

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
- Report Date: 10/9/24
Hearing Date: 10/3/24
Voting Date: 10/17/24

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

Agenda Item Title:

ANNX2403-001 - Request to annex +/- 62.66s - Pearidge community - Pearidge Land Investments LLC

Summary:

The applicant proposes the annexation of +/- 62.66 acres into the City of Canton. This property will be combined with 8.5 acres already in the city limits for a total of +/- 70.72 acres. The project will contain 215 single family detached units 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 public hearing is scheduled for October 3, 2024. The action meeting is scheduled for October 3, 2024. The annexation request will be heard first. If approved the rezoning and Master Plan 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 recommendations can be found in the staff report.

Reviews:

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

Attachments:

Application
Site plan and surveys
Community Input Meeting information

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: 10/9/24
Hearing Date: 10/3/24
Voting Date: 10/17/24

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

Agenda Item Title:

RZON2403-002, request to rezone +/- 70.72 acres to PD-MU for the development of a residential community and small retail center, MP2405-005, Master Plan to set development standards, - Pearidge community - Pearidge Land Investments LLC

Summary:

The applicant proposes the annexation of +/- 62.22 acres into the City of Canton. This property will be combined with +/- 8.5 acres already in the city limits for a total of +/- 70.72 acres. The project will contain 215 single family detached units 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.

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 recommendations can be found in the staff report.

Reviews:

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

Attachments:

Application
Site plan and surveys
Community Input Meeting information
Staff report



Land Use Petition: ANNX2403-001

Date of Staff Report Preparation: October 9, 2024

Mayor and City Council Public Hearing Date: October 3, 2024

Mayor and City Council Action Meeting Date: October 17, 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, Density 1 to 3 du/a

Current Use: Single family homes and undeveloped land

Proposed Development: 215 single family detached homes and a small restaurant/retail area located off of Reservoir Drive, density 3.07 du/a

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

homes

Vacant/Undeveloped and apartments

homes, food pantry.

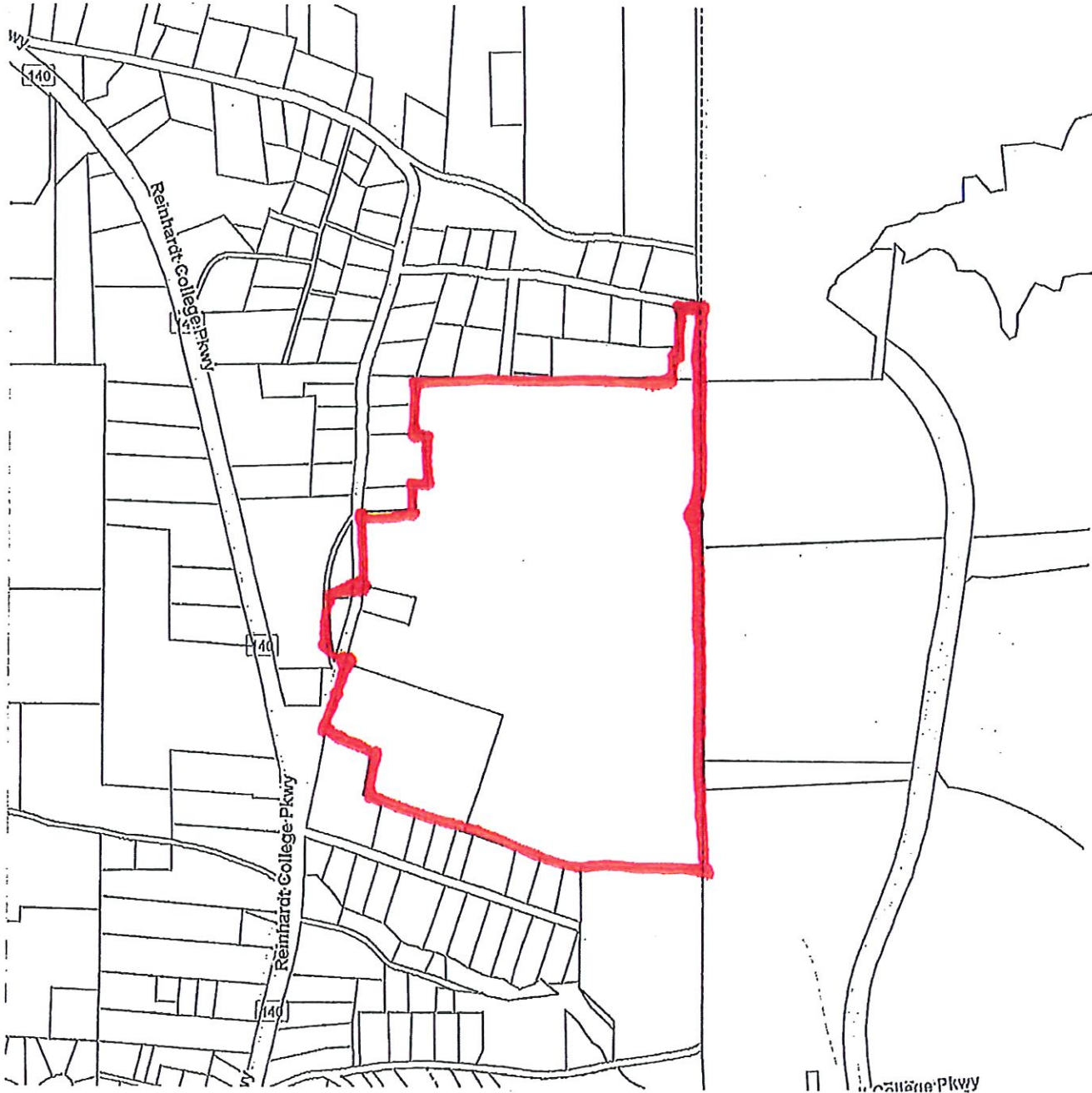
North – R-40, Cherokee County, single family

South – R-40, Cherokee County Single family

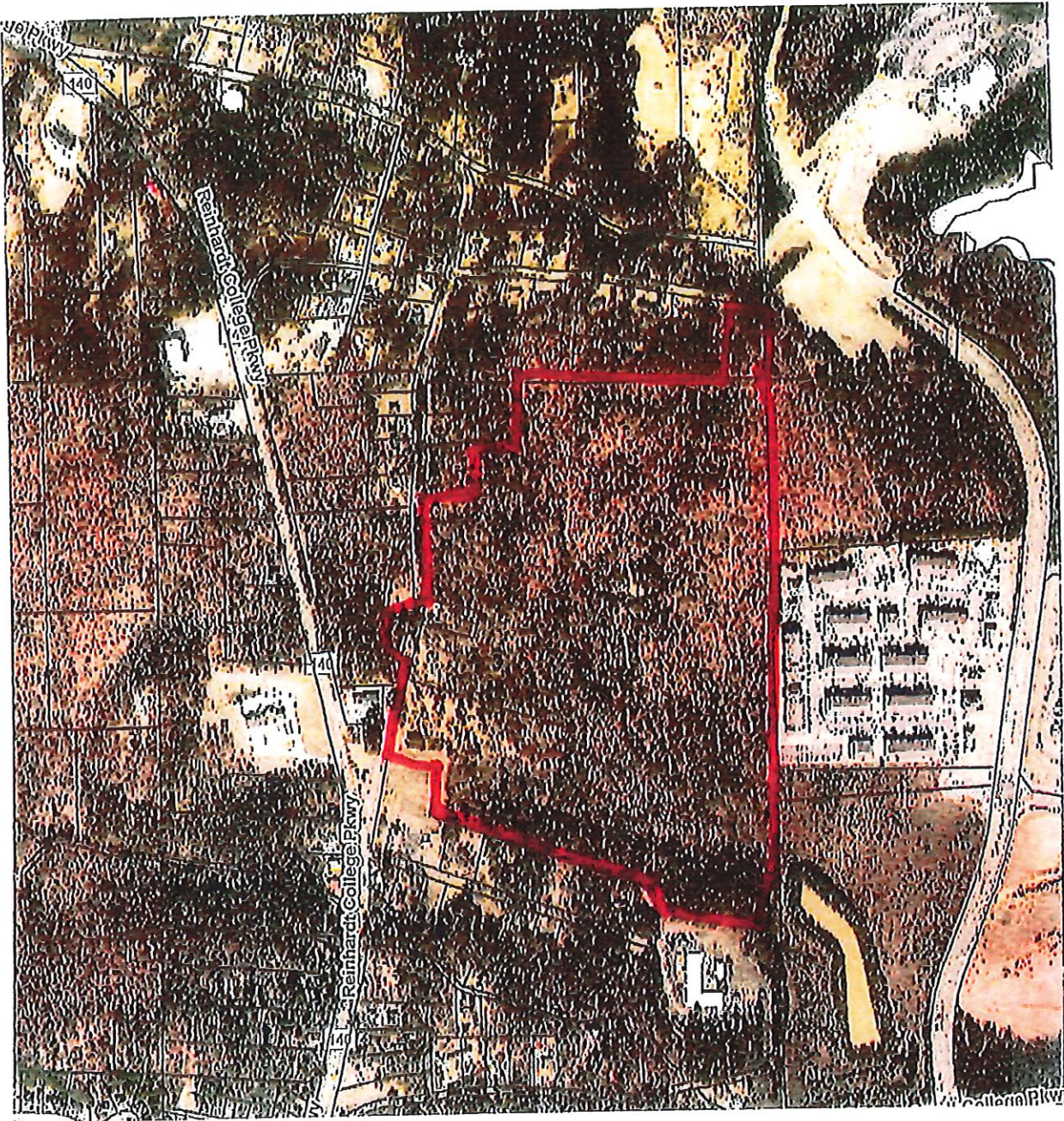
East – PD-MU, City of Canton.

West – R-40, Cherokee County. Single family

Location Map

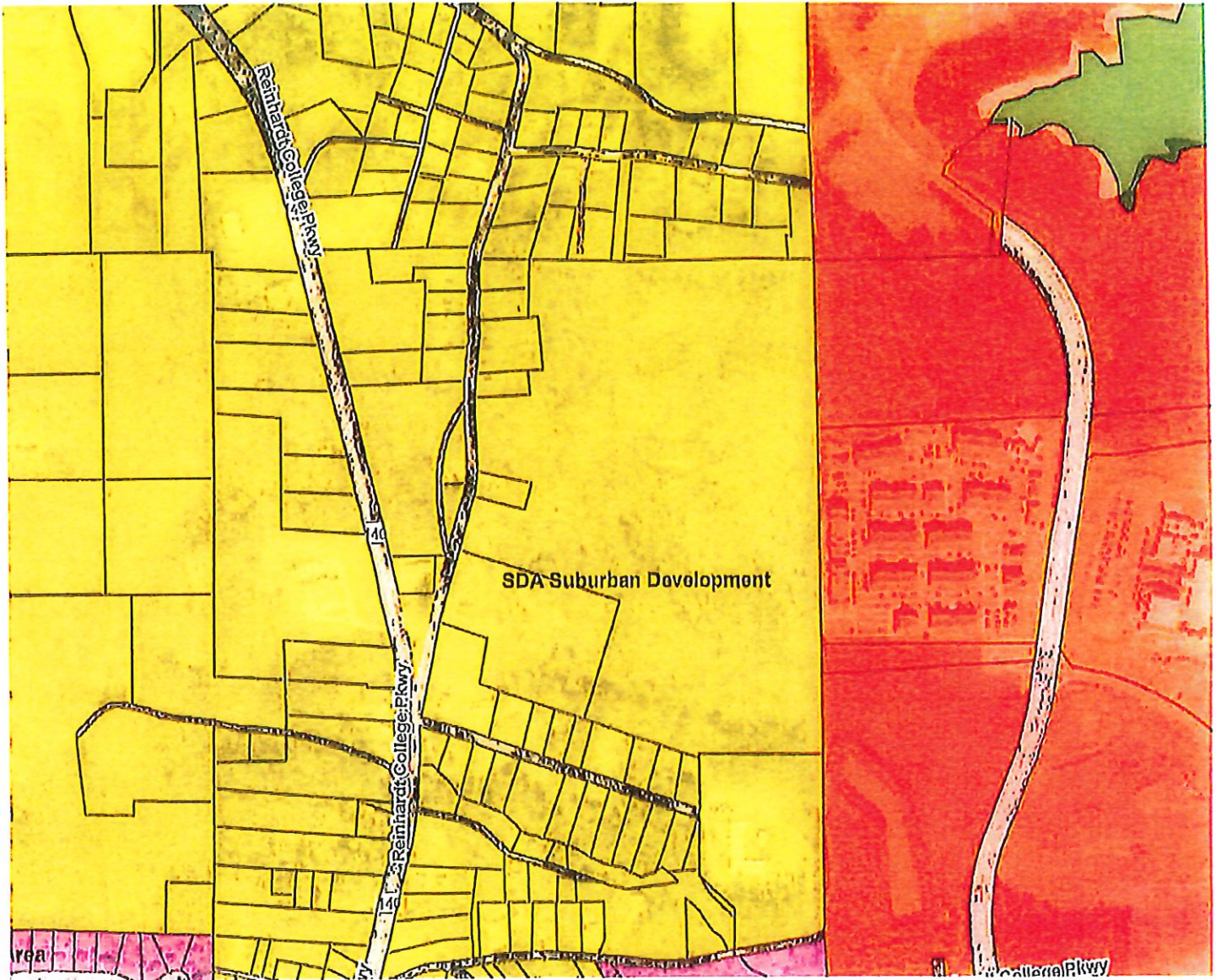


Existing Land Use Map



CANTON

Future Development Map





Site Description: The +/- 70.71 acres is largely vacant and undeveloped. The area also contains two single family homes. One is vacant and in very poor condition and one is occupied.

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:
Building Services has no comments.
- SAFETY SERVICES:
- SAFETY SERVICES:
- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)



- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2023](#)), ([2024](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2024](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))

The City of Canton has an automatic sprinkler system ordinance. All multi-family residential construction (three family dwellings or more) requires an NFPA 13R automatic sprinkler system. For commercial development, any structure over 3,500 square feet shall require an NFPA 13 automatic sprinkler system.

This project may require two or more entrances based on the number of dwelling units constructed. This requirement is in the City of Canton Unified Development Code (UDC), section 109.03.12 - Development access and the 2018 International Fire Code Appendix "D".

The minimum diameter fire main size is 8". Fire hydrant placement is based on both the City of Canton UDC, section 110.02.02 (f)- Design criteria and appendix B and C of the 2018 International Fire Code which has been adopted as law in the City of Canton.

Mail Kiosks shall meet the 2010 Federal ADA standard and USPS-STD-4C. A van accessible handicap parking space and access aisle is required to serve an accessible route to the mail kiosk.

Specific 2018 IFC requirements for civil plans:

1. The 2018 International Fire Code, appendix "D" requires fire apparatus access roads not exceed 10% grade and for local Cherokee



County fire apparatus requirements, access road cross grades may not exceed 5%.

2. Roads throughout the development must be at minimum made of asphalt or concrete capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

3. Turn radiuses for all streets shall be 35' minimum for development entrances and 25' for interior streets. Proof of turning radius compliance shall be demonstrated using software analysis such as "AutoTURN" or other clearance/swept path analysis software. For tire curb clearances, bumper swing clearances or inside crimp angles, contact Cherokee County Fire & Emergency Services.

4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided an approved area for turning around fire apparatus.

5. Aerial fire apparatus streets are required where the vertical distance between the grade plane and the highest roof surface exceeds 30'. The required width of an aerial apparatus road shall be 26' minimum and constructed as noted in note #2 above. One or more of the aerial access routes meeting the building height condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. Overhead utilities and power lines shall not be located over the aerial apparatus road.

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 215 single family detached homes and a small restaurant/retail area located off of Reservoir Drive. The development will provide 31.1 acres of open space area.

The current development in Great Sky is occurring at Lakeside, Pods 7, 13, 14 and 15. The total number of approved lots is 582. Pods 9, 10, 11 and 12 have yet to be developed. The total number of approved lots in these pods is 532.

Pod 16 was approved for a total 700 residential units. Of this number a maximum of 502 units may be apartments and 198 may be another of residential unit.



The staff recommends **APPROVAL** of this annexation request.

Conditions for Consideration

The applicant has proposed the following conditions:

1. The developer will provide a mitigation fee of \$1,000 per lot for a total of \$215,000.
2. To provide the County with additional right-of-way along the total property frontage of Pearidge Road to allow for a 50' r-o-w.
3. Provide sidewalk and street lights along the total property frontage of Pearidge Road.
4. Provide a one acre tract of land along Pearidge Road for the development of a park.
5. Donate 3 acres of land to the Charlie Ferguson Community Center.
6. Provide sewer access to the Charlie Ferguson Community Center.
7. The construction access point will be off of Reservoir Drive.
8. All streets will be public.

DEVELOPMENT SERVICES

The traffic study they submitted shows that the LOS for Reservoir Drive intersections remains at an acceptable level. It is not nearing capacity even with all the developments completed that have been approved. For a 4 lane highway, without doing any major calculations the capacity is probably close to 8,000 vehicles per hour both ways. We are nowhere near this, nor will we be once all developments are in place.

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER



Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

The applicant has met with the school board. A mitigation fee of \$1,000 per living unit was agreed upon.

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

The County has not presented any objections. The entry point to the development from Pearidge Road must be built to County standards.

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

The ingress/egress point on Pearidge Road will be required to be built to County standards.

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration



Land Use Petition: RZON2403-002, MP2405-005, CUP2404-002

Date of Staff Report Preparation: September 26, 2024

Mayor and City Council Public Hearing Date: October 3, 2024

Mayor and City Council voting date: October 17, 2024

Applicant: Pearidge Land Investments

Property Location: Between Pearidge Road and Reservoir Drive

Parcel ID: 14N16C 081, 079, 079A, 068, a portion of 14N16 081

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

Acreage: +/- 70.72 acres

Existing Zoning District: R-40, Cherokee County and PD-MU, City of Canton

Existing Land Use: Vacant/Undeveloped, church, single family homes

**Future Development Map Designation: SDA Suburban Development and CLMURC,
Community Development Level Mixed Use/Retail Center**

**Proposed Development: 215 single family detached homes and a small restaurant/retail
area and open space.**

District Standards: *See Master Plan and proposed site 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.

homes.

apartments and church

homes, food pantry.

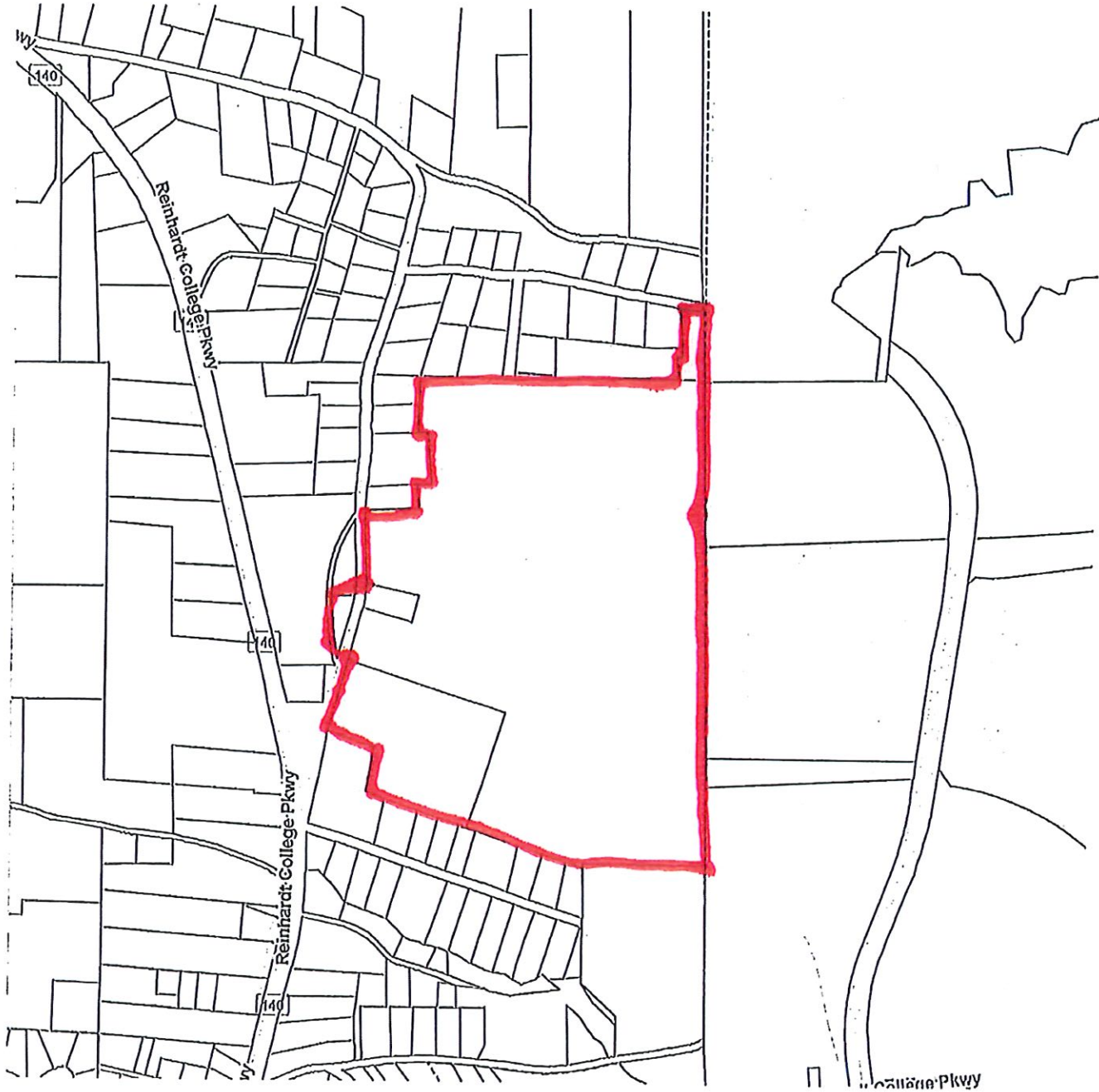
North – R-40, Cherokee County, single family

South – R-40, Cherokee County, Single family

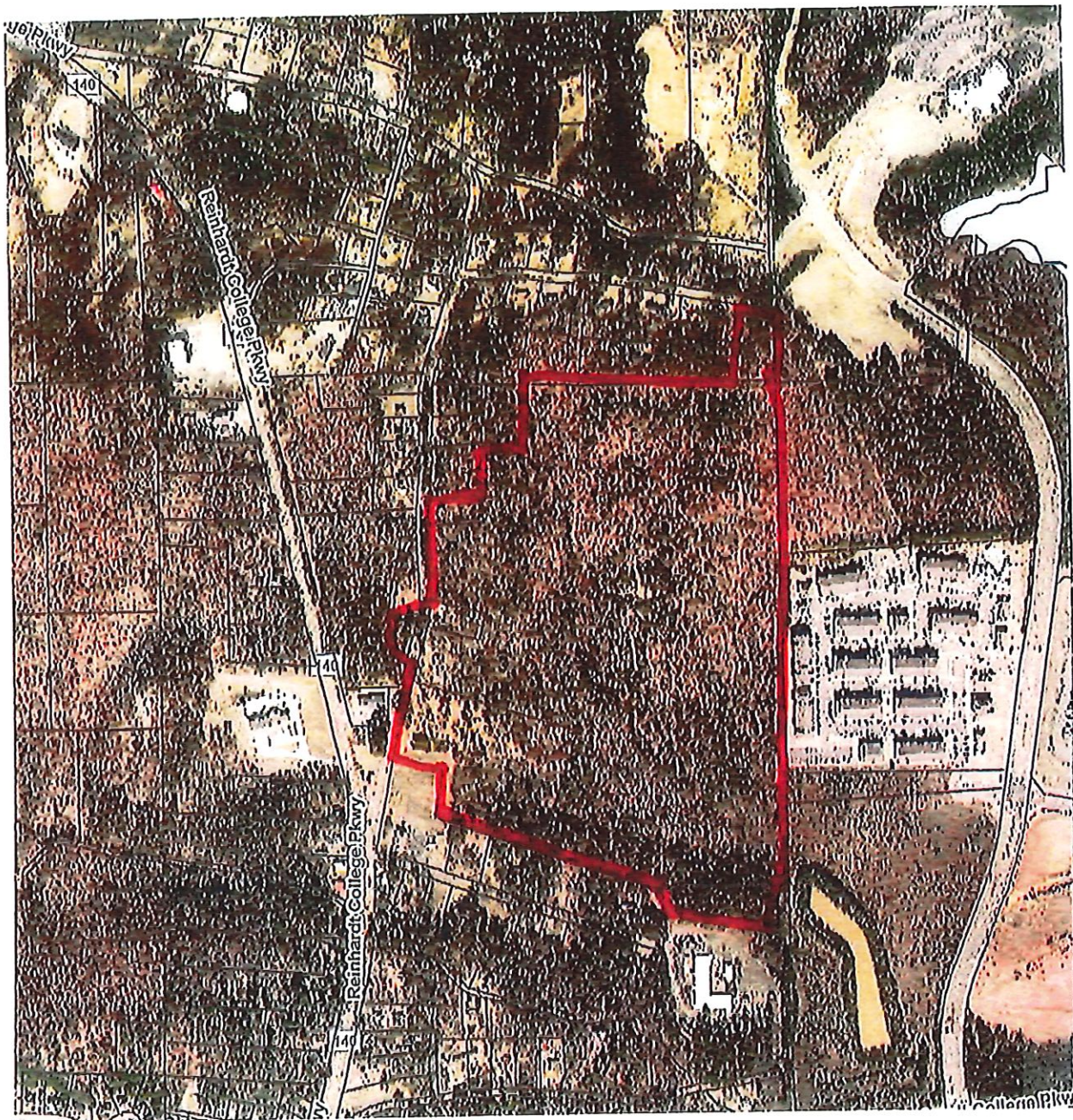
East – PD-MU, City of Canton, Undeveloped land,

West – R-40, Cherokee County, single family

Location Map

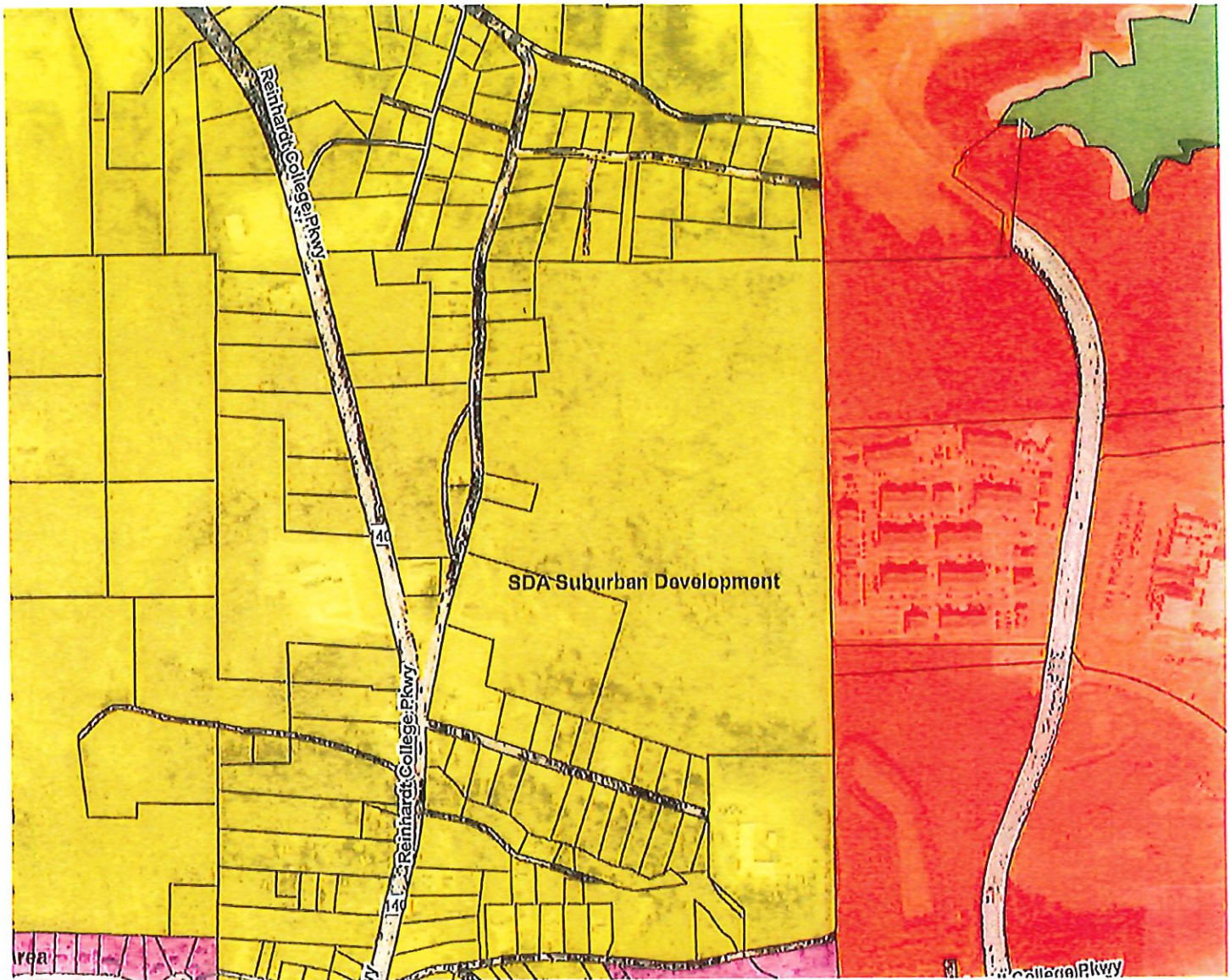


Existing Land Use Map



CANTON

Future Development Map





Site Description: The property is largely vacant and undeveloped. There are two single family homes on Pearidge Road. One is vacant and in poor condition, the other is occupied. The parcel that fronts on Reservoir Drive has been pad graded for several years. The area in between is mostly wooded.

Site History: Staff has no knowledge of the proposed annexed area. The +/- 8.5 acres is owned by the First Baptist Church of Canton and is a vacant field.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;** The single family detached element will be compatible with nearby properties. The restaurant/retail area will be quite a distance from other like uses but will serve the proposed area and Great Sky.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;** The proposed use will not adversely affect the use or usability of adjacent and nearby properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;** The proposed annexed area is currently zoned R-40 in Cherokee County. The current trend is for smaller lots. The existing PD-MU property has conditions that basically restrict the property to church and related uses.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;** An agreement has been reached with the school board that a \$1,000 mitigation fee per living unit shall be paid by the owner/developer.
5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map;** The majority of the property is located in the Suburban Developing Areas region. Three of the recommended land uses in this area are low density single family residential (1-3 u/a), greenspace and neighborhood level commercial uses. Per the applicants site plan the total acreage is 70.72 acres. The elimination of the townhomes brings the total number of requested units to 215. This gives a density of 3.04 dwelling units per acre, slightly over the recommended density. The applicants site plan also includes 31.1 acres of greenspace.



6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The growing population in Canton and surrounding unincorporated Cherokee County requires the need more housing. The latest trend in the area has been townhome development. The addition of 196 single family detached living units would help fill a gap in housing types offered for sale.
7. **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.** There are no known historic buildings, sites or archaeological resources in the affected area.
8. **Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts.** The commercial area will require approval of the exterior elevations prior to the issuance of a building permit.

CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT

- a. **Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City;** The plan is primarily consistent with the comprehensive plan. The requested density is .04 du/a over the recommended density.
- b. **Whether the proposed use complies with the requirements of this zoning ordinance;** The applicant has submitted which details the proposed development standards. The requested PD-MU zoning requires the submission of a Master Plan application.
- c. **Whether public services, public facilities and utilities are adequate to serve the proposed use;** Public services, facilities and utilities are adequate to serve the proposed development.
- d. **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:**
 1. **Noise, smoke, order, dust or vibration generated by the proposed use;** None expected.



2. **Hours or manner of operation of the proposed use;** Hours of "use and operation" should be that of a normal residential development and
 3. **Traffic volumes generated by the proposed use;** Traffic volumes generated by the proposed use will not adversely affect the roadways.
- e. **Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;** The area contains numerous single family homes. The proposed development would not cause an over concentration of this housing type. There is no commercial areal area along Reservoir Drive.
- f. **Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations;** and The prosed single family homes, greenspace and neighborhood level commercial use is in keeping with the Suburban Developing Areas of the Comprehensive Plan. The required Master Plan application has the proposed development standards for the project. If approved these will be the criteria for the development. The commercial element will be required to gain approval from the Canton Design Review Team for the exterior of the buildings prior to the issuance of building permits.
- g. **Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design.** The proposed residential uses will be compatible with adjacent properties and land uses. The PD-MU zoning district requires a mixture of uses. The small commercial area on Reservoir Drive will satisfy this requirement.

DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:
Building Services has no comments.



- SAFETY SERVICES:
- International Building Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2024](#))
- International Residential Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2024](#))
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2023](#)), ([2024](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2024](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))

The City of Canton has an automatic sprinkler system ordinance. All multi-family residential construction (three family dwellings or more) requires an NFPA 13R automatic sprinkler system. For commercial development, any structure over 3,500 square feet shall require an NFPA 13 automatic sprinkler system.

This project may require two or more entrances based on the number of dwelling units constructed. This requirement is in the City of Canton Unified Development Code (UDC), section 109.03.12 - Development access and the 2018 International Fire Code Appendix "D".

The minimum diameter fire main size is 8". Fire hydrant placement is based on both the City of Canton UDC, section 110.02.02 (f)- Design criteria and appendix B and C of the 2018 International Fire Code which has been adopted as law in the City of Canton.



Mail Kiosks shall meet the 2010 Federal ADA standard and USPS-STD-4C. A van accessible handicap parking space and access aisle is required to serve an accessible route to the mail kiosk.

Specific 2018 IFC requirements for civil plans:

1. The 2018 International Fire Code, appendix "D" requires fire apparatus access roads not exceed 10% grade and for local Cherokee County fire apparatus requirements, access road cross grades may not exceed 5%.
2. Roads throughout the development must be at minimum made of asphalt or concrete capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
3. Turn radiuses for all streets shall be 35' minimum for development entrances and 25' for interior streets. Proof of turning radius compliance shall be demonstrated using software analysis such as "AutoTURN" or other clearance/swept path analysis software. For tire curb clearances, bumper swing clearances or inside crimp angles, contact Cherokee County Fire & Emergency Services.
4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided an approved area for turning around fire apparatus.
5. Aerial fire apparatus streets are required where the vertical distance between the grade plane and the highest roof surface exceeds 30'. The required width of an aerial apparatus road shall be 26' minimum and constructed as noted in note #2 above. One or more of the aerial access routes meeting the building height condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. Overhead utilities and power lines shall not be located over the aerial apparatus road.

Conditions for Consideration

COMMUNITY DEVELOPMENT



The applicant has submitted applications for annexation, rezoning, Conditional Use Permit and a Master Plan. The townhomes have been removed from the project, so the CUP is no longer needed. The request now is to construct 215 single family detached homes with a small restaurant/retail area fronting on Reservoir Drive.

The original public hearing was postponed in order to give the applicant time to meet with County staff in order to work on some issues with the ingress/egress point off of Pearidge Road. The site plan has since been amended to relocate the entry point more directly with Highway 140. The revised site plan also indicates an amenity center for the Pearidge community and an area donated to the Community Center to provide additional parking for the center.

The revised site plan will list the requested development standards such as lot widths, lot size and setbacks.

The current development in Great Sky is occurring at Lakeside, Pods 7, 13, 14 and 15. The total number of approved lots is 582. Pods 9, 10, 11 and 12 have yet to be developed. The total number of approved lots in these pods is 532.

Pod 16 was approved for a total 700 residential units. Of this number a maximum of 502 units may be apartments and 198 may be another of residential unit.

The staff recommends **APPROVAL** of these applications.

Conditions for Consideration

The applicant has proposed the following conditions:

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1. The developer will provide a mitigation fee of \$1,000 per lot for a total of \$215,000.
2. To provide the County with additional right-of-way along the total property frontage of Pearidge Road to allow for a 50' r-o-w.
3. Provide sidewalk and street lights along the total property frontage of Pearidge Road.
4. Provide a one acre tract of land along Pearidge Road for the development of a park.
5. Donate 3 acres of land to the Charlie Ferguson Community Center.
6. Provide sewer access to the Charlie Ferguson Community Center.
7. The construction access point will be off of Reservoir Drive.
8. All streets will be public.

The staff also recommends the following condition: 9. The development standards shall be those shown on the applicants submitted site plan stamped "Revised 9/26/24".

DEVELOPMENT SERVICES

The traffic study they submitted shows that the LOS for Reservoir Drive intersections remains at an acceptable level. It is not nearing capacity even with all the developments completed that have been approved. For a 4 lane highway, without doing any major calculations the capacity is probably close to 8,000 vehicles per hour both ways. We are nowhere near this, nor will we be once all developments are in place.



Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Any water/sewer easements needed to connect to existing utilities are the responsibility of the owner/developer.

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

The applicant has met with the School Board. A mitigation fee of \$1,000 per living unit will be required.

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

The County had concerns with the location of the ingress/egress point on Pearidge Road as it shown on the original site plan. The plan has since been amended to provide an ingress/egress point a little farther south that will line up with Hwy. 140. The owner/developer must construct the



entrance to County standards. The applicant has also stated that they will be donating r-o-w along the entire road frontage of Pearidge Road to allow for a 50' r-o-w.

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION



Community Development Department

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

Public Hearing Application

Project # ANNX2403-001

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

Fee Schedule:

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

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

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: _____

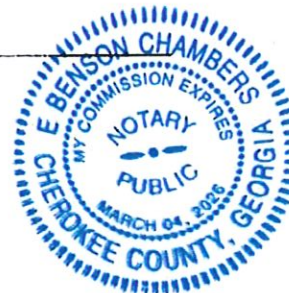
Print Name: Lee Lusk, Member

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

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

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.

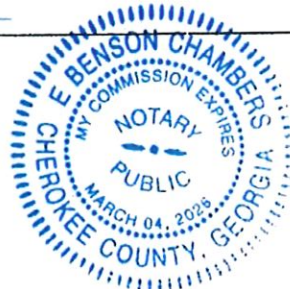
Owner Signature: Sanford Freeman Print Name: Sanford G. Freeman

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

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

Sworn To And Subscribed Before Me This 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, 20 24.

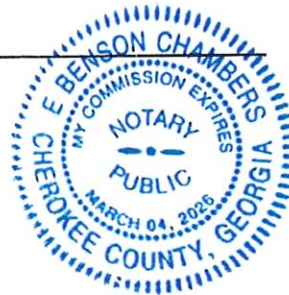
Owner Signature: Walter Freeman Print Name: Walter Freeman

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

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

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, 2024.

Owner Signature: *Philipe Lucas*

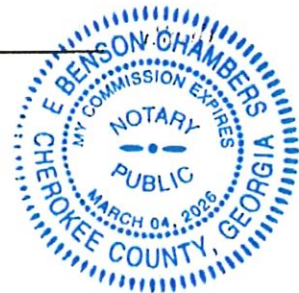
Print Name: Iglesia De Dios Evangelio Completo
Pastor Philipe Lucas

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

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

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

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:

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

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: *E Benson Chambers*





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: [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:

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

Name of Authorized Applicant: Pearidge Land Investments, LLC

Signature: [Signature]

Mailing Address: 510 Gilmer Ferry Rd Applicant Status:

City: Bell County

State: GA Zip Code: 30107

Telephone: 404-273-9757

Fax Number: _____

E-mail: ebclan@bears LAW@GMAIL.COM

- ☐ Owner
☐ Option to Purchase
☐ Lessee
☐ 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 _____ 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:

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

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: _____

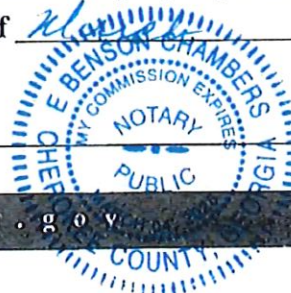
E-mail: ebchamberslaw@gmail.com

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:

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

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: _____

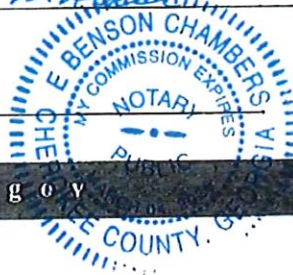
E-mail: ebchamberslaw@gmail.com

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: E Benson Chambers





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]
Signature

Date: 3/29/24

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]
Signature

Date: 3/28/24

Lee Lusk, Member

Printed Name

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

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

cantonga.gov



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

\$		
\$		
\$		

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
14N16 081

☐ City
☐ County
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.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	See Exhibit "B" for Adjacent Property/Owner Information		
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. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. This communication between the applicant and the school board shall take place, at a minimum, prior to the Planning Commission meeting in which the application is scheduled to be heard. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH Cherokee High School

MIDDLE 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
(Guidelines available from Planning & Zoning Dept.)
- ☐ 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:

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

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

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

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

Pearidge Land Investments, LLC, by

Walter Freeman
Property Owner's Signature

3/28/24
Date

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.

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

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

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

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

Pearidge Land Investments, LLC, by

Property Owner's Signature

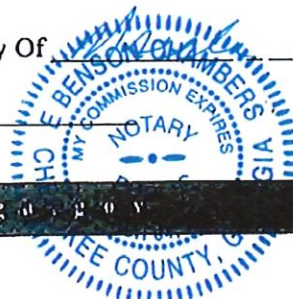
Date

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 ☐ Other (Specify) _____
☐ Commercial ☐ Existing Structures _____
☐ Vacant _____

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

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

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

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

Iglesia De Dios Evangelio Completo

Pastor Philipe Lucas
Property Owner's Signature

3/28/24
Date

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: [Signature]





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

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 reasonably 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:

Kelly Conney
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, hereinafter 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.

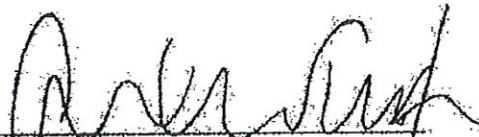
Rec: \$25.00 TRANSFER TAX \$0.00

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

ParticipantIDs: 2715643381

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 Tercero

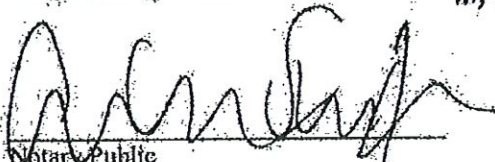
Andrew Thomas Smith

NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness


Notary Public

x DOMINGO LOPEZ

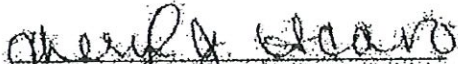
Name: DOMINGO LOPEZ

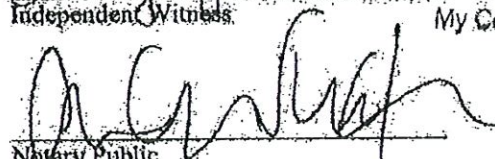
Andrew Thomas Smith

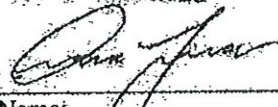
NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness


Notary Public

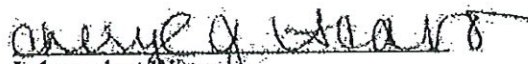
x 
Name: Irma Lucas

Andrew Thomas Smith

NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness

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 L. Jones P.O. A.
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 HEREIN BY REFERENCE.



REFERENCE PLATS:

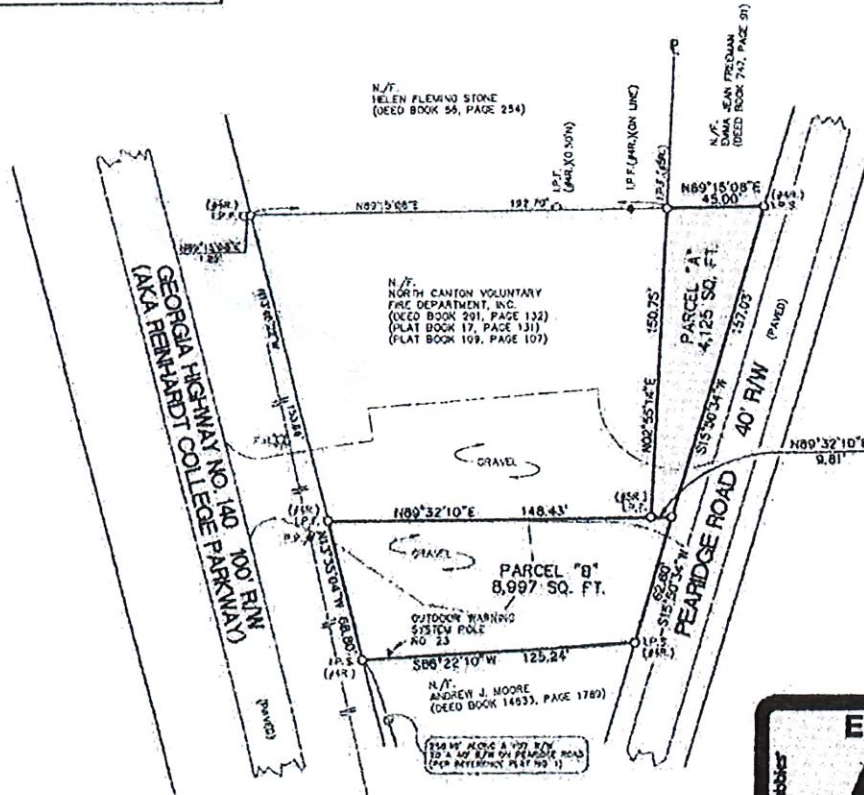
- 1) BOUNDARY SURVEY FOR:
NORTH CANTON VOLUNTEER FIRE DEPARTMENT,
DATED: JUNE 27, 2013,
BY: SCOTT L. REECE, R.L.S. NO. 2648
RECORDED IN PLAT BOOK 109, PAGE 107.

F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM
(N.F.I.P.). OFFICIAL FLOOD INSURANCE RATE MAP,
MAP NO. 13032C0163E, REVISED 09-07-12,
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. USER TO OBTAIN THIS DATA WAS A CHRYSLER 192 GPS
RECEIVER WITH A GARMIN 3000 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:

- 1.) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS,
IF ANY, MAY NOT BE SHOWN.
- 2.) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY
AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- 3.) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE
SHOWN.
- 4.) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN
- 5.) SOME FENCES MAY NOT BE SHOWN.
- 6.)



EXHIBIT

A-1



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
OR CALL 800-282-7411

EXISTS PROBABLY DUE TO A CONSTRUCTION



GRAPHIC SCALE - FEET

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
SURVEYING & MAPPING SOCIETY OF GEORGIA
AND
AMERICAN COUNCIL ON SURVEYING & MAPPING

SURVEY DATA STATEMENT:
THIS SURVEY AND THE INFORMATION SHOWN HEREON
WAS PREPARED IN ACCORDANCE WITH THE RULES OF A TITLE
ABSTRACT, TITLE OPINION, OR TITLE COMMITMENT.
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
1800-7 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, AUTHORITY
O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-5,
43-15-6, 43-15-15, 43-15-22.



Michael C. Martin

LEGEND:

- 1) I.P.S. - IRON PIN SET
- 2) I.P.F. - IRON PIN FOUND
- 3) R. OR REBAR - REINFORCING BAR
- 4) D.E. - GRAVITY EASEMENT
- 5) 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.H.P. - OVERHEAD POWER LINE
- 11) F. - FENCE (APPROX. LOC.)
- 12) S. - SIREN (APPROX. LOC.)
- 13) D. - DITCH (APPROX. LOC.)
- 14) S.F. - SOURCE 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 0.05" 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 83,330 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:
DRAWN BY: MIKE HODGES, R.L.S. [SCALE: 1" = 40 FT.]
JOB NO. 22-0816A-03C [DWG FILE: 3316A03C.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
☒ 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	Alaskan Native
0	Asian	0	Pacific Islander
0	Black, not of Hispanic Origin	0	Hispanic
0	White, not of Hispanic Origin		

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

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

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

Pearidge Land Investments, LLC, by

Property Owner's Signature

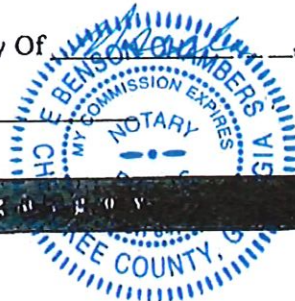
Date

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 | ☐ Other (Specify) _____ |
| ☐ Commercial | ☐ Existing Structures _____ |
| ☐ Vacant | |

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:

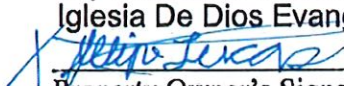
<u>0</u> American Indian	<u>0</u> Alaskan Native
<u>0</u> Asian	<u>0</u> Pacific Islander
<u>0</u> Black, not of Hispanic Origin	<u>0</u> Hispanic
<u>0</u> White, not of Hispanic Origin	

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

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

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

Iglesia De Dios Evangelio Completo

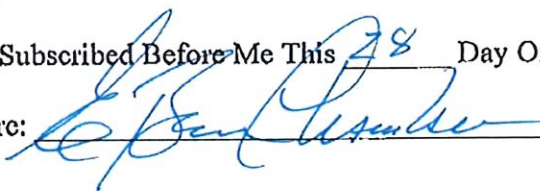

Property Owner's Signature

3/25/24
Date

Iglesia De Dios Evangelio Completo
Pastor Philippe Lucas

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) 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 ☒ Other (Specify) Mixed Use
☒ Commercial ☐ Existing Structures
☐ Vacant

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 Alaskan Native |
| 0 Asian | 0 Pacific Islander |
| 0 Black, not of Hispanic Origin | 0 Hispanic |
| 0 White, not of Hispanic Origin | |

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

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

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

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:

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

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

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

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

Pearidge Land Investments, LLC, by

Walter Freeman
Property Owner's Signature

3/28/24
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

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

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

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
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

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.)

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

	Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
Denise Mastroserio Cherokee County Tax Commissioner 2780 Marietta Hwy Canton, GA 30114	2023-49828	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.cherokeeega.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	\$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

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

STRICKLAND EAZEL
3827 CLINE DR
SMYRNA, GA 30082

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
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

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.cherokeeega.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.)

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

	Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
Denise Mastroserio Cherokee County Tax Commissioner 2780 Marietta Hwy Canton, GA 30114	2023-63869	11/15/2023	\$0.00	\$1,020.77	\$0.00	Paid 10/30/2023

Map: 14N16C 079 A

Printed: 03/31/2024

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

Location: PEARIDGE RD

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.cherokeeega.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

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.)

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	

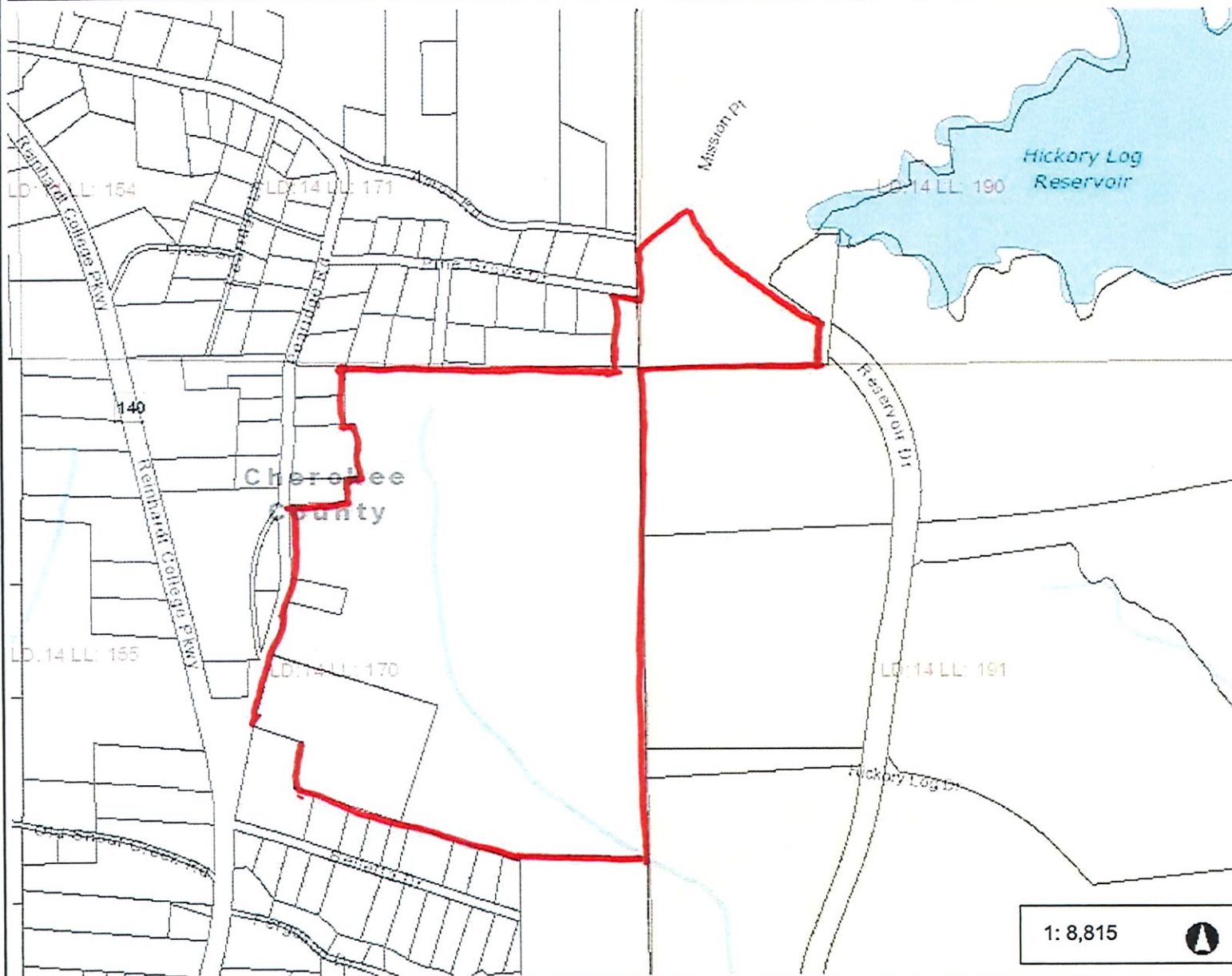
The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

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



Cherokee County, GA



Legend

- ☐ Land Lot Boundaries
- ☐ Parcels

1: 8,815



1,469.1 0 734.55 1,469.1 Feet

© Cherokee County GIS

Location Map

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Community Development Department

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

Public Hearing Application

Project # RZON 2403-002

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

This form is to be executed under oath. I, 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 | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance : Pre-Construction |
| ☐ D Master Plan Revisions | ☐ K Variance : Post-Construction |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ Special Exception |

Fee Schedule:

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

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

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: _____

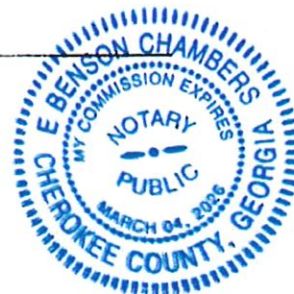
Print Name: Lee Lusk, Member

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

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

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.

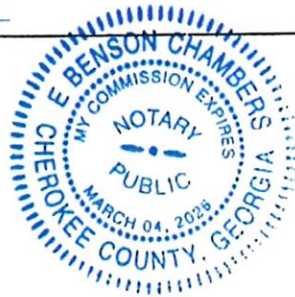
Owner Signature: Sanford Freeman Print Name: Sanford G. Freeman

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

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

Sworn To And Subscribed Before Me This 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, 20 24.

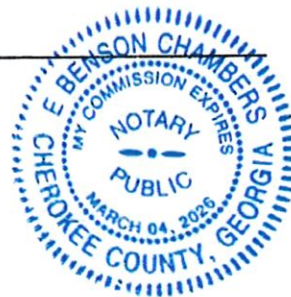
Owner Signature: Walter Freeman Print Name: Walter Freeman

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

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

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.

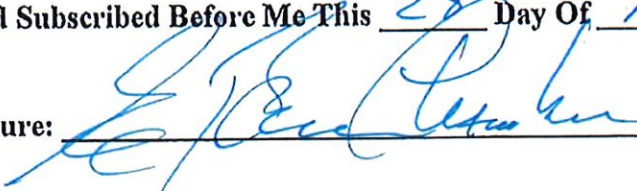
This 28 day of March, 2024.

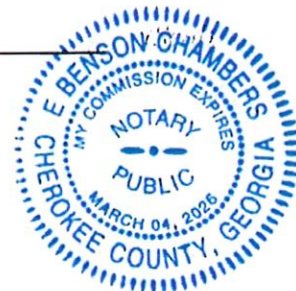
Owner Signature:  Print Name: Pastor Philipe Lucas Iglesia De Dios Evangelio Completo

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

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

Notary 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 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: *Philipe Lucas* Print Name: Paster 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:

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

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: *E Benson Chambers*





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, _____, 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:

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

Name of Authorized Applicant: Pearidge Land Investments, LLC

Signature: _____

Mailing Address: 510 Gilmer Ferry Rd

Applicant Status:

City: Ball Ground

State: GA

Zip Code: 30107

Telephone: 404-273-9257

Fax Number: _____

E-mail: ebchambers LAW@ghai.com

- ☐ Owner
☐ Option to Purchase
☐ Lessee
☐ 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 _____ 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:

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

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: _____

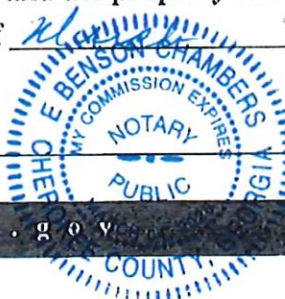
E-mail: ebchamberslaw@gmail.com

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:

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

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]





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

\$	
\$	
\$	

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

☐ City

14N16

081

☐ County

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.

OWNER NAME/ADDRESS

CURRENT ZONING

CURRENT LAND USE

NORTH

See Exhibit "B" for Adjacent Property/Owner Information

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

County Schools serving this development:

HIGH Cherokee High School

MIDDLE 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
(Guidelines available from Planning & Zoning Dept.)
- ☐ Elevation Plans



Dear Applicant,

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

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

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: 3/28/24

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

Lee Lusk, Member

Printed Name

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

Phone: 770.704.1500 | Fax: 770.704.1530 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov



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.

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 reasonably 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.



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

EXHIBIT "A"

PEARIDGE LAND INVESTMENTS, LLC

REZONING

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

FIRST BAPTIST CHURCH OF CANTON GEORGIA, INC
ONE MISSION POINT
CANTON, GA 30114

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

11 AFTER RECORDING RETURN TO:

ROACH & GEIGER

P. O. BOX 677

CANTON, GA 30114

4186 317

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

00 JUN 21 AM 11:17

BOOK 4186 PAGE 317

Anne M. Laneau

#19531

CHEROKEE COUNTY, GA.

REAL ESTATE TRANSFER TAX

PAID \$1200.00 ✓

DATE 6-21-2000

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

Anne M. Laneau
CLERK OF SUPERIOR COURT

THIS INDENTURE, Made this 9th day of JUNE in the year of our Lord Two Thousand between

I. DAVID HARRIS LIVING TRUST AND T. HAROLD HARRIS

("Grantor") of the State of Georgia and County of Cherokee, and

FIRST BAPTIST CHURCH OF CANTON, GEORGIA, INC.

("Grantee") of the State of Georgia and County of Cherokee, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said persons, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, INCLUDING THE CONSIDERATION OF A GIFT FROM GRANTOR TO GRANTEE, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 14TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 73.689 ACRES, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the above-described 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 Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons whomsoever.

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

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, hereinafter 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



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

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF Cobb

THIS INDENTURE, made this 22 day of June, 2022, between **CLAUDINE FREEMAN**, as party or parties of the first part, and **WALTER FREEMAN**, as party or parties of the second part, hereinafter called Grantor (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

121

317-121

SNELL & BISHOP
Attorneys at Law
P. O. Box 312
Canton, Georgia 30114

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 13th day of February in the year of our Lord One Thousand Nine Hundred and Eighty Two between R. R. FREEMAN, JR. and EMMA JEAN FREEMAN

of the State of Georgia and County of Cherokee of the first part, and SANFORD GENE FREEMAN

of the State of Georgia and County of Cherokee of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-- Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part his heirs and assigns, 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, as shown in a Plat of Survey prepared by Wm. F. Pendarvis, II, dated February 1, 1982, and recorded in Plat Book 20, page 8, of the Cherokee County Plat Records and being more particularly described in said Plat of Survey as follows:

BEGINNING at an iron pin placed on the East right-of-way of Pearidge Road, said iron pin being located 1323.5 feet South of the intersection of the centerline of Pine Forest Drive with the extension of the East right-of-way of Pearidge Road, as measured along the East right-of-way of Pearidge Road; thence from said POINT OF BEGINNING South 40° 50' 19" West 100 feet along the East right-of-way of Pearidge Road to an iron pin placed; thence South 78° 22' East 220 feet to an iron pin placed; thence North 11° 38' East 110 feet to an iron pin placed; thence North 81° 00' 34" West 232.08 feet to the POINT OF BEGINNING.

The Grantors herein are the sole heirs at law of R. R. Freeman, Sr.

Cherokee County, GEORGIA
Real Estate Transfer Tax
Paid 0 -- 0 -- 0
into 2-15-82
Annette Fleming
Clerk of Superior Court

GEORGIA, CHEROKEE COUNTY
CLERK SUPERIOR COURT
Filed in office, this 15
day of February, 1982
at 10:15 AM. Recorded in
D. Book 317 Page 121
This 16 day of Feb 1982

Annette Fleming

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Sanford Gene Freeman the said party of the second part, his heirs and assigns forever in Fee Simple.

And the said parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their

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:

Kelly Cooney
Witness

Walter Freeman
WALTER FREEMAN

Alicia Margo
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.

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.

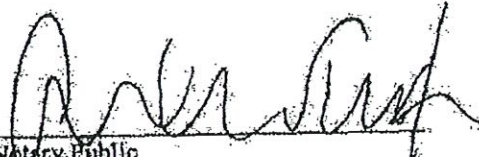
WHEREAS the property shall be held in trust for the use and benefit use and benefit of the Church of God Denomination a/k/a Church of God (Inc.) Tennessee.

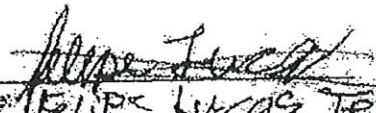
TOGETHER WITH all fixtures, structures and improvements on said property and all of the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

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

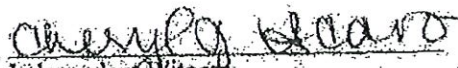
x 
Name: FELIPE LUCAS TERCERO

Andrew Thomas Smith

NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness


Notary Public

x DOMINGO LOPEZ

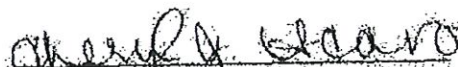
Name: DOMINGO LOPEZ

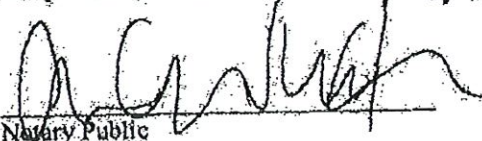
Andrew Thomas Smith

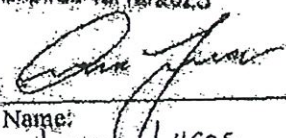
NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness


Notary Public

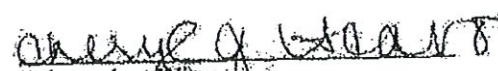
x 
Name: Irma Lucas

Andrew Thomas Smith

NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness

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.

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:

Claudine Freeman
CLAUDINE FREEMAN

Signed, Sealed, and Delivered
in the Presence of:

[Signature]
Signature of Unofficial Witness

Holly M Bartlett
Signature of Notary Public



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 HEREIN BY REFERENCE.



REFERENCE PLATS:

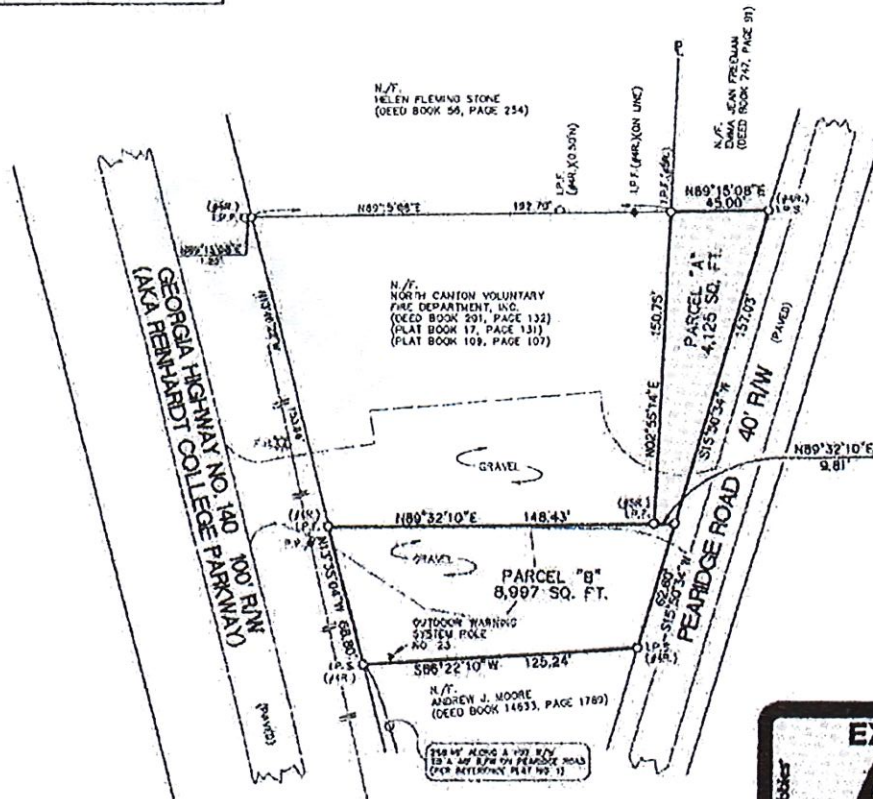
1) BOUNDARY SURVEY FOR:
NORTH CANTON VOLUNTEER FIRE DEPARTMENT,
DATED: JUNE 27, 2013,
BY: SCOTT L. REECE, R.L.S. NO. 2648
RECORDED IN PLAT BOOK 109, PAGE 107.

F.E.M.A NATIONAL FLOOD INSURANCE PROGRAM
(N.F.I.P.), OFFICIAL FLOOD INSURANCE RATE MAP,
MAP NO. 1307700103E, REVISED 09-07-12,
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 CHIRRAV 180 GPS
RECEIVER WITH A CARLSON 2400/2000 DATA COLLECTOR RECEIVING RTK
CORRECTIONS VIA AN INTERNET CONNECTION WITH GPS SOLUTIONS
REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED
MEASUREMENTS FROM THE TRIMBLE 4700 REAL TIME NETWORK OPERATED
BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY
OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.08 FEET
HORIZONTAL AND 0.10 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

NOTES:

- 1.) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS,
IF ANY, MAY NOT BE SHOWN.
- 2.) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY
AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- 3.) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE
SHOWN.
- 4.) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
- 5.) SOME FENCES MAY NOT BE SHOWN.
- 6.)

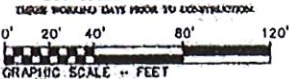


EXHIBIT

A-1



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
OR CALL 800-282-7411



SURVEY DATA STATEMENT:
THIS SURVEY AND THE INFORMATION SHOWN HEREON
WAS PREPARED WITHOUT THE BORROW OF A TITLE
ABSTRACT, TITLE OPINION, OR TITLE COMMITMENT.
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
180-1 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, AUTHORITY
O.C.G.A. SECS. 15-6-67, 15-6-68, 15-6-69, 15-6-70,
15-6-71, 15-6-72, 15-6-73, 15-6-74, 15-6-75, 15-6-76,
15-6-77, 15-6-78, 15-6-79, 15-6-80, 15-6-81, 15-6-82,
15-6-83, 15-6-84, 15-6-85, 15-6-86, 15-6-87, 15-6-88,
15-6-89, 15-6-90, 15-6-91, 15-6-92, 15-6-93, 15-6-94,
15-6-95, 15-6-96, 15-6-97, 15-6-98, 15-6-99, 15-6-100.



Michael C. Martin

MARTIN LAND SURVEYING, P.C.
MICHAEL C. MARTIN, R.L.S.
LICENSE NO. 15001028
104 HAYWOOD DRIVE
WOODSTOCK, GEORGIA 30188
PHONE: (770) 926-0200

MCM LAND SURVEYING
SURVEYING & MAPPING SOCIETY OF GEORGIA
AND
AMERICAN CONGRESS 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. - LAND LOT LINE
 - 6) R/W - RIGHT OF WAY
 - 7) C - CENTERLINE
 - 8) E - EASEMENT
 - 9) P.P. - POWER & (OH) PHONE POLE
 - 10) O.P. - OVERHEAD POWER 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 21,819 FEET AND AN ANGULAR
ERROR OF 0.9" 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 83,532 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:
DRAWN BY: MIKE TRICHES, R.L.S. SCALE: 1" = 40 FT.
JOB NO. 22-5818A-03C DWG FILE: 5818A03C.dwg

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

Printed: 03/31/2024

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

Location: PEARIDGE RD

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

	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
(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

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.)

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

OVERALL BOUNDARY LEGAL DESCRIPTION

PEARIDGE LAND INVESTMENTS, LLC

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 170, 171, 190 AND 191 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING BETTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LAND LOT LINE OF LAND LOT 190 AND THE SOUTHERLY RIGH OF WAY OF AMOS ROAD (40 FOOT RIGHT OF WAY), THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTHERLY AND SOUTHEASTERLY RIGHT OF WAY OF AMOS ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES, 44 MINUTES, 15 SECONDS EAST A DISTANCE OF 13.93 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, AND ARC DISTANCE OF 82.25 FEET WITH A RADIUS OF 75.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES, 50 MINUTES, 43 SECONDS EAST A CHORD DISTANCE OF 78.19 FEET TO A POINT; THENCE NORTH 38 DEGREES, 23 MINUTES, 29 SECONDS EAST A DISTANCE OF 41.44 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 74.27 FEET WITH A RADIUS OF 278.31, BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES, 59 MINUTES, 15 SECONDS EAST A CHORD DISTANCE OF 74.05 FEET TO A POINT; THENCE NORTH 52 DEGREES 33 MINUTES, 37 SECONDS EAST A DISTANCE OF 38.17 FEET TO THE POINT OF INTERSECTON OF THE SOUTHEASTERLY RIGHT OF WAY OF AMOS ROAD AND THE SOUTHWESTERLY RIGHT OF WAY OF RESERVOIR DRIVE (HAVING AN APPARENT 100 FOOT RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGH TOF WAY OF RESERVOIR DRIVE THE FOLLOWING

COURSES AND DISTANCES: THENCE ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 505.82 FEET WITH A RADIUS OF 1547.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44 DEGREES, 37 MINUTES, 19 SECONDS EAST A CHORD DISTANCE OF 503.57 FEET TO AN A POINT; THENCE SOUTH 54 DEGREES, 16 MINUTES, 55 SECONDS EAST A DISTANCE OF 279.71 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF RESORVOIR DRIVE SOUTH 05 DEGREES, 44 MINUTES, 10 SECONDS WEST A DISTANCE OF 61.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 88 DEGREES, 39 MINUTES, 24 SECONDS WEST A DISTANCE OF 772.66 FEET TO AN IRON PIN FOUND AND MARKING THE COMMON CORNERS OF LAND LOTS 170, 171, 190 AND 191; THENCE SOUTH ALONG THE COMMON LINE OF LAND LOTS 170 AND 191 SOUTH 00 DEGREES, 20 MINUTES, 07 SECONDS EAST A DISTANCE OF 681.68 FEET TO AN IRON PIN FOUND; THENCE SOUTH 00 DEGREES, 26 MINUTES, 01 SECONDS EAST A DISTANCE OF 1333.05 FEET TO AN IRON PIN FOUND; THENCE NORTH 89 DEGREES, 30 MINUTES, 40 SECONDS WEST A DISTANCE OF 500.06 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 23 MINUTES, 55 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 34 MINUTES, 49 SECONDS WEST A DISTANCE OF 983.05 FEET TO A POINT; THENCE NORTH 10 DEGREES, 37 MINUTES, 12 SECONDS EAST A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 29 MINUTES, 12 SECONDS WEST A DISTANCE OF 210.00 FEET TO THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD (40 FOOT RIGHT OF WAY). THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 16 DEGREES, 01 MINUTES, 42

SECONDS EAST A DISTANCE OF 281.54, THENCE NORTH 16 DEGREES, 38 MINUTES, 14 SECONDS EAST A DISTANCE OF 216.26 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 14.17 FEET WITH A RADIUS OF 409.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16 DEGREES, 13 MINUTES, 56 SECONDS EAST WITH A CHORD DISTANCE OF 14.17 FEET, THENCE NORTH 40 DEGREES, 50 MINUTES, 19 SECONDS EAST A DISTANCE OF 100.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 14.17 FEET WITH A RADIUS 409.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 00 DEGREES, 28 MINUTES, 57 MINUTES WEST HAVING A CHORD DISTANCE OF 24.93 FEET, THENCE NORTH 02 DEGREES, 13 MINUTES, 36 SECONDS WEST A DISTANCE OF 186.34 FEET, THENCE NORTH 00 DEGREES, 08 MINUTES, 59 SECONDS EAST A DISTANCE OF 88.72 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD NORTH 87 DEGREES, 24 MINUTES, 16 SECONDS EAST A DISTANCE OF 229.58 FEET TO AN IRON PIN FOUND; THENCE NORTH 02 DEGREES, 31 MINUTES, 19 SECONDS WEST A DISTANCE OF 99.84 DEGREES, THENCE NORTH 87 DEGREES, 23 MINUTES, 50 SECONDS WEST A DISTANCE OF 61.09 FEET TO A POINT; THENCE NORTH 04 DEGREES, 53 MINUTES, 31 SECONDS WEST A DISTANCE OF 217.50 FEET TO A POINT; THENCE SOUTH 86 DEGREES, 00 MINUTES, 14 SECONDS WEST A DISTANCE OF 38.19 FEET TO A POINT; THENCE NORTH 01 DEGREES, 29 MINUTES, 48 SECONDS EAST A DISTANCE OF 252.10 FEET TO AN IRON PIN FOUND; THENCE SOUTH 88 DEGREES, 58 MINUTES, 00 SECONDS EAST ALONG THE NORTH LAND LOT LINE OF LAND LOT 170 A DISTANCE OF 1190.93 FEET TO A POINT; THENCE CONTINUING

ALONG SAID LAND LOT LINE NORTH 89 DEGREES, 59 MINUTES, 43 SECONDS EAST
A DISTANCE OF 135.80 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE
NORTH 02 DEGREES, 34 MINUTES, EAST A DISTANCE OF 112.00 FEET TO A POINT;
THENCE SOUTH 82 DEGREES, 13 MINUTES, EAST A DISTANCE OF 6.2 FEET TO A
POINT; THENCE NORTH 00 DEGREES, 48 MINUTES, 29 SECONDS EAST A DISTANCE
OF 198.20 FEET TO A POINT ON THE SOUTH SIDE OF PINE FOREST DRIVE; THENC
SOUTH 82 DEGREES, 53 MINUTES EAST ALONG THE SOUTH SIDE OF PINE FOREST
DRIVE A DISTANCE OF 122.80 FEET TO A POINT ON THE EAST LAND LOT LINE OF
LAND LOT 171; THENCE NORTH 00 DEGREES, 36 MINUTES, 43 SECONDS EAST A
DISTANCE OF 173.35 FEET AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION
FIRST BAPTIST CHURCH CANTON

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 14TH LAND DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 6.25 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 NORTH $00^{\circ}15'47''$ EAST A DISTANCE OF 294.00' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE SOUTHERN RIGHT-OF-WAY OF PINE GROVE DRIVE (40' R/W); THENCE CONTINUING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 NORTH $00^{\circ}36'43''$ EAST A DISTANCE OF 173.35' TO A CAPPED REBAR SET (CRBS) ON THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD; THENCE LEAVING THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 AND ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD SOUTH $78^{\circ}44'15''$ EAST A DISTANCE OF 13.93' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH $69^{\circ}50'43''$ EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=82.25', RADIUS=75.00') WHICH SUBTENDS A CHORD DISTANCE OF 78.19' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH $38^{\circ}23'29''$ EAST A DISTANCE OF 41.44' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH $43^{\circ}59'15''$ EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=74.27, RADIUS=278.31') WHICH SUBTENDS A CHORD DISTANCE OF 74.05' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH $52^{\circ}33'37''$ EAST A DISTANCE OF 38.17' TO A CAPPED REBAR SET (CRBS) AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD AND THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W); THENCE ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH $44^{\circ}37'19''$ EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=505.82', RADIUS=1547.00') WHICH SUBTENDS A CHORD DISTANCE OF 503.57' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH $54^{\circ}16'55''$ EAST A DISTANCE OF 279.71' TO A ONE-HALF INCH BENT REBAR FOUND (1/2" RB BENT); THENCE LEAVING THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH $05^{\circ}44'10''$ WEST A DISTANCE OF 61.00' TO A ONE-HALF

INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 88°39'24" WEST A DISTANCE OF 772.66' TO A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION

IGLESIA DE DIOS EVANGELIO COMPLETO, INC.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 4TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING SHOWN AS TRACT 2 ON A PLAT OF SURVEY FOR IGLESIA DE DIOS EVANGELIO COMPLETO BY WALTER H. CAGLE, REGISTERED LAND SURVEYOR NUMBER 2077, DATED MAY 22, 2018, REVISED JULY 31, 2018, AND BEING RECORDED AT PLAT BOOK 118, PAGE 1597, CHEROKEE COUNTY, GEORGIA, PLAT RECORDS AND BEING BETTER DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LAND LOT 170, THE SAME BEING THE COMMON CORNERS OF LAND LOTS 170, 171, 190 AND 191, THENCE SOUTHERLY ALONG THE EAST LAND LOT LINE OF LAND LOT 170 SOUTH 00 DEGREES, 23 MINUTES, 18 SECONDS EAST A DISTANCE OF 2014.72 FEET TO AND IRON PIN FOUND; THENCE LEAVING THE EAST LAND LOT LINE NORTH 89 DEGREES, 31 MINUTES, 17 SECONDS WEST A DISTANCE OF 500.06 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 23 MINUTES, 18 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 35 MINUTES, 27 SECONDS WEST A DISTANCE 525.32 FEET TO AN IRON PIN FOUND IN THE BASE OF A 20" PINE, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 71 DEGREES, 35 MINUTES, 27 SECONDS WEST A DISTANCE OF 457.13 FEET TO AN IRON PIN FOUND; THENCE NORTH 10 DEGREES, 37 MINUTES, 12 SECONDS EAST A DISTANCE OF 190.00 FEET TO A PIN PLACED; THENCE NORTH 71 DEGREES, 29 MINUTES, 12 SECONDS WEST A DISTANCE OF 210.00 FEET TO AN IRON PIN FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF PEARIDGE ROAD, HAVING A 40 FOOT RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF PEARIDGE ROAD NORTH 16 DEGREES, 01 MINUTES, 42 SECONDS EAST A DISTANCE OF 281.54 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 16 DEGREES, 36 MINUTES, 14 SECONDS EAST A DISTANCE OF 20.07 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT OF WAY SOUTH 72 DEGREES, 42 SECONDS 06 MINUTES EAST A DISTANCE OF 708.14 FEET TO AN IRON PIN PLACED; THENCE SOUTH 18 DEGREES, 43 MINUTES, 44 SECONDS WEST A DISTANCE OF 503.72 FEET TO AN IRON PIN FOUND, BEING THE TRUE POINT OF BEGINNING. SAID SURVEY SHOWING AN AREA OF 7.00 ACRES.

LEGAL DESCRIPTION
PEARIDGE LAND INVESTMENTS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 14TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT WHERE LAND LOTS 171, 170, 190, & 191 INTERSECT; THENCE FROM SAID POINT OF BEGINNING NORTH $89^{\circ} 54' 56''$ WEST 135.81 FEET ALONG THE COMMON LAND LOT LINE OF 171 AND 170 TO AN IRON PIN FOUND; THENCE NORTH $02^{\circ} 31' 32''$ EAST 111.81 FEET TO AN IRON PIN FOUND; THENCE SOUTH $82^{\circ} 53' 16''$ EAST 6.27 FEET TO AN IRON PIN FOUND; THENCE NORTH $00^{\circ} 45' 08''$ EAST 198.28 FEET TO AN IRON PIN FOUND; THENCE SOUTH $82^{\circ} 49' 51''$ EAST 123.01 FEET TO AN IRON PIN FOUND; THENCE SOUTH $00^{\circ} 00' 00''$ EAST 294.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

SANFORD FREEMAN

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 MORE PARTICULARL DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED ON THE EAST RIGHT-OF-WAY OF PEARIDGEROAD, SAID IRON PIN BEING LOCATED 1323.5 FEET SOUTH OF THE INTERSECTION OF THE CENTERLINE OF PINE FOREST DRIVE WITH THE EXTENSION OF THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD, AS MEASURED ALONG THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD; THENCE FROM SAID POINT OF BEGINNING; THENCE SOUTH 40° 50' 19" WEST 100 FEET ALONG THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD TO AN IRON PIN PLACED; THENCE SOUTH 74°55'07"EAST 219.99 FEET TO AN IRON PIN PLACED; THENCE NORTH 15°00'48" EAST 109.80 FEET TO AN IRON PIN PLACED; THENCE NORTH 77°34'39" WEST 231.75 FEET TO THE POINT OF BEGININING.

Legal Description

WALTER FREEMAN PARCEL

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 14TH LAND DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 53.75

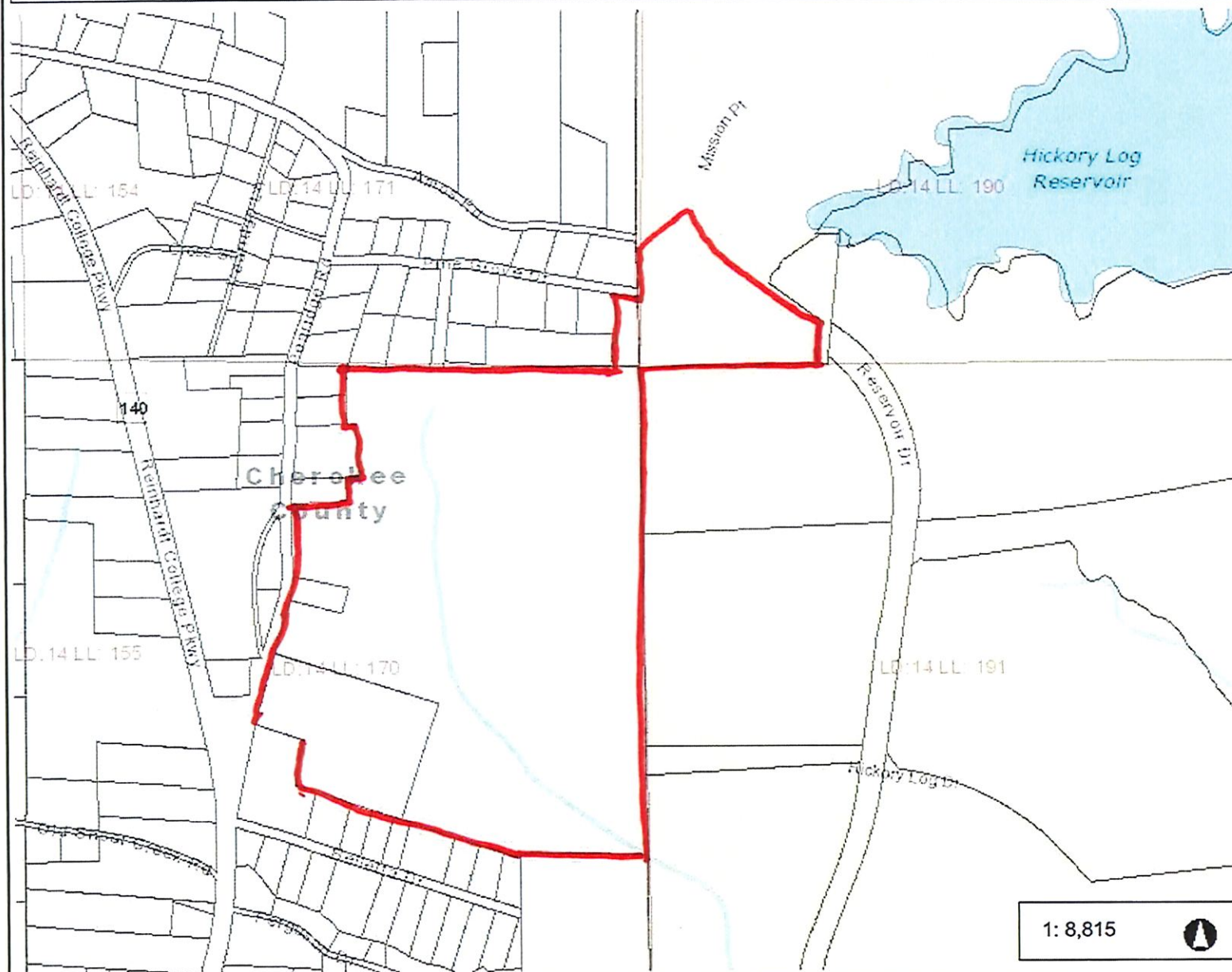
ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 SOUTH 00°20'07" EAST A DISTANCE OF 681.68' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE CONTINUING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 SOUTH 00°26'01" EAST A DISTANCE OF 1333.05' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 NORTH 89°30'40" WEST A DISTANCE OF 500.06' TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 00°23'55" WEST A DISTANCE OF 20.00' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 71°34'49" WEST A DISTANCE OF 525.89' TO A ONE-HALF INCH OPEN TOP PIPE FOUND (1/2" OTPF) IN A TREE; THENCE NORTH 18°44'47" EAST A DISTANCE OF 503.37' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 72°42'23" WEST A DISTANCE OF 708.36' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 16°38'46" EAST A DISTANCE OF 216.26' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 16°14'35" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=14.24', RADIUS=409.54) WHICH SUBTENDS A CHORD DISTANCE OF 14.24' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) SOUTH 74°55'07" EAST A DISTANCE OF 219.99' TO A ONE INCH BENT OPEN TOP PIPE FOUND (1" OTPF BENT); THENCE NORTH 15°00'48" EAST A DISTANCE OF 109.80' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 77°34'39" WEST A DISTANCE OF 231.75' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 00°27'51" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=24.94', RADIUS=409.54) WHICH SUBTENDS A CHORD DISTANCE OF 24.94' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 02°16'15" WEST A DISTANCE OF 186.34' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 00°06'19" EAST A DISTANCE OF 88.72' TO A ONE-

HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 87°27'37" EAST A DISTANCE OF 229.63' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 02°27'37" WEST A DISTANCE OF 99.84* TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 87°12'10" EAST A DISTANCE OF 61.00' TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF); THENCE NORTH 04°59'21" WEST A DISTANCE OF 217.51' TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF); THENCE SOUTH 85°56'57" WEST A DISTANCE OF 37.97' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 01°29'36" EAST A DISTANCE OF 252.20 TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF) ON THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 171; THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 171 SOUTH 88°58'13" EAST A DISTANCE OF 1190.93' TO A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, WHICH IS THE POINT OF BEGINNING.



Cherokee County, GA



Legend

- ☐ Land Lot Boundaries
- ☐ Parcels

Notes

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



Community Development Department

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

Public Hearing Application

Project # MP 2405-005

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

Fee Schedule:

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

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____ Date: _____ Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

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: _____

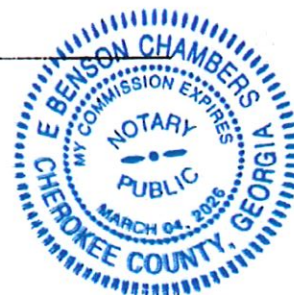
Print Name: Lee Lusk, Member

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

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

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: Sanford Freeman Print Name: Sanford G. Freeman

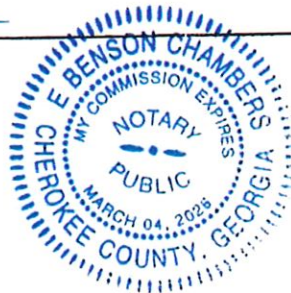
I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- ☒ 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

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.

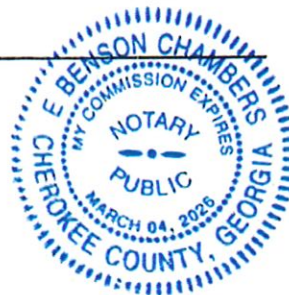
Owner Signature: Walter Freeman Print Name: Walter Freeman

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

Sworn To And Subscribed Before Me This 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 theron.

This 28 day of March, 2024.

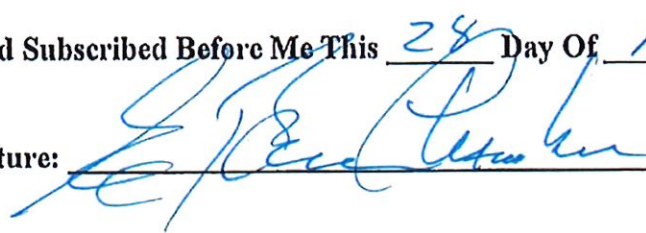
Owner Signature:  Print Name: Pastor Philipe Lucas

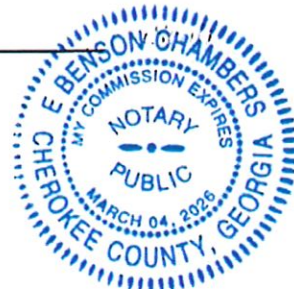
Iglesia De Dios Evangelio Completo

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

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

Notary 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 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: *Philipe Lucas*

Iglesia De Dios Evangelio Completo

Print Name: Paster Philipe Lucas

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

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

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, 20 24.

Notary Signature: *E. Benson Chambers*





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, _____, 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:

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

Name of Authorized Applicant: _____

Pearidge Land Investments, LLC

Signature: _____

Mailing Address: _____

510 Gilmer Ferry Rd

Applicant Status:

City: _____

State: _____

Telephone: _____

Fax Number: _____

E-mail: _____

Ball Ground

GA

Zip Code: _____

30107

404-273-9757

e.b.chambers LAW@GMAIL.COM

☐ Owner

☐ Option to Purchase

☐ Lessee

☐ 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 _____ Day Of _____, 20____.

Notary Signature: _____

I, the And Subscribed Before Me This _____ Day Of _____, 20____.



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, 2024.

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:

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

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: _____

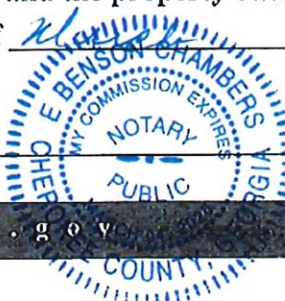
E-mail: ebchamberslaw@gmail.com

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, 2024.

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:

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

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: _____

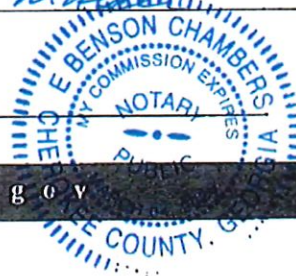
E-mail: ebchamberslaw@gmail.com

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

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

Lee Lusk, Member

Printed Name

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

Phone: 770.704.1500 | Fax: 770.704.1530 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov



Community Development Department

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

Disclosure Form

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

1. Name of Applicant/Opponent: 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
\$	
\$	
\$	

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
14N16 081

Existing Zoning Of Property: ☐ City ☒ County 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.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	See Exhibit "B" for Adjacent Property/Owner Information		
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

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.

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 reasonably 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.



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

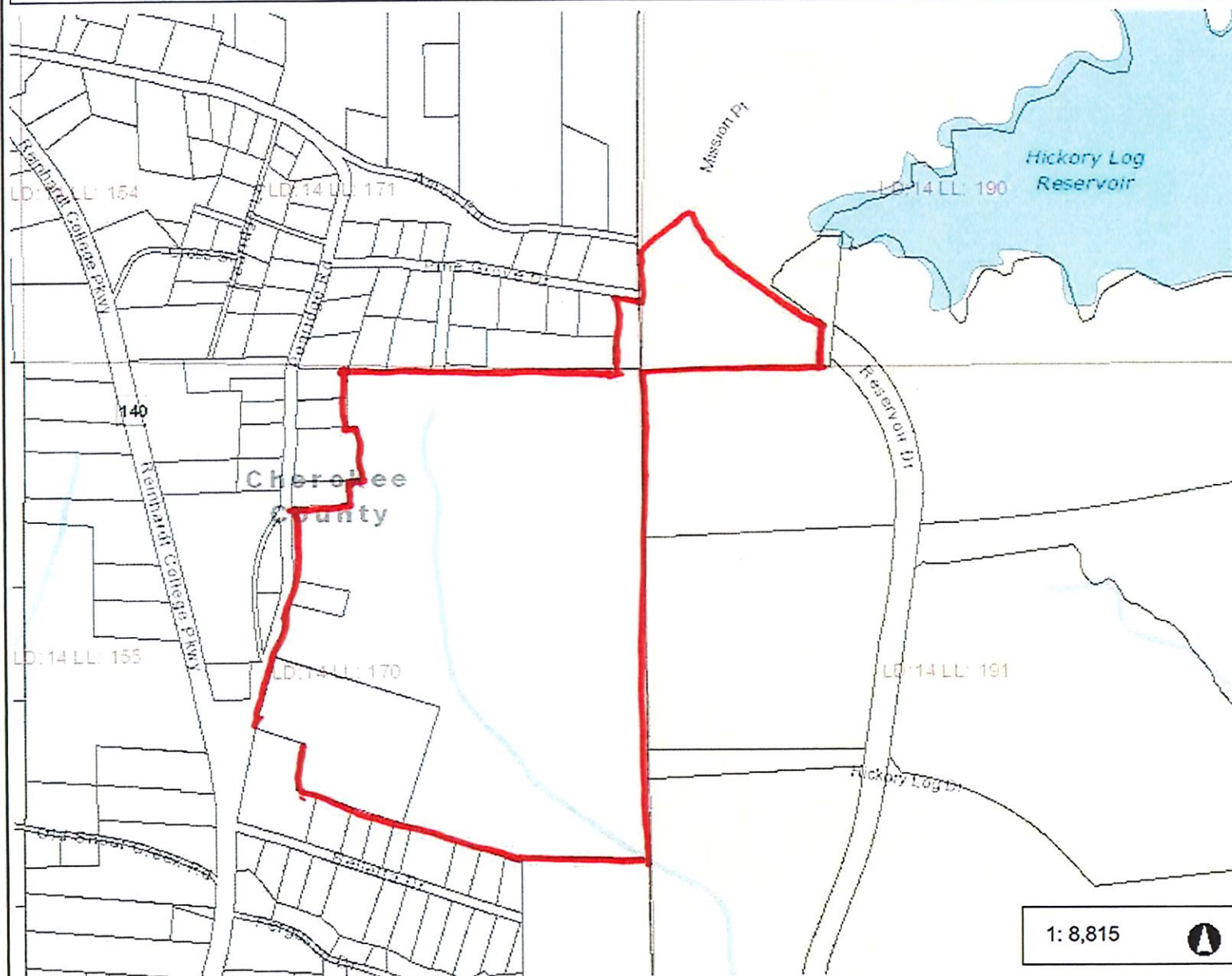


Cherokee County, GA



Legend

- ☐ Land Lot Boundaries
- ☐ Parcels



1: 8,815



1,469.1 0 734.55 1,469.1 Feet

© Cherokee County GIS

Location Map

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

EXHIBIT "A"

PEARIDGE LAND INVESTMENTS, LLC

REZONING

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

FIRST BAPTIST CHURCH OF CANTON GEORGIA, INC
ONE MISSION POINT
CANTON, GA 30114

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

AFTER RECORDING RETURN TO:

ROACH & GEIGER

P. O. BOX 677

CANTON, GA 30114

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

4186 317

00 JUN 21 AM 11:17

BOOK 4186 PAGE 317

Anne M. Laneau

#19531

CHEROKEE COUNTY, GA.

REAL ESTATE TRANSFER TAX

PAID \$1200.00 ✓

DATE 6-21-2000

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

Anne M. Laneau
CLERK OF SUPERIOR COURT

THIS INDENTURE, Made this 9th day of JUNE in the year of our Lord Two Thousand between

I. DAVID HARRIS LIVING TRUST AND T. HAROLD HARRIS

("Grantor") of the State of Georgia and County of Cherokee, and

FIRST BAPTIST CHURCH OF CANTON, GEORGIA, INC.

("Grantee") of the State of Georgia and County of Cherokee, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said persons, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, INCLUDING THE CONSIDERATION OF A GIFT FROM GRANTOR TO GRANTEE, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 14TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 73.689 ACRES, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the above-described 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 Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons whomsoever.

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

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



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

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF COOKE

THIS INDENTURE, made this 22 day of June, 2022,
between **CLAUDINE FREEMAN**, as party or parties of the first part, and **WALTER
FREEMAN**, 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

121

317-121

SNELL & BISHOP
Attorneys at Law
P. O. Box 312
Canton, Georgia 30114

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 13th day of February in the year of our Lord One Thousand Nine Hundred and Eighty Two between R. R. FREEMAN, JR. and EMMA JEAN FREEMAN

of the State of Georgia and County of Cherokee of the first part, and SANFORD GENE FREEMAN

of the State of Georgia and County of Cherokee of the second part:

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-- Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha VE granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, 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, as shown in a Plat of Survey prepared by Wm. F. Pendarvis, II, dated February 1, 1982, and recorded in Plat Book 20, page 8, of the Cherokee County Plat Records and being more particularly described in said Plat of Survey as follows:

BEGINNING at an iron pin placed on the East right-of-way of Pearidge Road, said iron pin being located 1323.5 feet South of the intersection of the centerline of Pine Forest Drive with the extension of the East right-of-way of Pearidge Road, as measured along the East right-of-way of Pearidge Road; thence from said POINT OF BEGINNING South 40° 50' 19" West 100 feet along the East right-of-way of Pearidge Road to an iron pin placed; thence South 78° 22' East 220 feet to an iron pin placed; thence North 11° 38' East 110 feet to an iron pin placed; thence North 81° 00' 34" West 232.08 feet to the POINT OF BEGINNING.

The Grantors herein are the sole heirs at law of R. R. Freeman, Sr.

Cherokee County, Georgia
Real Estate Transfer Tax
Paid \$ 0.00
into 2-15-82
Annette Fleming
Clerk of Superior Court

GEORGIA, CHEROKEE COUNTY
CLERK SUPERIOR COURT
Filed in office, this 15
day of February, 1982
at 10:15 A.M. Recorded in
D. Book 317 Page 121
This 16 day of Feb 1982
Annette Fleming

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Sanford Gene Freeman the said part Y of the second part, his heirs and assigns forever in Fee Simple.

And the said parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said parties of the first part do hereby seal their

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:

Kelly 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,

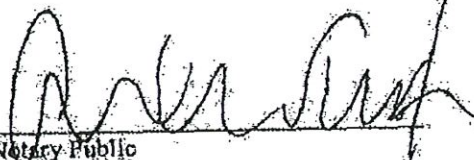
WHEREAS the property shall be held in trust for the use and benefit use and benefit of the Church of God Denomination a/k/a Church of God (Inc.) Tennessee.

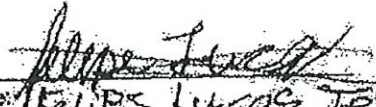
TOGETHER WITH all fixtures, structures and improvements on said property and all of the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

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

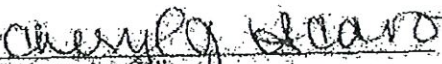
x 
Name: FELIPE LUCAS TERCERO

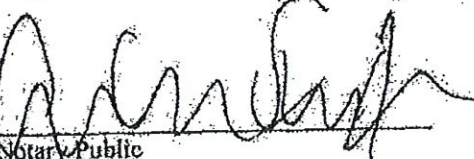
Andrew Thomas Smith

NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness


Notary Public

x DOMINGO LOPEZ

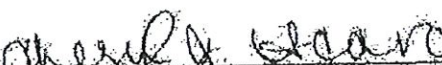
Name: DOMINGO LOPEZ

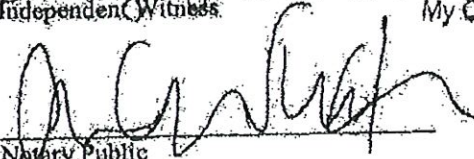
Andrew Thomas Smith

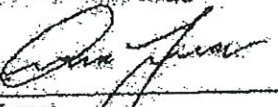
NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness


Notary Public

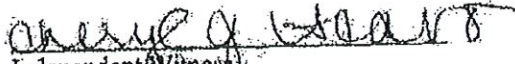
x 
Name: Irma Lucas

Andrew Thomas Smith

NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness

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

By:



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 HEREIN BY REFERENCE.



REFERENCE PLATS:

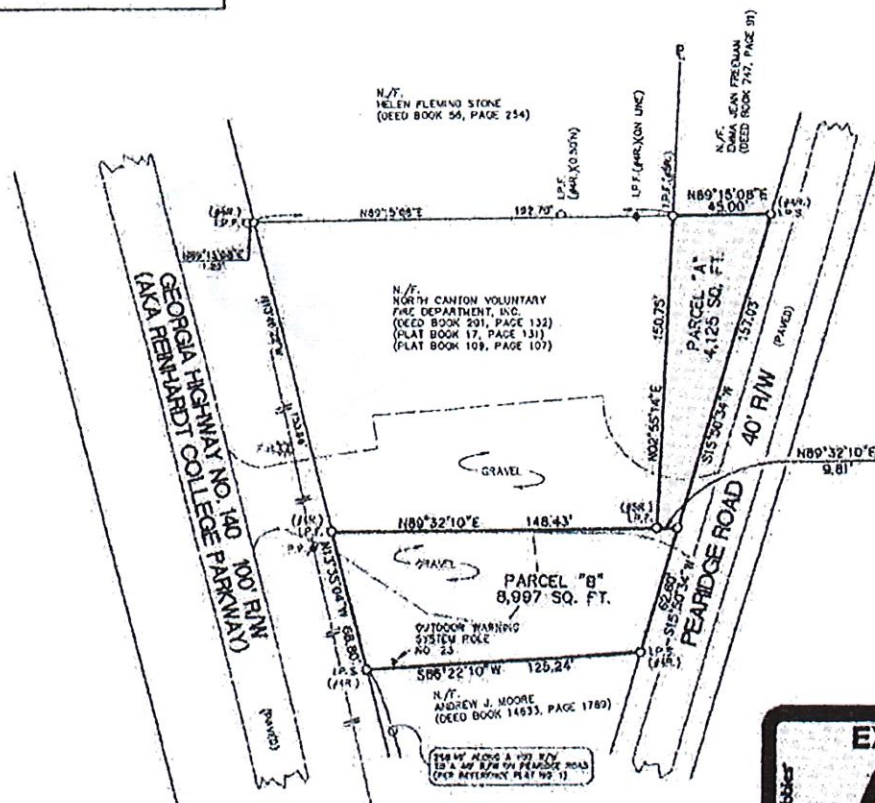
1) BOUNDARY SURVEY FOR:
NORTH CANTON VOLUNTEER FIRE DEPARTMENT,
DATED: JUNE 27, 2013,
BY: SCOTT L. REECE, R.L.S. NO. 2648,
RECORDED IN PLAT BOOK 100, PAGE 107.

F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM
(N.F.I.P.), OFFICIAL FLOOD INSURANCE RATE MAP,
MAP NO. 1302700163E, REVISED 08-07-19,
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 CH2M HILL 100 GAGE
RECEIVER WITH A GARMIN 5000S DATA COLLECTOR RECEIVING RTK
CORRECTIONS VIA AN INTERNET CONNECTION TO THE GPS SOLUTION
REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTION
MEASUREMENTS FROM THE TRIMBLE GPS REAL TIME NETWORK OPERATED
BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONING ACCURACY
OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.08 FEET
HORIZONTAL AND 0.10 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

NOTES:

- 1.) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS,
IF ANY, MAY NOT BE SHOWN.
- 2.) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY
AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- 3.) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE
SHOWN.
- 4.) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
- 5.) SOME FENCES MAY NOT BE SHOWN.
- 6.)



EXHIBIT

A-1



**KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.**
OR CALL 800-282-7411

URGENT WORKING DAYS FROM 7:00 AM TO 5:00 PM



© COPYRIGHT 2022 - MARTIN LAND SURVEYING, P.C.

MARTIN LAND SURVEYING, P.C.
MICHAEL C. MARTIN, R.L.S.
LICENSE NO. 157001028
104 HAYWOOD DRIVE
WOODSTOCK, GEORGIA 30188
PHONE: (770) 928-0200

MCM LAND SURVEYING
SURVEYING & MAPPING SOCIETY OF GEORGIA
AND
AMERICAN CONGRESS ON SURVEYING & MAPPING

- LEGEND:**
- 1) I.P.S. - IRON PIN SET
 - 2) I.P.S. - IRON PIN FOUND
 - 3) R. OR REBAR - REINFORCING BAR
 - 4) D.E. - ORANGE EASEMENT
 - 5) L.L.L. - LAND LOT LINE
 - 6) R/W - RIGHT OF WAY
 - 7) C. - CENTERLINE
 - 8) E. - EASEMENT LINE
 - 9) P.P. - POWER & (OR) PHONE POLE
 - 10) O.P. - OVERHEAD POWER LINE
 - 11) P.P.C. - PAVED (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 2,418 FEET AND AN ANGULAR
ERROR OF 0.2 PER ANGULAR POINT, AND
WAS ADJUSTED USING COMPOUND RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 83,530 FEET.

EQUIPMENT USED FOR MEASUREMENTS:
LEICA 101610 AND/OR TRIMBLE 5602 ROBOTIC.

ALL MATTERS OF TITLE ARE EXCEPTED

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:
DRAWN BY: MIKE IRCHES, R.L.S. SCALE: 1" = 40 FT.
JOB NO. 22-0818A-03C DWG FILE: 3618A03C.dwg

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:

Kelly Conner
Witness

Walter Freeman
WALTER FREEMAN

Alicia Margo
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.

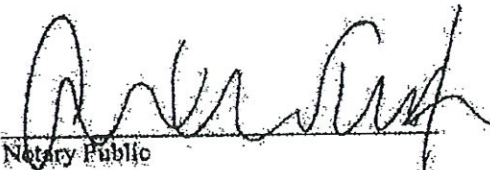
WHEREAS the property shall be held in trust for the use and benefit use and benefit of the Church of God Denomination a/k/a Church of God (Inc.) Tennessee.

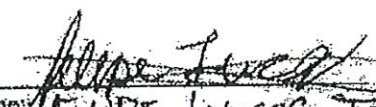
TOGETHER WITH all fixtures, structures and improvements on said property and all of the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

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

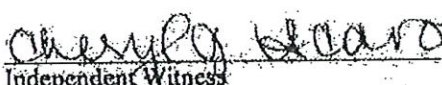
x 
Name: FELIPE LUCAS TERCERO

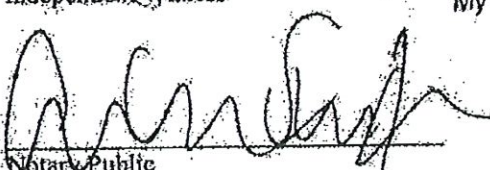
Andrew Thomas Smith

NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness


Notary Public

x DOMINGO LOPEZ

Name:

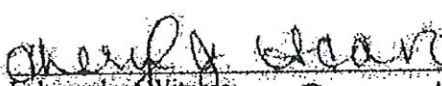
DOMINGO LOPEZ

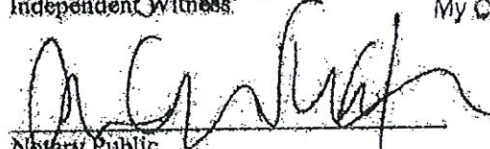
Andrew Thomas Smith

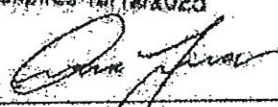
NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness


Notary Public

x 
Name: Irma Lucas

Name:

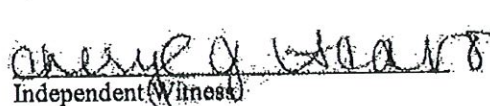
Irma Lucas

Andrew Thomas Smith

NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 10/12/2025


Independent Witness

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 EXHIBIT "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 L. Lamm, P.O.A.
CLAUDINE FREEMAN

Signed, Sealed, and Delivered
in the Presence of:

[Signature]
Signature of Unofficial Witness

Holly Bartlett
Signature of Notary Public



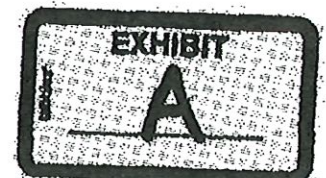
LEGAL DESCRIPTION

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 HEREIN BY REFERENCE.



REFERENCE PLATS:

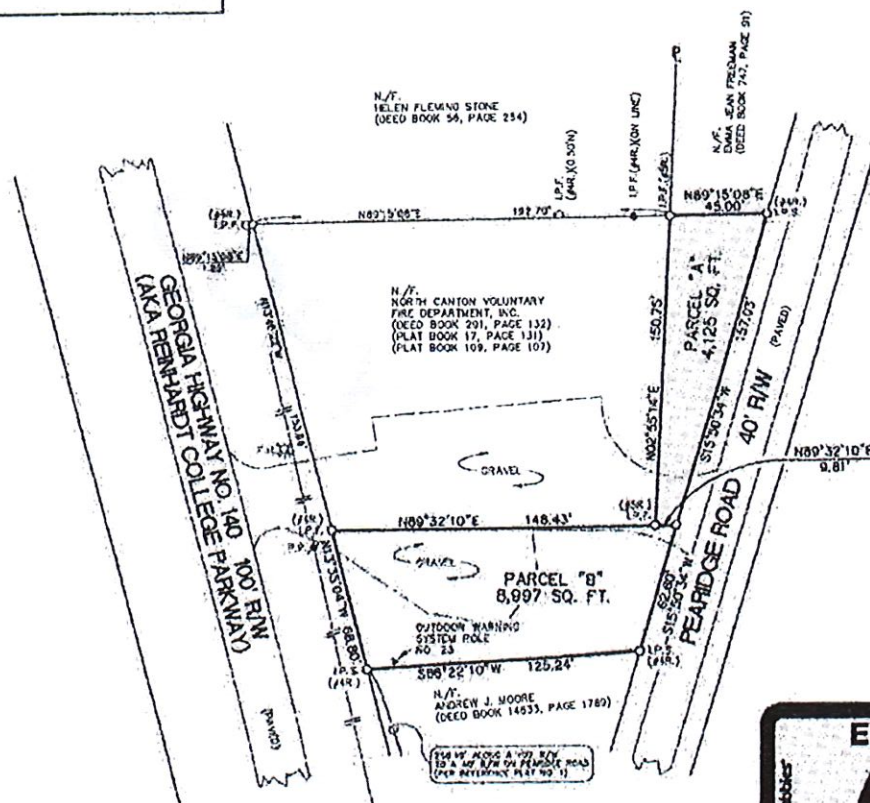
1) BOUNDARY SURVEY FOR:
NORTH CANTON VOLUNTEER FIRE DEPARTMENT,
DATED: JUNE 27, 2013,
BY: SCOTT L. REECE, R.L.S. NO. 2648
RECORDED IN PLAT BOOK 100, PAGE 107.

F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM
(N.F.I.P.), OFFICIAL FLOOD INSURANCE RATE MAP,
MAP NO. 1303720163E, REVISED 08-07-19,
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. WHEN TO OBTAIN THIS DATA WAS A CHRYSLER 180 GPS
RECEIVER WITH A GARMIN SURVEYOR2 DATA COLLECTOR RECEIVING RTK
CORRECTIONS VIA AN INTERNET CONNECTION TO THE GPS SOLUTION.
REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK SURVEYING.
MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED
BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL 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:

- 1.) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS,
IF ANY, MAY NOT BE SHOWN.
- 2.) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY
AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- 3.) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE
SHOWN.
- 4.) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
- 5.) SOME FENCES MAY NOT BE SHOWN.
- 6.)



EXHIBIT

A-1



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
OR CALL 800-282-7411

THREE WORKING DAYS PRIOR TO CONSTRUCTION



© COPYRIGHT 2022 - MARTIN LAND SURVEYING, P.C.

SURVEY DATA STATEMENT:
THIS SURVEY AND THE INFORMATION SHOWN HEREON
WAS PREPARED WITHOUT THE BENEFIT OF A DEED
ABSTRACT, TITLE CURATOR, OR TITLE COMMITTEE.
THE INFORMATION USED FOR THIS SURVEY WAS
OBTAINED FROM A LIMITED SEARCH OF THE PLAT
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
160-7 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, AUTHORITY
O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-9,
43-15-10, 43-15-11, 43-15-22.



Michael C. Martin

MARTIN LAND SURVEYING, P.C.
MICHAEL C. MARTIN, R.L.S.
LICENSE NO. LS0001028
104 HAYWOOD DRIVE
WOODSTOCK, GEORGIA 30188
PHONE: (770) 928-0200

MCM

LAND SURVEYING
SUBDIVISIONS
LAND PLANNING
-NEWER-
SURVEYING & MAPPING SOCIETY OF GEORGIA
AND
AMERICAN SOCIETY OF 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. - LAND LOT LINE
 - 6) R/W - RIGHT OF WAY
 - 7) C - CENTERLINE
 - 8) E - EASEMENT
 - 9) P.P. - POWER & (OR) PHONE POLE
 - 10) - OVERHEAD POWER LINE
 - 11) - FENCE (APPROX. LOC.)
 - 12) - STREAM (APPROX. LOC.)
 - 13) - DITCH (APPROX. LOC.)
 - 14) SQ. FT. - SQUARE FEET

THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PROVISION OF ONE FOOT
IN 21,018 FEET AND AN ANGULAR
ERROR OF 05" 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 83,332 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 - 17D, DISTRICT - 14, SECTION - 2
CITY: CHEROKEE COUNTY, GEORGIA
DATE OF FIELD WORK: OCTOBER 19, 2022
PLAT PREPARED: OCTOBER 20, 2022
REVIEWED:
DRAWN BY: MIKE RICHES, R.L.S. SCALE: 1" = 40 FT.
JOB NO. 22-5816A-03C DWG FILE: 5816A03C.dwg

OVERALL BOUNDARY LEGAL DESCRIPTION

PEARIDGE LAND INVESTMENTS, LLC

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 170, 171, 190 AND 191 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING BETTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LAND LOT LINE OF LAND LOT 190 AND THE SOUTHERLY RIGH OF WAY OF AMOS ROAD (40 FOOT RIGHT OF WAY), THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTHERLY AND SOUTHEASTERLY RIGHT OF WAY OF AMOS ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES, 44 MINUTES, 15 SECONDS EAST A DISTANCE OF 13.93 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, AND ARC DISTANCE OF 82.25 FEET WITH A RADIUS OF 75.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES, 50 MINUTES, 43 SECONDS EAST A CHORD DISTANCE OF 78.19 FEET TO A POINT; THENCE NORTH 38 DEGREES, 23 MINUTES, 29 SECONDS EAST A DISTANCE OF 41.44 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 74.27 FEET WITH A RADIUS OF 278.31, BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES, 59 MINUTES, 15 SECONDS EAST A CHORD DISTANCE OF 74.05 FEET TO A POINT; THENCE NORTH 52 DEGREES 33 MINUTES, 37 SECONDS EAST A DISTANCE OF 38.17 FEET TO THE POINT OF INTERSECTON OF THE SOUTHEASTERLY RIGHT OF WAY OF AMOS ROAD AND THE SOUTHWESTERLY RIGHT OF WAY OF RESERVOIR DRIVE (HAVING AN APPARENT 100 FOOT RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGH TOF WAY OF RESERVOIR DRIVE THE FOLLOWING

COURSES AND DISTANCES: THENCE ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 505.82 FEET WITH A RADIUS OF 1547.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44 DEGREES, 37 MINUTES, 19 SECONDS EAST A CHORD DISTANCE OF 503.57 FEET TO AN A POINT; THENCE SOUTH 54 DEGREES, 16 MINUTES, 55 SECONDS EAST A DISTANCE OF 279.71 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF RESORVOIR DRIVE SOUTH 05 DEGREES, 44 MINUTES, 10 SECONDS WEST A DISTANCE OF 61.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 88 DEGREES, 39 MINUTES, 24 SECONDS WEST A DISTANCE OF 772.66 FEET TO AN IRON PIN FOUND AND MARKING THE COMMON CORNERS OF LAND LOTS 170, 171, 190 AND 191; THENCE SOUTH ALONG THE COMMON LINE OF LAND LOTS 170 AND 191 SOUTH 00 DEGREES, 20 MINUTES, 07 SECONDS EAST A DISTANCE OF 681.68 FEET TO AN IRON PIN FOUND; THENCE SOUTH 00 DEGREES, 26 MINUTES, 01 SECONDS EAST A DISTANCE OF 1333.05 FEET TO AN IRON PIN FOUND; THENCE NORTH 89 DEGREES, 30 MINUTES, 40 SECONDS WEST A DISTANCE OF 500.06 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 23 MINUTES, 55 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 34 MINUTES, 49 SECONDS WEST A DISTANCE OF 983.05 FEET TO A POINT; THENCE NORTH 10 DEGREES, 37 MINUTES, 12 SECONDS EAST A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 29 MINUTES, 12 SECONDS WEST A DISTANCE OF 210.00 FEET TO THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD (40 FOOT RIGHT OF WAY). THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 16 DEGREES, 01 MINUTES, 42

SECONDS EAST A DISTANCE OF 281.54, THENCE NORTH 16 DEGREES, 38 MINUTES, 14 SECONDS EAST A DISTANCE OF 216.26 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 14.17 FEET WITH A RADIUS OF 409.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16 DEGREES, 13 MINUTES, 56 SECONDS EAST WITH A CHORD DISTANCE OF 14.17 FEET, THENCE NORTH 40 DEGREES, 50 MINUTES, 19 SECONDS EAST A DISTANCE OF 100.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 14.17 FEET WITH A RADIUS 409.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 00 DEGREES, 28 MINUTES, 57 MINUTES WEST HAVING A CHORD DISTANCE OF 24.93 FEET, THENCE NORTH 02 DEGREES, 13 MINUTES, 36 SECONDS WEST A DISTANCE OF 186.34 FEET, THENCE NORTH 00 DEGREES, 08 MINUTES, 59 SECONDS EAST A DISTANCE OF 88.72 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD NORTH 87 DEGREES, 24 MINUTES, 16 SECONDS EAST A DISTANCE OF 229.58 FEET TO AN IRON PIN FOUND; THENCE NORTH 02 DEGREES, 31 MINUTES, 19 SECONDS WEST A DISTANCE OF 99.84 DEGREES, THENCE NORTH 87 DEGREES, 23 MINUTES, 50 SECONDS WEST A DISTANCE OF 61.09 FEET TO A POINT; THENCE NORTH 04 DEGREES, 53 MINUTES, 31 SECONDS WEST A DISTANCE OF 217.50 FEET TO A POINT; THENCE SOUTH 86 DEGREES, 00 MINUTES, 14 SECONDS WEST A DISTANCE OF 38.19 FEET TO A POINT; THENCE NORTH 01 DEGREES, 29 MINUTES, 48 SECONDS EAST A DISTANCE OF 252.10 FEET TO AN IRON PIN FOUND; THENCE SOUTH 88 DEGREES, 58 MINUTES, 00 SECONDS EAST ALONG THE NORTH LAND LOT LINE OF LAND LOT 170 A DISTANCE OF 1190.93 FEET TO A POINT; THENCE CONTINUING

ALONG SAID LAND LOT LINE NORTH 89 DEGREES, 59 MINUTES, 43 SECONDS EAST
A DISTANCE OF 135.80 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE
NORTH 02 DEGREES, 34 MINUTES, EAST A DISTANCE OF 112.00 FEET TO A POINT;
THENCE SOUTH 82 DEGREES, 13 MINUTES, EAST A DISTANCE OF 6.2 FEET TO A
POINT; THENCE NORTH 00 DEGREES, 48 MINUTES, 29 SECONDS EAST A DISTANCE
OF 198.20 FEET TO A POINT ON THE SOUTH SIDE OF PINE FOREST DRIVE; THENC
SOUTH 82 DEGREES, 53 MINUTES EAST ALONG THE SOUTH SIDE OF PINE FOREST
DRIVE A DISTANCE OF 122.80 FEET TO A POINT ON THE EAST LAND LOT LINE OF
LAND LOT 171; THENCE NORTH 00 DEGREES, 36 MINUTES, 43 SECONDS EAST A
DISTANCE OF 173.35 FEET AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION
FIRST BAPTIST CHURCH CANTON

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 14TH LAND DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 6.25 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 NORTH $00^{\circ}15'47''$ EAST A DISTANCE OF 294.00' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE SOUTHERN RIGHT-OF-WAY OF PINE GROVE DRIVE (40' R/W); THENCE CONTINUING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 NORTH $00^{\circ}36'43''$ EAST A DISTANCE OF 173.35' TO A CAPPED REBAR SET (CRBS) ON THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD; THENCE LEAVING THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 AND ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD SOUTH $78^{\circ}44'15''$ EAST A DISTANCE OF 13.93' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH $69^{\circ}50'43''$ EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=82.25', RADIUS=75.00') WHICH SUBTENDS A CHORD DISTANCE OF 78.19' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH $38^{\circ}23'29''$ EAST A DISTANCE OF 41.44' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH $43^{\circ}59'15''$ EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=74.27, RADIUS=278.31') WHICH SUBTENDS A CHORD DISTANCE OF 74.05' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH $52^{\circ}33'37''$ EAST A DISTANCE OF 38.17' TO A CAPPED REBAR SET (CRBS) AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD AND THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W); THENCE ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH $44^{\circ}37'19''$ EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=505.82', RADIUS=1547.00') WHICH SUBTENDS A CHORD DISTANCE OF 503.57' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH $54^{\circ}16'55''$ EAST A DISTANCE OF 279.71' TO A ONE-HALF INCH BENT REBAR FOUND (1/2" RB BENT); THENCE LEAVING THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH $05^{\circ}44'10''$ WEST A DISTANCE OF 61.00' TO A ONE-HALF

INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 88°39'24" WEST A DISTANCE OF 772.66' TO A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION

IGLESIA DE DIOS EVANGELIO COMPLETO, INC.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 4TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING SHOWN AS TRACT 2 ON A PLAT OF SURVEY FOR IGLESIA DE DIOS EVANGELIO COMPLETO BY WALTER H. CAGLE, REGISTERED LAND SURVEYOR NUMBER 2077, DATED MAY 22, 2018, REVISED JULY 31, 2018, AND BEING RECORDED AT PLAT BOOK 118, PAGE 1597, CHEROKEE COUNTY, GEORGIA, PLAT RECORDS AND BEING BETTER DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LAND LOT 170, THE SAME BEING THE COMMON CORNERS OF LAND LOTS 170, 171, 190 AND 191, THENCE SOUTHERLY ALONG THE EAST LAND LOT LINE OF LAND LOT 170 SOUTH 00 DEGREES, 23 MINUTES, 18 SECONDS EAST A DISTANCE OF 2014.72 FEET TO AND IRON PIN FOUND; THENCE LEAVING THE EAST LAND LOT LINE NORTH 89 DEGREES, 31 MINUTES, 17 SECONDS WEST A DISTANCE OF 500.06 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 23 MINUTES, 18 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 35 MINUTES, 27 SECONDS WEST A DISTANCE 525.32 FEET TO AN IRON PIN FOUND IN THE BASE OF A 20" PINE, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 71 DEGREES, 35 MINUTES, 27 SECONDS WEST A DISTANCE OF 457.13 FEET TO AN IRON PIN FOUND; THENCE NORTH 10 DEGREES, 37 MINUTES, 12 SECONDS EAST A DISTANCE OF 190.00 FEET TO A PIN PLACED; THENCE NORTH 71 DEGREES, 29 MINUTES, 12 SECONDS WEST A DISTANCE OF 210.00 FEET TO AN IRON PIN FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF PEARIDGE ROAD, HAVING A 40 FOOT RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF PEARIDGE ROAD NORTH 16 DEGREES, 01 MINUTES, 42 SECONDS EAST A DISTANCE OF 281.54 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 16 DEGREES, 36 MINUTES, 14 SECONDS EAST A DISTANCE OF 20.07 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT OF WAY SOUTH 72 DEGREES, 42 SECONDS 06 MINUTES EAST A DISTANCE OF 708.14 FEET TO AN IRON PIN PLACED; THENCE SOUTH 18 DEGREES, 43 MINUTES, 44 SECONDS WEST A DISTANCE OF 503.72 FEET TO AN IRON PIN FOUND, BEING THE TRUE POINT OF BEGINNING. SAID SURVEY SHOWING AN AREA OF 7.00 ACRES.

LEGAL DESCRIPTION
PEARIDGE LAND INVESTMENTS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 14TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT WHERE LAND LOTS 171, 170, 190, & 191 INTERSECT; THENCE FROM SAID POINT OF BEGINNING NORTH 89° 54' 56" WEST 135.81 FEET ALONG THE COMMON LAND LOT LINE OF 171 AND 170 TO AN IRON PIN FOUND; THENCE NORTH 02°31'32" EAST 111.81 FEET TO AN IRON PIN FOUND; THENCE SOUTH 82°53'16" EAST 6.27 FEET TO AN IRON PIN FOUND; THENCE NORTH 00°45'08" EAST 198.28 FEET TO AN IRON PIN FOUND; THENCE SOUTH 82°49'51" EAST 123.01 FEET TO AN IRON PIN FOUND; THENCE SOUTH 00°00'00" EAST 294.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

SANFORD FREEMAN

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 MORE PARTICULARL DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED ON THE EAST RIGHT-OF-WAY OF PEARIDGEROAD, SAID IRON PIN BEING LOCATED 1323.5 FEET SOUTH OF THE INTERSECTION OF THE CENTERLINE OF PINE FOREST DRIVE WITH THE EXTENSION OF THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD, AS MEASURED ALONG THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD; THENCE FROM SAID POINT OF BEGINNING; THENCE SOUTH 40° 50' 19" WEST 100 FEET ALONG THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD TO AN IRON PIN PLACED; THENCE SOUTH 74°55'07"EAST 219.99 FEET TO AN IRON PIN PLACED; THENCE NORTH 15°00'48" EAST 109.80 FEET TO AN IRON PIN PLACED; THENCE NORTH 77°34'39" WEST 231.75 FEET TO THE POINT OF BEGININING.

Legal Description

WALTER FREEMAN PARCEL

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 14TH LAND DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 53.75 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 SOUTH 00°20'07" EAST A DISTANCE OF 681.68' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE CONTINUING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 SOUTH 00°26'01" EAST A DISTANCE OF 1333.05' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 NORTH 89°30'40" WEST A DISTANCE OF 500.06' TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 00°23'55" WEST A DISTANCE OF 20.00' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 71°34'49" WEST A DISTANCE OF 525.89' TO A ONE-HALF INCH OPEN TOP PIPE FOUND (1/2" OTPF) IN A TREE; THENCE NORTH 18°44'47" EAST A DISTANCE OF 503.37' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 72°42'23" WEST A DISTANCE OF 708.36' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 16°38'46" EAST A DISTANCE OF 216.26' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 16°14'35" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=14.24', RADIUS=409.54) WHICH SUBTENDS A CHORD DISTANCE OF 14.24' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) SOUTH 74°55'07" EAST A DISTANCE OF 219.99' TO A ONE INCH BENT OPEN TOP PIPE FOUND (1" OTPF BENT); THENCE NORTH 15°00'48" EAST A DISTANCE OF 109.80' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 77°34'39" WEST A DISTANCE OF 231.75' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 00°27'51" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=24.94', RADIUS=409.54) WHICH SUBTENDS A CHORD DISTANCE OF 24.94' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 02°16'15" WEST A DISTANCE OF 186.34' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 00°06'19" EAST A DISTANCE OF 88.72' TO A ONE-

HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 87°27'37" EAST A DISTANCE OF 229.63' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 02°27'37" WEST A DISTANCE OF 99.84* TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 87°12'10" EAST A DISTANCE OF 61.00' TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF); THENCE NORTH 04°59'21" WEST A DISTANCE OF 217.51' TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF); THENCE SOUTH 85°56'57" WEST A DISTANCE OF 37.97' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 01°29'36" EAST A DISTANCE OF 252.20 TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF) ON THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 171; THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 171 SOUTH 88°58'13" EAST A DISTANCE OF 1190.93' TO A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, WHICH IS THE POINT OF BEGINNING.



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Public Hearing Application

Project # CUP2404-002

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

This form is to be executed under oath. I, 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

☐ I Temporary Use Permit

☐ J Zoning Ordinance Text Amendment

☐ K Variance : Pre-Construction

☐ K Variance : Post-Construction

☐ Appeal

☐ G Zoning Condition Amendment

☐ H Density Transfer within Master Plan

☐ Adjustment

☐ Special Exception

Fee Schedule:

Application Type _____

Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____

+ (#Acres _____ x \$50.00 = _____) = _____

Advertising Fee _____ = _____

Staff Use Only

Amount Due: _____

Amount Due: _____

Total Fee: _____

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

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: _____

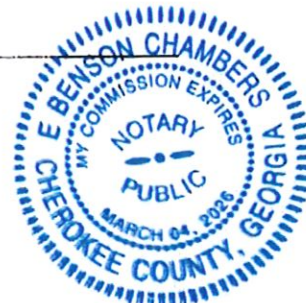
Print Name: Lee Lusk, Member

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

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

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: Sanford Freeman Print Name: Sanford G. Freeman

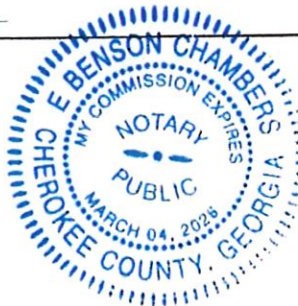
I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- ☒ 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

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.

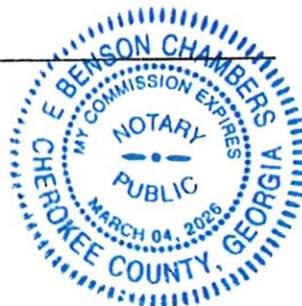
Owner Signature: Walter Freeman Print Name: Walter Freeman

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

Sworn To And Subscribed Before Me This 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 theron.

This 28 day of March, 20 24.

Owner Signature: *Philipe Lucas*

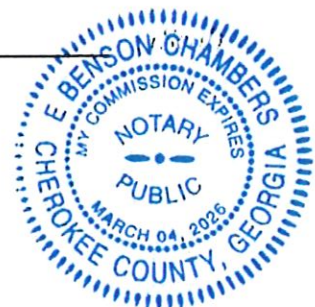
Iglesia De Dios Evangelio Completo
Print Name: Pastor Philipe Lucas

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

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

Sworn To And Subscribed Before Me This 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*

Iglesia De Dios Evangelio Completo
Print Name: Paster Philipe Lucas

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

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

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: *E Benson Chambers*





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, _____, 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:

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

Name of Authorized Applicant: _____

Pearidge Land Investments, LLC

Signature: _____

Mailing Address: _____

510 Gilmer Ferry Rd

Applicant Status:

City: _____

State: _____

Zip Code: 30107

Telephone: _____

Fax Number: _____

E-mail: _____

e.b.chambers LAW@Gmail.com

- ☐ Owner
☐ Option to Purchase
☐ Lessee
☐ 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 _____ 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, 2024.

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:

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

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, 2024.

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:

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

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: _____

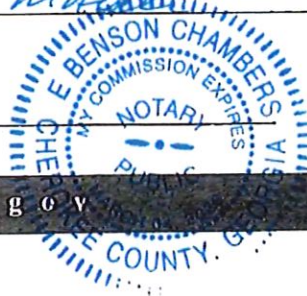
E-mail: ebchamberslaw@gmail.com

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: 3/28/24

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

Lee Lusk, Member

Printed Name

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

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

cantonga.gov



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

\$	
\$	
\$	

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

☐ City

14N16

081

☐ County

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.

OWNER NAME/ADDRESS

CURRENT ZONING

CURRENT LAND USE

NORTH

See Exhibit "B" for Adjacent Property/Owner Information

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

County Schools serving this development:

HIGH Cherokee High School

MIDDLE 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
- (Guidelines available from Planning & Zoning Dept.)
- ☐ Elevation Plans



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



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.

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 reasonably 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

REZONING

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

FIRST BAPTIST CHURCH OF CANTON GEORGIA, INC
ONE MISSION POINT
CANTON, GA 30114

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

11 AFTER RECORDING RETURN TO:

ROACH & GEIGER

P. O. BOX 677

CANTON, GA 30114

4186 317

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

00 JUN 21 AM 11:17

BOOK 4186 PAGE 317

Anne M. Raneau

#19531

CHEROKEE COUNTY, GA.

REAL ESTATE TRANSFER TAX

PAID \$1200.00 ✓

DATE 6-21-2000

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

Anne M. Raneau
CLERK OF SUPERIOR COURT

THIS INDENTURE, Made this 9th day of JUNE in the year of our Lord Two Thousand between

I. DAVID HARRIS LIVING TRUST AND T. HAROLD HARRIS ("Grantor") of the State of Georgia and County of Cherokee, and FIRST BAPTIST CHURCH OF CANTON, GEORGIA, INC.

("Grantee") of the State of Georgia and County of Cherokee, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said persons, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, INCLUDING THE CONSIDERATION OF A GIFT FROM GRANTOR TO GRANTEE, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 14TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 73.689 ACRES, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the above-described 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 Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons whomsoever.

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

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.

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



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

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF COOBB

THIS INDENTURE, made this 22 day of June, 2022,
between **CLAUDINE FREEMAN**, as party or parties of the first part, and **WALTER
FREEMAN**, 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

121
317-121
SNELL & BISHOP
Attorneys at Law
P. O. Box 312
Canton, Georgia 30114

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 13th day of February in the year of
our Lord One Thousand Nine Hundred and Eighty Two
between R. R. FREEMAN, JR. and EMMA JEAN FREEMAN

of the State of Georgia and County of Cherokee of the
first part, and SANFORD GENE FREEMAN

of the State of Georgia and County of Cherokee of the second part:

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-- Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, 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, as shown in a Plat of Survey prepared by Wm. F. Pendarvis, II, dated February 1, 1982, and recorded in Plat Book 20, page 8, of the Cherokee County Plat Records and being more particularly described in said Plat of Survey as follows:

BEGINNING at an iron pin placed on the East right-of-way of Pearidge Road, said iron pin being located 1323.5 feet South of the intersection of the centerline of Pine Forest Drive with the extension of the East right-of-way of Pearidge Road, as measured along the East right-of-way of Pearidge Road; thence from said POINT OF BEGINNING South 40° 50' 19" West 100 feet along the East right-of-way of Pearidge Road to an iron pin placed; thence South 78° 22' East 220 feet to an iron pin placed; thence North 11° 38' East 110 feet to an iron pin placed; thence North 81° 00' 34" West 232.08 feet to the POINT OF BEGINNING.

The Grantors herein are the sole heirs at law of R. R. Freeman, Sr.

Cherokee County, Georgia
Real Estate Transfer Tax
paid 0
into 2-15-82
Annette Fleming
Clerk of Superior Court

GEORGIA, CHEROKEE COUNTY
Clerk SUPERIOR COURT
Filed in office, this 15
day of February, 1982
at 10:15 AM. Recorded in
D. Book 317 Page 121
This 16 day of Feb 1982

Annette Fleming

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Sanford Gene Freeman the said part Y of the second part, his heirs and assigns forever in Fee Simple.

And the said parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part y of the second part his heirs and assigns, against the claims of all persons whomsoever.

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:

Kelly 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.

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.

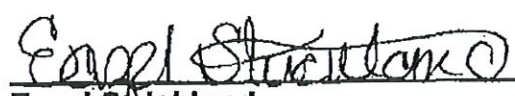
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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



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.

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.

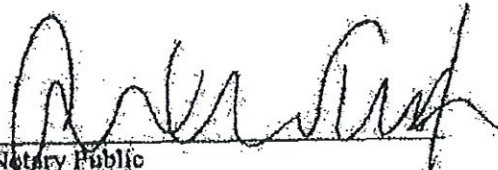
WHEREAS the property shall be held in trust for the use and benefit use and benefit of the Church of God Denomination a/k/a Church of God (Inc.) Tennessee.

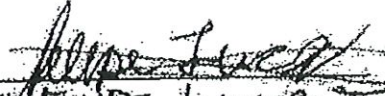
TOGETHER WITH all fixtures, structures and improvements on said property and all of the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

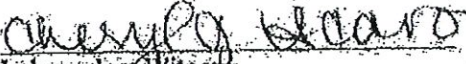
TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs and assigns, so that neither the said Grantor, nor its heirs, nor any other person or persons claiming under it shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

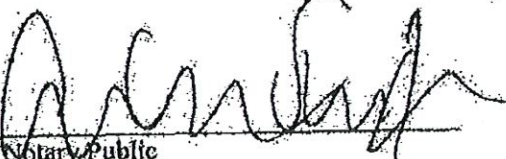
TRUSTEES OF IGLESIA DE DIOS
EVANGELIO COMPLETO, CHURCH OF
GOD, CLEVELAND, TENNESSEE.


Notary Public

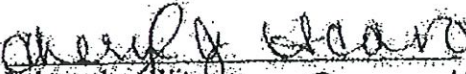
x 
Name: Felipe Lucas Tercero
Andrew Thomas Smith
NOTARY PUBLIC


Independent Witness

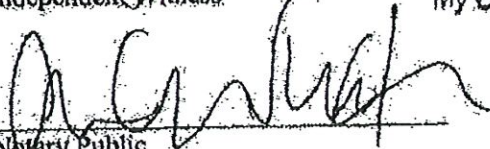
Cherokee County, GEORGIA
My Commission Expires 10/12/2025

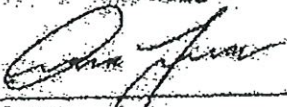

Notary Public

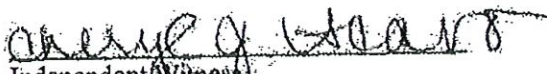
x Dominico Lopez
Name: Dominico Lopez
Andrew Thomas Smith
NOTARY PUBLIC


Independent Witness

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


Notary Public

x 
Name: Irma Lucas
Andrew Thomas Smith
NOTARY PUBLIC


Independent Witness

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.

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: *Claudine Freeman* *P.O.D.*
CLAUDINE FREEMAN

Signed, Sealed, and Delivered
in the Presence of:

[Signature]
Signature of Unofficial Witness

Holly Bartlett
Signature of Notary Public



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 HEREIN 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. 13027C0163E, REVISED 08-07-12,
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 GARMIN 120 GPS
RECEIVER WITH A CARLSON 2000/2020 DATA COLLECTOR RECEIVING RTK
CORRECTIONS VIA AN INTERNET CONNECTION WITH GPS SOLUTIONS,
REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED
MEASUREMENTS FROM THE TRAILER WITH REAL TIME NETWORK OPERATED
BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY
OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.08 FEET
HORIZONTAL AND 0.10 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

NOTES:
1.) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS,
IF ANY, MAY NOT BE SHOWN.
2.) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY
AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
3.) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE
SHOWN.
4.) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
5.) SOME FENCES MAY NOT BE SHOWN.
6.)

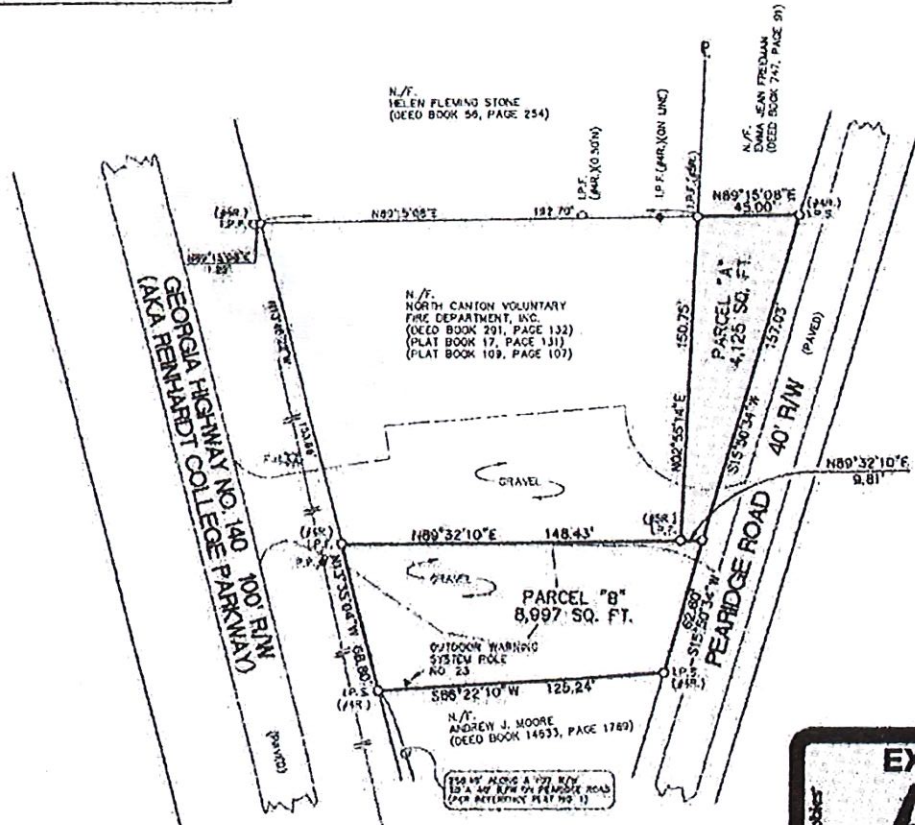


EXHIBIT
A-1



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
OR CALL 800-282-7411



SURVEY DATA STATEMENT:
THIS SURVEY AND THE INFORMATION SHOWN HEREON
WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
ABSTRACT, TITLE OPINION, OR TITLE COMMITMENT.
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
180-7 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, AUTHORITY
O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-5,
43-15-6, 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
SUBORDINATE
LAND PLANNING
-MEMBER-
SURVEYING & MAPPING SOCIETY OF GEORGIA
AND
AMERICAN CONGRESS 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) --- --- OVERHEAD POWER LINE
 - 11) --- --- FENCE (APPROX. LOC.)
 - 12) --- --- STREAM (APPROX. LOC.)
 - 13) --- --- 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 21,818 FEET AND AN ANGULAR
ERROR OF 03 PER ANGLE POINT, AND
WAS ADJUSTED USING COADPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 83,232 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:	
DRAWN BY: MIKE HUGHES, R.L.S.	SCALE: 1" = 40 FT.
JOB NO. 22-5816A-03C	DWG FILE: 5816A03C.dwg

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

Printed: 03/31/2024

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

Location: PEARIDGE RD

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.

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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

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

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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

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

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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.)

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

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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

OVERALL BOUNDARY LEGAL DESCRIPTION

PEARIDGE LAND INVESTMENTS, LLC

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 170, 171, 190 AND 191 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING BETTER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LAND LOT LINE OF LAND LOT 190 AND THE SOUTHERLY RIGH OF WAY OF AMOS ROAD (40 FOOT RIGHT OF WAY), THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTHERLY AND SOUTHEASTERLY RIGHT OF WAY OF AMOS ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES, 44 MINUTES, 15 SECONDS EAST A DISTANCE OF 13.93 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, AND ARC DISTANCE OF 82.25 FEET WITH A RADIUS OF 75.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES, 50 MINUTES, 43 SECONDS EAST A CHORD DISTANCE OF 78.19 FEET TO A POINT; THENCE NORTH 38 DEGREES, 23 MINUTES, 29 SECONDS EAST A DISTANCE OF 41.44 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 74.27 FEET WITH A RADIUS OF 278.31, BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES, 59 MINUTES, 15 SECONDS EAST A CHORD DISTANCE OF 74.05 FEET TO A POINT; THENCE NORTH 52 DEGREES 33 MINUTES, 37 SECONDS EAST A DISTANCE OF 38.17 FEET TO THE POINT OF INTERSECTON OF THE SOUTHEASTERLY RIGHT OF WAY OF AMOS ROAD AND THE SOUTHWESTERLY RIGHT OF WAY OF RESERVOIR DRIVE (HAVING AN APPARENT 100 FOOT RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGH TOF WAY OF RESERVOIR DRIVE THE FOLLOWING

COURSES AND DISTANCES: THENCE ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 505.82 FEET WITH A RADIUS OF 1547.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44 DEGREES, 37 MINUTES, 19 SECONDS EAST A CHORD DISTANCE OF 503.57 FEET TO AN A POINT; THENCE SOUTH 54 DEGREES, 16 MINUTES, 55 SECONDS EAST A DISTANCE OF 279.71 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF RESORVOIR DRIVE SOUTH 05 DEGREES, 44 MINUTES, 10 SECONDS WEST A DISTANCE OF 61.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 88 DEGREES, 39 MINUTES, 24 SECONDS WEST A DISTANCE OF 772.66 FEET TO AN IRON PIN FOUND AND MARKING THE COMMON CORNERS OF LAND LOTS 170, 171, 190 AND 191; THENCE SOUTH ALONG THE COMMON LINE OF LAND LOTS 170 AND 191 SOUTH 00 DEGREES, 20 MINUTES, 07 SECONDS EAST A DISTANCE OF 681.68 FEET TO AN IRON PIN FOUND; THENCE SOUTH 00 DEGREES, 26 MINUTES, 01 SECONDS EAST A DISTANCE OF 1333.05 FEET TO AN IRON PIN FOUND; THENCE NORTH 89 DEGREES, 30 MINUTES, 40 SECONDS WEST A DISTANCE OF 500.06 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 23 MINUTES, 55 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 34 MINUTES, 49 SECONDS WEST A DISTANCE OF 983.05 FEET TO A POINT; THENCE NORTH 10 DEGREES, 37 MINUTES, 12 SECONDS EAST A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 29 MINUTES, 12 SECONDS WEST A DISTANCE OF 210.00 FEET TO THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD (40 FOOT RIGHT OF WAY). THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 16 DEGREES, 01 MINUTES, 42

SECONDS EAST A DISTANCE OF 281.54, THENCE NORTH 16 DEGREES, 38 MINUTES, 14 SECONDS EAST A DISTANCE OF 216.26 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 14.17 FEET WITH A RADIUS OF 409.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16 DEGREES, 13 MINUTES, 56 SECONDS EAST WITH A CHORD DISTANCE OF 14.17 FEET, THENCE NORTH 40 DEGREES, 50 MINUTES, 19 SECONDS EAST A DISTANCE OF 100.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 14.17 FEET WITH A RADIUS 409.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 00 DEGREES, 28 MINUTES, 57 MINUTES WEST HAVING A CHORD DISTANCE OF 24.93 FEET, THENCE NORTH 02 DEGREES, 13 MINUTES, 36 SECONDS WEST A DISTANCE OF 186.34 FEET, THENCE NORTH 00 DEGREES, 08 MINUTES, 59 SECONDS EAST A DISTANCE OF 88.72 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT OF WAY OF PEARIDGE ROAD NORTH 87 DEGREES, 24 MINUTES, 16 SECONDS EAST A DISTANCE OF 229.58 FEET TO AN IRON PIN FOUND; THENCE NORTH 02 DEGREES, 31 MINUTES, 19 SECONDS WEST A DISTANCE OF 99.84 DEGREES, THENCE NORTH 87 DEGREES, 23 MINUTES, 50 SECONDS WEST A DISTANCE OF 61.09 FEET TO A POINT; THENCE NORTH 04 DEGREES, 53 MINUTES, 31 SECONDS WEST A DISTANCE OF 217.50 FEET TO A POINT; THENCE SOUTH 86 DEGREES, 00 MINUTES, 14 SECONDS WEST A DISTANCE OF 38.19 FEET TO A POINT; THENCE NORTH 01 DEGREES, 29 MINUTES, 48 SECONDS EAST A DISTANCE OF 252.10 FEET TO AN IRON PIN FOUND; THENCE SOUTH 88 DEGREES, 58 MINUTES, 00 SECONDS EAST ALONG THE NORTH LAND LOT LINE OF LAND LOT 170 A DISTANCE OF 1190.93 FEET TO A POINT; THENCE CONTINUING

ALONG SAID LAND LOT LINE NORTH 89 DEGREES, 59 MINUTES, 43 SECONDS EAST
A DISTANCE OF 135.80 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE
NORTH 02 DEGREES, 34 MINUTES, EAST A DISTANCE OF 112.00 FEET TO A POINT;
THENCE SOUTH 82 DEGREES, 13 MINUTES, EAST A DISTANCE OF 6.2 FEET TO A
POINT; THENCE NORTH 00 DEGREES, 48 MINUTES, 29 SECONDS EAST A DISTANCE
OF 198.20 FEET TO A POINT ON THE SOUTH SIDE OF PINE FOREST DRIVE; THENC
SOUTH 82 DEGREES, 53 MINUTES EAST ALONG THE SOUTH SIDE OF PINE FOREST
DRIVE A DISTANCE OF 122.80 FEET TO A POINT ON THE EAST LAND LOT LINE OF
LAND LOT 171; THENCE NORTH 00 DEGREES, 36 MINUTES, 43 SECONDS EAST A
DISTANCE OF 173.35 FEET AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION
FIRST BAPTIST CHURCH CANTON

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 14TH LAND DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 6.25 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 NORTH 00°15'47" EAST A DISTANCE OF 294.00' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE SOUTHERN RIGHT-OF-WAY OF PINE GROVE DRIVE (40' R/W); THENCE CONTINUING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 NORTH 00°36'43" EAST A DISTANCE OF 173.35' TO A CAPPED REBAR SET (CRBS) ON THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD; THENCE LEAVING THE LAND LOT LINE COMMON TO LAND LOTS 171 AND 190 AND ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD SOUTH 78°44'15" EAST A DISTANCE OF 13.93' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH 69°50'43" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=82.25', RADIUS=75.00') WHICH SUBTENDS A CHORD DISTANCE OF 78.19' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH 38°23'29" EAST A DISTANCE OF 41.44' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH 43°59'15" EAST CLOCKWISE ALONG THE ARC OF A CURVE (ARC=74.27', RADIUS=278.31') WHICH SUBTENDS A CHORD DISTANCE OF 74.05' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD NORTH 52°33'37" EAST A DISTANCE OF 38.17' TO A CAPPED REBAR SET (CRBS) AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY OF AMOS ROAD AND THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W); THENCE ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH 44°37'19" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=505.82', RADIUS=1547.00') WHICH SUBTENDS A CHORD DISTANCE OF 503.57' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH 54°16'55" EAST A DISTANCE OF 279.71' TO A ONE-HALF INCH BENT REBAR FOUND (1/2" RB BENT); THENCE LEAVING THE SOUTHWESTERN RIGHT-OF-WAY OF RESERVOIR DRIVE (100' R/W) SOUTH 05°44'10" WEST A DISTANCE OF 61.00' TO A ONE-HALF

INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 88°39'24" WEST A DISTANCE OF 772.66' TO A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, WHICH IS THE POINT OF BEGINNING.

LEGAL DESCRIPTION

IGLESIA DE DIOS EVANGELIO COMPLETO, INC.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 4TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING SHOWN AS TRACT 2 ON A PLAT OF SURVEY FOR IGLESIA DE DIOS EVANGELIO COMPLETO BY WALTER H. CAGLE, REGISTERED LAND SURVEYOR NUMBER 2077, DATED MAY 22, 2018, REVISED JULY 31, 2018, AND BEING RECORDED AT PLAT BOOK 118, PAGE 1597, CHEROKEE COUNTY, GEORGIA, PLAT RECORDS AND BEING BETTER DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LAND LOT 170, THE SAME BEING THE COMMON CORNERS OF LAND LOTS 170, 171, 190 AND 191, THENCE SOUTHERLY ALONG THE EAST LAND LOT LINE OF LAND LOT 170 SOUTH 00 DEGREES, 23 MINUTES, 18 SECONDS EAST A DISTANCE OF 2014.72 FEET TO AND IRON PIN FOUND; THENCE LEAVING THE EAST LAND LOT LINE NORTH 89 DEGREES, 31 MINUTES, 17 SECONDS WEST A DISTANCE OF 500.06 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 23 MINUTES, 18 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 71 DEGREES, 35 MINUTES, 27 SECONDS WEST A DISTANCE 525.32 FEET TO AN IRON PIN FOUND IN THE BASE OF A 20" PINE, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 71 DEGREES, 35 MINUTES, 27 SECONDS WEST A DISTANCE OF 457.13 FEET TO AN IRON PIN FOUND; THENCE NORTH 10 DEGREES, 37 MINUTES, 12 SECONDS EAST A DISTANCE OF 190.00 FEET TO A PIN PLACED; THENCE NORTH 71 DEGREES, 29 MINUTES, 12 SECONDS WEST A DISTANCE OF 210.00 FEET TO AN IRON PIN FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF PEARIDGE ROAD, HAVING A 40 FOOT RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF PEARIDGE ROAD NORTH 16 DEGREES, 01 MINUTES, 42 SECONDS EAST A DISTANCE OF 281.54 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 16 DEGREES, 36 MINUTES, 14 SECONDS EAST A DISTANCE OF 20.07 FEET TO AN IRON PIN PLACED; THENCE LEAVING SAID RIGHT OF WAY SOUTH 72 DEGREES, 42 SECONDS 06 MINUTES EAST A DISTANCE OF 708.14 FEET TO AN IRON PIN PLACED; THENCE SOUTH 18 DEGREES, 43 MINUTES, 44 SECONDS WEST A DISTANCE OF 503.72 FEET TO AN IRON PIN FOUND, BEING THE TRUE POINT OF BEGINNING. SAID SURVEY SHOWING AN AREA OF 7.00 ACRES.

LEGAL DESCRIPTION
PEARIDGE LAND INVESTMENTS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 14TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT WHERE LAND LOTS 171,170,190, & 191 INTERSECT; THENCE FROM SAID POINT OF BEGINNING NORTH 89° 54' 56" WEST 135.81 FEET ALONG THE COMMON LAND LOT LINE OF 171 AND 170 TO AN IRON PIN FOUND; THENCE NORTH 02°31'32" EAST 111.81 FEET TO AN IRON PIN FOUND; THENCE SOUTH 82°53'16" EAST 6.27 FEET TO AN IRON PIN FOUND; THENCE NORTH 00°45'08" EAST 198.28 FEET TO AN IRON PIN FOUND; THENCE SOUTH 82°49'51" EAST 123.01 FEET TO AN IRON PIN FOUND; THENCE SOUTH 00°00'00" EAST 294.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

SANFORD FREEMAN

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 MORE PARTICULARL DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED ON THE EAST RIGHT-OF-WAY OF PEARIDGEROAD, SAID IRON PIN BEING LOCATED 1323.5 FEET SOUTH OF THE INTERSECTION OF THE CENTERLINE OF PINE FOREST DRIVE WITH THE EXTENSION OF THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD, AS MEASURED ALONG THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD; THENCE FROM SAID POINT OF BEGINNING; THENCE SOUTH 40° 50' 19" WEST 100 FEET ALONG THE EAST RIGHT-OF-WAY OF PEARIDGE ROAD TO AN IRON PIN PLACED; THENCE SOUTH 74°55'07"EAST 219.99 FEET TO AN IRON PIN PLACED; THENCE NORTH 15°00'48" EAST 109.80 FEET TO AN IRON PIN PLACED; THENCE NORTH 77°34'39" WEST 231.75 FEET TO THE POINT OF BEGINNING.

Legal Description

WALTER FREEMAN PARCEL

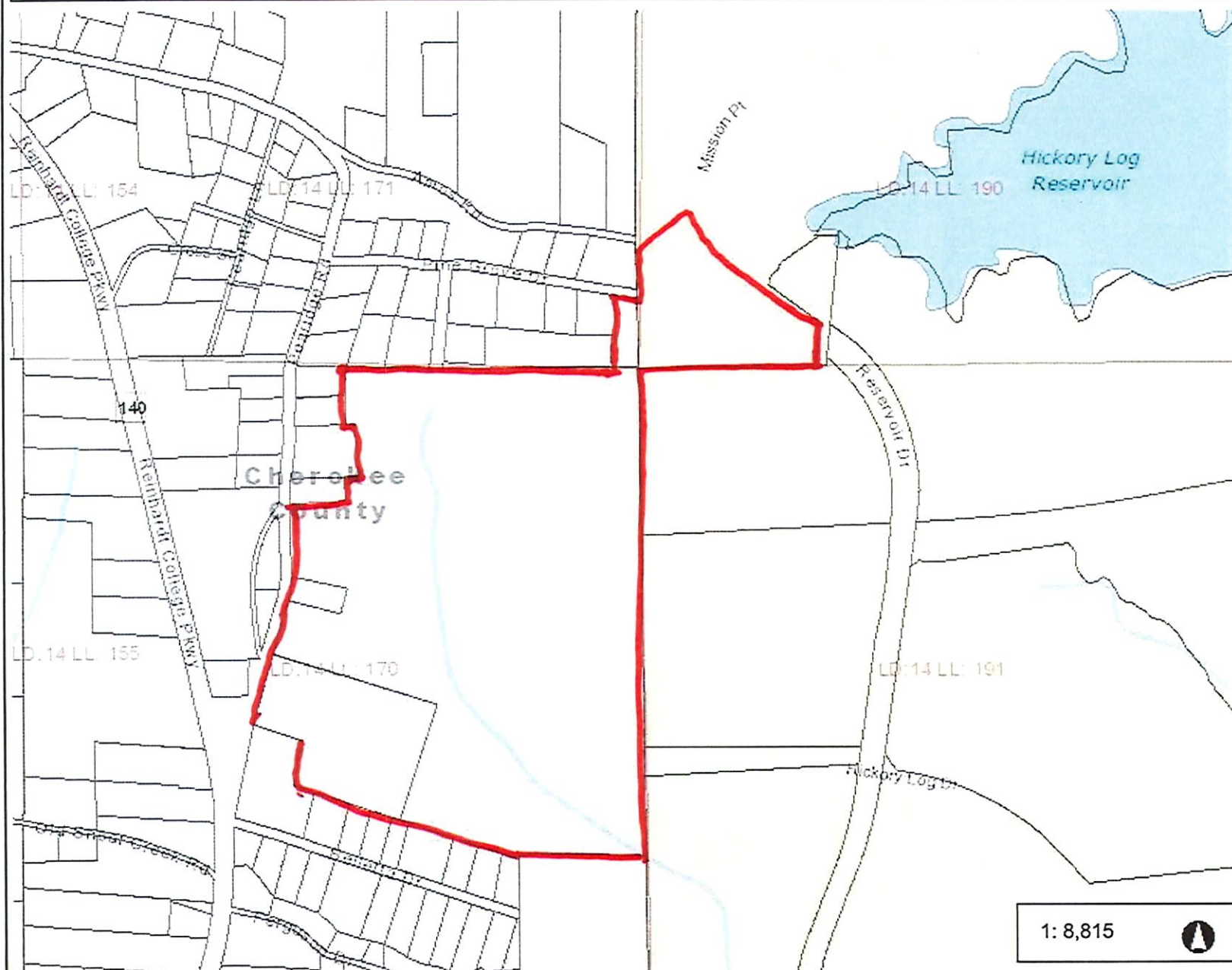
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 14TH LAND DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, CONTAINING 53.75 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 SOUTH 00°20'07" EAST A DISTANCE OF 681.68' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE CONTINUING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 SOUTH 00°26'01" EAST A DISTANCE OF 1333.05' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 191 NORTH 89°30'40" WEST A DISTANCE OF 500.06' TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 00°23'55" WEST A DISTANCE OF 20.00' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 71°34'49" WEST A DISTANCE OF 525.89' TO A ONE-HALF INCH OPEN TOP PIPE FOUND (1/2" OTPF) IN A TREE; THENCE NORTH 18°44'47" EAST A DISTANCE OF 503.37' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 72°42'23" WEST A DISTANCE OF 708.36' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 16°38'46" EAST A DISTANCE OF 216.26' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 16°14'35" EAST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=14.24', RADIUS=409.54) WHICH SUBTENDS A CHORD DISTANCE OF 14.24' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) SOUTH 74°55'07" EAST A DISTANCE OF 219.99' TO A ONE INCH BENT OPEN TOP PIPE FOUND (1" OTPF BENT); THENCE NORTH 15°00'48" EAST A DISTANCE OF 109.80' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 77°34'39" WEST A DISTANCE OF 231.75' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF) ON THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 00°27'51" WEST COUNTERCLOCKWISE ALONG THE ARC OF A CURVE (ARC=24.94', RADIUS=409.54) WHICH SUBTENDS A CHORD DISTANCE OF 24.94' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 02°16'15" WEST A DISTANCE OF 186.34' TO A CAPPED REBAR SET (CRBS); THENCE CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 00°06'19" EAST A DISTANCE OF 88.72' TO A ONE-

HALF INCH REBAR FOUND (1/2" RBF); THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF PEARIDGE ROAD (40' R/W) NORTH 87°27'37" EAST A DISTANCE OF 229.63' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 02°27'37" WEST A DISTANCE OF 99.84* TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 87°12'10" EAST A DISTANCE OF 61.00' TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF); THENCE NORTH 04°59'21" WEST A DISTANCE OF 217.51' TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF); THENCE SOUTH 85°56'57" WEST A DISTANCE OF 37.97' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE NORTH 01°29'36" EAST A DISTANCE OF 252.20 TO A ONE INCH OPEN TOP PIPE FOUND (1" OTPF) ON THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 171; THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 170 AND 171 SOUTH 88°58'13" EAST A DISTANCE OF 1190.93' TO A TWO-INCH OPEN TOP PIPE FOUND (2" OTPF) AT THE LAND LOT CORNER COMMON TO LAND LOTS 170, 171, 190, AND 191, WHICH IS THE POINT OF BEGINNING.



Cherokee County, GA



Legend

- ☐ Land Lot Boundaries
- ☐ Parcels

1: 8,815

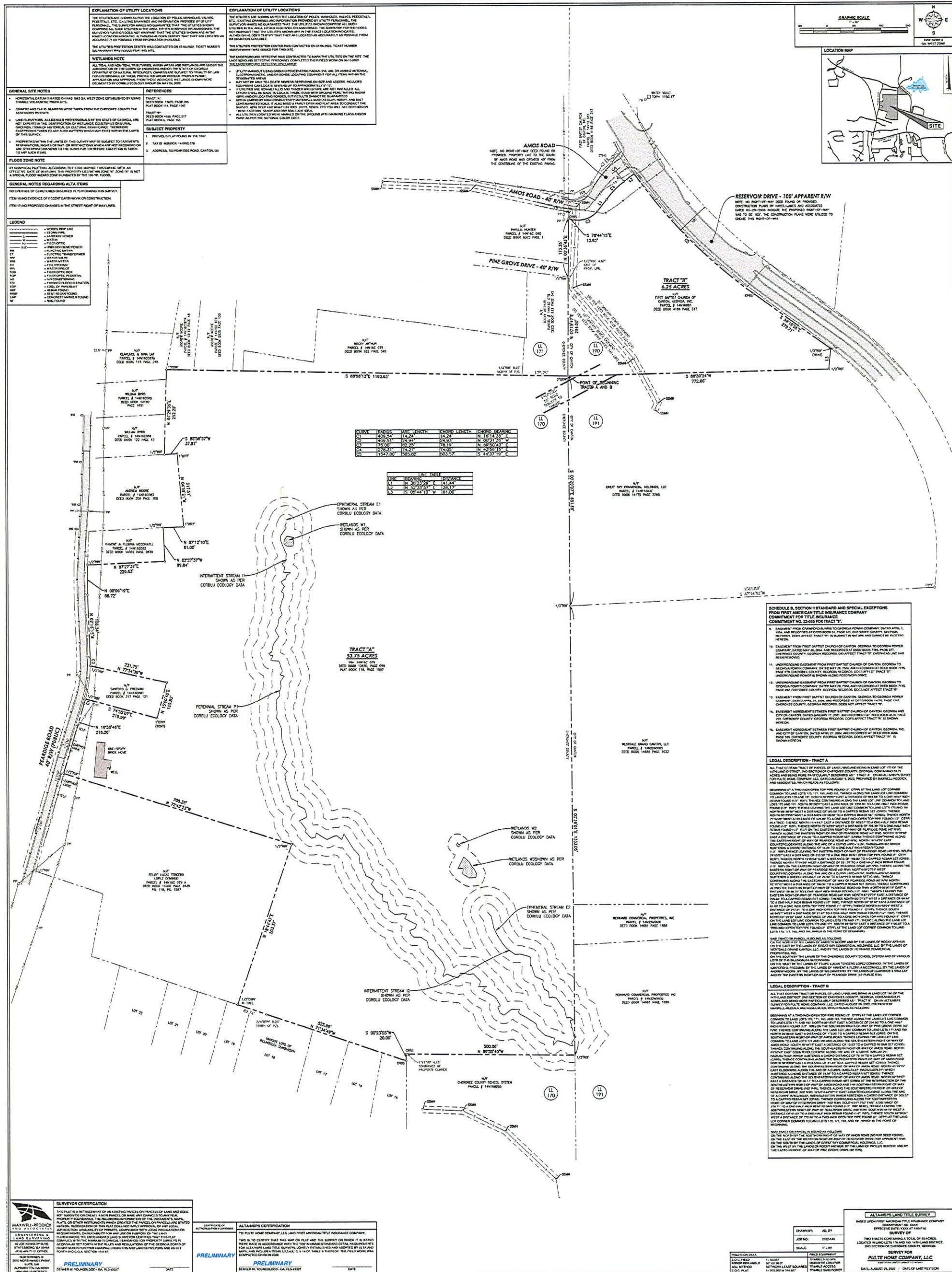


1,469.1 0 734.55 1,469.1 Feet

Notes

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



ALTA-NBPS LAND TITLE SURVEY

COMMITMENT NO. XXXX
EFFECTIVE DATE: XXXX AT 5:00 P.M.
SURVEY OF

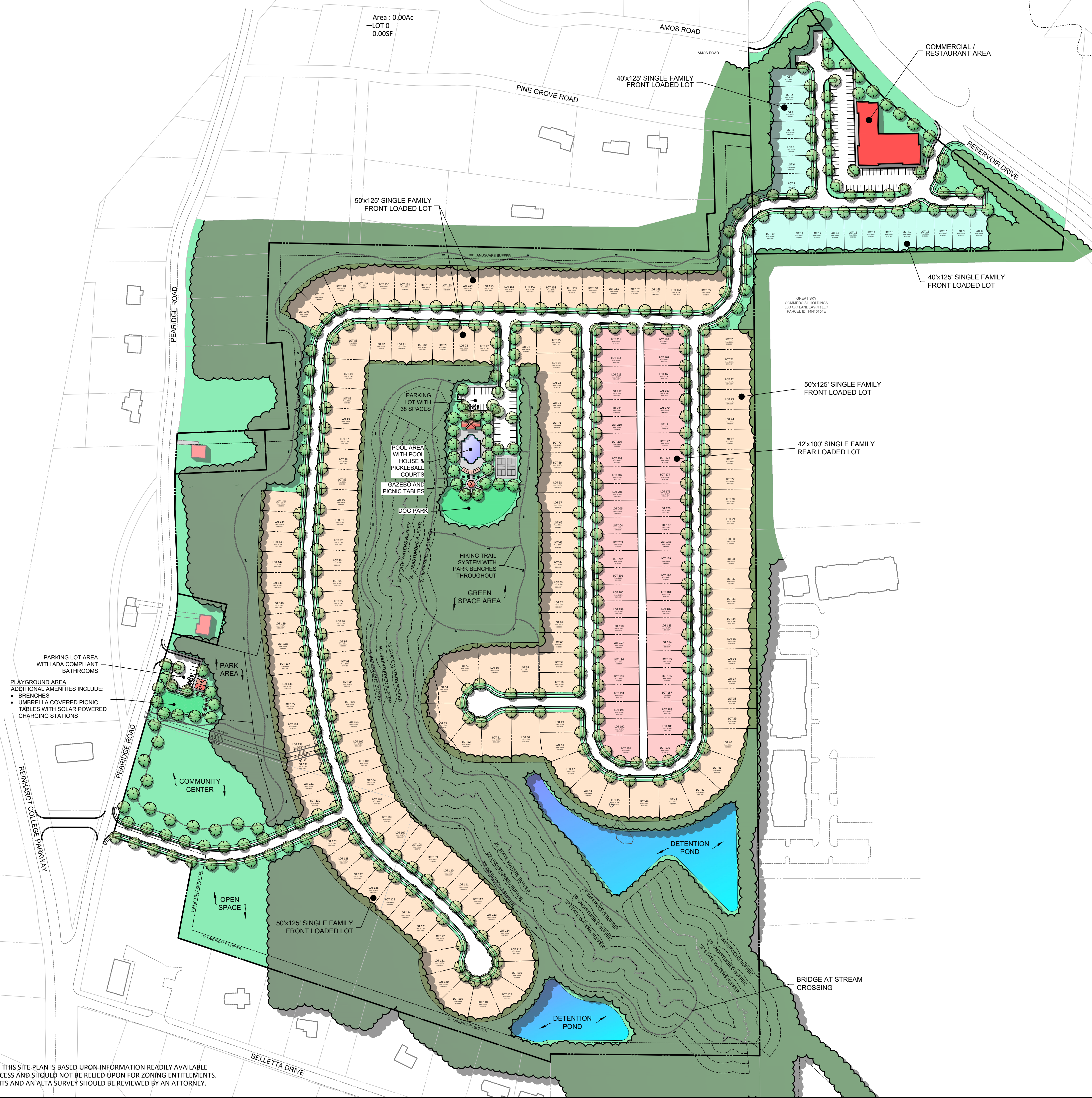
TWO TRACTS CONTAINING A TOTAL OF 50 ACRES,
LOCATED IN LAND LOTS 176 AND 190, 14TH LAND DISTRICT,
2ND SECTION OF CHEROKEE COUNTY, GEORGIA.

**SURVEY FOR
PULTE HOME COMPANY, LLC**

DATE: AUGUST 29, 2022 / DATE OF LAST REVISION

Thursday, September 26, 2024 11:31:11am (UTC)
A:\College\GA\CA\Term\CA\X Projects\CA\X Remote\CA\X 22420 - Pearidge Residential\1.1 Active DWG\22420 CPR 09-05-24.dwg [2024]
Created by: J. J. Images\jimages

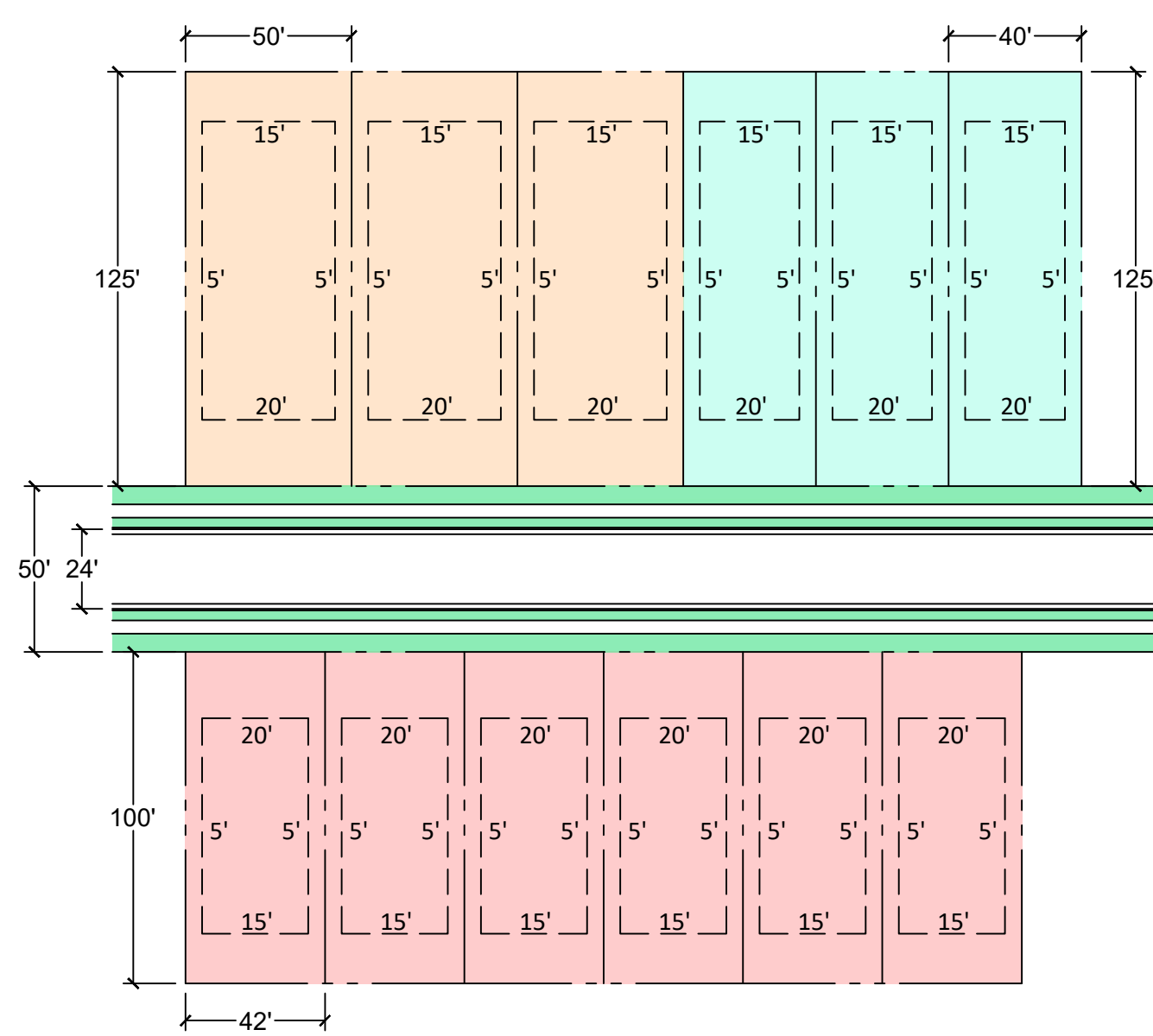
NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.



VICINITY MAP

SITE DATA LEGEND		
	Existing/Req'	Proposed
Zoning	R-40	PD - Mixed Use
Flood Zone	Zone X	-
Overlay District	No	-
Total Site Area	69 AC	-
40'x125' Front Loaded Single Family Lots	-	19 Units
42'x100' Rear Loaded Single Family Lots	-	50 Units
50'x125' Front Loaded Single Family Lots	-	146 Units
Total Single Family Units	-	215 Units
Total Single Family Area	-	34.5 AC (50%)
Total Commercial / Restaurant Area	-	1.5 AC (2.3%)
Park Area	-	1 AC (1.4%)
Community Center Area	-	3 AC (4.3%)
Total Open/Green Space Area	-	29 AC (42%)
Building Setbacks	-	-
Front	-	20'
Side	-	5'
Rear	-	15'
Stream Buffers	Yes - See Plan	-
Minimum Lot Size	-	4,000 SF
Minimum Frontage	-	40'
Adjacent Zoning North	R-40	-
Adjacent Zoning South	R-40	-
Adjacent Zoning East	PD-Mixed Use	-
Adjacent Zoning West	R-40	-

LOT SETBACK LAYOUT



LOT COUNT	
40'x100' FRONT LOADED LOTS:	19
42'x100' REAR LOADED LOTS:	50
50'x125' FRONT LOADED LOTS:	146
TOTAL LOTS:	215

SCALE: 1" = 120'



EUGENE B. CHAMBERS

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

September 11th, 2024

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

RE: Pearidge Land Investments, LLC Second Public Input Meeting Report

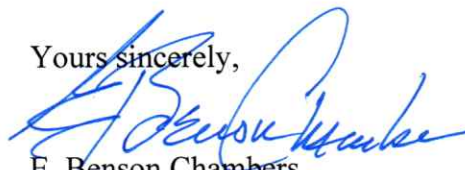
Mayor and Council:

The Second Public Input Meeting for the application of Pearidge Land Investments, LLC was held last night, September 10th, 2024, at the Charlie Ferguson Community Center. The official start time of the meeting was 6:30 p.m., with attendees arriving as early as 6:05 p.m., and continuing until 8:15 p.m. There were 33 attendees appearing on the sign in sheet together with applicant and agents for total of 39 including myself in attendance. Copies of the meeting sign-in-sheet are provided with this report.

At the meeting attendees had an opportunity to view an enlarged color version of the site plan containing new features, such as an area to be donated to the Community Center for additional parking and a recreation area for the community. The new site plan also showed the deletion of townhomes and substitution of single-family units, that the total dwelling units had been reduced from 228 to 215 with a DUA of 3.3. Also available were a copy of the City of Canton Zoning Map for the area, a copy of the City of Canton Future Character Area Map for the area and a copy of the application was available for review. Information was provided about the project, including number of units, buffers, the amount of green space and buffers, access from Reservoir Drive, the realignment of access on the west from Hwy 140 across Pearidge road and directly into the property. Feedback from the attendees included mostly questions about planned improvements at the intersection of Pearidge Road and GA Hwy 140. The possibility of an additional access point. The control of construction traffic and the expected completion date.

On behalf of Pearidge Land Investments, LLC thank you for your consideration of this information.

Yours sincerely,



E. Benson Chambers
Attorney for Applicant

404-273-9757
ebchamberslaw@gmail.com



COMMUNITY INPUT MEETING SIGN-IN SHEET

Name	Address	Email or Phone
Sparkle Shepherd	PO #345 140 Ferguson Dr. Canton, GA 30114	
Vincent McConnell		
FV Langston		
Dang Z Joy		
Phyllis H. Jennings	360 Peridge	770-479-2810
Richard Robinson		919 622-6948
Andy Moore		(770) 309-5425
Nina Morris	450 Peridge Rd	770-479-2994
Rocky Arthur	256 Pine Grove dr	rocarthur3@gmail.com
Robin Moore	PO Box 3897 Canton, GA	rfray@bellsouth.net
Sharon Garing	284 Vanduser Rd Canton, Ga	
Eric Richards		stbuzz@ic@gmail.com
Rosemary Keith		770-256-5145
Denise Watts Gray		470-302-6073



COMMUNITY INPUT MEETING SIGN-IN SHEET

Name	Address	Email or Phone
Deborah Jackson		1678-1638-9324
Cathy Story		
Mary Pitts		770-8166-8215
Preston Roach		770-572-2329
Priscilla Holmes		404-200-3159
Shannon Holmes		404 704-4141
Shawn Gordon		shawng0214@gmail.com
Chevron Hunter		770 294-3177
Betty Thomas		dimplesbta@yahoo.com
Darrel Crenshaw		
Patricia Tanner		404 918-1627
Pamela Langston		770-377-8391
Walter Freeman		
Tangie Washington		1678-1638-9321 wtangie3a@gmail.com

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