



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 10/30/24
Hearing Date: 12/5/24
Voting Date: 12/19/24

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

Agenda Item Title:

ANNX2409-001, RZON2409-002, MP2409-003 - Request to annex, rezone and gain Master Plan approval for 57.16 acres located on Knox Bridge Highway, just west of River Green - Knox Bridge Land Partners

Summary:

The applicant seeks to annex, rezone and obtain Master Plan approval for 57.16 acres for the development of a 171 detached single family home project. The property lies just west of River Green and involves property on the north and south side of Knox Bridge Highway.

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 will be available with the action meeting staff report.

Reviews:

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

Attachments:

Application
Site plans
Surveys



Community Development Department

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

ANNEX 2409-001

Public Hearing Application

Project # _____

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

KNOX BRIDGE LAND PARTNERS, LLC, by

This form is to be executed under oath. I, Amy Turcotte, 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, Amy Turcotte, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 17 day of July, 20 24. Print Name: Amy Turcotte

Applicant Information:

Name: KNOX BRIDGE LAND PARTNERS LLC
Address: 1425 Avery Road
City: Canton
State: GEORGIA Zip Code: 30114
Telephone: 404-273-9757
Fax Number:
Email Address: ebchamberslaw@gmail.com

Owner Information:

Name: SEE ADDENDUM "A"
Address:
City:
State: Zip Code:
Telephone:
Fax Number:
Email Address:

This Application For (Check Only One):

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

Fee Schedule:

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

Staff Use Only

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

Received By: _____ Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Joyce Poole Lamanac /k/a Joyce Poole Ivey Jeremiah H Howard, 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 23 day of August, 20 24.

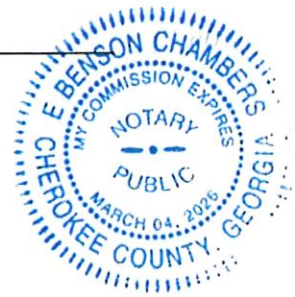
Owner Signature: [Signature] Print Name: Joyce Poole Lamanac /k/a Joyce Poole Ivey Jeremiah H Howard

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

- Annexation, Rezoning, Master Plans, etc. options with checkboxes.

Sworn To and Subscribed Before Me This 23 Day Of August, 20 24.

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, Ralph E Wheeler & Dianne Poole Wheeler, 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 24 day of August, 20 24.

Owner Signature: [Handwritten signatures] Print Name: Ralph E Wheeler & Dianne Poole Wheeler

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

- Annexation, Rezoning, Master Plans, Master Plan Revisions, Conditional Use Permit, Land Use Modification, Zoning Condition Amendment, Density Transfer within Master Plan, Temporary Use Permit, Zoning Ordinance Text Amendment, Variance

Sworn To and Subscribed Before Me This 24 Day Of August, 20 24.

Notary Signature: Stacy Bowman





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

Authorization Of Applicant

This form is to be executed under oath. I, Ralph E Wheeler & Dianne Poole Wheeler, 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 24 day of August, 20 24.

Owner Signature: Ralph E Wheeler, Dianne Poole Wheeler

Print Name: Ralph E Wheeler & Dianne Poole Wheeler

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

Name of Authorized Applicant: KNOX BRIDGE LAND PARTNERS LLC

Signature: Amy Johnson

Mailing Address: 1425 Avery Road

City: Canton

State: Georgia Zip Code: 30114

Telephone: 404-273-9757

Fax Number:

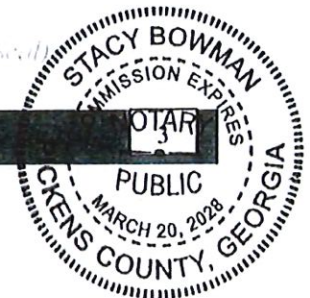
E-mail: ebchamberslaw@gmail.com

Applicant Status:

- Owner
Option to Purchase (checked)
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 24 Day Of August, 20 24.

Notary Signature: Stacy Bowman





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

Authorization Of Applicant

This form is to be executed under oath. I, Joyce Poole Lamanac f/k/a Joyce Poole Ivey Jeremiah H Howard, 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 23 day of August, 2024.

Owner Signature: [Signature] Print Name: Joyce Poole Lamanac f/k/a Joyce Poole Ivey Jeremiah H Howard

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

Name of Authorized Applicant: KNOX BRIDGE LAND PARTNERS LLC

Signature: [Signature]

Mailing Address: 1425 Avery Road

City: Canton

State: Georgia Zip Code: 30114

Telephone: 404-273-9757

Fax Number:

E-mail: ebchamberslaw@gmail.com

Applicant Status:

- Owner
Option to Purchase (checked)
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 23 Day Of August, 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 Community Development.

1. Name of Applicant/Opponent: KNOX BRIDGE LAND PARTNERS LLC

Section 1

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

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
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?
C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
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?

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:

Table with 2 columns: Dollar amount (with \$ symbol) and Description. Three rows are provided for entries.

Note: Complete a separate form for each authorized applicant.



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

Property Information:

Address: 7961, 7963, 7840, & 7386 KNOX BRIDGE HIGHWAY

Land Lot(s): 89 & 90 District: 14TH Section: 2ND Map #: 14N12 Parcel #: 023 & 012A
 14N12B 001 & 002

Existing Zoning Of Property: AG & GC City County Total Acreage Of Property: 57.164

Proposed Zoning Of Property: PD-Residential Existing Use(s) Of Property: RESIDENTIAL, COMMERCIAL, VACAN

Directions to property from Main Street in downtown Canton:
 MAIN ST TO WALESKA ST, WALESKA ST RIGHT ON MARIETTA HWY AT RED LIGHT, SOUTH ON MARIETTA STREET, TAKE RIGHT FORK
 KNOX BRIDGE HIGHWAY. PROPERTY IS ON THE NORTH AND SOUTH SIDE OF KNOX BRIDGE HWY WEST OF RIVER BEND

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 ADDENDUM "B"		
SOUTH			
EAST			
WEST			
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? CITY OF CANTON SEWEF

Proposed managing jurisdiction: CITY OF CANTON

How will water be provided to the site? CITY OF CANTON WATER

Proposed managing jurisdiction: CITY OF CANTON Size Limit: TBD



EUGENE B. CHAMBERS

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

September 3rd, 2024

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

REVISED

RE: Knox Bridge Land Partners, LLC, Letter of Intent

Greetings:

The applicant, Knox Bridge Land Partners, LLC, proposes single family residential community located on the North and the South side of Georgia Hwy 20 (Knox Bridge Highway). The property bounds on River Green, Knox Elementary, Lakeside Allatoona, and Bridgemill The proposed community consists of 57.164 acres with access from Georgia Hwy 20.

The applicant expects approximately 171 dwelling units at a density of 3 DUA with a zoning classification of R-10. Additionally, the Applicant seeks annexation as the property lies within the growth boundary agreed upon with Cherokee County. The property already lies within the City of Canton service provider area.

The City of Canton Future Land Use Plan designates this property as SDA Suburban Development which allows up to 3 units per acre. Currently the property is zoned AG Agriculture with a small area of GC General Commercial in the corner of Georgia Highway 20 and River Bend Way. The Cherokee County Future Land Use Plan allows up to 3 units per acre making the proposal consistent with both the City of Canton and Cherokee County Future Land Use Plans.

On behalf of Knox Bridge Land Investments, LLC thank you for your consideration of this information and proposal.

Yours sincerely,

E. Benson Chambers
Attorney for Applicant
Knox Bridge Land Partners, LLC

404-273-9757

ebchamberslaw@gmail.com



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

July 8th, 2024

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

RE: Knox Bridge Land Investments, LLC
Amended Letter of Intent

Greetings:

The applicant, Knox Bridge Land Investments, LLC, proposes single family residential community located on the North and the South side of Georgia Hwy 20 (Knox Bridge Highway). The property bounds on River Green, Knox Elementary, Lakeside Allatoona, and Bridgemill The proposed community consists of 57.164 acres with access from Georgia Hwy 20.

The applicant expects approximately 171 dwelling units at a density of 3 DUA with a zoning classification of PD-Residential. Additionally, the Applicant seeks annexation as the property lies within the growth boundary agreed upon with Cherokee County. The property already lies within the City of Canton service provider area.

The City of Canton Future Land Use Plan designates this property as SDA Suburban Development which allows up to 3 units per acre. Currently the property is zoned AG Agriculture with a small area of GC General Commercial in the corner of Georgia Highway 20 and River Bend Way. The Cherokee County Future Land Use Plan allows up to 3 units per acre making the proposal consistent with both the City of Canton and Cherokee County Future Land Use Plans.

On behalf of Knox Bridge Land Investments, LLC thank you for your consideration of this information and proposal.

Yours sincerely,

E. Benson Chambers
Attorney for Applicant
Knox Bridge Land Investments, LLC

404-273-9757
ebchamberslaw@gmail.com



Dear Applicant,

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

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

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

[Signature] Date: 9.13.2024
Signature

Amy Turcotte
Printed Name

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

[Signature] Date: 9.13.2024
Signature

Amy Turcotte
Printed Name

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

ADDENDUM "B"

KNOX BRIDGE LAND PARTNERS LLC

ADJACENT PROPERTY OWNER INFORMATION

<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
<u>NORTH:</u>		
KNOX BRIDGE STORAGE FAILITY LLC 3535 PEACHTREE RD ATLANTA, GA 30316	GC	STORAGE
FIELDSTONE HOMEOWNERS ASSOC PO BOX 4844 CANTON, GA 30169	R-10	RECREATION
F E KENNEMUR 7869 KNOX BRIDGE HWY CANTON, GA 30114	AG	RESIDENTIAL
LATIMER PROPERTIES LLC 255 DEPOT ST BALL GROUND, GA 30107	AG	VACANT
SARA WILBOURNE 101 LEGEND CREEK DR CANTON, GA 30114	R-10	RESIDENTIAL
KAREN GLUTH ARAYA 100 LEGEND CREEK DR CANTON, GA 30114	R-10	RESIDENTIAL
CHERYL JONES 128 LEGEND CREEK DR CANTON, GA 30114	R-10	RESIDENTIAL
JAMES NEWLON 391 SKY MOUNTAIN LANE CANTON, GA 30114	R-10	RESIDENTIAL
LPF BLVD ATLANTA LLC 333 WEST WACKER DR, #2300 CHICAGO, IL 60606	R-10	RESIDENTIAL

WEAVER ASSETS LLC
PO BOX 883
WOODSTOCK, GA 30188

R-10

RESIDENTIAL

JENNIFER SAVAGE
124 LEGEND CREEK DR
CANTON, GA 30114

R-10

RESIDENTIAL

SHINJI TOMIYAMA
126 LEGEND CREEK DR
CANTON, GA 30114

R-10

RESIDENTIAL

SOUTH:

JUAN LOPEZ AGUILAR
6731 NEIL DENSMORE TR
CANTON, GA 30114

AG

VACANT

LEWIS & DEBORAH DAVIS
219 TWIN LAKES DR
CANTON, GA 30115

AG

RESIDENTIAL

ROBERT ELLER
6777 NEIL DENSMORE TR
CANTON, GA 30114

AG

RESIDENTIAL

EAST:

CHEROKEE COUNTY SCHOOL SYSTEM
PO BOX 769
CANTON, GA 30114

SU

SCHOOL

JWC LAKESIDE LLC
as successor by name change from River Green Land Co.
2355 LOG CABIN DR.
ATLANTA, GA 30339

PD-MIXED USE

OPEN SPACE

TERRY MULKEY
JOHNNY SMITH
728 HARVEY FIELDS DRIVE
CANTON, GA 30114

AG

RESIDENTIAL

HORIZON CLINICAL LLC
1170 PEACHTREE ST, STE 2400
ATLANTA, GA 30309

AG

VACANT

PATRICK CHANDLER
280 JOSIE LANE
CANTON, GA 30114

AG

RESIDENTIAL

JIMMY & LINDA FAULKNER
295 JOSIE LANE
CANTON, GA 30114

AG

RESIDENTIAL

WEST:

BENNY KING
520 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

VICKI HENDERSON
518 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

LASHANDA TUCKER
522 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

KRISTINA FEOLA
524 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

GEORGE & LINDA WILLIAMS
526 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

CHRISTOPHER JOHN AMBROSIO
TRUSTEE
528 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

CAROL WOODS
530 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

SHANNON MCGILL
532 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

BRIAN LESAGE
534 ORIOLE FARM TR
CANTON, GA 30114

PUD

RESIDENTIAL

FKH SFR C2 LP 1850 PARKWAY PL MARIETTA, GA 30067	PUD	RESIDENTIAL
ELIZABETH VANDEL 538 ORIOLE FARM TR CANTON, GA 30114	PUD	RESIDENTIAL
SAM RAINEY 540 ORIOLE FARM TR CANTON, GA 30114	PUD	RESIDENTIAL
KRISTEN WAGENER 542 ORIOLE FARM TR CANTON, GA 30114	PUD	RESIDENTIAL
MIGUEL CASTILLO 546 ORIOLE FARM TR CANTON, GA 30114	PUD	RESIDENTIAL
SARA JILL OLIVER 550 ORIOLE FARM TR CANTON, GA 30114	PUD	RESIDENTIAL
BRIDGEMILL COMMUNITY ASSOC INC 3542 SIXES RD, STE 108 CANTON, GA 30114	PUD	VACANT
JIMMY KELLEY 960 BRICKMILL RD CANTON, GA 30115	AG	VACANT
DANIEL WILSON 102 LEGEND CREEK DR CANTON, GA 30114	RESIDENTIAL	R-10
JAMES SECKINGTON 104 LEGEND CREEK DR CANTON, GA 30114	RESIDENTIAL	R-10
DOMINIQUE LOUIS 106 LEGEND CREEK DR CANTON, GA 30114	RESIDENTIAL	R-10

MARK SHELTON 108 LEGEND CREEK DR CANTON, GA 30114	RESIDENTIAL	R-10
FKH SFR PROPCO B-HLD LP 1850 PARKWAY PL, STE 900 MARIETTA, GA 30067	RESIDENTIAL	R-10
JAMES DOXY 404 LEGEND CREEK PT CANTON, GA 30114	RESIDENTIAL	R-10
MARIE NGD-MBELEK 403 LEGEND CREEK PT CANTON, GA 30114	RESIDENTIAL	R-10
AMANDA CARTER 403 LEGEND CREEK DR CANTON, GA 30114	RESIDENTIAL	R-10



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. 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 KNOX ELEMENTARY

TRAFFIC INFORMATION

Road/Street providing access: STATE HIGHWAY 20 (KNOX BRIDGE HIGHWAY)

Width at property: (Road) VARIABLE (Right-of-way) VARIABLE

Distance to nearest major thoroughfare: 9,045 Thoroughfare Name: MARIETTA HIGHWAY

Description of Road accessing property (Classification): PAVED STATE HWY (3 TO 2 LANI

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, Traffic Analysis Report, Master Plan / Site Plan, Location Map, Hydrology Study, Board of Appeals Review Criteria Response, Petition Requesting Annexation, Other (please explain), Elevation Plans



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

(Application Type A : ONLY)

Address of Property to be Annexed: 7961, 7963, 7840, & 7386 Knox Bridge Hwy, Canton, GA 30114

Land Lot(s): 89& 90 District: 14th Section: 2nd Map #: 14N12 14N12B Parcel #: 023 & 012A 001 & 002

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: [X] Residential [] Commercial [] Vacant [] Other (Specify) [] Existing Structures
2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0
3. The number of all residents occupying the property: 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.

Ralph E. Wheeler 8/29/24
Property Owner's Signature Date

Ralph E Wheeler & Dianne Poole Wheeler
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 24 Day Of August, 20 24

Notary Signature: Stacy Bowman

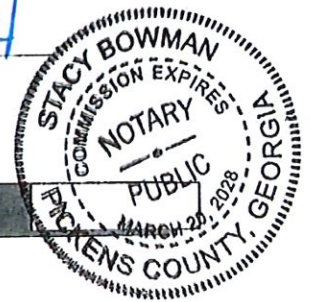


EXHIBIT "C"

KNOX BRIDGE LAND PARTNERS, LLC

- (1) TWO
- (2) 7840 KNOX BRIDGE HIGHWAY, CANTON, GA 30114 (HOUSE)
7961 KNOX BRIDGE HIGHWAY, CANTON, GA 30114 (MOBILE HOME)
- (3) TO BE DEMOLISHED AND REMOVED
- (4) FRANKLIN PARK AT RIVER GREEN
PINNACLE PLACE AT RIVER GREEN
LAKESIDE AT ALLATOONA
BRIDGEMILL
- (5) NONE
- (6) NONE
- (7) NONE
- (8) NONE



Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: 7961, 7963, 7840, & 7386 Knox Bridge Hwy, Canton, GA 30114

Land Lot(s): 89& 90 District: 14th Section: 2nd Map #: 14N12 14N12B Parcel #: 023 & 012A 001 & 002

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

1. Intended Use of the Land:

- Residential (checked), Commercial, Vacant, Other (Specify), Existing Structures (House, mobile home, and commercial building)

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

3. The number of all residents occupying the property:

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

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

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

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

Joyce Poole Lamanac (signature) Date 8/23/2024

Joyce Poole Lamanac f/k/a Joyce Poole Ivey
Jeremiah H Howard

Property Owner's Printed Name

Sworn To and Subscribed Before Me This 23 Day Of August 2024

Notary Signature: (signature)



EXHIBIT "C"

KNOX BRIDGE LAND PARTNERS, LLC

- (1) TWO
- (2) 7840 KNOX BRIDGE HIGHWAY, CANTON, GA 30114 (HOUSE)
7961 KNOX BRIDGE HIGHWAY, CANTON, GA 30114 (MOBILE HOME)
- (3) TO BE DEMOLISHED AND REMOVED
- (4) FRANKLIN PARK AT RIVER GREEN
PINNACLE PLACE AT RIVER GREEN
LAKESIDE AT ALLATOONA
BRIDGEMILL
- (5) NONE
- (6) NONE
- (7) NONE
- (8) NONE



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

Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? SUBJECT PROPERTY BOUNDS ON RESIDENTIAL PROPERTY

ZONED R-10, PD-MIXED USE & PUD WITH GC NEAR BY MAKING IT VERY COMPATIBLE WITH SURROUNDING PROPERTY

How will this proposal affect the use and value of surrounding properties? THERE IS NO EXPECTATION OF AN AFFECT
ON THE USE OR VALUE OF SURROUNDING PROPERTY

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

THE PROPERTY BOUNDS ON HIGHER DENSITY RESIDENTIAL. THE CURRENT ZONING OF AG WOULD REQUIRE 2 ACRE LOTS WHICH

NOT DESIRABLE ON STATE HIGHWAYS AND THEREFORE THE PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED

What would be the increase to population and traffic if the proposal were approved? 171 LOTS IS EXPECTED TO INCREASE

POPULATION AND TRAFFIC BY A RANGE OF 200 TO 250

What would be the impact to schools and utilities if the proposal were approved? THE CHEROKEE COUNTY SCHOOL DISTRICT

REFERS TO A RATE OF .72 CHILDREN PER LOT, WHICH WOULD RESULT IN 123 NEW STUDENTS OVER ALL THREE SCHOOL LEVELS

THE IS NO EXPECTATION OF AN IMPACT ON UTILITIES.

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

THE PROPERTY IS LOCATED IN THE SDA SUBURBAN DEVELOPMENT CHARACTER AREA WHICH ALLOWS UP TO 3 DWELLING UNITS PER ACRE

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

request? WITH IMPROVEMENTS TO KNOX BRIDGE HWY, DEVELOPMENT OF BRIDGEMILL AND RIVER GREEN, THE AREA HAS BECOME MORE

SUBURBAN WITH HIGHER DENSITY RESIDENTIAL

Provide a Letter of Intent, which provides the necessary information to support your application.

Rec: \$25.00

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

ParticipantIDs: 0839437588 SubmitterID: 7067927936

After Recording Return to:
Geiger Legal Group, LLC
157 Reinhardt College Pkwy., Ste 400
Canton, GA 30114

STATE OF GEORGIA
COUNTY OF CHEROKEE

AFFIDAVIT OF TITLE

Personally appeared before me, the undersigned attesting officer, duly authorized to administer oaths, came: **Joyce Poole Lamanac f/k/a Joyce Poole Ivey**, who after being duly sworn deposes and states:

That she and **Dellie Brookshire Poole** were the Owners of that certain real property described as follows:


That they obtained ownership by virtue of a Warranty Deed from **Dellie Brookshire Poole** to them as joint tenants with the right of survivorship on **October 19, 1995**, said deed being recorded in Deed Book 2215 page 008, Cherokee County deed records.

That **Dellie Brookshire Poole** died on the 8th day of **October, 2000**. That upon her death, the entirety of the fee simple title to the property vested in the affiant.

That a copy of the death certificate in corroboration of the statements contained herein is attached as Exhibit "A".

This 9th day of January, 2023.

Sworn to and subscribed before me
on the date set forth above.


Joyce Poole Lamanac


Notary Public

IF "YES" TO EITHER 1, 2, OR 4, PLEASE NOTIFY THE CORONER IN THE COUNTY WHERE THE BODY WAS FOUND OR THE DEATH OCCURRED.

CERTIFICATE OF DEATH/STATE OF GEORGIA		Birth Number	Local P#s Number	State P#s Number
DECEDENT'S NAME (First, Middle, Last) Dellie Lee POOLE		IF DECEDENT IS FEMALE, ENTER MAIDEN LAST NAME Brookshire	SEX Female	DATE OF DEATH (Mo., Day, Year) October 8, 2000
RACE (White, Black, Amer. Indian, etc.) White	ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) American	DATE OF BIRTH (Mo., Day, Year) Jan. 30, 1902	AGE - Last Birthday (Years) 98	COUNTY OF DEATH Cherokee
CITY, TOWN OR LOCATION OF DEATH Canton	HOSPITAL OR OTHER INSTITUTION NAME (If not in either, give street and No.) 7915 Knoxbridge Hwy.	IF HOSPITAL OR INST. Indicate D.O.A., OPTIMER, Am., Institution (Specify) Residence		
STATE AND COUNTY OF BIRTH (If not in USA, name Country) Ga., Cobb	CITIZEN OF WHAT COUNTRY? USA	MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Widowed	SPOUSE (If married or widowed, give spouse's name - If wife, give maiden name) Silas William Poole	WAS DECEDENT EVER IN U.S. ARMED FORCES (Yes or No) No
SOCIAL SECURITY NUMBER	USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Weave Room	KIND OF INDUSTRY OR BUSINESS Textile Mill		
RESIDENCE - STATE Georgia	COUNTY Cherokee	CITY, TOWN OR LOCATION Canton	STREET AND NUMBER 7915 Knox Bridge Hwy	INSIDE CITY LIMITS? (Yes or No) No
FATHER'S NAME Christopher Columbus Brookshire		MOTHER'S MAIDEN NAME Oshea Bruce		
INFORMANT'S NAME Joyce Lamanac		MAILING ADDRESS (Street, R.F.D. No., City or Town, State, Zip) 7915 Knoxbridge Hwy., Canton, Ga. 30114		RELATIONSHIP Daughter
BURIAL, CREMATION, REMOVAL (Specify) Burial	DISPOSITION DATE (Mo., Day, Year) Oct. 11, 2000	CLEARING OR CREMATORY NAME Cherokee Memorial Park	LOCATION (City or Town, State, Zip, County) Canton, Georgia 30114 Cherokee	
FUNERAL DIRECTOR (Signature) John T. Fowler	FUN. DIR. LICENSE NO. 2987	NAME AND ADDRESS OF FACILITY (Street, R.F.D. No., City or Town, State, Zip) Sosebee Funeral Home Inc. 191 Jarvis ST. Canton, Georgia 30114		EST. LICENSE NO. 932
EMBALMER (Signature) Russell Wilson	EMBALMER LICENSE NO. 3374			
23. IMMEDIATE CAUSE: [REDACTED]				
24. OTHER SIGNIFICANT CONDITIONS - conditions contributing to death but not related to cause given in Part 1A. (If female, indicate if pregnant or birth occurred within 90 days of death.)				
WAS OPERATION PERFORMED? (Yes or No) NO		DATE OF OPERATION (Mo., Day, Year)	CONDITIONS FOR WHICH OPERATION WAS PERFORMED (Specify)	
ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify)		DATE OF INJURY (Mo., Day, Year)	DESCRIBE HOW INJURY OCCURRED	
INJURY AT WORK? (Yes or No)		PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc. (Specify))	LOCATION (Street, R.F.D. No., City or Town, State, Zip, County)	
25a. To the best of my knowledge, which occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) John Cousins		25b. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)		
DATE SIGNED (Mo., Day, Year) 10/17/00		HOUR OF DEATH 2:00 P. M.		DATE SIGNED (Mo., Day, Year)
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER		DATE PRONOUNCED DEAD (Mo., Day, Year)		HOUR PRONOUNCED DEAD
NAME, TITLE, AND LICENSE NO. OF CERTIFIER (Physician, Medical Examiner, or Coroner) W. L. Cousins		ADDRESS OF CERTIFIER (Street, R.F.D. No., City or Town, State, Zip) 166 Jam SP, Marietta, Ga		
REGISTRAR (Signature) Wilma T. Boling		WILMA T. BOLING Deputy Registrar		DATE RECEIVED BY REGISTRAR (Mo., Day, Year) October 23, 2000

Form 3903 (Rev. 9-91)

GEORGIA DEPARTMENT OF HUMAN RESOURCES/VITAL RECORDS SERVICE

DO NOT FOLD THIS CERTIFICATE

STATE OF GEORGIA
 COUNTY OF CHEROKEE

This is an exact copy of the death certificate as filed in Cherokee County, Georgia

John Cousins
 Local Custodian of Vital Records

Issued by: *Wilma T. Boling*
 Date: 10-23-00

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID 11-0-1
DATE 10-23-95
Ann M. Renshaw
CLERK OF SUPERIOR COURT

DK PG
2215 008

9999 Joyce Ivey
117915 Knox Bridge Hwy.
\$6.00 Com. In Ga 30114

Georgia, Cherokee County
Filed in office this 23 day of Oct 1995
at 3:50 P.M. Recorded in Book 2215 Page 2
this 22 day of Oct 1995
Ann M. Renshaw
Clerk Superior Court

STATE OF GEORGIA
COUNTY OF CHEROKEE

MORTGAGE DEED

THIS INDENTURE, Made this 19th day of October in the year of our Lord One Thousand Nine Hundred and Ninety Five between Dellie Brookshire Poole

of the State of Georgia and County of Cherokee of the first part, and Joyce Poole Ivey and Dellie Brookshire Poole

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

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00), in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part their heirs and assigns;

ALL that tract or parcel of land lying and being in Land Lots 89 and 90 of the 14th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at an iron pin located on the Southerly right of way of Georgia Highway 20 (said road having a one-hundred [100] foot right of way) 481.15 feet East of the intersection of the Southerly right of way of Georgia Highway 20 and the west land lot line of Land Lot 89; thence along the Southerly right of way of Georgia Highway 20 the following courses and distances: South 73 degrees 25 minutes 20 seconds East 36.18 feet; South 70 degrees 18 minutes 55 seconds East 65.26 feet to an iron pin; thence leaving the Southerly right of way of Georgia Highway 20 South 54 degrees 44 minutes 05 seconds East 54.78 feet to an iron pin; thence South 54 degrees 44 minutes 05 seconds East 232.31 feet to an iron pin; thence South 73 degrees 13 minutes 10 seconds East 81.27 feet to an iron pin; thence South 13 degrees 31 minutes 55 seconds West 106.18 feet to an iron pin; thence South 01 degrees 16 minutes 35 seconds East 86.20 feet to an iron pin; thence South 88 degrees 47 minutes 25 seconds West 474.01 feet to an iron pin; thence North 11 degrees 23 minutes 35 seconds East 431.74 feet to an iron pin located on

12215
1009

BK PG
2215 009

the Southerly right of way of Georgia Highway 20 and the Point of Beginning.

Said tract contains 3.23 acres of land.

For a more detailed description of the above-described tract of land see that plat of survey for Silas W. Poole, dated June 16, 1983, prepared by Martin-Adams & Associates and recorded in Plat Book 43, Page 107, Cherokee County Deed Records.

TO HAVE AND TO HOLD, WITH RIGHTS OF SURVIVORSHIP, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anyway appertaining to the only proper use, benefit and behoof of Joyce Poole Ivey and Delle Brookshire Poole the said parties of the second part, their heirs and assigns forever in Fee Simple.

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

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

Signed, sealed and delivered in presence of:

Tony D. Allen
WITNESS

Delle Brookshire Poole
DELLE BROOKSHIRE POOLE



My Commission Expires: May 1, 1999

Dec 10-24-95

ANNE. M. RENEAU
CLERK SUPERIOR COURT OF CHEROKEE COUNTY

Rec: \$25.00 TRANSFER TAX \$0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 0839437588 SubmitterID: 7067927936

AFTER RECORDING RETURN TO:
GEIGER LEGAL GROUP, LLC
157 REINHARDT COLLEGE PKWY
STE 400
CANTON, GA 30114

WARRANTY DEED

Deed Service Only / No Certification as to Title

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 9th day of January in the year of our Lord
Two Thousand and Twenty Three between

JOYCE POOLE LAMANAC and JEREMIAH H. HOWARD

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

JOYCE POOLE LAMANAC and JEREMIAH H. HOWARD

As Joint Tenants with Rights of Survivorship ("Grantee") of the State of Georgia, (the terms
"Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer
equally to each of said person, 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, in hand paid at and before the sealing
and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby
acknowledge by Grantor, has granted, bargained, sold and conveyed, and by these presents does
hereby grant, bargain, sell and convey unto Grantees, the following described real property, to
wit:

All that tract or parcel of land lying and being in Land Lots 89 and 90 of the 14th
District, 2nd Section, Cherokee County, Georgia and being more particularly
described as follows:

Beginning at an iron pin set at the intersection of the Northwest right of way of
River Bend Way (Variable right of way) with the Northeast right of way of
Georgia Hwy No. 20 (Variable right of way); thence along the Northeast right of
way of Georgia Hwy No. 20 the following courses and distances: North 65° 23'
22" West a distance of 351.94 feet to an iron pin; thence North 22° 36' 46" East a
distance of 19.65 feet to a concrete monument; thence North 65° 35' 25" West a

distance of 149.86 feet to a concrete monument; thence South 23° 48' 06" West a distance of 9.98 feet to a concrete monument; thence North 65° 32' 27" West a distance of 600.00 feet to an iron pin; thence North 23° 32' 00" East a distance of 25.00 feet to a concrete monument; thence North 65° 49' 52" West a distance of 109.40 feet to an iron pin; thence leaving said right of way North 46° 08' 07" East a distance of 82.39 feet to an iron pin; thence North 39° 41' 31" East a distance of 117.62 feet to an iron pin found in a stump; thence North 09° 37' 29" East a distance of 292.36 feet to an iron pin; thence North 17° 43' 51" East a distance of 411.46 feet to an iron pin; thence North 70° 45' 35" East a distance of 74.72 feet to an iron pin; thence North 56° 14' 06" East a distance of 51.01 feet to an iron pin; thence North 77° 36' 32" East a distance of 103.22 feet to an iron pin; thence North 61° 34' 53" East a distance of 121.57 feet to an iron pin; thence South 27° 11' 14" East a distance of 236.00 feet more or less to the centerline of a ditch; thence along the centerline of said ditch and following the curvature thereof in a Southerly direction (said centerline being the property line) a distance of 990.2 feet to a point; thence South 65° 54' 53" East 8.0 feet more or less to an iron pin; thence South 65° 54' 53" East a distance of 550.00 feet to an iron pin found on the Northwest right of way of River Bend Way; thence along said right of way South 34° 14' 33" West a distance of 263.06 feet to an iron pin and point of beginning. Said tract containing 17.60 acres according to a plat of survey prepared for Joyce Lamanac and Jeremiah Howard by Frontline Surveying & Mapping, Inc. on September 24, 2019.

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 Grantees, 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 person whomsoever.

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

Signed, sealed and delivered in the presence of:

Christi Gane
Unofficial Witness

Joyce Poole Lamanac (Seal)
JOYCE POOLE LAMANAC

Alan G. Henley
Notary Public
My Commission Expires


Jeremiah H. Howard (Seal)
JEREMIAH H. HOWARD

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 6th day of October In the year of our Lord One Thousand Nine Hundred and Eighty-eight between Silas Poole

of the State of Georgia and County of Cherokee of the first part, and Joyce Poole Lamanac and Jeremiah Heath Howard

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

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations... granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said parties of the second part their heirs and assigns, all that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County, Georgia and described as follows: Known as parts of Land Lots Nos. 89 and 90 beginning at a conditional corner between C. W. Emory and J. V. Dorsey properties on Fields Road; thence running North along a conditional line to a branch; thence down little branch to a big branch; thence down big branch to original North line of Lot No. 90; thence East to original line; thence South along East original line to Fields Road; thence down Fields Road to starting point. Containing 60 acres, more or less, said lands bounded on the North by lands of Georgia Power Company, on the West by lands of David Dorsey, on the South by Fields Bridge Road, on the East by lands of Georgia Power Company and Page Estate. Being the same lands conveyed by W. P. Bailey to W. S. Sims as shown by deed of record as shown in the office of the Clerk of the Superior Court of Cherokee County, Deed Book VV, Page 373, and conveyed to said W. L. Saye by W. S. Sims as shown by deed record of Cherokee County and recorded in Book VV, Page 516, dated September 26, 1930.

There is excepted from the above described property approximately 13 acres heretofore conveyed by the Grantor herein to Ralph E. Wheeler by Warranty Deed dated May 18, 1978 and recorded in Deed Book 239, Page 185, deed records, Cherokee County, Georgia.

CHEROKEE COUNTY, GA. REAL ESTATE TRANSFER TAX PAID None DATE 10-7-88

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT Filed in office this 7th day of Oct 1988 at 4:25 P.M. 312 the 10th day Oct 88 Annette Fleming Clerk

Annette Fleming CLERK OF SUPERIOR COURT

#4880 1/1 ad 500 Ret Joyce Lamanac etc to Canton 30 1/2

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 Joyce Poole Lamanac and Jeremiah Heath Howard the said parties of the second part, their heirs and assigns forever in Fee Simple

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

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

written, signed, stated and delivered in presence of:

Official Witness: William S. Wheeler Notary Public

SILAS POOLE (Seal) Silas Poole (Seal)

Commission expires: 9-13-91 Date of execution: 10-7-88

Rec. 10-10-88

ANNETTE FLEMING Clerk

STATE OF GEORGIA
COUNTY OF CHEROKEE

Return To:
Diane Wheeler
1437 Trout Farm Road
Talking Rock, GA 30175

WARRANTY DEED

THIS WARRANTY DEED, is made on this 6 day of February, 2013, between **Diane Poole Wheeler**, as party of the first part, hereinafter called **Grantor**, and **Diane Poole Wheeler and Ralph E. Wheeler**, as joint tenants with right-of-survivorship, and not as tenants-in common, as parties of the second part, hereinafter referred to as **Grantees**, (the words "Grantor" and "Grantees" 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 00/100 (\$10.00) Dollars and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described land situated, lying and being in **Land Lot 90, the 14th District, 2nd Section, Cherokee County, Georgia**, and being more particular described on Exhibit "A", attached hereto and made a part hereof by reference.


THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions and of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and of the heirs and assigns of said survivor.

AND THE SAID Grantor covenants with Grantees that, except as noted at the time of the delivery of this deed, Grantor was well seized of the premises aforesaid, Grantor had good right and title to convey, the premises were free from all encumbrances and Grantees shall have the peaceable and quiet possession thereof. Grantor shall fully warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever owning, holding or claiming by, through, and under the said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and affixed her seal the day and year first above-written.

Signed, sealed and delivered this 6th
day of February, 2013
in the presence of:

Brenda [Signature]
Witness
Pamela [Signature]
Notary Public
(SEAL)


Diane Poole Wheeler (L.S.)
Diane Poole Wheeler

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 90 of the 14th District, 2nd Section, Cherokee County, Georgia, being more particularly described as Tract No. 5 as shown on that certain plat of survey for Ruby M. Poole, prepared by Martin & Norton, Inc., dated January 16, 1985, last revised March 8, 1990, being Job o. 90-1412-090, which plat is recorded in Plat Book 38, Page 196, Cherokee County Records, said plat being incorporated herein by reference thereto and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the point of intersection of the East line of Land Lot 90 with the Southwest right-of-way of Pope Circle, having a 30-foot right-of-way at this point; thence leaving said right-of-way South 01°36'40" West along the East line of Land Lot 90 a distance of 134.16 feet to an iron pin; thence leaving said land lot line North 86°15'25" West a distance of 390.60 feet; thence North 86°15'25" West a distance of 81.78 feet to an iron pin; thence South 87°21'50" West a distance of 285.95 feet to an iron pin; thence South 87°21'50" West a distance of 422.75 feet to an iron pin; thence South 87°21'50" West a distance of 529.65 feet to an iron pin, said iron pin being the POINT OF BEGINNING; THENCE South 87°21'50" West a distance of 50.00 feet to an iron pin; thence North 01°16'35" West a distance of 1378.83 feet to an iron pin; thence South 89°55'55" East a distance of 99.57 feet to an iron pin; thence South 70°50'55" East a distance of 165.00 feet to an iron pin; thence South 01°03'05" East a distance of 728.44 feet to an iron pin located on the centerline of a 50-foot wide ingress/egress easement as shown on the above-referenced plat; thence North 86° 24'50" West a distance of 202.04 feet to an iron pin; thence South 01°16'25" East a distance of 606.41 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING.

ALSO CONVEYED hereby a perpetual easement for the purposes and uses hereinafter set forth, over through and across the following lands to-wit:

All that tract or parcel of land lying and being in Land Lot 90 of the 14th District, 2nd Section, Cherokee County, Georgia, being more particularly described as a 50-foot wide ingress/egress easement running in a generally westerly direction from the Southwestern right-of-way of Pope Circle, to and along a portion of the North line of the property conveyed herein as is more particularly described on that certain plat of survey for Ruby M. Poole, prepared by Martin & Norton, Inc. dated January 16, 1985, last revised March 8, 1990, being Job No. 90-1412-09D, which plat is recorded in Plat Book 38, Page 196, Cherokee County Plat Records, said plat being incorporated herein by reference thereto for a more complete and accurate description of the said easement.

This easement is granted as an appurtenance to the property conveyed herein for the purpose of providing Grantee herein with ingress to and egress from the property described in said deed, and for the purpose of the location of the utilities within said easement. The easement herein granted shall bind the heirs and assigns of the grantor herein and shall inure to the benefit of the successors in title of the Grantee.

Also reserved hereby is a perpetual easement for the purposes hereinafter set forth, over, through, and across the following lands:

All that tract or parcel of land lying and being in Land Lot 90 of the 14th district, 2nd Section, Cherokee County, Georgia, being more particularly described as that portion of a 25-foot wide ingress/egress easement and a portion of a 50-foot wide ingress/egress easement which lies within the bounds of Tract No. 4 as more particularly shown on that certain plat of survey for Ruby M. Poole, prepared by Martin & Norton, Inc. dated January 16, 1985, last revised March 8, 1990. Being Job No. 90-1412-09D, which plat is recorded in Plat Book 38, Page 196, Cherokee County Plat Records, said plat being incorporated herein by reference thereto for a more complete and accurate description of the said easement.

4008 208

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

00 FEB -7 PM 12: 41

BOOK 4008 PAGE 208

Anne M. Reneau

When Recorded Please Return To:
Ralph E. Wheeler
3367 Wheeler Drive.
Acworth, GA 30102

1/1
18.00

3938

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID 0

DATE 2-7-2000 970738PC

Anne M. Reneau
CLERK OF SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF CHEROKEE

QUIT CLAIM DEED

THIS INDENTURE, made this 26th day of November, in the year one thousand nine hundred ninety-nine, between Joyce Poole Ivey ~~f/w/a~~ Joyce Lamanac and Dellie Brookshire Poole a/k/a Dellie L. Poole, as party or parties of the first part, hereinafter called Grantor, and Ralph E. Wheeler and Reva Diane Wheeler, 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 ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise; release and forever quit-claim, subject to the reservation hereinafter set out, to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lots 89 and 90 of the 14th District, 2nd Section of Cherokee County, Georgia being further bounded and described as follows: TO FIND THE TRUE POINT OF BEGINNING, commence at the common land lot corners of Land Lots 55, 56, 89 and 90, and proceed North 02 degrees 21 minutes 40 seconds East to an iron pin set at the south right of way line of Georgia Highway # 20 (100' R.O.W.); thence easterly along said right of way line as follows: North 86 degrees 22 minutes East 48.44 feet; South 89 degrees 56 minutes East 67.55 feet; South 87 degrees 09 minutes East 73.85 feet; South 84 degrees 29 minutes East 69.21 feet; South 81 degrees 50 minutes East 67.67 feet; South 79 degrees 12 minutes East 76.79 feet; South 75 degrees 58 minutes East 77.64 feet; thence departing said right of way South 11 degrees 23 minutes 35 seconds West 88.07 feet to the Point of Beginning; thence South 11 degrees 23 minutes 35 seconds West 343.67 feet to a point; thence North 88 degrees 47 minutes 25 seconds East 25.5 feet to a point marked by an iron pin; thence North 07 degrees 1 minutes 01 seconds East 339.02 feet to the Point of Beginning, all as more particularly described on that certain plat of survey for Ralph E. Wheeler and Reva Diane Wheeler, dated 6/16/1983, by Martin Adams & Associates, attached hereto and incorporated herein by this reference.

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

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

Signed, sealed and delivered in presence of

Becky Forester
Witness

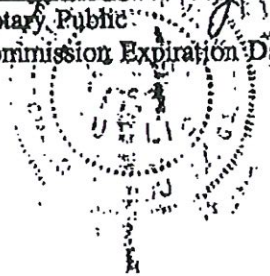
Joyce Poole Ivey (Seal)
Joyce Poole Ivey

Wm B. Jenkins
Notary Public

Dellie Brookshire Poole
By Joyce Poole Ivey (Seal)

Commission Expiration Date: 3-24-00

Dellie Brookshire Poole By: Joyce Poole Ivey
as Attorney in Fact by virtue of that certain
Power of Attorney dated October 31, 1991, recorded
in Deed Book 1188, Page 326 & 327, Cherokee County,
Georgia Records.



BK Pg
4008 208B

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numbering Error

FBI

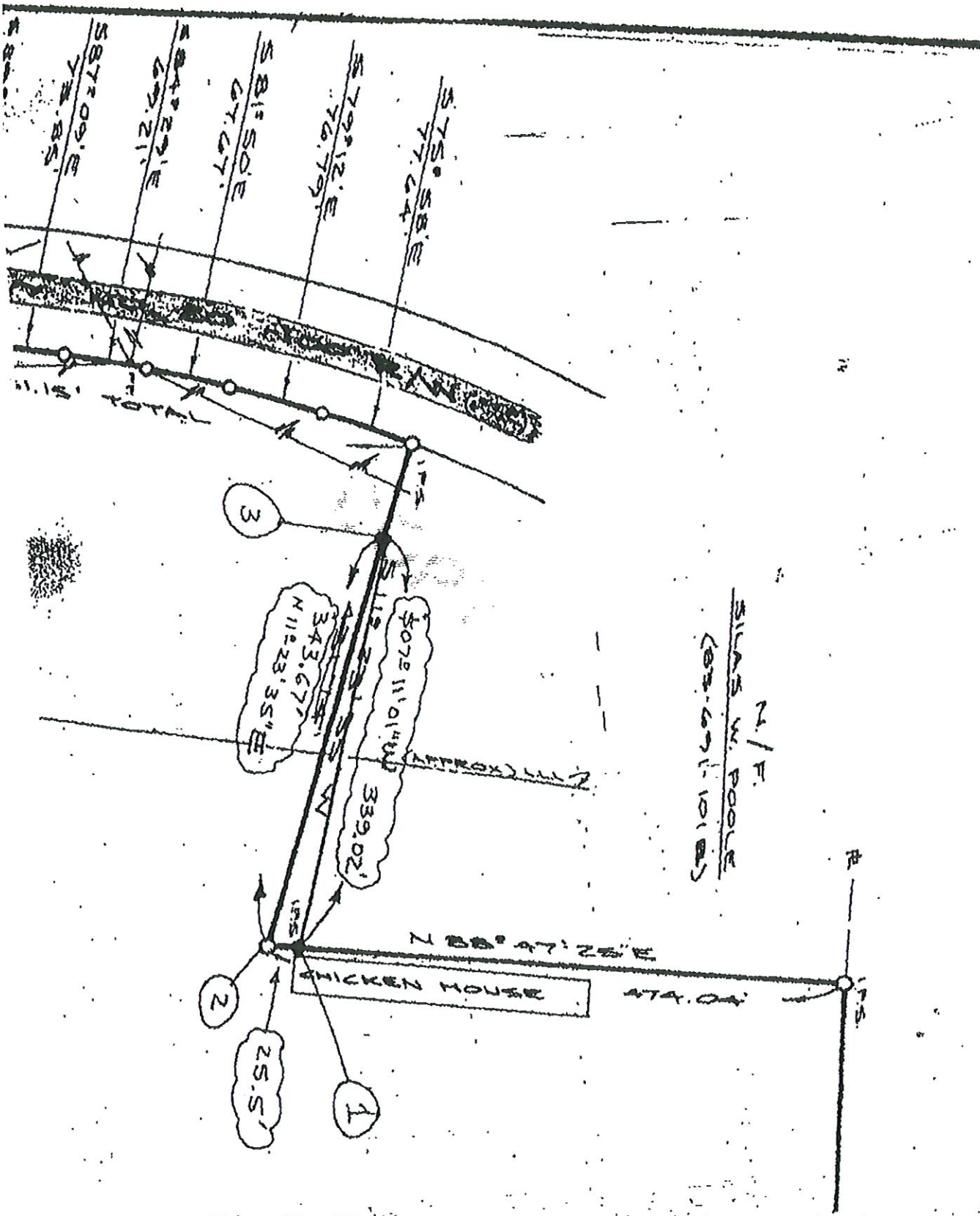
4008 209

770-926-2395

P.1

MARTIN & NORTON, INC.

Mar 23 99 04:04P



STATE OF GEORGIA
COUNTY OF CHEROKEE

WARRANTY DEED

THIS INDENTURE made this 14th day of October 19 89 by and between
REVA DIANE WHEELER

party or parties of the first part, hereinafter referred to as "Grantor", and
RALPH E. WHEELER AND REVA DIANE WHEELER, as joint tenants with right of survivorship
and not as tenants in common.

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter,
masculine and feminine genders, the singular and the plural:

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars in hand paid and other good and valuable consideration delivered to Grantor by Grantee and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor, has and hereby does grant bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 14th District and 2nd Section of Cherokee County, Georgia and being a portion of Land Lots 89 and 90 and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID 0.00
DATE 10-5-89

Annette Fleming
CLERK OF SUPERIOR COURT
6/6 pd. 7.00

RECEIVED BY COUNTY CLERK SUPERIOR COURT
THIS 5th day of OCT
19 89 at 10:50 AM
Annette Fleming
Clerk of Superior Court

Ralph Edward Wheeler

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in fee simple.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons whatsoever.

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

Signed/Sealed and Delivered in the presence of:

Valerie A. Cole
(Unofficial Witness)
Chris T. Perry
(Notary Public)

Reva Diane Wheeler (SEAL)
REVA DIANE WHEELER

(SEAL)



NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA

EXHIBIT "A"

822 PAGE 632

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 14th District and 2nd Section of Cherokee County, Georgia and being a portion of Land Lot Nos. 89 and 90 and being more particularly described as follows:

BEGINNING at an iron pin located in the Southeast corner of Land Lot No. 89, being the common corner of Land Lot Nos. 89, 90, 55 and 56; thence along the original line North 02 degrees 21 minutes 40 seconds East a distance of 299.01 feet to an iron pin located on the southerly right of way of Georgia Highway No. 20 (100 foot right of way); thence in an easterly direction following the southerly right of way of Georgia Highway No. 20 the following courses and distances: North 86 degrees 22 minutes East 48.44 feet; South 89 degrees 56 minutes East 67.55 feet; South 87 degrees 09 minutes East 73.85 feet; South 84 degrees 29 minutes East 69.21 feet; South 81 degrees 50 minutes East 67.67 feet; South 79 degrees 12 minutes East 76.79 feet; South 75 degrees 58 minutes East 77.64 feet; thence leaving said right of way South 11 degrees 23 minutes 35 seconds West a distance of 431.74 feet to an iron pin; thence North 88 degrees 47 minutes 25 seconds East a distance of 474.04 feet to an iron pin; thence South 01 degree 16 minutes 35 seconds East a distance of 1292.63 feet to an iron pin; thence North 88 degrees 28 minutes 30 seconds West a distance of 535.10 feet to an iron pin; thence North 87 degrees 31 minutes 15 seconds West a distance of 421.84 feet to an iron pin located on the North and South land lot line West of Land Lot No. 90; thence along the aforementioned land lot line North 02 degrees 00 minutes 55 seconds East a distance of 1425.31 feet to the point of beginning. Said tract containing 31.57 acres.

For a more detailed description of the metes and bounds of the property herein conveyed specific reference is hereby made to plat of survey by Martin-Adams & Associates, Registered Surveyors, dated June 16, 1983 and recorded in Plat Book 31, Page 73, deed records, Cherokee County, Georgia.

Rec. 10-6-89

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County



Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: 7961, 7963, 7840, & 7386 Knox Bridge Hwy, Canton, GA 30114

Land Lot(s): 89& 90 District: 14th Section: 2nd Map #: 14N12 / 14N12B Parcel #: 023 & 012A / 001 & 002

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:
[X] Residential
[] Commercial
[] Vacant
[] Other (Specify)
[] Existing Structures
2. Number of persons currently residing on the property: 0; Number 18 years or older: 0; Number registered to vote: 0
3. The number of all residents occupying the property:
0 American Indian
0 Asian
0 Black, not of Hispanic Origin
0 White, not of Hispanic Origin
0 Alaskan Native
0 Pacific Islander
0 Hispanic
4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.
(1) Number of Existing Housing Units
(2) List of addresses for each housing unit in the annexed area at the time of the annexation
(3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
(4) Names of affected subdivision
(5) Names of affected multi-family complex.
(6) Names of group quarters (such as school dormitories, nursing homes or jails)
(7) Names of affected duplexes
(8) Names of Mobile Home Parks

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

Ralph E. Wheeler 8/29/24
Property Owner's Signature Date

Ralph E Wheeler & Dianne Poole Wheeler
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 24 Day Of August, 20 24

Notary Signature: Stacy Bowman

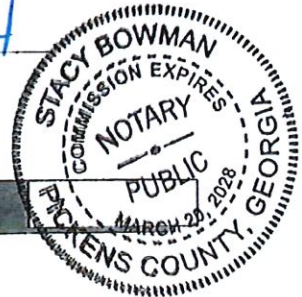


EXHIBIT "C"

KNOX BRIDGE LAND PARTNERS, LLC

- (1) TWO
- (2) 7840 KNOX BRIDGE HIGHWAY, CANTON, GA 30114 (HOUSE)
7961 KNOX BRIDGE HIGHWAY, CANTON, GA 30114 (MOBILE HOME)
- (3) TO BE DEMOLISHED AND REMOVED
- (4) FRANKLIN PARK AT RIVER GREEN
PINNACLE PLACE AT RIVER GREEN
LAKESIDE AT ALLATOONA
BRIDGEMILL
- (5) NONE
- (6) NONE
- (7) NONE
- (8) NONE



Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: 7961, 7963, 7840, & 7386 Knox Bridge Hwy, Canton, GA 30114

Land Lot(s): 89& 90 District: 14th Section: 2nd Map #: 14N12 14N12B Parcel #: 023 & 012A 001 & 002

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

1. Intended Use of the Land:

- Residential (checked), Commercial, Vacant, Other (Specify), Existing Structures (House, mobile home, and commercial building)

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

3. The number of all residents occupying the property:

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

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

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

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

Joyce Poole Lamanac (signature) Date 8/23/2024

Joyce Poole Lamanac f/k/a Joyce Poole Ivey
Jeremiah H Howard

Property Owner's Printed Name

Sworn To and Subscribed Before Me This 23 Day Of August 2024

Notary Signature: (signature)



EXHIBIT "C"

KNOX BRIDGE LAND PARTNERS, LLC

- (1) TWO
- (2) 7840 KNOX BRIDGE HIGHWAY, CANTON, GA 30114 (HOUSE)
7961 KNOX BRIDGE HIGHWAY, CANTON, GA 30114 (MOBILE HOME)
- (3) TO BE DEMOLISHED AND REMOVED
- (4) FRANKLIN PARK AT RIVER GREEN
PINNACLE PLACE AT RIVER GREEN
LAKESIDE AT ALLATOONA
BRIDGEMILL
- (5) NONE
- (6) NONE
- (7) NONE
- (8) NONE



OFFICIAL TAX RECEIPT

Cherokee Tax Commissioner
Denise Mastroserio
 2780 Marietta Hwy
 Canton GA 30114
 Phone 6784936400 - Fax 6784936423

PAID DATE		11/14/2022	
RECEIPT PRINTED		7/11/2024 3:57:40 PM	
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$15,652.61	\$0.00	1923
REFUND AMOUNT		\$0.00	
OVERPAY AMOUNT		\$0.00	
CHANGE AMOUNT		\$0.00	
REGISTER		3	
CASHIER			
TOTAL PAID		\$786.38	

OWNER
 LAMANAC JOYCE POOLE
 P O BOX 4623
 CANTON. GA 30114

Tax Year-Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance	
2022-70185 FMV: 74800.00 14N12 023 A	LL 90 DIST. 14 7963 KNOX BRIDGE HWY DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2022 \$786.38	\$0.00 \$0.00 \$0.00	\$0.00	\$786.38	\$15,652.61	\$0.00	
Paid By: LAMANAC JOYCE POOLE		Overpayment Amount: 0.00						
Check Number: 1923 Charge Number:								
Transaction(s): 214835 - 214835		Total(s):	\$786.38	\$0.00	\$0.00	\$786.38	\$786.38	\$0.00



OFFICIAL TAX RECEIPT

Cherokee Tax Commissioner
Denise Mastroserlo
 2780 Marietta Hwy
 Canton GA 30114
 Phone 6784936400 - Fax 6784936423

OWNER
 POOLE DELLIE BROOKSHIRE &
 JOYCE POOLE IVEY
 P O BOX 4623
 CANTON, GA 30114

PAID DATE			11/16/2023
RECEIPT PRINTED			7/11/2024 3:58:20 PM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(s) CHARGE APPROVAL CODE
\$0.00	\$2,460.33	\$0.00	1208
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			5
CASHIER			
TOTAL PAID			\$2,460.33

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance	
2023-93256 FMV: 236690.00 14N12B 001	LL 90 89 DIST 14 7840 KNOX BRIDGE HWY DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/16/2023 \$2,460.33	\$0.00 \$0.00 \$0.00	\$0.00	\$2,460.33	\$2,460.33	\$0.00	
Paid By: Joyce Lamanac PO Box 4623 Canton Ga 30114 Check Number: 1208				Overpayment Amount: 0.00				
Transaction(s): 130735 - 130735		Total(s):	\$2,460.33	\$0.00	\$0.00	\$2,460.33	\$2,460.33	\$0.00



OFFICIAL TAX RECEIPT

Cherokee Tax Commissioner
Denise Mastroserio
 2780 Marietta Hwy
 Canton GA 30114
 Phone 6784936400 - Fax 6784936423

PAID DATE			9/12/2023
RECEIPT PRINTED			7/11/2024 3:58:37 PM
CASH AMOUNT	CHECK AMOUNT	CHARGE AMOUNT	CHECK NUMBER(S) CHARGE APPROVAL CODE
\$0.00	\$326.03	\$0.00	579
REFUND AMOUNT			\$0.00
OVERPAY AMOUNT			\$0.00
CHANGE AMOUNT			\$0.00
REGISTER			10
CASHIER			
TOTAL PAID			\$326.03

OWNER
 WHEELER RALPH E &
 WHEELER REVA DIANE
 1437 TROUT FARM ROAD
 TALKING ROCK, GA 30175

Tax Year- Bill Number FMV Property ID	Property Description Property Address District Serial Number Decal Number	Due Date Original Due	Interest Penalty Other Fees	Previous Paid Amount	Current Amount Due	Amount Paid	Tax Bill New Balance	
2023-121429 FMV: 511800.00 14N12B 002	LL 89-90 14TH D 7386 KNOX BRIDGE HWY DISTRICT: 001 SERIAL NUMBER: DECAL NUMBER: 0	11/15/2023 \$326.03	\$0.00 \$0.00 \$0.00	\$0.00	\$326.03	\$326.03	\$0.00	
Paid By: WHEELER RALPH, & DIANE 1435 TROUT FARM RD TALKING ROCK GA 30175 Check Number: 579		Overpayment Amount: 0.00						
Transaction(s): 77795 - 77795		Total(s):	\$326.03	\$0.00	\$0.00	\$326.03	\$326.03	\$0.00

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*
2023-71315	11/15/2023	\$0.00	\$3,837.77	\$0.00	Paid 11/16/2023

Map: 14N12 023

Printed: 07/11/2024

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

Location: 7915 KNOX BRIDGE HWY

LAMANAC JOYCE POOLE &
HOWARD JEREMIAH H
P O BOX 4623
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: LAMANAC JOYCE POOLE &
Map Code: 14N12 023 Real
Description: LL 89-90 DIST.14
Location: 7915 KNOX BRIDGE HWY
Bill No: 2023-71315
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
41,600.00	327,600.00	17.6000	\$369,200.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
STATE TAX	\$369,200	\$147,680	\$0	\$147,680	0.000000	\$0.00	\$0.00
COUNTY M&O	\$369,200	\$147,680	\$0	\$147,680	4.954000	\$0.00	\$731.61
SCHOOL M&O	\$369,200	\$147,680	\$0	\$147,680	16.450000	\$0.00	\$2,429.34
SCHOOL BOND	\$369,200	\$147,680	\$0	\$147,680	1.500000	\$0.00	\$221.52
PARKS BOND	\$369,200	\$147,680	\$0	\$147,680	0.319000	\$0.00	\$47.11
COUNTY WIDE FIRE DIST	\$369,200	\$147,680	\$0	\$147,680	2.764000	\$0.00	\$408.19
INS PREMIUM CREDIT	\$369,200	\$147,680	\$0	\$147,680	0.000000	\$0.00	\$0.00
TOTALS					25.987000	\$0.00	\$3,837.77

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.

Current Due	\$3,837.77
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,837.77
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/16/2023

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.

OVERALL LEGAL BOUNDARY DESCRIPTION

KNOX BRIDGE LAND PARTNERS, LLC

ALL THAT TRACT OR PARCEL OF LAND LYING NORTH AND SOUTH OF GEORGIA HIGHWAY 20 IN LAND LOTS 89 & 90 OF THE 14TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY GEORGIA AND BEING SHOWN ON A PLAT OF SURVEY AS TRACT 4 PREAPRED BY NEIL A MCWHORTER, RLS # 2644, DATED 05/02/24, APPEARING ON SAID SURVEY AS A TOTAL OF 57.164 ACRES AND BEING BETTER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LAND LOT 90, BEING THE COMMON CORNES OF LAND LOT 55, 56, 89 AND 90; AT A NAIL FOUND IN A ROCK PILE; THENCE NORTH 01 DEGREES, 44 MINUTES, 00 SECONDS EAST A DISTANCE OF 247.57 TO AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20 (KNOX BRIDGE HIGHWAY HAVING A VARIABLE RIGHT OF WAY); THENCE ALONG THE SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY OF GEORGIA HWY 20 THE FOLLOWING COURSES AND DISTANCES, NORTH 85 DEGREES, 46 MINUTES, 35 SECONDS EAST A DISTANCE OF 34.46 FEET TO AN IRON PIN FOUND; THENCE NORTH 70 DEGREES, 50 MINUTES, 08 SECONDS EAST A DISTANCE OF 98.71 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 350.70, HAVING A RADIUS OF 1362.36, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82 DEGREES, 06 MINUTES, 30 SECONDS EAST A CHORD DISTANCE OF 349.73 FEET TO AN IRON PIN FOUND; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 175.90 FEET WITH A RADIUS OF 1362.36, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71 DEGREES, 02 MINUTES, 07 SECONDS EAST A CHORD DISTANCE OF 175.77 FEET TO AN IRON PIN SET; THENCE ALONG A TIE LINE FROM THE SOUTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20 TO AN IRON PIN FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20 SAID TIE LINE BEING DESCRIBED AS NORTH 85 DEGREES, 53 MINUTES, 46 SECONDS EAST A DISTANCE OF 323.67 FEET; THENCE NORTH 46 DEGREES, 06 MINUTES, 42 SECONDS EAST A DISTANCE OF 82.36 FEET TO AN IRON PIN FOUND; THENCE NORTH 39 DEGREES, 12 MINUTES, 32 SECONDS EAST A DISTANCE OF 117.62 FEET TO AN IRON PIN FOUND; THENCE NORTH 09 DEGREES, 35 MINUTES, 30 SECONDS EAST A DISTANCE OF 292.36 FEET TO AN IRON PIN FOUND; THENCE NORTH 17 DEGREES, 43 MINUTES, 24 SECONDS EAST A DISTANCE OF 411.46 FEET TO AN IRON PIN FOUND; THENCE NORTH 70 DEGREES, 51 MINUTES, 44 SECONDS EAST A DISTANCE OF 74.72 FEET TO AN IRON PIN FOUND; THENCE NORTH 56 DEGREES, 12 MINUTES, 10 SECONDS EAST A DISTANCE OF 51.02 FEET TO AN IRON PIN FOUND; THENCE NORTH 77 DEGREES, 36 MINUTES, 16 SECONDS EAST A DISTANCE OF 103.22 FEET TO AN IRON PIN FOUND; THENCE NORTH 16 DEGREES, 35 MINUTES, 08 SECONDS EAST A DISTANCE OF 121.60 FEET TO AN IRON PIN FOUND; THENCE SOUTH 27 DEGREES, 13 MINUTES, 14 SECONDS EAST A DISTANCE OF 241.18 FEET TO AN IRON PIN FOUND AT THE

CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK 7.13 FEET AND 5.23 FEET RESPECTFULLY THENCE CONTINUEING ALONG THE CENTER LINE OF A CREEK A DISTANCE OF 249.00 FEET +/- TO A POINT LOCATED IN THE CENTERLINE OF A DITCH, THE LAST CALL BEING SUBTENDEED BY A TIE LINE DESCRIBED AS SOUTH 03 DEGREES, 01 MINUTES 38 SECONDS EAST A DISTANCE OF 179.42 FEET TO THE CENTERLINE OF THE AFORE MENTION DITCH; THENCE CONTINUING ALONG THE CENTERLINE OF SAID DITCH A DISTANCE OF 719 FEET +/- TO AN IRON PIN FOUND, THE AFORE MENTIONED DITCH CENTERLINE BEING SUBTENDEED BY A TIE LINE OF SOUTH 01 DEGREES, 44 MINUTES, 10 SECONDS WEST A DISTANCE OF 656.79 FEET TO SAID IRON PIN; THENCE LEAVING THE CENTERLINE OF SAID DITCH SOUTH 65 DEGREES, 53 MINUTES, 59 SECONDS EAST A DISTANCE OF 556.86 FEET TO AN IRON PIN FOUND ON THE NORTHWESTERLY RIGHT OF WAY OF RIVER BEND WAY (HAVING A VARIABLE RIGHT OF WAY); THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF RIVER BEND WAY SOUTH 34 DEGREES, 13 MINUTES, 57 SECONDS WEST A DISTANCE OF 263.10 FEET TO AN IRON PIN FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF RIVER BEND WAY AND THE NORTH EASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20 (HAVING A VARIABLE RIGHT OF WAY); THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20 THE FOLLOWING COURSES AND DISTANCES: NORTH 65 DEGREES, 24 MINUTES, 11 SECONDS WEST A DISTANCE OF 352.08 FEET TO AN IRON PIN; THENCE NORTH 23 DEGREES, 07 MINUTES, 47 SECONDS EAST A DISTANCE OF 19.67 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 65 DEGREES, 33 MINUTES, 38 SECONDS WEST A DISTANCE OF 149.86 FEET TO A RIGHT OF WAY MOUNUMENT FOUND; THENCE SOUTH 24 DEGREES, 13 MINUTES, 29 SECONDS WEST A DISTANCE OF 10.00 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 65 DEGREES, 32 MINUTES, 40 SECONDS WEST A DISTANCE OF 600.03 FEET TO AN IRON PIN FOUND; THENCE NORTH 23 DEGREES, 57 MINUTES, 45 SECONDS EAST ADISTANCE OF 25.02 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 65 DEGREES, 44 MINUTES, 39 SECONDS WEST A DISTANCE OF 109.31 FEET TO AN IRON PIN FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20; THENCE ALONG A TIE LINE FROM THE NORTHEASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20 TO AN IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY 20 SAID TIE LINE BEING DESCRIBED AS NORTH 85 DEGREES, 53 MINUTES, 46 SECONDS EAST A DISTANCE OF 323.67 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 175.90 FEET WITH A RADIUS OF 1362.36, BEING SUBTENDEED BY A CHORD BEARING OF SOUTH 71 DEGREES, 02 MINUTES, 07 SECONDS EAST A CHORD DISTANCE OF 175.77 FEET TO AN IRON PIN SET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 175.90 FEET HAVING A RADIUS OF 1362.36 BEING SUBTENDEED BY A CHORD BEARING OF SOUTH 71 DEGREES, 02 MINUTES, 07 SECONDS EAST A CHORD DISTANCE OF 175.77 FEET TO AN IRON PIN FOUND; THENCE SOUTH 55 DEGREES,

26 MINUTES, 28 SECONDS EAST A DISTANCE OF 211.11 FEET TO AN IRON PIN FOUND; THENCE SOUTH 74 DEGREES, 08 MINUTES, 34 SECONDS EAST A DISTANCE OF 80.95 FEET TO AN IRON PIN FOUND; THENCE SOUTH 12 DEGREES, 44 MINUTES, 32 SECONDS WEST A DISTANCE OF 106.70 TO AN IRON PIN; THENCE NORTH 89 DEGREES, 24 MINUTES, 48 SECONDS EAST A DISTANCE OF 99.58 FEET TO AN IRON PIN FOUND; THENCE SOUTH 71 DEGREES, 30 MINUTES, 19 SECONDS EAST A DISTANCE OF 165.04 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREES, 55 MINUTES, 43 SECONDS EAST A DISTANCE OF 1,292.35 FEET TO AN IRON PIN FOUND; THENCE NORTH 87 DEGREES, 03 MINUTS, 12 SECONDS WEST A DISTANCE OF 201.86 FEET TO AN IRON PIN FOUND; THENCE SOUTH 01 DEGREES, 53 MINUTES, 51 SECONDS EAST A DISTANCE OF 606.04 FEET TO AN IRON PIN FOUND; THENCE SOUTH 86 DEGREES, 51 MINUTES, 17 SECONS WEST A DISTANCE OF 50.02 FEET TO AN IRON PIN FOUND; THENCE NORTH 89 DEGREES, 07 MINUTES, 54 SECONDS WEST A DISTANCE OF 535.09 FEET TO AN IRON PIN FOUND; THENCE NORTH 88 DEGREES, 10 MINUTES, 23 SECONDS WEST A DISTANCE OF 421.11 FEET TO AN IRON PIN FOUND; THENCE NORTH 01 DEGREES, 23 MINUTES, 16 SECONDS EAST A DISTANCE OF 1,425.22 FEET TO AN IRON PIN AND POINT OF BEGINNING.

LEGAL DESCRIPTION - TRACT 1

All that tract or parcel of land being located in Land Lots 89 & 90, 14th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

Beginning at a nail found in a rock pile at the corner common to Land Lots 55, 56, 89 & 90; thence, N 01°44'00" E a distance of 247.57 feet to a 1/2" re-bar on the southern R/W of Georgia Highway 20 (R/W Varies); thence, along said R/W, N 85°46'35" E a distance of 34.46 feet to a point; thence, N 70°50'08" E a distance of 98.71 feet to a point; thence with a curve turning to the right having an arc length of 350.70 feet, a radius of 1362.36 feet, with a chord bearing of S 82°06'30" E and a chord length of 349.73 feet, to a 1/2" re-bar; thence, departing said R/W, S 10°44'27" W a distance of 411.74 feet to a 1.5" open top pipe; thence, N 88°08'17" E a distance of 474.12 feet to a 1/2" re-bar; thence, S 01°55'43" E a distance of 1292.35 feet to a nail in 1/2" open top pipe; thence, N 89°07'54" W a distance of 535.09 feet to a 3/4" open top pipe; thence, N 88°10'23" W a distance of 421.84 feet to a 1" rod; thence, N 01°23'16" E a distance of 1425.22 feet to the Point of Beginning.

Said tract contains 31.286 acres, more or less.

LEGAL DESCRIPTION - TRACT 2

All that tract or parcel of land being located in Land Lot 90, 14th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

Commencing at a nail found in a rock pile at the southwest corner of Land Lot 89; thence, N 01°44'00" E a distance of 247.57 feet to a point on the southern R/W of Georgia Highway 20 (R/W Varies); thence, along said R/W, N 85°46'35" E a distance of 34.46 feet to a point; thence, N 70°50'08" E a distance of 98.71 feet to a point; thence with a curve turning to the right having an arc length of 350.70 feet, a radius of 1362.36 feet, with a chord bearing of S 82°06'30" E and a chord length of 349.73 feet, to a point; thence with a compound curve turning to the right having an arc length of 175.89 feet, a radius of 1362.36 feet, with a chord bearing of S 71°02'07" E and a chord length of 175.77 feet, to a point; thence, departing said R/W, S 55°26'28" E a distance of 211.11 feet to a 1/2" re-bar; thence, S 74°08'34" E a distance of 80.95 feet to an axle; thence, S 12°44'32" W a distance of 106.70 feet to a 1.5" open top pipe at the True Point of Beginning; thence, N 89°24'48" E a distance of 99.58 feet to a 1/2" open top pipe; thence, S 71°30'19" E a distance of 165.04 feet to a 5/8" re-bar; thence, S 01°41'47" E a distance of 728.21 feet to a 1/2" re-bar; thence, N 87°03'12" W a distance of 201.86 feet to a 1/2" re-bar; thence, S 01°53'51" E a distance of 606.40 feet to a 5/8" re-bar; thence, S 86°51'17" W a distance of 50.02 feet to a nail in a 1/2" open top pipe; thence, N 01°55'43" W a distance of 1292.35 feet to a 1/2" re-bar; thence, N 01°48'04" W a distance of 86.09 feet to a 1.5" open top pipe at the True Point of Beginning.

Said tract contains 5.105 acres, more or less.

LEGAL DESCRIPTION - TRACT 3

All that tract or parcel of land being located in Land Lots 89 & 90, 14th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

Commencing at a nail found in a rock pile at the southwest corner of Land Lot 89; thence, N 01°44'00" E a distance of 247.57 feet to a point on the southern R/W of Georgia Highway 20 (R/W Varies); thence, along said R/W, N 85°46'35" E a distance of 34.46 feet to a point; thence, N 70°50'08" E a distance of 98.71 feet to a point; thence with a curve turning to the right having an arc length of 350.70 feet, a radius of 1362.36 feet, with a chord bearing of S 82°06'30" E and a chord length of 349.73 feet, to a 1/2" re-bar, said point being the True Point of Beginning; thence, continue along said R/W, with a curve turning to the right having an arc length of 175.89 feet, a radius of 1362.36 feet, with a chord bearing of S 71°02'07" E and a chord length of 175.77 feet to a 1/2" re-bar; thence, departing said R/W, S 55°26'28" E a distance of 211.11 feet to a 1/2" re-bar at a disturbed open top pipe; thence, S 74°08'34" E a distance of 80.95 feet to an axle; thence, S 12°44'32" W a distance of 106.70 feet to a 1.5" open top pipe; thence, S 01°48'04" E a distance of 86.09 feet to a 1/2" re-bar; thence, S 88°08'17" W a distance of 474.12 feet to a 1.5" open top pipe; thence, N 10°44'27" E a distance of 411.74 feet to a 1/2" re-bar on the southern R/W of Georgia Highway 20, said point being the True Point of Beginning.

Said tract contains 3.170 acres, more or less.

LEGAL DESCRIPTION - TRACT 4

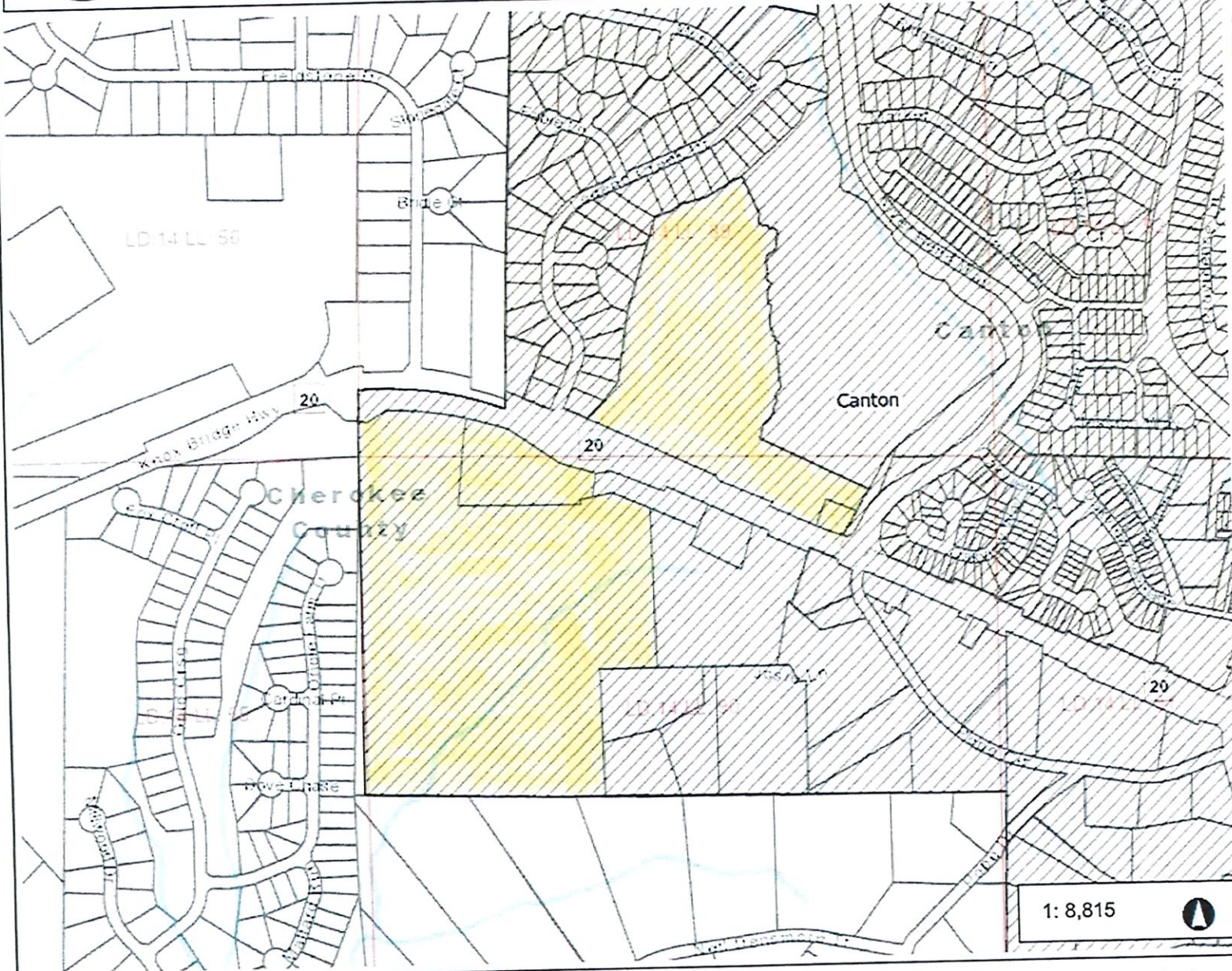
All that tract or parcel of land being located in Land Lots 89 & 90, 14th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

Commencing at a nail found in a rock pile at the southwest corner of Land Lot 89; thence, N 01°44'00" E a distance of 247.57 feet to a point on the southern R/W of Georgia Highway 20 (R/W Varies); thence, along said R/W, N 85°46'35" E a distance of 34.46 feet to a point; thence, N 70°50'08" E a distance of 98.71 feet to a point; thence with a curve turning to the right having an arc length of 350.70 feet, a radius of 1362.36 feet, with a chord bearing of S 82°06'30" E and a chord length of 349.73 feet, to a point; thence with a compound curve turning to the right having an arc length of 175.89 feet, a radius of 1362.36 feet, with a chord bearing of S 71°02'07" E and a chord length of 175.77 feet, to a point; thence, departing said R/W, N 85°53'46" E a distance of 323.67 feet to a 1/2" re-bar on the northern R/W of Georgia Highway 20, said 1/2" re-bar being the True Point of Beginning; thence, departing said R/W, N 46°06'42" E a distance of 82.36 feet to a 1/2" re-bar; thence, N 39°12'32" E a distance of 117.62 feet to a 1/2" re-bar; thence, N 09°35'30" E a distance of 292.36 feet to a 1/2" re-bar; thence, N 17°43'24" E a distance of 411.46 feet to a 1/2" re-bar; thence, N 70°51'44" E a distance of 74.72 feet to a 1/2" re-bar; thence, N 56°12'10" E a distance of 51.02 feet to a 1/2" re-bar; thence, N 77°36'16" E a distance of 103.22 feet to a 1/2" re-bar; thence, N 61°35'08" E a distance of 121.60 feet to a 1/2" re-bar; thence, S 27°13'14" E a distance of 241.18 feet to a point at the centerline of a creek; thence, southerly along the centerline of the creek for a distance of 249± feet, having a tie line of S 03°01'38" E a distance of 179.42 feet to a point at the centerline of a ditch; thence, southerly along the centerline of the ditch for a distance of 719± feet, having a tie line of S 01°44'10" W a distance of 656.79 feet to a point; thence, departing said ditch, S 65°53'59" E a distance of 556.86 feet to a 1/2" re-bar on the northwestern R/W of River Bend Way (R/W Varies); thence, along said R/W, S 34°13'57" W a distance of 263.10 feet to a 1/2" re-bar on the northern R/W of Georgia Highway 20; thence, along said R/W, N 65°24'11" W a distance of 352.08 feet to a 1/2" re-bar; thence, N 23°07'47" E a distance of 19.67 feet to a r/w monument; thence, N 65°33'38" W a distance of 149.86 feet to a r/w monument; thence, S 24°13'29" W a distance of 10.00 feet to a r/w monument; thence, N 65°32'40" W a distance of 600.03 feet to a 1/2" re-bar; thence, N 23°57'45" E a distance of 25.02 feet to a r/w monument; thence, N 65°44'39" W a distance of 109.31 feet to a 1/2" re-bar at the True Point of Beginning.

Said tract contains 17.603 acres, more or less.



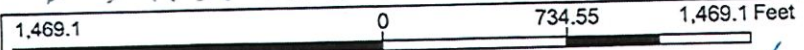
Cherokee County, GA



Legend

- Parcels
- Growth Boundaries**
 - BallGround
 - Canton
 - Holly Springs
 - Woodstock
- Parcels
- Land Lot Boundaries

1:8,815



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

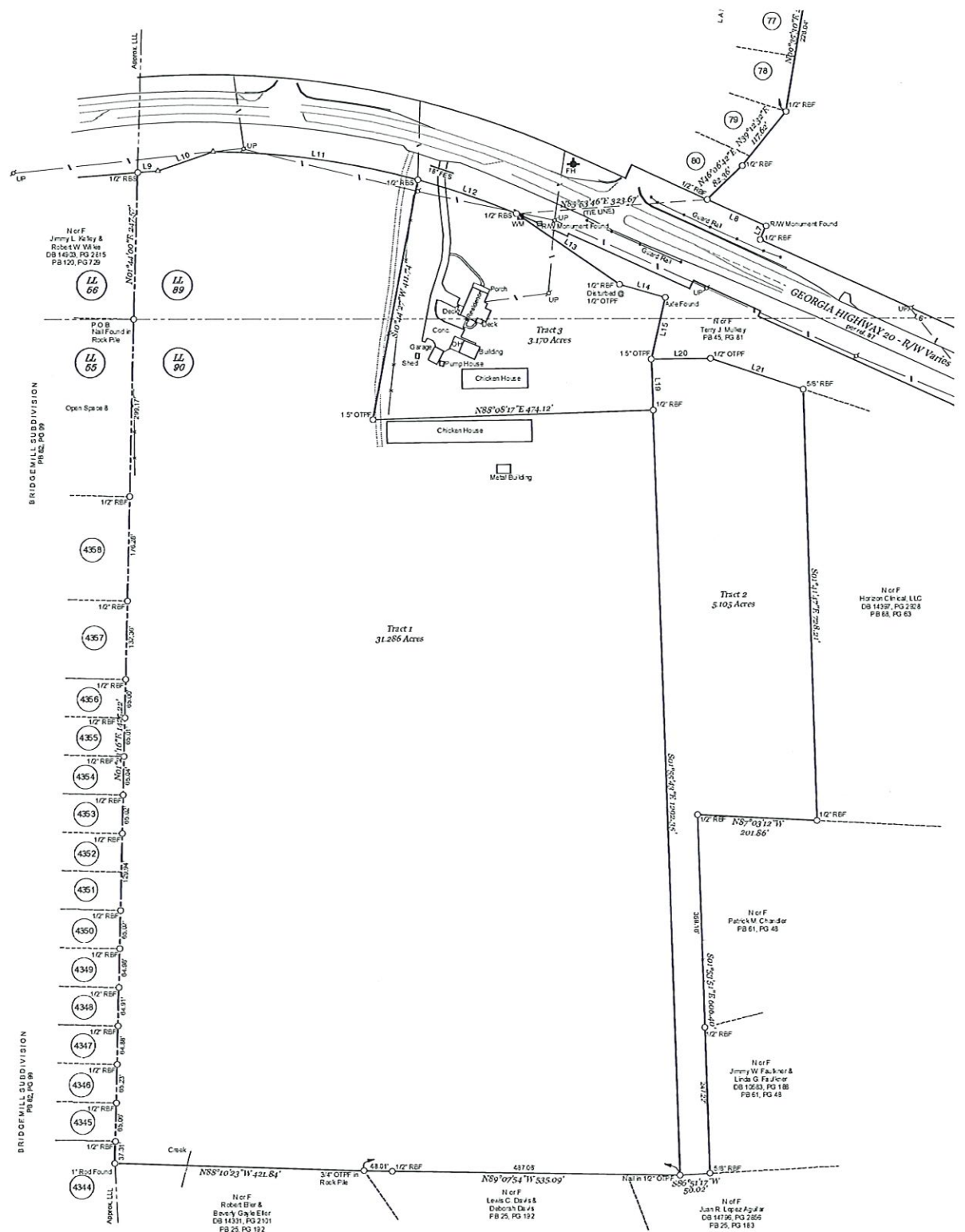
Location Map

Notes

Applicant proposes to Annex a total of 57.164 acres of land lying on the North and South side of Knox Bridge Hwy for single family residential. The property lies adjacent to River Green, Knox Elementary School, Lakeside at Allatoona, and Bridge Mill.



CLERK OF THE COURT FILING INFORMATION



- NOTES**
1. Field Data: This survey was conducted using GPS, static and real time kinematic methods. A relative positional precision, for horizontal measurements, of less than 0.01" + 50ppm at the 95% confidence interval was achieved.
 2. Field Measurements were taken with a Carlson BR47, dual frequency receiver base station and rover on 04-19-2024 and were adjusted using the Least Squares Method.
 3. Bearings are based on Grid North, Ga West Zone, NAD 83 and established using a Carlson BR47, dual frequency receiver base station and rover.
 4. Plat Precision: Tract 1: 1/11, 430,564; Tract 2: 1/294,207; Tract 3: 1/115,404; Tract 4: 1/417,814.
 5. The public records referenced herein reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
 6. This property is not located in a Flood Hazard Area as indicated on FIRM No. 13057C0233E, dated 06-07-2019.
 7. Building setbacks and buffers may not be shown hereon. They are governed by the local jurisdiction and should be confirmed prior to land planning or construction activities.
 8. Improvements at the intersection of Highway 20 and River Bend Way are approximate.
 9. Road line striping is approximate.
 10. Evidence of state waters exist on this site as shown hereon. However, should a qualified environmental engineer of county agency determine that additional state waters exist, county and state buffers will apply.
- REFERENCES:**
1. Warranty Deed granted to Diane Poole Wheeler and Ralph E. Wheeler, dated 02-05-2013, and recorded in Deed Book 12297, Page 317.
 2. Boundary Survey for Ralph W. Wheeler and Reva Diane Wheeler, by Mark Adams and Associates, dated 06-15-1993, and recorded in Plat Book 31, Page 73.
 3. Boundary Survey for Ruby M. Poole, by Martin and Norton, Inc., dated 01-16-1955, and recorded in Plat Book 35, Page 155.
 4. Boundary Survey for Slex W. Poole, by Martin Adams and Associates, dated 06-16-1993, and recorded in Plat Book 43, Page 104.
 5. Warranty Deed granted to Joyce Poole Lammie and Jeremiah H. Howard, dated 01-03-2023, and recorded in Deed Book 14597, Page 2734.
 6. Minor Subdivision Plat for Joyce Lammie and Jeremiah Howard, by Fortine Surveying and Mapping, Inc., and dated 06-04-2019.
 7. Department of Transportation State of Georgia RW Proposed, project PPL-2(0110)

Course	Bearing	Distance
L1	S34°13'57"W	263.10'
L2	N55°24'11"W	352.03'
L3	N33°07'47"E	19.67'
L4	N55°33'08"W	149.85'
L5	S24°13'29"W	10.00'
L6	N55°32'40"W	600.03'
L7	N33°17'45"E	23.60'
L8	N55°44'30"W	109.31'
L9	N35°46'35"E	34.45'
L10	N70°50'08"E	59.71'
L11	R: 1362.35°	A: 350.70'
	Tan: 476.32°	CA: 14°44'56"
	Chd: 882°08'30"E	349.73'
L12	R: 1362.35°	A: 175.50'
	Tan: 68.07°	CA: 7°23'51"
	Chd: 871°02'07"E	175.77'
L13	S55°26'28"E	211.11'
L14	S74°03'34"E	60.95'
L15	S12°44'32"W	106.70'
L16	N70°51'44"E	74.72'
L17	N69°12'10"E	51.63'
L18	N77°39'15"E	103.22'
L19	S01°48'04"E	88.09'
L20	N89°24'48"E	99.58'
L21	S71°30'19"E	165.04'

SURVEYORS CERTIFICATE (COUNTY):
It is hereby certified that all monuments and improvements shown hereon actually exist as otherwise indicated, and that their location, size, type and material are correctly shown.

SURVEYORS CERTIFICATE (STATE):
This plat is a replacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SATISFACTORY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-4-47.

Nat A. McWhorter
Date: 05-02-2024
Nat A. McWhorter, GARS #2644
K.E.Q., Inc., Certificate of Authorization Number LSF000275



LEGEND

OTFF	Open Top Pin Found
C1FF	Crimp Top Pin Found
C1FS	Crimp Top Pin Set
RFF	Rebar Found
RFS	Rebar Set
B/L	Building Line
DB	Deed Book
L10	Lot
PB	Plot Book
UP	Utility Pole
R/W	Right-of-Way
N or F	North or Forestry
E	Property Line
C	Center Line
L.L.	Land Lot Line
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
P.O.L.	Point of Line
LOICE	U.S. Army Corps of Eng.
---	Fence
---	Land Lot Line
---	Overhead Wire
---	Not to Scale
Δ	Calculated Point

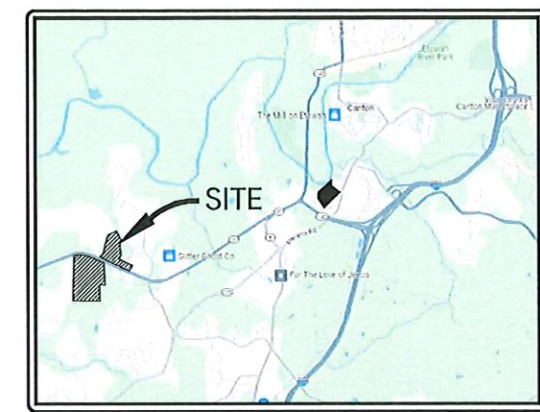
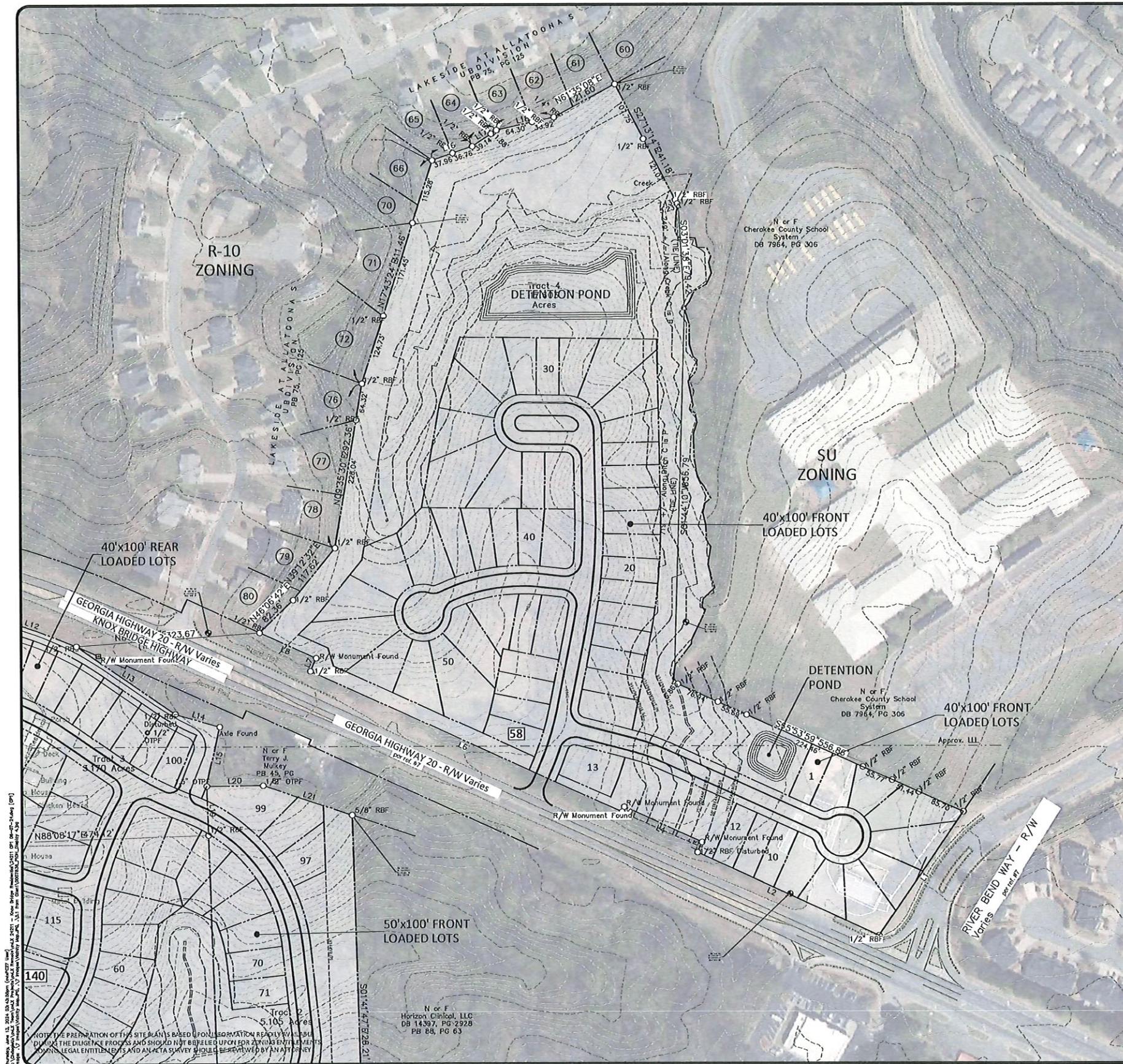
Revised 09-30-2024 to show North and South tacks on separate sheets

Replacement Survey for:

KNOX BRIDGE LAND PARTNERS LLC
Land Lot 89 & 90, 14th Dist., 2nd Sect
Cherokee County, Georgia
05-02-2024

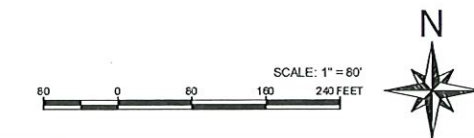
McWhorter & Anderson
416 Pkwy Ferry Road
Burdick H. Unit 300
Cumming, GA 30040
(770) 689-9430
www.mh-a.com
K.E.Q., Inc. 2024

LAND SURVEYING & CIVIL ENGINEERING FILE 13049



VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	AG	FD
Use Allowed	-	-
Use Specific Req'	-	-
Flood Zone	-	-
National Wetlands Inventory	-	-
Overlay District	-	-
Single Family Residential (40'x100' Front Loaded Lots)	-	58
Total Property Acreage	-	17.6 AC
Building Setbacks		
Front	-	-
Side	-	-
Rear	-	-
Landscape Strips		
Major	-	-
Minor	-	-
Side	-	-
50' Buffer from	-	-
Boundary Buffers	-	-
Environmental Buffers	-	-
Level 2		
	Existing/Req'	Proposed
Parking Ratio	-	-
Parking Spaces	-	-
Parking Size	-	-
Compact Parking %	-	-
Loading Space	-	-
LS - Open Space %	-	-
Minimum Lot Size	-	-
Minimum Frontage	-	-
Adjacent Zoning North	-	-
Adjacent Zoning South	-	-
Adjacent Zoning East	-	-
Adjacent Zoning West	-	-
Water Sewer Proximity	-	-
Overlay Requirements	-	-



02-15-24

civillocustix
 500 SUN VALLEY DRIVE, STE H3, ROCKWELL, GA 30076
 (404) 592-4403 - civillocustix.com

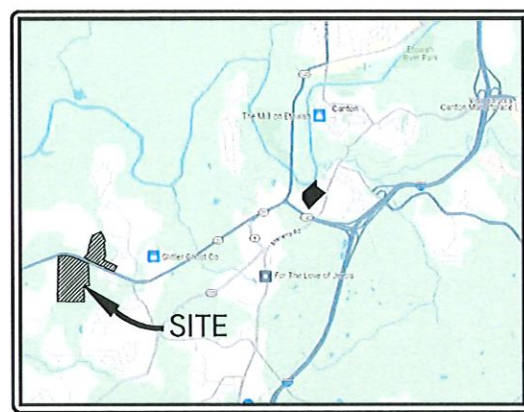
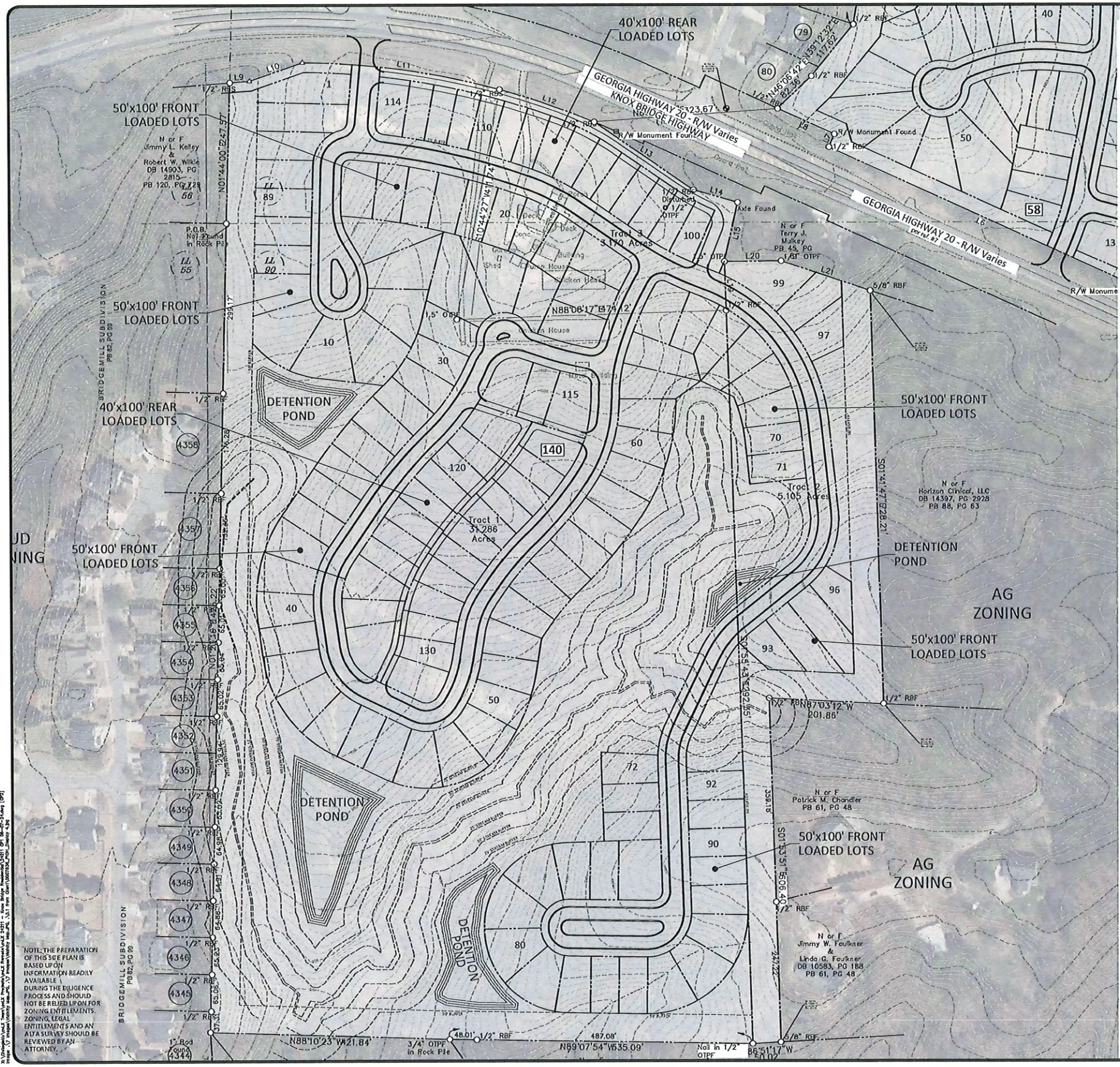
PRELIMINARY SITE PLAN-NORTH
 KNOX BRIDGE RESIDENTIAL
 KNOX BRIDGE HIGHWAY
 CANTON, GA 30107

CP2

24211

JUNE 13, 2024
 REVISIONS

NOTICE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION RECEIVED BY THE ENGINEER FROM THE CLIENT AND SHOULD NOT BE RELIED UPON FOR ANY LEGAL OR FINANCIAL PURPOSES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THIS PLAN IS THE PROPERTY OF CIVILLOCUSTIX AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIVILLOCUSTIX. A PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE IS REQUIRED FOR THIS PLAN TO BE VALID. CIVILLOCUSTIX, INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE STATE OF GEORGIA. LICENSE NO. 10000. CIVILLOCUSTIX, INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE STATE OF GEORGIA. LICENSE NO. 10000.



VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	AG	PD
Use Allowed	-	-
Use Specific Req'	-	-
Flood Zone	-	-
National Wetlands Inventory	-	-
Overlay District	-	-
Single Family Residential (40'x100' Rear Loaded Lots)	-	41
Single Family Residential (50'x100' Front Loaded Lots)	-	99
Total Lots	-	140
Total Property Acreage	-	39.53 AC
Building Setbacks	-	-
Front Side	-	-
Rear	-	-
Landscape Strips	-	-
Major	-	-
Minor	-	-
Side	-	-
50' Buffer from	-	-
Boundary Buffers	-	-
property boundary	-	-
Environmental Buffers	-	-
Level 2		
	Existing/Req'	Proposed
Parking Ratio	-	-
Parking Spaces	-	-
Parking Site	-	-
Compact Parking %	-	-
Loading Space	-	-
LS - Open Space %	-	-
Minimum Lot Size	-	-
Minimum Frontage	-	-
Adjacent Zoning North	-	-
Adjacent Zoning South	-	-
Adjacent Zoning East	-	-
Adjacent Zoning West	-	-
Water Sewer Proximity	-	-
Overlay Requirements	-	-



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

02-15-24

civiloicistix
 500 SUN VALLEY DRIVE, STE. H3, ROCKWELL, GA 30076
 (404) 594-4403 - civiloicistix.com

PRELIMINARY SITE PLAN-SOUTH
 KNOX BRIDGE RESIDENTIAL
 KNOX BRIDGE HIGHWAY
 CANTON, GA 30107

CP2
 24211
 JUNE 13, 2024
 REVISIONS