

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 12/7/22
Hearing Date: 1/5/23
Voting Date: 1/19/23

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

Agenda Item Title:

ANNX2210-006 / RZON2211-002 / CUP2211-007 - Applicant seeks to annex, rezone and gain Conditional Use Permit approval for 14.36 acres for property located more or less at 620 Prominence Point Parkway - Applicant seeks to construct a 114 unit townhouse development - 620 Prominence Point Development Partners LLC

Summary:

The applicant seeks to annex, rezone and gain approval of a Conditional Use Permit to develop 114 unit townhouse development.

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:

Applications, survey, site plan and examples.



Land Use Petitions: ANNX2210-006/RZON2211-002/CUP2211-007

Date of Staff Report Preparation: December 7, 2022

Mayor and City Council Public Hearing Date: January 5, 2023

Action Date: January 19, 2023

Project Name/Applicant: 620 Prominence Point Development Partners, LLC

**Property Location: 620 Prominence Point Parkway, Parcels 002, 002A, 002C, and 004,
Tax Map Book 15N13**

Parcel ID: Tax Map Book 15N13, Parcels 002, 002A, 002C, 003 and 004

District/Land Lot: 15th District, Land Lot 203

Acreage: 14.365

Existing Zoning District: AG (Agriculture, Cherokee County)

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

**Existing Land Use: One existing single family home , one utility building and
vacant/undeveloped land**

Future Development Map Designation: Suburban Development, Prominence

Proposed Development: Construction of 114 townhome units

Owner/Petitioner: Gray family/ 620 Prominence Point Development Partners, LLC

District Standards:

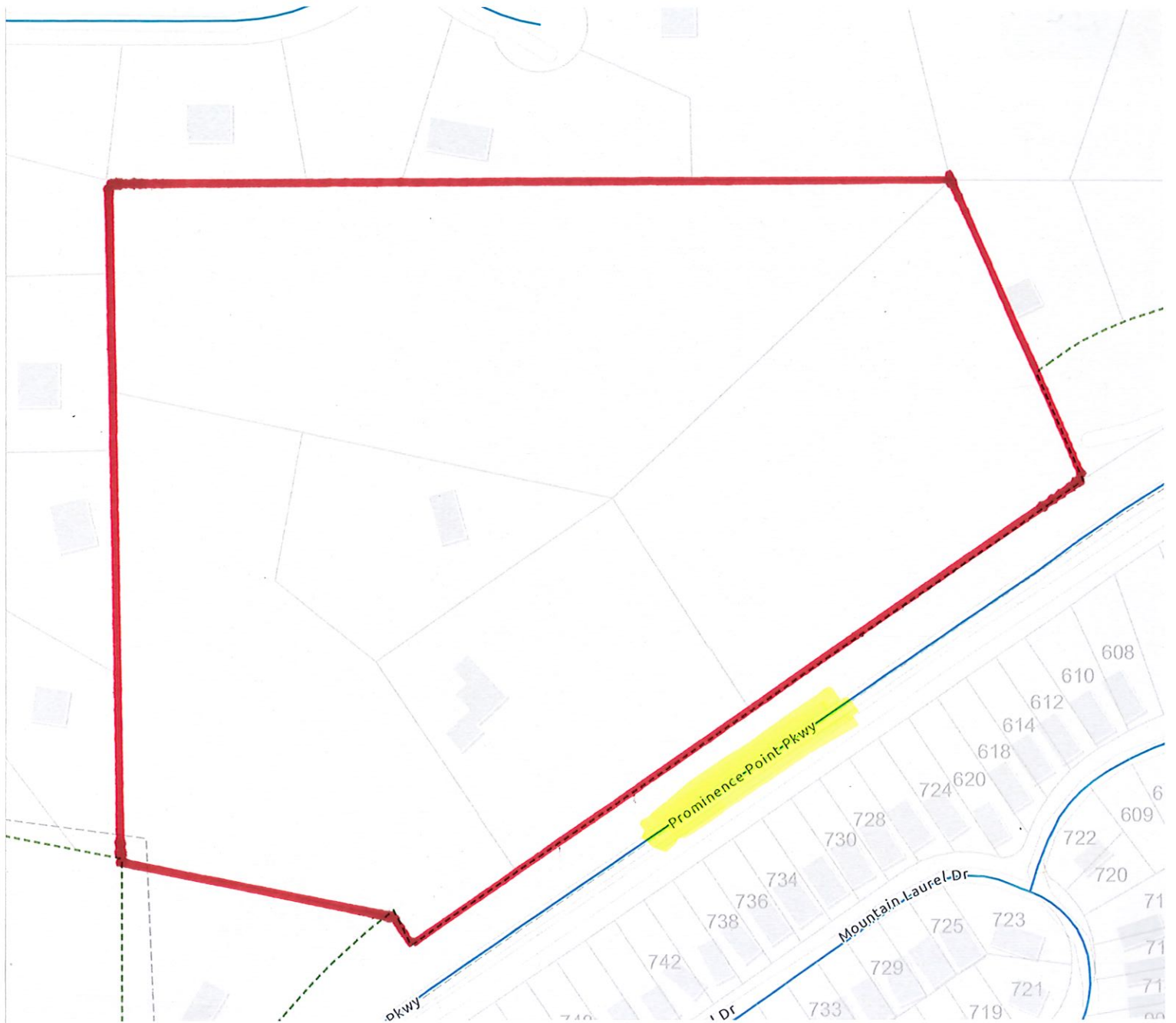
___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	60%	Front Yard Setback (min.)	20'
Open Space (min.)	40%	Side Yard Setback (min.)	20'
Building Height (max.)	40'	Rear Yard Setback (min.)	20'
Building Height (min.)	2.5/40'	Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	N/A

Surrounding Land Uses and Zoning:

North – Single family detached homes – R-20
South – Single family detached homes – PD-MU
East – Single family detached homes – PD-MU
West – Single family detached homes – R-20

and vacant/undeveloped property – PD-MU

Location Map

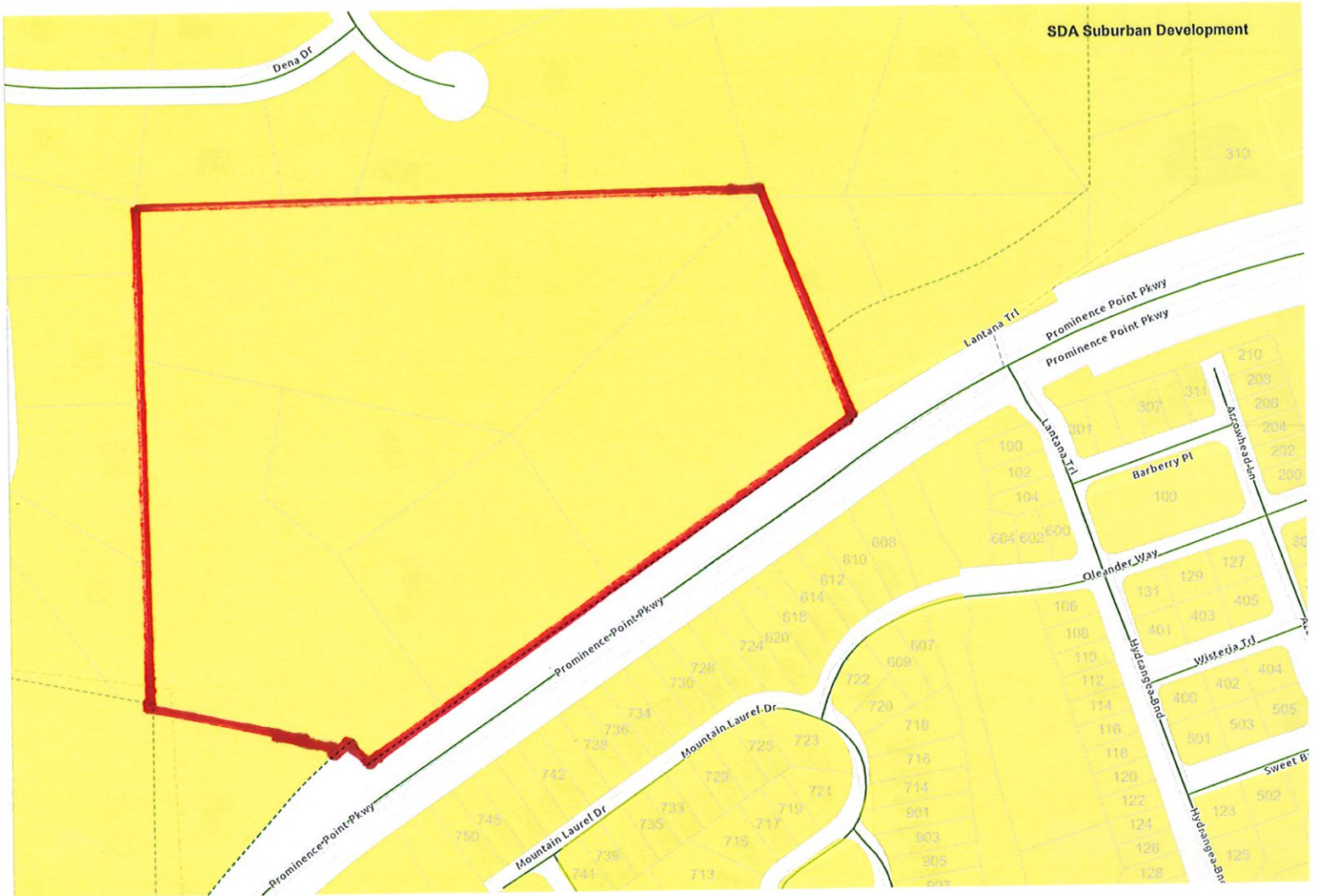


Existing Land Use Map





Future Development Map





Site Description: One of the subject properties are currently occupied by a single family home and the rest of the property is vacant/undeveloped.

Site History: To staffs knowledge the property (620 Prominence Point Parkway) has only been used for a single family, detached home. The other parcels have never been developed.

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 MARSHAL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION



Community Development Department

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

Public Hearing Application

Project # ANNX2210-006

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, Chris Davis, 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, Chris Davis, have received and thoroughly read the Public Hearing Procedures.

31st October, 2022

Applicant: [Signature] Print Name: Chris Davis

Applicant Information:

Name: 620 Prominence Point Development Partners LLC
Address: 285 West Wieuca Rd.
Suite 5010
City: Atlanta
State: GA Zip Code: 30342
Telephone: 404-597-9478
Fax Number: _____
Email Address: cdavis@kdbdevelopment.com

Owner Information:

Name: Multiple owners; see attached authorizations
Address: _____
City: _____
State: _____ Zip Code: _____
Telephone: _____
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

- | | |
|--|--|
| ☒ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance : Pre-Construction |
| ☐ D Master Plan Revisions | ☐ K Variance : Post-Construction |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ 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

Public Hearing Application

Project # ANNX 2210-006

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, Parks F. Huff, Attorney for the Applicant 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, Parks F. Huff, Attorney for the Applicant, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 1st day of November, 20 22.
Print Name: Parks F. Huff, Attorney for the Applicant

Applicant Information:

Name: 620 Prominence Point Development Partners LLC
Address: 285 West Wieuca Rd.
Suite 5010
City: Atlanta
State: GA Zip Code: 30342
Telephone: 404-597-9478
Fax Number: _____
Email Address: cdavis@kdbdevelopment.com

Owner Information:

Name: Multiple owners; see attached authorizations
Address: _____
City: _____
State: _____ Zip Code: _____
Telephone: _____
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

- | | |
|--|--|
| ☒ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance : Pre-Construction |
| ☐ D Master Plan Revisions | ☐ K Variance : Post-Construction |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ 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, Veachel Edward Gray Estate, 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 25 day of OCTOBER, 2022.

Owner Signature:

Print Name:

Veachel E. Gray II

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

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 25th Day Of OCTOBER, 2022.

Notary Signature:





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Veachel Edward Gray Estate, 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 25 day of OCTOBER, 20 22.

Owner Signature: 

Print Name: VEACHEL E. GRAY II

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:

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

620 Prominence Point Development Partners, LLC

Name of Authorized Applicant: Chris J Davis - Member/Manager

Signature: 

Mailing Address: 285 West Wieuca Rd NE
Suite 5010

City: Atlanta

State: GA Zip Code: 30342

Telephone: 404.597.9478

Fax Number: _____

E-mail: cdavis@kdbdevelopment.com

Applicant Status:

- | |
|--|
| ☐ Owner |
| ☒ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☐ Other (Explain): _____ |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 25th Day Of OCTOBER, 20 22.

Notary Signature: 

www.cantonga.gov





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: Veachel Edward Gray Estate

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
\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: 0 & 620 Prominence Point Pkwy

Land Lot(s): 203 District: 15 Section: _____ Map #: _____ Parcel #: _____

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of the Land:

- ☒ Residential ☐ Other (Specify) _____
☐ Commercial ☐ Existing Structures _____
☐ Vacant _____

2. Number of persons currently residing on the property: 6; Number 18 years or older: 6;
Number registered to vote: _____

3. The number of all residents occupying the property:

_____ American Indian _____ Alaskan Native
_____ Asian _____ Pacific Islander
_____ Black, not of Hispanic Origin _____ Hispanic
_____ White, not of Hispanic Origin _____

4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.

- (1) Number of Existing Housing Units
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Property Owner's Signature

10/25/2022

Date

Veachel Edward Gray Estate

Property Owner's Printed Name

Sworn To And Subscribed Before Me This 25th Day Of October, 2022

Notary Signature:

www.cantonga.gov





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, Elaine Gray, 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 25 day of Oct., 2022.

Owner Signature:

Elaine Gray

Print Name:

Elaine Gray

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

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 25th Day Of October, 2022.

Notary Signature:

[Signature]





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Elaine Gray, 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 25 day of oct, 20 22.

Owner Signature:

Elaine Gray

Print Name:

Elaine Gray

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:

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

620 Prominence Point Development Partners, LLC

Name of Authorized Applicant: Chris J Davis - Member/Manager

Signature:

Chris J Davis

Mailing Address: 285 West Wieuca Rd NE
Suite 5010

City: Atlanta

State: GA Zip Code: 30342

Telephone: 404.597.9478

Fax Number: _____

E-mail: cdavis@kdbdevelopment.com

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 25th Day Of October, 20 22.

Notary Signature:

[Signature]

www.cantonga.gov





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: Elaine Gray

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
\$ _____	_____
\$ _____	_____
\$ _____	_____

Note: Complete a separate form for each authorized applicant.



Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: 0 & 620 Prominence Point Pkwy

Land Lot(s): 203 District: 15 Section: _____ Map #: _____ Parcel #: _____

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of the Land:

- ☒ Residential ☐ Other (Specify) _____
☐ Commercial ☐ Existing Structures _____
☐ Vacant

2. Number of persons currently residing on the property: 2; Number 18 years or older: 2;
Number registered to vote: 2

3. The number of all residents occupying the property:

- _____ American Indian _____ Alaskan Native
_____ Asian _____ Pacific Islander
_____ Black, not of Hispanic Origin _____ Hispanic
2 White, not of Hispanic Origin

4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.

- (1) Number of Existing Housing Units
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Elaine Gray 10/25/2022
Property Owner's Signature Date

Elaine Gray
Property Owner's Printed Name

Sworn To And Subscribed Before Me This 25th Day Of October, 20 22.

Notary Signature: _____





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, Richard Gray, 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 25th day of Oct, 2022.

Owner Signature:

Print Name:

Richard Gray

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

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 25th Day Of October, 2022.

Notary Signature:





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Richard Gray, 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 25 day of Oct, 2022.

Owner Signature:

Print Name:

Richard Gray

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:

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
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| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

620 Prominence Point Development Partners, LLC

Name of Authorized Applicant: Chris J Davis - Member/Manager

Signature:

Mailing Address: 285 West Wieuca Rd NE

Suite 5010

City: Atlanta

State: GA Zip Code: 30342

Telephone: 404.597.9478

Fax Number: _____

E-mail: cdavis@kdbdevelopment.com

Applicant Status:

- | |
|--|
| ☐ Owner |
| ☒ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☐ Other (Explain): _____ |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 25th Day Of October, 2022.

Notary Signature:

www.cantonga.gov





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: Richard Gray

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

\$

\$

\$

Note: Complete a separate form for each authorized applicant.



Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: 0 & 620 Prominence Point Pkwy

Land Lot(s): 203 District: 15 Section: _____ Map #: _____ Parcel #: _____

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of the Land:

- ☒ Residential ☐ Other (Specify) _____
☐ Commercial ☐ Existing Structures _____
☐ Vacant _____

2. Number of persons currently residing on the property: 2; Number 18 years or older: 2;
Number registered to vote: 2

3. The number of all residents occupying the property:

_____ American Indian _____ Alaskan Native
_____ Asian _____ Pacific Islander
_____ Black, not of Hispanic Origin _____ Hispanic
2 White, not of Hispanic Origin

4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.

- (1) Number of Existing Housing Units
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Richard Gray

Property Owner's Signature

10-25-2022
Date

Richard Gray

Property Owner's Printed Name

Sworn To And Subscribed Before Me This 25th Day Of October, 20 22

Notary Signature: _____





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~~ 620 Prominence Point Development Partners LLC Please Print or Type Out 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

\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Property Information:

Address: 620 Prominence Point Parkway (in addition to four other non-addressed parcels)
Land Lot(s): 203 District: 15 Section: 2nd Map #: _____ Parcel #: 002A, 003,
004, 002,
002C
Existing Zoning Of Property: AG ☐ City ☒ County Total Acreage Of Property: ±14.366
Proposed Zoning Of Property: RA-8 Existing Use(s) Of Property: residential and undeveloped
Directions to property from Main Street in downtown Canton:
Take W. Marietta St. southbound to Marietta Rd.; turn left onto HWY 140 E. (Hickory Flat Hwy.); go Southbound
on 575 to exit 14; turn right at the off-ramp, then turn left onto Prominence Point Pkwy.

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.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>Multiple; please see the attached list</u>		
SOUTH	_____		
EAST	_____		
WEST	_____		
OTHER	_____		

UTILITY INFORMATION

How is sewage from this development to be managed? CCWSA
Proposed managing jurisdiction: Cherokee County
How will water be provided to the site? CCWSA
Proposed managing jurisdiction: Cherokee County Size Limit: _____



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 High School _____

MIDDLE _____ Freedom Middle School _____

ELEMENTARY _____ Liberty Elementary School _____

TRAFFIC INFORMATION

Road/Street providing access: _____ Prominence Point Parkway _____

Width at property: (Road) _____ 100 feet $\pm$ _____ (Right-of-way) _____ 100 feet $\pm$ _____

Distance to nearest major thoroughfare: _____ 3 miles _____ Thoroughfare Name: _____ Prominence Point Parkway _____

Description of Road accessing property (Classification): _____ 4-lane with median _____

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

- ☐ Boundary Survey
- ☒ Legal Description
- ☒ Letter of Intent
- ☐ Planning Commission Review Criteria Response
- ☐ Board of Zoning Appeals Review Criteria Response
- ☒ Petition Requesting Annexation
- ☐ Other (please explain) _____

- ☒ Master Plan / Site Plan
- ☒ Location Map
- ☐ Hydrology Study
- ☐ Traffic Analysis Report
(Guidelines available from Planning & Zoning Dept.)
- ☐ Elevation Plans



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.

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. *

I, **Chris Davis**, 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.

10-31-22

Date: _____

Signature
Chris Davis

Printed Name
620 Prominence Point Development Partners LLC

Chris Davis

I, _____, 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.

10-31-22

Date: _____

Signature
Chris Davis

Printed Name
620 Prominence Point Development Partners LLC

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

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Cantons "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, 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. *

I, Parks F. Huff, 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: 11/1/2022
Signature

Parks F. Huff, Attorney for the Applicant
Printed Name

I, Parks F. Huff, 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: 11/01/2022
Signature

Parks F. Huff, Attorney for the Applicant
Printed Name

*Please be prepared to discuss the Items with the City staff.

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov



GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

November 1, 2022

VIA ONLAMA APPLICATION PORTAL:

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application for Annexation, Rezoning and Conditional Use Permit for 620
Prominence Point Development Partners, LLC.

LETTER OF INTENT

Dear Steve:

I represent the applicant in regard to the above-described Annexation, Rezoning and CUP Application for five (5) parcels located, more or less, at 620 Prominence Point Parkway. The property is currently zoned AG in the county and the applicant proposes to annex the property and rezone it to RA-8 for 124 townhomes. The property is on Prominence Point Parkway which is an arterial road with direct access to two shopping centers and the interstate. The area is within a Suburban Development area on the land use plan which anticipates this type of development. The homes that are adjacent to Prominence Point Parkway will be rear entry homes with their facades facing the parkway for an attractive and inviting streetscape. The community will have an amenity area for the residents. This new neighborhood will welcome new Canton residents in an area that anticipates this type of density given the quick access to the interstate.

Please let me know if I can provide any additional information.

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
Attorney for the Applicant
phuff@samslarkinhuff.com

PFH/jcc



REVISED

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

November 4, 2022

VIA ONLAMA APPLICATION PORTAL:

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application for Annexation, Rezoning and Conditional Use Permit for 620
Prominence Point Development Partners, LLC.

LETTER OF INTENT

Dear Steve:

I represent the applicant in regard to the above-described Annexation, Rezoning and CUP Application for five (5) parcels located, more or less, at 620 Prominence Point Parkway. The property is currently zoned AG in the county and the applicant proposes to annex the property and rezone it to RA-8 for 114 townhomes. The property is on Prominence Point Parkway which is an arterial road with direct access to two shopping centers and the interstate. The area is within a Suburban Development area on the land use plan which anticipates this type of development. The homes that are adjacent to Prominence Point Parkway will be rear entry homes with their facades facing the parkway for an attractive and inviting streetscape. The community will have an amenity area for the residents. This new neighborhood will welcome new Canton residents in an area that anticipates this type of density given the quick access to the interstate.

Please let me know if I can provide any additional information.

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
Attorney for the Applicant
phuff@samslarkinhuff.com

PFH/jcc

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING AND
ANNEXATION**

1.

My name is Chris Davis. I am the officer who is delegated the responsibility for authenticating records of **620 Prominence Point Development Partners LLC**. ("the Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Rezoning and/or Annexation ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a City of Canton Application, I hereby attest on behalf of the Applicant Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Rezoning Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

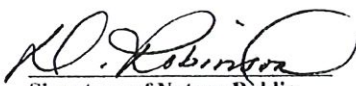
620 Prominence Point Development Partners LLC

By: 

Print Name Chris Davis

Date 10/1/22

Its: owner
Title


Signature of Notary Public

11/01/22
Date



LEGAL DESCRIPTION

OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 203, of the 15th District, 2nd Section, City of Canton, Cherokee County, Georgia and being more particularly described as follows:

BEGIN at a found 5/8 inch rebar located at the common land lot corner between Land Lots 157, 158, 203, and 204, said rebar being the TRUE POINT OF BEGINNING;

THENCE along common land lot line between Land Lots 158 and 203 South 89 degrees 47 minutes 03 seconds East a distance of 890.25 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed South 22 degrees 46 minutes 30 seconds East a distance of 6.41 feet to a set 1/2 inch rebar with cap; thence South 23 degrees 12 minutes 33 seconds East a distance of 295.16 feet to a set 1/2 inch rebar with cap; thence South 53 degrees 28 minutes 48 seconds West a distance of 61.11 feet to a point; thence South 42 degrees 33 minutes 26 seconds West a distance of 98.78 feet to a point; thence South 42 degrees 41 minutes 36 seconds West a distance of 98.75 feet to a point; thence South 48 degrees 31 minutes 28 seconds West a distance of 63.65 feet to a point located on the northerly right of way line of Prominence Point (f.k.a. Gray Road) (f.k.a. Keeter Road) (100 foot public right of way per Plat Book 78 Page 13); thence along said northerly right of way of Prominence Point the following courses and distances: South 56 degrees 02 minutes 08 seconds West a distance of 106.60 feet to a found 5/8 inch rebar; South 56 degrees 01 minutes 59 seconds West a distance of 462.05 feet to a found 5/8 inch rebar; thence leaving said northerly right of way and proceed North 79 degrees 02 minutes 23 seconds West a distance of 308.20 feet to a found 1/2 inch rebar disturbed on the common land lot line between Land Lots 203 and 204; thence along said common land lot line the following courses and distances: North 00 degrees 19 minutes 06 seconds West a distance of 550.63 feet to a found 1/2 inch rebar; North 00 degrees 19 minutes 52 seconds West a distance of 212.90 feet to a found 5/8 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 625,788 square feet or 14.366 acres.

TO THE CITY OF CANTON MAYOR AND COUNCIL
CITY OF CANTON, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, 620 PROMINENCE POINT DEVELOPMENT
PARTNERS, LLC, hereinafter referred to as the "Applicant", and asserts the following, to
wit:

1.

By application to which this exhibit relates, the Applicant has applied for
Annexation and a Rezoning of certain real property lying and being within unincorporated
Cherokee County, Georgia, a more particular description and delineation of the subject
property, hereinafter referred to as the "Property", being set forth in said Applications.

2.

The Application for Rezoning of the property seeks a rezoning from the
existing category of AG, as established by the governing authority of Cherokee County,
Georgia to the zoning category of RA-8 in the City of Canton.

3.

The current AG zoning classification of the property and all intervening
classifications between same and RA-8 as proposed are unconstitutional in that they deprive
the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia
Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and
Fourteenth Amendments to the Constitution of the United States. This deprivation of
property without due process violates constitutional prohibitions against the taking of private
property without just compensation.

4.

The zoning classification of AG and all intervening classifications between same and RA-8 as proposed as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classifications do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Canton's Unified Development Code is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 1 day of March, 2022.

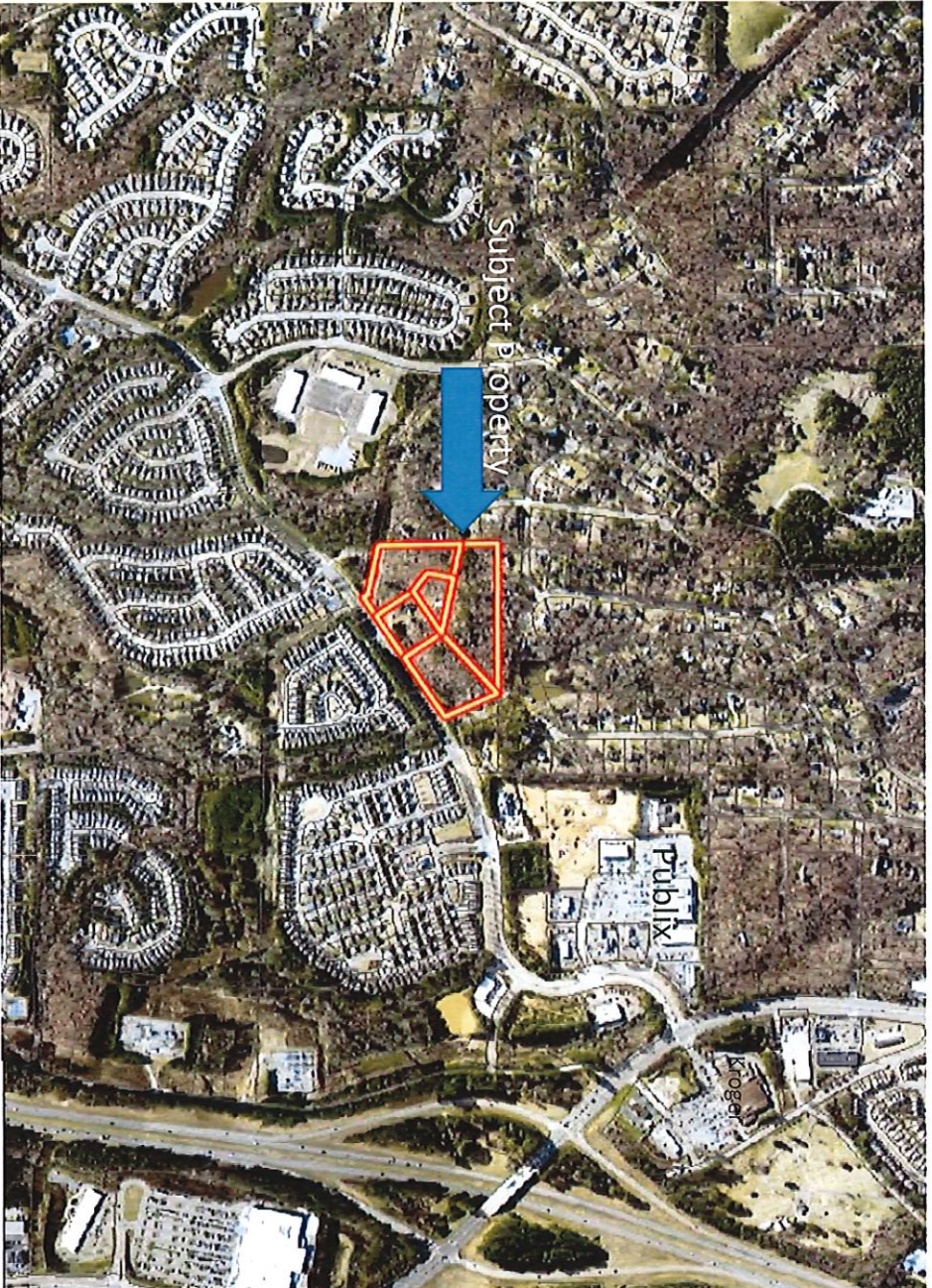
SAMS, LARKIN & HUFF, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770-422-7016

Location Map



PLEASE RECORD AND RETURN TO:

Mr. Veachel E. Gray
30 Bobwhite Trail
Canton, GA 30115

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between **JAMES V. PHILIPPONE**, as Trustee of the **James V. Philippone, P.C. Profit Sharing Trust**, of the State of New York, party of the first part, and **VEACHEL E. GRAY**, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, the singular and the plural, and shall be deemed to refer equally to each of said persons, firms, or entities, their respective heirs, successors and assigns where the context hereof requires or permits, unless otherwise specifically provided herein).

WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

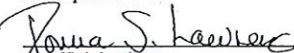
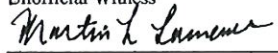
WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

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


JAMES V. PHILIPPONE [SEAL]
As Trustee of the James V. Philippone, P.C.
Profit Sharing Trust

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

MARTIN L. LAWRENCE
Notary Public, State of New York
Qualified in Monroe County
~~Commission Expires Oct. 31, 2018~~

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the North side of Land Lot 203 South 89 degrees 54 minutes 30 seconds East a distance of 890.25 feet to a point; thence leaving the original land lot line on the North side of Land Lot 203 South 23 degrees 15 minutes 35 seconds East a distance of 301.55 feet to a point, said point being the TRUE POINT OF BEGINNING; thence South 23 degrees 15 minutes 35 seconds East a distance of 58.78 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwestern right-of-way of Prominence Point (a/k/a Grey, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 09 minutes 15 seconds West a distance of 21.02 feet to a point; thence South 56 degrees 18 minutes 35 seconds West a distance of 61.01 feet to a point; thence South 55 degrees 50 minutes 00 seconds West a distance of 63.28 feet to a point; thence South 55 degrees 53 minutes 25 seconds West a distance of 60.75 feet to a point; thence South 55 degrees 56 minutes 25 seconds West a distance of 61.66 feet to a point; thence South 55 degrees 59 minutes 30 seconds West a distance of 61.94 feet to a point; thence South 55 degrees 53 minutes 15 seconds West a distance of 61.76 feet to a point; thence South 56 degrees 39 minutes 45 seconds West a distance of 20.35 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 31 degrees 52 minutes 40 seconds West a distance of 6.00 feet to a point; thence North 56 degrees 52 minutes 25 seconds East a distance of 124.85 feet to a point; thence North 50 degrees 14 minutes 10 seconds East a distance of 45.05 feet to a point; thence North 42 degrees 34 minutes 10 seconds East a distance of 98.75 feet to a point; thence North 42 degrees 26 minutes 05 seconds East a distance of 98.80 feet to a point; thence North 53 degrees 16 minutes 05 seconds East a distance of 60.80 feet to the POINT OF BEGINNING.

Said tract containing 0.23 acres as shown on plat of survey for Veachel E. Gray dated March 30, 2006, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.


Initials

Initials

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS/ORGANIZATION/OTHER NAME James V. Philippon, as Trustee of the James V. Philippon ...*				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 31 E. Main Street Suite 4000				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY Rochester, NY 14614 USA		DATE OF SALE 10/13/2006		1A. Estimated fair market value of Real and 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 LAST NAME Gray	FIRST NAME Veachel	MIDDLE H.	3. Amount of liens and encumbrances not removed by transfer		
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 30 Bobwhite Trail			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Prominence Point			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Canton		MAP & PARCEL NUMBER 15N13 (road r/w)	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.23	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

...* This symbols signifies that the data was too big for the field. The original values are shown below.
SELLER'S BUSINESS NAME: James V. Philippon, as Trustee of the James V. Philippon PC Profit Sharing Trust

COPY

01749
0149

WARRANTY DEED		CHEROKEE COUNTY, GA. REAL ESTATE TRANSFER TAX
STATE OF GEORGIA, COUNTY OF CHEROKEE.		PAYD <u>0-0-1</u> DATE <u>2-22-94</u>
THIS INDENTURE, made this <u>18th</u> day of <u>October</u> , in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three, between VEACHEL EDWARD GRAY of the State of Georgia and County of Cherokee, of the first part, and RICHARD GRAY of the State of Georgia and County of Cherokee, of the second part,		<u>Anne M. Ruman</u> CLERK OF SUPERIOR COURT
WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is acknowledged, has bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns,		
All that tract or parcel of land lying and being in the 18th District, 2nd Section of Cherokee County, Georgia and being a portion of Land Lot 203 as shown on plat of survey for Veachel L. Gray prepared by Jerry Thacker & Associates, dated August 5, 1981, and being a portion of Tract I as shown on said plat of survey, said plat being recorded in Plat Book _____, Page _____, Cherokee County Plat Records, said plat being incorporated herein by reference for a more particular description of said property and being more particularly described as follows:		
TO DETERMINE THE TRUE POINT OF BEGINNING, begin at an iron pin located at the original Northwest corner of Land Lot 203; thence South 00° 23' 50" East along the West land lot line of Land Lot 203 a distance 212.5 feet to an iron pin, the same being the TRUE POINT OF BEGINNING; thence South 78° 21' 55" East a distance of 552.65 feet to an iron pin; thence South 58° 08' 40" West a distance of 300.10 feet, more or less, to an iron pin; thence South 31° 51' 20" East a distance of 275.0 feet, more or less, to an iron pin located on the Northwest right-of-way of Gray Road (Gray Road having a 30 foot right-of-way and previously known as Keeter Road); thence along the Northwest right-of-way of said road, the following courses and distances: South 56° 54' 23" West 95.13 feet, South 55° 30' 05" West 154.89 feet, South 49° 30' 57" West 102.67 feet, South 43° 01' 41" West 62.23 feet, South 39° 16' 17" West 154.04 feet to an iron pin located at a point formed by the intersection of the West land lot line of Land Lot 203 with the Northwest right-of-way of said road; thence North 00° 23' 30" West along the West land lot line of Land Lot 203 a distance of 874.51 feet, more or less, to an iron pin, the same being the POINT OF BEGINNING, and containing 5.67 acres, more or less.		
(GRAY-4/000038DF) # 12174		
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 Richard Gray, the said party of the second part, his heirs and assigns forever in Fee Simple.		
And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs 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 affixed his seal, the day and year above written.		
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:		
WITNESS <u>Richard H. Free</u> NOTARY PUBLIC, GA, STATE AT LARGE My Commission Expires March 3, 1997		<u>X Veachel E. Gray</u> (SEAL) VEACHEL EDWARD GRAY Georgia, Cherokee County Filed in office this <u>22</u> day of <u>Feb</u> 19 <u>94</u> at <u>1:30</u> p.m. Recorded in Book <u>1749</u> Page <u>10</u> this <u>22</u> day of <u>Feb</u> 19 <u>94</u> <u>Anne M. Ruman</u> Clerk Superior Court <u>1/4 Gray & Johnson</u>

BK
1749 PG
10

RECORDED IN CHEROKEE COUNTY

Richard Gray
620 Prominence Point Pkwy
Canton, GA. 30114

Please return to:
James H. Turner, P.C.
Attorney at Law
4396 Earney Road
Woodstock, GA 30188

WARRANTY DEED

Deed Service Only / No Certification as to Title

State of Georgia
Cherokee County

THIS INDENTURE, made this 2nd day of March, 2007 between **Richard Gray a/k/a Richard Allen Gray**, of the State of Georgia and County of Cherokee of the first part, and **Richard Allen Gray, II**, of the State of Georgia and County of Cherokee, as party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said party of the second part his heirs and assigns, all that tract or parcel of land described as follows:

All that tract or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point located at the common land lot corners of Land Lots 157, 158, 203 and 204; thence leaving the common land lot corners of Land Lots 157, 158, 203 and 204 and traveling along the common land lot line of Land Lots 203 and 204 and traveling South 00°24'35" East a distance of 212.50 feet to an iron pin found (#5 rebar); thence leaving the common land lot line of Land Lots 203 and 204 and traveling South 78°21'55" East a distance of 214.46 feet to a point which is THE TRUE POINT OF BEGINNING; thence traveling South 78°21'55" East a distance of 338.04 feet to an iron pin found (#4 rebar); thence traveling South 58°07'30" West a distance of 300.00 feet to a point; thence traveling North 51°00'17" West a distance of 135.56 feet to a point; thence traveling North 11°38'05" East a distance of 144.17 feet to a point which is THE TRUE POINT OF BEGINNING. Said parcel contains 1.00 acres. Specific reference is made to a boundary survey for Richard Gray and Elaine Gray prepared by Wikle Land Surveying, P.C., David E. Mitchell, R.L.S. #2665.

This conveyance is made subject to all restrictive covenants and easements of record.

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 other proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever in Fee Simple Absolute.

AND THE SAID party of the first part, for his 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, his heirs and assigns, against the claims of all person claiming by, through or under grantor.

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

Signed, sealed and delivered
in the presence of:

Gudrun Chadwick
Witness

Richard Gray

Richard Gray
a/k/a Richard Allen Gray

Sherrie B. Turner
Notary Public



COPY

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME GRAY	FIRST NAME RICHARD	MIDDLE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 620 PROMINENCE POINT PARKWAY			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 3/2/2007	1A. Estimated fair market value of Real and 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 LAST NAME GRAY, II	FIRST NAME RICHARD	MIDDLE ALLEN	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) C/O RICHARD GRAY 620 PROMINENCE POINT PARKWAY			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (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 PROMINENCE POINT Parkway			SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N13 002A		ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT 15TH	ACRES 1	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY

PLEASE RECORD AND RETURN TO:

Mr. and Mrs. Richard Gray
591 Gray Road
Canton, GA 30114

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between JAMES V. PHILIPPONE, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, of the State of New York, party of the first part, and RICHARD GRAY and ELAINE GRAY, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, the singular and the plural, and shall be deemed to refer equally to each of said persons, firms, or entities, their respective heirs, successors and assigns where the context hereof requires or permits, unless otherwise specifically provided herein).

WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

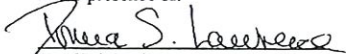
WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

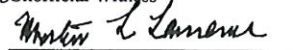
TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

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


JAMES V. PHILIPPONE [SEAL]
As Trustee of the James V. Philippone, P.C.
Profit Sharing Trust

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

MARTIN L. LAWRENCE
Notary Public, State of New York
Qualified in Monroe County
Commission Expires Oct. 31, 2024

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the West side of Land Lot 203 South 00 degrees 24 minutes 35 seconds East a distance of 212.50 feet to an iron pin found; thence leaving the original land lot line on the West side of Land Lot 203 South 78 degrees 21 minutes 55 seconds East a distance of 552.50 feet to an iron pin found; thence South 31 degrees 52 minutes 40 seconds East a distance of 275.10 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence South 31 degrees 52 minutes 40 seconds East a distance of 6.00 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwestern right-of-way of Prominence Point (a/k/a Grey Road, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 04 minutes 30 seconds West a distance of 163.50 feet to a point; thence South 55 degrees 41 minutes 50 seconds West a distance of 105.14 feet to a point; thence South 56 degrees 05 minutes 30 seconds West a distance of 193.66 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 79 degrees 08 minutes 10 seconds West a distance of 25.53 feet to an iron pin set; thence North 55 degrees 30 minutes 05 seconds East a distance of 85.71 feet to a point; thence North 56 degrees 54 minutes 25 seconds East a distance of 95.13 feet to a point; thence North 55 degrees 39 minutes 35 seconds East a distance of 105.27 feet to a point; thence North 59 degrees 29 minutes 10 seconds East a distance of 194.88 feet to the POINT OF BEGINNING.

Said tract containing 0.17 acres as shown on plat of survey for Richard Gray and Elaine Gray dated November 15, 2005, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.


Initials

Initials

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS/ORGANIZATION/OTHER NAME James V. Philippone, as Trustee of the James V. Philippon ...*				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 31 E. Main Street Suite 4000				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY Rochester, NY 14614 USA		DATE OF SALE 10/13/2006		1A. Estimated fair market value of Real and 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 LAST NAME Gray	FIRST NAME Richard	MIDDLE		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 591 Gray Rd.				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (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 Prominence Point			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Canton		MAP & PARCEL NUMBER 15N13 (road r/w)	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.17	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
Gray, Elaine

...* This symbols signifies that the data was to big for the field. The original values are shown below.
SELLER'S BUSINESS NAME: James V. Philippone, as Trustee of the James V. Philippone P.C. Profit Sharing Trust

COPY

01749
0151

QUIT-CLAIM DEED		CHEROKEE COUNTY, GA. REAL ESTATE TRANSFER TAX
STATE OF GEORGIA, COUNTY OF CHEROKEE.		PAID _____ DATE <u>02-02-94</u>
THIS INDENTURE, made this <u>18th</u> day of <u>October</u> , in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three, between VEACHEL L. GRAY and CHARLOTTE GRAY of the State of Georgia and County of Cherokee, of the first part, and VEACHEL EDWARD GRAY of the State of Georgia and County of Cherokee, of the second part,		<u>Anne M. Ruman</u> CLERK OF SUPERIOR COURT
WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, the receipt whereof is acknowledged, have bargained, sold, and by these presents do remise, convey and forever, QUIT-CLAIM to the said party of the second party, his heirs and assigns,		
All that tract or parcel of land lying and being in the 15th District, 2nd Section of Cherokee County, Georgia and being a portion of Land Lot 203 and being more particularly described as follows:		
BEGINNING at an iron pin located on the North land lot line of Land Lot 203, said iron pin being located South 89° 30' 50" East a distance of 892.60 feet from an iron pin located on the original Northwest corner of Land Lot 203; thence from said beginning point South 23° 14' 50" East a distance of 295.16 feet to an iron pin located on the Northwest right-of-way of Keeter Road (Keeter Road having a 30 foot right-of-way); thence along the Northwest right-of-way of Keeter Road the following courses and distances: South 53° 16' 48" West 60.79 feet, South 42° 26' 47" West 98.78 feet, South 42° 34' 57" West 98.75 feet, South 50° 14' 55" West 45.06 feet, South 56° 55' 56" West 74.74 feet to a point; thence North 31° 51' 20" West a distance of 275.0 feet to a point; thence in a Northeasterly direction a distance of 400 feet, more or less, to an iron pin located on the North land lot line of Land Lot 203, the same being the POINT OF BEGINNING.		
Grantor, Veachel L. Gray, conveyed the above-described property to Veachel Edward Gray by Warranty Deed dated April 25, 1985, as recorded in Deed Book 454, Page 323, Cherokee County Deed Records and in said conveyance, Grantor reserved unto himself and his wife, Charlotte Gray, a life estate in the above-described property with remainder over at their death to the Grantee, Veachel Edward Gray. The purpose of this Quitclaim Deed is to quitclaim the interest of the Grantors in said life estate and to convey to the Grantee, Veachel Edward Gray, complete fee simple title in the above-described property free and clear of any previously reserved life estate by the Grantors.		
(GRAY-3/000038DF)		
TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said parties of the first party nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.		
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:		
WITNESS <u>Charles H. Free</u> NOTARY PUBLIC, GA, STATE AT LARGE MY COMMISSION EXPIRES: _____		<u>Veachel L. Gray</u> (SEAL) <u>Charlotte Gray</u> (SEAL) CHARLOTTE GRAY
		Georgia, Cherokee County Filed in office this <u>22</u> day of <u>Feb</u> 19 <u>94</u> at <u>4.30</u> p.m. Recorded in Book <u>454</u> Page <u>157</u> This <u>23</u> day of <u>Feb</u> 19 <u>94</u> <u>Anne M. Ruman</u> Clerk Superior Court <u>3/4 Gray + Johnson</u>

Printed: 11/01/2022 09:48:40 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021-52649	15N13 003	LL 203 DIST 15	\$450.70	\$0.00 Fees: \$0.00	\$0.00	\$450.70	\$0.00
Totals:			\$450.70	\$0.00	\$0.00	\$450.70	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$450.70

GRAY RICHARD & ELAINE F
620 PROMINENCE POINT PW
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 11/02/2022 10:56:56 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-53282	15N13 002	LL 203 DIST. 15	\$427.89	\$0.00 Fees: \$0.00	\$0.00	\$427.89	\$0.00
Totals:			\$427.89	\$0.00	\$0.00	\$427.89	\$0.00

Paid Date: 11/01/2022

Charge Amount: \$427.89

GRAY VEACHEL EDWARD
20 BOBWHITE TRAIL
CANTON, GA 30115



Scan this code with your
mobile phone to view this
bill

Printed: 11/01/2022 09:51:14 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021- 52648	15N13 002 A	LL 203 DIST. 15 TRACT I	\$563.22	\$0.00 Fees: \$0.00	\$0.00	\$563.22	\$0.00
Totals:			\$563.22	\$0.00	\$0.00	\$563.22	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$563.22

GRAY RICHARD
620 PROMINENCE POINT PW
CANTON, GA 30114



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mobile phone to view this
bill

Printed: 11/01/2022 09:52:23 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021- 52651	15N13 002 C	LL 203 15TH DISTRICT	\$285.02	\$0.00 Fees: \$0.00	\$0.00	\$285.02	\$0.00
Totals:			\$285.02	\$0.00	\$0.00	\$285.02	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$285.02

GRAY RICHARD ALLEN II
C/O RICHARD GRAY 620 PROMINENCE
POINT PW
CANTON, GA 30114



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mobile phone to view this
bill

Printed: 11/01/2022 10:14:53 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021-52662	15N13004	LL 159-202-203 DIST. 15	\$727.88	\$110.68 Fees: \$67.50	\$0.00	\$906.06	\$0.00
Totals:			\$727.88	\$178.18	\$0.00	\$906.06	\$0.00

Paid Date: 08/24/2022

Charge Amount: \$906.06

GRAY VEACHEL EDWARD
20 BOBWHITE TRAIL
CANTON, GA 30115



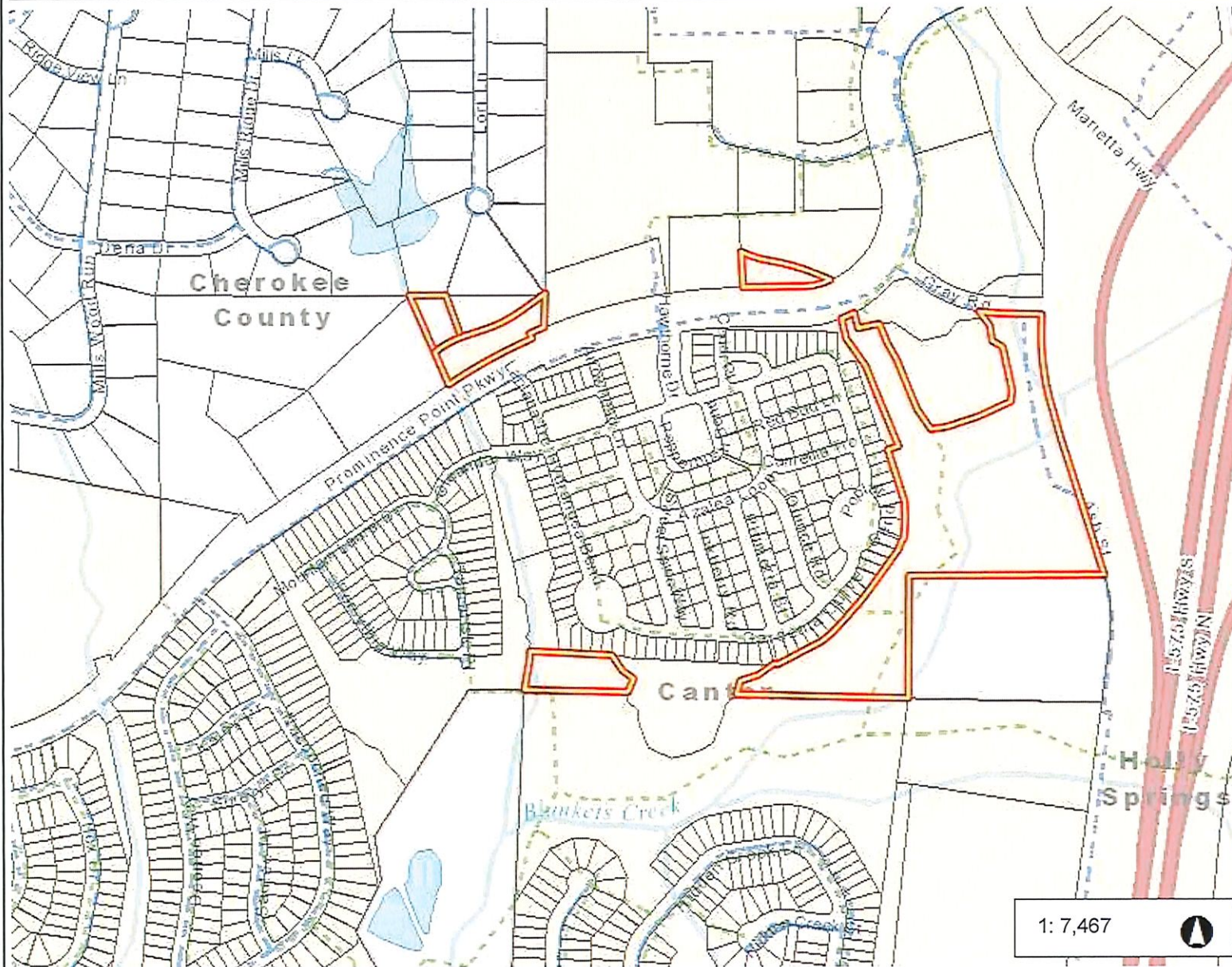
Scan this code with your
mobile phone to view this
bill

Eastern Neighbors

TIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP	Property Address	Zoning	Current Use
15N13 005	FINCHER BENJAMIN D	641 GRAY RD	CANTON	GA	30114	641 Prominence Point Pkwy	AG (County)	Undeveloped
15N13 007	PHILIPPONE JAMES V	31 EAST MAIN STREET - STE 4000	ROCHESTER	NY	14614	102 Oleander Way	PD Mixed Use	Undeveloped



Eastern Neighbors



Legend

- Sewer Lines
- Water Lines
- Parcels

1: 7,467



1,244.5 0 622.26 1,244.5 Feet

Notes

TIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP	Property Address	Zoning	Use
15N07B 122	BRAMBLETT CHARLES W	400 PEBBLEBROOKE LANE	CANTON	GA	30115	2340 Mills Wood Run	R-20	Residential
15N07B 074	NORTON KENNETH R & SHELBA	620 DENA DRIVE	CANTON	GA	30114	620 Dena Dr	R-20	Residential
15N07B 075	BEATY CHARLES G	600 DENA DRIVE	CANTON	GA	30114	600 Dena Dr	R-20	Residential
15N07B 076	ROCHELLE DOUGLAS R	3491 MILLS RIDGE DRIVE	CANTON	GA	30114	3491 Mills Ridge Dr	R-20	Residential
15N07B 058	MASTERS CHARLES L &	3480 MILLS RIDGE DRIVE	CANTON	GA	30114	3480 Mills Ridge Dr	R-20	Residential
15N07B 047	BARTON G RUSSELL II	350 LORI LN	CANTON	GA	30114	350 Lori Ln	R-20	Residential

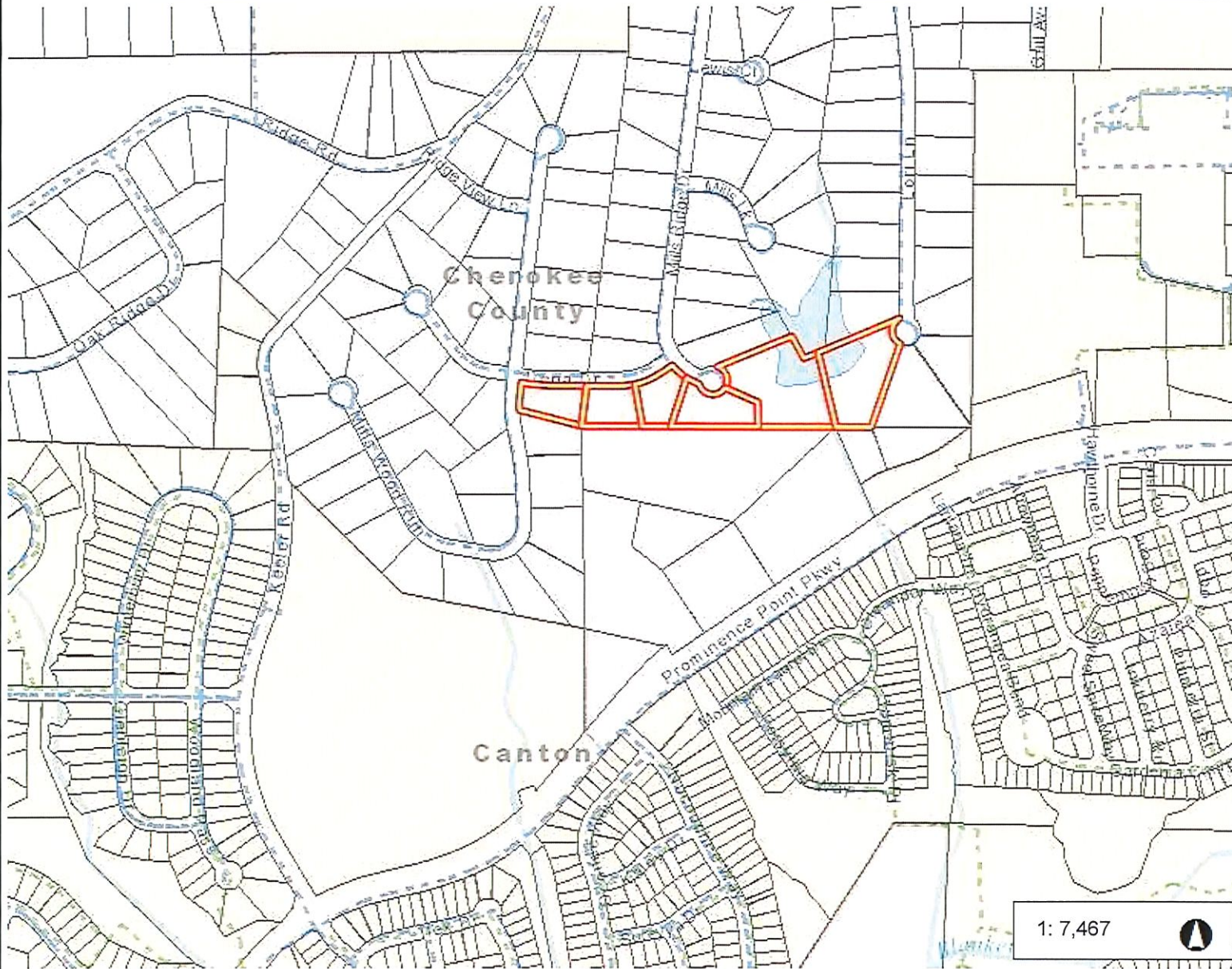


Northern Neighbors



Legend

- Sewer Lines
- Water Lines
- Parcels



1: 7,467



1,244.5 0 622.26 1,244.5 Feet

Notes

Northern Neighbors

TIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP	Property Address	Zoning	Use
15N13H 230	BYERS STEVEN LEE	748 MOUNTAIN LAUREL DR	CANTON	GA	30114	748 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 227	HILL DOUGLAS A	2525 DATE ST APT 3602	HONOLULU	HI	96826	742 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 219	PROGRESS RESIDENTIAL BORROWER	P O BOX 4090	SCOTTSDALE	AZ	85261	726 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 225	AMH 2015-1 BORROWER LLC	23975 PARK SORRENTO	CALABASAS	CA	91302	738 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 215	OPENDOOR PROPERTY C LLC	410 N SCOTTSDALE RD	TEMPE	AZ	85281	614 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 222	SUGGS JENNIFER S	732 MOUNTAIN LAUREL DR	CANTON	GA	30114	732 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 231	JONES JUDI	811 WORLEY CROSSROADS	JASPER	GA	30143	750 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 218	HARTLEY DONALD JOSEPH JR &	724 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	724 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 214	SIDES RYAN	612 OLEANDER WAY	CANTON	GA	30114	612 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 226	IHG PROPERTY GEORGIA LP	1717 MAIN ST STE 2000	DALLAS	TX	75201	740 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 221	KERWOOD JOHN R &	303 NORTH BROOKE DR	CANTON	GA	30115	730 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 217	FORD DEENA RENEE &	620 OLEANDER WAY	CANTON	GA	30114	620 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 213	ZUBERBIER ANN M	610 OLEANDER WAY	CANTON	GA	30114	610 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 224	TEGENKAMP ANGELA M	736 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	736 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 220	TUCKER MATTHEW W	728 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	728 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 239 A	PROMINENCE COURT COMMUNITY	500 SUGAR MILL RD STE 200 B	ATLANTA	GA	30350		PD-Mixed Use (city)	Residential
15N13H 216	SHAY ANDREW	618 OLEANDER WAY	CANTON	GA	30114	618 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 228	WATTS DANIEL E TRUSTEE	4217 N EYRIE WAY	BOISE	ID	83702	744 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 223	BOWLES DONALD W &	734 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	734 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 229	ALEXANDER AMELIA	746 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	746 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 212	WALSTON ADAM	534 HILLCREST CROSS RD	CANTON	GA	30115	608 Oleander Way	PD-Mixed Use (city)	Residential
15N14H 001 A	HOLLY MILL COMMUNITY ASSOCIATION INC	120 ARNOLD MILL PARK SUITE 400	WOODSTOCK	GA	30188	101 Nacoochee Way	PD-Mixed Use (city)	Residential
15N13H 212 A	PROMINENCE COURT COMMUNITY	500 SUGAR MILL RD STE 200 B	ATLANTA	GA	30350	606 Oleander Way	PD-Mixed Use (city)	Residential



Legend

- Sewer Lines
- Water Lines
- Parcels

1: 7,467



Notes

1,244.5	0	622.26	1,244.5 Feet
---------	---	--------	--------------

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.

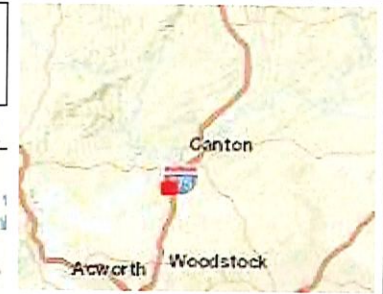
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Western Neighbors

TIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP	Property Address	Property City	Property ZIP	Zoning	Use
15N13 002 B	CHAMBERS STACEY LEIGH	684 PROMINENCE POINT PW	CANTON	GA	30114	684 Prominence Point Pkwy	Canton	30114	R-20	Residential
15N07B 118	RICE ASHTON &	2300 MILL WOODS RUN	CANTON	GA	30114	2300 Mills Wood Run	Canton	30114	R-20	Residential
15N07B 119	TAH 2018-1 BORROWER	15771 RED HILL AVE	TUSTIN	CA	92780	2310 Mills Wood Run	Canton	30114	R-20	Residential
15N07B 120	BOYD MELISSA	2320 MILLS WOOD ROAD	CANTON	GA	30114	2320 Mills Wood Run	Canton	30114	R-20	Residential
15N07B 121	RM1 SFR PROPCO A LP	1850 PARKWAY PL	MARIETTA	GA	30067	2330 Mills Wood Run	Canton	30114	R-20	Residential



Western Neighbors



Legend

- Sewer Lines
- Water Lines
- Parcels

1: 7,467



1,244.5 0 622.26 1,244.5 Feet

Notes



Community Development Department

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

Public Hearing Application

Project # RZON 2211-002

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, Parks F. Huff, Attorney for the Applicant 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, Parks F. Huff, Attorney for the Applicant, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 1st day of November, 20 22.
Print Name: Parks F. Huff, Attorney for the Applicant

Applicant Information:

Name: 620 Prominence Point Development Partners LLC
Address: 285 West Wieuca Rd.
Suite 5010
City: Atlanta
State: GA Zip Code: 30342
Telephone: 404-597-9478
Fax Number: _____
Email Address: cdavis@kdbdevelopment.com

Owner Information:

Name: Multiple owners; see attached authorizations
Address: _____
City: _____
State: _____ Zip Code: _____
Telephone: _____
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

- | | |
|--|--|
| ☒ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance : Pre-Construction |
| ☐ D Master Plan Revisions | ☐ K Variance : Post-Construction |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ 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, Veachel Edward Gray Estate, 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 25 day of OCTOBER, 20 22.

Owner Signature:

Print Name:

Veachel E. Gray II

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

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 25th Day Of OCTOBER, 20 22.

Notary Signature:





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Veachel Edward Gray Estate, 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 25 day of OCTOBER, 20 22.

Owner Signature:

Print Name: VEACHEL E. GRAY II

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:

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

620 Prominence Point Development Partners, LLC

Name of Authorized Applicant: Chris J Davis - Member/Manager

Signature:

Mailing Address: 285 West Wieuca Rd NE
Suite 5010

City: Atlanta

State: GA Zip Code: 30342

Telephone: 404.597.9478

Fax Number: _____

E-mail: cdavis@kdbdevelopment.com

Applicant Status:

- | |
|--|
| ☐ Owner |
| ☒ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☐ Other (Explain): _____ |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 25th Day Of OCTOBER, 20 22.

Notary Signature:

www.cantonga.gov





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: Veachel Edward Gray Estate

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

\$

\$

\$

Note: Complete a separate form for each authorized applicant.



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, Elaine Gray, 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 25 day of Oct., 20 22.

Owner Signature:

Elaine Gray

Print Name:

Elaine Gray

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

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 25th Day Of October, 20 22.

Notary Signature:

[Signature]





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Elaine Gray, 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 25 day of oct, 20 22.

Owner Signature: Elaine Gray Print Name: Elaine Gray

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:

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

620 Prominence Point Development Partners, LLC

Name of Authorized Applicant: Chris J Davis - Member/Manager

Signature: [Signature]

Mailing Address: 285 West Wieuca Rd NE
Suite 5010

City: Atlanta

State: GA Zip Code: 30342

Telephone: 404.597.9478

Fax Number: _____

E-mail: cdavis@kdbdevelopment.com

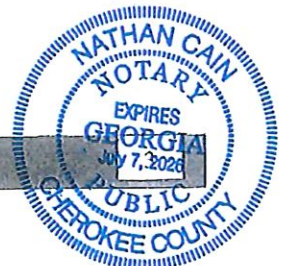
Applicant Status:

- | |
|--|
| ☐ Owner |
| ☒ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☐ Other (Explain): _____ |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 25th Day Of October, 20 22.

Notary Signature: [Signature]

www.cantonga.gov





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: Elaine Gray

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
\$ _____	_____
\$ _____	_____
\$ _____	_____

Note: Complete a separate form for each authorized applicant.



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, Richard Gray, 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 25th day of Oct, 2022.

Owner Signature:

Print Name:

Richard Gray

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

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 25th Day Of October, 2022.

Notary Signature:





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Richard Gray, 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 25 day of Oct, 20 22.

Owner Signature:

Print Name:

Richard Gray

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:

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

620 Prominence Point Development Partners, LLC

Name of Authorized Applicant: Chris J Davis - Member/Manager

Signature:

Mailing Address: 285 West Wieuca Rd NE
Suite 5010

City: Atlanta

State: GA Zip Code: 30342

Telephone: 404.597.9478

Fax Number: _____

E-mail: cdavis@kdbdevelopment.com

Applicant Status:

- | |
|--|
| ☐ Owner |
| ☒ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☐ Other (Explain): _____ |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 25th Day Of October, 20 22.

Notary Signature:

www.cantonga.gov





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: Richard Gray

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
\$	
\$	
\$	

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~~: 620 Prominence Point Development Partners LLC

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

\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Property Information:

Address: 620 Prominence Point Parkway (in addition to four other non-addressed parcels)
Land Lot(s): 203 District: 15 Section: 2nd Map #: _____ Parcel #: 002A, 003,
004, 002,
002C
Existing Zoning Of Property: AG ☐ City ☒ County Total Acreage Of Property: ±14.366
Proposed Zoning Of Property: RA-8 Existing Use(s) Of Property: residential and undeveloped
Directions to property from Main Street in downtown Canton:
Take W. Marietta St. southbound to Marietta Rd.; turn left onto HWY 140 E. (Hickory Flat Hwy.); go Southbound
on 575 to exit 14; turn right at the off-ramp, then turn left onto Prominence Point Pkwy.

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.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>Multiple; please see the attached list</u>		
SOUTH	_____		
EAST	_____		
WEST	_____		
OTHER	_____		

UTILITY INFORMATION

How is sewage from this development to be managed? CCWSA
Proposed managing jurisdiction: Cherokee County
How will water be provided to the site? CCWSA
Proposed managing jurisdiction: Cherokee County Size Limit: _____



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 High School

MIDDLE Freedom Middle School

ELEMENTARY Liberty Elementary School

TRAFFIC INFORMATION

Road/Street providing access: Prominence Point Parkway

Width at property: (Road) 100 feet ± (Right-of-way) 100 feet ±

Distance to nearest major thoroughfare: 3 miles Thoroughfare Name: Prominence Point Parkway

Description of Road accessing property (Classification): 4-lane with median

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

- ☐ Boundary Survey
- ☒ Legal Description
- ☒ Letter of Intent
- ☐ Planning Commission Review Criteria Response
- ☐ Board of Zoning Appeals Review Criteria Response
- ☒ Petition Requesting Annexation
- ☐ Other (please explain) _____

- ☒ Master Plan / Site Plan
- ☒ Location Map
- ☐ Hydrology Study
- ☐ Traffic Analysis Report
(Guidelines available from Planning & Zoning Dept.)
- ☐ Elevation Plans



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Cantons "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, 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. *

I, **Chris Davis**, 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.

10-31-22

Date: _____

Signature

Chris Davis

Printed Name

620 Prominence Point Development Partners LLC

Chris Davis

I, _____, 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.

10-31-22

Date: _____

Signature

Chris Davis

Printed Name

620 Prominence Point Development Partners LLC

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

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Cantons "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, 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. *

I, Parks F. Huff, 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: 11/1/2022
Signature

Parks F. Huff, Attorney for the Applicant
Printed Name

I, Parks F. Huff, 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.

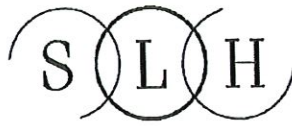
[Signature] Date: 11/01/2022
Signature

Parks F. Huff, Attorney for the Applicant
Printed Name

*Please be prepared to discuss the Items with the City staff.

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov



GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

November 1, 2022

VIA ONLAMA APPLICATION PORTAL:

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application for Annexation, Rezoning and Conditional Use Permit for 620
Prominence Point Development Partners, LLC.

LETTER OF INTENT

Dear Steve:

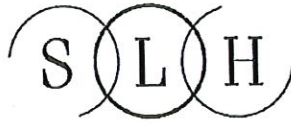
I represent the applicant in regard to the above-described Annexation, Rezoning and CUP Application for five (5) parcels located, more or less, at 620 Prominence Point Parkway. The property is currently zoned AG in the county and the applicant proposes to annex the property and rezone it to RA-8 for 124 townhomes. The property is on Prominence Point Parkway which is an arterial road with direct access to two shopping centers and the interstate. The area is within a Suburban Development area on the land use plan which anticipates this type of development. The homes that are adjacent to Prominence Point Parkway will be rear entry homes with their facades facing the parkway for an attractive and inviting streetscape. The community will have an amenity area for the residents. This new neighborhood will welcome new Canton residents in an area that anticipates this type of density given the quick access to the interstate.

Please let me know if I can provide any additional information.

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
Attorney for the Applicant
phuff@samlarkinbuff.com

PFH/jcc



REVISED

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

November 4, 2022

VIA ONLAMA APPLICATION PORTAL:

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application for Annexation, Rezoning and Conditional Use Permit for 620
Prominence Point Development Partners, LLC.

LETTER OF INTENT

Dear Steve:

I represent the applicant in regard to the above-described Annexation, Rezoning and CUP Application for five (5) parcels located, more or less, at 620 Prominence Point Parkway. The property is currently zoned AG in the county and the applicant proposes to annex the property and rezone it to RA-8 for 114 townhomes. The property is on Prominence Point Parkway which is an arterial road with direct access to two shopping centers and the interstate. The area is within a Suburban Development area on the land use plan which anticipates this type of development. The homes that are adjacent to Prominence Point Parkway will be rear entry homes with their facades facing the parkway for an attractive and inviting streetscape. The community will have an amenity area for the residents. This new neighborhood will welcome new Canton residents in an area that anticipates this type of density given the quick access to the interstate.

Please let me know if I can provide any additional information.

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
Attorney for the Applicant
phuff@samlarkinhuff.com

PFH/jcc

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING AND
ANNEXATION

1.

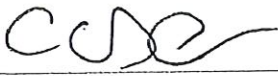
My name is Chris Davis. I am the officer who is delegated the responsibility for authenticating records of **620 Prominence Point Development Partners LLC**. ("the Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Rezoning and/or Annexation ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a City of Canton Application, I hereby attest on behalf of the Applicant Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Rezoning Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

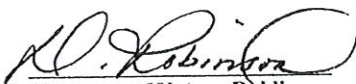
620 Prominence Point Development Partners LLC

By: 

Print Name Chris Davis

Date 10/1/22

Its: owner
Title


Signature of Notary Public

11/01/22
Date



LEGAL DESCRIPTION

OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 203, of the 15th District, 2nd Section, City of Canton, Cherokee County, Georgia and being more particularly described as follows:

BEGIN at a found 5/8 inch rebar located at the common land lot corner between Land Lots 157, 158, 203, and 204, said rebar being the TRUE POINT OF BEGINNING;

THENCE along common land lot line between Land Lots 158 and 203 South 89 degrees 47 minutes 03 seconds East a distance of 890.25 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed South 22 degrees 46 minutes 30 seconds East a distance of 6.41 feet to a set 1/2 inch rebar with cap; thence South 23 degrees 12 minutes 33 seconds East a distance of 295.16 feet to a set 1/2 inch rebar with cap; thence South 53 degrees 28 minutes 48 seconds West a distance of 61.11 feet to a point; thence South 42 degrees 33 minutes 26 seconds West a distance of 98.78 feet to a point; thence South 42 degrees 41 minutes 36 seconds West a distance of 98.75 feet to a point; thence South 48 degrees 31 minutes 28 seconds West a distance of 63.65 feet to a point located on the northerly right of way line of Prominence Point (f.k.a. Gray Road) (f.k.a. Keeter Road) (100 foot public right of way per Plat Book 78 Page 13); thence along said northerly right of way of Prominence Point the following courses and distances: South 56 degrees 02 minutes 08 seconds West a distance of 106.60 feet to a found 5/8 inch rebar; South 56 degrees 01 minutes 59 seconds West a distance of 462.05 feet to a found 5/8 inch rebar; thence leaving said northerly right of way and proceed North 79 degrees 02 minutes 23 seconds West a distance of 308.20 feet to a found 1/2 inch rebar disturbed on the common land lot line between Land Lots 203 and 204; thence along said common land lot line the following courses and distances: North 00 degrees 19 minutes 06 seconds West a distance of 550.63 feet to a found 1/2 inch rebar; North 00 degrees 19 minutes 52 seconds West a distance of 212.90 feet to a found 5/8 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 625,788 square feet or 14.366 acres.

TO THE CITY OF CANTON MAYOR AND COUNCIL
CITY OF CANTON, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, 620 PROMINENCE POINT DEVELOPMENT
PARTNERS, LLC, hereinafter referred to as the "Applicant", and asserts the following, to
wit:

1.

By application to which this exhibit relates, the Applicant has applied for
Annexation and a Rezoning of certain real property lying and being within unincorporated
Cherokee County, Georgia, a more particular description and delineation of the subject
property, hereinafter referred to as the "Property", being set forth in said Applications.

2.

The Application for Rezoning of the property seeks a rezoning from the
existing category of AG, as established by the governing authority of Cherokee County,
Georgia to the zoning category of RA-8 in the City of Canton.

3.

The current AG zoning classification of the property and all intervening
classifications between same and RA-8 as proposed are unconstitutional in that they deprive
the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia
Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and
Fourteenth Amendments to the Constitution of the United States. This deprivation of
property without due process violates constitutional prohibitions against the taking of private
property without just compensation.

4.

The zoning classification of AG and all intervening classifications between same and RA-8 as proposed as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classifications do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Canton's Unified Development Code is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 1 day of March, 2022.

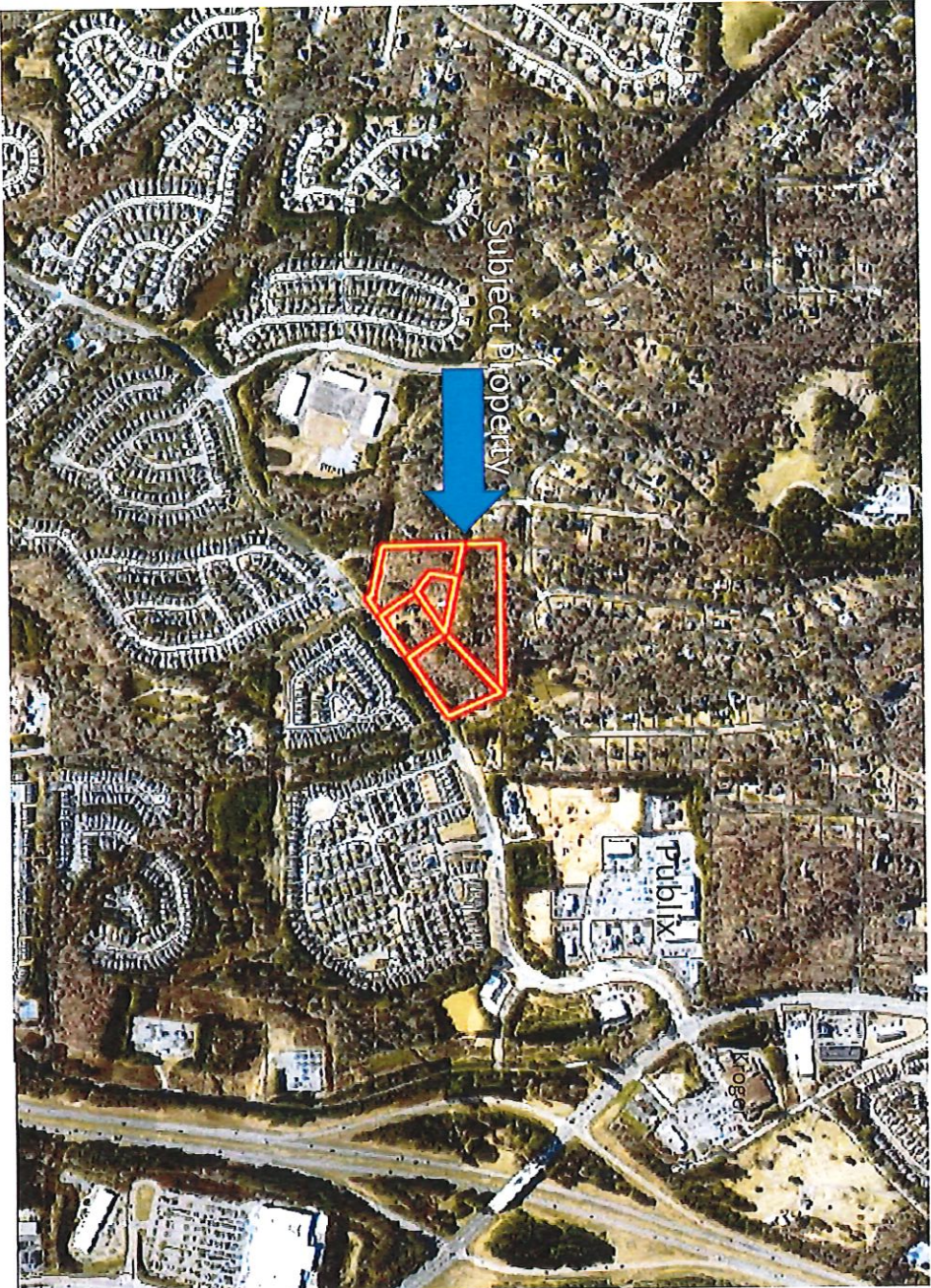
SAMS, LARKIN & HUFF, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

Location Map



PLEASE RECORD AND RETURN TO:

Mr. Veachel E. Gray
30 Bobwhite Trail
Canton, GA 30115

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between **JAMES V. PHILIPPONE, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust**, of the State of New York, party of the first part, and **VEACHEL E. GRAY**, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, the singular and the plural, and shall be deemed to refer equally to each of said persons, firms, or entities, their respective heirs, successors and assigns where the context hereof requires or permits, unless otherwise specifically provided herein).

WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, ~~the receipt whereof is acknowledged~~, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

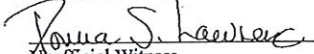
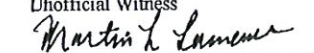
WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

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


JAMES V. PHILIPPONE [SEAL]
As Trustee of the James V. Philippone, P.C.
Profit Sharing Trust

Signed, sealed and delivered
in the presence of:


Donna S. Lawrence
Unofficial Witness

Martin L. Lawrence

Notary Public

MARTIN L. LAWRENCE
Notary Public, State of New York
Qualified in Monroe County
~~Commission Expires Dec. 31, 2012~~ 

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the North side of Land Lot 203 South 89 degrees 54 minutes 30 seconds East a distance of 890.25 feet to a point; thence leaving the original land lot line on the North side of Land Lot 203 South 23 degrees 15 minutes 35 seconds East a distance of 301.55 feet to a point, said point being the TRUE POINT OF BEGINNING; thence South 23 degrees 15 minutes 35 seconds East a distance of 58.78 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwestern right-of-way of Prominence Point (a/k/a Grey, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 09 minutes 15 seconds West a distance of 21.02 feet to a point; thence South 56 degrees 18 minutes 35 seconds West a distance of 61.01 feet to a point; thence South 55 degrees 50 minutes 00 seconds West a distance of 63.28 feet to a point; thence South 55 degrees 53 minutes 25 seconds West a distance of 60.75 feet to a point; thence South 55 degrees 56 minutes 25 seconds West a distance of 61.66 feet to a point; thence South 55 degrees 59 minutes 30 seconds West a distance of 61.94 feet to a point; thence South 55 degrees 53 minutes 15 seconds West a distance of 61.76 feet to a point; thence South 56 degrees 39 minutes 45 seconds West a distance of 20.35 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 31 degrees 52 minutes 40 seconds West a distance of 6.00 feet to a point; thence North 56 degrees 52 minutes 25 seconds East a distance of 124.85 feet to a point; thence North 50 degrees 14 minutes 10 seconds East a distance of 45.05 feet to a point; thence North 42 degrees 34 minutes 10 seconds East a distance of 98.75 feet to a point; thence North 42 degrees 26 minutes 05 seconds East a distance of 98.80 feet to a point; thence North 53 degrees 16 minutes 05 seconds East a distance of 60.80 feet to the POINT OF BEGINNING.

Said tract containing 0.23 acres as shown on plat of survey for Veachel E. Gray dated March 30, 2006, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.


Initials

Initials

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS/ORGANIZATION/OTHER NAME James V. Philippon, as Trustee of the James V. Philippon ...*				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 31 E. Main Street Suite 4000				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY Rochester, NY 14614 USA		DATE OF SALE 10/13/2006		1A. Estimated fair market value of Real and 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 LAST NAME Gray	FIRST NAME Veachel	MIDDLE R.	3. Amount of liens and encumbrances not removed by transfer		
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 30 Bobwhite Trail			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Prominence Point			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Canton	MAP & PARCEL NUMBER 15N13 (road r/w)		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.23	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

...* This symbols signifies that the data was to big for the field. The original values are shown below.
SELLER'S BUSINESS NAME: James V. Philippon, as Trustee of the James V. Philippon PC Profit Sharing Trust

COPY

01749
0149

WARRANTY DEED		CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX		PAYD <u>0-0-1</u>
DATE <u>2-22-94</u>		

STATE OF GEORGIA,
COUNTY OF CHEROKEE.

THIS INDENTURE, made this 18th day of October, in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three, between VEACHEL EDWARD GRAY of the State of Georgia and County of Cherokee, of the first part, and RICHARD GRAY of the State of Georgia and County of Cherokee, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is acknowledged, has bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns,

All that tract or parcel of land lying and being in the 15th District, 2nd Section of Cherokee County, Georgia and being a portion of Land Lot 203 as shown on plat of survey for Veachel L. Gray prepared by Jerry Thacker & Associates, dated August 5, 1981, and being a portion of Tract I as shown on said plat of survey, said plat being recorded in Plat Book , Page , Cherokee County Plat Records, said plat being incorporated herein by reference for a more particular description of said property and being more particularly described as follows:

TO DETERMINE THE TRUE POINT OF BEGINNING, begin at an iron pin located at the original Northwest corner of Land Lot 203; thence South 00° 23' 50" East along the West land lot line of Land Lot 203 a distance 212.5 feet to an iron pin, the same being the TRUE POINT OF BEGINNING; thence South 78° 21' 55" East a distance of 552.65 feet to an iron pin; thence South 58° 08' 40" West a distance of 300.10 feet, more or less, to an iron pin; thence South 31° 51' 20" East a distance of 275.0 feet, more or less, to an iron pin located on the Northwest right-of-way of Gray Road (Gray Road having a 30 foot right-of-way and previously known as Keeter Road); thence along the Northwest right-of-way of said road, the following courses and distances: South 56° 54' 23" West 95.13 feet, South 55° 30' 05" West 154.89 feet, South 49° 30' 57" West 102.67 feet, South 43° 01' 41" West 62.23 feet, South 39° 16' 17" West 154.04 feet to an iron pin located at a point formed by the intersection of the West land lot line of Land Lot 203 with the Northwest right-of-way of said road; thence North 00° 23' 30" West along the West land lot line of Land Lot 203 a distance of 874.51 feet, more or less, to an iron pin, the same being the POINT OF BEGINNING, and containing 5.67 acres, more or less.

(GRAY-4/000038DF)
12174

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 Richard Gray, the said party of the second part, his heirs and assigns forever in Fee Simple.

And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs 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 affixed his seal, the day and year above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS

Veachel E. Gray (SEAL)
VEACHEL EDWARD GRAY
Georgia, Cherokee County
Filed in office this 22 day of Feb 1994
at 4:30 p.m. Recorded in Book 1749 Page 10
this 23 day of Feb 1994

Anne M. Ruman
Clerk Superior Court
114 Bray & Johnson

2-23-94

BK 1749 Pg 149

Richard Gray
620 Primrose Point Pkwy
Canton, GA 30114

Please return to:
James H. Turner, P.C.
Attorney at Law
4396 Earney Road
Woodstock, GA 30188

WARRANTY DEED

Deed Service Only / No Certification as to Title

State of Georgia
Cherokee County

THIS INDENTURE, made this 2nd day of March, 2007 between Richard Gray a/k/a Richard Allen Gray, of the State of Georgia and County of Cherokee of the first part, and Richard Allen Gray, II, of the State of Georgia and County of Cherokee, as party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said party of the second part his heirs and assigns, all that tract or parcel of land described as follows:

All that tract or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point located at the common land lot corners of Land Lots 157, 158, 203 and 204; thence leaving the common land lot corners of Land Lots 157, 158, 203 and 204 and traveling along the common land lot line of Land Lots 203 and 204 and traveling South 00°24'35" East a distance of 212.50 feet to an iron pin found (#5 rebar); thence leaving the common land lot line of Land Lots 203 and 204 and traveling South 78°21'55" East a distance of 214.46 feet to a point which is THE TRUE POINT OF BEGINNING; thence traveling South 78°21'55" East a distance of 338.04 feet to an iron pin found (#4 rebar); thence traveling South 58°07'30" West a distance of 300.00 feet to a point; thence traveling North 51°00'17" West a distance of 135.56 feet to a point; thence traveling North 11°38'05" East a distance of 144.17 feet to a point which is THE TRUE POINT OF BEGINNING. Said parcel contains 1.00 acres. Specific reference is made to a boundary survey for Richard Gray and Elaine Gray prepared by Wikle Land Surveying, P.C., David E. Mitchell, R.L.S. #2665.

This conveyance is made subject to all restrictive covenants and easements of record.

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 other proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever in Fee Simple Absolute.

AND THE SAID party of the first part, for his 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, his heirs and assigns, against the claims of all person claiming by, through or under grantor.

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

Signed, sealed and delivered
in the presence of:

Chadwick

Witness

Sherrie B. Turner

Notary Public

Richard Gray

Richard Gray
a/k/a Richard Allen Gray



COPY

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME GRAY	FIRST NAME RICHARD	MIDDLE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 620 PROMINENCE POINT PARKWAY			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 3/2/2007	1A. Estimated fair market value of Real and 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 LAST NAME GRAY, II	FIRST NAME RICHARD	MIDDLE ALLEN	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) C/O RICHARD GRAY 620 PROMINENCE POINT PARKWAY			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION PROMINENCE POINT Parkway			SUITE NUMBER	
COUNTY CHEROKEE	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N13 002A		ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT 15TH	ACRES 1	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

COPY

PLEASE RECORD AND RETURN TO:

Mr. and Mrs. Richard Gray
591 Gray Road
Canton, GA 30114

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between JAMES V. PHILIPPONE, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, of the State of New York, party of the first part, and RICHARD GRAY and ELAINE GRAY, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, the singular and the plural, and shall be deemed to refer equally to each of said persons, firms, or entities, their respective heirs, successors and assigns where the context hereof requires or permits, unless otherwise specifically provided herein).

WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

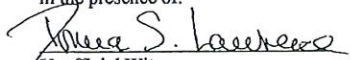
WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

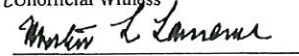
TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

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


JAMES V. PHILIPPONE [SEAL]
As Trustee of the James V. Philippone, P.C.
Profit Sharing Trust

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

MARTIN L. LAWRENCE
Notary Public, State of New York
Qualified in Monroe County
Commission Expires Oct. 31, 2014

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the West side of Land Lot 203 South 00 degrees 24 minutes 35 seconds East a distance of 212.50 feet to an iron pin found; thence leaving the original land lot line on the West side of Land Lot 203 South 78 degrees 21 minutes 55 seconds East a distance of 552.50 feet to an iron pin found; thence South 31 degrees 52 minutes 40 seconds East a distance of 275.10 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence South 31 degrees 52 minutes 40 seconds East a distance of 6.00 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwestern right-of-way of Prominence Point (a/k/a Grey Road, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 04 minutes 30 seconds West a distance of 163.50 feet to a point; thence South 55 degrees 41 minutes 50 seconds West a distance of 105.14 feet to a point; thence South 56 degrees 05 minutes 30 seconds West a distance of 193.66 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 79 degrees 08 minutes 10 seconds West a distance of 25.53 feet to an iron pin set; thence North 55 degrees 30 minutes 05 seconds East a distance of 85.71 feet to a point; thence North 56 degrees 54 minutes 25 seconds East a distance of 95.13 feet to a point; thence North 55 degrees 39 minutes 35 seconds East a distance of 105.27 feet to a point; thence North 59 degrees 29 minutes 10 seconds East a distance of 194.88 feet to the POINT OF BEGINNING.

Said tract containing 0.17 acres as shown on plat of survey for Richard Gray and Elaine Gray dated November 15, 2005, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.


Initials

Initials

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS/ORGANIZATION/OTHER NAME James V. Philippone, as Trustee of the James V. Philippone ...*				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 31 E. Main Street Suite 4000				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY Rochester, NY 14614 USA		DATE OF SALE 10/13/2006		1A. Estimated fair market value of Real and 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 LAST NAME Gray	FIRST NAME Richard	MIDDLE		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 591 Gray Rd.				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE/PROVINCE/REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (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 Prominence Point			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Canton		MAP & PARCEL NUMBER 15N13 (road r/w)	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.17	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE		PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

Gray, Elaine

...* This symbols signifies that the data was to big for the field. The original values are shown below.
 SELLER'S BUSINESS NAME: James V. Philippone, as Trustee of the James V. Philippone P.C. Profit Sharing Trust

COPY

01749
0151

QUIT-CLAIM DEED		REAL ESTATE TRANSFER TAX		
PAID		DATE <u>02-22-94</u>		
STATE OF GEORGIA, COUNTY OF CHEROKEE.		<u>Anne M. Ruman</u> CLERK OF SUPERIOR COURT		
THIS INDEMNITY, made this <u>18th</u> day of <u>October</u>, in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three, between VEACHEL L. GRAY and CHARLOTTE GRAY of the State of Georgia and County of Cherokee, of the first part, and VEACHEL EDWARD GRAY of the State of Georgia and County of Cherokee, of the second part, WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, the receipt whereof is acknowledged, have bargained, sold, and by these presents do remise, convey and forever, QUIT-CLAIM to the said party of the second part, his heirs and assigns, All that tract or parcel of land lying and being in the 15th District, 2nd Section of Cherokee County, Georgia and being a portion of Land Lot 203 and being more particularly described as follows: BEGINNING at an iron pin located on the North land lot line of Land Lot 203, said iron pin being located South 89° 30' 50" East a distance of 892.60 feet from an iron pin located on the original Northwest corner of Land Lot 203; thence from said beginning point South 23° 14' 50" East a distance of 295.16 feet to an iron pin located on the Northwest right-of-way of Keeter Road (Keeter Road having a 30 foot right-of-way); thence along the Northwest right-of-way of Keeter Road the following courses and distances: South 53° 16' 48" West 60.79 feet, South 42° 26' 47" West 98.78 feet, South 42° 34' 57" West 98.75 feet, South 50° 14' 55" West 45.06 feet, South 56° 55' 56" West 74.74 feet to a point; thence North 31° 51' 20" West a distance of 275.0 feet to a point; thence in a Northeasterly direction a distance of 400 feet, more or less, to an iron pin located on the North land lot line of Land Lot 203, the same being th POINT OF BEGINNING. Grantor, Veachel L. Gray, conveyed the above-described property to Veachel Edward Gray by Warranty Deed dated April 25, 1985, as recorded in Deed Book 454, Page 323, Cherokee County Deed Records and in said conveyance, Grantor reserved unto himself and his wife, Charlotte Gray, a life estate in the above-described property with remainder over at their death to the Grantee, Veachel Edward Gray. The purpose of this Quitclaim Deed is to quitclaim the interest of the Grantors in said life estate and to convey to the Grantee, Veachel Edward Gray, complete fee simple title in the above-described property free and clear of any previously reserved life estate by the Grantors. (GRAY-3/000038DF) TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said parties of the first party nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof. 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: <table style="width: 100%;"><tr><td style="width: 50%; vertical-align: top;"> WITNESS <u>Robert H. Free</u> NOTARY PUBLIC, GA, STATE AT LARGE MY COMMISSION EXPIRES: </td><td style="width: 50%; vertical-align: top;"> <u>Veachel L. Gray</u> (SEAL) <u>Charlotte Gray</u> (SEAL) CHARLOTTE GRAY </td></tr></table>  Georgia, Cherokee County My office this <u>22</u> day of <u>Feb</u> 19 <u>94</u> at <u>4:50</u> P.M. Recorded in Book <u>177</u> Page <u>157</u> This <u>22</u> day of <u>Feb</u> 19 <u>94</u> <u>Anne M. Ruman</u> Clerk Superior Court <u>314</u> Bray + Johnson Dec 2-23-94			WITNESS <u>Robert H. Free</u> NOTARY PUBLIC, GA, STATE AT LARGE MY COMMISSION EXPIRES:	<u>Veachel L. Gray</u> (SEAL) <u>Charlotte Gray</u> (SEAL) CHARLOTTE GRAY
WITNESS <u>Robert H. Free</u> NOTARY PUBLIC, GA, STATE AT LARGE MY COMMISSION EXPIRES:	<u>Veachel L. Gray</u> (SEAL) <u>Charlotte Gray</u> (SEAL) CHARLOTTE GRAY			

Printed: 11/01/2022 09:48:40 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021-52649	15N13 003	LL 203 DIST 15	\$450.70	\$0.00 Fees: \$0.00	\$0.00	\$450.70	\$0.00
Totals:			\$450.70	\$0.00	\$0.00	\$450.70	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$450.70

GRAY RICHARD & ELAINE F
620 PROMINENCE POINT PW
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 11/02/2022 10:56:56 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-53282	15N13 002	LL 203 DIST. 15	\$427.89	\$0.00 Fees: \$0.00	\$0.00	\$427.89	\$0.00
Totals:			\$427.89	\$0.00	\$0.00	\$427.89	\$0.00

Paid Date: 11/01/2022

Charge Amount: \$427.89

GRAY VEACHEL EDWARD
20 BOBWHITE TRAIL
CANTON, GA 30115



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mobile phone to view this
bill

Printed: 11/01/2022 09:51:14 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021- 52648	15N13 002 A	LL 203 DIST. 15 TRACT I	\$563.22	\$0.00 Fees: \$0.00	\$0.00	\$563.22	\$0.00
Totals:			\$563.22	\$0.00	\$0.00	\$563.22	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$563.22

GRAY RICHARD
620 PROMINENCE POINT PW
CANTON, GA 30114



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mobile phone to view this
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Printed: 11/01/2022 09:52:23 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021- 52651	15N13 002 C	LL 203 15TH DISTRICT	\$285.02	\$0.00 Fees: \$0.00	\$0.00	\$285.02	\$0.00
Totals:			\$285.02	\$0.00	\$0.00	\$285.02	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$285.02

GRAY RICHARD ALLEN II
C/O RICHARD GRAY 620 PROMINENCE
POINT PW
CANTON, GA 30114



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mobile phone to view this
bill

Printed: 11/01/2022 10:14:53 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021-52662	15N13004	LL 159-202-203 DIST. 15	\$727.88	\$110.68 Fees: \$67.50	\$0.00	\$906.06	\$0.00
Totals:			\$727.88	\$178.18	\$0.00	\$906.06	\$0.00

Paid Date: 08/24/2022

Charge Amount: \$906.06

GRAY VEACHEL EDWARD
20 BOBWHITE TRAIL
CANTON, GA 30115



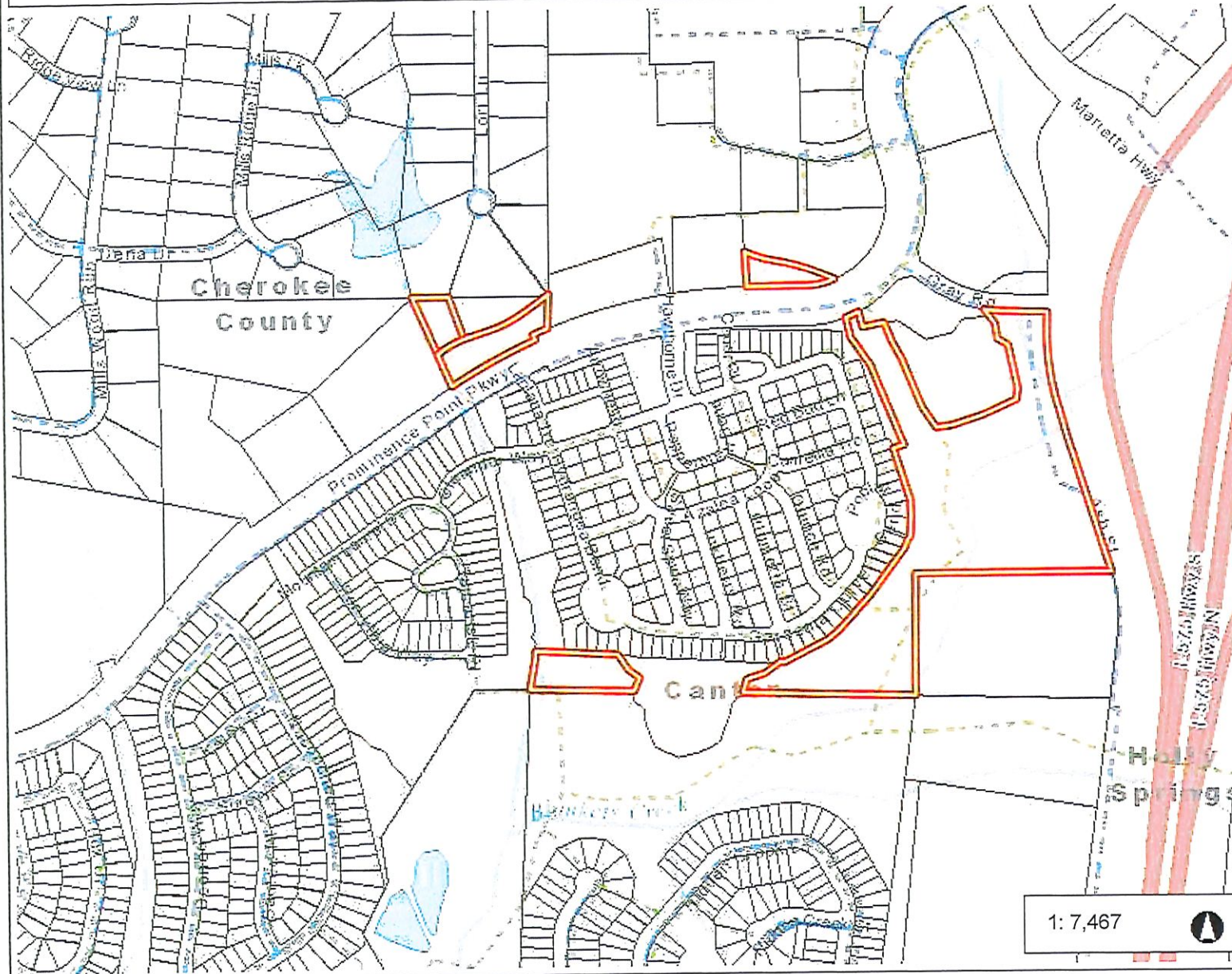
Scan this code with your
mobile phone to view this
bill

Eastern Neighbors

TIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP	Property Address	Zoning	Current Use
15N13 005	FINCHER BENJAMIN D	641 GRAY RD	CANTON	GA	30114	641 Prominence Point Pkwy	AG (County)	Undeveloped
15N13 007	PHILIPPONE JAMES V	31 EAST MAIN STREET - STE 4000	ROCHESTER	NY	14614	102 Oleander Way	PD Mixed Use	Undeveloped



Eastern Neighbors



Legend

- Sewer Lines
- - Water Lines
- Parcels

Notes

1,244.5 0 622.26 1,244.5 Feet

TIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP	Property Address	Zoning	Use
15N07B 122	BRAMBLETT CHARLES W	400 PEBBLEBROOKE LANE	CANTON	GA	30115	2340 Mills Wood Run	R-20	Residential
15N07B 074	NORTON KENNETH R & SHELBA	620 DENA DRIVE	CANTON	GA	30114	620 Dena Dr	R-20	Residential
15N07B 075	BEATY CHARLES G	600 DENA DRIVE	CANTON	GA	30114	600 Dena Dr	R-20	Residential
15N07B 076	ROCHELLE DOUGLAS R	3491 MILLS RIDGE DRIVE	CANTON	GA	30114	3491 Mills Ridge Dr	R-20	Residential
15N07B 058	MASTERS CHARLES L &	3480 MILLS RIDGE DRIVE	CANTON	GA	30114	3480 Mills Ridge Dr	R-20	Residential
15N07B 047	BARTON G RUSSELL II	350 LORI LN	CANTON	GA	30114	350 Lori Ln	R-20	Residential

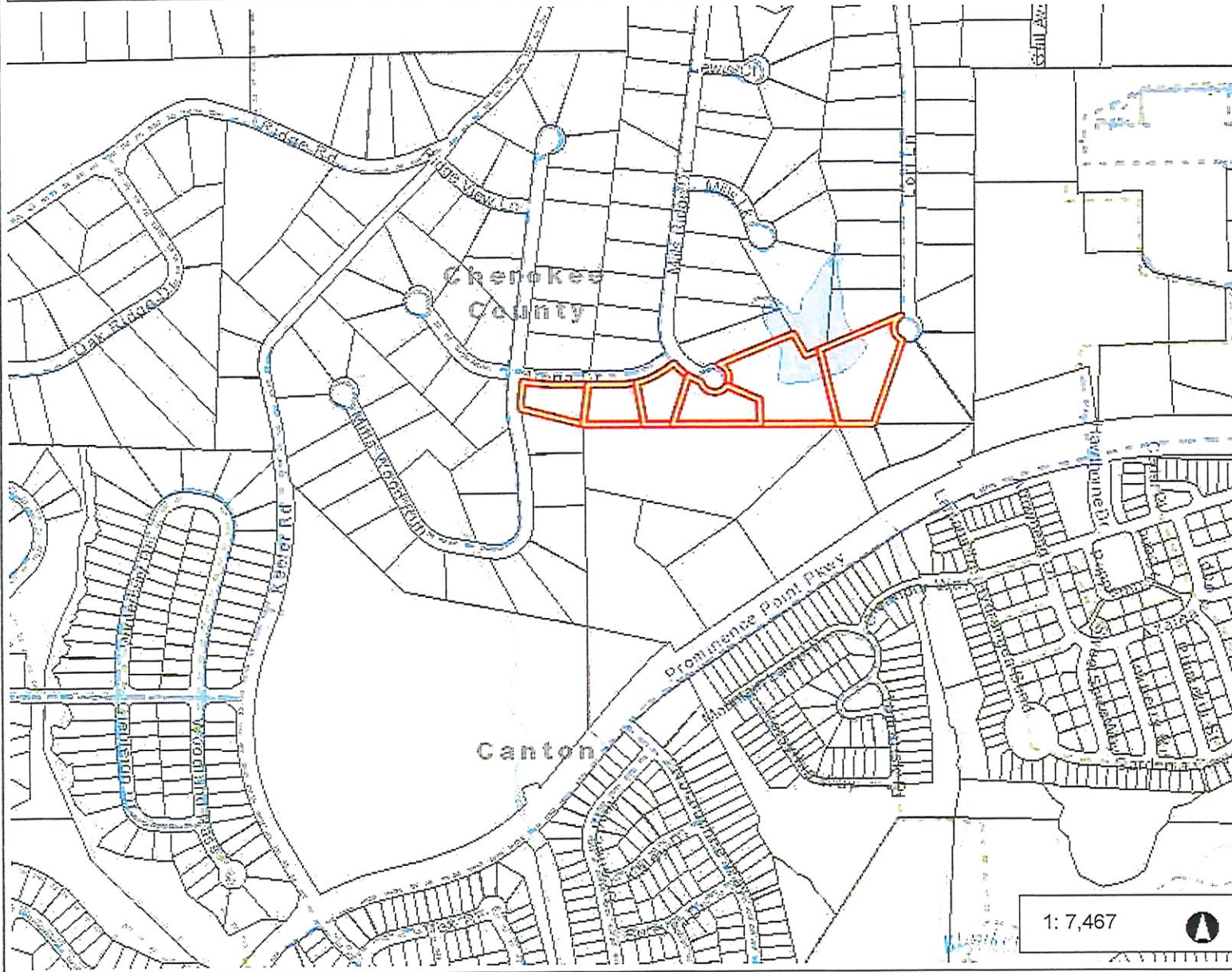


Northern Neighbors



Legend

- Sewer Lines
- Water Lines
- Parcels



1: 7,467



1,244.5 0 622.26 1,244.5 Feet

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Northern Neighbors

TIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP	Property Address	Zoning	Use
15N13H 230	BYERS STEVEN LEE	748 MOUNTAIN LAUREL DR	CANTON	GA	30114	748 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 227	HILL DOUGLAS A	2525 DATE ST APT 3602	HONOLULU	HI	96826	742 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 219	PROGRESS RESIDENTIAL BORROWER	P O BOX 4090	SCOTTSDALE	AZ	85261	726 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 225	AMH 2015-1 BORROWER LLC	23975 PARK SORRENTO	CALABASAS	CA	91302	738 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 215	OPENDOOR PROPERTY C LLC	410 N SCOTTSDALE RD	TENPE	AZ	85281	614 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 222	SUGGS JENNIFER S	732 MOUNTAIN LAUREL DR	CANTON	GA	30114	732 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 231	JONES JUDI	811 WORLEY CROSSROADS	JASPER	GA	30143	750 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 218	HARTLEY DONALD JOSEPH JR &	724 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	724 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 214	SIDES RYAN	612 OLEANDER WAY	CANTON	GA	30114	612 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 226	IH6 PROPERTY GEORGIA LP	1717 MAIN ST STE 2000	DALLAS	TX	75201	740 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 221	KERWOOD JOHN R &	303 NORTH BROOKE DR	CANTON	GA	30115	730 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 217	FORD DEENA RENEE &	620 OLEANDER WAY	CANTON	GA	30114	620 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 213	ZUBERBIER ANN M	610 OLEANDER WAY	CANTON	GA	30114	610 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 224	TEGENKAMP ANGELA M	736 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	736 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 220	TUCKER MATTHEW W	728 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	728 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 239 A	PROMINENCE COURT COMMUNITY	500 SUGAR MILL RD STE 200 B	ATLANTA	GA	30350		PD-Mixed Use (city)	Residential
15N13H 216	SHAY ANDREW	618 OLEANDER WAY	CANTON	GA	30114	618 Oleander Way	PD-Mixed Use (city)	Residential
15N13H 228	WATTS DANIEL E TRUSTEE	4217 N EYRIE WAY	BOISE	ID	83702	744 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 223	BOWLES DONALD W &	734 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	734 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 229	ALEXANDER AMELIA	746 MOUNTAIN LAUREL DRIVE	CANTON	GA	30114	746 Mountain Laurel Dr	PD-Mixed Use (city)	Residential
15N13H 212	WALSTON ADAM	534 HILLCREST CROSS RD	CANTON	GA	30115	608 Oleander Way	PD-Mixed Use (city)	Residential
15N14H 001 A	HOLLY MILL COMMUNITY ASSOCIATION INC	120 ARNOLD MILL PARK SUITE 400	WOODSTOCK	GA	30188	101 Nacoochee Way	PD-Mixed Use (city)	Residential
15N13H 212 A	PROMINENCE COURT COMMUNITY	500 SUGAR MILL RD STE 200 B	ATLANTA	GA	30350	606 Oleander Way	PD-Mixed Use (city)	Residential

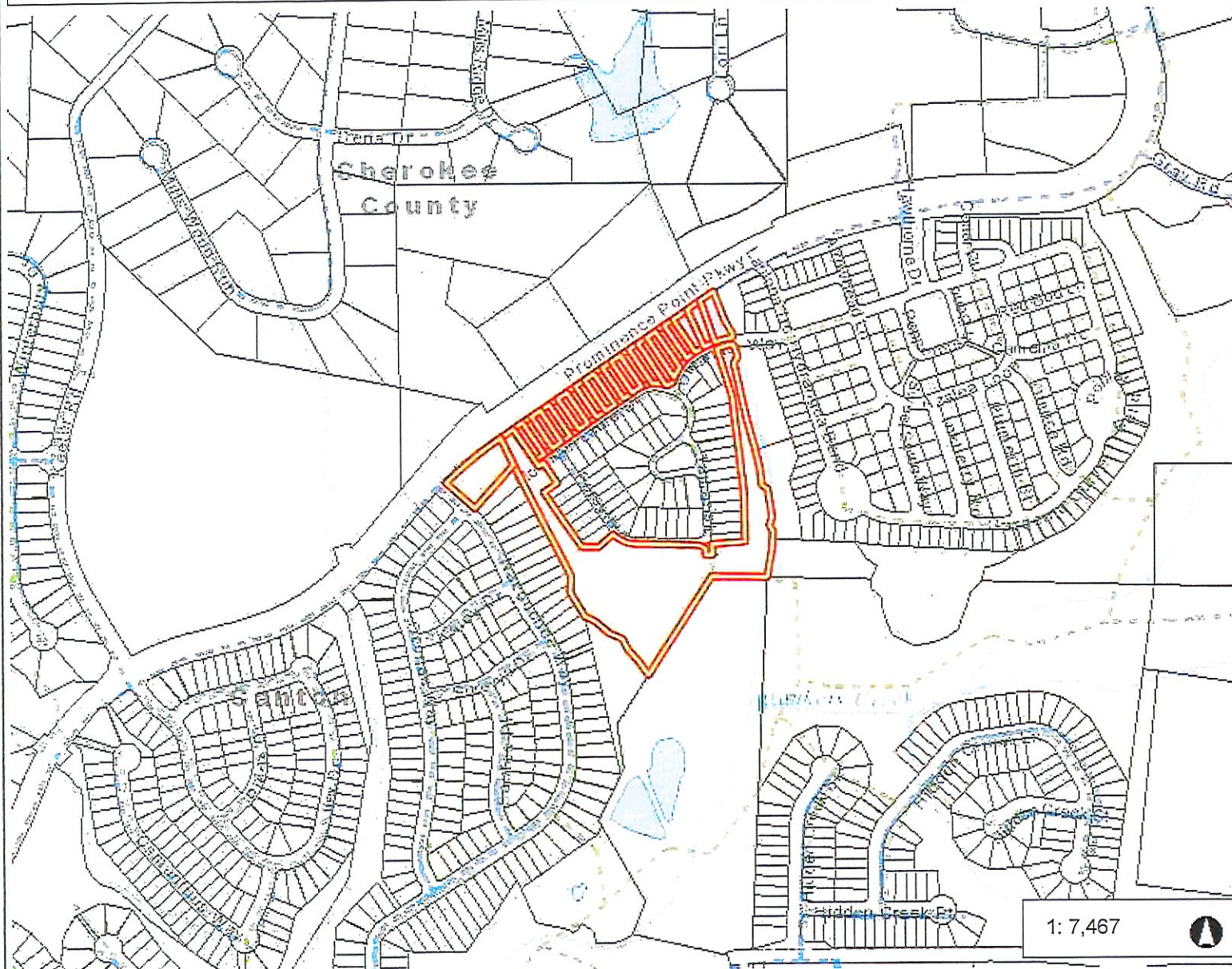


Southern Neighbors



Legend

- Sewer Lines
- Water Lines
- Parcels



1: 7,467



Notes

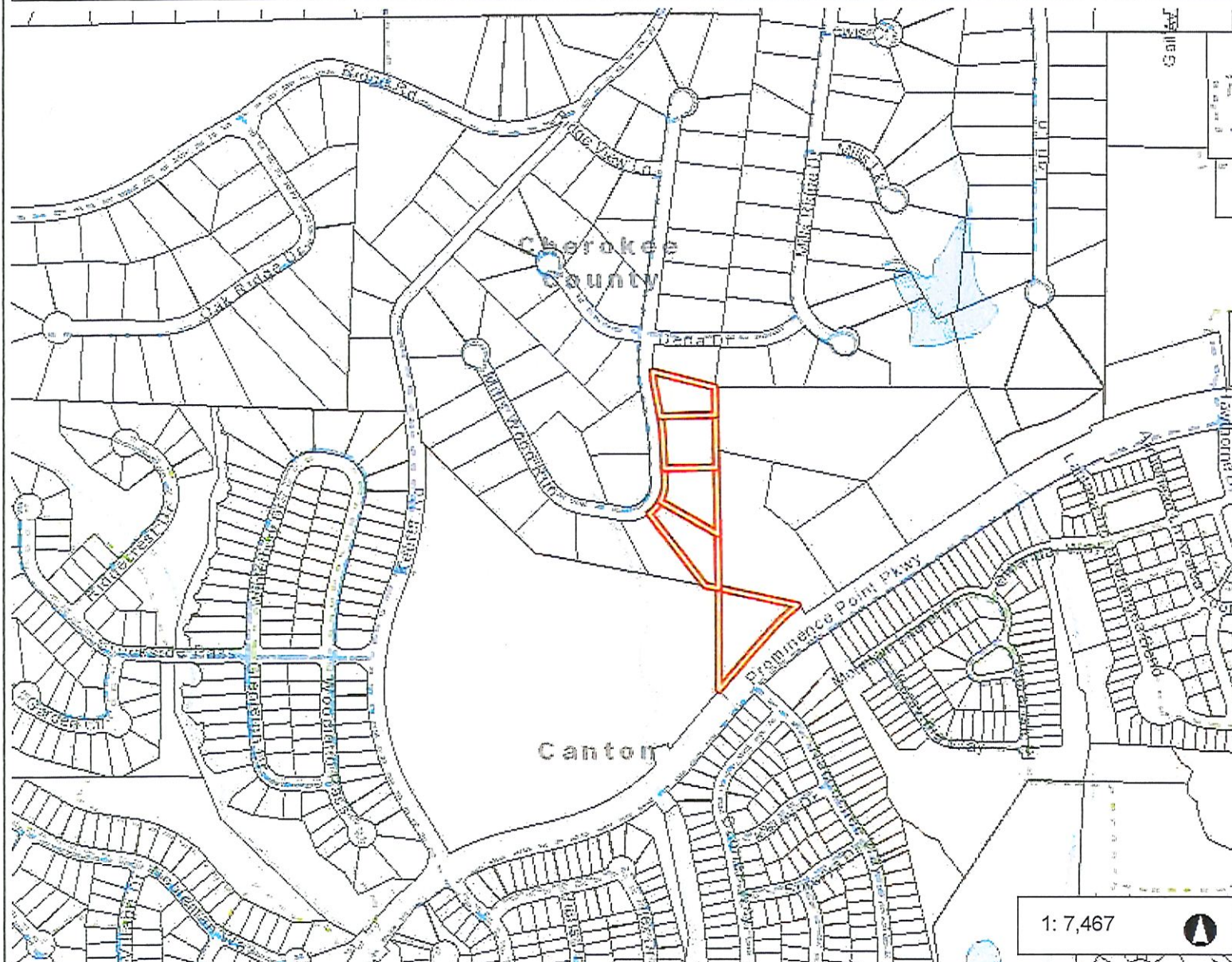
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Western Neighbors

TIN	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP	Property Address	Property City	Property Zip	Zoning	Use
15N13 002 B	CHAMBERS STACEY LEIGH	684 PROMINENCE POINT PW	CANTON	GA	30114	684 Prominence Point Pkwy	Canton	30114	R-20	Residential
15N07B 118	RICE ASHTON &	2300 MILL WOODS RUN	CANTON	GA	30114	2300 Mills Wood Run	Canton	30114	R-20	Residential
15N07B 119	TAH 2018-1 BORROWER	15771 RED HILL AVE	TUSTIN	CA	92780	2310 Mills Wood Run	Canton	30114	R-20	Residential
15N07B 120	BOYD MELISSA	2320 MILLS WOOD ROAD	CANTON	GA	30114	2320 Mills Wood Run	Canton	30114	R-20	Residential
15N07B 121	RM1 SFR PROPCO A LP	1850 PARKWAY PL	MARIETTA	GA	30067	2330 Mills Wood Run	Canton	30114	R-20	Residential



Western Neighbors



Legend

- Sewer Lines
- Water Lines
- Parcels

1: 7,467



1,244.5 0 622.26 1,244.5 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



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~~ 620 Prominence Point Development Partners LLC

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

\$	_____
\$	_____
\$	_____

Note: Complete a separate form for each authorized applicant.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Property Information:

Address: 620 Prominence Point Parkway (in addition to four other non-addressed parcels)
Land Lot(s): 203 District: 15 Section: 2nd Map #: _____ Parcel #: 002A, 003,
004, 002,
002C
☐ City
☒ County
Existing Zoning Of Property: AG Total Acreage Of Property: ±14.366
Proposed Zoning Of Property: RA-8 Existing Use(s) Of Property: residential and undeveloped
Directions to property from Main Street in downtown Canton:
Take W. Marietta St. southbound to Marietta Rd.; turn left onto HWY 140 E. (Hickory Flat Hwy.); go Southbound
on 575 to exit 14; turn right at the off-ramp, then turn left onto Prominence Point Pkwy.

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.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>Multiple; please see the attached list</u>		
SOUTH	_____		
EAST	_____		
WEST	_____		
OTHER	_____		

UTILITY INFORMATION

How is sewage from this development to be managed? CCWSA
Proposed managing jurisdiction: Cherokee County
How will water be provided to the site? CCWSA
Proposed managing jurisdiction: Cherokee County Size Limit: _____



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 High School
MIDDLE Freedom Middle School
ELEMENTARY Liberty Elementary School

TRAFFIC INFORMATION

Road/Street providing access: Prominence Point Parkway

Width at property: (Road) 100 feet ± (Right-of-way) 100 feet ±

Distance to nearest major thoroughfare: 3 miles Thoroughfare Name: Prominence Point Parkway

Description of Road accessing property (Classification): 4-lane with median

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

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

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING AND
ANNEXATION**

1.

My name is Chris Davis. I am the officer who is delegated the responsibility for authenticating records of **620 Prominence Point Development Partners LLC**. ("the Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Rezoning and/or Annexation ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a City of Canton Application, I hereby attest on behalf of the Applicant Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Rezoning Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

620 Prominence Point Development Partners LLC

By: 

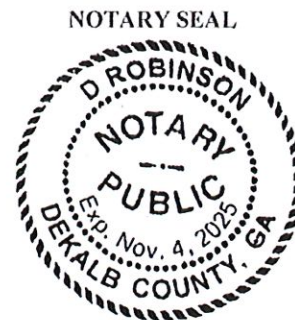
Print Name Chris Davis

Date 10/1/22

Its: owner
Title


Signature of Notary Public

11/01/22
Date





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.

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. *

I, **Chris Davis**, 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.

10-31-22

Date: _____

Signature

Chris Davis

Printed Name

620 Prominence Point Development Partners LLC

Chris Davis

I, _____, 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.

10-31-22

Date: _____

Signature

Chris Davis

Printed Name

620 Prominence Point Development Partners LLC

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

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov

LEGAL DESCRIPTION

OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 203, of the 15th District, 2nd Section, City of Canton, Cherokee County, Georgia and being more particularly described as follows:

BEGIN at a found 5/8 inch rebar located at the common land lot corner between Land Lots 157, 158, 203, and 204, said rebar being the TRUE POINT OF BEGINNING;

THENCE along common land lot line between Land Lots 158 and 203 South 89 degrees 47 minutes 03 seconds East a distance of 890.25 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed South 22 degrees 46 minutes 30 seconds East a distance of 6.41 feet to a set 1/2 inch rebar with cap; thence South 23 degrees 12 minutes 33 seconds East a distance of 295.16 feet to a set 1/2 inch rebar with cap; thence South 53 degrees 28 minutes 48 seconds West a distance of 61.11 feet to a point; thence South 42 degrees 33 minutes 26 seconds West a distance of 98.78 feet to a point; thence South 42 degrees 41 minutes 36 seconds West a distance of 98.75 feet to a point; thence South 48 degrees 31 minutes 28 seconds West a distance of 63.65 feet to a point located on the northerly right of way line of Prominence Point (f.k.a. Gray Road) (f.k.a. Keeter Road) (100 foot public right of way per Plat Book 78 Page 13); thence along said northerly right of way of Prominence Point the following courses and distances: South 56 degrees 02 minutes 08 seconds West a distance of 106.60 feet to a found 5/8 inch rebar; South 56 degrees 01 minutes 59 seconds West a distance of 462.05 feet to a found 5/8 inch rebar; thence leaving said northerly right of way and proceed North 79 degrees 02 minutes 23 seconds West a distance of 308.20 feet to a found 1/2 inch rebar disturbed on the common land lot line between Land Lots 203 and 204; thence along said common land lot line the following courses and distances: North 00 degrees 19 minutes 06 seconds West a distance of 550.63 feet to a found 1/2 inch rebar; North 00 degrees 19 minutes 52 seconds West a distance of 212.90 feet to a found 5/8 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 625,788 square feet or 14.366 acres.

PLEASE RECORD AND RETURN TO:

Mr. Veachel E. Gray
30 Bobwhite Trail
Canton, GA 30115

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between JAMES V. PHILIPPONE, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, of the State of New York, party of the first part, and VEACHEL E. GRAY, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, the singular and the plural, and shall be deemed to refer equally to each of said persons, firms, or entities, their respective heirs, successors and assigns where the context hereof requires or permits, unless otherwise specifically provided herein).

WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

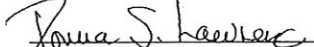
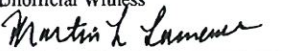
WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

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


JAMES V. PHILIPPONE [SEAL]
As Trustee of the James V. Philippone, P.C.
Profit Sharing Trust

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

MARTIN L. LAWRENCE
Notary Public, State of New York
Qualified in Monroe County
~~Commission Expires Oct. 31, 2008~~

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the North side of Land Lot 203 South 89 degrees 54 minutes 30 seconds East a distance of 890.25 feet to a point; thence leaving the original land lot line on the North side of Land Lot 203 South 23 degrees 15 minutes 35 seconds East a distance of 301.55 feet to a point, said point being the TRUE POINT OF BEGINNING; thence South 23 degrees 15 minutes 35 seconds East a distance of 58.78 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwestern right-of-way of Prominence Point (a/k/a Grey, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 09 minutes 15 seconds West a distance of 21.02 feet to a point; thence South 56 degrees 18 minutes 35 seconds West a distance of 61.01 feet to a point; thence South 55 degrees 50 minutes 00 seconds West a distance of 63.28 feet to a point; thence South 55 degrees 53 minutes 25 seconds West a distance of 60.75 feet to a point; thence South 55 degrees 56 minutes 25 seconds West a distance of 61.66 feet to a point; thence South 55 degrees 59 minutes 30 seconds West a distance of 61.94 feet to a point; thence South 55 degrees 53 minutes 15 seconds West a distance of 61.76 feet to a point; thence South 56 degrees 39 minutes 45 seconds West a distance of 20.35 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 31 degrees 52 minutes 40 seconds West a distance of 6.00 feet to a point; thence North 56 degrees 52 minutes 25 seconds East a distance of 124.85 feet to a point; thence North 50 degrees 14 minutes 10 seconds East a distance of 45.05 feet to a point; thence North 42 degrees 34 minutes 10 seconds East a distance of 98.75 feet to a point; thence North 42 degrees 26 minutes 05 seconds East a distance of 98.80 feet to a point; thence North 53 degrees 16 minutes 05 seconds East a distance of 60.80 feet to the POINT OF BEGINNING.

Said tract containing 0.23 acres as shown on plat of survey for Veachel E. Gray dated March 30, 2006, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.


Initials

Initials

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME James V. Philippone, as Trustee of the James V. Philippone ...*				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 31 E. Main Street Suite 4000				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Rochester, NY 14614 USA		DATE OF SALE 10/13/2006		1A. Estimated fair market value of Real and 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 LAST NAME Gray	FIRST NAME Veachel	MIDDLE B.	3. Amount of liens and encumbrances not removed by transfer		
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 30 Bobwhite Trail				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (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 Prominence Point			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Canton		MAP & PARCEL NUMBER 15N13 (road r/w)	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.23	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbols signifies that the data was to big for the field. The original values are shown below.

SELLER'S BUSINESS NAME: James V. Philippone, as Trustee of the James V. Philippone PC Profit Sharing Trust

COPY

01749
0149

WARRANTY DEED		CHEROKEE COUNTY, GA. REAL ESTATE TRANSFER TAX
STATE OF GEORGIA, COUNTY OF CHEROKEE.		PAID <u>0-0-1</u> DATE <u>2-22-94</u>
THIS INDENTURE, made this <u>18th</u> day of <u>October</u> , in the Year of <u>1994</u> , between <u>VEACHEL EDWARD GRAY</u> of the State of Georgia and County of Cherokee, of the first part, and <u>RICHARD GRAY</u> of the State of Georgia, and County of Cherokee, of the second part,		<u>Ann M. Ruman</u> CLERK OF SUPERIOR COURT
WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is acknowledged, has bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns,		
All that tract or parcel of land lying and being in the 15th District, 2nd Section of Cherokee County, Georgia and being a portion of Land Lot 203 as shown on plat of survey for Veachel L. Gray prepared by Jerry Thacker & Associates, dated August 5, 1981, and being a portion of Tract I as shown on said plat of survey, said plat being recorded in Plat Book <u> </u> , Page <u> </u> , Cherokee County Plat Records, said plat being incorporated herein by reference for a more particular description of said property and being more particularly described as follows:		
TO DETERMINE THE TRUE POINT OF BEGINNING, begin at an iron pin located at the original Northwest corner of Land Lot 203; thence South 00° 23' 50" East along the West land lot line of Land Lot 203 a distance 212.5 feet to an iron pin, the same being the TRUE POINT OF BEGINNING; thence South 78° 21' 55" East a distance of 552.65 feet to an iron pin; thence South 58° 08' 40" West a distance of 300.10 feet, more or less, to an iron pin; thence South 31° 51' 20" East a distance of 275.0 feet, more or less, to an iron pin located on the Northwest right-of-way of Gray Road (Gray Road having a 30 foot right-of-way and previously known as Keeter Road); thence along the Northwest right-of-way of said road, the following courses and distances: South 56° 54' 23" West 95.13 feet, South 55° 30' 05" West 154.89 feet, South 49° 30' 57" West 102.67 feet, South 43° 01' 41" West 62.23 feet, South 39° 16' 17" West 154.04 feet to an iron pin located at a point formed by the intersection of the West land lot line of Land Lot 203 with the Northwest right-of-way of said road; thence North 00° 23' 30" West along the West land lot line of Land Lot 203 a distance of 874.51 feet, more or less, to an iron pin, the same being the POINT OF BEGINNING, and containing 5.67 acres, more or less.		
(GRAY-4/000038DF) # 12174		
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 Richard Gray, the said party of the second part, his heirs and assigns forever in Fee Simple.		
And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs 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 affixed his seal, the day and year above written.		
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:		
WITNESS <u>Richard H. Free</u> NOTARY PUBLIC, STATE AT LARGE My Comm. Expires: <u>March 3, 1997</u>		<u>X Veachel E. Gray</u> (SEAL) VEACHEL EDWARD GRAY Georgia, Cherokee County Filed in office this <u>22</u> day of <u>Feb</u> 19 <u>94</u> at <u>1:30</u> p.m. Recorded in Book <u>1749</u> page <u>149</u> this <u>23</u> day of <u>Feb</u> 19 <u>94</u> <u>Ann M. Ruman</u> Clerk Superior Court <u>114 Gray & Johnson</u>

BK 1749 Pg 149

Dec 2-23-94

RECORDED IN CHEROKEE COUNTY

Richard Gray
620 Primrose Point Pkwy
Canton, GA 30114

Please return to:
James H. Turner, P.C.
Attorney at Law
4396 Earney Road
Woodstock, GA 30188

WARRANTY DEED

Deed Service Only / No Certification as to Title

State of Georgia
Cherokee County

THIS INDENTURE, made this 2nd day of March, 2007 between Richard Gray a/k/a Richard Allen Gray, of the State of Georgia and County of Cherokee of the first part, and Richard Allen Gray, II, of the State of Georgia and County of Cherokee, as party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said party of the second part his heirs and assigns, all that tract or parcel of land described as follows:

All that tract or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point located at the common land lot corners of Land Lots 157, 158, 203 and 204; thence leaving the common land lot corners of Land Lots 157, 158, 203 and 204 and traveling along the common land lot line of Land Lots 203 and 204 and traveling South 00°24'35" East a distance of 212.50 feet to an iron pin found (#5 rebar); thence leaving the common land lot line of Land Lots 203 and 204 and traveling South 78°21'55" East a distance of 214.46 feet to a point which is THE TRUE POINT OF BEGINNING; thence traveling South 78°21'55" East a distance of 338.04 feet to an iron pin found (#4 rebar); thence traveling South 58°07'30" West a distance of 300.00 feet to a point; thence traveling North 51°00'17" West a distance of 135.56 feet to a point; thence traveling North 11°38'05" East a distance of 144.17 feet to a point which is THE TRUE POINT OF BEGINNING. Said parcel contains 1.00 acres. Specific reference is made to a boundary survey for Richard Gray and Elaine Gray prepared by Winkle Land Surveying, P.C., David E. Mitchell, R.L.S. #2665.

This conveyance is made subject to all restrictive covenants and easements of record.

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 other proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever in Fee Simple Absolute.

AND THE SAID party of the first part, for his 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, his heirs and assigns, against the claims of all person claiming by, through or under grantor.

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

Signed, sealed and delivered
in the presence of:

Andrus Chadwick
Witness

Sherrie B. Turner

Notary Public

Richard Gray

Richard Gray
a/k/a Richard Allen Gray



COPY

SECTION A - SELLER'S INFORMATION (Do not use agent's Information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME GRAY	FIRST NAME RICHARD	MIDDLE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 620 PROMINENCE POINT PARKWAY			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 3/2/2007	1A. Estimated fair market value of Real and 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 LAST NAME GRAY, II	FIRST NAME RICHARD	MIDDLE ALLEN	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) C/O RICHARD GRAY 620 PROMINENCE POINT PARKWAY			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (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 PROMINENCE POINT Parkway			SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N13 002A		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15TH	ACRES 1	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE		PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

COPY

PLEASE RECORD AND RETURN TO:

Mr. and Mrs. Richard Gray
591 Gray Road
Canton, GA 30114

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between **JAMES V. PHILIPPONE**, as Trustee of the **James V. Philippone, P.C. Profit Sharing Trust**, of the State of New York, party of the first part, and **RICHARD GRAY** and **ELAINE GRAY**, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, the singular and the plural, and shall be deemed to refer equally to each of said persons, firms, or entities, their respective heirs, successors and assigns where the context hereof requires or permits, unless otherwise specifically provided herein).

WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

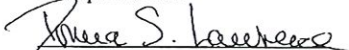
WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

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


JAMES V. PHILIPPONE [SEAL]
As Trustee of the James V. Philippone, P.C.
Profit Sharing Trust

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

MARTIN L. LAWRENCE
Notary Public, State of New York
Qualified in Monroe County
Commission Expires Oct. 31, 2011

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the West side of Land Lot 203 South 00 degrees 24 minutes 35 seconds East a distance of 212.50 feet to an iron pin found; thence leaving the original land lot line on the West side of Land Lot 203 South 78 degrees 21 minutes 55 seconds East a distance of 552.50 feet to an iron pin found; thence South 31 degrees 52 minutes 40 seconds East a distance of 275.10 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence South 31 degrees 52 minutes 40 seconds East a distance of 6.00 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwestern right-of-way of Prominence Point (a/k/a Grey Road, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 04 minutes 30 seconds West a distance of 163.50 feet to a point; thence South 55 degrees 41 minutes 50 seconds West a distance of 105.14 feet to a point; thence South 56 degrees 05 minutes 30 seconds West a distance of 193.66 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 79 degrees 08 minutes 10 seconds West a distance of 25.53 feet to an iron pin set; thence North 55 degrees 30 minutes 05 seconds East a distance of 85.71 feet to a point; thence North 56 degrees 54 minutes 25 seconds East a distance of 95.13 feet to a point; thence North 55 degrees 39 minutes 35 seconds East a distance of 105.27 feet to a point; thence North 59 degrees 29 minutes 10 seconds East a distance of 194.88 feet to the POINT OF BEGINNING.

Said tract containing 0.17 acres as shown on plat of survey for Richard Gray and Elaine Gray dated November 15, 2005, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.


Initials

Initials

SECTION A - SELLER'S INFORMATION (Do not use agent's Information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS/ORGANIZATION/OTHER NAME James V. Philipponne, as Trustee of the James V. Philippon ...*				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 31 E. Main Street Suite 4000				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Rochester, NY 14614 USA		DATE OF SALE 10/13/2006		1A. Estimated fair market value of Real and 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 LAST NAME Gray	FIRST NAME Richard	MIDDLE		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 591 Gray Rd.				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (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 Prominence Point			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Canton		MAP & PARCEL NUMBER 15N13 (road r/w)	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.17	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
Gray, Elaine

...* This symbols signifies that the data was to big for the field. The original values are shown below.
SELLER'S BUSINESS NAME: James V. Philipponne, as Trustee of the James V. Philipponne P.C. Profit Sharing Trust

COPY

01749
0151

QUIT-CLAIM DEED		CHEROKEE COUNTY, GA. REAL ESTATE TRANSFER TAX PAID _____ DATE <u>02-22-94</u>		
STATE OF GEORGIA, COUNTY OF CHEROKEE.				
		Anne M. Ruman CLERK OF SUPERIOR COURT		
THIS INDENTURE, made this <u>18th</u> day of <u>October</u>, in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three, between VEACHEL L. GRAY and CHARLOTTE GRAY of the State of Georgia and County of Cherokee, of the first part, and VEACHEL EDWARD GRAY of the State of Georgia and County of Cherokee, of the second part, WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, the receipt whereof is acknowledged, have bargained, sold, and by these presents do remise, convey and forever, QUIT-CLAIM to the said party of the second party, his heirs and assigns, All that tract or parcel of land lying and being in the 15th District, 2nd Section of Cherokee County, Georgia and being a portion of Land Lot 203 and being more particularly described as follows: BEGINNING at an iron pin located on the North land lot line of Land Lot 203, said iron pin being located South 89° 30' 50" East a distance of 892.60 feet from an iron pin located on the original Northwest corner of Land Lot 203; thence from said beginning point South 23° 14' 50" East a distance of 295.16 feet to an iron pin located on the Northwest right-of-way of Keeter Road (Keeter Road having a 30 foot right-of-way); thence along the Northwest right-of-way of Keeter Road the following courses and distances: South 53° 16' 48" West 60.79 feet, South 42° 26' 47" West 98.78 feet, South 42° 34' 57" West 98.75 feet, South 50° 14' 55" West 45.06 feet, South 56° 55' 56" West 74.74 feet to a point; thence North 31° 51' 20" West a distance of 275.0 feet to a point; thence in a Northeasterly direction a distance of 400 feet, more or less, to an iron pin located on the North land lot line of Land Lot 203, the same being the POINT OF BEGINNING. Grantor, Veachel L. Gray, conveyed the above-described property to Veachel Edward Gray by Warranty Deed dated April 25, 1985, as recorded in Deed Book 454, Page 323, Cherokee County Deed Records and in said conveyance, Grantor reserved unto himself and his wife, Charlotte Gray, a life estate in the above-described property with remainder over at their death to the Grantee, Veachel Edward Gray. The purpose of this Quitclaim Deed is to quitclaim the interest of the Grantors in said life estate and to convey to the Grantee, Veachel Edward Gray, complete fee simple title in the above-described property free and clear of any previously reserved life estate by the Grantors. (GRAY-3/000038DF) TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said parties of the first party nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof. 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: <table style="width: 100%;"><tr><td style="width: 50%; vertical-align: top;"> WITNESS <u>Charles H. Free</u> NOTARY PUBLIC, GA, STATE AT LARGE MY COMMISSION EXPIRES: </td><td style="width: 50%; vertical-align: top;"> <u>Veachel L. Gray</u> (SEAL) <u>Charlotte Gray</u> (SEAL) CHARLOTTE GRAY </td></tr></table>  Georgia, Cherokee County Filed in office this <u>22</u> day of <u>Feb</u> 19 <u>94</u> at <u>4:50</u> P.M. Recorded in Book <u>454</u> Page <u>157</u> This <u>22</u> day of <u>Feb</u> 19 <u>94</u> <u>Anne M. Ruman</u> Clerk Superior Court <u>3/4 Gray + Johnson</u>			WITNESS <u>Charles H. Free</u> NOTARY PUBLIC, GA, STATE AT LARGE MY COMMISSION EXPIRES:	<u>Veachel L. Gray</u> (SEAL) <u>Charlotte Gray</u> (SEAL) CHARLOTTE GRAY
WITNESS <u>Charles H. Free</u> NOTARY PUBLIC, GA, STATE AT LARGE MY COMMISSION EXPIRES:	<u>Veachel L. Gray</u> (SEAL) <u>Charlotte Gray</u> (SEAL) CHARLOTTE GRAY			

Printed: 11/01/2022 09:48:40 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021-52649	15N13 003	LL 203 DIST 15	\$450.70	\$0.00 Fees: \$0.00	\$0.00	\$450.70	\$0.00
Totals:			\$450.70	\$0.00	\$0.00	\$450.70	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$450.70

GRAY RICHARD & ELAINE F
620 PROMINENCE POINT PW
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 11/02/2022 10:56:56 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-53282	15N13002	LL 203 DIST. 15	\$427.89	\$0.00 Fees: \$0.00	\$0.00	\$427.89	\$0.00
Totals:			\$427.89	\$0.00	\$0.00	\$427.89	\$0.00

Paid Date: 11/01/2022

Charge Amount: \$427.89

GRAY VEACHEL EDWARD
20 BOBWHITE TRAIL
CANTON, GA 30115



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mobile phone to view this
bill

Printed: 11/01/2022 09:51:14 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021- 52648	15N13 002 A	LL 203 DIST. 15 TRACT I	\$563.22	\$0.00 Fees: \$0.00	\$0.00	\$563.22	\$0.00
Totals:			\$563.22	\$0.00	\$0.00	\$563.22	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$563.22

GRAY RICHARD
620 PROMINENCE POINT PW
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 11/01/2022 09:52:23 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021- 52651	15N13 002 C	LL 203 15TH DISTRICT	\$285.02	\$0.00 Fees: \$0.00	\$0.00	\$285.02	\$0.00
Totals:			\$285.02	\$0.00	\$0.00	\$285.02	\$0.00

Paid Date: 11/08/2021

Charge Amount: \$285.02

GRAY RICHARD ALLEN II
C/O RICHARD GRAY 620 PROMINENCE
POINT PW
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 11/01/2022 10:14:53 AM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021-52662	15N13004	LL 159-202-203 DIST. 15	\$727.88	\$110.68 Fees: \$67.50	\$0.00	\$906.06	\$0.00
Totals:			\$727.88	\$178.18	\$0.00	\$906.06	\$0.00

Paid Date: 08/24/2022

Charge Amount: \$906.06

GRAY VEACHEL EDWARD
20 BOBWHITE TRAIL
CANTON, GA 30115



Scan this code with your
mobile phone to view this
bill

2022 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

CARR JEFFREY D
295 GAIL AVENUE
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*
2022-31167	11/15/2022	\$0.00	\$2989.75	\$0.00	Paid 10/27/2022

Map: 15N13A 093

Printed: 11/01/2022

Location: 295 GAIL AVE

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 ** 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: CARR JEFFREY D
Map Code: 15N13A 093 Real
Description: LL 130 DIST 14
Location: 295 GAIL AVE
Bill No: 2022-31167
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
182,440.00	78,000.00	0.0000	\$260,440.00	11/15/2022			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$260,440	\$104,176	\$0	\$104,176	5.400000	\$562.55	\$0.00	\$562.55
COUNTY M&O	\$260,440	\$104,176	\$0	\$104,176	4.995000	\$520.36	\$0.00	\$520.36
PARKS BOND	\$260,440	\$104,176	\$0	\$104,176	0.354000	\$36.88	\$0.00	\$36.88
SCHOOL BOND	\$260,440	\$104,176	\$0	\$104,176	1.500000	\$156.26	\$0.00	\$156.26
SCHOOL M&O	\$260,440	\$104,176	\$0	\$104,176	16.450000	\$1,713.70	\$0.00	\$1,713.70
TOTALS					28.699000	\$2,989.75	\$0.00	\$2,989.75

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	\$2,989.75
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,989.75
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/27/2022

2022 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

KEETER DENA
KEETER BETTY JUNE JACKSON
429 PINEVIEW DR
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*
2022-66919	11/15/2022	\$1,865.44	\$0.00	\$0.00	\$1,865.44

Map: 15N13A 088

Payment Good through: 11/15/2022
Printed: 11/01/2022

Location: HILL CREEK DR

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 ** 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: KEETER DENA
Map Code: 15N13A 088 Real
Description: LL 130; 15TH D
Location: HILL CREEK DR
Bill No: 2022-66919
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	162,500.00	6.3800	\$162,500.00	11/15/2022		11/15/2022	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$162,500	\$65,000	\$0	\$65,000	5.400000	\$351.00	\$0.00	\$351.00
COUNTY M&O	\$162,500	\$65,000	\$0	\$65,000	4.995000	\$324.68	\$0.00	\$324.68
PARKS BOND	\$162,500	\$65,000	\$0	\$65,000	0.354000	\$23.01	\$0.00	\$23.01
SCHOOL BOND	\$162,500	\$65,000	\$0	\$65,000	1.500000	\$97.50	\$0.00	\$97.50
SCHOOL M&O	\$162,500	\$65,000	\$0	\$65,000	16.450000	\$1,069.25	\$0.00	\$1,069.25
TOTALS					28.699000	\$1,865.44	\$0.00	\$1,865.44

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	\$1,865.44
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,865.44

2022 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

KEETER FARMS LP
501 PINE VIEW DR
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*
2022-66927	11/15/2022	\$2,655.95	\$0.00	\$0.00	\$2,655.95

Map: 15N13A 089

Payment Good through: 11/15/2022
Printed: 11/01/2022

Location: 187 GAIL AVE

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.cherokee.ga.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: KEETER FARMS LP
Map Code: 15N13A 089 Real
Description: LL 130 15 DIST
Location: 187 GAIL AVE
Bill No: 2022-66927
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
187,630.00	65,000.00	0.0000	\$252,630.00	11/15/2022		11/15/2022		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$252,630	\$101,052	\$0	\$101,052	4.995000	\$504.75	\$0.00	\$504.75
COUNTY WIDE FIRE DIST	\$252,630	\$101,052	\$0	\$101,052	2.984000	\$301.54	\$0.00	\$301.54
PARKS BOND	\$252,630	\$101,052	\$0	\$101,052	0.354000	\$35.77	\$0.00	\$35.77
SCHOOL BOND	\$252,630	\$101,052	\$0	\$101,052	1.500000	\$151.58	\$0.00	\$151.58
SCHOOL M&O	\$252,630	\$101,052	\$0	\$101,052	16.450000	\$1,662.31	\$0.00	\$1,662.31
TOTALS					26.283000	\$2,655.95	\$0.00	\$2,655.95

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	\$2,655.95
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$2,655.95

2022 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

LEDFOORD JEFFREY S
191 PUTNAM DRIVE
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*
2022-71528	11/15/2022	\$0.00	\$3507.80	\$0.00	Paid 10/27/2022

Map: 15N13A 091

Printed: 11/01/2022

Location: 191 PUTNAM DR

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 ** 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: LEDFOORD JEFFREY S
Map Code: 15N13A 091 Real
Description: LL 130 DIST.15
Location: 191 PUTNAM DR
Bill No: 2022-71528
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
273,450.00	81,200.00	0.0000	\$354,650.00	11/15/2022			L13 L13	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$354,650	\$141,860	\$37,600	\$104,260	4.995000	\$520.78	\$0.00	\$520.78
COUNTY WIDE FIRE DIST	\$354,650	\$141,860	\$0	\$141,860	2.984000	\$423.31	\$0.00	\$423.31
PARKS BOND	\$354,650	\$141,860	\$0	\$141,860	0.354000	\$50.22	\$0.00	\$50.22
SCHOOL BOND	\$354,650	\$141,860	\$0	\$141,860	1.500000	\$212.79	\$0.00	\$212.79
SCHOOL M&O	\$354,650	\$141,860	\$2,000	\$139,860	16.450000	\$2,300.70	\$0.00	\$2,300.70
TOTALS					26.283000	\$3,507.80	\$0.00	\$3,507.80

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	\$3,507.80
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,507.80
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/27/2022

2022 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

LEWIS RALPH W &
LEWIS MARILYN E
214 PUTNAM ROAD
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*
2022-72487	11/15/2022	\$0.00	\$744.09	\$0.00	Paid 10/10/2022

Map: 15N13A 096

Printed: 11/01/2022

Location: 214 PUTNAM DR

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 ** 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: LEWIS RALPH W &
Map Code: 15N13A 096 Real
Description: LL 130 DIST 15
Location: 214 PUTNAM DR
Bill No: 2022-72487
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
240,100.00	208,000.00	7.9700	\$448,100.00	11/15/2022			L06 L06 SC	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$448,100	\$179,240	\$112,000	\$67,240	5.400000	\$363.10	\$0.00	\$363.10
COUNTY M&O	\$448,100	\$179,240	\$117,680	\$61,560	4.995000	\$307.49	\$0.00	\$307.49
PARKS BOND	\$448,100	\$179,240	\$0	\$179,240	0.354000	\$63.45	\$0.00	\$63.45
SCHOOL BOND	\$448,100	\$179,240	\$178,680	\$560	1.500000	\$0.84	\$0.00	\$0.84
SCHOOL M&O	\$448,100	\$179,240	\$178,680	\$560	16.450000	\$9.21	\$0.00	\$9.21
TOTALS					28.699000	\$744.09	\$0.00	\$744.09

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	\$744.09
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$744.09
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/10/2022

2022 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

OLD CREEK INVESTMENTS LP
501 PINEVIEW DR
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*
2022-86869	11/15/2022	\$3,482.21	\$0.00	\$0.00	\$3,482.21

Map: 15N13A 092

Payment Good through: 11/15/2022

Printed: 11/01/2022

Location: 211 PUTNAM DR

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.cherokee.ga.gov 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: OLD CREEK INVESTMENTS LP
Map Code: 15N13A 092 Real
Description: LL 130 DIST 15
Location: 211 PUTNAM DR
Bill No: 2022-86869
District: 003

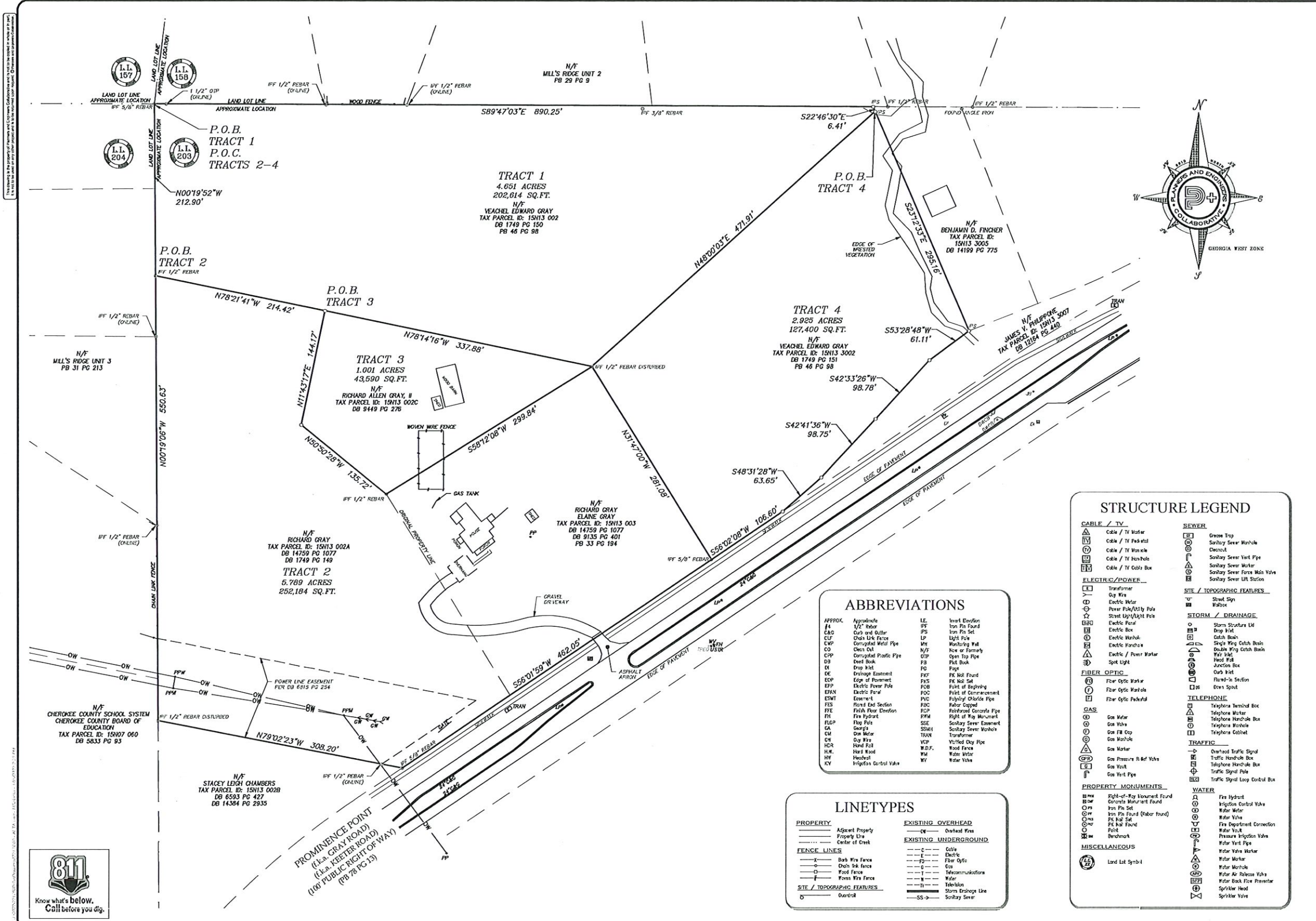
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
228,640.00	74,700.00	0.9800	\$303,340.00	11/15/2022		11/15/2022	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$303,340	\$121,336	\$0	\$121,336	5.400000	\$655.21	\$0.00	\$655.21
COUNTY M&O	\$303,340	\$121,336	\$0	\$121,336	4.995000	\$606.07	\$0.00	\$606.07
PARKS BOND	\$303,340	\$121,336	\$0	\$121,336	0.354000	\$42.95	\$0.00	\$42.95
SCHOOL BOND	\$303,340	\$121,336	\$0	\$121,336	1.500000	\$182.00	\$0.00	\$182.00
SCHOOL M&O	\$303,340	\$121,336	\$0	\$121,336	16.450000	\$1,995.98	\$0.00	\$1,995.98
TOTALS					28.699000	\$3,482.21	\$0.00	\$3,482.21

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	\$3,482.21
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00

Total Due	\$3,482.21
------------------	-------------------



SHEET 1 OF 2

DRAWN BY: MS
FILE NAME: 22778.DWG
DATE: 10/09/2023
SCALE: AS SHOWN
DATE OF FIELD WORK: TBD

CHEROKEE COUNTY GEORGIA

ALTA/NSPS LAND TITLE SURVEY

FOR

KBD DEVELOPMENT, LLC

and

LAND LOTS 1, 203

DISTRICT 15TH, 2ND SECTION

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

ARCHITECTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH DRIVE, SUITE 200, CHEROKEE, GEORGIA 30707

(770) 431-2741

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C.O.A. 150000004

ABBREVIATIONS			
APPROX.	Approximate	IE	Inset Elevation
1/2"	1/2" Rebar	IP	Iron Pin Found
C&G	Curb and Gutter	PS	Iron Pin Set
CUF	Chain Link Fence	LP	Light Pole
CWP	Corrugated Weld Pipe	WM	Warning Wall
CO	Chain Out	N/F	Not or Notably
CPP	Corrugated Plastic Pipe	OTF	Open Top Pipe
DB	Drill Book	FB	Flat Book
DS	Drop Slat	PG	Pipe
DE	Driveway Easement	PK	PK Not Found
EOP	Edge of Pavement	PYS	PK Not Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PIC	Polyvinyl Chloride Pipe
FES	Fence End Section	RSC	Rubber Capped
FTE	First Floor Elevation	RCP	Reinforced Concrete Pipe
FM	Fire Hydrant	RFM	Right of Way Monument
FLUP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SMH	Sanitary Sewer Manhole
GM	Gas Meter	TRM	Transformer
GW	Guy Wire	VCP	Victrol Clay Pipe
HCR	Hard Core	W.D.F.	Wood Fence
H.M.	Hard Wood	WM	Water Meter
HY	Hydrant	WV	Water Valve
ICV	Intelligent Control Valve		

LINETYPES	
PROPERTY	EXISTING OVERHEAD
Adjacent Property	Overhead Wire
Property Line	Property Line
Center of Creek	Center of Creek
FENCE LINES	EXISTING UNDERGROUND
Bulk Wire Fence	Cable
Chain Link Fence	Electric
Flood Fence	Flow Pipe
Woven Wire Fence	Gas
	Telecommunications
	Water
	Television
	Storm Drainage Line
	Sanitary Sewer

STRUCTURE LEGEND	
CABLE / TV	SEWER
△ Cable / TV Water	Grass Trap
▽ Cable / TV Fertilizer	Sanitary Sewer Manhole
○ Cable / TV Manhole	Cleanout
□ Cable / TV Manhole	Sanitary Sewer Vent Pipe
△ Cable / TV Catch Box	Sanitary Sewer Manhole
	Sanitary Sewer Force Main Valve
	Sanitary Sewer Lift Station
ELECTRIC / POWER	SITE / TOPOGRAPHIC FEATURES
Transformer	Street Sign
Guy Wire	Wallbox
Electric Meter	Power Pole/Utility Pole
Power Pole/Utility Pole	Street Light/Utility Pole
Street Light/Utility Pole	Electric Pole
Electric Box	Electric Box
Electric Manhole	Electric Manhole
Electric Manhole	Electric Manhole
Electric / Power Manhole	Electric / Power Manhole
Spot Light	Spot Light
FIBER OPTIC	STORM / DRAINAGE
Four Optic Manhole	Storm Structure Lid
Four Optic Manhole	Drop Inlet
Four Optic Manhole	Catch Basin
	Single Wing Catch Basin
	Double Wing Catch Basin
	Man Pit
	Head Pit
	Junction Box
	Curb Inlet
	Flow-in Section
	Cover Spout
	TELEPHONE
	Telephone Terminal Box
	Telephone Manhole
	Telephone Manhole
	Telephone Cabinet
	TRAFFIC
	Overhead Traffic Signal
	Traffic Handicap Box
	Telephone Handicap Box
	Traffic Signal Pole
	Traffic Signal Loop Control Box
PROPERTY MONUMENTS	WATER
Right-of-Way Monument Found	Fire Hydrant
Concrete Monument Found	Irrigation Control Valve
Iron Pin Set	Water Meter
Iron Pin Found (Rubber found)	Water Valve
PK Not Set	Fire Department Connection
PK Not Found	Water Valve
Point	Pressure Irrigation Valve
Benchmark	Water Valve
MISCELLANEOUS	Water Valve Marker
Land Use Symbol	Water Manhole
	Water Air Release Valve
	Water Back Flow Preventer
	Sprinkler Head
	Sprinkler Valve



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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CHEROKEE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13057C0234E AND 13057C0242E, PANEL 234 AND 242 OF 360, EFFECTIVE DATE JUNE 7, 2019 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN SEPTEMBER 2022. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____ AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. THE PROPERTY HAS DIRECT ACCESS TO _____ A DEDICATED PUBLIC STREET OR HIGHWAY [AND/OR INDIRECT ACCESS TO _____ A DEDICATED PUBLIC STREET OR HIGHWAY, BY WAY OF THE ACCESS EASEMENT RECORDED IN BOOK _____ PAGE _____].
10. THERE [IS/NO] OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL [EXCEPT AS NOTED BELOW AND SHOWN HEREON].
11. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A _____ (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = _____ CM, EQUATING TO +/- _____ CM AT 95% CONFIDENCE LEVEL. ACTUAL NVA ACCURACY WAS FOUND TO BE +/- _____ CM AT THE 95TH PERCENTILE.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 0 & 620 PROMINENCE POINT PARKWAY, CANTON, GEORGIA 30114
3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
4. GROSS LAND AREA OF SUBJECT PROPERTY IS 14.366 ACRES.
- 6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.
13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.
15. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION - OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 203, of the 15th District, 2nd Section, City of Canton, Cherokee County, Georgia and being more particularly described as follows:

BEGIN at a found 5/8 inch rebar located at the common land lot corner between Land Lots 157, 158, 203, and 204, said rebar being the TRUE POINT OF BEGINNING; THENCE along common land lot line between Land Lots 158 and 203 South 89 degrees 47 minutes 03 seconds East a distance of 890.25 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed South 22 degrees 46 minutes 30 seconds East a distance of 6.41 feet to a set 1/2 inch rebar with cap; thence South 23 degrees 12 minutes 33 seconds East a distance of 295.16 feet to a set 1/2 inch rebar with cap; thence South 53 degrees 28 minutes 48 seconds West a distance of 61.11 feet to a point; thence South 42 degrees 33 minutes 26 seconds West a distance of 98.78 feet to a point; thence South 42 degrees 41 minutes 36 seconds West a distance of 98.75 feet to a point; thence South 48 degrees 31 minutes 28 seconds West a distance of 63.65 feet to a point located on the northerly right of way line of Prominence Point (f.k.a. Gray Road) (f.k.a. Keeler Road) (100 foot public right of way per Plat Book 78 Page 13); thence along said northerly right of way of Prominence Point the following courses and distances: South 56 degrees 02 minutes 08 seconds West a distance of 106.60 feet to a found 5/8 inch rebar; South 56 degrees 01 minutes 59 seconds West a distance of 452.05 feet to a found 5/8 inch rebar; thence leaving said northerly right of way and proceed North 79 degrees 02 minutes 23 seconds West a distance of 308.20 feet to a found 1/2 inch rebar disturbed on the common land lot line between Land Lots 203 and 204; thence along said common land lot line the following courses and distances: North 00 degrees 19 minutes 06 seconds West a distance of 550.63 feet to a found 1/2 inch rebar; North 00 degrees 19 minutes 52 seconds West a distance of 212.90 feet to a found 5/8 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 625,788 square feet or 14.366 acres.

LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 203, of the 15th District, 2nd Section, City of Canton, Cherokee County, Georgia and being more particularly described as follows:

BEGIN at a found 5/8 inch rebar located at the common land lot corner between Land Lots 157, 158, 203, and 204, said rebar being the TRUE POINT OF BEGINNING; THENCE along common land lot line between Land Lots 158 and 203 South 89 degrees 47 minutes 03 seconds East a distance of 890.25 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed South 22 degrees 46 minutes 30 seconds East a distance of 6.41 feet to a set 1/2 inch rebar with cap; thence South 48 degrees 00 minutes 03 seconds West a distance of 471.91 feet to a found 1/2 inch rebar disturbed; thence North 78 degrees 14 minutes 16 seconds West a distance of 337.88 feet to a point; thence North 78 degrees 21 minutes 41 seconds West a distance of 214.42 feet to found 1/2 inch rebar on the common land lot line between Land Lots 203 and 204; thence along said common land lot line North 00 degrees 19 minutes 52 seconds West a distance of 212.90 feet to a found 5/8 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 202,614 square feet or 4.651 acres.

LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 203, of the 15th District, 2nd Section, City of Canton, Cherokee County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 5/8 inch rebar located at the common land lot corner between Land Lots 157, 158, 203, and 204; thence along said common land lot line between Land Lots 203 and 204 South 00 degrees 19 minutes 52 seconds East a distance of 212.90 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established proceed South 78 degrees 21 minutes 41 seconds East a distance of 214.42 feet to a point; thence South 11 degrees 43 minutes 17 seconds West a distance of 144.17 feet to a point; thence South 50 degrees 50 minutes 28 seconds East a distance of 135.72 feet to a found 1/2 inch rebar; thence South 58 degrees 12 minutes 08 seconds East a distance of 299.84 feet to a found 1/2 inch rebar disturbed; thence South 31 degrees 47 minutes 00 seconds East a distance of 281.08 feet to a found 5/8 inch rebar located on the northerly right of way line of Prominence Point (f.k.a. Gray Road) (f.k.a. Keeler Road) (100 foot public right of way per Plat Book 78 Page 13); thence along said northerly right of way of Prominence Point South 56 degrees 01 minutes 59 seconds West a distance of 452.05 feet to a found 5/8 inch rebar; thence leaving said northerly right of way and proceed North 79 degrees 02 minutes 23 seconds West a distance of 308.20 feet to a found 1/2 inch rebar disturbed on the common land lot line between Land Lots 203 and 204; thence along said common land lot line North 00 degrees 19 minutes 06 seconds West a distance of 550.63 feet to a found 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 252,184 square feet or 5.789 acres.

LEGAL DESCRIPTION - TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 203, of the 15th District, 2nd Section, City of Canton, Cherokee County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 5/8 inch rebar located at the common land lot corner between Land Lots 157, 158, 203, and 204; thence along said common land lot line between Land Lots 203 and 204 South 00 degrees 19 minutes 52 seconds East a distance of 212.90 feet to a found 1/2 inch rebar; thence South 78 degrees 21 minutes 41 seconds East a distance of 214.42 feet to a point, said point being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established proceed South 78 degrees 14 minutes 16 seconds East a distance of 337.88 feet to a found 1/2 inch rebar disturbed; thence South 58 degrees 12 minutes 08 seconds West a distance of 299.84 feet to a found 1/2 inch rebar; thence North 50 degrees 50 minutes 28 seconds West a distance of 135.72 feet to a point; thence North 11 degrees 43 minutes 17 seconds East a distance of 144.17 feet to a point, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 43,590 square feet or 1.001 acres.

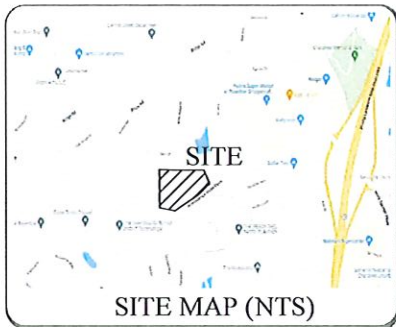
LEGAL DESCRIPTION - TRACT 4

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 203, of the 15th District, 2nd Section, City of Canton, Cherokee County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found 5/8 inch rebar located at the common land lot corner between Land Lots 157, 158, 203, and 204; THENCE along common land lot line between Land Lots 158 and 203 South 89 degrees 47 minutes 03 seconds East a distance of 890.25 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed South 22 degrees 46 minutes 30 seconds East a distance of 6.41 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence South 23 degrees 12 minutes 33 seconds East a distance of 295.16 feet to a set 1/2 inch rebar with cap; thence South 53 degrees 28 minutes 48 seconds West a distance of 61.11 feet to a point; thence South 42 degrees 33 minutes 26 seconds West a distance of 98.78 feet to a point; thence South 42 degrees 41 minutes 36 seconds West a distance of 98.75 feet to a point; thence South 48 degrees 31 minutes 28 seconds West a distance of 63.65 feet to a point located on the northerly right of way line of Prominence Point (f.k.a. Gray Road) (f.k.a. Keeler Road) (100 foot public right of way per Plat Book 78 Page 13); thence along said northerly right of way of Prominence Point the following courses and distances: South 56 degrees 02 minutes 08 seconds West a distance of 106.60 feet to a found 5/8 inch rebar; thence leaving said northerly right of way and proceed North 31 degrees 47 minutes 00 seconds West a distance of 281.08 feet to a found disturbed; thence North 48 degrees 00 minutes 03 seconds East a distance of 471.91 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 127,400 square feet or 2.925 acres.



SHEET 2 OF 2
DRAWN BY: MS
CHECKED BY: JH
DATE: 10/05/2022
SCALE: 1"=50'
DATE OF FIELD WORK: TBD

CHEROKEE COUNTY
GEORGIA

ALTA/NSPS LAND TITLE SURVEY
FOR
KBD DEVELOPMENT, LLC
and

LAND LOTS 203
DISTRICT 15TH, 2ND SECTION

REVIEWS		DESCRIPTION		BY	
5					
4					
3					
2					
1					
REV				DATE	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "S103", "S108", GEOMAX ZOOM30 ROBOTIC STATION, A GEOMAX ZENITH3000 SERIES DATA COLLECTOR, eGPS 201L GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 309,920 FEET.

To KBD Development, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: TBD

Date of Map or Plat: 10/5/2022

Surveyor's Signature

Printed name

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARCHITECTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
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