

**Action Requested/Required:**

- ☐ Vote/Action Requested  
☒ Discussion or Presentation Only  
☐ Public Hearing  
Report Date: 11/8/22  
Hearing Date: 12/1/22  
Voting Date: 12/15/22

**Department:** Community Development **Presenter(s) & Title:** Steve Green, Zoning Administrator

**Agenda Item Title:**

RZON2209-006/CUP2209-00 - Request to rezone and obtain Conditional Use approval for 710 Marietta Road, 12, 50 and 70 Marietta Circle - Mondo Land Planning and Design, LLC

**Summary:**

The applicant seeks to rezone the subject properties from O-RT and RA-6 to RA-8 for the development of Phase 2 which will contain 24 new living units. These will consist of 5 quadplex buildings, one single family home converted to a duplex and the renovation of 2 single family detached homes. These new units will be combined with the existing 25 units in Phase 1 for a single development.

The applicant is also seeking buffer variances along the north and south property lines due to the proposed zoning. The applicant also seeks to increase the maximum allowed number of parking spaces to 3 spaces per unit.

The CUP request is due to the proposed 5 quadplex buildings.

**Budget Implications:**

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project:  Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

**Staff Recommendations:**

Conditions for consideration will be provided for the action meeting staff report.

**Reviews:**

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

**Attachments:**

Application, site plan, survey, Letter of Intent.



Land Use Petitions: RZON2209-006/CUP2209-007  
Date of Staff Report Preparation: November 8, 2022  
Mayor and City Council Public Hearing Date: December 1, 2022  
Action Date: December 15, 2022

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**Project Name/Applicant:** Mondo Land Planning and Design, LLC

**Property Location:** 718 Marietta Road, 12, 50 and 70 Marietta Circle

**Parcel ID:** Tax Map Book 91N18, Parcels D022, D014, D015 and D016

**District/Land Lot:** 14<sup>th</sup> District, Land Lot 165

**Acreage:** 6.58

**Existing Zoning District:** O-RT and RA-6

**Proposed Zoning:** RA-8 (Residential Attached, 8 du/acre)

**Existing Land Use:** Phase 1, Duplexes, Proposed Phase 2, Single family detached homes

**Future Development Map Designation:** Traditional Neighborhood Redevelopment Area, Sunnyside

**Proposed Development:** Construction of 5 quadplexes, conversion of a single family home into a duplex and the renovation of 2 existing single family homes.

**Owner/Petitioner:** Latimer Apartments, LLC

**District Standards:**

| ___ Zoning District Standards (Primary Street) |     |                           |     |
|------------------------------------------------|-----|---------------------------|-----|
| Impervious Surface (max.)                      | 60% | Front Yard Setback (min.) | 20' |
| Open Space (min.)                              | 40% | Side Yard Setback (min.)  | 20' |
| Building Height (max.)                         | 40' | Rear Yard Setback (min.)  | 20' |
| Building Height (min.)                         | N/A | Buffer Planting (min.)    | *   |
| Zoning Buffer                                  | *   | Overlay Zone              | N/A |

\*The requested zoning, if approved, will result in a 25' buffer requirement along the southern property line (RA-8 abutting R-40) and a 50' buffer requirement along the northern property line (RA-8 abutting O-RT). Both of these are existing conditions and no new development is proposed along these two property lines.

**Surrounding Land Uses and Zoning:**

homes – RA-6

detached homes – O-RT

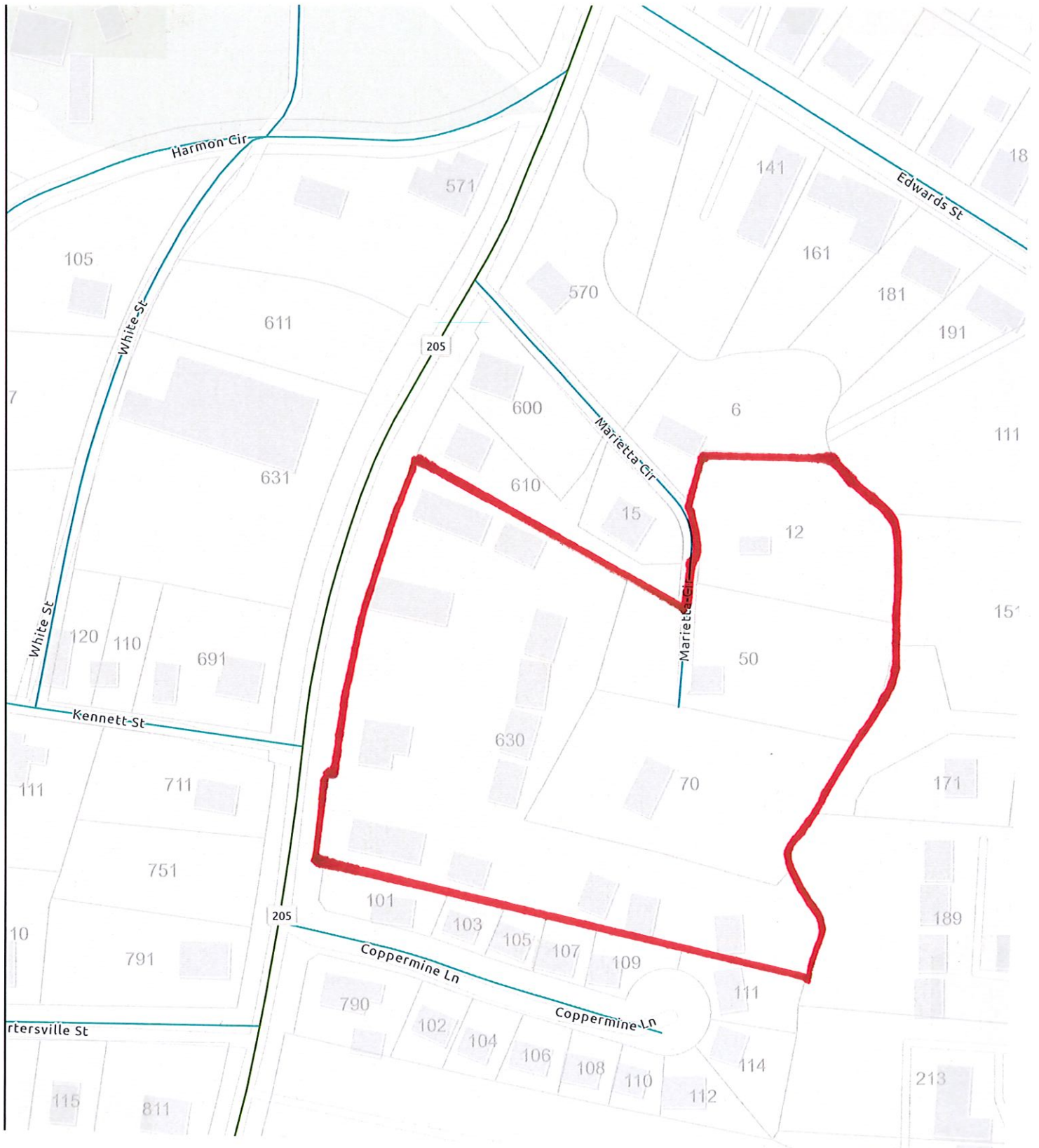
North – Single family detached homes – O-RT

South – Single family detached homes – R-4

East – Duplexes and single family detached

West – Across Marietta Road, single family

## Location Map





## Existing Land Use Map







## Future Development Map





**Site Description:** The subject properties are currently occupied by single family homes (4) and 12 duplex buildings (24 living units).

**Site History:** Phase 1 of the application was built in the latter part of 2009/early part of 2010. The single family homes in Phase 2 appear to have been constructed in the 1960's/70's.

**CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map;
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
8. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts.





**CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT**

- a. Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City;
- b. Whether the proposed use complies with the requirements of this zoning ordinance;
- c. Whether public services, public facilities and utilities are adequate to serve the proposed use;
- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:
  - 1. Noise, smoke, order, dust or vibration generated by the proposed use;
  - 2. Hours or manner of operation of the proposed use; and
  - 3. Traffic volumes generated by the proposed use;
- e. Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;
- f. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations; and
- g. Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design.



## **DEPARTMENT COMMENTS**

### BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:
  
- SAFETY SERVICES:

Conditions for Consideration

### COMMUNITY DEVELOPMENT

Conditions for Consideration

### DEVELOPMENT SERVICES

Conditions for Consideration

### POLICE DEPARTMENT

Conditions for Consideration

### PUBLIC WORKS

Conditions for Consideration





UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

Conditions for Consideration

**CHEROKEE COUNTY (AS NEEDED)**

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHALL

Conditions for Consideration

**STAFF CONDITIONS FOR CONSIDERATION**



## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

**REVISED**  
11-3-22

### Public Hearing Application

Project # KZON 2209-006

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Melissa Costeel, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Melissa Costeel, have received and thoroughly read the Public Hearing Procedures.

[Signature] This 1 day of September, 2022.  
Applicant: Mondo Land Planning and Design, LLC Print Name: Melissa Costeel

Applicant Information: c/o Melissa Costeel

Name: Mondo Land Planning and Design, LLC  
Address: 8020 Main St

City: Woodstock  
State: GA Zip Code: 30188  
Telephone: 770 402 3719  
Fax Number: 866 321 0203  
Email Address: mrcasteel@mondo-lpd.com

Owner Information:

Name: Lafayette Apartments, LLC  
Address: 255 Debat St

City: Ball Ground  
State: GA Zip Code: 30107  
Telephone: 770 294 8502  
Fax Number: \_\_\_\_\_  
Email Address: wea@lafayetteconstruction.com

This Application For (Check Only One):

- ☐ A Annexation  
☒ B Rezoning  
☐ C Master Plans  
☐ D Master Plan Revisions  
☐ E Conditional Use Permit  
☐ F Land Use Modification  
  
☐ G Zoning Condition Amendment  
☐ H Density Transfer within Master Plan

- ☐ I Temporary Use Permit  
☐ J Zoning Ordinance Text Amendment  
☐ K Variance : Pre-Construction  
☐ K Variance : Post-Construction  
☐ Appeal  
  
☐ Adjustment  
☐ Special Exception

#### Fee Schedule:

Application Type \_\_\_\_\_  
Base Fee \_\_\_\_\_ + (#Acres \_\_\_\_\_ x \$25.00 = \_\_\_\_\_) = \_\_\_\_\_  
+ (#Acres \_\_\_\_\_ x \$50.00 = \_\_\_\_\_) = \_\_\_\_\_  
Advertising Fee \_\_\_\_\_

#### Staff Use Only

Amount Due: \_\_\_\_\_  
Amount Due: \_\_\_\_\_  
Total Fee: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Amount Paid: \_\_\_\_\_





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

## Authorization Of Property Owner

This form is to be executed under oath. I, Wes Latimer, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 1<sup>st</sup> day of September, 2022.

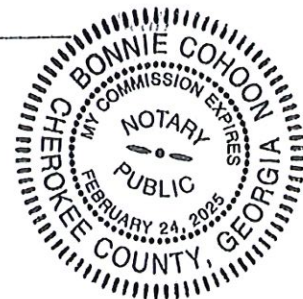
Owner Signature: Wes Latimer Print Name: Wes Latimer

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- |                                                   |                                                                |
|---------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> A Annexation             | <input type="checkbox"/> G Zoning Condition Amendment          |
| <input checked="" type="checkbox"/> B Rezoning    | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input type="checkbox"/> C Master Plans           | <input type="checkbox"/> I Temporary Use Permit                |
| <input type="checkbox"/> D Master Plan Revisions  | <input type="checkbox"/> J Zoning Ordinance Text Amendment     |
| <input type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance                            |
| <input type="checkbox"/> F Land Use Modification  |                                                                |

Sworn To And Subscribed Before Me This 1<sup>st</sup> Day Of September, 2022.

Notary Signature: Bonnie Cohoon





## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

# Authorization Of Applicant

This form is to be executed under oath. I, Wes Latimer, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 1st day of September, 20 22.

Owner Signature: Wes Latimer Print Name: Wes Latimer

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- |                                                   |                                                                |
|---------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> A Annexation             | <input type="checkbox"/> G Zoning Condition Amendment          |
| <input checked="" type="checkbox"/> B Rezoning    | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input type="checkbox"/> C Master Plans           | <input type="checkbox"/> I Temporary Use Permit                |
| <input type="checkbox"/> D Master Plan Revisions  | <input type="checkbox"/> J Zoning Ordinance Text Amendment     |
| <input type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance                            |
| <input type="checkbox"/> F Land Use Modification  |                                                                |

Name of Authorized Applicant: Mondo Land Planning + Design, LLC

Signature: [Signature] c/o Melissa Casteel, PCA

Mailing Address: 8020 Main Street

City: Woodstock

State: GA Zip Code: 30188

Telephone: 770 402 3719

Fax Number: 866 334 0203

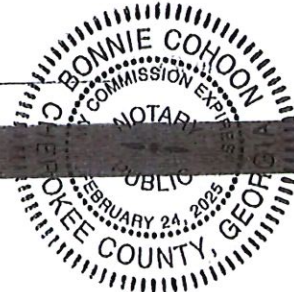
E-mail: mccasteel@mondo-lpd.com

### Applicant Status:

- |                                                                                  |
|----------------------------------------------------------------------------------|
| <input type="checkbox"/> Owner                                                   |
| <input type="checkbox"/> Option to Purchase                                      |
| <input type="checkbox"/> Leasee                                                  |
| <input type="checkbox"/> Area Resident                                           |
| <input checked="" type="checkbox"/> Other (Explain): <u>Owner Representative</u> |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 1st Day Of September, 20 22.

Notary Signature: Bonnie Cohoon







## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

### Public Hearing Application

Project # \_\_\_\_\_

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Melissa Casteel, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Melissa Casteel, have received and thoroughly read the Public Hearing Procedures.

[Signature] This 1 day of September, 20 22.  
Applicant: Mondo Land Planning and Design, LLC Print Name: Melissa Casteel

#### Applicant Information:

c/o Melissa Casteel  
Name: Mondo Land Planning and Design, LLC  
Address: 8020 Main St  
City: Woodstock  
State: GA Zip Code: 30188  
Telephone: 770 402 3719  
Fax Number: 866 334 0203  
Email Address: mccasteel@mondo-lpd.com

#### Owner Information:

Name: Lakimere Apartments, LLC  
Address: 255 Depot St  
City: Bell Ground  
State: GA Zip Code: 30107  
Telephone: 770 294 8502  
Fax Number: \_\_\_\_\_  
Email Address: wes@lakimereconstruction.com

#### This Application For (Check Only One):

- |                                                                |                                                            |
|----------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> A Annexation                          | <input type="checkbox"/> I Temporary Use Permit            |
| <input type="checkbox"/> B Rezoning                            | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input type="checkbox"/> C Master Plans                        | <input type="checkbox"/> K Variance : Pre-Construction     |
| <input type="checkbox"/> D Master Plan Revisions               | <input type="checkbox"/> K Variance : Post-Construction    |
| <input checked="" type="checkbox"/> E Conditional Use Permit   | <input type="checkbox"/> Appeal                            |
| <input type="checkbox"/> F Land Use Modification               |                                                            |
| <input type="checkbox"/> G Zoning Condition Amendment          | <input type="checkbox"/> Adjustment                        |
| <input type="checkbox"/> H Density Transfer within Master Plan | <input type="checkbox"/> Special Exception                 |

#### Fee Schedule:

Application Type \_\_\_\_\_  
Base Fee \_\_\_\_\_ + (#Acres \_\_\_\_\_ x \$25.00 = \_\_\_\_\_) = \_\_\_\_\_  
+ (#Acres \_\_\_\_\_ x \$50.00 = \_\_\_\_\_) = \_\_\_\_\_  
Advertising Fee \_\_\_\_\_ = \_\_\_\_\_

#### Staff Use Only

Amount Due: \_\_\_\_\_  
Amount Due: \_\_\_\_\_  
Total Fee: \_\_\_\_\_

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Amount Paid: \_\_\_\_\_





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

## Authorization Of Property Owner

This form is to be executed under oath. I, Wes Latimer, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 1<sup>st</sup> day of September, 2022.

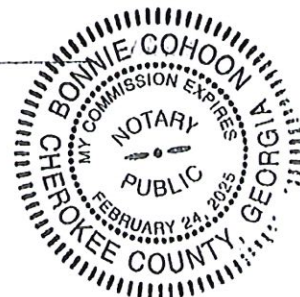
Owner Signature: Wes Latimer Print Name: Wes Latimer

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- |                                                              |                                                                |
|--------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> A Annexation                        | <input type="checkbox"/> G Zoning Condition Amendment          |
| <input type="checkbox"/> B Rezoning                          | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input type="checkbox"/> C Master Plans                      | <input type="checkbox"/> I Temporary Use Permit                |
| <input type="checkbox"/> D Master Plan Revisions             | <input type="checkbox"/> J Zoning Ordinance Text Amendment     |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance                            |
| <input type="checkbox"/> F Land Use Modification             |                                                                |

Sworn To And Subscribed Before Me This 1<sup>st</sup> Day Of September, 2022.

Notary Signature: Bonnie Cohoon





## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

# Authorization Of Applicant

This form is to be executed under oath. I, Wes Latimer, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 1st day of September, 2022.

Owner Signature: Wes Latimer Print Name: Wes Latimer

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- |                                                              |                                                                |
|--------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> A Annexation                        | <input type="checkbox"/> G Zoning Condition Amendment          |
| <input type="checkbox"/> B Rezoning                          | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input type="checkbox"/> C Master Plans                      | <input type="checkbox"/> I Temporary Use Permit                |
| <input type="checkbox"/> D Master Plan Revisions             | <input type="checkbox"/> J Zoning Ordinance Text Amendment     |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance                            |
| <input type="checkbox"/> F Land Use Modification             |                                                                |

Name of Authorized Applicant: Mondo Land Planning + Design, LLC

Signature: [Signature] % Melissa Casteel

Mailing Address: 8020 Main Street

City: Woodstock

State: GA Zip Code: 30188

Telephone: 770 402 3719

Fax Number: 866 334 0203

E-mail: mrcasteel@mondo-lpd.com

### Applicant Status:

- |                                                                                  |
|----------------------------------------------------------------------------------|
| <input type="checkbox"/> Owner                                                   |
| <input type="checkbox"/> Option to Purchase                                      |
| <input type="checkbox"/> Leasee                                                  |
| <input type="checkbox"/> Area Resident                                           |
| <input checked="" type="checkbox"/> Other (Explain): <u>Owner Representative</u> |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 1st Day Of September, 2022.

Notary Signature: Bonnie Cohoon







## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

### Disclosure Form

*O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Planning and Zoning.*

1. Name of Applicant/Opponent: Wes Letimer Type Or Print All Responses

#### Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?  
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?  
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?  
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?  
☐ YES ☒ NO

#### Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made *(Please use a separate form for each official to whom a contribution has been made in the past (2) years):*  
NA

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

|                         | Description |
|-------------------------|-------------|
| \$ <input type="text"/> | <u>NA</u>   |
| \$ <input type="text"/> |             |
| \$ <input type="text"/> |             |

Note: Complete a separate form for each authorized applicant.



## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

### Disclosure Form

*O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Planning and Zoning.*

1. Name of Applicant/Opponent: Melissa Carter Please Print All Responses

#### Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?  
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?  
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?  
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?  
☐ YES ☒ NO

#### Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made *(Please use a separate form for each official to whom a contribution has been made in the past (2) years):*

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

|                         | Description          |
|-------------------------|----------------------|
| \$ <input type="text"/> | <input type="text"/> |
| \$ <input type="text"/> | <input type="text"/> |
| \$ <input type="text"/> | <input type="text"/> |

Note: Complete a separate form for each authorized applicant.





## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

### Property Information:

Address: 718 Marietta Rd, 12 Marietta Circle, 50 Marietta Circle, 70 Marietta Circle  
Land Lot(s): 1105 District: 14 Section: \_\_\_\_\_ Map #: 911118 Parcel #: (718) - D022  
Existing Zoning Of Property: PA-6 / 02-T ☒ City ☐ County Total Acreage Of Property: 6.58 (12) - D014 (50) - D015  
Proposed Zoning Of Property: PA-8 Existing Use(s) Of Property: Residential  
Directions to property from Main Street in downtown Canton:  
South on Dr. John T. Bell St to Marietta Rd. Left on Marietta Rd.  
Left on Marietta Circle.

**Adjacent Property/Owner Information:** Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

|       | OWNER NAME/ADDRESS | CURRENT ZONING | CURRENT LAND USE |
|-------|--------------------|----------------|------------------|
| NORTH |                    |                |                  |
| SOUTH |                    |                |                  |
| EAST  |                    |                |                  |
| WEST  |                    |                |                  |
| OTHER |                    |                |                  |

↑  
List to be provided by City  
↓

### UTILITY INFORMATION

How is sewage from this development to be managed? City online sewer  
Proposed managing jurisdiction: City of Canton  
How will water be provided to the site? City online water  
Proposed managing jurisdiction: City of Canton Size Limit: \_\_\_\_\_



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Canton's "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, [www.cantonga.gov](http://www.cantonga.gov).

In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, [www.cantonga.gov](http://www.cantonga.gov). \*

I, Melissa Cartee, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

[Signature] Date: 9/1/22  
Signature

Melissa Cartee  
Printed Name

I, Melissa Cartee, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

[Signature] Date: 9/1/22  
Signature

Melissa Cartee  
Printed Name

\*Please be prepared to discuss the items with the City staff.





Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Canton's "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, [www.cantonga.gov](http://www.cantonga.gov).

In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, [www.cantonga.gov](http://www.cantonga.gov). \*

I, Wes Latimer, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

Wes Latimer Date: Sept. 1, 2022  
Signature

Wes Latimer  
Printed Name

I, Wes Latimer, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

Wes Latimer Date: Sept. 1, 2022  
Signature

Wes Latimer  
Printed Name

\*Please be prepared to discuss the items with the City staff.



## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

### PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. This communication between the applicant and the school board shall take place, at a minimum, prior to the Planning Commission meeting in which the application is scheduled to be heard. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH Cherokee HS  
MIDDLE Tearley MS  
ELEMENTARY Holly ES

### TRAFFIC INFORMATION

Road/Street providing access: Proposed - Kenneth Street  
Existing - Marietta Road  
Width at property: (Road) 12' pavement (Right-of-way) Varies / 15' average  
Distance to nearest major thoroughfare: 410' Thoroughfare Name: Marietta Road  
Description of Road accessing property (Classification): Arterial Minor Collector

In support of this request, I submit the following items, which are attached and made a part of this application:

- |                                                                                  |                                                                    |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Boundary Survey                              | <input checked="" type="checkbox"/> Master Plan <u>(Site Plan)</u> |
| <input checked="" type="checkbox"/> Legal Description                            | <input checked="" type="checkbox"/> Location Map                   |
| <input checked="" type="checkbox"/> Letter of Intent                             | <input type="checkbox"/> Hydrology Study                           |
| <input checked="" type="checkbox"/> Planning Commission Review Criteria Response | <input type="checkbox"/> Traffic Analysis Report                   |
|                                                                                  | (Guidelines available from Planning & Zoning Dept.)                |
| <input type="checkbox"/> Board of Zoning Appeals Review Criteria Response        | <input type="checkbox"/> Elevation Plans                           |
| <input type="checkbox"/> Petition Requesting Annexation                          |                                                                    |
| <input type="checkbox"/> Other (please explain) _____                            |                                                                    |



## Canton Planning Commission Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? \_\_\_\_\_

\_\_\_\_\_ *See letter of Intent* \_\_\_\_\_

How will this proposal affect the use and value of surrounding properties? \_\_\_\_\_

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

\_\_\_\_\_  
\_\_\_\_\_

What would be the increase to population and traffic if the proposal were approved? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

What would be the impact to schools and utilities if the proposal were approved? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?

\_\_\_\_\_  
\_\_\_\_\_

Are there existing or changing conditions which affect the development of the property and support the proposed request? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\* Please provide a Letter of Intent, which provides the necessary information to support your application.

FIELD WORK: FK/MH/TP  
DRAWN BY: CAP/MDP  
JOB NO: 4461  
FILE NO: 4461

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

### OWNER(S) CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE  
PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS  
LOCATED WITHIN THE JURISDICTION OF CHEROKEE  
COUNTY, GEORGIA

OWNER

OWNER

OWNER

### SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land  
and does not subdivide or create a new parcel or make any changes  
to any real property boundaries. The recording information of the  
documents, maps, plats, or other instruments which created the  
parcel or parcels are stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY  
LOCAL JURISDICTION, AVAILABILITY OF PERMITS COMPLIANCE WITH  
LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY  
USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned Land Surveyor certifies that this plat  
complies with the minimum technical standards for property surveys  
in Georgia as set forth in the rules and regulations of the Georgia  
Board of Registration for Professional Engineers and Land Surveyors  
and as set forth in O.C.G.A. Section 15-6-67.

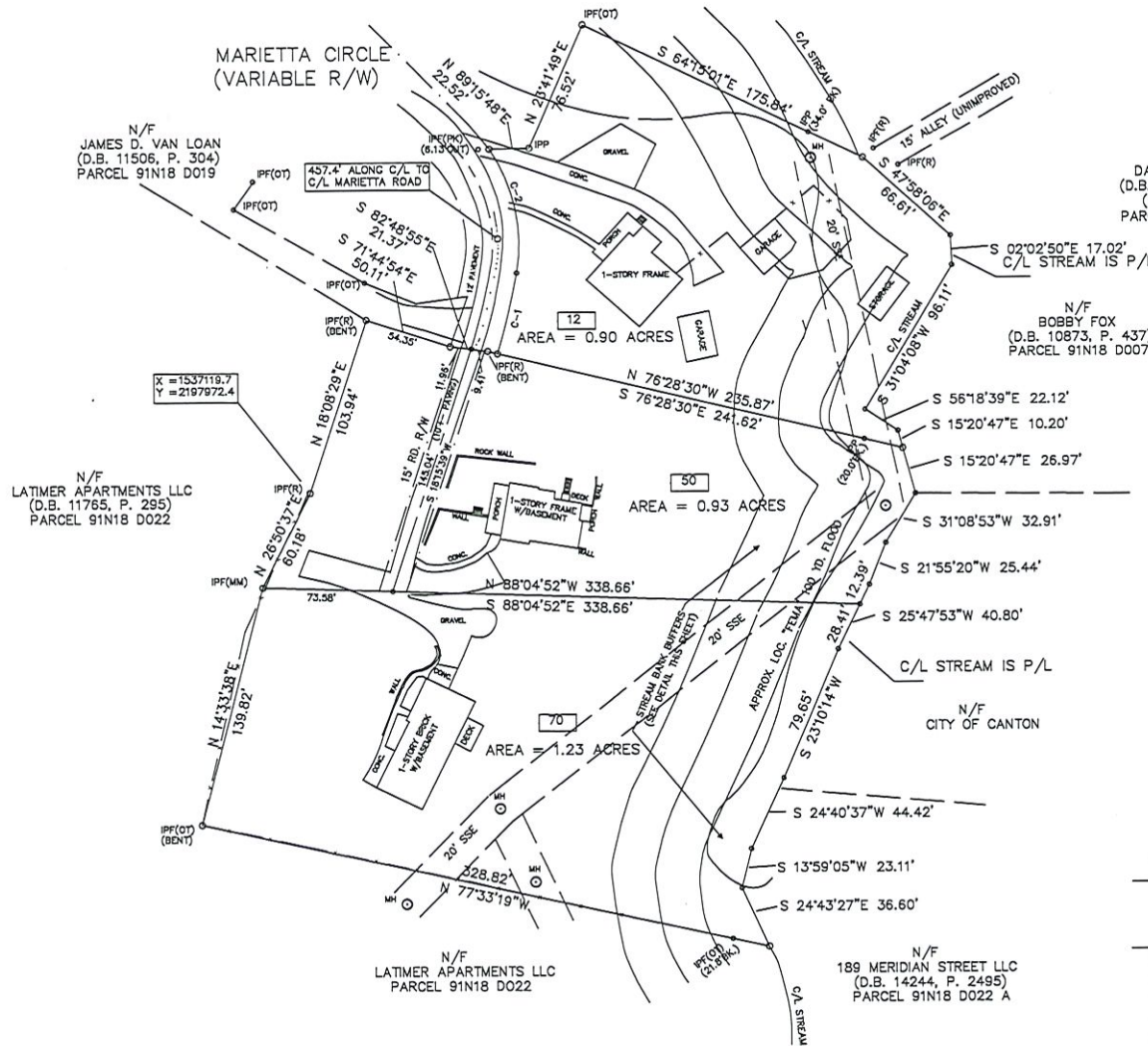
### CURVE DATA

| CURVE | RADIUS  | LENGTH | DELTA     | CHORD  | CH.BEARING  |
|-------|---------|--------|-----------|--------|-------------|
| C-1   | 391.95' | 47.44' | 6°56'04"  | 47.41' | N13°31'50"E |
| C-2   | 96.52'  | 74.20' | 44°02'38" | 72.39' | N11°57'31"W |

N/F  
FERIDA CLOUD  
(D.B. 929, P. 229)  
PARCEL 91N18 D013

"F.I.R.M. FEDERAL INSURANCE RATE  
MAP" COMMUNITY NO130039 PAGE  
251 F. DATED 7/2/2019 SHOWS THIS  
PROPERTY TO BE IN AN AREA  
HAVING SPECIAL FLOOD HAZARDS.

DWG NO 20-4461-33 C



AREA = 3.06 ACRES

SURVEY OF TAX PARCELS  
91N18 D014, D015 & D016

FOR:

LATIMER APARTMENTS LLC

PART OF:  
LAND LOT 165  
14th DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GEORGIA  
CITY OF CANTON  
SCALE: 1" = 50'  
FIELD WORK: MARCH 19, 2020  
PREPARED: MARCH 25, 2020  
REVISED: JUNE 03, 2020 (ADDED PARCEL D014)

CHEROKEE SURVEYING CO., INC.

P.O. BOX 329  
CANTON, GEORGIA 30169  
2623 MARIETTA HIGHWAY  
CANTON, GEORGIA 30114  
TEL 770 479 5940

email: [cherokeesurveying@windstream.net](mailto:cherokeesurveying@windstream.net)

DWG NO 20-4461-33 C

- LEGEND
1. IPP - IRON PIN PLACED (1/2" RD)
  2. IPF - IRON PIN FOUND
  3. CT - CRIMP TOP PIN
  4. OT - OPEN TOP PIN
  5. R - REINFORCING BAR
  6. LL - LAND LOT LINE
  7. R/W - RIGHT OF WAY
  8. P/L - PROPERTY LINE
  9. C/L - CENTER LINE
  10. B/L - BUILDING LINE
  11. F/L - FENCE LINE
  12. P - POWER LINE
  13. A - ADDRESS
  14. CWF - CONC W/ON FOUND
  15. MH - MANHOLE
  16. CO - CLEANOUT
  17. WM - WATER METER
  18. XMR - TRANSFORMER

THIS MAP OR PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN  
ONE (1) FOOT IN 78,234 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT  
IS BASED HAS A CLOSURE PRECISION OF 1 FOOT  
IN 78,234 FEET AND AN ANGULAR ERROR  
OF 1" PER ANGLE POINT, AND WAS  
ADJUSTED USING THE N/A RULE.

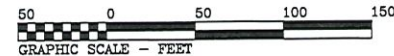
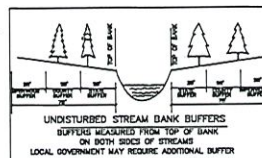
THIS PLAT HAS BEEN PREPARED USING A TOPCON  
TOTAL STATION READING DIRECTLY TO 5 SECONDS  
OF ARC AND ONE THOUSANDTH OF A FOOT.

### GENERAL NOTES:

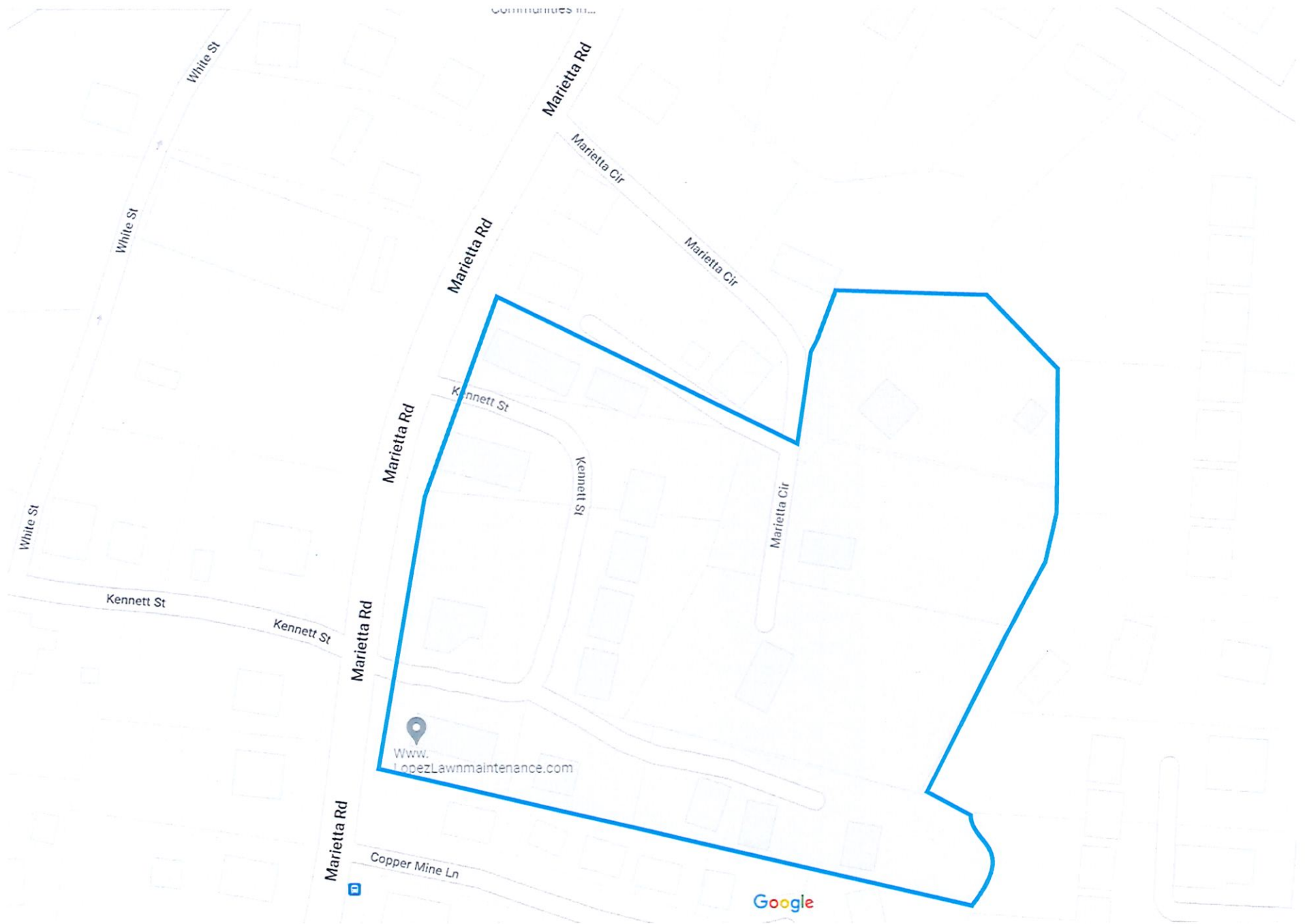
- 1.) ALL MATTERS OF TITLE ARE EXCEPTED.
- 2.) ZONING INFORMATION, ADDRESS, PARCEL NUMBERS &  
ADJOINING OWNERS FROM CHEROKEE COUNTY ONLINE GIS.
- 3.) STATE PLANE COORDINATES OBTAINED USING CARLSON  
BRX6 ROVER AND eGPS SOLUTIONS, INC. NETWORK.
- 4.) ALL MEASUREMENTS SHOWN ARE GROUND MEASURED.

### SURVEY NOTES:

- 1.) REFERENCE DEEDS: D.B. 1165, P. 191, D.B. 11755, P. 284  
D.B. 2045, P. 132
- 2.) REFERENCE PLATS: P.B. 2, P. 12 & P.B. 23, P. 1







Location Map (12, 50 and 70 Marietta Circle)



# 710 Marietta Road Ph 2 - Existing Zoning



8/31/2022, 12:25:43 PM

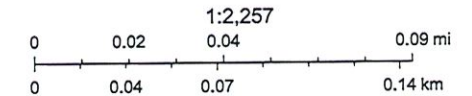
Parcels  
Parcel Street Number

## Zoning

GC General Commercial  
R-40 Single-Family Residential (40,000 sq ft) / GC General Commercial  
NC Neighborhood Commercial  
CBD Central Business District  
MHP Manufactured Home Park

L-I Light Industrial  
O-I Office-Institutional  
O-RT Office-Residential Transition  
PD-R Planned Development (Residential)  
PD-BO Planned Development (Business/Office)  
PD-MU Planned Development (Mixed Use)  
PD-TN Planned Development (Traditional Neighborhood)

RA-6 Residential Attached (6 du/acre)  
RA-8 Residential Attached (8 du/acre)  
RM-15 Multiple-Family Residential (15 du/acre)  
R-4 Single-Family Residential (4,000 sq ft)  
R-10 Single-Family Residential (10,000 sq ft)  
R-15 Single-Family Residential (15,000 sq ft)  
R-20 Single-Family Residential (20,000 sq ft)



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## 710 Marietta Road Ph 2 - Future Development

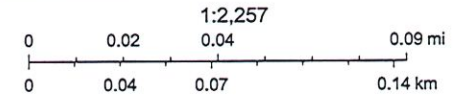


8/31/2022, 12:24:32 PM

- Parcels
- Parcel Street Number
- Character Area (Future Land Use)
  - DUC Downtown/Urban Center
  - MHC Major Highway Corridor
  - HTNS Historic/Traditional Neighborhood-Stable
  - SDA Suburban Development Area
  - CLMURC Community Level Mixed Use/Retail Center
- TNRA Traditional Neighborhood Redevelopment Area
- NL Neighborhood Living
- SE Suburban Estates
- NA Natural Area
- EC Employment Center
- AI Area of Influence
- Future Growth Boundary

- Lake
- Canton Parks
- River/Stream
  - Etowah River
  - Little River
  - Creek
  - Local; Minor Local; Unclassified; Cul-de-sac/deadend
  - Major Collector; Minor Collector

- Highway/Arterial
- Cherokee Boundary
- Cherokee Cities Outline
- City of Canton Outline
- Points of Interest
  - Cultural/Arts
  - Education
  - Golf
  - Government
  - Hospital
  - Library
  - Public Safety
  - Utilities



City of Canton, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, GIS



## Letter of Intent

### **718 Marietta Road and 12, 50 & 70 Marietta Circle – Request to Rezone to RA-8 (Office – Residential Transition) with Conditional Use Permit for Quadraplex Units and Concurrent Variances to Parking Maximum and Buffers**

The following serves as Letter of Intent and provides responses to the Canton Planning Commission Review Criteria form.

The subject application serves to request **Rezoning of the subject parcels from RA-6 (Residential 6 UPA) and O-RT (Office Residential Transition) to RA-8 (Residential 8 UPA) in order to add a second phase to Phase 1 located at 718 Marietta Road.** The parcels are located within the Sunnyside District.

*RA-8 residential attached (eight du/acre).* This district is intended to provide for high density residential attached residences (duplexes, tri-plexes, and quad-plexes) which are connected to public water and public sewer systems.

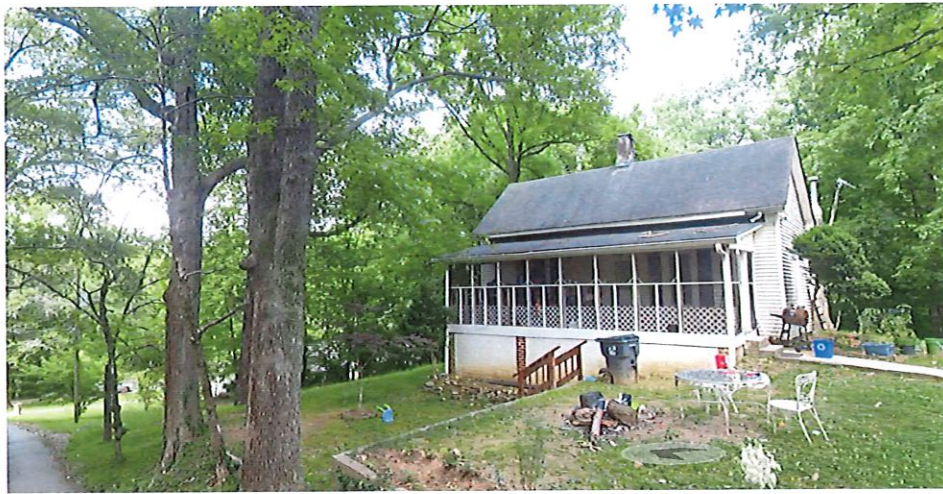
The subject property located at 718 Marietta Road contains 25 single and duplex residential units. 12, 50 and 70 Marietta Circle currently contain three single-family homes. The Owner, Latimer Apartments, LLC proposes to assemble these parcels to total 6.58 acres and contain 49 total dwelling units for a density of 7.45 overall units per acre. Three existing homes will be renovated. The intent of the project serves to support the goals of the Sunnyside Roadmap for Success by offering safe, attractive, connected, and inviting neighborhoods built with quality housing.

Located across the stream from other renovated duplex units, and likewise proposing to expand on an existing attached residential development, the proposed site development is highly consistent and compatible with surrounding land use conditions. Likewise, the project is in the Sunnyside neighborhood area, which is outlined in the Canton Housing Needs Assessment and Market Study as being a target area for construction of additional affordable housing units. This project will add 24 units for a total of 49 renovated, or new construction, affordable housing units for workforce and families.

Existing homes at 12, 50 and 70 Marietta Circle. All three homes will be renovated.







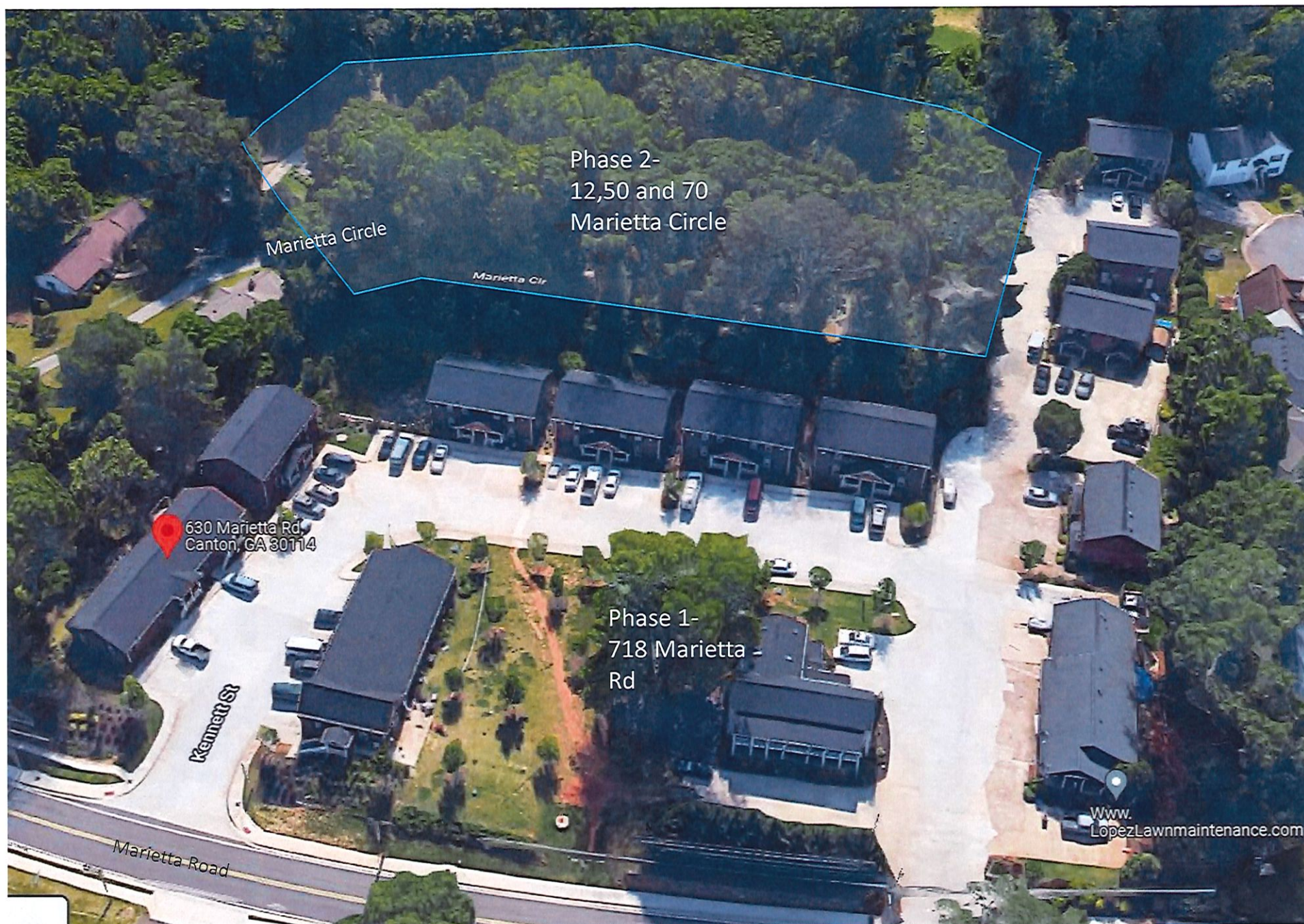
The existing pedestrian sidewalk network will be expanded to serve Ph 2 and link through Ph 1 to existing City of Canton sidewalks along Marietta Road. This in turn will provide pedestrian access to a future proposed nearly transit stop location anticipated to the north of the subject property.

Automobile access to Phase 2 is proposed to be accessed through Ph 1 as to both make the development cohesive and to avoid adding auto traffic to Marietta Circle.

The site's utilities are proposed to be provided by City of Canton as those in Phase 1 currently utilize, which will increase demand on water and water treatment. An existing sewer line and associated easement located at the eastern end of the project will be realigned to accommodate the proposed unit construction.

Renovated and new units will be built to complement the existing, all-brick units. Phase 1 is currently landscaped throughout with accent trees and shrubs. This palette of plantings will continue through Phase 2. High quality materials utilized with aesthetics and maintenance in





Not to Scale – Reference Only



mind, the renovation of older homes, and expansion of aesthetic plantings will serve to further property values in the area.

The photo below is of a Duplex unit located in Phase 1. The proposed architectural style, materials and colors of Ph 2 renovations and new construction are to be consistent with Phase 1.



### **Conditional Use Permit for Quadraplex Units**

Phase 2 is proposed to contain a series of quadraplex building units. Latimer Apartments, the Owner, is applying through the U.S Department of Housing and Urban Development (HUD) program to obtain financing for phase 2 development and construction. Due to recent misinterpretation of the basis of intent for 'For Rent' housing developments, the Multifamily Insured Mortgage Project HUD program required minimum 50% of units be constructed as quadraplex units. Twenty of the newly proposed units in Ph 2 are proposed to be constructed as quadraplex units. This is approximately 96% of the new construction units (however less than 41% of the net total units of the overall project after the two phases are combined.) One additional new unit is proposed as an addition to one of the existing single-family structures. The subject application, per code, serves to request a Conditional Use Permit for the 20 quadraplex units (five total buildings) as a means to satisfy conditions of the HUD financing.

### **Concurrent Variances to Parking Maximum**

The addition of 21 units (24 overall with inclusion of 3 existing) will provide residence for 24 families. These units can typically hold families of 4-6 people including 2-4 children, on average. Considering that these families are sometimes blended and multi-generational, parking has been proposed at a rate of 3 spaces per unit. This exceeds the 2.5 maximum unit in the City of Canton code. The applicant wishes to request the 3 units to facilitate the parking demands of the residents and their guests. The current maximum rate of 2.5 spaces often does not provide for the demands of the residents, but then also does not provide much room for guests. The Owner wishes to provide for more parking in a way built to City standards.



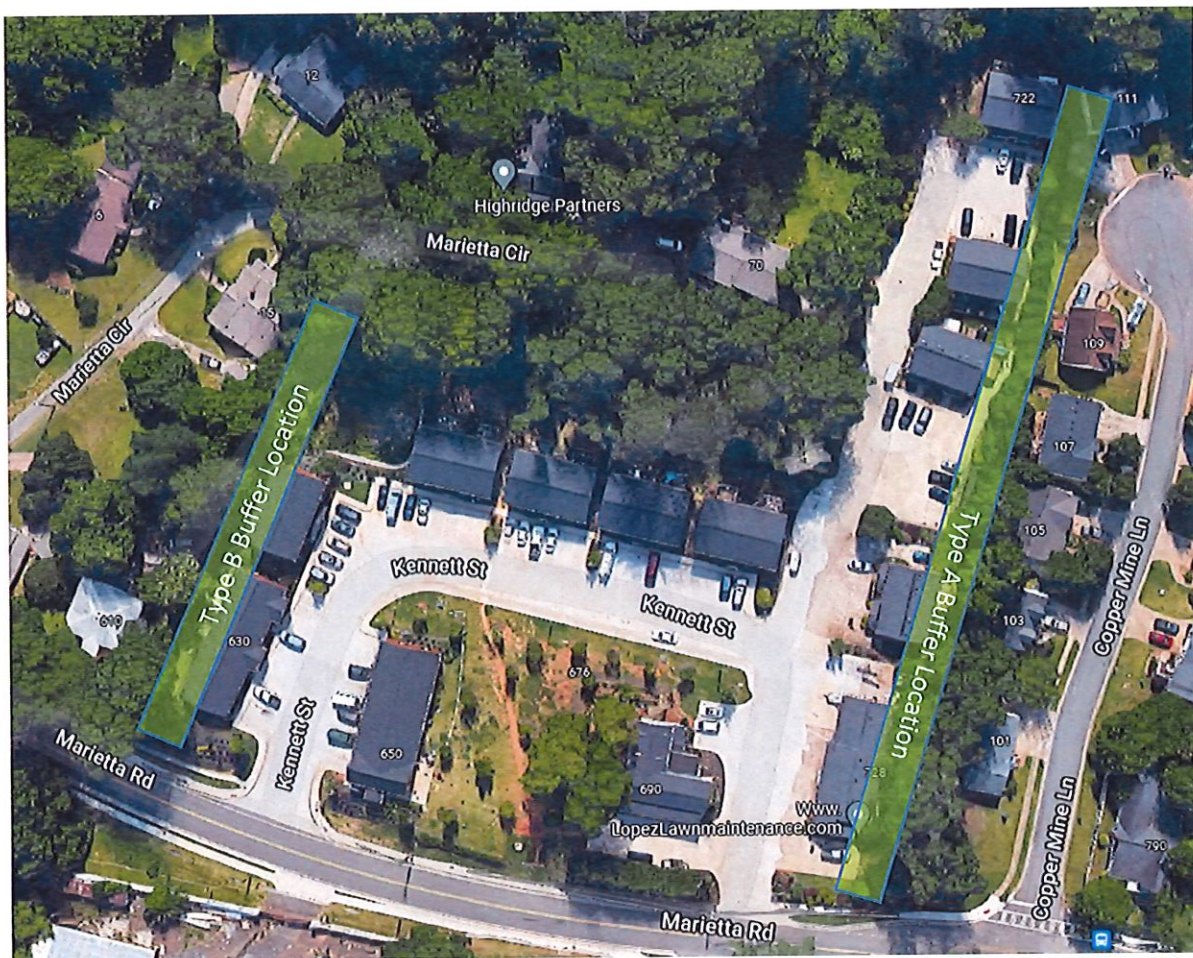
### Concurrent Variances to Buffers

The subject request includes rezoning of 718 Marietta Road (Ph 1) to RA-8. This transition in zoning will add the requirement of two different buffers along shared property lines.

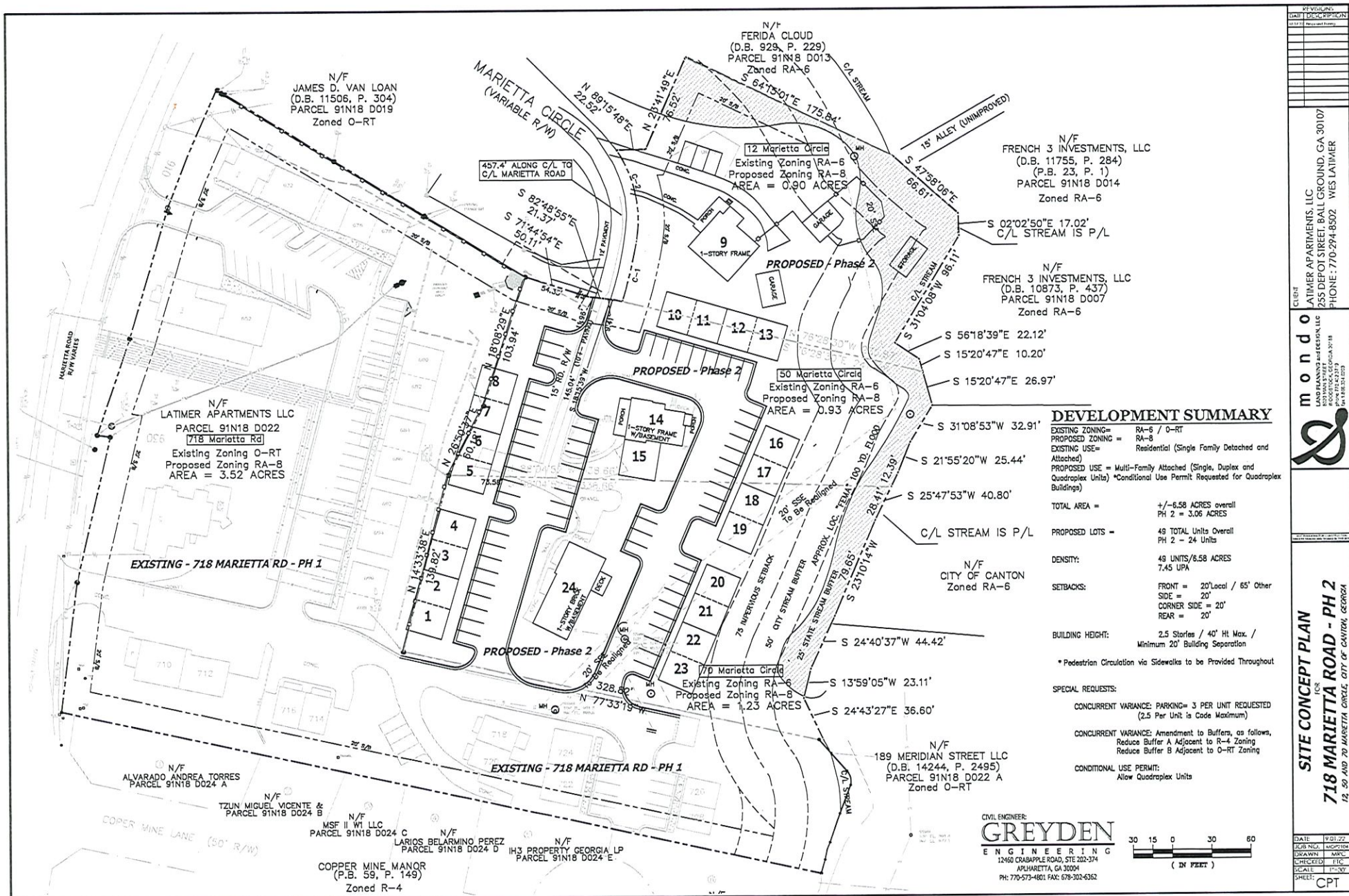
- 25' Type A buffer would be required along the southern property line adjacent to R-4 zoning.
- 50' Type B buffer would be required along the northern boundary of the Phase 1 area adjacent to O-RT zoned properties.

The application requests to effectively eliminate these buffers due to built conditions. Phase 1, as seen in photo below, is fully constructed at the time of this application. No additions or site renovations proposed within these areas therefore the existing conditions are proposed to remain the same with no reduction in vegetative cover. In many locations along both property lines past landscaping has served to infill plant. Privacy fences exist along portions of the same.

A small portion of Phase 2 (50 Marietta Circle parcel) will share approximately 55' linear feet with an OR-T zoned property along the northern boundary. Request is for reduction of this segment of buffer to the maximum extent necessary to construction Phase 2 (all infrastructure, buildings and parking) and then replant the remaining open space area to buffer standards.







**DEVELOPMENT SUMMARY**

|                                                                                                                                             |                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| EXISTING ZONING =                                                                                                                           | RA-8 / O-RT                                                                                                        |
| PROPOSED ZONING =                                                                                                                           | RA-8                                                                                                               |
| EXISTING USE =                                                                                                                              | Residential (Single Family Detached and Attached)                                                                  |
| PROPOSED USE =                                                                                                                              | Multi-Family Attached (Single, Duplex and Quadplex Units) *Conditional Use Permit Requested for Quadplex Buildings |
| TOTAL AREA =                                                                                                                                | +/- 6.58 ACRES overall<br>PH 2 = 3.06 ACRES                                                                        |
| PROPOSED LOTS =                                                                                                                             | 48 TOTAL Units Overall<br>PH 2 = 24 Units                                                                          |
| DENSITY:                                                                                                                                    | 48 UNITS/6.58 ACRES<br>7.45 UPA                                                                                    |
| SETBACKS:                                                                                                                                   | FRONT = 20' Local / 65' Other<br>SIDE = 20'<br>CORNER SIDE = 20'<br>REAR = 20'                                     |
| BUILDING HEIGHT:                                                                                                                            | 2.5 Stories / 40' Ht. Max. /<br>Minimum 20' Building Separation                                                    |
| * Pedestrian Circulation via Sidewalks to be Provided Throughout                                                                            |                                                                                                                    |
| SPECIAL REQUESTS:                                                                                                                           |                                                                                                                    |
| CONCURRENT VARIANCE: PARKING = 3 PER UNIT REQUESTED<br>(2.5 Per Unit is Code Maximum)                                                       |                                                                                                                    |
| CONCURRENT VARIANCE: Amendment to Buffers, as follows,<br>Reduce Buffer A Adjacent to R-4 Zoning<br>Reduce Buffer B Adjacent to O-RT Zoning |                                                                                                                    |
| CONDITIONAL USE PERMIT:<br>Allow Quadplex Units                                                                                             |                                                                                                                    |

DATE: 9/21/22  
JOB NO.: 1202204  
DRAWN: MKL  
CHECKED: JTC  
SCALE: 1"=50'  
SHEET: CPT

PT. VIOLATION  
DATE: 12/1/22  
DESCRIPTION: (None)

DATE: 12/1/22  
DESCRIPTION: (None)

CLIENT: LATIMER APARTMENTS, LLC  
LAND PLANNING AND DESIGN, LLC  
255 DEPOT STREET, BALL GROUND, GA 30107  
PHONE: 770-294-8502, WES LATIMER

mondo

LAND PLANNING AND DESIGN, LLC  
255 DEPOT STREET, BALL GROUND, GA 30107  
PHONE: 770-294-8502, WES LATIMER

**SITE CONCEPT PLAN**  
FOR  
**718 MARIETTA ROAD - PH 2**  
1/2, 50 AND 70 MARIETTA CIRCLE, CITY OF CANTON, GEORGIA

CIVIL ENGINEER:  
**GREYDEN**  
ENGINEERING  
12460 CUMBERLAND ROAD, STE 302-374  
ALPHARETTA, GA 30004  
PH: 770-573-4801 FAX: 678-302-6352

# Geocortex Essentials Parcel Report

## Cherokee County, GA

TIN: 91N18 D022

Report generated 11/1/2022 1:16:58 PM



Vicinity Map

1: 19,915.91



Tax parcel highlighted in cyan

1: 3,719.66

### Tax Parcel Information

**Owner:** LATIMER RESIDENTIAL PROPERTIES LLC

**Property Address:** 718 Marietta Rd, Canton 30114

**Subdivision:**

**TIN:** 91N18 D022

**PIN:** 14-0165-0114

**Mailing Address:** 828 BEAVERS RD, CANTON, GA 30115

**Acreage:** 3.519

**Lot #:** 160

**PB/PG:**

**DB/PG:**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





William E. Whitaker P.C.  
340 E Main Street  
Canton, GA 30114

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made this 30<sup>th</sup> day of November, 2020 between **Latimer Apartments LLC, a Georgia limited liability company** of the first part, and **Latimer Residential Properties LLC, a Georgia limited liability company** of the State of Georgia of the second part,

WITNESSETH: That the said party of the first part, in consideration of Ten Dollars, and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns:

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2<sup>nd</sup> Section of Cherokee County, Georgia, being more particularly in Exhibit "A" attached hereto and incorporated herein by reference for a more complete description of the property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of and **Latimer Residential Properties LLC**, its successors and assigns forever in FEE SIMPLE and the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of

Latimer Apartments LLC

By:

Wesley Latimer, Member

Witness

Notary





Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2nd Section of Cherokee County, Georgia being more particularly described as follows:

**Tract 1:**

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2nd Section of Cherokee County, Georgia being more particularly described as follows:

BEGIN at an iron pin at the intersection of the Eastern Right-of-Way of Marietta Road (Variable Right-of-Way) and the Northern boundary of a Plat of Survey for Copper Mine Manor recorded in Plat 59 Page 149, Cherokee County Records, which Plat is incorporated herein by reference for a more complete description of the beginning point; thence, following the Eastern Right-of-Way of Marietta Road, North 07 degrees 20 minutes 25 seconds East 100.30 feet to a point; thence, North 06 degrees 29 minutes 32 seconds East 61.01 feet to a point; thence, North along an arc to the right with radius of 1,069.03 feet an arc distance of 53.40 feet to a point subtended by a chord with an bearing of North 08 degrees 09 minutes 28 seconds East and a distance of 53.40 feet; thence, South 80 degrees 24 minutes 40 seconds East 10.00 feet to a point; thence, North along an arc to the right with radius of 1,059.03 feet an arc distance of 281.40 feet to an iron pin at the point subtended by a chord with an bearing of North 17 degrees 12 minutes 03 seconds East and a distance of 280.57 feet; thence, leaving said Right-of-Way, South 58 degrees 14 minutes 19 seconds East 278.71 feet to an iron pin; thence, South 18 degrees 01 minute 03 seconds West 104.19 feet to an iron pin; thence, South 26 degrees 56 minutes 05 seconds West 60.21 feet to an iron pin; thence, South 14 degrees 30 minutes 58 seconds West 139.67 feet to an iron pin; thence, South 77 degrees 34 minutes 45 seconds East 328.60 feet to a point at the centerline of a stream; thence, following said stream centerline, South 26 degrees 58 minutes 37 seconds East 11.70 feet to a point; thence South 42 degrees 06 minutes 29 seconds East 18.05 feet to a point; thence, South 10 degrees 59 minutes 55 seconds East 11.64 feet to a point; thence South 19 degrees 08 minutes 20 seconds West 23.14 feet to a point; thence, South 21 degrees 07 minutes 10 seconds West 23.14 feet to a point; thence, South 15 degrees 31 minutes 58 seconds West 13.63 feet to a point; thence, South 15 degrees 37 minutes 22 seconds West 10.79 feet to a point; thence, leaving said stream centerline, North 77 degrees 31 minutes 06 seconds West 594.46 feet to an iron pin which is the POINT OF BEGINNING.

The above property is the tract more particularly described in a Plat of Survey for Latimer Apartments, LLC dated November 16, 2020, which Plat is incorporated herein by reference for a more complete description of the property and describes property known as parcel 91N17- D022, Cherokee County Georgia Tax Records and also known as 630 -728, Marietta Road, Cherokee County, Georgia 30114.

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

**Tract 2:**

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2nd Section of Cherokee County, Georgia being more particularly described as follows:

BEGIN at an iron pin at the Southwest corner of Lot 14 of the Copper Mine Manor Subdivision, more particularly described in the Subdivision Plat recorded in Plat 59 Page 149, Cherokee County Records, which Plat is incorporated herein by reference for a more complete description of the beginning point; thence, South 77 degrees 46 minutes 48 seconds East 234.49 feet to an iron pin; thence, South 78 degrees 23 minutes 55 seconds East 340.40 feet to a point at the center of a stream; thence, following said stream centerline, South 64 degrees 49 minutes 25 seconds East 73.40 feet to a point; thence, South 46 degrees 47 minutes 35 seconds West 44.65 feet to a point; thence South 70 degrees 19 minutes 45 seconds West 60.50 feet to a point; thence, South 26 degrees 09 minutes 00 seconds West 14.12 feet to a point; thence, South 44 degrees 28 minutes 45 seconds West 13.91 feet to a point; thence, South 10 degrees 04 minutes 40 seconds East 93.26 feet to a point; thence, South 27 degrees 46 minutes 18 seconds East 26.50 feet to a point; thence, South 15 degrees 30 minutes 30 seconds West 45.40 feet to a point; thence, leaving said stream centerline, North 50 degrees 16 minutes 24 seconds West 107.64 feet to a point; thence North 77 degrees 51 minutes 20 seconds West 516.71 feet to a point at the Eastern Right-of-Way of Marietta Road (Variable Right-of-Way); thence, following said Right-of-Way, North 14 degrees 01 minute 38 seconds East 105.08 feet to a point; thence, North 12 degrees 22 minutes 22 seconds East 104.84 feet to a point; thence, North 77 degrees 46 minutes 48 seconds West 10.00 feet to an iron pin which is the POINT OF BEGINNING.

The above property is the 2.925 acres more particularly described in a Plat of Survey for Latimer Apartments, LLC dated November 20, 2020, which Plat is incorporated herein by reference for a more complete description of the property and describes property known as parcel 91N17- D025, Cherokee County Georgia Tax Records and property also known as 792 -828, Marietta Road, Cherokee County, Georgia 30114.



PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2020-013851

| SECTION A – SELLER'S INFORMATION (Do not use agent's information)                               |           |                                                                                                |           | SECTION C – TAX COMPUTATION                                                                     |                               |
|-------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------|-------------------------------|
| SELLER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Latimer Apartments LLC                         |           |                                                                                                |           | Exempt Code<br>If no exempt code enter NONE                                                     | Corporation to<br>Corporation |
| MAILING ADDRESS (STREET & NUMBER)<br>P.O. Box 4038                                              |           |                                                                                                |           | 1. Actual Value of consideration received by seller<br>Complete Line 1A if actual value unknown | \$0.00                        |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Canton, GA 30114 USA                      |           | DATE OF SALE<br>11/30/2020                                                                     |           | 1A. Estimated fair market value of Real and<br>Personal property                                | \$0.00                        |
| SECTION B – BUYER'S INFORMATION (Do not use agent's information)                                |           |                                                                                                |           | 2. Fair market value of Personal Property only                                                  | \$0.00                        |
| BUYER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Latimer Residential Properties LLC              |           |                                                                                                |           | 3. Amount of liens and encumbrances<br>not removed by transfer                                  | \$0.00                        |
| MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes)<br>828 Beavers Rd. |           |                                                                                                |           | 4. Net Taxable Value<br>(Line 1 or 1A less Lines 2 and 3)                                       | \$0.00                        |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Canton, GA 30115 USA                      |           | Check Buyers Intended Use<br>( ) Residential ( ) Commercial<br>( ) Agricultural ( ) Industrial |           | 5. TAX DUE at .10 per \$100 or fraction thereof<br>(Minimum \$1.00)                             | \$0.00                        |
| SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))               |           |                                                                                                |           |                                                                                                 |                               |
| HOUSE NUMBER & EXTENSION (ex 265A)                                                              |           | PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION                                            |           |                                                                                                 | SUITE NUMBER                  |
| COUNTY<br>CHEROKEE                                                                              |           | CITY (IF APPLICABLE)                                                                           |           | MAP & PARCEL NUMBER<br>91N18-D022, D025                                                         | ACCOUNT NUMBER                |
| TAX DISTRICT                                                                                    | GMD       | LAND DISTRICT                                                                                  | ACRES     | LAND LOT                                                                                        | SUB LOT & BLOCK               |
| SECTION E – RECORDING INFORMATION (Official Use Only)                                           |           |                                                                                                |           |                                                                                                 |                               |
| DATE                                                                                            | DEED BOOK | DEED PAGE                                                                                      | PLAT BOOK | PLAT PAGE                                                                                       |                               |

ADDITIONAL BUYERS

None

## 2021 Property Tax Statement

Dana McKinzie  
Cherokee County Tax Commissioner  
2780 Marietta Hwy  
Canton, GA 30114

**Make Check or Money Order Payable to:**  
Cherokee County Tax Commissioner

LATIMER RESIDENTIAL PROPERTIES LLC  
828 BEAVERS RD  
CANTON, GA 30115

### RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

| Bill No.   | Due Date   | Current Due | Prior Payment | Back Taxes | *Total Due*        |
|------------|------------|-------------|---------------|------------|--------------------|
| 2021-70277 | 11/15/2021 | \$0.00      | \$21505.90    | \$0.00     | Paid<br>10/26/2021 |

Map: 91N18 D022

Printed: 11/01/2022

Location: 630 MARIETTA RD

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. \*\* Pay online at [www.cherokeega.com](http://www.cherokeega.com) \*\* Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie  
Cherokee County Tax Commissioner  
2780 Marietta Hwy  
Canton, GA 30114



Tax Payer: LATIMER RESIDENTIAL PROPERTIES LLC  
Map Code: 91N18 D022 Real  
Description: LL 165 14TH D  
Location: 630 MARIETTA RD  
Bill No: 2021-70277  
District: 003

| Building Value | Land Value | Acres  | Fair Market Value | Due Date   | Billing Date | Payment Good through | Exemptions |
|----------------|------------|--------|-------------------|------------|--------------|----------------------|------------|
| 1,149,910.00   | 613,100.00 | 3.5200 | \$1,763,010.00    | 11/15/2021 |              |                      |            |

| Entity         | Adjusted FMV | Net Assessment | Exemptions | Taxable Value | Millage Rate     | Gross Tax          | Credit        | Net Tax            |
|----------------|--------------|----------------|------------|---------------|------------------|--------------------|---------------|--------------------|
| CITY OF CANTON | \$1,763,010  | \$705,204      | \$0        | \$705,204     | 5.400000         | \$3,808.10         | \$0.00        | \$3,808.10         |
| COUNTY M&O     | \$1,763,010  | \$705,204      | \$0        | \$705,204     | 5.212000         | \$3,675.52         | \$0.00        | \$3,675.52         |
| PARKS BOND     | \$1,763,010  | \$705,204      | \$0        | \$705,204     | 0.434000         | \$306.06           | \$0.00        | \$306.06           |
| SCHOOL BOND    | \$1,763,010  | \$705,204      | \$0        | \$705,204     | 1.250000         | \$881.51           | \$0.00        | \$881.51           |
| SCHOOL M&O     | \$1,763,010  | \$705,204      | \$0        | \$705,204     | 18.200000        | \$12,834.71        | \$0.00        | \$12,834.71        |
| <b>TOTALS</b>  |              |                |            |               | <b>30.496000</b> | <b>\$21,505.90</b> | <b>\$0.00</b> | <b>\$21,505.90</b> |

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

|                   |               |
|-------------------|---------------|
| Current Due       | \$21,505.90   |
| Penalty           | \$0.00        |
| Interest          | \$0.00        |
| Other Fees        | \$0.00        |
| Previous Payments | \$21,505.90   |
| Back Taxes        | \$0.00        |
| <b>Total Due</b>  | <b>\$0.00</b> |
| Paid Date         | 10/26/2021    |



# Geocortex Essentials Parcel Report

## Cherokee County, GA

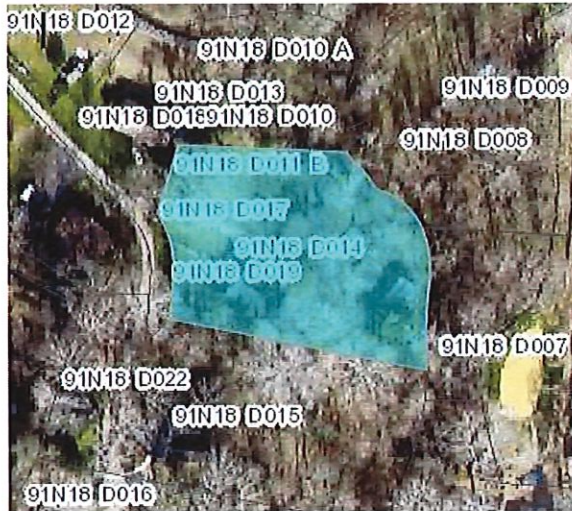
TIN: 91N18 D014

Report generated 8/31/2022 11:16:08 AM



Vicinity Map

1: 17,167.85



Tax parcel highlighted in cyan

1: 1,956.75

### Tax Parcel Information

**Owner:**

**Property Address:** Control Script failed for control TextBox6 , Source== Property\_Address + " , " + Property\_City +

**Subdivision:**

**TIN:** 91N18 D014

**PIN:** 14-0165-0115

**Mailing Address:** Control Script failed for control TextBox27 , Source== Mailing\_Address + " , " + Mailing\_City +

**Acreage:** 0

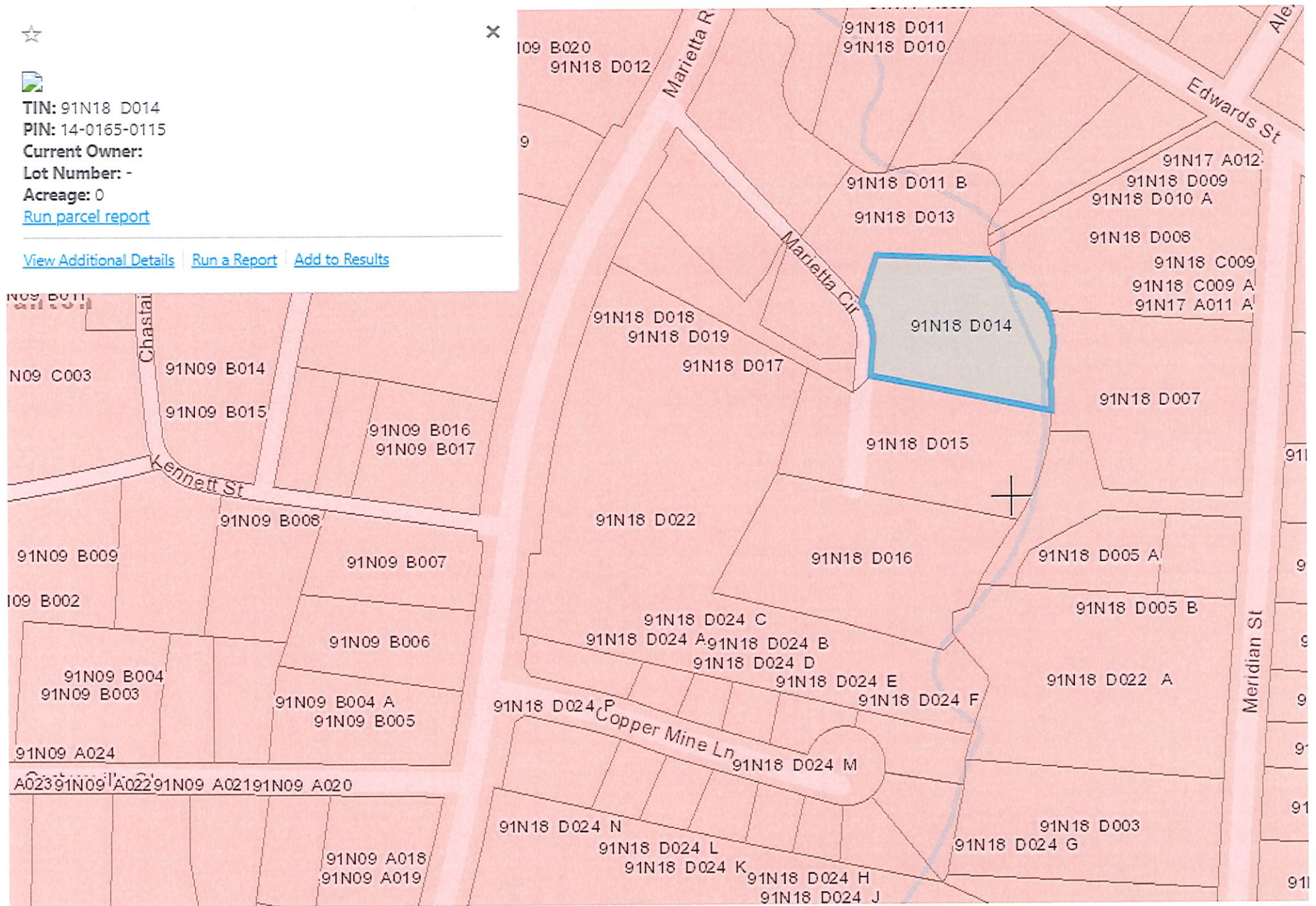
**Lot #:** -

**PB/PG:** [Click here to view the plat book and page](#)

**DB/PG:** [Control Script failed for control TextBox5 , Source== DEEDBOOK + "/" + DEEDPAGE](#)

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

12 Marietta Circle



DEED BOOK:14484 PG:168 Filed: 06/08/2020 01:45 PM Clerk File Number: 28-2020-022329

Rec: \$25.00 TRANSFER TAX \$127.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

William E. Whitaker P.C.  
340 E Main Street  
Canton, GA 30114

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made this 5<sup>th</sup> day of June, 2020 between **Daniel A. Dixon** of the State of Georgia of the first part, and **Latimer Apartments LLC** of the State of Georgia of the second part,

WITNESSETH: That the said party of the first part, in consideration of Ten Dollars, and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns:

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2<sup>nd</sup> Section of Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for a more complete description of the property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of **Latimer Apartments LLC**, its successors and assigns forever in FEE SIMPLE and the said party of the first part, for his heirs, successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

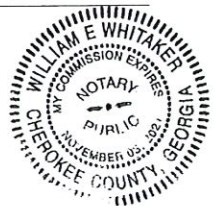
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in the presence of

*James Parker*  
Witness

*Daniel Dixon*  
Daniel A. Dixon

*William E. Whitaker*  
Notary



DEED BOOK:14484 PG:169 Filed: 06/08/2020 01:45 PM Clerk File Number: 28-2020-022329

Rec: \$25.00 TRANSFER TAX \$127.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

## Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

Beginning at an iron pin located on the northeasterly right of way of Marietta Circle, which iron pin is located 343.3 feet along said right of way in a southeasterly direction from the intersection of said right of way and the right of way of Marietta Road; thence continuing along the easterly right of way of Marietta Circle 124.49 feet to an iron pin; thence South 76 degrees 28 minutes 30 seconds West 239.34 feet to the center line of a stream; thence leaving the center line of said stream and continuing North 63 degrees 57 minutes 00 seconds West 175.84 feet to an iron pin; thence South 23 degrees 59 minutes 50 seconds West 76.52 feet to an iron pin; thence South 88 degrees 37 minutes 50 seconds West 28.65 feet to an iron pin, the point of beginning. Said tract containing .884 acres according to plat of survey by Jerry Thacker and Associates, RS 1960 and being recorded in Plat Book 23, Page 1, Cherokee County, Georgia Records, which plat is incorporated herein by reference thereto for a more complete description of the captioned premises.

COPY



DEED BOOK:14484 PAGE:168 Filed: 06/08/2020 01:45 PM Clerk File Number: 28-2020-022329

PT-61 (Rev. 2/18) To be filed in **CHEROKEE COUNTY** PT-61 028-2020-005516

| SECTION A – SELLER'S INFORMATION (Do not use agent's information)                             |                      |                                                                                                | SECTION C – TAX COMPUTATION                                                                     |                |
|-----------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------|
| SELLER'S LAST NAME<br>Dixon                                                                   | FIRST NAME<br>Daniel | MIDDLE<br>A                                                                                    | Exempt Code<br>If no exempt code enter NONE                                                     | NONE           |
| MAILING ADDRESS (STREET & NUMBER)<br>12 Marietta Circle                                       |                      |                                                                                                | 1. Actual Value of consideration received by seller<br>Complete Line 1A if actual value unknown | \$127,000.00   |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Canton, GA 30114 USA                    |                      | DATE OF SALE<br>6/5/2020                                                                       | 1A. Estimated fair market value of Real and<br>Personal property                                | \$0.00         |
| SECTION B – BUYER'S INFORMATION (Do not use agent's information)                              |                      |                                                                                                | 2. Fair market value of Personal Property only                                                  | \$0.00         |
| BUYER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Latimer Apartments LLC                        |                      |                                                                                                | 3. Amount of liens and encumbrances<br>not removed by transfer                                  | \$0.00         |
| MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes)<br>P.O. Box 4038 |                      |                                                                                                | 4. Net Taxable Value<br>(Line 1 or 1A less Lines 2 and 3)                                       | \$127,000.00   |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Canton, GA 30114 USA                    |                      | Check Buyers Intended Use<br>( ) Residential ( ) Commercial<br>( ) Agricultural ( ) Industrial | 5. TAX DUE at .10 per \$100 or fraction thereof<br>(Minimum \$1.00)                             | \$127.00       |
| SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))             |                      |                                                                                                |                                                                                                 |                |
| HOUSE NUMBER & EXTENSION (ex 265A)                                                            |                      | PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION                                            |                                                                                                 | SUITE NUMBER   |
| COUNTY<br>CHEROKEE                                                                            | CITY (IF APPLICABLE) |                                                                                                | MAP & PARCEL NUMBER<br>91N18-D014                                                               | ACCOUNT NUMBER |
| TAX DISTRICT                                                                                  | GMD                  | LAND DISTRICT                                                                                  | ACRES                                                                                           | LAND LOT       |
| SUB LOT & BLOCK                                                                               |                      |                                                                                                |                                                                                                 |                |
| SECTION E – RECORDING INFORMATION (Official Use Only)                                         |                      |                                                                                                |                                                                                                 |                |
| DATE                                                                                          | DEED BOOK            | DEED PAGE                                                                                      | PLAT BOOK                                                                                       | PLAT PAGE      |

ADDITIONAL BUYERS  
None

COPY

## 2021 Property Tax Statement

Dana McKinzie  
Cherokee County Tax Commissioner  
2780 Marietta Hwy  
Canton, GA 30114

**Make Check or Money Order Payable to:**  
Cherokee County Tax Commissioner

LATIMER APARTMENTS LLC  
PO BOX 4038  
CANTON, GA 30114

### RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

| Bill No.   | Due Date   | Current Due | Prior Payment | Back Taxes | *Total Due*        |
|------------|------------|-------------|---------------|------------|--------------------|
| 2021-70255 | 11/15/2021 | \$0.00      | \$1546.03     | \$0.00     | Paid<br>11/09/2021 |

Map: 91N18 D014

Printed: 08/31/2022

Location: 12 MARIETTA CR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. \*\* Pay online at [www.cherokeega.com](http://www.cherokeega.com) Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie  
Cherokee County Tax Commissioner  
2780 Marietta Hwy  
Canton, GA 30114



Tax Payer: LATIMER APARTMENTS LLC  
Map Code: 91N18 D014 Real  
Description: LL 165; 14TH D  
Location: 12 MARIETTA CR  
Bill No: 2021-70255  
District: 003

| Building Value | Land Value   | Acres          | Fair Market Value | Due Date      | Billing Date | Payment Good through | Exemptions |            |
|----------------|--------------|----------------|-------------------|---------------|--------------|----------------------|------------|------------|
| 88,240.00      | 38,500.00    | 0.0000         | \$126,740.00      | 11/15/2021    |              |                      |            |            |
| Entity         | Adjusted FMV | Net Assessment | Exemptions        | Taxable Value | Millage Rate | Gross Tax            | Credit     | Net Tax    |
| CITY OF CANTON | \$126,740    | \$50,696       | \$0               | \$50,696      | 5.400000     | \$273.76             | \$0.00     | \$273.76   |
| COUNTY M&O     | \$126,740    | \$50,696       | \$0               | \$50,696      | 5.212000     | \$264.23             | \$0.00     | \$264.23   |
| PARKS BOND     | \$126,740    | \$50,696       | \$0               | \$50,696      | 0.434000     | \$22.00              | \$0.00     | \$22.00    |
| SCHOOL BOND    | \$126,740    | \$50,696       | \$0               | \$50,696      | 1.250000     | \$63.37              | \$0.00     | \$63.37    |
| SCHOOL M&O     | \$126,740    | \$50,696       | \$0               | \$50,696      | 18.200000    | \$922.67             | \$0.00     | \$922.67   |
| TOTALS         |              |                |                   |               | 30.496000    | \$1,546.03           | \$0.00     | \$1,546.03 |

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

|                   |               |
|-------------------|---------------|
| Current Due       | \$1,546.03    |
| Penalty           | \$0.00        |
| Interest          | \$0.00        |
| Other Fees        | \$0.00        |
| Previous Payments | \$1,546.03    |
| Back Taxes        | \$0.00        |
| <b>Total Due</b>  | <b>\$0.00</b> |
| Paid Date         | 11/09/2021    |



# Geocortex Essentials Parcel Report

## Cherokee County, GA

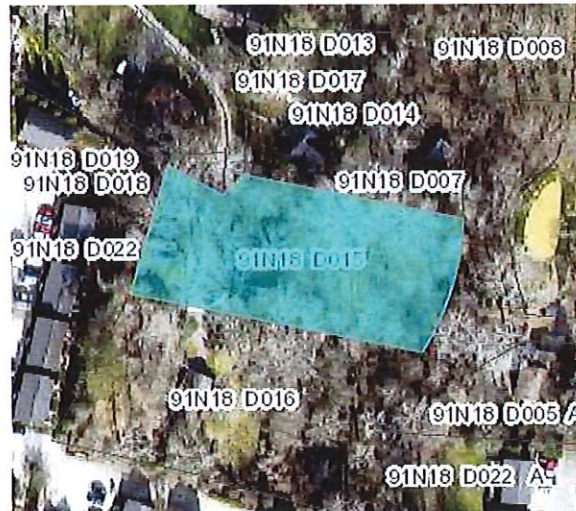
TIN: 91N18 D015

Report generated 8/31/2022 11:15:25 AM



Vicinity Map

1: 17,156.48



Tax parcel highlighted in cyan

1: 2,293.91

### Tax Parcel Information

#### Owner:

**Property Address:** Control Script failed for control TextBox6 , Source== Property\_Address + ", " + Property\_City + "

#### Subdivision:

**TIN:** 91N18 D015

**PIN:** 14-0165-0219

**Mailing Address:** Control Script failed for control TextBox27 , Source== Mailing\_Address + ", " + Mailing\_City + "

**Acreage:** 0

**Lot #:** 165

**PB/PG:** [Click here to view the plat book and page](#)

**DB/PG:** [Control Script failed for control TextBox5 , Source== DEEDBOOK + "/" + DEEDPAGE](#)

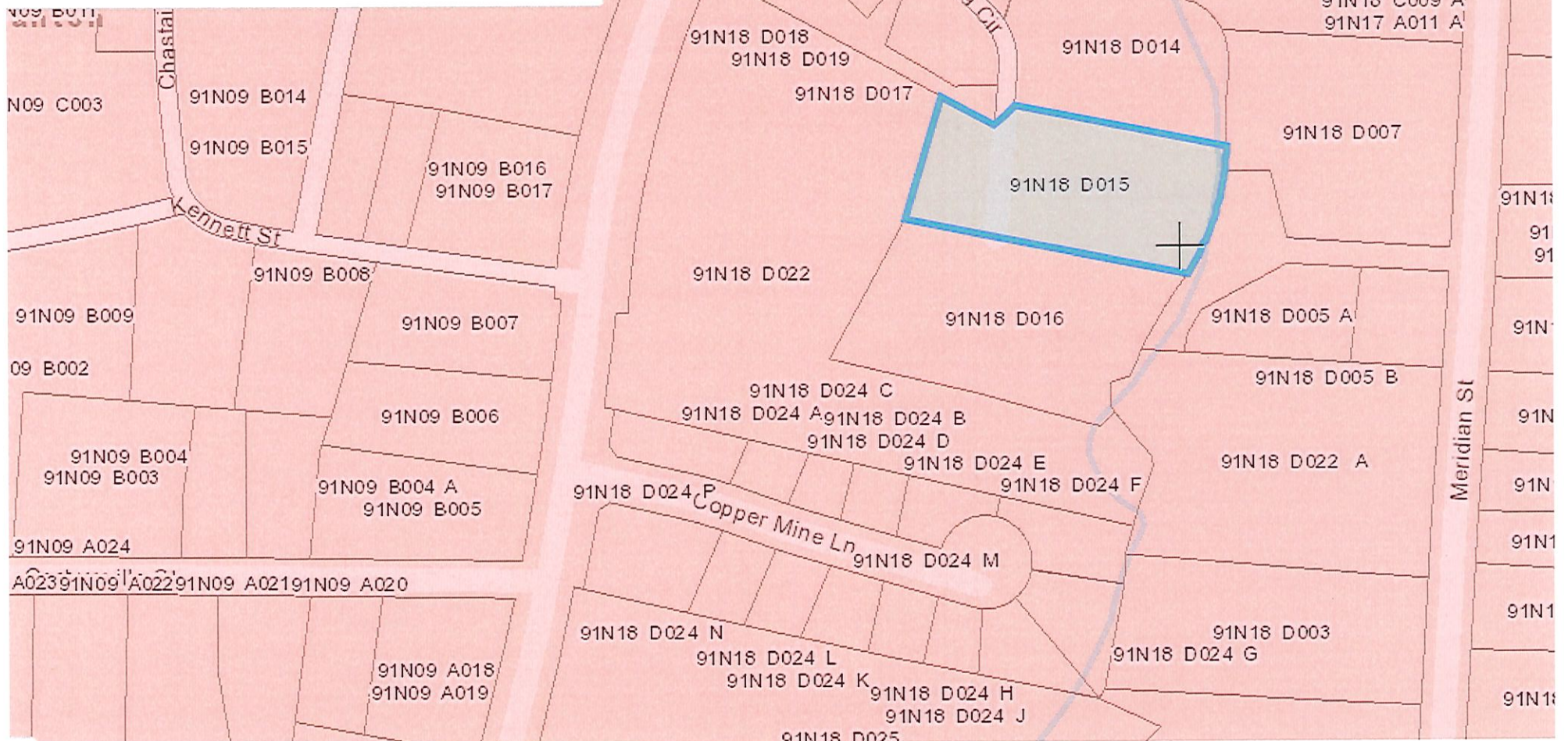
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





TIN: 91N18 D015  
PIN: 14-0165-0219  
Current Owner:  
Lot Number: 165  
Acreage: 0  
[Run parcel report](#)

[View Additional Details](#) [Run a Report](#) [Add to Results](#)





DEED BOOK:14441 PG:1272 Filed: 02/10/2020 02:45 PM Clerk File Number: 28-2020-004975  
 Rec: \$25.00 TRANSFER TAX \$175.00  
 Patty Baker, Clerk of Superior Court - Cherokee County, GA

**William E. Whitaker P.C.**  
**340 E Main Street**  
**Canton, GA 30114**

# WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made this 20<sup>th</sup> day of February, 2020 between **Wanda Kathryn Fraser** fka **Kathryn Fraser Dupont** of the State of Delaware and **Susan Fraser Ramage** of the State of Georgia of the first part, and **Latimer Apartments LLC** of the State of Georgia of the second part,

WITNESSETH: That the said parties of the first part, in consideration of Ten Dollars, and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, its successors and assigns:

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2<sup>nd</sup> Section of Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for a more complete description of the property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of and **Latimer Apartments LLC**, its successors and assigns forever in FEE SIMPLE and the said parties of the first part, for their heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of

*[Signature]*  
 Witness  
*[Signature]*  
 Notary  
*[Signature]*  
 Witness  
*[Signature]*  
 Notary

AARON M. WRIGHT  
 NOTARY PUBLIC  
 STATE OF DELAWARE  
 My Commission Expires May 8, 2022

*[Signature]*  
 Wanda Kathryn Fraser fka  
 Kathryn Fraser Dupont  
*See Exhibit "A"*

*[Signature]*  
 Susan Fraser Ramage



DEED BOOK:14441 PG:1273 Filed: 02/10/2020 02:45 PM Clerk File Number: 28-2020-004975

Rec: \$25.00 TRANSFER TAX \$175.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

BEGINNING on the Northwest side of proposed street or alley that is to run parallel with Marietta Road and at a marble marker directly at the Northeast corner of present Frank A. Brown property as shown in deed of Mary M. McAfee to Frank A. Brown dated February 3, 1913 and recorded on March 3, 1913 on Page 721 on Book II of deeds in office of Clerk of Superior Court, Cherokee County, and running an easterly direction 230 3/4 feet to a rock at Copper Mine Branch; thence running up the branch a southerly course 105 feet to a sweet gum sapling and marble marker at same; thence running a southwesterly direction 330 feet to West side of street and marble marker at same; thence running a northerly direction 164 3/4 feet right along present Frank A. Brown's East line to starting point, together with improvements on said place. The above property being the eastern portion of property deeded on October 19, 1907 by Ollie McClure to Mary M. McAfee and recorded October 22, 1907 on Page 40 in Book II of deed in office of Clerk of Court, Cherokee County, the western portion having been deeded by Mary M. McAfee to Frank A. Brown on February 3, 1913 as recorded in Book II of deeds, Page 721. This deed also includes the property deeded by Ollie McClure to Mary M. McAfee on May 8, 1908 and recorded on Page 265 in Book II of deeds, office of Clerk of Court said county. One-half (1/2) of the mineral rights in above property is reserved in previous deed. Also a fifteen foot street running North and South on the West side of said property is included in above description but is to be used at any time for the purpose of opening a street through said property.

COPY



DEED BOOK:14441 PG:1274 Filed: 02/10/2020 02:45 PM Clerk File Number: 28-2020-004975

Rec: \$25.00 TRANSFER TAX \$175.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

EXHIBIT "B"



## IN THE COURT OF COMMON PLEAS FOR THE STATE OF DELAWARE

## IN AND FOR THE COUNTY OF NEW CASTLE

IN RE:

KATHRYN FRASER DUPONT

TO

WANDA KATHRYN FRASER

) ) ) ) ) ) ) ) ) )

C.A. NO. 2002-09-500

Petitioner's Date of Birth: 11/12/54

CHANGE OF NAME

**ORDER**This 7<sup>th</sup> day of October, A.D., 2002, the Verified Petition in this

Matter having been heard and considered;

IT IS SO ORDERED that the Petitioner from this day forward and for all purposes shall bear the name of **WANDA KATHRYN FRASER.**

*Alex G. Smith*  
JUDGE/COMMISSIONER

CERTIFIED AS A TRUE COPY  
ATTEST: FREDERICK KIRCH  
CLERK OF THE COURT

BY *[Signature]*  
DATE 10/7/02

DEED BOOK:14441 PAGE:1272 Filed: 02/10/2020 02:45 PM Clerk File Number: 28-2020-004975

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY****PT-61 028-2020-001233**

| SECTION A - SELLER'S INFORMATION (Do not use agent's information)                             |                      |                                                                                                | SECTION C - TAX COMPUTATION                                                                     |                |
|-----------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------|
| SELLER'S LAST NAME<br>Ramage                                                                  | FIRST NAME<br>Susan  | MIDDLE<br>Fraser                                                                               | Exempt Code<br>If no exempt code enter NONE                                                     | NONE           |
| MAILING ADDRESS (STREET & NUMBER)<br>1155 Rolling Green Drive                                 |                      |                                                                                                | 1. Actual Value of consideration received by seller<br>Complete Line 1A if actual value unknown | \$175,000.00   |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Acworth, GA 30102 USA                   |                      | DATE OF SALE<br>2/10/2020                                                                      | 1A. Estimated fair market value of Real and<br>Personal property                                | \$0.00         |
| SECTION B - BUYER'S INFORMATION (Do not use agent's information)                              |                      |                                                                                                | 2. Fair market value of Personal Property only                                                  | \$0.00         |
| BUYER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Latimer Apartments LLC                        |                      |                                                                                                | 3. Amount of liens and encumbrances<br>not removed by transfer                                  | \$0.00         |
| MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes)<br>P.O. Box 4038 |                      |                                                                                                | 4. Net Taxable Value<br>(Line 1 or 1A less Lines 2 and 3)                                       | \$175,000.00   |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Canton, GA 30114 USA                    |                      | Check Buyers Intended Use<br>( ) Residential ( ) Commercial<br>( ) Agricultural ( ) Industrial | 5. TAX DUE at .10 per \$100 or fraction thereof<br>(Minimum \$1.00)                             | \$175.00       |
| SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))             |                      |                                                                                                |                                                                                                 |                |
| HOUSE NUMBER & EXTENSION (ex 285A)                                                            |                      | PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION                                            |                                                                                                 | SUITE NUMBER   |
| COUNTY<br>CHEROKEE                                                                            | CITY (IF APPLICABLE) |                                                                                                | MAP & PARCEL NUMBER<br>91N18-D015                                                               | ACCOUNT NUMBER |
| TAX DISTRICT                                                                                  | GMD                  | LAND DISTRICT                                                                                  | ACRES                                                                                           | LAND LOT       |
| SUB LOT & BLOCK                                                                               |                      |                                                                                                |                                                                                                 |                |
| SECTION E - RECORDING INFORMATION (Official Use Only)                                         |                      |                                                                                                |                                                                                                 |                |
| DATE                                                                                          | DEED BOOK            | DEED PAGE                                                                                      | PLAT BOOK                                                                                       | PLAT PAGE      |

ADDITIONAL BUYERS

None

COPY



## 2021 Property Tax Statement

Dana McKinzie  
Cherokee County Tax Commissioner  
2780 Marietta Hwy  
Canton, GA 30114

**Make Check or Money Order Payable to:**  
Cherokee County Tax Commissioner

LATIMER APARTMENTS LLC  
PO BOX 4038  
CANTON, GA 30114

### RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

| Bill No.   | Due Date   | Current Due | Prior Payment | Back Taxes | *Total Due*        |
|------------|------------|-------------|---------------|------------|--------------------|
| 2021-70256 | 11/15/2021 | \$0.00      | \$2059.08     | \$0.00     | Paid<br>11/09/2021 |

Map: 91N18 D015

Printed: 08/31/2022

Location: 50 MARIETTA CR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. \*\* Pay online at [www.cherokeega.com](http://www.cherokeega.com) \*\* Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie  
Cherokee County Tax Commissioner  
2780 Marietta Hwy  
Canton, GA 30114



Tax Payer: LATIMER APARTMENTS LLC  
Map Code: 91N18 D015 Real  
Description: LL 165 DIST 14  
Location: 50 MARIETTA CR  
Bill No: 2021-70256  
District: 003

| Building Value | Land Value | Acres  | Fair Market Value | Due Date   | Billing Date | Payment Good through | Exemptions |
|----------------|------------|--------|-------------------|------------|--------------|----------------------|------------|
| 130,300.00     | 38,500.00  | 0.0000 | \$168,800.00      | 11/15/2021 |              |                      |            |

| Entity         | Adjusted FMV | Net Assessment | Exemptions | Taxable Value | Millage Rate     | Gross Tax         | Credit        | Net Tax           |
|----------------|--------------|----------------|------------|---------------|------------------|-------------------|---------------|-------------------|
| CITY OF CANTON | \$168,800    | \$67,520       | \$0        | \$67,520      | 5.400000         | \$364.61          | \$0.00        | \$364.61          |
| COUNTY M&O     | \$168,800    | \$67,520       | \$0        | \$67,520      | 5.212000         | \$351.91          | \$0.00        | \$351.91          |
| PARKS BOND     | \$168,800    | \$67,520       | \$0        | \$67,520      | 0.434000         | \$29.30           | \$0.00        | \$29.30           |
| SCHOOL BOND    | \$168,800    | \$67,520       | \$0        | \$67,520      | 1.250000         | \$84.40           | \$0.00        | \$84.40           |
| SCHOOL M&O     | \$168,800    | \$67,520       | \$0        | \$67,520      | 18.200000        | \$1,228.86        | \$0.00        | \$1,228.86        |
| <b>TOTALS</b>  |              |                |            |               | <b>30.496000</b> | <b>\$2,059.08</b> | <b>\$0.00</b> | <b>\$2,059.08</b> |

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

|                   |               |
|-------------------|---------------|
| Current Due       | \$2,059.08    |
| Penalty           | \$0.00        |
| Interest          | \$0.00        |
| Other Fees        | \$0.00        |
| Previous Payments | \$2,059.08    |
| Back Taxes        | \$0.00        |
| <b>Total Due</b>  | <b>\$0.00</b> |
| Paid Date         | 11/09/2021    |

# Geocortex Essentials Parcel Report

## Cherokee County, GA

TIN: 91N18 D016

Report generated 8/31/2022 11:13:54 AM



Vicinity Map

1: 17,411.19



Tax parcel highlighted in cyan

1: 2,446.73

### Tax Parcel Information

#### Owner:

**Property Address:** Control Script failed for control TextBox6 , Source== Property\_Address + ", " + Property\_City + "

#### Subdivision:

**TIN:** 91N18 D016

**PIN:** 14-0165-0139

**Mailing Address:** Control Script failed for control TextBox27 , Source== Mailing\_Address + ", " + Mailing\_City + "

**Acreage:** 0

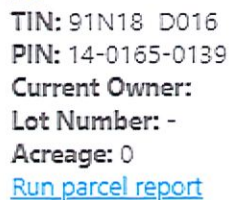
**Lot #:** -

**PB/PG:** [Click here to view the plat book and page](#)

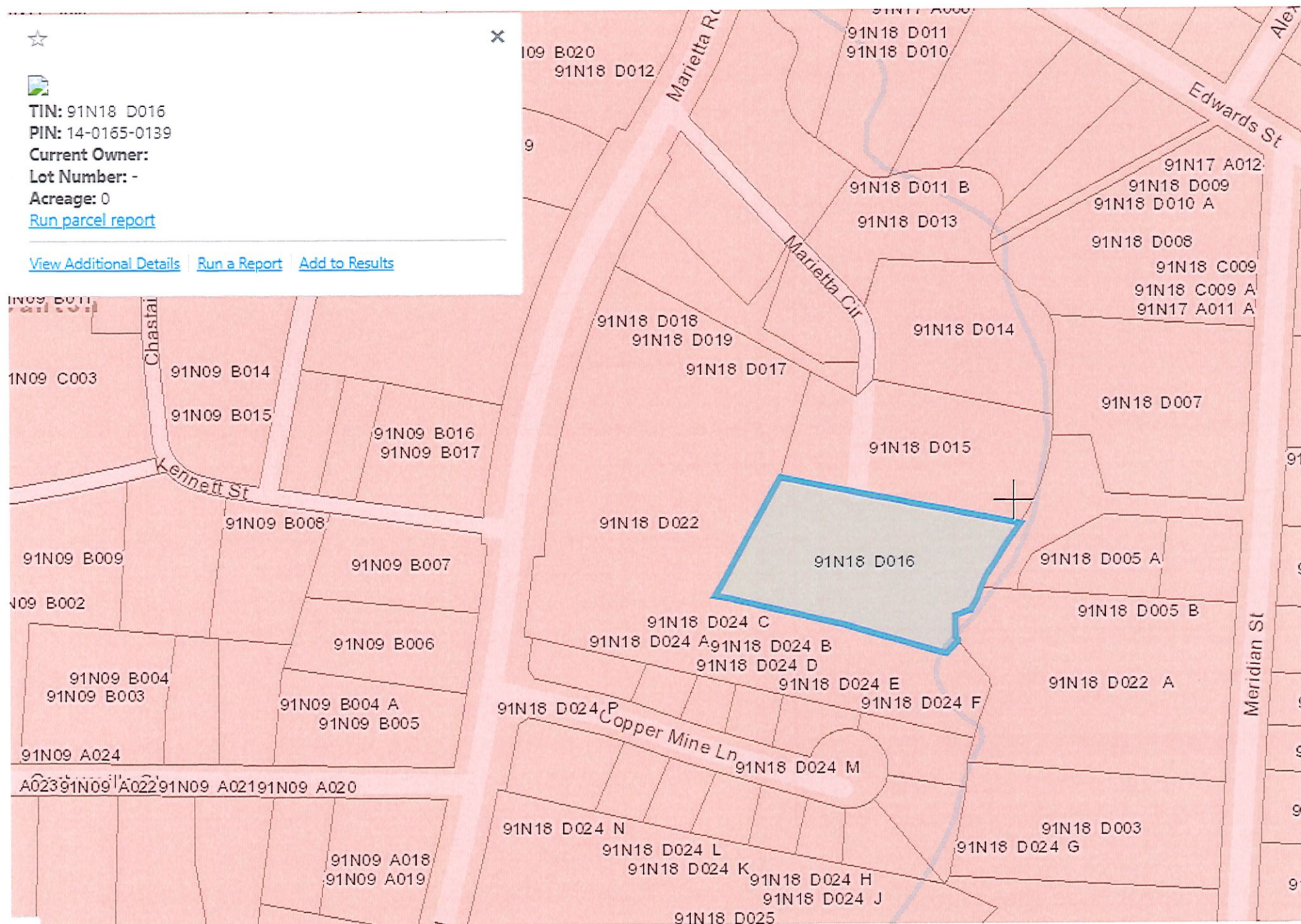
**DB/PG:** [Control Script failed for control TextBox5 , Source== DEEDBOOK + "/" + DEEDPAGE](#)

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





TIN: 91N18 D016  
PIN: 14-0165-0139  
Current Owner:  
Lot Number: -  
Acreage: 0  
[Run parcel report](#)

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

70 Marietta Circle



DEED BOOK:14441 PG:1270 Filed: 02/10/2020 02:45 PM Clerk File Number: 28-2020-004974  
Rec: \$25.00 TRANSFER TAX \$0.00  
Patty Baker, Clerk of Superior Court - Cherokee County, GA

William E. Whitaker P.C.  
340 E Main Street  
Canton, GA 30114

## QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made this 10<sup>th</sup> day of February, 2020 between Latimer Construction Company, Inc. of the State of Georgia of the first part, and Latimer Apartments LLC of the State of Georgia of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of One Dollar and other valuable consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the said party of the second part, its successors and assigns:

Any interest it has in all that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2<sup>nd</sup> Section of Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for a more complete description of the property.

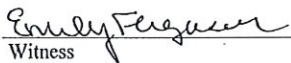
Also any interest it has in the easement conveyed to it on November 12, 2019 in a document recorded in Deed Book 14414 Page 2029, Cherokee County Records, which document is incorporated herein for a more complete description of the easement.

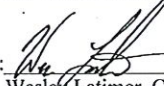
TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said party of the first part nor its successors or assigns, nor any other person or persons claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid property.

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

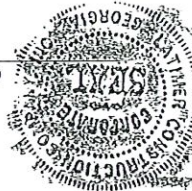
Signed, sealed and delivered in the presence of

Latimer Construction Company, Inc.

  
Witness

By:   
Wesley Latimer, CFO

  
Notary





DEED BOOK:14441 PG:1271 Filed: 02/10/2020 02:45 PM Clerk File Number: 28-2020-004974

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 165 of the 14th District, 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

BEGINNING on the Northwest side of proposed street or alley that is to run parallel with Marietta Road and at a marble marker directly at the Northeast corner of present Frank A. Brown property as shown in deed of Mary M. McAfee to Frank A. Brown dated February 3, 1913 and recorded on March 3, 1913 on Page 721 on Book II of deeds in office of Clerk of Superior Court, Cherokee County, and running an easterly direction 230 3/4 feet to a rock at Copper Mine Branch; thence running up the branch a southerly course 105 feet to a sweet gum sapling and marble marker at same; thence running a southwesterly direction 330 feet to West side of street and marble marker at same; thence running a northerly direction 164 3/4 feet right along present Frank A. Brown's East line to starting point, together with improvements on said place. The above property being the eastern portion of property deeded on October 19, 1907 by Ollie McClure to Mary M. McAfee and recorded October 22, 1907 on Page 40 in Book II of deed in office of Clerk of Court, Cherokee County, the western portion having been deeded by Mary M. McAfee to Frank A. Brown on February 3, 1913 as recorded in Book II of deeds, Page 721. This deed also includes the property deeded by Ollie McClure to Mary M. McAfee on May 8, 1908 and recorded on Page 265 in Book II of deeds, office of Clerk of Court said county. One-half (1/2) of the mineral rights in above property is reserved in previous deed. Also a fifteen foot street running North and South on the West side of said property is included in above description but is to be used at any time for the purpose of opening a street through said property.

DEED BOOK:14441 PAGE:1270 Filed: 02/10/2020 02:45 PM Clerk File Number: 28-2020-004974

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY****PT-61 028-2020-001235**

| SECTION A – SELLER'S INFORMATION (Do not use agent's Information)                             |           |                                                                                                |           | SECTION C – TAX COMPUTATION                                                                     |                                         |
|-----------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------|-----------------------------------------|
| SELLER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Latimer Construction Company, Inc.           |           |                                                                                                |           | Exempt Code<br>If no exempt code enter NONE                                                     | Deed Confirming Title<br>Already Vested |
| MAILING ADDRESS (STREET & NUMBER)<br>P.O. Box 4038                                            |           |                                                                                                |           | 1. Actual Value of consideration received by seller<br>Complete Line 1A if actual value unknown | \$0.00                                  |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Canton, GA 30114 USA                    |           | DATE OF SALE<br>2/10/2020                                                                      |           | 1A. Estimated fair market value of Real and<br>Personal property                                | \$0.00                                  |
| SECTION B – BUYER'S INFORMATION (Do not use agent's Information)                              |           |                                                                                                |           | 2. Fair market value of Personal Property only                                                  | \$0.00                                  |
| BUYER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Latimer Apartments LLC                        |           |                                                                                                |           | 3. Amount of liens and encumbrances<br>not removed by transfer                                  | \$0.00                                  |
| MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes)<br>P.O. Box 4038 |           |                                                                                                |           | 4. Net Taxable Value<br>(Line 1 or 1A less Lines 2 and 3)                                       | \$0.00                                  |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Canton, GA 30114 USA                    |           | Check Buyers Intended Use<br>( ) Residential ( ) Commercial<br>( ) Agricultural ( ) Industrial |           | 5. TAX DUE at .10 per \$100 or fraction thereof<br>(Minimum \$1.00)                             | \$0.00                                  |
| SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))             |           |                                                                                                |           |                                                                                                 |                                         |
| HOUSE NUMBER & EXTENSION (ex 265A)                                                            |           | PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION                                            |           |                                                                                                 | SUITE NUMBER                            |
| COUNTY<br>CHEROKEE                                                                            |           | CITY (IF APPLICABLE)                                                                           |           | MAP & PARCEL NUMBER<br>91N18-D016                                                               | ACCOUNT NUMBER                          |
| TAX DISTRICT                                                                                  | GMD       | LAND DISTRICT                                                                                  | ACRES     | LAND LOT                                                                                        | SUB LOT & BLOCK                         |
| SECTION E – RECORDING INFORMATION (Official Use Only)                                         |           |                                                                                                |           |                                                                                                 |                                         |
| DATE                                                                                          | DEED BOOK | DEED PAGE                                                                                      | PLAT BOOK | PLAT PAGE                                                                                       |                                         |

ADDITIONAL BUYERS

None

COPY



## 2021 Property Tax Statement

Dana McKinzie  
Cherokee County Tax Commissioner  
2780 Marietta Hwy  
Canton, GA 30114

**Make Check or Money Order Payable to:**  
Cherokee County Tax Commissioner

LATIMER APARTMENTS LLC  
PO BOX 4038  
CANTON, GA 30114

### RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

| Bill No.   | Due Date   | Current Due | Prior Payment | Back Taxes | *Total Due*        |
|------------|------------|-------------|---------------|------------|--------------------|
| 2021-70257 | 11/15/2021 | \$0.00      | \$2060.30     | \$0.00     | Paid<br>11/09/2021 |

Map: 91N18 D016

Printed: 08/31/2022

Location: 70 MARIETTA RD

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. \*\* Pay online at [www.cherokeega.com](http://www.cherokeega.com) \*\* Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie  
Cherokee County Tax Commissioner  
2780 Marietta Hwy  
Canton, GA 30114



Tax Payer: LATIMER APARTMENTS LLC  
Map Code: 91N18 D016 Real  
Description: LL 165 DIST 14  
Location: 70 MARIETTA RD  
Bill No: 2021-70257  
District: 003

| Building Value | Land Value   | Acres          | Fair Market Value | Due Date      | Billing Date | Payment Good through | Exemptions |            |
|----------------|--------------|----------------|-------------------|---------------|--------------|----------------------|------------|------------|
| 133,900.00     | 35,000.00    | 0.0000         | \$168,900.00      | 11/15/2021    |              |                      |            |            |
| Entity         | Adjusted FMV | Net Assessment | Exemptions        | Taxable Value | Millage Rate | Gross Tax            | Credit     | Net Tax    |
| CITY OF CANTON | \$168,900    | \$67,560       | \$0               | \$67,560      | 5.400000     | \$364.82             | \$0.00     | \$364.82   |
| COUNTY M&O     | \$168,900    | \$67,560       | \$0               | \$67,560      | 5.212000     | \$352.12             | \$0.00     | \$352.12   |
| PARKS BOND     | \$168,900    | \$67,560       | \$0               | \$67,560      | 0.434000     | \$29.32              | \$0.00     | \$29.32    |
| SCHOOL BOND    | \$168,900    | \$67,560       | \$0               | \$67,560      | 1.250000     | \$84.45              | \$0.00     | \$84.45    |
| SCHOOL M&O     | \$168,900    | \$67,560       | \$0               | \$67,560      | 18.200000    | \$1,229.59           | \$0.00     | \$1,229.59 |
| TOTALS         |              |                |                   |               | 30.496000    | \$2,060.30           | \$0.00     | \$2,060.30 |

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

|                   |               |
|-------------------|---------------|
| Current Due       | \$2,060.30    |
| Penalty           | \$0.00        |
| Interest          | \$0.00        |
| Other Fees        | \$0.00        |
| Previous Payments | \$2,060.30    |
| Back Taxes        | \$0.00        |
| <b>Total Due</b>  | <b>\$0.00</b> |
| Paid Date         | 11/09/2021    |