasterly 199.54 feet along the northerly right-of-way of Oak Road to an iron pin found (1/2" rebar); thence departing said right-of-way North 50 degrees 00 minutes 00 seconds East, 307.58 feet to an iron pin set (1/2" rebar with cap), said iron pin set being the TRUE POINT OF BEGINNING; thence continuing South 85 degrees 38 minutes 11 seconds East, 219.27 feet to a point on the westerly right-of-way of Schooner Cove; thence continuing along said right-of-way 53.18 feet along the arc of a curve to the left, said curve having a radius of 50 feet and a chord bearing and distance of South 25 degrees 57 minutes 44 seconds East, 50.71 feet to a point; thence departing said right-of-way South 33 degrees 25 minutes 32 seconds West, 156.69 feet to a point; thence North 54 degrees 53 minutes

47 seconds West, 149.70 feet to an axle found; thence North 16 degrees 40 minutes 50 seconds West, 111.66 feet to an iron pin set (1/2" rebar with cap), said iron pin set being the TRUE POINT OF BEGINNING.

Said parcel being Lot 9 of Harbour Oaks Subdivision and containing 0.647 acres more or less as depicted on the "Survey for Jimmy Norton" dated September 15, 2016 by SCI Development Services.

PARCEL 5-025-005
1896 OAK ROAD

Beginning at the southeasterly intersection of Cates Court and Oak Road, thence southeasterly 199.54 feet along the northerly right-of-way of Oak Road to an iron pin found (1/2" rebar), said iron pin found being the TRUE POINT OF BEGINNING; thence departing said right-of-way North 50 degrees 00 minutes 00 seconds East, 307.58 feet to an iron pin set (1/2" rebar with cap); thence South 16 degrees 40 minutes 50 seconds East, 111.66 feet to an axle found; thence South 30 degrees 59 minutes 02 seconds West, 226.84 feet to an iron pin found (1" open top) on the northerly right-of-way of Oak Road; thence continuing along said right-of-way North 55 degrees 29 minutes 36 seconds West, 183.11 feet to an iron pin found, said iron pin found being the TRUE POINT OF BEGINNING.

Said parcel containing 0.838 acres more or less as depicted on the "Survey for Jimmy Norton" dated September 15, 2016 by SCI Development Services.

PARCEL 5-025-006
1926 OAK ROAD

Beginning at the southeasterly intersection of Cates Court and Oak Road, thence southeasterly 199.54 feet along the northerly right-of-way of Oak Road to an iron pin found (1/2" rebar); thence continuing along said right-of-way South 55 degrees 29 minutes 36 seconds East, 183.11 feet to an iron pin found (1" open top), said iron pin found being the TRUE POINT OF BEGINNING; thence departing said right-of-way North 30 degrees 59 minutes 02 seconds East, 226.84 feet to an axle found; thence South 54 degrees 53 minutes 47 seconds East, 249.65 feet to a point; thence South 24 degrees 30 minutes 50 seconds West, 226.37 feet to a point on the northerly right-of-way of Oak Road; thence continuing along said right-of-way North 55 degrees 40 minutes 35 seconds West, 274.98 feet to an iron pin found (1" open top), said iron pin found being the TRUE POINT OF BEGINNING.

Said parcel containing 1.352 acres more or less as depicted on the "Survey for Jimmy Norton" dated September 15, 2016 by SCI Development Services.

PARCEL 5-025-007
1946 OAK ROAD

Beginning at the northwesterly intersection of Anchors Way and Oak Road, thence northwesterly 328.5 feet along the northerly right-of-way of Oak Road to a point, said point being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way 242.00 feet along an arc of a curve to the right, said curve having a radius of 2027.83 feet and having a chord bearing and distance of North 64 degrees 45 minutes 37 seconds West, 241.86 feet to a point on the northerly right-of-way of Oak Road; thence departing said right-of-way North 24 degrees 30 minutes 50 seconds East, 226.37 feet to a point; thence South 55 degrees 57 minutes 01 seconds East, 243.6 feet to an iron pin found (1/2" rebar); thence South 24 degrees 01 minutes 41 seconds West, 189.08 feet to a point on the northerly right-of-way of Oak Road, said point being the TURE POINT OF BEGINNING.

Said parcel containing 1.162 acres more or less as depicted on the "Survey for Jimmy Norton" dated September 15, 2016 by SCI Development Services.

COMPOSITE PARCEL LAND DESCRIPTION

Beginning at the southeasterly intersection of Cates Court and Oak Road, thence southeasterly 199.54 feet along the northerly right-of-way of Oak Road to an iron pin found (1/2" rebar), said iron pin found being the TRUE POINT OF BEGINNING; thence departing said right-of-way North 50 degrees 00 minutes 00 seconds East, 307.58 feet to an iron pin set (1/2" rebar with cap); thence South 85 degrees 38 minutes 11 seconds East, 219.27 feet to a point on the westerly right-of-way of Schooner Cove; thence continuing along said right-of-way 53.18 feet along the arc of a curve to the left, said curve having a radius of 50 feet and a chord bearing and distance of South 25 degrees 57 minutes 44 seconds East, 50.71 feet to a point; thence continuing along said right-of-way 63.81 feet along the arc of a curve to the left, said curve having a radius of 50 feet and a chord bearing and distance of North 87 degrees 00 minutes 27 seconds East, 59.57 feet to an iron pin found (1/2" rebar); thence continuing along said right-of-way 32.50 feet along the arc of a curve to the left, said curve having a radius of 50 feet and a chord bearing and distance of North 31 degrees 49 minutes 29 seconds East, 31.93 feet to a point; thence continuing along said right-of-way North 73 degrees 01 minutes 14 seconds East, 96.81 feet to an iron pin found (1/2" rebar); thence departing said right-of-way South 14 degrees 35 minutes 48 seconds East, 292.38 feet to an iron pin found (1/2" rebar); thence South 24 degrees 19 minutes 36 seconds West, 109.98 feet to an iron pin found (1/2" rebar); thence South 24 degrees 01 minutes 41 seconds West, 189.08 feet to a point on the northerly right-of-way of Oak Road; thence continuing along said right-of-way 242.00 feet along an arc of a curve to the right, said curve having a radius of 2027.83 feet and having a chord bearing and distance of North 64 degrees 45 minutes 37 seconds West, 241.86 feet to a point; thence continuing along said right-of-way North 55 degrees 40 minutes 35 seconds West, 274.89 feet to an iron pin found (1" open top); thence continuing along said right-of-way North 55 degrees 29 minutes 36 seconds West, 183.11 feet to an iron pin found (1/2" rebar), said iron pin found being the TRUE POINT OF BEGINNING.

Said composite parcel containing 5.594 acres more or less as depicted on the "Survey for Jimmy Norton" dated September 15, 2016 by SCI Development Services.



CITY OF SNELLVILLE
 Department of Planning & Development
 2342 Oak Road, 2nd Floor
 Snellville, GA 30078
 Phone 770.985.3514 Fax 770.985.3551

APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION.

APPLICANT NAME: _____

CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): GLYNDIA NORTON TAX PARCEL NO.: 5025-007

AMOUNT OF CURRENT TAXES PAID: \$ 1,366.22 PAYMENT DATE 8/24/16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): GLYNDIA NORTON TAX PARCEL NO.: 5025-006

AMOUNT OF CURRENT TAXES PAID: \$ 925.09 PAYMENT DATE 10/3/15 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): GLYNDIA NORTON TAX PARCEL NO.: 5025-005

AMOUNT OF CURRENT TAXES PAID: \$ 1,494.56 PAYMENT DATE 10/9/15 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): GLYNDIA NORTON TAX PARCEL NO.: 5025-144

AMOUNT OF CURRENT TAXES PAID: \$ 257.55 PAYMENT DATE 8/24/16 ACCOUNT CURRENT? YES NO

*** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE ***

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Sally Sherrington</u>	DATE: <u>9/20/16</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>[Signature]</u>	

ONLY ORIGINAL VERIFICATION SHEET
 CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS

GWINNETT COUNTY TAX ASSESSOR - GWINNETT JUSTICE & ADMINISTRATION CENTER
 75 LANGLEY DRIVE, LAWRENCEVILLE, GA
 PHONE 770.822.7200 www.co.gwinnett.ga.us



CITY OF SNELLVILLE
 Department of Planning & Development
 2342 Oak Road, 2nd Floor
 Snellville, GA 30078
 Phone 770.985.3514 Fax 770.985.3551

APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION.

APPLICANT NAME: _____

CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): GLYNDIA NORMAN TAX PARCEL NO.: 5025-145

AMOUNT OF CURRENT TAXES PAID: \$ 257.55 PAYMENT DATE 8/24/16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): JAMES NORMAN JR TAX PARCEL NO.: 5025-146

AMOUNT OF CURRENT TAXES PAID: \$ 1,580.17 PAYMENT DATE 10/3/2015 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE _____ ACCOUNT CURRENT? YES NO

*** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE ***

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME)	<u>Sally Sherrington</u>	DATE	<u>9/29/16</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE)			

ONLY ORIGINAL VERIFICATION SHEET
 CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS

GWINNETT COUNTY TAX ASSESSOR - GWINNETT JUSTICE & ADMINISTRATION CENTER
 75 LANGLEY DRIVE, LAWRENCEVILLE, GA
 PHONE 770.822.7200 www.co.gwinnett.ga.us

BK53530 PG0778

2544 SCHOONER

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

15 MAY -4 PM 2:00

RICHARD ALEXANDER, CLERK

Return To
ServiceLink
East Recording Department
400 Corporation Drive
Aliquippa, PA 15001

18962317

DEED PREPARATION ONLY, NO TITLE SEARCH

QUIT CLAIM DEED

PT-61 # 067-2015-009326
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made on the 4 day of ^{December} ~~November~~, in the year of two-thousand and fourteen (2014), between MELISSA T. NORTON of the State of Georgia, and County of Gwinnett, of the First Part, (hereinafter called "Grantor") and JAMES R. NORTON, JR. of the State of Georgia, and County of Gwinnett, of the Second Part (hereinafter called "Grantee") .:

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar (\$1 00) in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), and by these presents do remise, release and forever quit claim to the Grantee, her heirs and assigns, all the right, title, interest, claim or demand the said Grantor has or may have had in and to certain real property, to wit.

All that tract or parcel of land lying and being in Land Lot 25 of the 5TH District, Gwinnett County, Georgia, and being Lot 7, Block D, Unit Two, Harbor Oaks Subdivision, per plat recorded in plat book 46, page 161, Gwinnett County Records, which said plat is incorporated herein by this reference and made a part of this description, being improved property.

This being the same property known as 2544 Schooner Cove, Snellville, Georgia, by the current system of numbering. This conveyance is being made subject to easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular

0035143

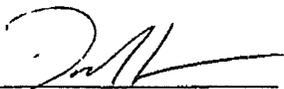
8K53530 PG0779

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 the said Grantee forever, so that neither the said Grantor nor his heirs, shall at any time, by any means, or ways, have, claim or demand any right or title to the aforesaid real property, or its appurtenances, or any rights thereof.

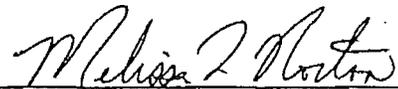
This transfer is an interspousal transfer.

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

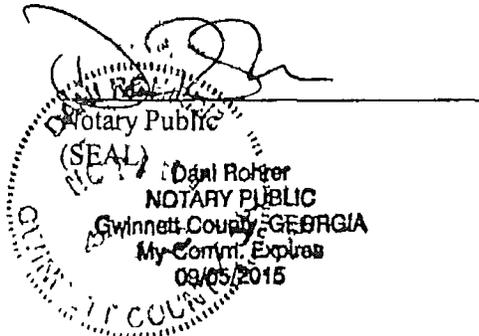
Signed, sealed and delivered
in the presence of:



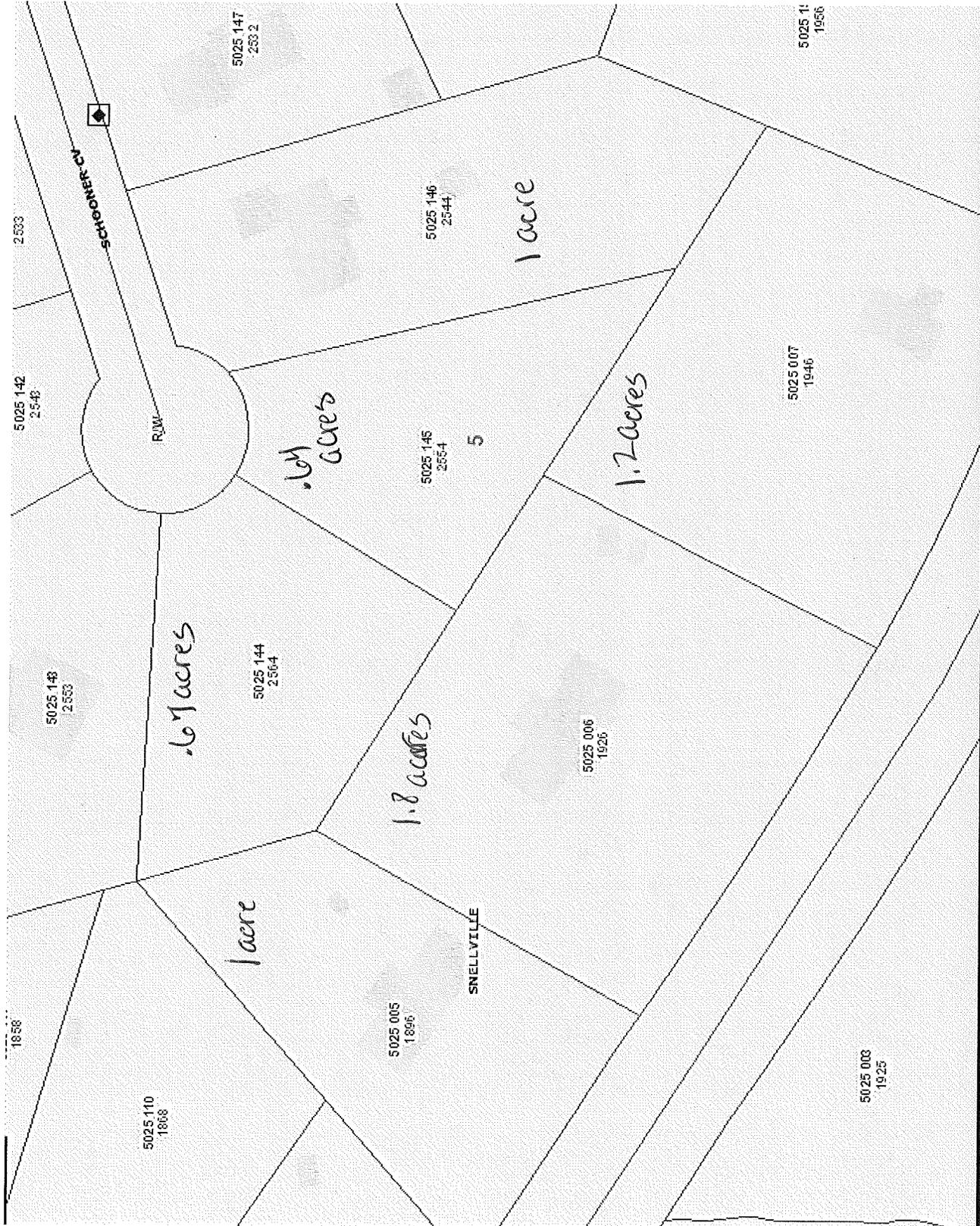
Witness *Debrae Thompson*



MELISSA T. NORTON



Norton BOA #16-06



BK 22552 PG 0010

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

01 MAR 20 AM 8:46

TOM LAWLER, CLERK

1946
OAK RD

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 65.00

TOM LAWLER CLERK OF
SUPERIOR COURT

Law Offices, John M. Miles
Counselor at Law, P. C.
P. O. Box 405
Snellville, Georgia 30078
Phone 770.972.5650
Fax 990.972.5698
E-Mail: john@johnmiles.com

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 26th day of February, in the year Two Thousand One, between Rodney Middleton of the County of Gwinnett, and State of Georgia, as party of the first part, hereinafter called Grantor, and Richard Norton, 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 for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 25 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING LOCATED ON THE EASTERLY SIDE OF OAK ROAD, F/K/A SNELLVILLE AND GLOSTER ROAD 331.0 FEET NORTHERLY FROM THE INTERSECTION FORMED BY THE EASTERLY SIDE OF OAK ROAD, F/K/A SNELLVILLE AND GLOSTER ROAD AND THE NORTHERLY RIGHT OF WAY OF ANCHORS WAY (HAVING A 50 FOOT RIGHT OF WAY); THENCE FOLLOWING THE EASTERLY SIDE OF OAK ROAD IN A NORTHWESTERLY DIRECTION 242.0 FEET TO AN IRON PIN; THENCE LEAVING THE EASTERLY SIDE OF SAID ROAD IN A NORTHEASTERLY DIRECTION ALONG PROPERTY NOW OR FORMERLY OWNED BY GEORGE C. BROOKS 245.0 FEET TO AN IRON PIN; THENCE IN A SOUTHEASTERLY DIRECTION ALONG PROPERTY NOW OR FORMERLY OWNED BY J. C. SAWYER 244.0 FEET TO AN IRON PIN; THENCE IN A SOUTHWESTERLY DIRECTION ALONG PROPERTY NOW OR FORMERLY OWNED BY J. C. SAWYER 210.0 FEET TO AN IRON PIN LOCATED ON THE EASTERLY SIDE OF OAK ROAD AND THE POINT OF BEGINNING, BEING THE SAME PROPERTY AS SHOWN ON PLAT OF SURVEY PREPARED BY WEST GEORGIA ENGINEERS & SURVEYORS, INC., DATED MAY 19, 1989.

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 claim 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:

JOHN M. MILES
NOTARY PUBLIC
GWINNETT COUNTY, GA.
Notary Public

Rodney Middleton (Seal)
Rodney Middleton

035093

BK 49783 PG 0805

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2009 NOV -4 AM 8:00

PT-61 # 067-2009-028800

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

TOM LAWLER, CLERK

\$ 115.00

TOM LAWLER CLERK OF
SUPERIOR COURT

Return to:
Morris|Hardwick|Schneider, LLC
300 Park Brooks Place, Suite 300
Woodstock, GA 30189
File #: TLK-0909004778

1896 OAK RD

WARRANTY DEED

State of Georgia
County of Cherokee

THIS INDENTURE made this 30th day of October, 2009, between
Thomas W. Shallenberger
as party or parties of the first part, hereinafter called Grantor, and
Glyndia Norton

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 AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 25, 5th District, Gwinnett County, Georgia, being a 0.838 acre tract being more particularly described as follows:

Beginning at a point 199.54 feet Southeasterly as measured along the Northeasterly right of way of Oak Road from the intersection of the Southeasterly right of way of Cates Court (50' right of way) and the Northeasterly right of way of Oak Road (80' right of way); running thence North 50 degrees 00 minutes 00 seconds East 307.58 feet to an iron pin set; running thence South 16 degrees 40 minutes 50 seconds East 111.68 feet to an axle found; running thence South 30 degrees 59 minutes 02 seconds West 226.84 feet to an open top pipe found on the northeasterly right of way of Oak Road; running thence along said right of way North 55 degrees 29 minutes 36 seconds West 183.11 feet to a rebar found at the Point of Beginning. Said more particular legal description according to plat of survey prepared by O. Eugene Kay, GA R.L.S. #1943, dated Mary 31, 2000. Less and Except any portion of property lying in the right of way of Oak Road

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My Commission Expires



Thomas W. Shallenberger, by Bryan Cahill,
his attorney-in-fact (Seal)

Thomas W. Shallenberger, by Bryan Cahill, his attorney-in-fact

(Seal)

0100333

32228
00187

.BK 32228 PG 0187

Please return to: O'Kelley & Sorohan, LLC
2170 Satellite Blvd.
Suite 375 Duluth, GA 30097
File # 9300

LOT
SCHOONER CV

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

FILED
CLERK OF SUPERIOR COURT
GWINNETT COUNTY, GA
03 APR 30 AM 8:00
TOM LAWLER, CLERK

\$ 0
TOM LAWLER CLERK OF
SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF Gwinnett

WARRANTY DEED

THIS INDENTURE made this 26th day of March, 2003, between

GLYNDIA B. NORTON,

as party or parties of the first part, hereinafter called Grantor, and

JAMES R. NORTON, SR. and GLYNDIA B. NORTON,

as joint tenants with rights of survivorship,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE ATTACHED EXHIBIT "A"

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

Signed, sealed and delivered in the presence of:

Suzanne Schaefer
Witness

Glyndia B. Norton (Seal)
GLYNDIA B. NORTON

Holland Reames

Notary Public
My commission expires

_____ (Seal)

_____ (Seal)

[Attach Notary Seal]



CS6543

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 25 of the 5th Land District, Gatez Militia District, Gwinnett County, Georgia, and more particularly described as follows:

BEGINNING at a corner on the Snellville-Gloster public road, also known as Oak Road, being property of W. C. Ford; thence running along said public road in a northwesterly direction a distance of 264 feet, more or less, to a stake corner; thence in a general north or northeasterly direction along other property of J. W. Dunn a distance of 254 feet to the property line of J. C. Sawyer; thence in a southeasterly direction along the property line of J. C. Sawyer a distance of 250 feet, more or less, to a stake corner and the property line of W. C. Ford; thence in a southwesterly direction along the property line of W. C. Ford a distance of 180 feet to the point of beginning. Said property is bounded, now or formerly as follows: On the Southwest by the Snellville-Gloster public road, also known as Oak Road; on the Northwest by other property of J. W. Dunn; on the Northeast by property of J. C. Sawyer and on the Southeast by property of W. C. Ford.

LESS AND EXCEPT any portion of the above-described property lying within the 80-foot right of way line of Oak Road.

1926 OAK

WARRANTY DEED

Ga. Real Property Tax
Paid \$ 23-73
COUNTY OF GWINNETT
Clark Gwinnett Sup. Ct.
May

Form 101

BOOK 668 PAGE 40 STATE OF GEORGIA

THIS INDENTURE, Made the 22 day of May, in the year one thousand nine hundred Seventy-Three, between J. RICHARD NORTON

of the County of GWINNETT, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and GLYNDIA B. NORTON of the County of Gwinnett and the State of 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 LOVE AND AFFECTION DOLLARS 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, an un-divided one-half interest in and to the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 25 of the 5th Land District, Cates Militia District, Gwinnett County, Georgia, and more particularly described as follows:

BEGINNING at a corner on the Snellville-Gloster public road, also known as Oak Road, joining property of W. C. Ford; thence running along said public road in a northwesterly direction a distance of 264 feet, more or less, to a stake corner; thence in a general north or northeasterly direction along other property of J. W. Dunn a distance of 254 feet to the property line of J. C. Sawyer; thence in a southeasterly direction along the property line of J. C. Sawyer a distance of 250 feet, more or less, to a stake corner and the property line of W. C. Ford; thence in a southwesterly direction along the property line of W. C. Ford a distance of 380 feet to the point of beginning. Said property is bounded, now or formerly as follows: On the Southwest by the Snellville-Gloster public road, also known as Oak Road; on the Northwest by other property of J. W. Dunn; on the Northeast by property of J. C. Sawyer and on the Southeast by property of W. C. Ford.

The above-described property being all of the land described in two deeds; one from Julius Cates to Jesse W. Dunn, dated January 22, 1947, and recorded in Deed Book 62, Page 551, Gwinnett County Records; the other in Deed Book 86, Page 401, Gwinnett County Records. Also covered in the above-described deed is a portion of the one acre of land described in a deed from Julius Cates to Jesse W. Dunn, dated May 15, 1947, and recorded in Deed Book 62, Page 558, Gwinnett County Records. The amount of feet taken from this deed is the 22 feet facing the Snellville-Gloster public road, also known as Oak Road. The above tract being the same lands as described in a certain Warranty Deed from Julius H. Cates to George C. Brooks and Ethel C. Brooks, dated January 10, 1952, recorded in Deed Book 99, Page 511, Gwinnett County Records.

LESS AND EXCEPT any portion of the above-described property lying within the 80-foot right-of-way line of Oak Road.

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
J. D. Power
Judy McDaniel
Notary Public, Gwinnett County, Ga.

FILED IN OFFICE
CLERK SUPERIOR COURT
GWINNETT COUNTY GA.
J. Richard Norton (Seal)
PAGE NO. 40
DATE 5-24-53
D. WILLARD PEEVY, CLERK (Seal)

LOT
SCHOUNER CV

WARRANTY DEED

STATE OF GEORGIA COUNTY OF GWINNETT

THIS INDENTURE, Made the _____ day of April, in the year one thousand nine hundred seventy-four, between J. RICHARD NORTON

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and GLYNDIA B. NORTON of the County of Gwinnett and the State of 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 _____ LOVE AND AFFECTION _____ (\$0.00) DOLLARS 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 of my one-half undivided interest in and to the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 25 of the 5th Land District, Cates Militia District, Gwinnett County, Georgia, and more particularly described as follows:

BEGINNING at a corner on the Snellville-Gloster public road, also known as Oak Road, joining property of W. C. Ford; thence running along said public road in a northwesterly direction a distance of 264 feet, more or less, to a stake corner; thence in a general north or northeasterly direction along other property of J. W. Dunn a distance of 254 feet to the property line of J. C. Sawyer; thence in a southeasterly direction along the property line of J. C. Sawyer a distance of 250 feet, more or less, to a stake corner and the property line of W. C. Ford; thence in a southwesterly direction along the property line of W. C. Ford a distance of 380 feet to the point of beginning. Said property is bounded, now or formerly as follows: On the Southwest by the Snellville-Gloster public road, also known as Oak Road; on the Northwest by other property of J. W. Dunn; on the Northeast by property of J. C. Sawyer and on the Southeast by property of W. C. Ford.

LESS AND EXCEPT any portion of the above-described property lying within the 80-foot right of way line of Oak Road.

Ga. Real Property Tax

\$ None

Paid 4-25-74

O. William Gray

Clerk Gwinnett Sup. Ct.

APR 25 10 09 AM '74
RECORDED
PAGE NO. 4-25-74
DATE
O. WILLIAM GRAY, CLERK
GWINNETT COUNTY, GA.

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:

Beulah Biffle
Anna H. Hayes
Notary Public, Gwinnett
County, Georgia 3-23-76

J. Richard Norton (Seal)
J. Richard Norton (Seal)

_____ (Seal)

File # 92-17997A1174

CARL W. WRIGHT
2862 Buford Highway
Suite 103
Duluth, Georgia 30136

BOOK 7114 PAGE 228

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, Made the 4th day of February, in the year one thousand nine hundred NINETY TWO, between

Glyndia B. Norton and J. Richard Norton, Sr.

of the County of GWINNETT, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

James R. Norton, Jr. and Melissa T. Norton

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Land Lot 25 of the 5th District, Gwinnett County, Georgia being Lot 7, Block D, Unit Two, Harbour Oaks Subdivision, per plat thereof recorded in Plat Book 46, Page 161, Gwinnett, County Records, which plat is made a part hereof by reference and being improved property known as 2544 Schooner Cove, Snellville, Georgia 30278 according to the present system of numbering property in Gwinnett County, Georgia.

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
93.60

Date 2/10/92
G. R. Yates
Clerk of Superior Court

GARY R. YATES, CLERK
92 FEB 10 AM 8:00

GWINNETT COUNTY, GA

FILED & RECORDED

This conveyance is made subject to easements and restrictions of record.

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:

WITNESS

NOTARY PUBLIC

Glyndia B. Norton (Seal)

Glyndia B. Norton (Seal)

J. Richard Norton, Sr. (Seal)

J. Richard Norton, Sr.

10473

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