

march 24

PUBLIC NOTICE – LAND USE MAP AND REZONING

The Bartow County Planning Commission will hold a public meeting on Monday, April 11, 2016 at 6:00 p.m. in the Zoning Hearing Room at the Frank Moore Administration and Judicial Center at 135 West Cherokee Avenue, Cartersville, Georgia. The Planning Commission will review an application by

Dennis Graham requesting a change in the future land use map and a rezoning of the property located at Euhartee Rd in Land Lot(s)

644, 645, 646, 647, 650, 651, 652, 653

4th District, 3rd Section of Bartow County, Georgia. The request is to change the land use classification from commercial / low dens. residential (current land use classification) to residential / mixed use (requested land use classification). A further request is to rezone the property from A-1, R-1, C-1 (current zoning) to PUD (requested zoning). Said property contains 241.854 acres.

The Bartow County Commissioner will hold a final public hearing on the proposed action on Wednesday, April 13, 2016 at 10:00 a.m. in his office in the Frank Moore Administration and Judicial Center in Suite 251 to consider and take action on the recommendation of the Planning Commission of the above mentioned application. Notice is hereby given that the Commissioner has the power to impose a different zoning classification from the classification requested, and impose or delete zoning conditions that may change the application considerably.

Pursuant to the Conflict of Interest in Zoning Act, O.C.G.A. § 36-67A-1 et seq., any opponent of this rezoning who has made, within two years immediately preceding the filing of the application, campaign contributions aggregating \$250.00 or more to the Commissioner or any Planning Commission member, should file an OPPONENT OF REZONING ACTION CAMPAIGN DISCLOSURE REPORT, showing the contribution amount(s) and date(s). Such disclosure should be filed at least five calendar days prior to the Planning Commission's hearing. Violation of this Act shall not affect the validity of the rezoning, but such action may be a misdemeanor under O.C.G.A. § 36-67A-4.

Please contact the Bartow County Zoning Office at 135 West Cherokee Avenue, Cartersville, Georgia 30120 or (770) 387-5007 to receive the application and information on the filing thereof. If you have an interest in the proposed request, you are encouraged to attend the meetings. If you will require reasonable accommodation in order to participate in this hearing, please contact Marla Coggins at Suite 217B, Frank Moore Administration and Judicial Center, 135 West Cherokee Avenue, Cartersville, Georgia 30120, telephone number (770) 387-5020 or TDD (770) 387-5034, at least 72 hours prior to the scheduled time of the hearing.

Bartow County
ARZ-2054-16

Please email tear sheet on day of publication to Brooke Whorton, Bartow County Community Development Dept, whortonb@bartowga.org.



Community Development Department

Zoning Division
135 West Cherokee Avenue, Suite 124 Cartersville, GA 30120
Phone: 770-387-5007 Fax: 770-387-5644

APPLICATION TO ZONING DIVISION

BARTOW COUNTY

(Completed by Zoning Division)
Application Number: ARZ-2054 Date Submitted: 3/11/16
Fee Amount: \$550 Application & Fee Received By: [Signature]

IMPORTANT: A Plat or Survey of the subject property MUST be submitted with application. A conceptual Site Plan may also be required AT application time. (See Page 4, 8 for Requirements)

SECTION I. GENERAL INFORMATION

This application is made for the following reason(s):

Check ALL APPLICABLE requests:

- X Land Use Map Amendment (Complete subsection A below.)
X Rezoning / Zoning Map Amendment (Complete subsection B below.)
Alteration of Zoning Conditions (Complete subsection C below.)
Zoning Ordinance Text Amendment (Complete subsection D below.)
Conditional Use Permit request (Complete subsection E below.)
Appeal to Board of Zoning Appeals (Complete subsection F below.)
Appeal to County Commissioner (Complete subsection F below.)

All applicants are to complete the following:

Name of Subject Property Owner: CDR HOLDINGS, LLC
Name of Applicant if different from Property Owner: DENNIS GRAHAM
Address of Applicant: C/O JEFFREY A. WATKINS, P.C., 128 W CHEROKEE AVE
CARTERSVILLE, GA 30120
Email: JEFFWATKINS@JEFFWATKINSLAW.COM
Telephone: Home: Work: 770-382-7017

Subject Property Description:

644, 645, 646, 647, 650,
Land Lot(s): 651, 652, AND 653 District: 4TH Section: 3RD
Frontage (feet): 3197 Depth (feet): 2585 Area: 241.854 (acres/square feet)
Street Address/ Road Name: EUHARLEE ROAD
Tax Property Record Card ID # (obtained from Tax Assessor's Office): 0051-0645-001

The subject property deed is recorded in Book 2721, Page 284, in the office of the Clerk of Superior Court, Bartow County.

A. LAND USE MAP AMENDMENT

1. Applicants for Land Use Map Amendments shall complete and provide the following minimum information. Additional information may also be required by the Zoning Administrator:

It is desired and requested that land use designation of the subject property be changed from:

COMMERCIAL/LOW DENSITY RESIDENTIAL to RESIDENTIAL/MIXED USE
(current) (proposed)

Reason for requested land use change: (Be Specific)

TO ALLOW FOR A RESIDENTIAL/MIXED USE DEVELOPMENT.

Any prior land use amendment requests on this property? Yes X No _____

If yes: Name of Applicant: 3 West Investments
Application # ARZ-1746, ARZ-1803, RZ 1804
Date of Public Hearing: _____

2. Notice requirements of Section II shall be followed.

3. The following shall be submitted with the application:

- a. One (1) copy of a map, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and the surrounding land use categories. The map shall also indicate the neighboring property owners by number, as listed below (See Section II).
- b. Copy of recorded covenants or restrictions, if applicable.
- c. A copy of the Tax Property Record Card for the parcel from the Tax Assessor's Office. (For office use only.)

B. REZONING (ZONING MAP AMENDMENT)

1. Applicants for Rezoning (Zoning Map Amendments) shall complete and provide the following minimum information. Additional information may also be required by the Zoning Administrator:

It is requested that the subject property be rezoned from: A1,R1,C1 Zone to PUD Zone
(current) (proposed)

Reason for requested zoning change: (Be Specific)

TO ALLOW FOR A PLANNED UNIT DEVELOPMENT

Any prior zoning request on this property? Yes X No _____

If yes: Name of Applicant: 3 West Investments

Application # ARZ-1746, ARZ-1803, RZ-1804

Date of Public Hearing: _____

2. Notice requirements of Section II shall be followed.
3. Disclosures form in Section III shall be completed by owner, applicant, and all representatives.
4. The following shall be completed:
- Submit One (1) copy of a plat, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and existing and intermediate regional floodplains and structures, as shown on the Federal Emergency Management Agency FIRM rate maps for Bartow County, if any; and the Bartow County Regulatory Floodmaps; prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat. If a new plat is prepared, the plat must be prepared in compliance with the County's GPS Control Network and Digital Enterprise GIS system (consult the Engineering Department for details). For subdivision or non-residential developments, an additional electronic copy of the plat shall be submitted by the applicant, owner or developer to the Engineering Department. The plat shall also indicate the neighboring property owners by number, as listed below (See Section II).
 - If request is for a PUD (Planned Unit Development), a Site Plan is required with application. See the PUD District Section of the *Bartow County Zoning Ordinance* for Site Plan requirements.
 - Submit a copy of recorded covenants or restrictions, if applicable.
 - Submit a copy of the Tax Property Record Card for the parcel from the Tax Assessor's Office. (For office use only.)

March 8, 2016

Bartow County Zoning Administrator
Bartow County Zoning Office
135 West Cherokee Avenue
Cartersville, GA 30120

Re: BARTOW COUNTY REZONING APPLICATION
Applicant: DENNIS GRAHAM
Property: 241.854 ACRES ON EUHARLEE ROAD/STILES ROAD
PARCEL ID 0051-0645-001

Please be advised that I am a member of CDR Holdings, LLC, the owner of the above referenced property, and I hereby authorize and consent to Dennis Graham filing a Rezoning/Land Use Amendment Application and Amendment of Zoning Conditions, if necessary, with Bartow County for the property referenced above.

Sincerely,

CDR HOLDINGS, LLC



DARRELL CAGLE, MEMBER/MANAGER

CONTACT # 404-473-3130

Signed, sealed and delivered in
the presence of:

Witness

Notary Public



SECTION II. PUBLIC NOTICE

NOTICE MUST BE PROVIDED to all individuals, firms and/or corporations owning property adjoining the subject property on all sides, including across any easement, road, street or railroad right-of-way, ACCORDING TO THE RECORDS OF THE TAX ASSESSOR ON THE DATE OF THIS APPLICATION. The notice shall include a plat of the property, the purpose of the application, the current zoning and land use classification, the proposed zoning and land use classification, and the date, time, and location of hearings.

LETTERS TO ALL ADJOINING PROPERTY OWNERS MUST BE MAILED NO LESS THAN 15 DAYS PRIOR TO THE PLANNING COMMISSION HEARING BY FIRST CLASS MAIL, WITH PROOF OF MAILING OBTAINED FROM THE POST OFFICE. Proof of mailing includes a "certificate of mailing," or a "certified mail" receipt. Proof of mailing shall be submitted to the Zoning Department prior to the hearing.

IF PROOF OF MAILING IS NOT IN ORDER AS REQUIRED BY SECTION 15.3.3, OR IF THE APPLICATION IS NOT COMPLETE FOR OTHER REASONS, THE APPLICATION SHALL BE DEEMED OUT-OF-ORDER AND SHALL BE TABLED FOR ONE MONTH. IF STILL OUT-OF-ORDER THE SECOND MONTH, IT SHALL BE DEEMED WITHDRAWN, AND MAY NOT BE RESUBMITTED FOR CONSIDERATION BY THE PLANNING COMMISSION FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE THAT THE APPLICATION IS DEEMED WITHDRAWN.

List all adjoining property owners:

<u>NAME</u>	<u>ADDRESS</u>
1) <u>SEE EXHIBIT "A" ATTACHED</u>	_____
2) _____	_____
3) _____	_____
4) _____	_____
5) _____	_____
6) _____	_____
7) _____	_____
8) _____	_____
9) _____	_____
10) _____	_____
11) _____	_____
12) _____	_____

**Indicate property owned by above on copy of plat attached to application.
(Attach additional sheets if necessary.)**

SECTION IV. OATH AND FEES

All applicants are to complete the following:

I hereby swear that all above information is true and correct to the best of my knowledge.

Dennis Graham

PRINTED Name of Applicant

[Signature]

SIGNATURE of Applicant

3/8/10

Date

Sworn to and subscribed before me,
this 31 day of March, 2010.

[Signature]
Notary Public
My commission expires



Applicants shall be present at both the Planning Commission Hearing and the Commissioner's Hearing.

This application and the accompanying fee must be submitted to the Zoning Administrator no later than three (3) weeks prior to the date that the request is to be considered. Applications shall not be accepted without the fee. See Zoning Schedule.

The following is a list of fees that shall accompany an application.

<u>If the request is for:</u>	<u>FEE</u>
Land Use Map Amendment (if separate from rezoning)	\$ 100.00
Land Use Map Amendment (combined with rezoning)	\$ 50.00 plus rezoning fee
Rezoning Existing Single Lot for a Single Family Dwelling	\$ 50.00
Rezoning for Residential Development	\$ 200.00
Rezoning Existing Single Lot to Commercial, Office	\$ 100.00
Rezoning for Commercial, Office Development	\$ 200.00
Rezoning to I-1 (Light Industrial) or I-2 (Heavy Industrial)	\$ 400.00
Rezoning to PUD (Planned Unit Development) or M-1 (Mining)	\$ 500.00
Rezoning to BPD (Business Park District)	\$400.00
Appeals	\$ 100.00
Conditional Use Permit	\$ 300.00
Ordinance Text Amendment	\$ 100.00
Alteration of Zoning Conditions	\$ 100.00

SECTION III. DISCLOSURES

1. DISCLOSURES REQUIRED OF OWNER, APPLICANT, AND REPRESENTATIVES (each person to file separate form)

The following disclosures are required from each of the following persons: the owner; the applicant if the applicant is different from the owner; and any representative of the owner or applicant.

Pursuant to the Conflict of Interest in Zoning Act, O.C.G.A. § 36-67A-1 et seq., any applicant of this rezoning who has made, within two years immediately preceding the filing of the application, campaign contributions aggregating \$250.00 or more to the Commissioner or any Planning Commission member, should file an OPPONENT OF REZONING ACTION CAMPAIGN DISCLOSURE REPORT, showing the contribution amount(s) and date(s). Such disclosure should be filed at least five calendar days prior to the Planning Commission's hearing. **Violation of this Act shall not affect the validity of the rezoning, but such action may be a misdemeanor under O.C.G.A. § 36-67A-4.**

Have you, as owner, applicant, or representative of owner or applicant, made a campaign contribution to the Commissioner of Bartow County or any member of the Planning Commission within two years immediately preceding the filing of this application aggregating \$ 250.00 or more or made a gift to any of the above having an aggregate value of \$ 250.00?

Yes _____

No X

If yes: (1) The name of the official _____

(2) The dollar amount and date of each campaign contribution made by the applicant to the local government official named above during the two years immediately preceding the filing of the application.

(3) The value and description of each gift having a value of \$ 250.00 or more during the two years immediately preceding the filing of this application.

Sworn to and subscribed before me,
this 8th day of March, 2014
Julia B. Gustin
Notary Public
My commission expires _____



Dennis Graham
PRINTED Name of Applicant

[Signature]
SIGNATURE of Applicant

3/8/14
Date

EXHIBIT "A"
ADJOINING PROPERTY OWNERS

1. 0051-0650-001
Grace Elizabeth Youngblood
640 Euharlee Rd
Cartersville, GA 30120

2. 0051-0651-001
Robert Andrew Blankenkemper and Sherry Lynn Allen Blankenkemper
610 Euharlee Rd
Cartersville, GA 30120

3. 0051-0651-002
Charles Adams
600 Euharlee Rd
Cartersville, GA 30120

4. 0051-0646-001
Winn Forkner
142 Tower Dr SW
Cartersville, GA 30120

5. 0051-0722-001
Malbone Farms Inc.
c/o Margaret S. Knight
213 W Main St
Cartersville, GA 30120

6. 0051-0723-001
Malbone Farms, Inc.

7. 0051-0789-001
Legacy Farms, LLC
850 Indian Mounds Rd
Cartersville, GA 30120

8. 0056-0787-001
Etowah Springs Farms, Inc.
51 Valley View Farm Rd, SW
Cartersville, GA 30120

-
9. 0051-0653-007
Josephine A. Dorris
373 Harrison Rd SW
Cartersville, GA 30120

 10. 0051-0653-006
Margaret Hardy
PO Box 1345
Cartersville, GA 30120

 11. 0051-0653-005
Marchelle Williams
359 Harrison Rd SW
Cartersville, GA 30120

 12. 0051-0653-011 and 0051-0653-005
Richard G. and Susan L. Mayweather
349 Harrison Road
Cartersville, GA 30120

 13. 0051-0653-003
Diane Hardy Sexton
1602 5th Ave SE
Cedar Rapids, IA 52402-1240

 14. 0051-0653-008
Mark E. Hardy
105 Greatwood Drive
White, GA 30184

 15. 0051-0653-002
John R. Peeks
315 Harrison Rd SW
Cartersville, GA 30120

 16. 0051-0644-015
Annette Turner Hutchen
309 Harrison Rd SW
Cartersville, GA 30120

-
17. 0051-0644-014
Mary Ellen Goode
10 Goode Dr
Cartersville, GA 30120
 18. 0051-0644-016
Paul Gamble and Helen True
16 Dodson Road SW
Cartersville, GA 30120
 19. 0051-0644-013
Corine Carson
Attn: Frances Gainor
281 Harrison Rd SW
Cartersville, GA 30120
 20. 0051-0644-012
Charles Livsey, Jr.
269 Harrison Rd SW
Cartersville, GA 30120
 21. 0051-0644-011
Louise H. Livsey
Attn: Rosalyn McCorkle
28 Colleen Karen Rd SW
Cartersville, GA 30120
 22. 0051-0573-001
Marianne Forsyth
25 Blackfoot Trail
Cartersville, GA 30120
 23. 0051-0580-004
Kimberly F. Livsey
76 Tower Drive
Cartersville, GA 30120
 24. 0051-0580-003
TWT Construction Company, Inc.
403 Sable Trace Cove
Acworth, GA 30120

-
25. 0051-0579-003
Winn Forkner
142 Tower Drive SW
Cartersville, GA 30120

 26. U001-0001-024
Georgia Power Company
Attn: Stanley Warren
241 Ralph McGill Blvd NE
Atlanta, GA 30308-3374

 27. 0051E-0003-040
Debora A. and Wayne T. Sullivan
331 Deep Run Rd
Aiken, SC 29803-6219

 28. 0051E-0003-038
Arlon C. and Pam T. Ward
36 Mountain Trail Court SW
Cartersville, GA 30120

 29. 0051E-0003-026
Timothy E. McCown
61 Mission Ridge Dr SW
Cartersville, GA 30120

 30. 0051E-0003-025
Norman M. and Tamblea R. Frank
63 Mission Ridge Drive
Cartersville, GA 30120

 31. 0051E-0003-024
Robert and Delores Ferdarko
65 Mission Ridge Dr
Cartersville, GA 30120

 32. 0051E-0003-022
Nathan W. and Gia L. Bagwell
69 Mission Ridge Dr
Cartersville, GA 30120

-
33. 0051E-0003-021
Keshia D. Henson
71 Mission Ridge Dr SW
Cartersville, GA 30120
34. 0051E-0003-017
James W. Woodrow Jr and Jodi H. James
15 Ridgeview Ct SW
Cartersville, GA 30120
35. 0051E-0003-016
Kevin Bechtold
17 Ridgeview Ct
Cartersville, GA 30120
36. 0051E-0003-015
Hayden Thomas Collins Jr.
19 Ridgeview Ct SW
Cartersville, GA 30120
37. 0051E-0003-014
Jesse James Fink
21 Ridgeview Ct
Cartersville, GA 30120
38. 0051E-0003-013
William Harris
22 Ridgeview Ct
Cartersville, GA 30120
39. 0051-0649-001
Elaine Vess
9 Lake Haven Drive
Cartersville, GA 30120-8467



Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Bartow Home
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Owner and Parcel Information

Owner Name	CDR HOLDINGS LLC	Today's Date	March 8, 2016
Mailing Address	PO BOX 700 CARTERSVILLE, GA 30120	Account Number	43346 (Parcel #: 0051-0645-001)
Location Address	EUHARLEE RD	Tax District	County Unincorporated (District 06)
Legal Description	LLS 644/645/646/647/650/651/652	2014 Millage Rate	27.73
Property Usage	8100 (8100)	Acres	0
Neighborhood		Parcel Map	Show Parcel Map
Plat Book/Page	/	Homestead	N
		Lot # / Block #	/

Tax Year Value Information

Tax Year	Land Value	Building Value	Misc Value	Total Market Value
2015	\$ 703,000	0	0	\$ 703,000
2014	\$ 439,400	0	0	\$ 439,400

Land Information

Land Use	Number Units	Unit Type	Land Type	Frontage	Depth
8100 (8100)	242.96	Acres	PW	0	0

Building Information

Style	Gross Sq Ft	Finished Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built
	0	0				0	0
Foundation	Roof Type	Roof Coverage	Flooring Type	Heating Type	Bathrooms	Grade	Number Fire Pl
					0.0		0

Building Sketch Preview
Sketch Not Available

Building Photo Preview [Enlarge Photo](#)



Misc Information

Out Building Type	Quantity	Units	Year Built
No Misc Information available for this parcel			

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 644, 645, 646, 647, 650, 651, 652 AND 653 OF THE 4TH DISTRICT, 3RD SECTION OF BARTOW COUNTY, GEORGIA, AND BEING THAT CERTAIN 241.854 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED ON PLAT THEREOF PREPARED BY WILLIAM C. SMITH, GRLS NO. 1803, RECORDED IN PLAT BOOK 68, PAGE 22, BARTOW COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.

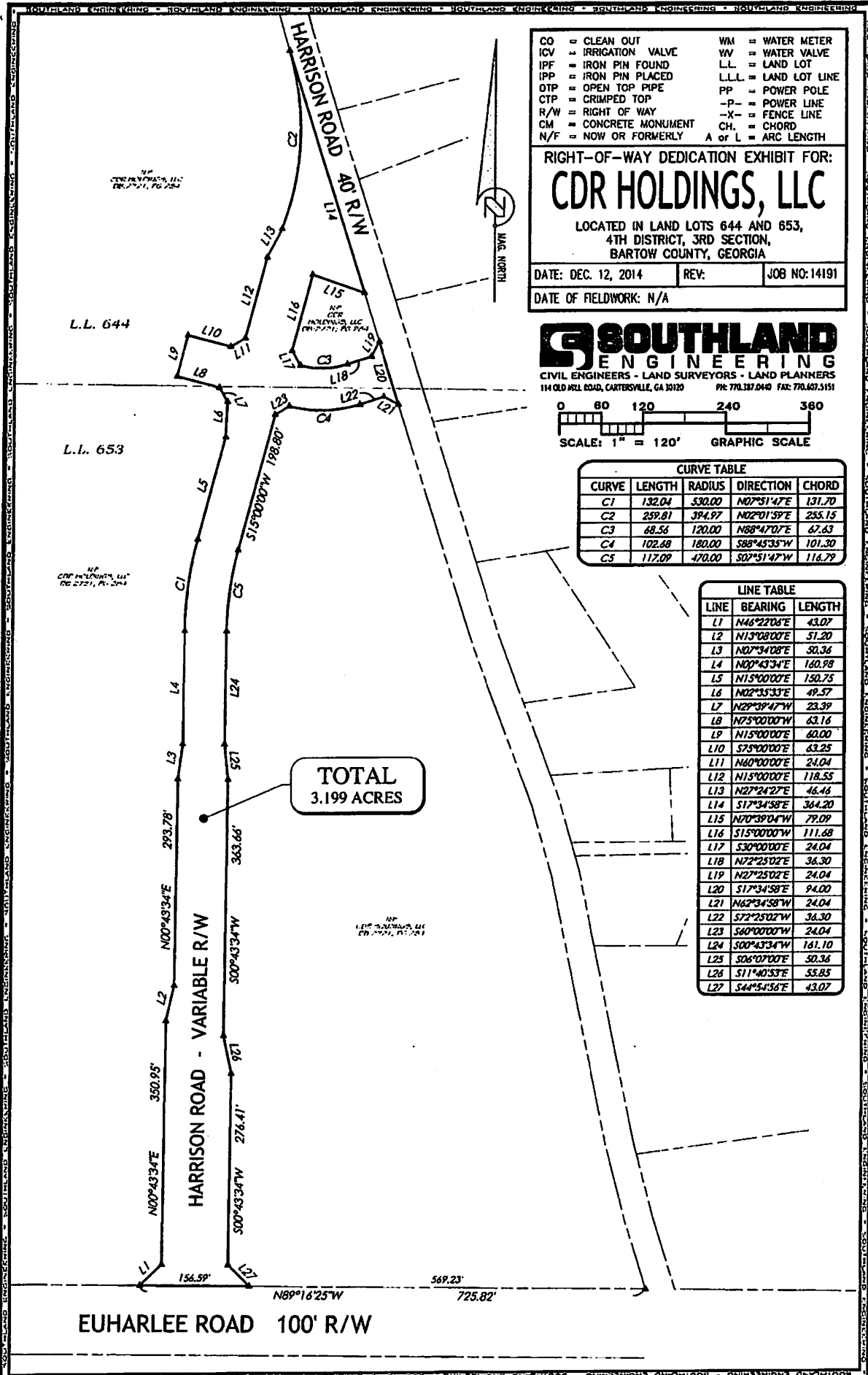
TOGETHER WITH ALL THE RIGHTS AND INTEREST IN THOSE CERTAIN SEWERLINE EASEMENTS CONVEYED TO 3 WEST INVESTMENTS, LLC, IN DEED BOOK 2405, PAGE 315, AND DEED BOOK 2371, PAGE 151, BARTOW COUNTY, GEORGIA RECORDS.

BEING KNOWN AS TAX MAP PARCEL 51-645-1

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 644 AND 653 OF THE 4TH DISTRICT, 3RD SECTION OF BARTOW COUNTY, GEORGIA, AND BEING HARRISON ROAD (VARIABLE WIDTH RIGHT OF WAY) , BEING 3.199 ACRES, MORE OR LESS, EXTENDING FROM EXISTING HARRISON ROAD (40 FOOT RIGHT OF WAY) TO EUHARLEE ROAD (100 FOOT RIGHT OF WAY) ACCORDING TO A PLAT OF SURVEY THEREOF PREPARED BY CDR HOLDINGS, LLC BY SOUTHLAND ENGINEERING ON DECEMBER 12, 2014, WHICH PLAT IS ATTACHED HERETO AS EXHIBIT "A", AND WHICH PLAT BY REFERENCE IS INCORPORATED HEREIN AND MADE A PART HEREOF.

EXHIBIT "A"

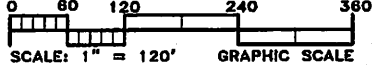


- CO = CLEAN OUT
- ICV = IRRIGATION VALVE
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- OTP = OPEN TOP PIPE
- CTP = CRIMPED TOP
- R/W = RIGHT OF WAY
- CM = CONCRETE MONUMENT
- N/F = NOW OR FORMERLY
- WM = WATER METER
- WV = WATER VALVE
- LL = LAND LOT
- L.L.L. = LAND LOT LINE
- PP = POWER POLE
- P- = POWER LINE
- X- = FENCE LINE
- CH. = CHORD
- A or L = ARC LENGTH

RIGHT-OF-WAY DEDICATION EXHIBIT FOR:
CDR HOLDINGS, LLC
 LOCATED IN LAND LOTS 644 AND 653,
 4TH DISTRICT, 3RD SECTION,
 BARTOW COUNTY, GEORGIA

DATE: DEC. 12, 2014 REV: JOB NO: 14191
 DATE OF FIELDWORK: N/A

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 P: 770.387.0440 F: 770.407.5151



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	132.04	530.00	N02°51'47"E	131.70
C2	257.81	394.97	N02°01'39"E	255.15
C3	68.56	120.00	N88°47'07"E	67.63
C4	102.68	180.00	S88°45'35"W	101.30
C5	117.09	470.00	S02°51'47"W	116.79

LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°22'06"E	43.07
L2	N13°08'00"E	51.20
L3	N02°34'08"E	30.36
L4	N02°43'34"E	160.98
L5	N15°00'00"E	150.75
L6	N02°35'33"E	49.57
L7	N29°39'47"W	23.39
L8	N25°00'00"W	63.16
L9	N15°00'00"E	60.00
L10	S75°00'00"E	63.25
L11	N60°00'00"E	24.04
L12	N15°00'00"E	118.55
L13	N27°24'27"E	46.46
L14	S17°34'58"E	364.20
L15	N02°39'04"W	79.09
L16	S15°00'00"W	111.68
L17	S30°00'00"E	24.04
L18	N72°25'02"E	36.30
L19	N27°25'02"E	24.04
L20	S17°34'58"E	94.00
L21	N62°34'58"W	24.04
L22	S72°25'02"W	36.30
L23	S60°00'00"W	24.04
L24	S00°43'34"W	161.10
L25	S06°02'00"E	30.36
L26	S11°40'33"E	55.85
L27	S44°54'56"E	43.07

TOTAL
3.199 ACRES



DOC# 011089
FILED IN OFFICE
10/13/2014 03:03 PM
BK:2721 PG:284-284
MELBA SCOGGINS
CLERK OF SUPERIOR
BARTOW COUNTY

Melba Scoggins

REAL ESTATE TRANSFER T
AX
PAID: \$900.00

Return Recorded Document to:
F. LEB PERKINS, P.C.,
327 E. MAIN ST.
CARTERSVILLE, GA 30120

**LIMITED
WARRANTY DEED**
PT-61 008-2014-004060

STATE OF GEORGIA
COUNTY OF BARTOW

FILE #: L14525

THIS INDENTURE made this 10th day of October, 2014, between HAMILTON STATE BANK, as party or parties of the first part, hereinafter called Grantor, and CDR HOLDINGS, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 644, 645, 646, 647, 650, 651, 652 and 653 of the 4th District, 3rd Section, Bartow County, Georgia, and being that certain ~~241.854~~ acre tract of land more particularly described on a plat thereof prepared by William C. Smith, GRLS No. 1803, recorded in Plat Book 68, Page 22, Bartow County, Georgia, records, which plat is incorporated herein by reference and made a part hereof for a more complete description of the property conveyed.

*Per Plat
241.854
acres*

TOGETHER WITH all the rights and interest in those certain sewerline easements conveyed to 3 West Investments, LLC, in Deed Book 2405, page 315, and Deed Book 2371, Page 151 Bartow County, Georgia records.
Being known as Tax Map Parcel# 51-645-1.

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

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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

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

Signed, sealed and delivered in presence of:

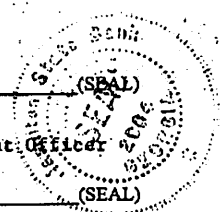
HAMILTON STATE BANK

Robbie Stipplin

Witness

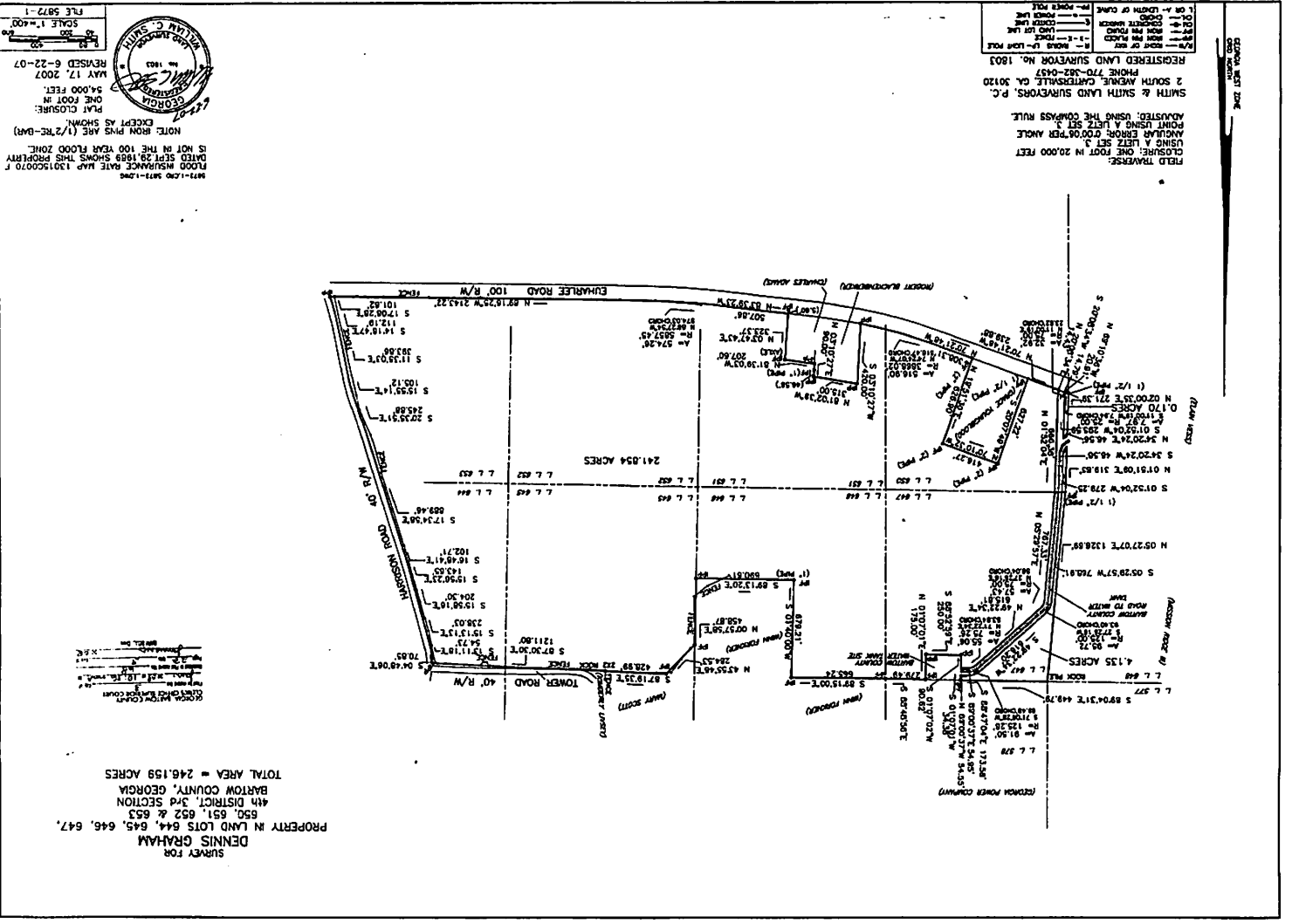
Cyndi Elrod

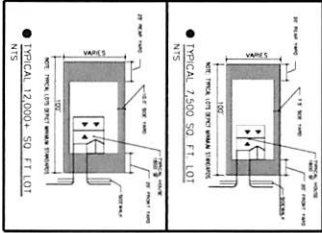
By: Cyndi Elrod
Special Assets Account Officer



Judy A Morgan

1-9-2015
Notary Public
Bartow County, GA





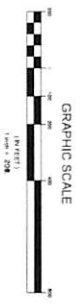
WATER & SEWER DEMAND	
COMMERCIAL=750 gal/day/ac	TOTAL: 23,212 gal/day
RESIDENTIAL=350 gal/day/house	TOTAL: 128,100 gal/day
SUSPENDED SOLIDS= 20 lb/cap/day	TOTAL: 350 lb/day

- ESTATE LOTS 5+ ACRES = 6
- 12,000 TO 20,000 SQ. FT. LOTS = 210
- 7,500 SQ. FT LOTS = 156

DEVELOPMENT SUMMARY

TOTAL AREA	298.54 ACRES
COMMERCIAL	30.95 ACRES
RESIDENTIAL 7K	45.50 ACRES
RESIDENTIAL 12K	10.00 ACRES
ESTATE LOTS	419.00 ACRES

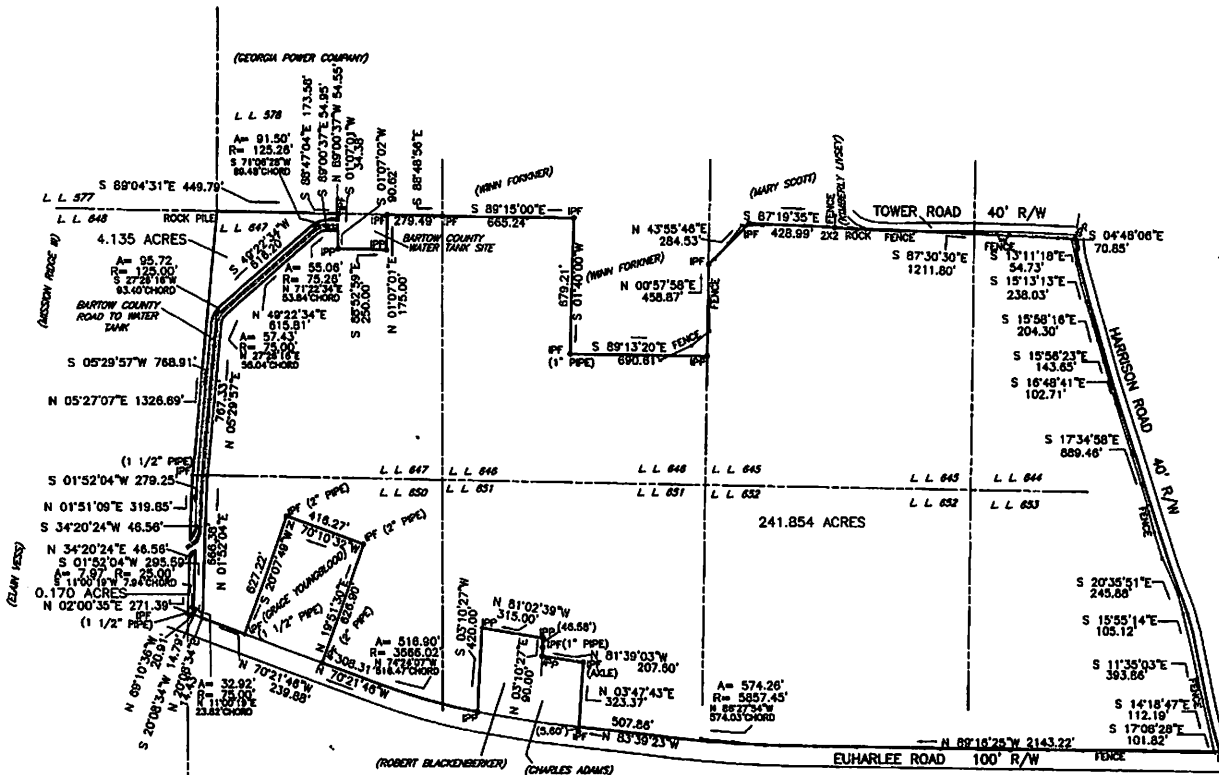
THIS PLAN IS INTENDED FOR GENERAL ZONING PURPOSES. THE DEVELOPER & COUNTY RECOGNIZE THAT MINOR MODIFICATIONS TO LAYOUT, LOT POSITIONING AND ROAD PLACEMENT MAY BE NECESSARY AS ENGINEERING IS COMPLETED. THE DEVELOPER & COUNTY RECOGNIZE THAT THE FINAL ORDINANCE SHALL BE APPROVED AT A PLANNING LEVEL. PARKING AND COMMERCIAL LANDSCAPE CONCEPTUAL DESIGN AND CONSTRUCTION SHALL BE APPROVED AT A PLANNING LEVEL. COVENANTS AND RESTRICTIONS WILL BE ESTABLISHED FOR THIS DEVELOPMENT AND ALL OPEN SPACE WILL BE ASSOCIATION.



	<p>THE STILES</p> <p>LAND LOTS 644,645,646,647,650,651,652,653 4th DIST, 3rd SECT, BARTOW COUNTY, GEORGIA</p>	<p>SOUTHLAND ENGINEERING</p> <p>CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS</p> <p>114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151</p>	<p>PROJECT NO.: 18023</p> <p>DATE: 03/08/16</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1			2			3			4			5			6		
	NO.	DATE	DESCRIPTION																						
1																									
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5																									
6																									
<p>SHEET TITLE: PUD ZONING PLAN</p>	<p>A DENNIS GRAHAM CONTRACTORS COMMUNITY</p>	<p>PH: 770.387.0440 FAX: 770.607.5151</p>	<p>DATE: 03/08/16</p>																						

SURVEY FOR
DENNIS GRAHAM
 PROPERTY IN LAND LOTS 644, 645, 646, 647,
 650, 651, 652 & 653
 4th DISTRICT, 3rd SECTION
 BARTOW COUNTY, GEORGIA
 TOTAL AREA = 246.159 ACRES

GEORGIA, BARTOW COUNTY
 CLERK OF SUPERIOR COURT
 Date of record file _____ of
 Book _____ of _____ of
 Page _____ of _____ of
 607 BCL Com



FIELD TRAVERSE:
 CLOSURE: ONE FOOT IN 20,000 FEET
 USING A LETZ SET 3.
 ANGULAR ERROR: 0'00"06" PER ANGLE
 POINT USING A LETZ SET 3
 ADJUSTED: USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

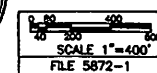
R/W	RIGHT OF WAY	R	RADIUS UP - LIGHT POLE
IP	IRON PIN PLACED	-X-X-	FENCE
PF	IRON PIN FOUND	---	LAND LOT LINE
CM	CONCRETE MARKER	S	CONTOUR LINE
CH	CHORD	P	POWER LINE
L OR A	LENGTH OF CURVE	PP	POWER POLE

5872-1.DWG 5872-1.DWG
 FLOOD INSURANCE RATE MAP 13015C0070 F
 DATED SEPT. 29, 1989 SHOWS THIS PROPERTY
 IS NOT IN THE 100 YEAR FLOOD ZONE.

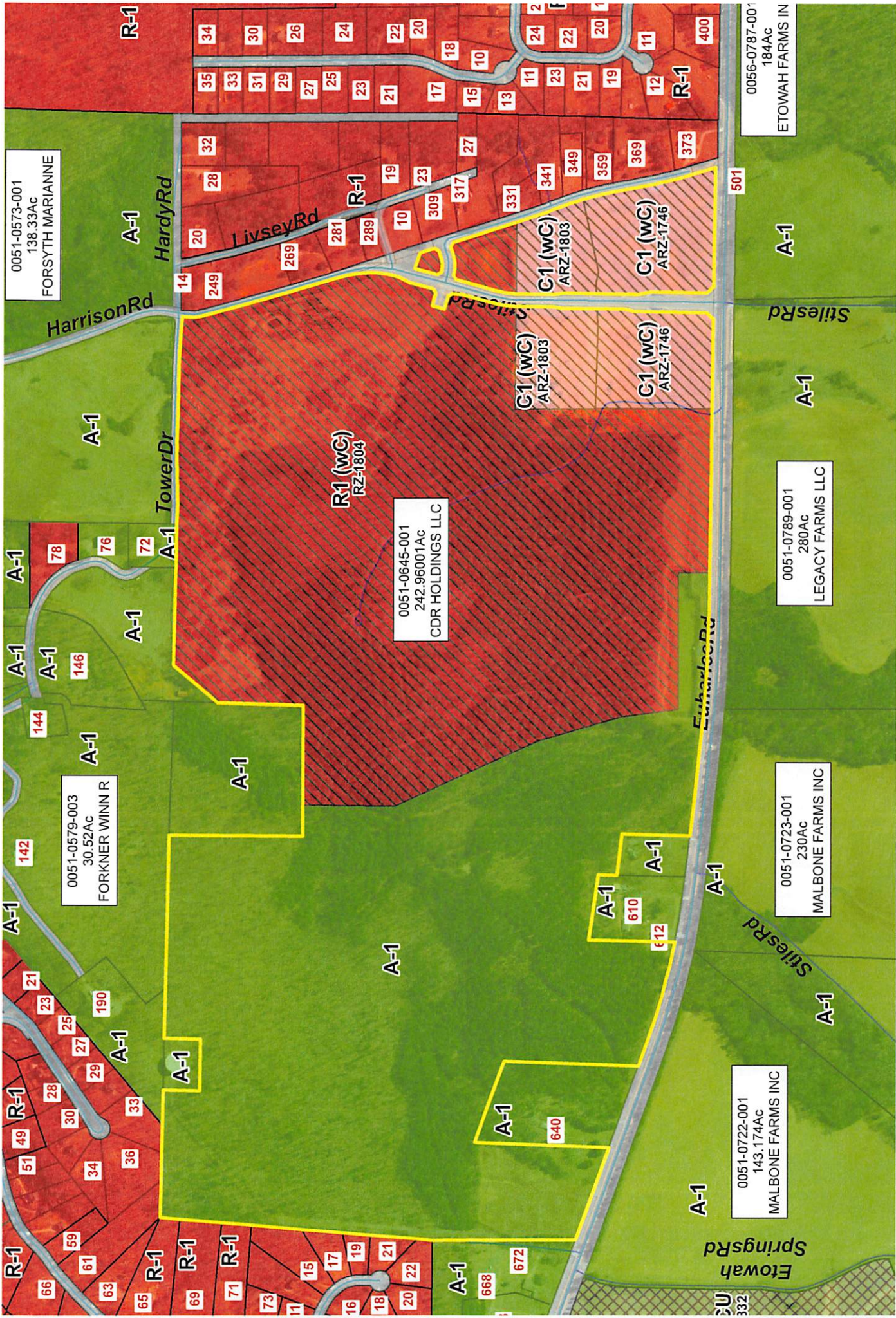
NOTE: IRON PINS ARE (1/2" RE-BAR)
 EXCEPT AS SHOWN.



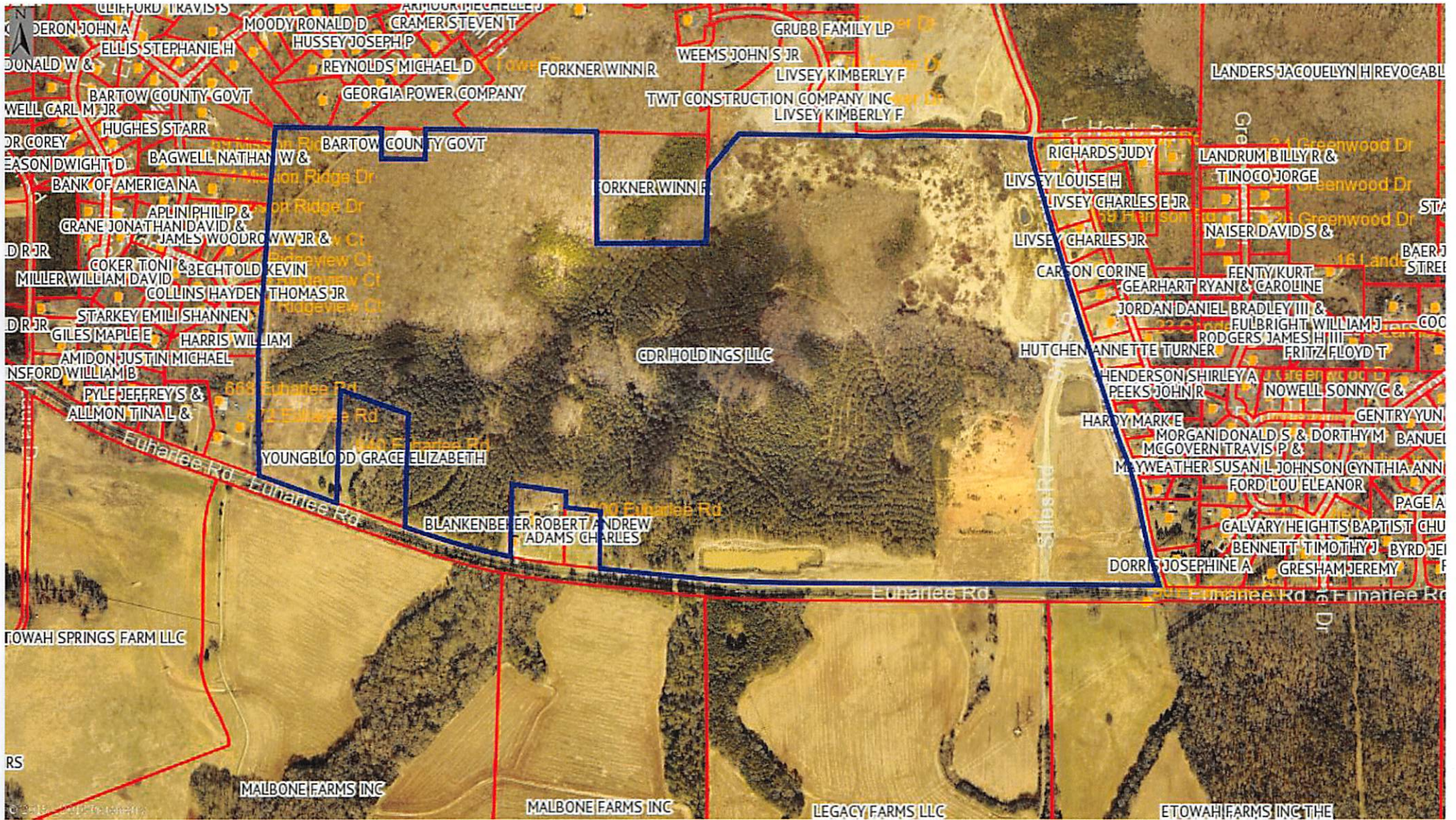
PLAT CLOSURE:
 ONE FOOT IN
 54,000 FEET.
 MAY 17, 2007
 REVISED 6-22-07



GEORGIA WEST ZONE
 GRID SYSTEM



RZ-2054-16



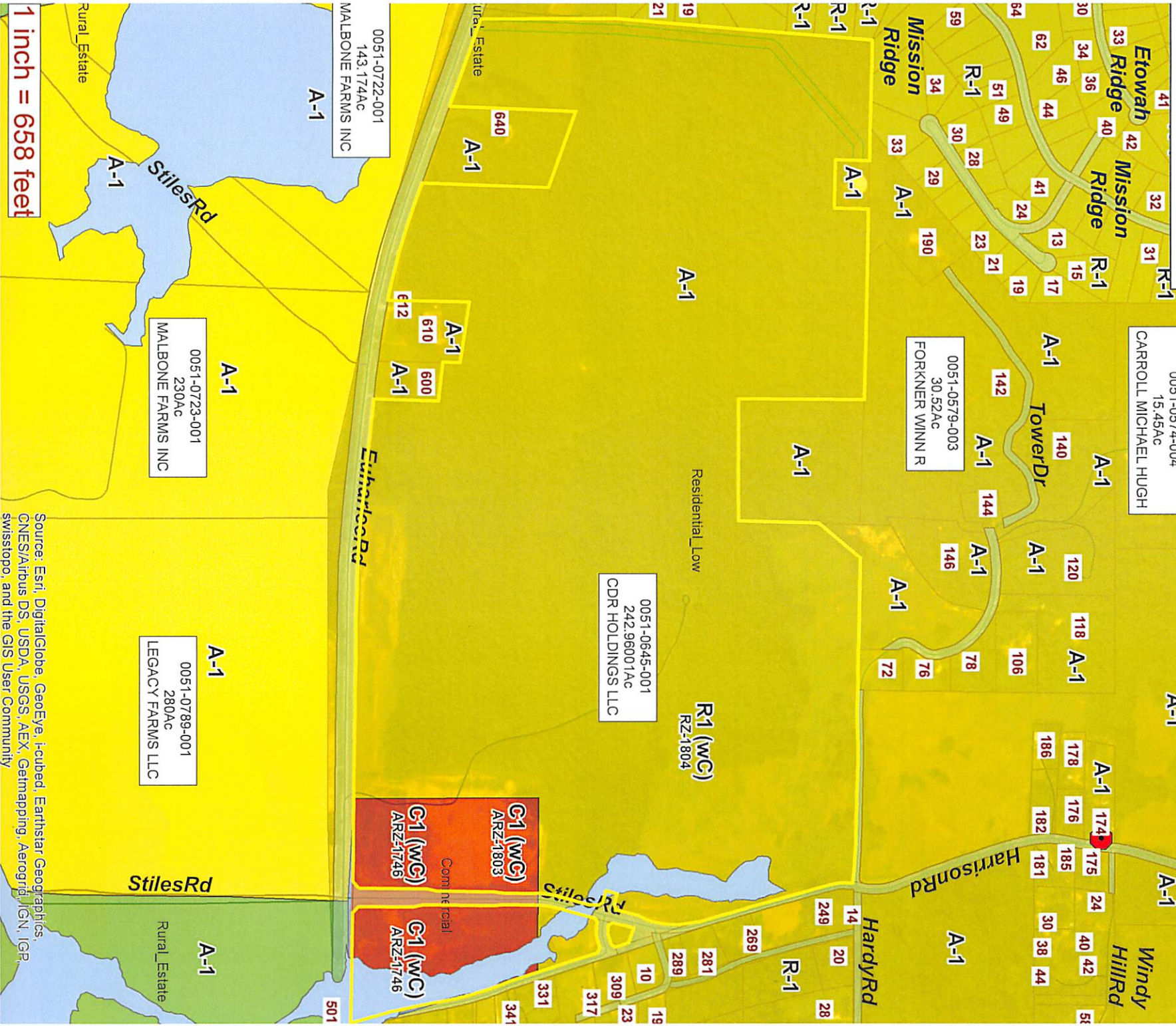
01/22/2015 - 03/07/2015

ARZ-2054-16

Dennis Graham

Euharlee Rd.

0051-0645-001



0051-0574-007
4.96Ac
TELFORD JOE

0051-0574-005
6.67Ac
TELFORD JOE

0051-0574-003
5.45Ac
TELFORD JOE

0051-0574-004
15.45Ac
CARROLL MICHAEL HUGH

0051-0579-003
30.52Ac
FORKNER WINN R

0051-0573-001
138.33Ac
FORSYTH MARIANNE

0051-0645-001
242.96001Ac
CDR HOLDINGS LLC

0051-0723-001
230Ac
MALBONE FARMS INC

0051-0789-001
280Ac
LEGACY FARMS LLC

0051-0722-001
143.174Ac
MALBONE FARMS INC

1 inch = 658 feet



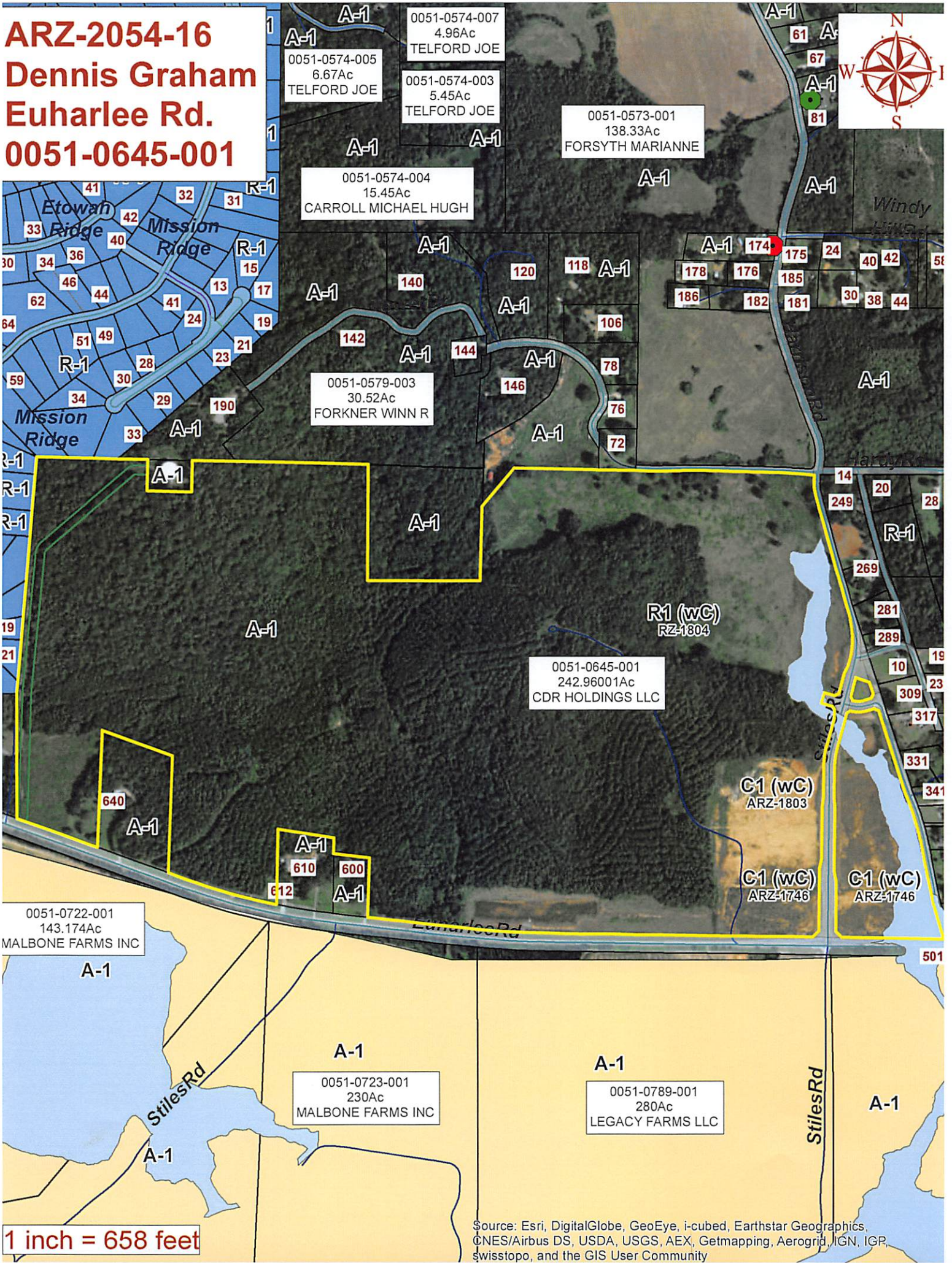
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ARZ-2054-16

Dennis Graham

Euharlee Rd.

0051-0645-001



1 inch = 658 feet

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community