



APPLICATION FOR ANNEXATION

APPLICATION TO ANNEX INTO THE CORPORATE BOUNDRIES OF
SNELLVILLE, GA 100% OF LAND OWNERS METHOD

JUL 13 2021

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

City of Snellville

Planning & Development Department

2342 Oak Road, 2nd
Floor Snellville, GA
30078

Phone 770.985.3515 Fax 770.985.3551

www.snellville.org

CASE # ANX

#2100368

RZ 21-05; LUP 21-05; ANX 21-02

PARCEL- 5074 007

SCENIC POINTE 1498 SCENIC HWY

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)

Scenic Pointe, LLC

Name (please print)

1505 Lakes Pkwy., Suite 190

Address

Lawrenceville, GA 30043

City, State, Zip Code

(770) 962-9780 (770) 963-3424

Phone Number(s)

Fax

Lillian Margene Moulder Trust

Name (please print)

1498 Scenic Highway

Address

Snellville, GA 30078

City, State, Zip Code

Phone Number(s)

Fax

Contact Person: Robert Jackson Wilson

Phone: (770) 962-9780

Fax: (770) 963-3424

Cell Phone:

E-mail: rwilson@rjwpclaw.com

Address of Property to be Annexed: 1498 Scenic Highway

Total Area in Acres: 8.93

or

Square Feet

Property Location: 1498 Scenic Hwy.

District 74

Land Lot 5

Parcel 007

At a minimum, the following items are required with submittal of this application.

- ✓ Completed application containing original and notarized signatures of the applicant and each property owner;
- ✓ Payment of the \$125.00 annexation application fee.
- ✓ Petition Requesting Annexation (Attachment A) with Exhibits A and B; Applicant and Property Owner(s) Certifications (Attachment B); and Conflict of Interest Certifications (Attachment C).
- ✓ Boundary survey of the property including all tracts requesting annexation, bearing original signature and seal of preparer and prepared by an engineer or land surveyor whose State of Georgia 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.
- ✓ Property legal description containing a metes and bounds description and consistent with the boundary survey (above). If there are multiple properties, the legal description shall be a composite description for all properties. If all the properties are not contiguous, a separate Annexation Application is required.
- ✓ Property Deed showing ownership in the real property (for each parcel subject to the application).
- ✓ Ten (10) original size bond copies (folded to 8-1/2"x11") of the original sealed and signed boundary survey required above.
- ✓ Attach an 8-1/2"x11" reduction of the original boundary survey to the original Annexation Application containing original signatures.
- ✓ Ten (10) stapled or bound copies of the original: Annexation Application; Attachments A-B-C; Legal Description(s); 8-1/2"x11" reduction of the boundary survey; and all supporting documents (if any).
- ✓ CD-ROM or USB thumb drive containing digital copies in .PDF format of the complete application submittal.

**AN OFFICIAL ZONING MAP AMENDMENT APPLICATION AND LAND USE
PLANAMENDMENT APPLICATION MUST ALSO BE SUBMITTED WITH
APPROPRIATE FEES AND SHALL ACCOMPANY THE ANNEXATION
APPLICATION**

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

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

To the Mayor and City Council of the City of Snellville, Georgia.

This Annexation Petition is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36, Article 2, "Annexation Pursuant to Application by one hundred percent (100%) of Landowners". Application is hereby made to the City of Snellville, Georgia by the undersigned property owners, who own 100% of the property to be annexed, and located in unincorporated Gwinnett County and contiguous to the existing corporate limits of the City, to have the following lands annexed into the corporate limits of the City of Snellville, Georgia:

All that tract or parcel of land lying and being in Land Lots(s) 5 of the 74TH District(s), Parcel Number(s) 007 Gwinnett County, Georgia and being more particularly described in the legal description attached hereto as Exhibit "A" and shown in the boundary survey attached hereto as

Exhibit "B". (Attach Legal Description as Exhibit "A")

(Attach Copy of Boundary Survey as Exhibit "B")

Dale Wilson Trustee 6-15-2021
Signature of Owner/Co-Owner Date

Dale Wilson Trustee
Type or Print Name and Title

City State and Zip Street Address

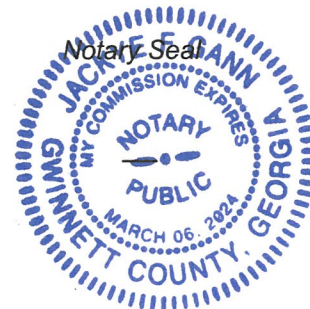
Jackye F. Gann 6-15-21
Signature of Notary Public Date

Signature of Owner/Co-Owner Date

Type or Print Name and Title

City State and Zip Street Address


Notary Seal




APPLICANT AND PROEPRTY OWNER CERTIFICATIONS

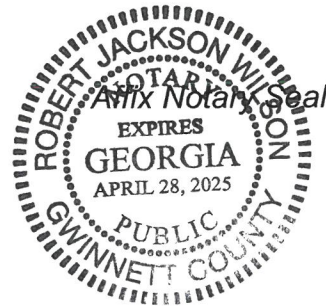
APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Annexation and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the annexation application is denied by the City Council, no annexation application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

 6/17/21
Signature of Applicant Date

Ronnie DeThomas, Manager
Type or Print Name and Title

 6/17/21
Signature of Notary Public Date

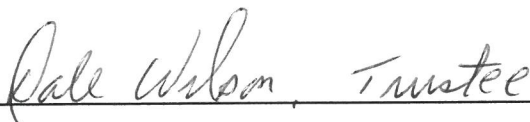


PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I hereby authorize the Mayor and City Council; the Planning Commission; and City Staff of the City of Snellville, Georgia to inspect the property which is the subject of this annexation application.

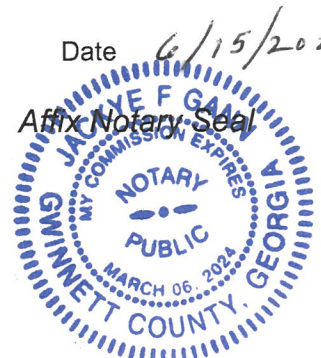
I further authorize Scenic Pointe, LLC to file this application. The undersigned is aware that that if the annexation application is denied by the City Council, no annexation application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

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

 6/15/2021
Signature of Owner Date

Dale Wilson, Trustee
Type or Print Name and Title

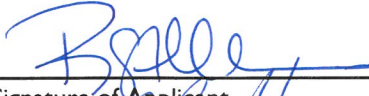
 6.15.21
Signature of Notary Public Date

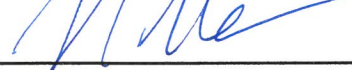


CONFLICT OF INTEREST CERTIFICATIONS FOR ANNEXATION APPLICATION

The undersigned below, making application for Annexation, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

☐ check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

 6/17/21 Ronnie DeThomas, Manager
 Signature of Applicant Date Type or Print Name and Title

 6/17/21 Robert Jackson Wilson, President
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 06/17/21 B. Karen Atcher
 Signature of Notary Public Date



Affix Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

☐ YES

☒ NO

YOUR NAME:

Ronnie DeThomas

Robert Jackson Wilson

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

☐ Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 74 of the 5th District of Gwinnett County, Georgia being more particularly described as follows:

Beginning at a 1/2" rebar found at the intersection of the westerly right of way of North Road (variable R/W) and the line common to land lots 73 and 74 said point being the TRUE POINT OF BEGINNING.

From said point as thus established thence; South 61 degrees 20 minutes 09 seconds West along said Land Lot line a distance of 154.84 feet to a 1/2" rebar found,

Thence, continuing said Land Lot line the same bearing and distance, South 61 degrees 20 minutes 09 seconds West a distance of 428.29 feet to an iron pin set

Thence, leaving said Land Lot line North 54 degrees 35 minutes 18 seconds West a distance of 42.34 feet to an iron pin set on the easterly right of way line of Georgia Highway 124 (aka Scenic Highway) (145' R/W per Georgia Department of Transportation Project FR-078-1(14) Dated 2-4-1988)

Thence, northerly along said easterly right of way North 14 degrees 49 minutes 13 seconds east a distance of 1471.43 feet to an iron pin set

Thence, leaving said right of way South 85 degrees 03 minutes 42 seconds East a distance of 54.94 feet to an iron pin set on the westerly right of way of North Road (variable right of way)

Thence southerly along said westerly right of way South 6 degrees 12 minutes 03 seconds east a distance of 954.11 feet to an iron pin set

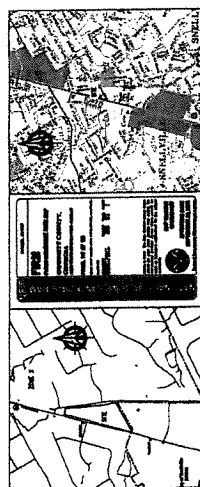
Thence, continuing southerly along said westerly right of way following a curve to the right a distance of 214.48 feet, said curve having a radius of 2053.48 feet and being subtended by a line south 3 degrees 12 minutes 31 seconds east a distance of 214.38 feet to a 1/2" rebar found said point being the TRUE POINT OF BEGINNING.

As shown on a survey for Brand Properties by Keystone Land Surveying Dated 9-3-2020



LEGEND

DZ	DEEP SAULT
BQ, JF	POWER POLE
R/E	HOCK OF THE
PV	SIDE ON WALLS
P7	V/T RINGS IN
BG	SIDE WALK
FH	PIPE PLATFORM
O	MATERIAL
NN	WATER HEAT
NY	CATCH TANK
G4	GAZ TUBE
G6	CHLORINE



STERN BEI DER VERANSTALTUNG AM 1. JULI 2004

BERKSHIRE FARM
DRIVE

GENERAL NOTES

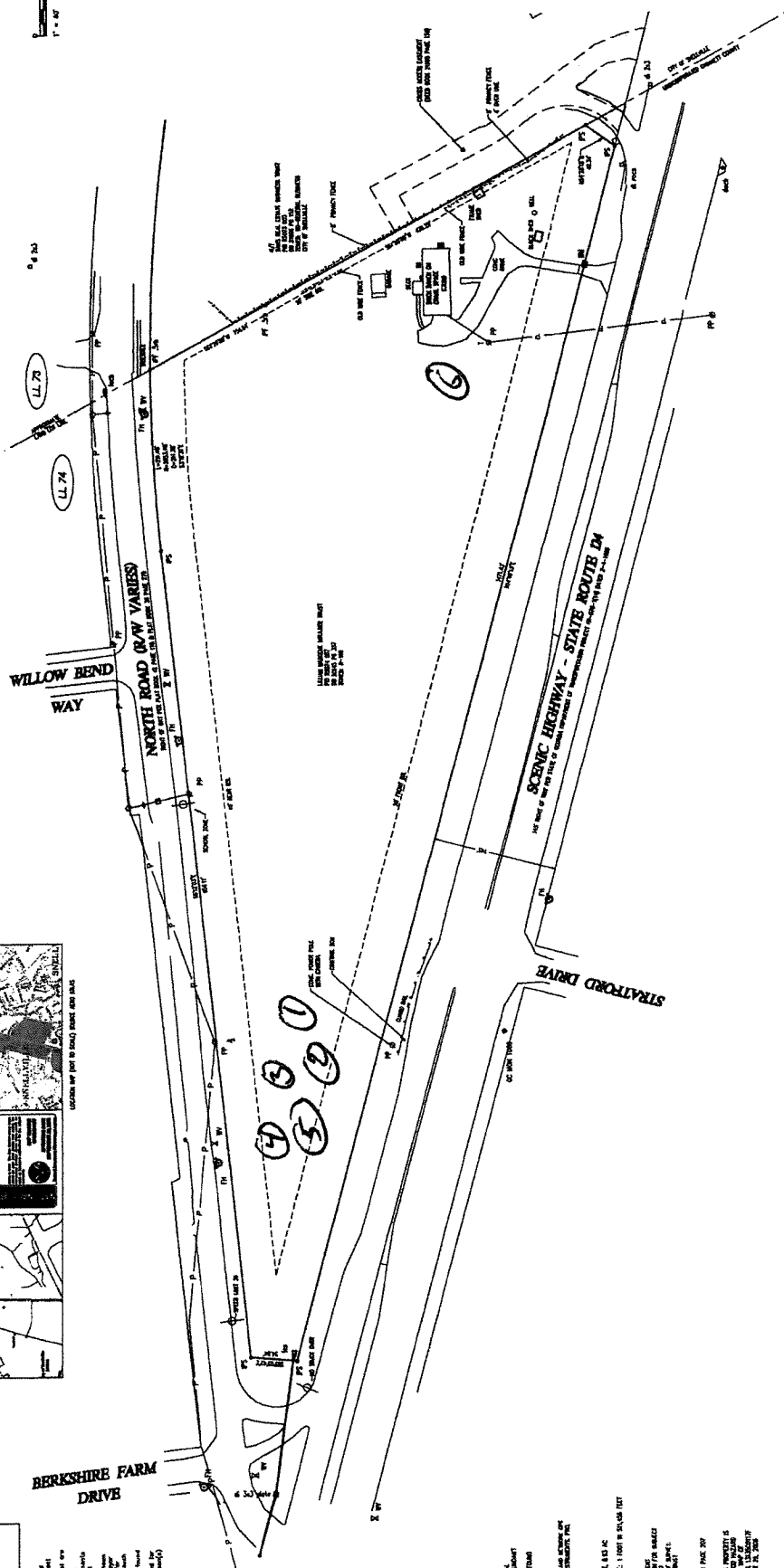
1: This Part has been prepared without the benefit of a formal title report. Comments or recommendations may assist that are shown on the job.

2: This Part is subject to any restrictions, omissions, comments or recommendations that may arise from the action of interested parties.

3: Underground utilities not shown must be located. The Engineer does not take responsibility for damage or presence of any such utilities.

4: Comments on documents are based on the last of this add.

5: This Part has been prepared for the use of the parties to the contract and is not for publication.

[illegible][illegible]

BOUNDARY SURVEY FOR
BRAND PROPERTIES, LLC
PARCEL NUMBER R5074 007

LAND LOT 74 - 5TH DISTRICT
BIRMINGHAM COUNTY, ALABAMA

[illegible]

BK 50145 PG 0337

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

10 JUN 30 PM 2:00

TOM LAWLER, CLERK

PT-61# 67-2010-017887
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
TOM LAWLER CLERK OF
SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF GWINNETT

DEED PREPARED BY
AND RETURN TO:
James W. Hass, Jr.
LEFKOFF, DUNCAN, GRIMES, MILLER
& McSWAIN, P.C.
Suite 806, 11 Piedmont Center
Atlanta, Georgia 30305 (404) 262-2000

The preparer of this deed renders no "Opinion of Title" or "Title Certification". The legal description below was provided by Grantor and the preparer provided legal services limited to only the deed preparation.

WARRANTY DEED

THIS INDENTURE, made this 4TH day of JUNE, 2010, between Margene Moulder (a/k/a Lillian Margene Moulder) ("Grantor"), and Lillian Margene Moulder, as Trustee (and any Successor Trustee) of The Lillian Margene Moulder Revocable Trust dated April 21, 2010 ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof 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 the delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to-wit:

All that tract or parcel of land lying and being in Land Lot 74 of the 5th District of Gwinnett County, Georgia, being more particularly described as Tract 1, containing 9.0894 acres, more or less, as per plat of survey entitled "Exemption Plat for: Margene Moulder", prepared by Cornerstone Planning Co., Larry R. Bollinger, GRLS# 2361, dated June 29, 1990, as per plat recorded in Plat Book 51, Page 207, Gwinnett County, Georgia Records.

0051445

BK 50145 PG 0338

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 74 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

Commence at the intersection of the land lot line contains to Land Lots 73 and 74 and the easterly variable right of way of Georgia Highway 124, said point begin the TRUE POINT OF BEGINNING.

Thence, along said right of way of Georgia Highway 124 North 14 degrees 42 minutes 53 seconds East for a distance of 52.23 feet to a point; thence leaving, said right of way South 54 degrees 35 minutes 18 seconds East for a distance of 42.34 feet to a point on the land lot line common to Land Lots 73 and 74; Thence, along said land lot line South 61 degrees 27 minutes 51 seconds West for a distance of 54.38 feet to a point, said point being the TRUE POINT OF BEGINNING.


Together with and subject to covenants, easement 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 Grantee, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful 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
this 4th day of JUNE,
2010, in the presence of:


Unofficial Witness

 (SEAL)
Margene Moulder, Grantor


Notary Public

Jason Thomas Connolly, Notary Public
My Commission Expires Oct. 15, 2010

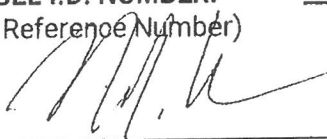


VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR REZONING APPLICATION

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5 074 007
 (Map Reference Number) District Land Lot Parcel

 6/22/21
 Signature of Applicant Date

Robert Jackson Wilson, Attorney
 Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Amanda Alexander Sr. Tax Business mgr.
 NAME TITLE

6/23/21
 DATE