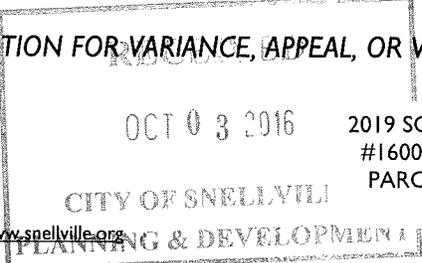




BOARD OF APPEALS APPLICATION

APPLICATION FOR VARIANCE, APPEAL, OR WAIVER

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



2019 SCENIC HWY
#1600457 BOA #16-107
PARCEL- 5040 003A

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.

Scenic Highway Realty, LLC
Name (please print)
13024 Ballantyne Corp. Place - #500
Address
Charlotte, NC 28277
City, State, Zip Code
704-909-4500
Phone Number(s) Fax

Name (please print)

Address

City, State, Zip Code

Phone Number(s) Fax

Contact Person: Scott Friedman Phone: 954-637-2023 Fax: same
Cell Phone: _____ E-mail: SFriedman@morganpg.com

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: reduce 5' landscape strip to 0', relieve individual lots from
Section(s) of Municipal Code VARIANCE request is for: TDV requirements
Section(s) of Development Regulations WAIVER request is for: _____
Property Address/Location: 2019 Scenic Highway District 5 Land Lot 40 Parcel(s) 003A
State the purpose of this request: Approve variances/waivers as needed to sub-divide parcel into 3 parcels.

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;

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.

The current codes require each parcel to adhere to the landscape strip requirements of 5-ft along internal property lines. The site is a master development and has a landscape island between the two parcels, but not large enough to accommodate the required strip for each side property line.

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.

The requirement of forcing internal landscaping strips and TDU compliance does not allow for a master development to create a uniform development and allowing individual parcel owners to subdivide and own their own parcel.

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

The intent of creating a uniform looking master development with landscaping across the property and internal landscape strips was the primary intent. Now subdividing to allow for individual parcel owners to own their own piece of dirt is a right being requested.

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.

The overall master development property will still comply with all building setbacks, all exterior landscape strip requirements along the outer edges of the overall master developed property, and comply with the full tree density unit requirements for the overall property. Allowing the subdivision will only alter the internal requirements for the individual lots abutting each other.

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.

LEGAL DESCRIPTIONS

Lot 1 – Cook Out

All that tract or parcel of land lying and being in Land Lot 40 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin at the end of the southeastern miter of the intersection of the northwest right of way of Scenic Highway (Hwy 124) being a variable right of way with the south right of way of Dogwood Road being a 60 feet right of way; thence, proceed along said right of way of Scenic Highway South 14 degrees 07 minutes 45 seconds West for a distance of 71.15 feet to a point; thence along a curve to the right having a radius of 22868.31 feet and an arc length of 56.81 feet, said arc being subtended by a chord with a bearing of South 14 degrees 12 minutes 07 seconds West and a length of 56.81 feet, to a point; thence departing said right of way North 75 degrees 49 minutes 11 seconds West for a distance of 41.99 feet to a point; thence North 14 degrees 10 minutes 49 seconds East for a distance of 3.13 feet to a point; thence North 75 degrees 49 minutes 11 seconds West for a distance of 150.17 feet to a point; thence North 54 degrees 53 minutes 05 seconds West for a distance of 80.60 feet to a point; thence North 80 degrees 53 minutes 58 seconds West for a distance of 40.14 feet to a point; thence North 08 degrees 45 minutes 03 seconds East for a distance of 69.84 feet to a point on the southern right of way of Dogwood Road; thence along a curve to the left having a radius of 340.44 feet and an arc length of 102.75 feet, said arc being subtended by a chord with a bearing of South 81 degrees 36 minutes 30 seconds East and a length of 102.36 feet, to a point; thence North 89 degrees 44 minutes 44 seconds East for a distance of 191.78 feet to a point; thence South 29 degrees 04 minutes 55 seconds East for a distance of 38.55 feet to a point and The True Point of Beginning.

Containing within said bounds 0.806 acres (35,116 square feet) more or less.

Lot 2 – Taco Bell

All that tract or parcel of land lying and being in Land Lot 40 of the 5th District, of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin at the end of the southeastern miter of the intersection of the northwest right of way of Scenic Highway (Hwy 124) being a variable right of way with the south right of way of Dogwood Road being a 60 feet right of way; thence, proceed along said right of way of Scenic Highway South 14 degrees 07 minutes 45 seconds West for a distance of 71.15 feet to a point; thence along a curve to the right having a radius of 22868.31 feet and an arc length of 56.81 feet, said arc being subtended by a chord with a bearing of South 14 degrees 12 minutes 07 seconds West and a length of 56.81 feet, to a point being the True Point of Beginning; thence, continue along said right of way and proceed along a curve to the right having a radius of 22868.31 feet and an arc length of 152.00 feet, said arc being subtended by a chord with a bearing of South 14 degrees 27 minutes 48 seconds West and a length of 152.00 feet, to a point; thence departing said right of way North 54 degrees 53 minutes 05

seconds West for a distance of 323.24 feet to a point; thence North 09 degrees 58 minutes 53 seconds East for a distance of 65.05 feet to a point; thence South 80 degrees 53 minutes 58 seconds East for a distance of 40.14 feet to a point; thence South 54 degrees 53 minutes 05 seconds East for a distance of 80.60 feet to a point; thence South 75 degrees 49 minutes 11 seconds East for a distance of 150.17 feet to a point; thence South 14 degrees 10 minutes 49 seconds West for a distance of 3.13 feet to a point; thence South 75 degrees 49 minutes 11 seconds East for a distance of 41.99 feet to a point and The True Point of Beginning.

Containing within said bounds 0.724 acres (31,539 square feet) more or less.

Lot 3 – Storm Water Pond

All that tract or parcel of land lying and being in Land Lot 40 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin at the end of the southeastern miter of the intersection of the northwest right of way of Scenic Highway (Hwy 124) being a variable right of way with the south right of way of Dogwood Road being a 60 feet right of way; thence proceed along said miter North 29 degrees 04 minutes 55 seconds West for a distance of 38.55 feet to a point on the southern right of way of Dogwood Road; thence proceed along said southern right of way South 89 degrees 44 minutes 44 seconds West 191.78 feet to a point; thence continue along said right of way along a curve to the right having a radius of 340.44 feet and an arc length of 102.75 feet, said arc being subtended by a chord with a bearing of North 81 degrees 36 minutes 30 seconds West and a length of 102.36 feet, to a point being the True Point of Beginning; thence, departing said right of way and proceed South 08 degrees 45 minutes 03 seconds West for a distance of 69.84 feet to a point; thence South 09 degrees 58 minutes 53 seconds West for a distance of 65.05 feet to a point; thence North 54 degrees 53 minutes 05 seconds West for a distance of 132.89 feet to a point; thence North 59 degrees 23 minutes 11 seconds East for a distance of 126.15 feet to a point; thence along a curve to the left having a radius of 340.44 feet and an arc length of 23.31 feet, said arc being subtended by a chord with a bearing of South 71 degrees 00 minutes 01 second East and a length of 23.31 feet, to a point and The True Point of Beginning.

Containing within said bounds 0.212 acres (9,237 square feet) more or less.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

2015 DEC 18 AM 10:50

RICHARD ALEXANDER, CLERK

308796-802

After recording, return to:

William S. Rogers, Jr., Esq.
Capital Law & Advisory Partners, LLC
319 Boulevard NE
Gainesville, GA 30501

PT-61 # 067-2015-031152
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 1,750.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF GWINNETT

After recording return to:
Calloway Title & Escrow, LLC

David W. Dudley 2-32913
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

LIMITED WARRANTY DEED

THIS INDENTURE is made as of December 10, 2015, between **BRANCH BANKING AND TRUST COMPANY**, a North Carolina banking corporation and successor in interest to The Eastside Bank & Trust Company ("Grantor") and **SCENIC HIGHWAY REALTY, LLC**, a Georgia limited liability company ("Grantee")

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, all that certain land situated in Gwinnett County, Georgia (the "Property"), as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances thereto belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the Property unto the Grantee and the Grantee's heirs or successors and assigns, forever.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor only, other than the Permitted Exceptions.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (I) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY; (II) THE INCOME TO BE DERIVED FROM THE PROPERTY; (III) THE

SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (IV) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (V) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (VI) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, OR (VII) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE, LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS AS DEFINED BY LOCAL, STATE OR FEDERAL AGENCIES, LAWS, AND REGULATIONS RELATING TO HAZARDOUS SUBSTANCES, TOXIC WASTES AND UNDERGROUND STORAGE TANKS. GRANTEE ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, HAVE BEEN MADE, EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH IN THIS DEED.

The Property is hereby conveyed subject to the following deed restriction: for a period of five (5) years from the date of recording of this deed, the Grantee, its successors and assigns, shall not operate, sell, lease or allow the operation, sale or lease of the Property as or for a Banking Use (the "Use Restriction"). For purposes of the Use Restriction, a Banking Use shall mean a state and/or national bank, national savings bank, national branch banking facility, federally insured credit union, automated teller machine associated with the foregoing ("ATM"), and/or federally chartered savings and loan institution. The Use Restriction runs with and binds title to the Property for the aforementioned period and Grantee, its successors and assigns, shall incorporate the Use Restriction by reference in any conveyance or leasehold estate of all or any portion of the Property.

This conveyance is made subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal the day and year first above written.

"GRANTOR":

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness

[Handwritten Signature]

Notary Public

BRANCH BANKING AND TRUST COMPANY
a North Carolina banking corporation and
successor to The Eastside Bank & Trust Company

By: *[Handwritten Signature]*
Name: Terri Murray
Its: VP

My Commission Expires: 9.21.2019

[NOTARIAL SEAL]

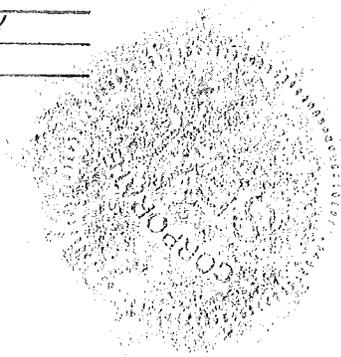
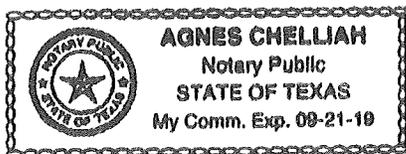


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 40 of the 5th District, in the City of Snellville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the southerly right-of-way line of Dogwood Road (an 80 foot right-of-way) and the northwesterly right-of-way line of Georgia Highway 124 (a 110 foot right-of-way) if said right-of-way lines were extended to form a point of intersection; thence running along said northwesterly right-of-way line of Georgia Highway 124 South 14 degrees 50 minutes 10 seconds West, a distance of 39.12 feet to an iron pin set and **THE TRUE POINT OF BEGINNING**; thence continuing along said northwesterly right-of-way line of Georgia Highway 124 South 14 degrees 50 minutes 10 seconds West, a distance of 66.35 feet to a point; thence continuing along said northwesterly right-of-way line running along the arc of a curve a distance of 210.73 feet (said arc having a radius of 21,068.31 feet and having a chord bearing South 15 degrees 06 minutes 00 seconds West, being 210.73 feet in length) to an iron pin set; thence leaving said northwesterly right-of-way line running North 84 degrees 10 minutes 37 seconds West, a distance of 292.46 feet to a 1/8" rebar; thence running North 84 degrees 34 minutes 34 seconds West, a distance of 160.01 feet to an iron pin set; thence running North 80 degrees 05 minutes 30 seconds East, a distance of 125.15 feet to an iron pin set on the southerly right-of-way line of said Dogwood Road; thence running along said southerly right-of-way line along the arc of a curve to the left a distance of 136.06 feet (said arc having a radius of 340.44 feet and being subtended by a chord bearing South 78 degrees 56 minutes 19 seconds East, having a distance of 125.34 feet); thence continuing along said southerly right-of-way line running South 39 degrees 33 minutes 48 seconds East, a distance of 191.78 feet to an iron pin set; thence leaving said southerly right-of-way line running South 31 degrees 15 minutes 30 seconds East, a distance of 44.57 feet to an iron pin set on the westerly right-of-way line of said Georgia Highway 124 and **THE TRUE POINT OF BEGINNING**; said tract or parcel of land containing 1.761 acres (76,730 square feet) all as according to that certain Boundary Survey for Crow Land Development, prepared by Heyes, James & Associates, Billy Ray Cheek, C.R.L.S. No. 1615, dated November 14, 1988.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 40 of the 5th District of Gwinnett County, Georgia, and the City of Snellville, and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly right-of-way of Dogwood Road (80-foot right-of-way) with the northwesterly right-of-way of Georgia Highway 124 (110-foot right-of-way), said point being the **TRUE POINT OF BEGINNING**; thence continuing along the aforementioned right-of-way of Georgia Highway 124 South 14° 50' 10" West, a distance of 66.35 feet to a point; thence following a curve to the right an arc distance of 210.73 feet to a point, said arc being subtended by a chord of South 15° 06'

00° West, a distance of 110.72 feet; thence North 84° 10'
37" West, a distance of 5.36 feet to a point; thence
following a curve to the left an arc distance of 208.81
feet to a point, said arc being subtended by a chord of
North 15° 06' 00" East, a distance of 208.81 feet; thence
North 14° 50' 10" East, a distance of 71.15 feet to a
point; thence South 81° 18' 30" East, a distance of 4.93
feet to a point, said point also being the same point as
XXXXXXXXXX.

Said tract or part contains 0.0120 acres.

EXHIBIT "B"
PERMITTED EXCEPTIONS

Ad valorem property taxes for the current and subsequent years (prorated through the date of Closing), easements, rights of way, restrictions and conditions of record and matters visible from an inspection of the Property or reflected on an accurate survey of the Property, any local, county, state, or federal laws, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the Property, including existing violations of said laws, ordinances or regulations.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

After recording, return to:

William S. Rogers, Jr., Esq.
Capital Law & Advisory Partners, LLC
319 Boulevard NE
Gainesville, GA 30501

PT-61 # 067-2015-031154
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ None
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

2015 DEC 18 AM 10:51

RICHARD ALEXANDER, CLERK

308797

STATE OF GEORGIA
COUNTY OF GWINNETT

After recording return to:

Calloway Title & Escrow, LLC
David W. Dudley 2-32913
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

QUITCLAIM DEED

THIS INDENTURE is made as of December 10, 2015, between **BRANCH BANKING AND TRUST COMPANY**, a North Carolina banking corporation and successor to The Eastside Bank & Trust Company ("Grantor") and **SCENIC HIGHWAY REALTY, LLC**, a Georgia limited liability company ("Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of ONE AND NO/100THS DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had, if any, in and to the following described real property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be properly signed and sealed as of the day and year written below

0111971

"GRANTOR":

Signed, sealed and delivered in the presence of:

BRANCH BANKING AND TRUST COMPANY,
a North Carolina banking corporation and
successor to The Eastside Bank & Trust
Company

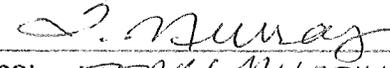


Witness

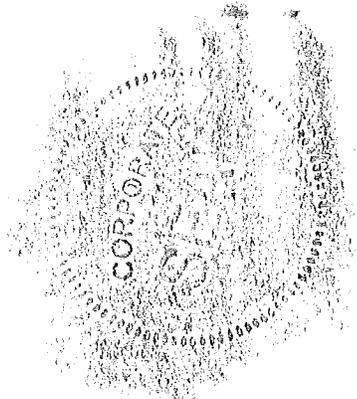
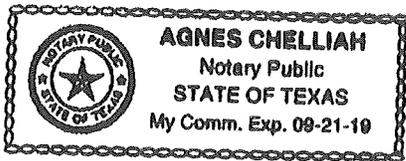


Notary Public

My Commission Expires: 9.21.19

By: 
Name: Terri Murray
Its: SVP

[NOTARIAL SEAL]



Scenic Hwy Project – 201502056, 001

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 40 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH CAPPED REBAR SET AT THE SOUTHERLY CORNER OF THE MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY DOGWOOD ROAD (HAVING A VARIABLE WIDTH RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY OF SCENIC HIGHWAY (GEORGIA HIGHWAY 124) (HAVING A VARIABLE WIDTH RIGHT OF WAY), SAID REBAR BEING THE TRUE POINT OF BEGINNING. THENCE LEAVING SAID MITERED INTERSECTION AND CONTINUING IN A SOUTHERLY DIRECTION ALONG SAID RIGHT OF WAY OF SCENIC HIGHWAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 14 DEGREES 07 MINUTES 42 SECONDS WEST A DISTANCE OF 71.15 FEET TO A 5/8 INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22868.31 FEET, WITH AN ARC DISTANCE OF 208.81 FEET, WITH A CHORD BEARING OF SOUTH 14 DEGREES 23 MINUTES 32' SECONDS WEST AND A CHORD LENGTH OF 208.81 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY OF SCENIC HIGHWAY NORTH 54 DEGREES 53 MINUTES 05 SECONDS WEST A DISTANCE OF 287.12 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 54 DEGREES 53 MINUTES 05 SECONDS WEST A DISTANCE OF 169.01 FEET TO A POINT LYING 2.51 FEET FROM A 1/2 INCH REBAR FOUND; THENCE NORTH 59 DEGREES 23 MINUTES 11 SECONDS EAST A DISTANCE OF 126.15 FEET TO A 1/2 INCH CAPPED REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF DOGWOOD ROAD; THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG SAID RIGHT OF WAY OF DOGWOOD ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 340.44 FEET WITH AN ARC DISTANCE OF 126.06 FEET, WITH A CHORD BEARING OF SOUTH 79 DEGREES 38 MINUTES 47 SECONDS EAST AND A CHORD LENGTH OF 125.34 FEET TO A MAG NAIL SET; NORTH 89 DEGREES 44 MINUTES 44 SECONDS EAST A DISTANCE OF 191.78 FEET TO A 5/8 INCH CAPPED REBAR SET AT THE NORTHERLY CORNER OF THE SOUTHERLY RIGHT OF WAY DOGWOOD ROAD AND THE WESTERLY RIGHT OF WAY OF SCENIC HIGHWAY (GEORGIA HIGHWAY 124); THENCE ALONG SAID MITERED CORNER SOUTH 29 DEGREES 04 MINUTES 55 SECONDS EAST A DISTANCE OF 38.55 FEET TO A 5/8 INCH CAPPED REBAR SET AT THE SOUTHERLY CORNER OF THE MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY DOGWOOD ROAD AND THE WESTERLY RIGHT OF WAY OF SCENIC HIGHWAY (GEORGIA HIGHWAY 124), SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.742 ACRES (75,891 SQUARE FEET).

The lands surveyed, shown and described are the same lands as described in Chicago Title Insurance Co. Commitment No. 2-32913 bearing an effective date of June 11, 2015 at 5:00 p.m.

BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:

SCENIC HIGHWAY REALTY LLC
13024 BALLANTYNE CORPORATE PL STE 500
CHARLOTTE , NC 28277-0487

SITUS:

2019 SCENIC HWY

Tax District:

SNELLVILLE

Parcel ID

R5040 003A

Property Type

Real Property

Last Update

8/11/2016 11:54:03 AM

Legal Description

COR OF LAWRENCEVILLE S

Tax Values

Description	Market Value	Assessed Value
Land	\$795,800.00	\$318,320.00
Improvement	\$904,200.00	\$361,680.00
Total	\$1,700,000.00	\$680,000.00

Class Codes 351-Bank

Assessments

Operation

	Net Tax	Savings
<u>School Taxes</u>	\$13,464.00	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Snellville Taxes</u>	\$3,119.84	\$0.00
<u>County Incorporated No Police</u>	\$7,463.68	\$0.00
Sub Total	\$24,047.52	\$0.00

Bond

	Net Tax	Savings
<u>School Taxes</u>	\$1,394.00	\$0.00
<u>County Incorporated No Police</u>	\$163.20	\$0.00
Sub Total	\$1,557.20	\$0.00

Special Assessment

	Net Tax	Savings
<u>SNELLVILLE STORMWATER FEES</u>	\$603.20	\$0.00
Sub Total	\$603.20	\$0.00
Total Tax	\$26,207.92	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	22721270	10/15/2016	2016	\$26,207.92	\$0.00	\$0.00	\$26,207.92
Total Due:				\$26,207.92	\$0.00	\$0.00	\$26,207.92

Payment History

No Payment Records Found

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Invoice Coding Ticket			
Commitment		Vendor ID	
		GWINNTAX	
Project or Entity	Cost Code or GL	Amount	Approv
GA-15-604	05-740	13,032.35	
604-00	6100	13,175.57	
		Total	26,207.92
		Due Date	10/15/16
Comment			Entered BQ

SCENIC HIGHWAY REALTY LLC

GWINNTAX

WINNETT COUNTY TAX COMM

DATE	INVOICE NO	DESCRIPTION	ACCOUNT	INVOICE AMOUNT	
8-11-16	604 2016 RETX	2016 604 REAL EST	GA-15-604 1260	13032.35	
8-11-16	604 2016 RETX	2016 604 REAL EST	6100	13175.57	
<i>3day/cert.</i>			FUNDED		
CHECK DATE	9-20-16	CHECK NUMBER	60400054	TOTAL >	26207.92

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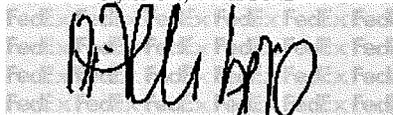
Ship date:
Mon 9/26/2016

Morgan Property Group
Lynne Takac
Ste #500
13024 Ballantyne Corporate Pla
Charlotte, NC US 28277
704 909-4515



Delivered

Signed for by: A. ALLIBONE



Actual delivery:
Wed 9/28/2016 10:27 am

GWINNETT COUNTY TAX COLLECTOR
75 LANGLEY DRIVE
LAWRENCEVILLE, GA US 30046
704 909-4500

Travel History

Date/Time	Activity	Location
9/28/2016 - Wednesday		
10:27 am	Delivered	LAWRENCEVILLE, GA
7:59 am	On FedEx vehicle for delivery	NORCROSS, GA
7:41 am	At local FedEx facility	NORCROSS, GA
4:38 am	At destination sort facility	ATLANTA, GA
2:44 am	Departed FedEx location	MEMPHIS, TN
9/27/2016 - Tuesday		
10:53 pm	Arrived at FedEx location	MEMPHIS, TN
9/26/2016 - Monday		
9:39 pm	Left FedEx origin facility	PINEVILLE, NC
7:56 pm	Picked up	PINEVILLE, NC
12:39 pm	Shipment information sent to FedEx	

Shipment Facts

Tracking number	777314872749	Service	FedEx Express Saver
Weight	0.5 lbs / 0.23 kgs	Delivery attempts	1
Delivered To	Mailroom	Total pieces	1
Total shipment weight	0.5 lbs / 0.23 kgs	Terms	Not Available
Shipper reference	604 REAL ESTATE TAX	Packaging	FedEx Envelope
Special handling section	Deliver Weekday	Standard transit	9/29/2016 by 4:30 pm



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