



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 7/12/24
Hearing Date: 8/1/24
Voting Date: 8/15/24

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

Agenda Item Title:

ANNX2403-001, request to annex +/- 53.75 acres, RZON2403-002, request to rezone 67 acres to PD-MU for the development of a residential community and small retail center, MP2405-005, Master Plan to set development standards, CUP2404-002, request for approval to develop 32 townhomes - Pearidge community - Pearidge Land Investments LLC

Summary:

The applicant proposes the annexation of +/- 53.75 acres into the City of Canton. This property will be combined with 13.25 acres already in the city limits for a total of 67 acres. The project will contain 196 single family detached units, 32 townhomes and a 1.4 acre site for commercial retail space. The project will be primarily accessed off of Reservoir Drive with a second entrance off of Pearidge Road. The applicant has requested this entrance be gated and used as an emergency point of ingress/egress only.

The public hearing is scheduled for August 1, 2024. The action meeting is scheduled for August 15, 2024. The annexation request will be heard first. If approved the rezoning, Master Plan and Conditional Use Permit applications will follow. If the annexation is denied the other applications become moot.

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:

Staff recommendation will be presented with the public hearing report

Reviews:

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

Attachments:

Applications
Surveys
Site plan



Land Use Petition: ANNX2403-001

Date of Staff Report Preparation: July 15, 2024

Mayor and City Council Public Hearing Date: August 1, 2024

Project Name/Applicant: Pearidge Land Investments

Property Location: 62.66 acres between Pearidge Road and Reservoir Drive

Parcel ID: 14N16C 081, 079, 079A, 068

District/Land Lot: 14th District, Land Lot 170 and 171

Acreage: +/- 62.66

Existing Zoning District: R-40, Cherokee County

Existing Land Use: Vacant/undeveloped and single family homes

Future Development Map Designation: SDA Suburban Development and CLMURC,

Community Level Mixed Use/Retail Center

Current Use: Single family homes and undeveloped land

Proposed Development: 196 single family detached homes, 32 townhomes and a small restaurant/retail area located off of Reservoir Drive

Petitioner: Pearidge Land Investments, LLC

District Standards: *See Master Plan

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

Surrounding Land Uses and Zoning:

homes

North – R-40, Cherokee County, single family

homes

South – R-40, Cherokee County Single family

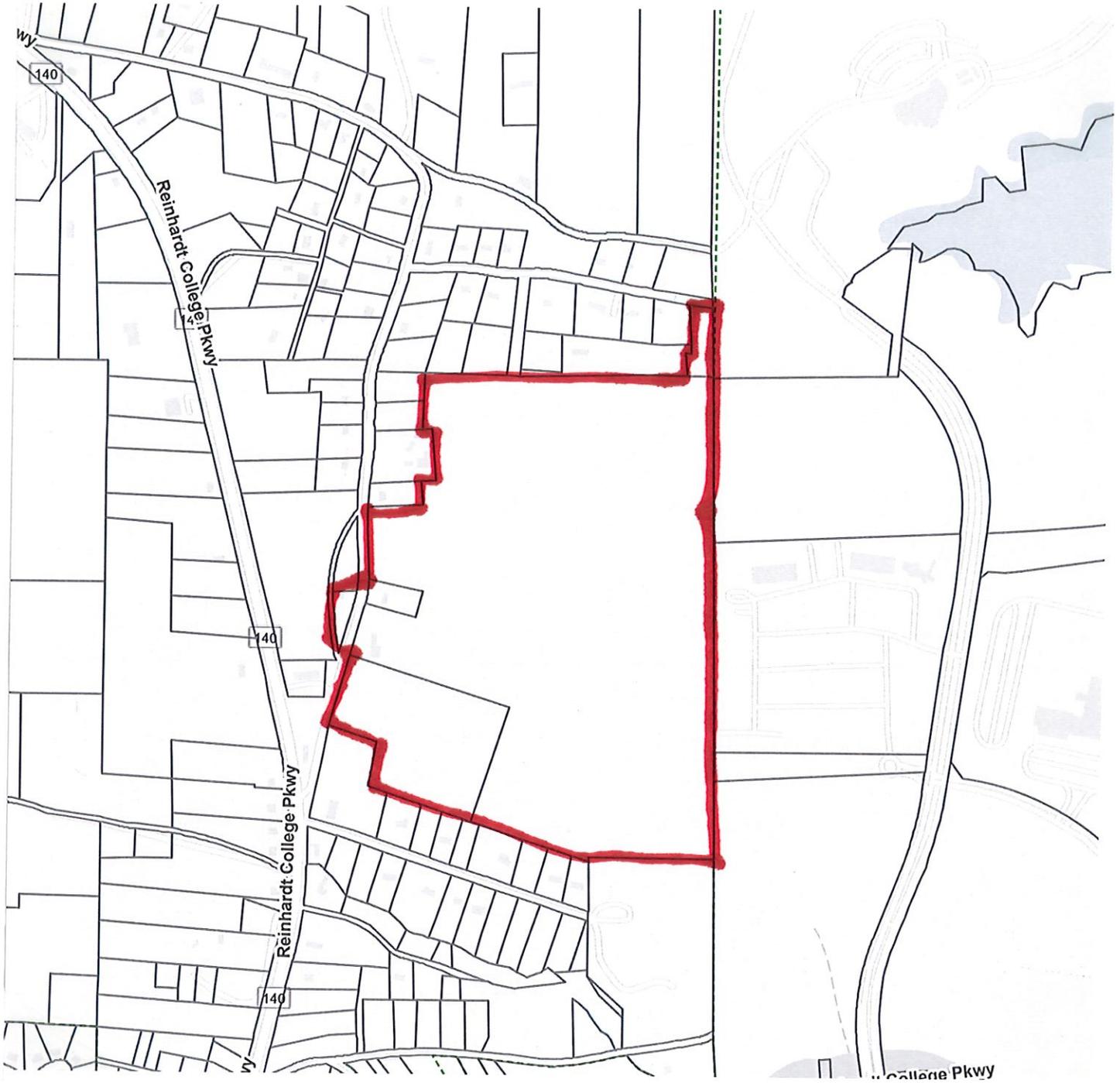
Vacant/Undeveloped and apartments

East – PD-MU, City of Canton.

homes, food pantry.

West – R-40, Cherokee County. Single family

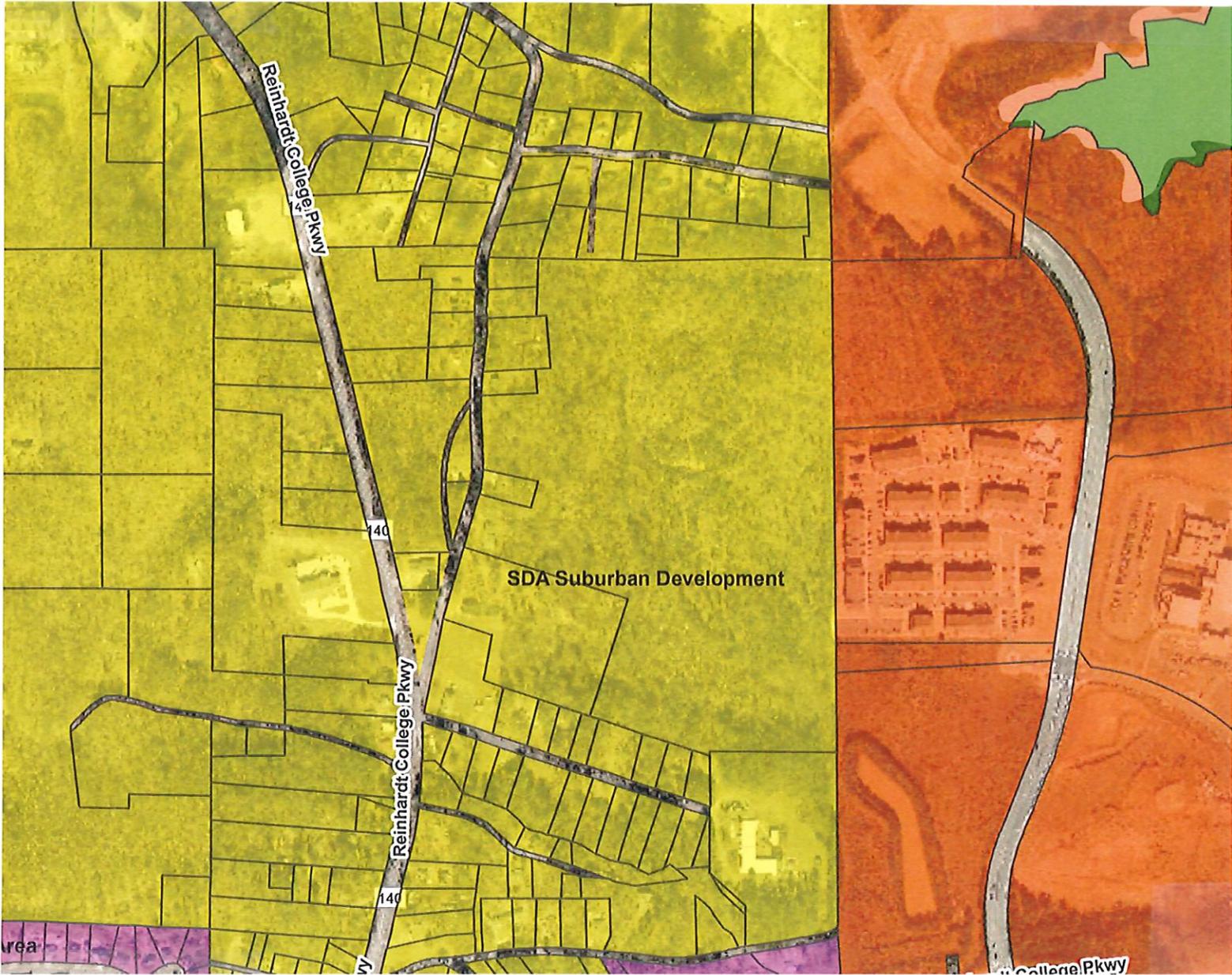
Location Map



Existing Land Use Map



Future Development Map





Site Description: The +/- 62.66 acres is largely vacant and undeveloped. There is an active church and two single family homes within the proposed annexed area.

Site History: The staff has no knowledge of the history of the area.

CRITERIA TO BE APPLIED – LAND USE PETITION (ANNEXATION)

1. **Whether the property(ies) considered for annexation are within the City of Canton’s Service Delivery Strategy Area.** The property is within the Service Delivery Strategy Area.
2. **Whether the property considered for annexation are within the City of Canton’s Growth Boundary Agreement Area.** The property is within the Growth Boundary Agreement Area.

DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:

- SAFETY SERVICES:

Conditions for Consideration

COMMUNITY DEVELOPMENT

The applicant seeks to annex +/- 62.66 acres into the city limits of Canton. This property will be combined with +/- 8.5 acres for a total of +/-70.72 acres. The proposed development will consist of 196 single family detached homes, 32 townhomes and a small restaurant/retail area located off of Reservoir Drive. The development will provide 31.1 acres of open space area.



Conditions for Consideration

DEVELOPMENT SERVICES

Comments will be provided for the public hearing staff report.

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT



Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHALL

Conditions for Consideration



Community Development Department

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

Public Hearing Application

Project # ANNEX2403-001

- 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, Lee Lusk, Member, 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, Lee Lusk, Member, have received and thoroughly read the Public Hearing Procedures.

This 28 day of March, 2024

Applicant: X Print Name: Lee Lusk, Member

Applicant Information:

Name: Pearidge Land Investments LLC
Address: 510 Gilmer Ferry Road
City: Ball Ground
State: Georgia Zip Code: 30107
Telephone: 404-273-9757
Fax Number:
Email Address: ebchamberslaw@gmail.com

Owner Information:

Name: See Exhibit "A" for list of Owners
Address:
City:
State: Zip Code:
Telephone:
Fax Number:
Email Address:

This Application For (Check Only One):

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

Fee Schedule: Application Type, Base Fee, Advertising Fee, Staff Use Only, 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

Pearidge Land Investments LLC, by

This form is to be executed under oath. I, Lee Lusk, Member, 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 28 day of March, 2024.

Owner Signature:

[Handwritten signature]

Print Name: Lee Lusk, Member

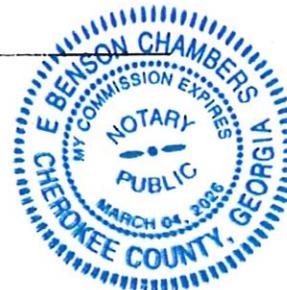
I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

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

Sworn To And Subscribed Before Me This 28 Day Of March, 2024.

Notary Signature:

[Handwritten 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, Sanford G. Freeman, 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 28 day of March, 2024.

Owner Signature: [Signature] Print Name: Sanford G. Freeman

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

- Annexation, Rezoning, Master Plans, etc. checkboxes

Sworn To And Subscribed Before Me This 28 Day Of March, 2024.

Notary Signature: [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, Walter Freeman, 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 28 day of March, 2024.

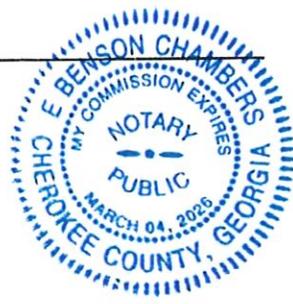
Owner Signature: [Signature] Print Name: Walter Freeman

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 (checked)
B Rezoning
C Master Plans
D Master Plan Revisions
E Conditional Use Permit
F Land Use Modification
G Zoning Condition Amendment
H Density Transfer within Master Plan
I Temporary Use Permit
J Zoning Ordinance Text Amendment
K Variance

Sworn To And Subscribed Before Me This 28 Day Of March, 2024.

Notary Signature: [Signature]





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

Iglesia De Dios Evangelio Completo

This form is to be executed under oath. I, Paster Philipe Lucas, do solemnly swear and attest, subject to criminal penalites 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 28 day of March, 20 24.

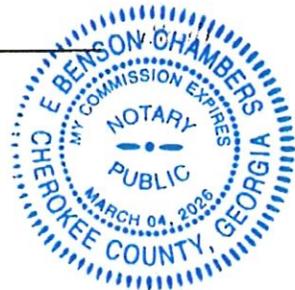
Owner Signature: [Signature] Print Name: Pastor Philipe Lucas Iglesia De Dios Evangelio Completo

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 (checked)
B Rezoning
C Master Plans
D Master Plan Revisions
E Conditional Use Permit
F Land Use Modification
G Zoning Condition Amendment
H Density Transfer within Master Plan
I Temporary Use Permit
J Zoning Ordinance Text Amendment
K Variance

Sworn To And Subscribed Before Me This 28 Day Of March, 20 24.

Notary Signature: [Signature]





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

Authorization Of Applicant

Iglesia De Dios Evangelio Completo

This form is to be executed under oath. I, Paster Philipe Lucas, do solemnly swear and attest, subject to criminal penalites 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 28 day of March, 2024.

Owner Signature: *Philipe Lucas* Print Name: Pastor Philipe Lucas
 Iglesia De Dios Evangelio Completo

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

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

Name of Authorized Applicant: Pearidge Land Investments

Signature: *Philipe Lucas*

Mailing Address: Pearidge Land Investments, LLC
510 Gilmer Ferry Road
 City: Ball Ground
 State: Georgia Zip Code: 30107
 Telephone: 404-273-9757
 Fax Number: _____
 E-mail: ebchamberslaw@gmail.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 28 Day Of March, 2024.

Notary Signature: *[Signature]*





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

Authorization Of Applicant

Pearidge Land Investments, LLC, by

Lee Lusk, Member

This form is to be executed under oath. I, Lee Lusk, Member, 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 28 day of March, 2024.

Owner Signature: _____

Print Name: Lee Lusk, Member

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

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

Name of Authorized Applicant: Pearidge Land Investments, LLC

Signature: _____

Mailing Address: 510 Gilmer Ferry Rd Applicant Status:

City: Ball Ground Owner

State: GA Zip Code: 30107 Option to Purchase

Telephone: 404-273-9757 Leasee

Fax Number: _____ Area Resident

E-mail: ebclan@borslaw.com Other (Explain): _____

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

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, Walter Freeman, 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 28 day of March, 20 24.

Owner Signature: Walter Freeman Print Name: Walter Freeman

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

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

Name of Authorized Applicant: Pearidge Land Investments, LLC

Signature: Walter Freeman

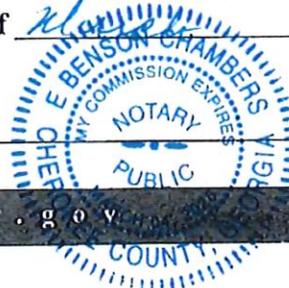
Mailing Address: 17 Ryles Road
 City: Cartersville
 State: Georgia Zip Code: 30120
 Telephone: 404-273-9757
 Fax Number: _____
 E-mail: ebchamberslaw@gmail.com

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 28 Day Of March, 20 24.

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, Sanford Freeman, 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 28 day of March, 2024.

Owner Signature: Sanford Freeman Print Name: Sanford Freeman

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

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

Name of Authorized Applicant: Pearidge Land Investments, LLC

Signature: Sanford Freeman

Mailing Address: 201 Paul Street
 City: Jasper
 State: Georgia Zip Code: 30143
 Telephone: 404-273-9757
 Fax Number: _____
 E-mail: ebchamberslaw@gmail.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 28 Day Of March, 2024.

Notary Signature: [Signature]





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. *

Pearidge Land Investments, LLC, by

I, Lee Lusk, Member, 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: 3/29/24

Signature

Lee Lusk, Member

Printed Name

Pearidge Land Investments, LLC, by

I, Lee Lusk, Member, 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: 3/28/24

Signature

Lee Lusk, Member

Printed Name

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



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

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: Pearidge Land Investments, 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
\$ <input style="width: 100%;" type="text"/>	_____
\$ <input style="width: 100%;" type="text"/>	_____
\$ <input style="width: 100%;" type="text"/>	_____

Note: Complete a separate form for each authorized applicant.



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

Property Information: 1 Mission Point, Canton, GA 30114

Address: 700 & 680 Pearidge Rd, Canton, GA 30114; 0 Pine Grove, Canton, GA 30114; 0 Pearidge Rd
Land Lot(s): 170, 171, 190 District: 14 Section: 2nd Map #: 14N16C Parcel #: 079, 079A; 068

Existing Zoning Of Property: R-40/Institutional Total Acreage Of Property: .67
Proposed Zoning Of Property: PD-Mixed Use Existing Use(s) Of Property: Vacant

Directions to property from Main Street in downtown Canton:
North on Waleska Rd & Reinhardt College PW; Right on Pearidge Rd; Property is located 300 feet on right
North on Waleska Rd, right on Reinhardt College PW, Left on Reservoir Dr; Property in the SW Corner of
Reservoir Dr and Amos Rd.

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.

Table with 3 columns: OWNER NAME/ADDRESS, CURRENT ZONING, CURRENT LAND USE. Rows for NORTH, SOUTH, EAST, WEST, OTHER.

UTILITY INFORMATION

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



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.

County Schools serving this development:

HIGH Cherokee High School
MIDDLE Teasley Middle School
ELEMENTARY Hasty Elementary School

TRAFFIC INFORMATION

Road/Street providing access: Reservoir Drive

Width at property: (Road) 25 (Right-of-way) 80

Distance to nearest major thoroughfare: Thoroughfare Name: Reinhardt College PW

Description of Road accessing property (Classification): Connector

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
Elevation Plans



Community Development Department

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

(Application Type A : ONLY) 0 Amos Road

Address of Property to be Annexed: 700 Pearidge Rd, Canton, GA 30114; 680 Pearidge Rd, Canton, GA 30114

Land Lot(s): 170 & 171 District: 14th Section: 2nd Map #: 14N16C Parcel #: 068, 079 & 081

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, Commercial, Vacant, Other (Specify) Mixed Use, Existing Structures

2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0

3. The number of all residents occupying the property:

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

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.

Pearidge Land Investments, LLC, by

Walter Freeman Signature Date 3/28/24

Walter Freeman

Property Owner's Printed Name

Sworn To And Subscribed Before Me This 28 Day Of March, 20 24

Notary Signature: [Signature]





Community Development Department

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

(Application Type A : ONLY) 0 Amos Road

Address of Property to be Annexed: 700 Pearidge Rd, Canton, GA 30114; 680 Pearidge Rd, Canton, GA 30114

Land Lot(s): 170 & 171 District: 14th Section: 2nd Map #: 14N16C Parcel #: 068, 079 & 081

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.

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- Residential, Commercial, Vacant, Other (Specify) Mixed Use, Existing Structures

2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0

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

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.

Pearidge Land Investments, LLC, by

Property Owner's Signature

Date

Lee Lusk, Member

Property Owner's Printed Name

Sworn To And Subscribed Before Me This 28 Day Of March, 2024

Notary Signature:





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

(Application Type A : ONLY)

Address of Property to be Annexed: 0 Pearidge Road

Land Lot(s): 170 District: 14 Section: 2nd Map #: 14N16C Parcel #: 079A

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 (checked)
Commercial
Vacant
Other (Specify)
Existing Structures

2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0

3. The number of all residents occupying the property:

- American Indian 0 Alaskan Native 0
Asian 0 Pacific Islander 0
Black, not of Hispanic Origin 0 Hispanic 0
White, not of Hispanic Origin 0

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.

Iglesia De Dios Evangelio Completo

Property Owner's Signature (handwritten) Date 3/28/24

Iglesia De Dios Evangelio Completo

Property Owner's Printed Name Pastor Philippe Lucas

Sworn To And Subscribed Before Me This 28 Day Of March, 2024

Notary Signature: (handwritten)





Community Development Department

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

Canton Planning Commission Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? Please See Exhibit "D" for Review Criteria

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

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

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

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

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

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

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



EUGENE B. CHAMBERS
ATTORNEY AT LAW
HISTORIC JONES & CLOUD BUILDING
121 EAST MAIN STREET
P. O. BOX 4446
CANTON, GA. 30115

March 30th, 2024

City of Canton
Mayor and Council
110 Academy Street
Canton, GA 30114

RE: Pearidge Land Investments, LLC, Letter of Intent

Greetings:

The applicant, Pearidge Land Investments, LLC, proposes a mixed-use community located in the historic Pearidge Community. The proposed community consists of 67 acres lying between Reservoir Drive and Pearidge Road. The main entrance for the community is located on Reservoir Drive which has a right of way of 100 feet with four lanes from Reinhardt College Parkway to the main entrance. A secondary entrance is located on Pearidge Road and proposed as an emergency entrance only, should the council prefer to avoid traffic on Pearidge Road.

The community would consist of 19 front load single family lots with a width of 40 feet; 30 rear load single family lots with a width of 40 feet; 147 front load single family lots with a width of 50 feet; and 32 townhomes measuring 24 X 50 feet for a total of 228 single family residential homes with an overall density of 3.4 units per acre. Additionally, the applicant proposes a commercial area consisting of 1.4 acres located on Reservoir Drive. The community will boast a perimeter of buffer area with a minimum of 30 feet or greater. The total open area/greenspace is 31.1 acre or 46% of the total community.

To bring this community to fruition will require a map amendment on the property located in Land Lot 190, currently owned by the First Baptist Church of Canton and within the City Limits of Canton, from Institutional to Planned Development-Mixed Use. Approximately 53.75 acres will be offered for annexation into the City of Canton with a zoning of Planned Development-Mixed Use from the current zoning classification of R-40 in the county. A Special Use Permit will be sought to allow for the townhome portion located in the interior of the property. The City of Canton Future Land Use Plan proposes the 53.75 acres to be annexed as SDA Suburban Development and the 6.25 acres located on Reservoir Drive as CLMURC Community Level Mixed-Use/Retail Center. The property is located in the City of Canton utility service area for water and sewer. On behalf of Pearidge Land Investments LLC your consideration of the project is greatly appreciated.

Yours sincerely,

E. Benson Chambers
Attorney for Applicant
Pearidge Land Investments, LLC

404-273-9757
ebchamberslaw@gmail.com

ANNEXATION PLAN

APPLICANT INTENDS TO ANNEX INTO THE CITY OF CANTON PROPERTIES IDENTIFIED AS MAP 14N16C, PARCELS 079,079A,068, AND 081.

EXHIBIT "D"

CANTON PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property lies in an area of mixed residential uses. The proposal will be a mixed-use property which includes single family residential on the property currently, townhomes and commercial. The single-family component will include the largest portion of the property which fronts on Pearidge Road but without public access to Pearidge Road. The portion of the property which fronts on Reservoir Drive will be designated for Townhomes with a commercial component proposed.

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

The proposal, if approved would be expected to improve the use and value of surrounding properties with new construction for single family and townhomes, incorporating green space and the possibility of a park.

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

The key word in this question is reasonable. That portion of the property can be developed reasonably for townhomes and commercial as the same is allowed under the current zoning classification and the uses allowed by the future land use requirements. On the other hand, that portion currently zoned R-40 and lying in the County can not be reasonable developed because of the cost and investment necessary to create a livable, walkable neighborhood with provide green space.

What would be the increase to population and traffic if the proposal were approved.

The property has frontage on the four-lane portion of Reservoir Drive where it becomes three lanes. From this access to the property, residents can access most roads on four lanes, including Reinhardt College PW, Riverstone PW, and I-575. This access should provide sufficient traffic handling for any increase in traffic caused by the project. Population naturally would increase in an area with vacant and undeveloped properties.

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

Utilities for the project are expected to be currently adequate for the requirements of the project, with all necessary utilities available. Any utilities that need to be added or improved would be done so at the Applicant's cost. While the project as residential is expected to add additional students to the school system, this addition is more likely attributable to the single family residential. Located on the same street as the proposed project, Teasley Middle School and the new Cherokee County High School should be expected to absorb any increase.

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

The single-family portion of the project is designated under the Comprehensive Land Use Plan as Suburban Developing Areas. Allowable uses include residential single family with greenspace, walkable areas, parks, and commons areas. This portion of the project is designed to

provide these development strategies. The townhome and commercial area is designated as Community Level Mixed Use/Retail Center which allows and provides for the uses planned as a part of this project.

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

Yes, the area has been a transitional area since the development of Riverstone with retail, restaurants, higher density housing, and institutional uses. This transitional area has increased in economic value and will assist the City of Canton to meet the needs of a growing community with a variety of residential types of housing.

* Please provide a Letter of Intent, which provides the necessary information to support your application. Please see Applicant's Letter of Intent accompanying this application.

EXHIBIT "A"

PEARIDGE LAND INVESTMENTS, LLC
ANNEXATION
REZONING
SPECIAL USE PERMIT

PROPERTY OWNERS

IGLESIA DE DIOS EVANGELIO
107 ROCK CREEK DRIVE
CANTON, GA, 30114

WALTER FREEMAN
17 RYLES ROAD
CARTERSVILLE, GA 30120

SANFORD G. FREEMAN
201 PAUL STREET
JASPER, GA 30143

PEARIDGE LAND INVESTMENTS, LLC
510 GILMER FERRY ROAD
BALL GROUND, GA 30107

EXHIBIT "B"
BOUNDING OWNERS

<u>NAME</u>	<u>ZONING</u>	<u>LAND USE</u>
<u>NORTH</u>		
Rocky & Donne Arthur	R-40	Residential
Annie Noris Austin	R-40	Vacant
Bobby Fitzpatrick	R-40	Vacant
Andrew J. Moore	R-40	Vacant
<u>NORTHWEST</u>		
Clarence Lay	R-40	Vacant
<u>WEST</u>		
William Joe Byrd	R-40	Vacant
Andrew W. Moore	R-40	Vacant
Florria J. McConnell	R-40	Residential
William Preston Roach, Jr.	R-40	Residential
Helen Fleming Stone	R-40	Residential
<u>SOUTH</u>		
Iglesia De Dios Evangelio	R-40	Vacant
Dwayn Freir	R-40	Vacant
Andrew Moore	R-40	Residential
Pride of Canton Lodge # 614	R-40	Vacant
Andra L. Moore	R-40	Residential
Victoria Beeston	R-40	Residential
Cherokee County School System	R-40	School
<u>EAST</u>		
Reinhard Commercial Property, Inc.	PD-Mixed Use	Vacant
Westdale Grand Canton, LLC	PD-Mixed Use	Apartments
Great Sky Commercial Holdings, LLC	PD-Mixed Use	Vacant
First Baptist Church of Canton Georgia, Inc	PD-Mixed Use	Church

Return to:
Dyer & Rusbridge, P.C.
291 E. Main Street
Canton, GA 30114

DEED PREPARATION ONLY

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 5th day of Feb, 2024,
between **WALTER FREEMAN**, as party or parties of the first part, and **WALTER FREEMAN**
and **SANFORD G. FREEMAN**, as joint tenants with right of survivorship, as party or parties
of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their
respective heirs, successors and assigns where context requires or permits, and to include the neuter,
masculine, and feminine genders, the singular and plural).

WITNESSETH that: the said party of the first part, for and in consideration of the sum of
TEN AND NO/100 DOLLARS (\$10.00), in hand paid, the receipt whereof is acknowledged, has
bargained, sold, and by these presents does remise, convey and forever QUITCLAIM to the said
party of the second part, its heirs and assigns:

All that tract or parcel of land lying and being in Land Lot 170 of the 14th District, 2nd
Section of Cherokee County, Georgia, being described as follows:

The said tract is of the Southern portion of Land Lot 170 of said District and Section, and
bounded as follows: On North by property now or formerly of Artie Keith, on the East by
Jones property, on the South by Cherokee Board of Education property and property of
Oscar Jordan, Jr., and Property of Noble Langston, and on the West by Old Waleska Road,
less and except those tracts previously conveyed by predecessors in title. The land conveyed
being tax parcel 14N16C 079.

TO HAVE AND TO HOLD the said described premises to the said party of the second part,
so that neither the said party of the first part nor her heirs, nor any other person or persons claiming
under her 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 party of the first part has hereunto set her hand and seal,
the day and year above written.

Signed, sealed and delivered
in the presence of:

Kelley Cooney
Witness

Walter Freeman
WALTER FREEMAN

Alicia M Argo
Notary Public
Commission Expires:



Rec: \$25.00 TRANSFER TAX \$150.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 3270213572 SubmitterID: 7067927936

Return Recorded Document to:
Hartmanlaw, LLC
145 Towne Lake Parkway
Suite 200
Woodstock, GA 30188
FILE #: W-23-89

Parcel Number: 14N16C-068

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE made this **29th day of September, 2023**, between **Eazel Strickland**, of the County of **Cherokee**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Pearidge Land Investments LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 171, 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

BEGINNING at the Southeast corner of Land Lot 171; thence running South 89° 59' 43" West along the South line of Land Lot 171 for a distance of 135.8 feet to a point; thence North 02° 34' East a distance of 112.0 feet to a point; thence running South 82° 13' East for a distance of 6.2 feet to a point; thence running North 00° 48' 29" East a distance of 198.20 feet to a point on the South side of Pine Forest Drive; thence running South 82° 53' East along said drive for a distance of 122.8 feet to a point on the East line of Land Lot 171; thence running due South along said East land lot line for a distance of 294.0 feet to the POINT OF BEGINNING. Said tract containing 0.879 acres.

Parcel ID: 14N16C-068

This Deed is given subject to all easements and restrictions of record.

Rec: \$25.00 TRANSFER TAX \$150.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 3270213572 SubmitterID: 7067927936

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of: **GRANTOR:**


Witness

 (SEAL)
Eazel Strickland


Notary Public



Rec: \$25.00 TRANSFER TAX \$0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 2715643381

Record & Return To:
Flint, Connolly & Walker LLP
131 East Main Street
Canton, GA 30114

Cross Reference:
DB: 14302 PG: 2839
DB: 14302 PG: 2840
*Cherokee County, Georgia
Property Records*

CHURCH OF GOD QUIT-CLAIM DEED
(Incorporated)

STATE OF GEORGIA
COUNTY OF Cherokee

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in hand paid to grantor by the grantee named in this conveyance, FELIPE LUCAS TERCERO, DOMINGO LOPEZ AND IRMA YOLANDA LUCAS, TRUSTEES OF IGLESIA DE DIOS EVANGELIO COMPLETO, CHURCH OF GOD, CLEVELAND, TN, the said grantor does GRANT, BARGAIN, SELL and CONVEY unto grantee, IGLESIA DE DIOS EVANGELIO COMPLETO INC., a Georgia nonprofit corporation having an office and a place of business in the County of Cherokee and State of Georgia, the following described lands lying, being and situated in Cherokee County, Georgia, described as follows, viz:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD unto the said IGLESIA DE DIOS EVANGELIO COMPLETO INC., a Georgia nonprofit corporation having an office and a place of business in the County of Cherokee and State of Georgia and to its successors in trust; for the exclusive use and benefit of the Church of God, Cleveland, Tennessee.

The said corporation shall hold title to, manage and control the said real estate for the general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of the said IGLESIA DE DIOS EVANGELIO COMPLETO INC., a Georgia nonprofit corporation having an office and a place of business in the County of Cherokee and State of Georgia.

Rec: \$25.00 TRANSFER TAX \$0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 2715643381

The said corporation shall have full right, power and authority to sell, exchange, transfer and convey said property or to borrow money and pledge the said real estate for the repayment of the same and to execute all necessary deeds, conveyances and so forth, provided the proposition shall first be presented to a regular or called conference, of the said local church, presided over and approved by the state or territorial overseer of the Church of God (Cleveland, Tennessee), or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting. Certification is to be given in writing by the state/territorial overseer that this transaction is in the best interest of the Church of God (Cleveland, Tennessee), provided that he approves such action.

If the local congregation at the place above described shall at any time cease to function, or exist, or act contrary to Church of God polity, or separate from the Church of God (Cleveland, Tennessee), then said corporation shall hold title to said real estate including personal property for the Church of God (Cleveland, Tennessee) generally in the state where said real estate is located; and said corporation shall convey the said real estate upon demand to the State Board of Trustees of the Church of God (Cleveland, Tennessee) in said state, which said state board shall be authorized to either use said real estate and personal property, or the proceeds derived from the sale of same (said state board being authorized to sell and convey the said real estate and personal property at any time after title is vested in it), for the use and benefit of the Church of God (Cleveland, Tennessee) in that state generally; or the founding of another Church of God (Cleveland, Tennessee) in the same state, or for the promotion of one already existing.

If at any time the corporation shall cease to exist or to perform its duties for any reason, then the state overseer of the state in which said real estate is located shall have the right to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title to said property as evidenced by an appropriate instrument filed in the local county register of deeds.

The limitations set forth herein are those appearing in the *Minutes of the General Assembly of the Church of God* most currently in effect and said *Minutes* are expressly incorporated herein by reference. The express trust interest created herein in behalf of Church of God, regarding both real and personal property is irrevocable, unless agreed to in writing by Church of God.

WHEREAS the purpose of this deed is to properly vest title to the property described herein this deed to the Grantee.

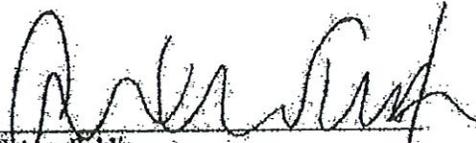
WHEREAS the property shall be held in trust for the use and benefit use and benefit of the Church of God Denomination a/k/a Church of God (Inc.) Tennessee.

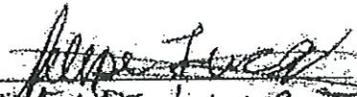
TOGETHER WITH all fixtures, structures and improvements on said property and all of the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

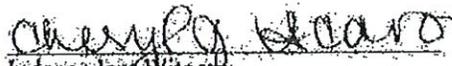
TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs and assigns, so that neither the said Grantor, nor its heirs, nor any other person or persons claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, Grantor(s) have hereunto set our hand(s) and seal(s), on this the 16
day of August, 2022.

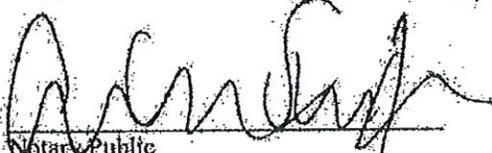
TRUSTEES OF IGLESIA DE DIOS
EVANGELIO COMPLETO, CHURCH OF
GOD, CLEVELAND, TENNESSEE.


Notary Public

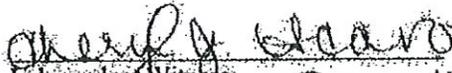
x 
Name: Felipe Lucas
Andrew Thomas Smith


Independent Witness

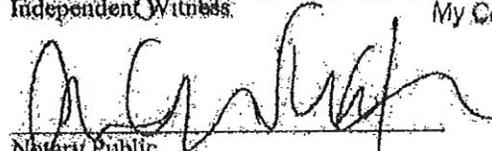
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 10/12/2025

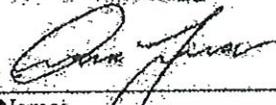

Notary Public

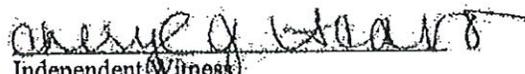
x DOMINGO LOPEZ
Name: DOMINGO LOPEZ
Andrew Thomas Smith


Independent Witness

NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 10/12/2025


Notary Public

x 
Name: Irma Lucas


Independent Witness

Andrew Thomas Smith
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 10/12/2025

Rec: \$25.00 TRANSFER TAX \$0.00

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

ParticipantIDs: 2715643381

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 170 of the 14th District and 2nd Section of Cherokee County, Georgia, and being Tract 2 on plat of survey prepared by Cherokee Surveying Co., Inc. dated March 22, 2018, and recorded in Plat Book 118, Page 1597, Cherokee County Georgia records.

Rec: \$25.00 TRANSFER TAX \$0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 8277052768

When Recorded, Please Return To:

Cherokee County, Georgia
ATTN: County Manager
1130 Bluffs Parkway
Canton, Georgia 30114

Cross Reference To:
Deed Book 11324, Page 20
Office of Clerk of Superior Court
of Cherokee County, Georgia

(For Official Use Only)

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS LIMITED WARRANTY DEED is hereby made this 31st day of October, 2022 between **CLAUDINE FREEMAN** (hereinafter referred to as "Grantor"), as party of the first part, and **CHEROKEE COUNTY, GEORGIA** hereinafter referred to as "Grantee"), as party of the second part (the words "Grantor" and "Grantee" to include each party's respective heirs, executors, administrators, successors, and assigns, where the context requires or permits).

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, has quitclaimed, granted, bargained, sold, aliened, and conveyed, and by these presents does hereby quitclaim, grant, bargain, sell, alien, and convey unto Grantee the following described real property located in Cherokee County, Georgia:

SEE EXHIBIT "A" AND EXBHIT "A-1" ATTACHED HERETO AND MADE A PART OF HEREOF

WHEREAS, the described said property represents a portion of the parcel that was deeded to Claudine Freeman via a Warranty Deed on or about July 23, 2015, with said Warranty Deed being recorded in the Clerk of Superior Court's records for Cherokee County, Georgia in Deed Book 13670, Page 0096 (Recorded on 01/25/2016); and

TO HAVE AND TO HOLD the said described premises to the said Grantee so that neither the said Grantor nor any person or persons claiming under it shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid described property or its appurtenances or any right thereof.

THIS CONVEYANCE has been authorized by a resolution of the Cherokee County Board of Commissioners at a duly authorized meeting of said Body.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed on the day and year first above written.

By:

Walter James P.O. #1
CLAUDINE FREEMAN

Signed, Sealed, and Delivered
in the Presence of:

[Signature]
Signature of Unofficial Witness

Holly Bartlett
Signature of Notary Public



Rec: \$25.00 TRANSFER TAX \$0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 8277052768

LEGAL DESCRIPTION

PARCEL "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, THE BEARINGS OF WHICH ARE BASED ON GEODETIC GRID SYSTEM (GEORGIA WEST ZONE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY (100' R/W) OF REINHARDT COLLEGE PARKWAY WITH THE NORTHWEST RIGHT OF WAY (40' R/W) OF PEARIDGE ROAD; THENCE RUNNING NORTHWESTERLY ALONG THE NORTHEAST RIGHT OF WAY OF REINHARDT COLLEGE PARKWAY FOR A DISTANCE OF 288.40 FEET TO AN IRON PIN SET (# 4 REBAR); THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 13 DEGREES 35 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 68.80 FEET TO AN IRON PIN FOUND (# 4 REBAR); THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 148.43 FEET TO AN IRON PIN FOUND (# 5 REBAR) AND THE POINT OF BEGINNING; THENCE RUNNING NORTH 02 DEGREES 55 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 150.75 FEET TO AN IRON PIN FOUND (# 5 REBAR); THENCE RUNNING NORTH 89 DEGREES 15 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 45.00 FEET TO AN IRON PIN SET (# 4 REBAR) LOCATED ON THE NORTHWEST RIGHT OF WAY (40' R/W) OF PEARIDGE ROAD; THENCE RUNNING SOUTH 15 DEGREES 50 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 157.03 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 89 DEGREES 32 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 9.81 FEET TO AN IRON PIN FOUND (# 5 REBAR) AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,125 SQUARE FEET AND IS DESIGNATED AS PARCEL "A" ACCORDING TO A SURVEY FOR CHEROKEE COUNTY GOVERNMENT, PREPARED BY MICHAEL C. MARTIN, GEORGIA R.L.S. NO. 2149, OF MARTIN LAND SURVEYING, P.C., DATED OCTOBER 20, 2022, JOB NO. 22-5816A-03C, A COPY OF SAID SURVEY BEING LABELED EXHIBIT "A-1" ATTACHED HERETO AND INCORPORATED HREIN BY REFERENCE.



REFERENCE PLATS:

1) BOUNDARY SURVEY FOR:
 NORTH CANTON VOLUNTEER FIRE DEPARTMENT,
 DATED: JUNE 27, 2013,
 BY: SCOTT L. REECE, R.L.S. NO. 2648.
 RECORDED IN PLAT BOOK 109, PAGE 107.

F.E.M.A NATIONAL FLOOD INSURANCE PROGRAM
 (N.F.I.P.). OFFICIAL FLOOD INSURANCE RATE MAP,
 MAP NO. 1302200163E, REVISED 06-07-12,
 SHOWS THIS PROPERTY NOT TO BE IN AN AREA
 HAVING SPECIAL FLOOD HAZARDS

GLOBAL POSITIONING SYSTEMS ACCURACY STATEMENT:
 CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS
 EQUIPMENT USED TO OBTAIN THIS DATA WAS A CHRYSLER 192 GPS
 RECEIVER WITH A GARMIN 2950PT2 DATA COLLECTOR RECEIVING RTK
 CORRECTIONS VIA AN INTERNET CONNECTION WITH GPS SOLUTION
 REAL TIME NETWORK. THE TECHNOLOGY USED WAS RTK CORRECTED
 MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED
 BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONING ACCURACY
 OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.05 FEET
 HORIZONTAL AND 0.10 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

NOTES:

- SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
- THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
- SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
- SOME FENCES MAY NOT BE SHOWN.
-

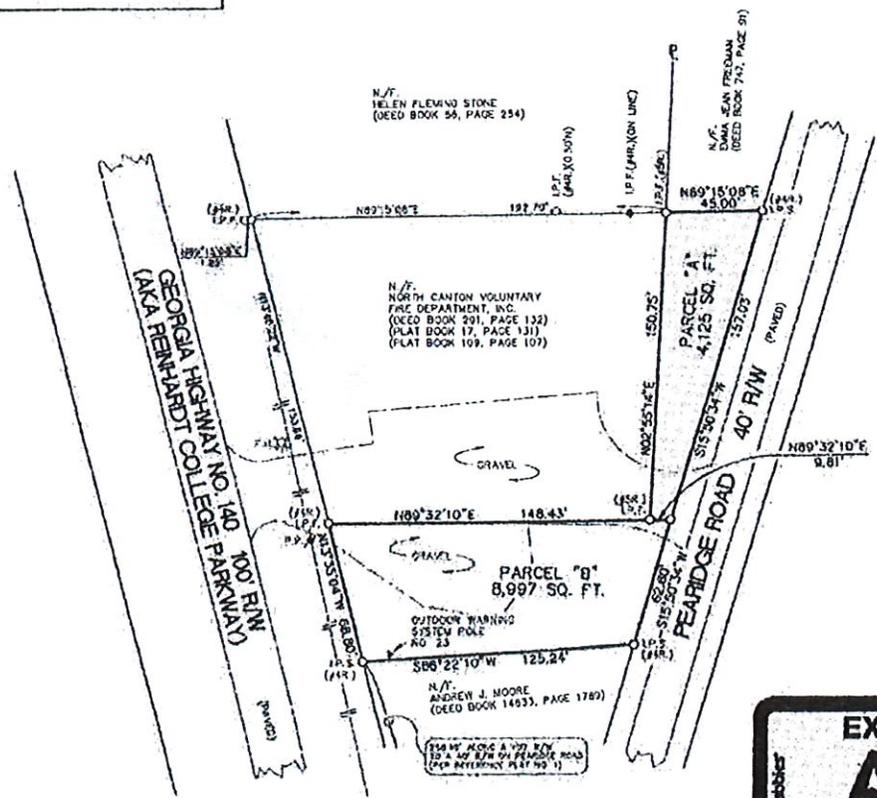


EXHIBIT
A-1



KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG.
 OR CALL 800-282-7411
 DIGGING PROHIBITED UNTIL FROM TO CONSTRUCTION
 0' 20' 40' 80' 120'
 GRAPHIC SCALE - FEET
 © COPYRIGHT 2022 - MARTIN LAND SURVEYING, P.C.

SURVEY DATA STATEMENT:
 THIS SURVEY AND THE INFORMATION SHOWN HEREON
 WAS PREPARED IN ACCORDANCE WITH THE RULES OF THE BOARD OF
 REGISTERED PROFESSIONAL LAND SURVEYORS OF THE STATE OF GEORGIA.
 THE INFORMATION USED FOR THIS SURVEY WAS
 OBTAINED FROM A LIMITED SEARCH OF THE PUBLIC
 RECORDS AND/OR WAS PROVIDED BY THE CLIENT.
 AND/OR OTHER SOURCES AS SHOWN HEREON.
 OTHER LEGAL DOCUMENTS MAY EXIST THAT WOULD
 AFFECT THE RESULTS OF THIS SURVEY.

THIS SURVEY WAS PREPARED IN CONFORMITY
 WITH THE TECHNICAL STANDARDS FOR PROPERTY
 SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER
 100-7 OF THE RULES OF THE GEORGIA BOARD OF
 REGISTRATION FOR PROFESSIONAL ENGINEERS AND
 LAND SURVEYORS AND AS SET FORTH IN THE
 GEORGIA PLAT ACT O.C.G.A. 15-6-67, 43-15-4, 43-15-8,
 43-15-9, 43-15-15, 43-15-22.



Michael C. Martin

MARTIN LAND SURVEYING, P.C.
 MICHAEL C. MARTIN, R.L.S.
 LICENSE NO. 157001028
 104 HAYWOOD DRIVE
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 926-0200
MCM LAND SURVEYING
 SUBDIVISIONS
 LAND PLANNING
 - MEMBER -
 SURVEYING & MAPPING SOCIETY OF GEORGIA
 AND
 AMERICAN COUNCIL ON SURVEYING & MAPPING

- LEGEND:
- 1) I.P.S. - IRON PIN SET
 - 2) I.P.F. - IRON PIN FOUND
 - 3) R. OR REBAR - REINFORCING BAR
 - 4) D.E. - DRAINAGE EASEMENT
 - 5) L.L.L. - LAND LOT LINE
 - 6) R/W - RIGHT OF WAY
 - 7) C. - CENTERLINE
 - 8) P. - PROPERTY LINE
 - 9) P.P. - POWER & (OR) PHONE POLE
 - 10) O.U.E. - OVERHEAD UTILITY LINE
 - 11) F. - FENCE (APPROX. LOC.)
 - 12) S. - STREAM (APPROX. LOC.)
 - 13) D. - DITCH (APPROX. LOC.)
 - 14) SQ. FT. - SQUARE FEET

THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A CLOSURE PRECISION OF ONE FOOT
 IN 21,418 FEET AND AN ANGULAR
 ERROR OF 0.3 PER ANGLE POINT, AND
 WAS ADJUSTED USING COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
 AND FOUND TO BE ACCURATE WITHIN ONE FOOT
 IN 83,230 FEET.
 EQUIPMENT USED FOR MEASUREMENTS:
 LEICA TC1610 AND/OR TRIMBLE 5602 ROBOTIC.
 "ALL MATTERS OF TITLE ARE EXCEPTED"

- SURVEY FOR -
CHEROKEE COUNTY GOVERNMENT
 LAND LOT - 170, DISTRICT - 14, SECTION - 2
 CITY: CHEROKEE COUNTY, GEORGIA
 DATE OF FIELD WORK: OCTOBER 19, 2022
 PLAT PREPARED: OCTOBER 20, 2022
 REVISED BY: MIKE HICKEY, R.L.S.
 DRAWN BY: MIKE HICKEY, R.L.S.
 JOB NO. 22-0816A-03C
 SCALE: 1" = 40 FT.
 DWG FILE: 5512A03C.dwg



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

(Application Type A : ONI.Y) 0 Amos Road

Address of Property to be Annexed: 700 Pearidge Rd, Canton, GA 30114; 680 Pearidge Rd, Canton, GA 30114

Land Lot(s): 170 & 171 District: 14th Section: 2nd Map #: 14N16C Parcel #: 068, 079 & 081

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 (checked)
Commercial (checked)
Vacant (unchecked)
Other (Specify) Mixed Use (checked)
Existing Structures (unchecked)

2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0

3. The number of all residents occupying the property:

- American Indian: 0, Alaskan Native: 0
Asian: 0, Pacific Islander: 0
Black, not of Hispanic Origin: 0, Hispanic: 0
White, not of Hispanic Origin: 0

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.

Pearidge Land Investments, LLC, by

Property Owner's Signature

Date

3/28/24

Lee Lusk, Member

Property Owner's Printed Name

Sworn To And Subscribed Before Me This 28 Day Of March, 2024

Notary Signature:





Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: 0 Pearidge Road

Land Lot(s): 170 District: 14 Section: 2nd Map #: 14N16C Parcel #: 079A

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 (checked), Commercial, Vacant, Other (Specify), Existing Structures

2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0

3. The number of all residents occupying the property:

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

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.

Iglesia De Dios Evangelio Completo

Property Owner's Signature (handwritten) Date 3/25/24

Iglesia De Dios Evangelio Completo
Pastor Philipe Lucas

Property Owner's Printed Name

Sworn To And Subscribed Before Me This 28 Day Of March 2024

Notary Signature: (handwritten)





Community Development Department

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

(Application Type A : ONLY) 0 Amos Road

Address of Property to be Annexed: 700 Fearidge Rd, Canton, GA 30114; 680 Pearidge Rd, Canton, GA 30114

Land Lot(s): 170 & 171 District: 14th Section: 2nd Map #: 14N16C Parcel #: 068, 079 & 081

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
- Commercial
- Vacant
- Other (Specify) Mixed Use
- Existing Structures

2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0

3. The number of all residents occupying the property:

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

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.

Pearidge Land Investments, LLC by

Sanford A. Freeman 3/28/24
Property Owner's Signature Date

Sanford A. Freeman

Property Owner's Printed Name

Sworn To And Subscribed before Me this 28 Day Of March, 2024

Notary Signature: [Signature]





Community Development Department

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

(Application Type A : ONI.Y) 0 Amos Road

Address of Property to be Annexed: 700 Pearidge Rd, Canton, GA 30114; 680 Pearidge Rd, Canton, GA 30114

Land Lot(s): 170 & 171 District: 14th Section: 2nd Map #: 14N16C Parcel #: 068, 079 & 081

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, Commercial, Vacant, Other (Specify) Mixed Use, Existing Structures

2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0

3. The number of all residents occupying the property:

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

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.

Pearidge Land Investments, LLC, by

Walter Freeman 3/28/24
Property Owner's Signature Date

Walter Freeman

Property Owner's Printed Name

Sworn To And Subscribed Before Me This 28 Day Of March, 2024

Notary Signature: [Signature]



2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-63869	11/15/2023	\$0.00	\$1,020.77	\$0.00	Paid 10/30/2023

Map: 14N16C 079 A
Location: PEARIDGE RD

Printed: 03/31/2024

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

IGLESIA DE DIOS EVANGELIO
COMPLETO INC
107 ROCK CREEK DR
CANTON, GA 30114

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.)

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: IGLESIA DE DIOS EVANGELIO
Map Code: 14N16C 079 A Real
Description: LL 170 14TH D TR 2
Location: PEARIDGE RD
Bill No: 2023-63869
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	98,200.00	7.0000	\$98,200.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY M&O	\$98,200	\$39,280	\$0	\$39,280	4.954000	\$0.00	\$194.59
COUNTY WIDE FIRE DIST	\$98,200	\$39,280	\$0	\$39,280	2.764000	\$0.00	\$108.57
INS PREMIUM CREDIT	\$98,200	\$39,280	\$0	\$39,280	0.000000	\$0.00	\$0.00
PARKS BOND	\$98,200	\$39,280	\$0	\$39,280	0.319000	\$0.00	\$12.53
SCHOOL BOND	\$98,200	\$39,280	\$0	\$39,280	1.500000	\$0.00	\$58.92
SCHOOL M&O	\$98,200	\$39,280	\$0	\$39,280	16.450000	\$0.00	\$646.16
STATE TAX	\$98,200	\$39,280	\$0	\$39,280	0.000000	\$0.00	\$0.00
TOTALS					25.987000	\$0.00	\$1,020.77

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

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	\$1,020.77
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,020.77
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/30/2023

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-49828	11/15/2023	\$0.00	\$2,075.33	\$0.00	Paid 12/12/2023

Map: 14N16C 081

Printed: 03/31/2024

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

Location: 680 PEARIDGE RD

FREEMAN SANFORD G
201 PAUL CIRCLE
JASPER, GA 30143

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.)

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: FREEMAN SANFORD G
Map Code: 14N16C 081 Real
Description: LL 170 DIST. 14
Location: 680 PEARIDGE RD
Bill No: 2023-49828
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
147,920.00	50,000.00	0.5000	\$197,920.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY M&O	\$197,920	\$79,168	\$0	\$79,168	4.954000	\$0.00	\$392.20
COUNTY WIDE FIRE DIST	\$197,920	\$79,168	\$0	\$79,168	2.764000	\$0.00	\$218.82
INS PREMIUM CREDIT	\$197,920	\$79,168	\$0	\$79,168	0.000000	\$0.00	\$0.00
PARKS BOND	\$197,920	\$79,168	\$0	\$79,168	0.319000	\$0.00	\$25.25
SCHOOL BOND	\$197,920	\$79,168	\$0	\$79,168	1.500000	\$0.00	\$118.75
SCHOOL M&O	\$197,920	\$79,168	\$0	\$79,168	16.450000	\$0.00	\$1,302.31
STATE TAX	\$197,920	\$79,168	\$0	\$79,168	0.000000	\$0.00	\$0.00
TOTALS					25.987000	\$0.00	\$2,057.33

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

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	\$2,057.33
Penalty	\$0.00
Interest	\$18.00
Other Fees	\$0.00
Previous Payments	\$2,075.33
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/12/2023

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-49844	11/15/2023	\$6,634.63	\$0.00	\$0.00	\$6,634.63

Map: 14N16C 079

Payment Good through: 03/31/2024
Printed: 03/31/2024

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

Location: 700 PEARIDGE RD

FREEMAN WALTER
17 RYLES RD
CARTERSVILLE, GA 30120

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.)

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: FREEMAN WALTER
Map Code: 14N16C 079 Real
Description: LL 170 14TH D TR 1
Location: 700 PEARIDGE RD
Bill No: 2023-49844
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
107,300.00	469,000.00	53.6700	\$576,300.00	11/15/2023		03/31/2024			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax		
COUNTY M&O	\$576,300	\$230,520	\$0	\$230,520	4.954000	\$0.00	\$1,142.00		
COUNTY WIDE FIRE DIST	\$576,300	\$230,520	\$0	\$230,520	2.764000	\$0.00	\$637.16		
INS PREMIUM CREDIT	\$576,300	\$230,520	\$0	\$230,520	0.000000	\$0.00	\$0.00		
PARKS BOND	\$576,300	\$230,520	\$0	\$230,520	0.319000	\$0.00	\$73.54		
SCHOOL BOND	\$576,300	\$230,520	\$0	\$230,520	1.500000	\$0.00	\$345.78		
SCHOOL M&O	\$576,300	\$230,520	\$0	\$230,520	16.450000	\$0.00	\$3,792.05		
STATE TAX	\$576,300	\$230,520	\$0	\$230,520	0.000000	\$0.00	\$0.00		
TOTALS						25.987000	\$0.00	\$5,990.53	

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

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	\$5,990.53
Penalty	\$299.53
Interest	\$277.07
Other Fees	\$67.50
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$6,634.63

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-111304	11/15/2023	\$0.00	\$519.74	\$0.00	Paid 10/06/2023

Map: 14N16C 068
Location: PINE GROVE DR

Printed: 03/31/2024

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

STRICKLAND EAZEL
3827 CLINE DR
SMYRNA, GA 30082

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.)

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: STRICKLAND EAZEL
Map Code: 14N16C 068 Real
Description: LL 171; 14TH D
Location: PINE GROVE DR
Bill No: 2023-111304
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	50,000.00	0.0000	\$50,000.00	11/15/2023				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax	
COUNTY M&O	\$50,000	\$20,000	\$0	\$20,000	4.954000	\$0.00	\$99.08	
COUNTY WIDE FIRE DIST	\$50,000	\$20,000	\$0	\$20,000	2.764000	\$0.00	\$55.28	
INS PREMIUM CREDIT	\$50,000	\$20,000	\$0	\$20,000	0.000000	\$0.00	\$0.00	
PARKS BOND	\$50,000	\$20,000	\$0	\$20,000	0.319000	\$0.00	\$6.38	
SCHOOL BOND	\$50,000	\$20,000	\$0	\$20,000	1.500000	\$0.00	\$30.00	
SCHOOL M&O	\$50,000	\$20,000	\$0	\$20,000	16.450000	\$0.00	\$329.00	
STATE TAX	\$50,000	\$20,000	\$0	\$20,000	0.000000	\$0.00	\$0.00	
TOTALS					25.987000	\$0.00	\$519.74	

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

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	\$519.74
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$519.74
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/06/2023

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-63869	11/15/2023	\$0.00	\$1,020.77	\$0.00	Paid 10/30/2023

Map: 14N16C 079 A
Location: PEARIDGE RD

Printed: 03/31/2024

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

IGLESIA DE DIOS EVANGELIO
COMPLETO INC
107 ROCK CREEK DR
CANTON, GA 30114

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RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: IGLESIA DE DIOS EVANGELIO
Map Code: 14N16C 079 A Real
Description: LL 170 14TH D TR 2
Location: PEARIDGE RD
Bill No: 2023-63869
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	98,200.00	7.0000	\$98,200.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY M&O	\$98,200	\$39,280	\$0	\$39,280	4.954000	\$0.00	\$194.59
COUNTY WIDE FIRE DIST	\$98,200	\$39,280	\$0	\$39,280	2.764000	\$0.00	\$108.57
INS PREMIUM CREDIT	\$98,200	\$39,280	\$0	\$39,280	0.000000	\$0.00	\$0.00
PARKS BOND	\$98,200	\$39,280	\$0	\$39,280	0.319000	\$0.00	\$12.53
SCHOOL BOND	\$98,200	\$39,280	\$0	\$39,280	1.500000	\$0.00	\$58.92
SCHOOL M&O	\$98,200	\$39,280	\$0	\$39,280	16.450000	\$0.00	\$646.16
STATE TAX	\$98,200	\$39,280	\$0	\$39,280	0.000000	\$0.00	\$0.00
TOTALS					25.987000	\$0.00	\$1,020.77

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Current Due	\$1,020.77
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,020.77
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/30/2023

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-49828	11/15/2023	\$0.00	\$2,075.33	\$0.00	Paid 12/12/2023

Map: 14N16C 081
Location: 680 PEARIDGE RD

Printed: 03/31/2024

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

FREEMAN SANFORD G
201 PAUL CIRCLE
JASPER, GA 30143

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RETURN THIS PORTION WITH PAYMENT
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Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: FREEMAN SANFORD G
Map Code: 14N16C 081 Real
Description: LL 170 DIST. 14
Location: 680 PEARIDGE RD
Bill No: 2023-49828
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
147,920.00	50,000.00	0.5000	\$197,920.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY M&O	\$197,920	\$79,168	\$0	\$79,168	4.954000	\$0.00	\$392.20
COUNTY WIDE FIRE DIST	\$197,920	\$79,168	\$0	\$79,168	2.764000	\$0.00	\$218.82
INS PREMIUM CREDIT	\$197,920	\$79,168	\$0	\$79,168	0.000000	\$0.00	\$0.00
PARKS BOND	\$197,920	\$79,168	\$0	\$79,168	0.319000	\$0.00	\$25.25
SCHOOL BOND	\$197,920	\$79,168	\$0	\$79,168	1.500000	\$0.00	\$118.75
SCHOOL M&O	\$197,920	\$79,168	\$0	\$79,168	16.450000	\$0.00	\$1,302.31
STATE TAX	\$197,920	\$79,168	\$0	\$79,168	0.000000	\$0.00	\$0.00
TOTALS					25.987000	\$0.00	\$2,057.33

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Current Due	\$2,057.33
Penalty	\$0.00
Interest	\$18.00
Other Fees	\$0.00
Previous Payments	\$2,075.33
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/12/2023

2023 Property Tax Statement

	Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
Denise Mastroserio Cherokee County Tax Commissioner 2780 Marietta Hwy Canton, GA 30114	2023-49844	11/15/2023	\$6,634.63	\$0.00	\$0.00	\$6,634.63

Map: 14N16C 079 Payment Good through: 03/31/2024
Printed: 03/31/2024

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

Location: 700 PEARIDGE RD

FREEMAN WALTER
17 RYLES RD
CARTERSVILLE, GA 30120

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.)

RETURN THIS PORTION WITH PAYMENT
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Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: FREEMAN WALTER
Map Code: 14N16C 079 Real
Description: LL 170 14TH D TR 1
Location: 700 PEARIDGE RD
Bill No: 2023-49844
District: 001

Buidling Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
107,300.00	469,000.00	53.6700	\$576,300.00	11/15/2023		03/31/2024			
Ently			Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY M&O			\$576,300	\$230,520	\$0	\$230,520	4.954000	\$0.00	\$1,142.00
COUNTY WIDE FIRE DIST			\$576,300	\$230,520	\$0	\$230,520	2.764000	\$0.00	\$637.16
INS PREMIUM CREDIT			\$576,300	\$230,520	\$0	\$230,520	0.000000	\$0.00	\$0.00
PARKS BOND			\$576,300	\$230,520	\$0	\$230,520	0.319000	\$0.00	\$73.54
SCHOOL BOND			\$576,300	\$230,520	\$0	\$230,520	1.500000	\$0.00	\$345.78
SCHOOL M&O			\$576,300	\$230,520	\$0	\$230,520	16.450000	\$0.00	\$3,792.05
STATE TAX			\$576,300	\$230,520	\$0	\$230,520	0.000000	\$0.00	\$0.00
TOTALS						25.987000	\$0.00	\$5,990.53	

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Current Due	\$5,990.53
Penalty	\$299.53
Interest	\$277.07
Other Fees	\$67.50
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$6,634.63

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-111304	11/15/2023	\$0.00	\$519.74	\$0.00	Paid 10/06/2023

Map: 14N16C 068

Printed: 03/31/2024

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

Location: PINE GROVE DR

STRICKLAND EAZEL
3827 CLINE DR
SMYRNA, GA 30082

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.)

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Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: STRICKLAND EAZEL
Map Code: 14N16C 068 Real
Description: LL 171; 14TH D
Location: PINE GROVE DR
Bill No: 2023-111304
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	50,000.00	0.0000	\$50,000.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
COUNTY M&O	\$50,000	\$20,000	\$0	\$20,000	4.954000	\$0.00	\$99.08
COUNTY WIDE FIRE DIST	\$50,000	\$20,000	\$0	\$20,000	2.764000	\$0.00	\$55.28
INS PREMIUM CREDIT	\$50,000	\$20,000	\$0	\$20,000	0.000000	\$0.00	\$0.00
PARKS BOND	\$50,000	\$20,000	\$0	\$20,000	0.319000	\$0.00	\$6.38
SCHOOL BOND	\$50,000	\$20,000	\$0	\$20,000	1.500000	\$0.00	\$30.00
SCHOOL M&O	\$50,000	\$20,000	\$0	\$20,000	16.450000	\$0.00	\$329.00
STATE TAX	\$50,000	\$20,000	\$0	\$20,000	0.000000	\$0.00	\$0.00
TOTALS					25.987000	\$0.00	\$519.74

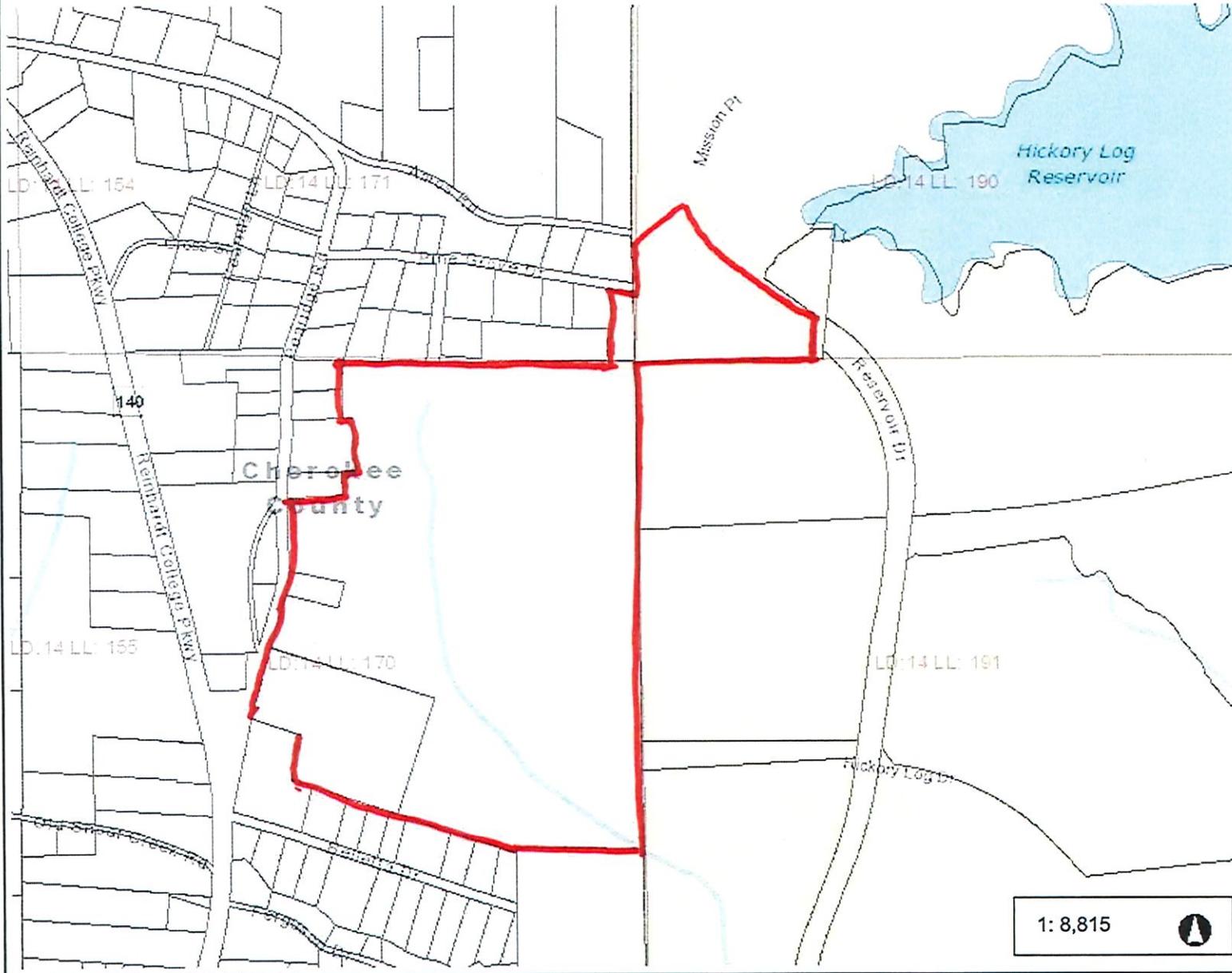
The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

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Current Due	\$519.74
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$519.74
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/06/2023



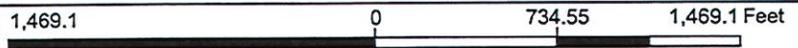
Cherokee County, GA



Legend

- Land Lot Boundaries
- Parcels

1: 8,815



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

Location Map

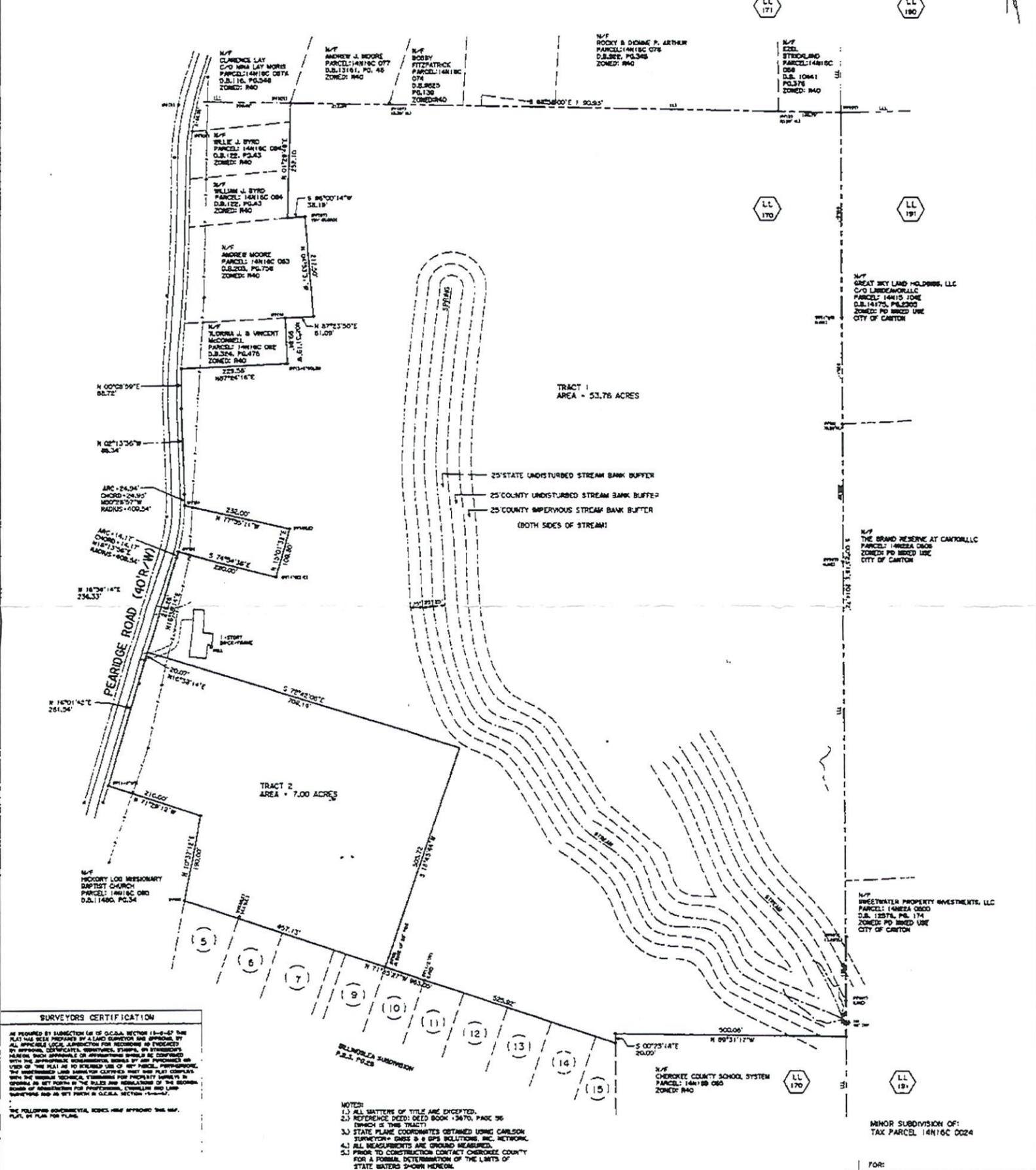
Notes

F.L.S. FEDERAL INSURANCE RATE MAP COMMUNITY NO. 1302N, PAGE 1630 DATED 8/19/82 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

Disclaimer:
 Prior to any building, grading, or development work, the owner should obtain a copy of the zoning ordinance and other applicable laws, rules, and regulations of the City of Canton, Georgia, and the State of Georgia, and should consult with the appropriate City and State officials. The information on this map is for informational purposes only and does not constitute a warranty of any kind. The user of this map assumes all liability for any use of the information contained herein.

THIS BLOCK INTENDED FOR THE USE OF THE SURVEYOR ONLY.

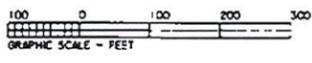
18-0013-01-D



SURVEYORS CERTIFICATION
 I, the undersigned, being duly sworn, certify that the foregoing is a true and correct copy of the original survey as shown on the map, and that the same is a true and correct copy of the original survey as shown on the map, and that the same is a true and correct copy of the original survey as shown on the map.

NOTES:
 1.) ALL BATTERS OF TITLE ARE EXCEPTED.
 2.) REFERENCE DEED: DEED BOOK 13470, PAGE 36 (WHICH IS THIS TRACT).
 3.) STATE PLANE COORDINATES OBTAINED USING CARLSON SURVEYING & GPS SOLUTIONS, INC. NETWORK.
 4.) ALL MEASUREMENTS ARE GROUND MEASUREMENTS.
 5.) PRIOR TO CONSTRUCTION CONTACT CHEROKEE COUNTY FOR A FORMAL DETERMINATION OF THE LIMITS OF STATE WATERS SHOWN HEREON.

LEGEND
 1. SP - 3/8" DIA BLACK 1/2" ROD
 2. ST - 1/2" DIA STEEL PIPE
 3. CT - CHAIN TOP PIN
 4. ST - 1/2" DIA STEEL PIPE
 5. H - IRON NAIL
 6. ALL - LIME PUTTY
 7. RW - 1/2" DIA WIRE
 8. PL - PROPERTY LINE
 9. CL - CENTER LINE
 10. SL - SURVEY LINE
 11. RL - REAR LINE
 12. FL - FRONT LINE
 13. BL - BACK LINE
 14. CP - CORNER PIN PLUMB
 15. ST - STEEL PIPE
 16. ST - STEEL PIPE
 17. ST - STEEL PIPE
 18. ST - STEEL PIPE
 19. ST - STEEL PIPE



IGLESIA DE DIOS EVANGELIO COMPLETO
 PART OF:
 LAND LOT 170
 14th DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 100'
 FIELD WORK MAY 2018
 PREPARED MAY 22, 2018
 CHEROKEE SURVEYING CO., INC.
 P.O. BOX 328
 CANTON, GEORGIA 30168
 2623 MARIETTA HIGHWAY
 CANTON, GEORGIA 30114
 TEL. 770 479 2940
 email: charles@cherookesurveying.com

