



APPLICATION FOR ANNEXATION

APPLICATION TO ANNEX INTO THE CORPORATE BOUNDRIES OF SNELVILLE, GA

City of Snellville

Planning & Development Department

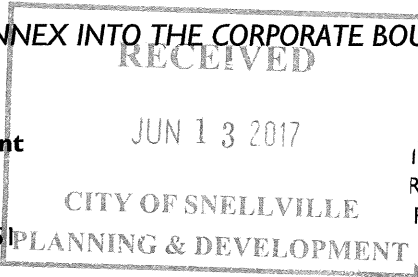
2342 Oak Road, 2nd Floor

Snellville, GA 30078

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www.snellville.org



CASE # **ANX**
1966 RIDGEDALE RD #1700276 SMITHTON HOMES
RIDGEDALE AND PINEHURST RD
RZ 17-11; LUP 17-06; ANX 17-01
PARCEL- 5071 034; 069; 001; 059; 060

Applicant: is the (check one) Owner's Agent Contract Purchaser Property Owner

Owner: (attach additional sheets if multiple parcels) (check box if additional sheets attached)

BERNIE SMITH
Name (please print)
4763 TOWNSHIP Chase
Address
Marietta GA 30066
City, State, Zip Code
770 652 0044
Phone Number(s) Fax

Jeffrey Hosford + Susan Tanner
Name (please print)
1725 Pinehurst Rd.
Address
Snellville GA 30078
City, State, Zip Code
404-452-6318 404-452-6319
Phone Number(s) Fax

Contact Person: BERNIE SMITH Phone: 770 652 0044 Fax: _____

Cell Phone: SAME E-mail: BSMITH@MASTERWORKSATLANTA.COM

Address of Property to be Annexed: 1966 RIDGEDALE RD, SNELVILLE GA

Total Area in Acres: 4.77 or _____ Square Feet

Property Location: _____ District 5 Land Lot 71 Parcel R5071-034

At a minimum, the following items are required with submittal of this application. AN OFFICIAL ZONING MAP AMENDMENT APPLICATION AND LAND USE PLAN AMENDMENT APPLICATION MUST ALSO BE SUBMITTED WITH APPROPRIATE FEES AND ACCOMPANY THE ANNEXATION APPLICATION.

- ✓ Payment of the \$125 annexation application, public notice sign(s), and adjoining property owner notification fees;
- ✓ A legal description for each tax parcel of the property proposed for annexation and separate composite legal description for all combined parcels proposed for annexation;
- ✓ Boundary survey (original size and one (1) 8-1/2"x11" reduction) of the property including the current zoning and land use designations of the property and all adjoining properties, location of existing buildings, easements, and other improvements to the property, bearing original signature and seal of preparer and prepared by an engineer or land surveyor whose Georgia state registration is current and valid. Boundary survey must be stamped and sealed no more than six (6) months prior to the date of the submittal;
- ✓ A Certificate of Title or Security Deed (for all parcels subject to this application);
- ✓ CD-ROM in protective case containing: 1) boundary survey/site plan (original size in .PDF formats); 2) legal description in .TXT format for each tax parcel of the property proposed for annexation and separate composite legal description; and 3) completed and signed Annexation Application including Annexation Petition and Addendum in .PDF format).
- ✓ Twenty (20) original size bond copies (folded to 8-1/2"x11") of the original boundary survey/site plan listed above;
- ✓ Attach the 8-1/2"x11" reduction of the boundary survey (with original signature and seal) to the original Annexation Application containing original signatures; and
- ✓ Twenty (20) stapled or bound copies of the original: Annexation Application; Attachment A; Annexation Petition; Addendum to Petition; Legal Description(s); 8-1/2"x11" reduction of the boundary survey; and all supporting documents (if any).

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.

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

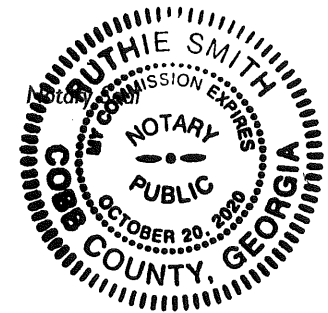
APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve (12) months from the date of denial.

[Signature] 6/6/2017
Signature of Applicant Date

BERNIE SMITH MGR
Type or Print Name and Title

[Signature] 6/6/17
Signature of Notary Public Date



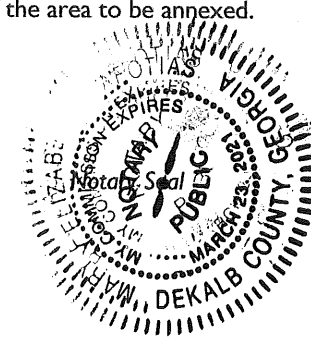
OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. I hereby authorize the Snellville Mayor and City Council, the Planning Commission and City Staff to inspect the property which is the subject of this annexation application. The undersigned is aware that, should this request be denied by City Council, no application affecting any portion of the same property shall be submitted less than twelve (12) months from the date of denial. Property Owner/Co-Owner is the (check one): Landowner (only); Elector (only); or Landowner and Elector (both) of the area to be annexed.

[Signature] 5/27/17
Signature of Owner/Co-Owner Date

Jeffrey Hosford
Type or Print Name and Title

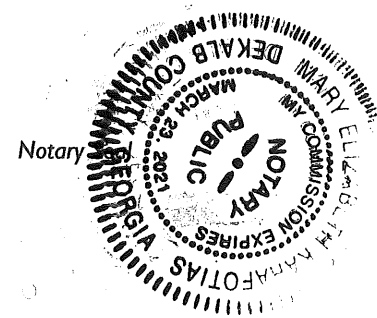
[Signature] 5/27/17
Signature of Notary Public Date



[Signature] 5/27/17
Signature of Owner/Co-Owner Date

Susan L. Tanner
Type or Print Name and Title

[Signature] 5/27/17
Signature of Notary Public Date



PETITION REQUESTING ANNEXATION

**100 PERCENT (100%)
METHOD OF ANNEXATION**

(Must be completed by the property owner(s) for each parcel subject to the annexation petition)

To the Mayor and City Council of Snellville, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Snellville, Georgia, and extend the corporate boundaries to include the same; and
2. The territory to be annexed is unincorporated and contiguous to the existing corporate limits of Snellville, Georgia, and identified as tax parcel R5071-034 per the current Gwinnett County Tax Parcel system and having the legal description of such territory is as follows:

(Attach Complete Legal Description of all Land to be Annexed as Exhibit "A")

[Signature] 5/27/17
 Signature of Owner/Co-Owner Date

Jeffrey Hosford owner
 Type or Print Name and Title

1725 PINEHURST RD Snellville GA 30078
 Street Address City State and Zip

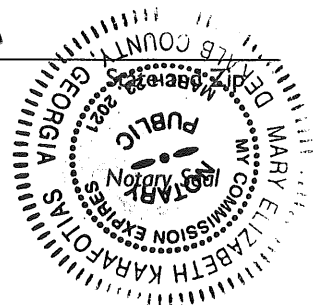
[Signature] 5/27/17
 Signature of Notary Public Date

[Signature] 5/27/17
 Signature of Owner/Co-Owner Date

Susan L. Tanner owner
 Type or Print Name and Title

1224 BICKMAN WAY SE, SMYRNA GA 30080
 Street Address City Zip

[Signature] 5/27/17
 Signature of Notary Public Date



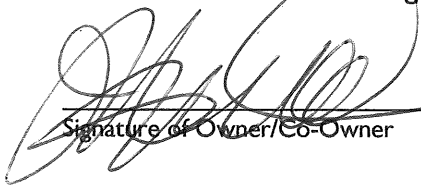
ADDENDUM TO PETITION
FOR PURPOSES OF COMPLYING WITH SECTION V OF THE FEDERAL
VOTING
RIGHTS ACT OF 1965

(Must be completed by the property owner(s) for each parcel subject to the annexation petition)

Please answer the following:

- 1) The number of people who live on the property to be annexed is: 0
- 2) The number of minorities who live on the property to be annexed is: 0
- 3) Did any minorities object to this application for annexation? No
- 4) Do any minorities live in the area surrounding the property to be annexed? Unknown
- 5) The present zoning of the property to be annexed is: Residential
- 6) The current use of the property to be annexed is: Field
- 7) The proposed use of the property to be annexed is: Residential
- 8) If the proposed use is residential, give the number of dwelling units to be built and designate the type of dwelling: To be determined
- 9) State briefly why you want to annex the property: To have consistent zoning to our adjoining parcel which already is zoned in City of Snellville

We, the undersigned, all owners of all real property and identified as tax parcel RS071-034 per the current Gwinnett County Tax Parcel system of the territory described in the attached legal description, certify that these statements are true and accurate to the best of our knowledge.



Signature of Owner/Co-Owner

5/27/17

Date

Juan R. Jarama

Signature of Owner/Co-Owner

5/27/17

Date

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 of the 5th Land District, Gwinnett County, Georgia, containing 4.9378 acres according to a Plat of Survey by Michael A. Royston dated July 8, 1992, as revised November 4, 1997, and more particularly described as follows:

BEGINNING at the point of intersection of the land lot line common to Land Lots 71 and 72 with the southwest right of way line of Ridgedale Drive (80-foot right of way); run thence southeast along said right of way line along the arc of a curve to the right having a chord bearing South 64 degrees 04 minutes 27 seconds East 225 feet an arc distance of 200.62 feet to a point; thence along said right of way South 58 degrees 11 minutes 05 seconds East 112.18 feet to an iron pin; thence leaving said right of way South 49 degrees 46 minutes 02 seconds West 673.64 feet to an iron pin found; run thence North 47 degrees 00 minutes 23 seconds West 393.87 feet to an iron pin found on the land lot line common to Land Lots 71 and 72; run thence along said land lot line North 59 degrees 19 minutes 58 seconds East 612.04 feet to an iron pin on the southwest right of way line of Ridgedale Drive and the place or point of beginning.

LEGAL DESC.

All that tract or parcel of land lying and being in Land Lot 71 of the 5th Land District of Gwinnett County, Georgia, containing 1.0 acre according to a plat of survey for R. J. Holt prepared by Southeast Consultants, Inc., dated February 6, 1985, said plat being incorporated herein by reference and being more particularly described as follows:

BEGINNING at an iron pin found on a line common to Land Lots 72 and 71, 229.26 feet northeasterly from a point common to Land Lots 57, 58, 71 and 72; thence North $57^{\circ}10'43''$ East along the line common to Land Lots 71 and 72, 229.26 feet to an iron pin; thence South $32^{\circ}40'04''$ East 190.23 feet to an iron pin; thence South $57^{\circ}10'43''$ West 229.26 feet to an iron pin; thence North $32^{\circ}40'04''$ West 190.23 feet to an iron pin and the TRUE POINT OF BEGINNING.