

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA _____ Tax Map & Parcel # (TMP): 037-035
Submittal Date: 6.9.21 Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____ Commission District: _____
Planning Commission Meeting Date: July
Board of Commissioners Meeting Date: August

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Wayne Mulkey
Address: ~~116~~ 116 Dragonfly Lane, Dawsonville GA 30534

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____
Status: Owner [] Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: 8.28.21 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Wayne J. Mulkey
Street Address of Property being rezoned: 116 Dragonfly Lane
Dawsonville, GA 30534
Rezoning from: R-A to: _____ Total acreage being rezoned: _____
Directions to Property (if no address): _____

116
Dragonfly
Lane
Dawsonville
GA 30534

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: Home

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA _____

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? _____ (yes/no)

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Dragonfly Lane Type of Surface: gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____ Special Use Permit for: _____

Proposed Use: _____

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

21 JUL 20 11:07 AM

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature Wayne J. Mulkey

Date 2-23-2021

Witness Peggy Mulkey

Date 2-23-2021

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

2021 FEB 23 AM 11:57

ZA _____

TMP#: _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

Name

Address

- TMP _____ 1. Richard & Mandy Mulvey 62 Holcomb Rd. Dawsonville, Ga. 30534
- TMP _____ 2. Barbara Perry 62 Holcomb Rd. Dawsonville, Ga. 30534
- TMP _____ 3. Laura & Shaun Stauter 35 Holcomb Rd. Dawsonville, Ga. 30534
- TMP _____ 4. Stevie & Angie Mulvey 132 Mulvey Rd Dawsonville, Ga. 30534
- TMP _____ 5. Peggy & Donald Mulvey 177 Mulvey Rd. Dawsonville, Ga. 30534
- TMP _____ 6. Patricia Mulvey 2 Dragonfly Lane Dawsonville, Ga. 30534
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

21 JUL 20 11:07 AM

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: Wayne J. Mulkey

Applicant Printed Name: Wayne J Mulkey

Application Number: _____

Date Signed: 3-3-2021

Sworn and subscribed before me

this 3 day of March, 2021.

Peggy Mulkey
Notary Public

My Commission Expires: 8-26-2022



21 JUL 20 11:57 AM

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

NIA _____

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

Wayne Mulkey _____ Date: 3-3-2021

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

21 JUN 28 11:07 AM

PROPERTY OWNER AUTHORIZATION

I/we, Wayne J. Mulkey, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

116 Dragon Fly Lane Dawsonville Ga. 30534

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Wayne Mulkey

Signature of applicant or agent: Wayne Mulkey Date: 3-3-2021

Printed Name of Owner(s): Wayne Mulkey

Signature of Owner(s): Wayne Mulkey Date: 3-3-2021

Mailing address: 116 Dragonfly Lane

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 3 day of March, 2021.

Peggy Mulkey
Notary Public

My Commission Expires: 8-26-2022



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

110313

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** Wayne Muikey

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

21-11-2019 11:03AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), GA (state)
Wayne Mulkey _____
Signature of Applicant Date

Wayne Mulkey _____
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 3 DAY OF March, 20 21

Peggy Mulkey _____ Notary Public

My Commission Expires: 08-26-2022

2111281190M



Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]



21 JUL 28 11:00AM

7-28-21

Intended use is for family to live in mobile home, to have a permanent home to get out of camper and have a stable place of living.

Kimberly Ray
Wayne Mulkey

21 JUL 29 11:03 AM



Peggy Mulkey <mulkeyp@gmail.com>

Existing Septic System Evaluation Report

1 message

Wentworth, Laurie <Laurie.Wentworth@dph.ga.gov>

Wed, Mar 10, 2021 at 3:42 PM


To:

Hello,

See the attached paperwork to submit with your zoning request. I also attached the receipt for payment.

Thanks,

Laurie J. Wentworth
Environmental Health Specialist
Dawson County Environmental Health Department
189 Highway 53 West, Suite 102
Dawsonville, GA 30534
(706) 265-2930
(706) 265-7529 (fax)
Laurie.Wentworth@dph.ga.gov

 **20210310152356193.pdf**
565K

21 JUN 28 11:03 AM

03/10/2021

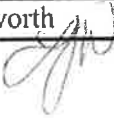
Receipt for Dawson County Environmental Health Fees

Paid By: WAYNE MULKEY
116 Dragon Fly Ln
Dawsonville, GA 30534

Service Location: WAYNE MULKEY
116 DRAGON FLY LN
DAWSONVILLE, GA 30534-3053

Invoice ID: 734060
Invoice Date: 03/10/2021

Fee Type	Fee	Quantity	Subtotal
EFF. JULY 2017: EXISTING SYSTEM RE-EVALUATION	\$100.00	1	\$100.00
Total Fees			\$100.00
Total Charges			\$100.00

Payment Type	Amount	
Charge	\$100.00	
Payment Total		\$100.00
Remaining Owed by 04/09/2021		\$0.00
Received By: Laurie Wentworth 	Date Received: 03/10/2021	

Thank you for your payment.

Local Payment Reference:

2021 MAR 10 10:00 AM

Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: WAYNE MULKEY		Reason for Existing Sewage System Evaluation: HOME REPLACEMENT
Property/System Address: 116 DRAGON FLY LN DAWSONVILLE, GA 30534		
Subdivision Name:	Lot:	Block:
Existing System Information: Water Supply (circle) Number of Bedrooms/GPD: Garbage Grinder: (circle)		
(1) Public (2) <input checked="" type="radio"/> Private Well (3) Community		3/0 (1) Yes (2) <input checked="" type="radio"/> No

***** One of Section A, B, or C should be Completed *****

SECTION A - System on Record

<input type="radio"/> Yes <input type="radio"/> No	Existing On-site Sewage Management System Inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:
<input type="radio"/> Yes <input type="radio"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
<input type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title:	Date:
		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B - System Not on Record

<input checked="" type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments:
<input checked="" type="radio"/> Yes <input type="radio"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	1000 gallon septic tank observed uncovered. This tank previously serviced a mobile home that no longer exists on the property. No evidence of septic failure at time of inspection.
<input type="radio"/> Yes <input checked="" type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input type="radio"/> Yes <input checked="" type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title:	
<i>Quinn Howard</i>	Environmental Health Specialist IV	09-Mar-21
		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION C - System Not Approved

<input type="radio"/> Yes <input type="radio"/> No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title:	Date:
		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	Current 1000 gallon tank/septic system can be used for replacement 3-bedroom trailer in the same location.
		3 (1) Yes (2) <input checked="" type="radio"/> No
Evaluating Environmentalist	Title:	Date:
<i>Quinn Howard</i>	Environmental Health Specialist IV	09-Mar-21
		I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

Return to:
Law Office of
Shelly Townley Martin, LLC
133 Prominence Court
Suite 110
Dawsonville, GA 30534
Deed Preparation Only
No recourse to drawer

Filed 10/29/2019 03:24PM
Bk 01375 Pg 0377
Deed Doc: QCD
Georgia Transfer Tax Paid : \$0.00
0422019001864
Penalty: \$0.00 Interest: \$0.00
Participants: 6439202991
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

QUIT CLAIM DEED

**STATE OF GEORGIA,
COUNTY OF DAWSON**

THIS INDENTURE, made the 28th day of October, 2019, between **DONALD MULKEY**, Grantor, and **WAYNE MULKEY**, Grantee.

WITNESSETH: That the said Grantors, for One Dollar (\$1.00) and other consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, his heirs and assigns, the following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 412 of the 4th District, 1st Section of Dawson County, Georgia, and being shown as Tract 7a containing 0.316 acres; Tract 7b containing 1.085 acres and Tract 7c containing 0.015 acres, for a total of 1.416 acres, as shown on plat of survey for Donald Mulkey by Hilton H. Hobby, Jr. RLS No. 2207, and recorded in Plat Book 72, Page 31, Dawson County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the said described premises to the said Grantees, so that neither the said Grantors nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

Whenever there is a reference herein to the Grantors or the Grantees, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantors have hereunto set their hands and affixed their seals the day and year above written.

Signed, sealed and delivered in the presence of:

Robt L. Payne
Unofficial Witness

Donald Mulkey
DONALD MULKEY

Georgia Cagle
Notary Public
My commission expires



10/29/2019 3:24 PM

Wayne mulkey

Filed in Office: 05/03/2019 12:20PM
Deed Doc: WD
Bk 01344 Pg 0078
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422019000677

GENERAL WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Dawson

THIS INDENTURE is made as of April 12, 2019, between **Donald G Mulkey** (hereinafter referred to as "Grantor") and **Wayne Joseph Mulkey**, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTOR, in consideration of th sum of ten and No/100 Dollars (\$10.00) and other valuable consideration , the receipt and sufficiency whereof are hereby acknowledged, has granted , bargained, sold, aliened conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey, and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 473 of the 4th District, 1st Section, Dawson County, Georgia, and being 1.50 acres and also includes a 30 foot wide easement for ingress and egress to Mulkey Road, all as described in survey for Wayne Mulkey by T.M. Patton & Associates, dated March 12, 1990, Revised March 3, 1993, and recorded in Plat book 33, page 91, Dawson County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD, the 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 behoof of Grantee, forever FEE SIMPLE.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
In the presence of:

Donna C. Champion

Witness

Heather Myers

Notary Public

(SEAL)

Donald G Mulkey (Seal)

Donald G Mulkey

Donald G Mulkey (Seal)



21 JUL 28 11 09 AM

Wayne Mulkey

Filed in Office: 05/03/2019 12:20PM
Deed Doc: WD
Bk 01344 Pg 0078
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422019000677

GENERAL WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Dawson

THIS INDENTURE is made as of April 12, 2019, between **Donald G Mulkey** (hereinafter referred to as "Grantor") and **Wayne Joseph Mulkey**, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTOR, in consideration of th sum of ten and No/100 Dollars (\$10.00) and other valuable consideration , the receipt and sufficiency whereof are hereby acknowledged, has granted , bargained, sold, aliened conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey, and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 473 of the 4th District, 1st Section, Dawson County, Georgia, and being 1.50 acres and also includes a 30 foot wide easement for ingress and egress to Mulkey Road, all as described in survey for Wayne Mulkey by T.M. Patton & Associates, dated March 12, 1990, Revised March 3, 1993, and recorded in Plat book 33, page 91, Dawson County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD, the 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 behoof of Grantee, forever FEE SIMPLE.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
In the presence of:

Donna C Champion

Witness

Heather Myers

Notary Public

(SEAL)

Donald G Mulkey (Seal)

Donald G Mulkey

Donald G Mulkey (Seal)



2005

Return to:
Law Office of
Shelly Townley Martin, LLC
133 Prominence Court
Suite 110
Dawsonville, GA 30534
Deed Preparation Only
No recourse to drawer

Filed 10/29/2019 03:24PM
Bk 01375 Pg 0377
Deed Doc: QCD
Georgia Transfer Tax Paid : \$0.00
0422019001864
Penalty: \$0.00 Interest: \$0.00
Participants: 6439202991
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

QUIT CLAIM DEED

**STATE OF GEORGIA,
COUNTY OF DAWSON**

THIS INDENTURE, made the 28th day of October, 2019, between **DONALD MULKEY**, Grantor, and **WAYNE MULKEY**, Grantee.

WITNESSETH: That the said Grantors, for One Dollar (\$1.00) and other consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, his heirs and assigns, the following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 412 of the 4th District, 1st Section of Dawson County, Georgia, and being shown as Tract 7a containing 0.316 acres; Tract 7b containing 1.085 acres and Tract 7c containing 0.015 acres, for a total of 1.416 acres, as shown on plat of survey for Donald Mulkey by Hilton H. Hobby, Jr. RLS No. 2207, and recorded in Plat Book 72, Page 31, Dawson County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the said described premises to the said Grantees, so that neither the said Grantors nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

Whenever there is a reference herein to the Grantors or the Grantees, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantors have hereunto set their hands and affixed their seals the day and year above written.

Signed, sealed and delivered in the presence of:

Robt L. Payne
Unofficial Witness

Donald Mulkey
DONALD MULKEY

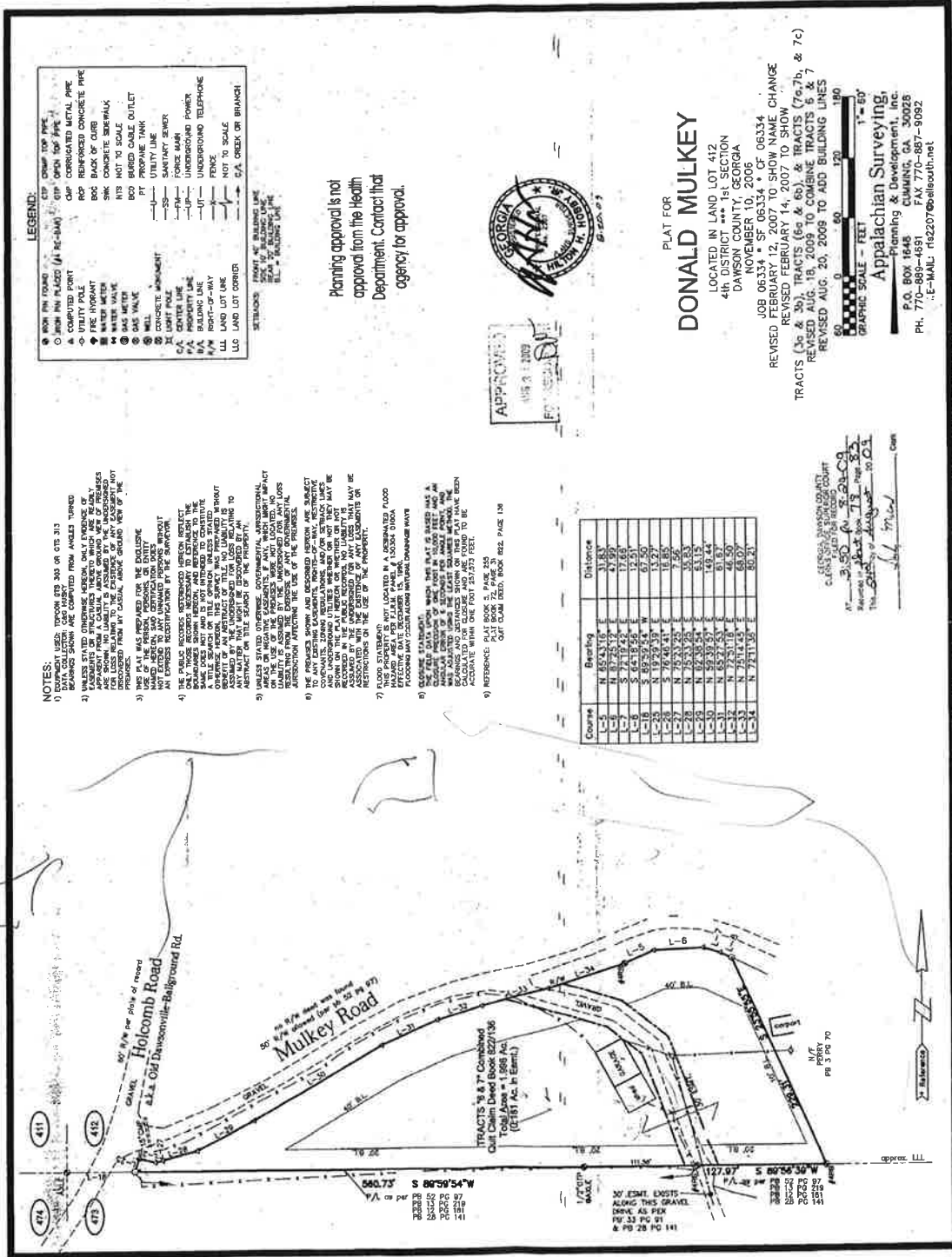
Georgia Cagle
Notary Public
My commission expires



2019 OCT 29 10 30 AM

11/01/2011 09:12

This I looked up, and there before me was a man with a measuring line in his hand! 200b, 2d



LEGEND:

①	SHOW THE CORNER	①	SHOW THE CORNER
②	SHOW THE PLACE (A) (B) (C)	②	CONCRETE PIPE
③	COMPUTED POINT	③	OR CORRUGATED METAL PIPE
④	UTILITY POLE	④	OR CORRUGATED METAL PIPE
⑤	FIRE HYDRANT	⑤	REINFORCED CONCRETE PIPE
⑥	WATER METER	⑥	BACK OF CURB
⑦	WATER METER	⑦	SMK CONCRETE SIDEWALK
⑧	WATER METER	⑧	SMK CONCRETE SIDEWALK
⑨	WATER METER	⑨	SMK CONCRETE SIDEWALK
⑩	WATER METER	⑩	SMK CONCRETE SIDEWALK
⑪	WATER METER	⑪	SMK CONCRETE SIDEWALK
⑫	WATER METER	⑫	SMK CONCRETE SIDEWALK
⑬	WATER METER	⑬	SMK CONCRETE SIDEWALK
⑭	WATER METER	⑭	SMK CONCRETE SIDEWALK
⑮	WATER METER	⑮	SMK CONCRETE SIDEWALK
⑯	WATER METER	⑯	SMK CONCRETE SIDEWALK
⑰	WATER METER	⑰	SMK CONCRETE SIDEWALK
⑱	WATER METER	⑱	SMK CONCRETE SIDEWALK
⑲	WATER METER	⑲	SMK CONCRETE SIDEWALK
⑳	WATER METER	⑳	SMK CONCRETE SIDEWALK
㉑	WATER METER	㉑	SMK CONCRETE SIDEWALK
㉒	WATER METER	㉒	SMK CONCRETE SIDEWALK
㉓	WATER METER	㉓	SMK CONCRETE SIDEWALK
㉔	WATER METER	㉔	SMK CONCRETE SIDEWALK
㉕	WATER METER	㉕	SMK CONCRETE SIDEWALK
㉖	WATER METER	㉖	SMK CONCRETE SIDEWALK
㉗	WATER METER	㉗	SMK CONCRETE SIDEWALK
㉘	WATER METER	㉘	SMK CONCRETE SIDEWALK
㉙	WATER METER	㉙	SMK CONCRETE SIDEWALK
㉚	WATER METER	㉚	SMK CONCRETE SIDEWALK
㉛	WATER METER	㉛	SMK CONCRETE SIDEWALK
㉜	WATER METER	㉜	SMK CONCRETE SIDEWALK
㉝	WATER METER	㉝	SMK CONCRETE SIDEWALK
㉞	WATER METER	㉞	SMK CONCRETE SIDEWALK
㉟	WATER METER	㉟	SMK CONCRETE SIDEWALK
㊱	WATER METER	㊱	SMK CONCRETE SIDEWALK
㊲	WATER METER	㊲	SMK CONCRETE SIDEWALK
㊳	WATER METER	㊳	SMK CONCRETE SIDEWALK
㊴	WATER METER	㊴	SMK CONCRETE SIDEWALK
㊵	WATER METER	㊵	SMK CONCRETE SIDEWALK
㊶	WATER METER	㊶	SMK CONCRETE SIDEWALK
㊷	WATER METER	㊷	SMK CONCRETE SIDEWALK
㊸	WATER METER	㊸	SMK CONCRETE SIDEWALK
㊹	WATER METER	㊹	SMK CONCRETE SIDEWALK
㊺	WATER METER	㊺	SMK CONCRETE SIDEWALK

NOTES:

- 1) DATA COLLECTED FROM THE FIELD AND FROM THE RECORDS OF THE SURVEYOR.
- 2) UNLESS STATED OTHERWISE, PERSONS ONLY PERSONS OF LEGAL AGE AND SOUND MIND ARE TO BE BOUND BY THIS PLAT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE MEASUREMENTS AND THE CORRECTNESS OF THE COMPUTATIONS.
- 3) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS NAMED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- 4) THE PUBLIC RECORDS REFERENCED HEREIN CONTACT THE SURVEYOR'S OFFICE AND TO VERIFY THE SAME, USES NOT BE TO INTERFERE WITH THE SURVEYOR'S BUSINESS AND TO OBTAIN THE SURVEYOR'S ASSISTANCE IN ANY MATTER RELATING TO THIS SURVEY.
- 5) UNLESS STATED OTHERWISE, THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE MEASUREMENTS AND THE CORRECTNESS OF THE COMPUTATIONS.
- 6) THE PRELIMINARY RECORDS REFERENCED HEREIN ARE SUBJECT TO ANY CHANGES, ERRORS, OMISSIONS, AND REVISIONS MADE BY THE SURVEYOR AND TO THE PUBLIC RECORDS.
- 7) THIS PROPERTY IS NOT LOCATED IN A CORPORATED FLOOD ZONE AND IS NOT SUBJECT TO ANY FEDERAL OR STATE FLOODING ACTS.
- 8) THE FIELD DATA WHICH THIS PLAT IS BASED UPON INCLUDES THE SURVEYOR'S OWN MEASUREMENTS AND BEARINGS AND DISTANCES SHOWN ON THIS PLAT HAVE BEEN ACCURATE WITHIN ONE FOOT AND SEVENTH PART OF AN INCH.
- 9) REFERENCE PLAT BOOK 2, PAGE 255 OUT CORNER 7632.822. PAGE 136



DONALD MULKEY

LOCATED IN LAND LOT 412
 4th DISTRICT *** 1st SECTION
 DAWSON COUNTY, GEORGIA
 NOVEMBER 10, 2006

JOB 06334 • SF 06334 • CF 06334
 REVISED FEBRUARY 14, 2007 TO SHOW NAME CHANGE
 TRACTS 5 & 7, TRACTS 6 & 8, TRACTS 6 & 7, & 7c
 REVISED AUG. 20, 2008 TO ADD BUILDING LINES

GRAPHIC SCALE - FEET
 0 20 40 60 80 100 120 140 160 180
 1" = 50'

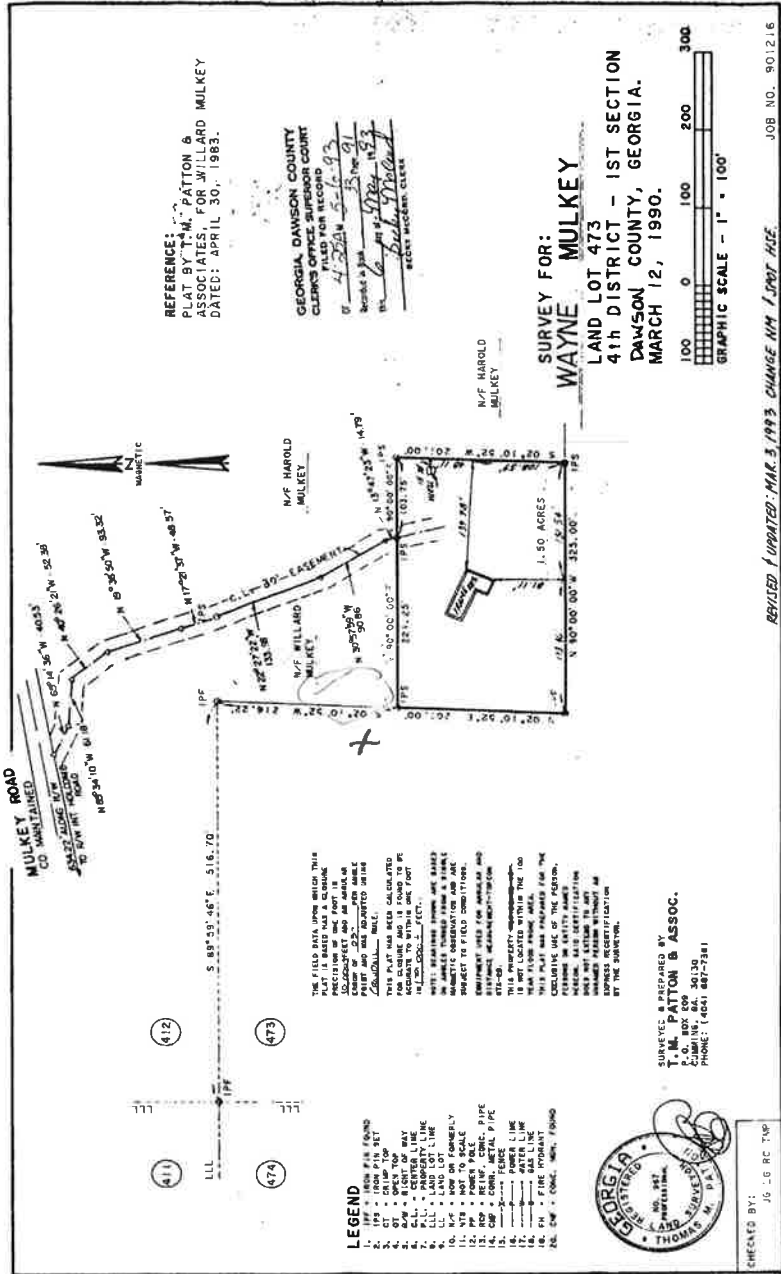
Appalachian Surveying, Inc.
 Surveying & Engineering
 P.O. BOX 1646
 CHAMBERLAIN, GA 30005
 PH. 770-889-4891 FAX. 770-887-9092
 E-MAIL: r12207@earthlink.net

Curved in the way across the neighbor's boundary mark, and all the people shall say, "Amen." Best. 27117

Course	Bearing	Distance
C-1	N 82°52'17" E	41.50
C-2	N 82°52'17" E	41.50
C-3	S 77°12'42" W	17.69
C-4	S 62°18'54" W	12.51
C-5	S 62°18'54" W	12.51
C-6	N 82°52'17" E	51.27
C-7	N 82°52'17" E	51.27
C-8	S 77°12'42" W	17.69
C-9	N 79°33'25" E	7.56
C-10	N 79°33'25" E	7.56
C-11	N 82°52'17" E	41.50
C-12	N 82°52'17" E	41.50
C-13	N 82°52'17" E	41.50
C-14	N 77°11'51" E	80.21

CHECKED BY: [Signature]
 DATED: 3-20-09
 THE SURVEYOR'S OFFICE

21 JUL 26 11:08 AM



P.B. 33, p. 91

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
9536 Year-Bill No 2020 - 9959	037 016 003 / 001 LL 412 LD 4-1 TRACT 1 FMV: \$145,600.00	1,378.14	0.00 Fees 0.00	0.00	1,378.14	1,378.14	0.00
						Paid Date 10/2/2020 08:12:48	Current Due 0.00
Transactions:	9536 - 9537 Totals	1,378.14	0.00	0.00	1,378.14	1,378.14	0.00

Paid By :

MULKEY WAYNE JOSEPH

MULKEY WAYNE

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No
 Charge Acct



Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
9537 Year-Bill No 2020 - 9960	037 035 / 001 LL 473 LD 4-1 FMV: \$9,800.00	92.76	0.00 Fees 0.00	0.00	92.76	92.76	0.00
						Paid Date 10/2/2020 08:12:48	Current Due 0.00
Transactions:	9536 - 9537 Totals	92.76	0.00	0.00	92.76	92.76	0.00

Paid By :

MULKEY WAYNE JOSEPH

MULKEY WAYNE JOSEPH

Cash Amt: 1,500.00

Check Amt: 0.00

Charge Amt: 0.00

Change Amt: 29.10

Check No

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

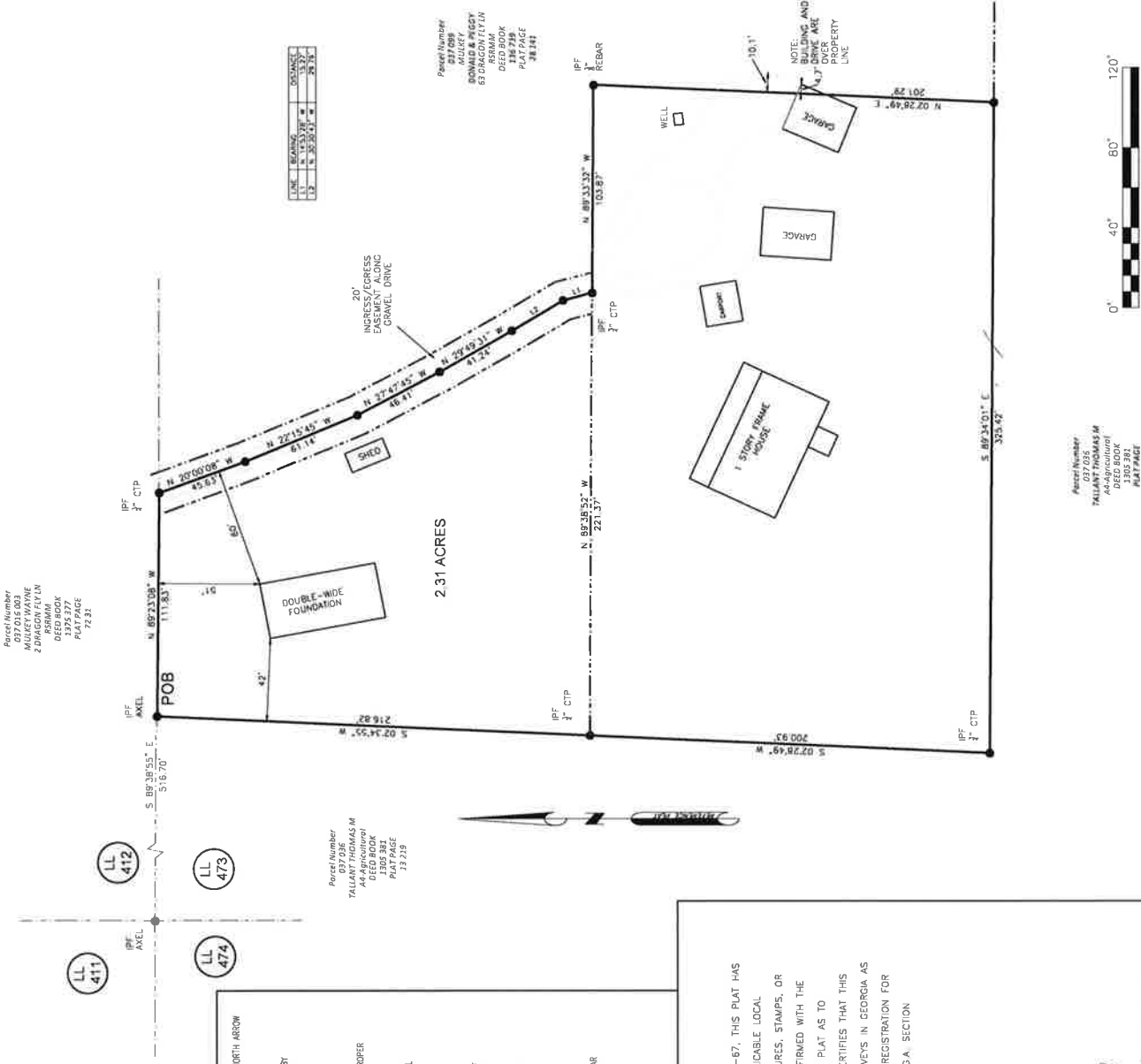
11-18
 11-19
 11-20
 11-21
 11-22
 11-23
 11-24
 11-25
 11-26
 11-27
 11-28
 11-29
 11-30
 12-01
 12-02
 12-03
 12-04
 12-05
 12-06
 12-07
 12-08
 12-09
 12-10
 12-11
 12-12
 12-13
 12-14
 12-15
 12-16
 12-17
 12-18
 12-19
 12-20
 12-21
 12-22
 12-23
 12-24
 12-25
 12-26
 12-27
 12-28
 12-29
 12-30
 12-31

Table with 2 columns: NO., REVISION DESCRIPTION, BY, DATE. The table is currently empty.

MICHAEL S. KELLEY
R.L.S. #2313
323 MARTIN BYERS ROAD
DALLONTEGA, GA 30233 (706) 964-8639
kellysurveying@gmail.com

COMBINATION PLAT
WAYNE MULKEY
2.31 ACRES
LAND LOT 473 4TH DISTRICT
1ST SECTION
DAWSON COUNTY, GEORGIA

DRAWING # COBT 18-21
DRAWN NAME: MULKEY
COCO NAME: MULKEY
FIELD BOOK: EXPLORER
DRAWN BY: RPK
SHEET 1 OF 1



Point Number
037005 083
WAYNE MULKEY
2 DRAGON FLY LN
DEED BOOK
13763277
PAGE 2166
2183

Point Number
237299
MULKEY
801 WILSON ST
63 DRAGON FLY LN
RR5M
DALLONTEGA GA
30179
PLAT PAGE
38181

Point Number
037095
TALLANT THOMAS M
44 Agricultural
DEED BOOK
1390391
PAGE 466
43419

LL 411
LL 412
LL 473
LL 474

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT
1. METROPLAN, DAWSON COUNTY, GEORGIA STATE WRESTLING COORDINATE SYSTEM
2. NORTH ARROW DATA OF 1980 UNLESS OTHERWISE NOTED ON THE NORTH ARROW
3. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF
SUPERIOR COURT'S OFFICE OF DAWSON COUNTY, GEORGIA.
4. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY
MICHAEL S. KELLEY R.L.S. #2313 AND ARE NOT GUARANTEED AS TO THE ACCURACY
5. STRUCTURES USABLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
6. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
7. THIS SURVEY IS NOT A PROFESSIONAL SURVEY AND IS NOT TO BE USED FOR THE
JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF
GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO
THE REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF
GEORGIA DEPARTMENT OF NATURAL RESOURCES TO THESE PROTECTED AREAS WITHOUT THE PROPER
PERMIT APPLICATION AND APPROVAL.
8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE
FEDERAL FLOOD INSURANCE RATE MAP
9. THIS CERTIFICATION IS SHOWN HEREON. THIS IS A STATEMENT OF PROFESSIONAL
OPINION AND IS NOT A GUARANTEE. THE SURVEYOR HAS REVIEWED THE PLAT AND
COURTESY FIELD BOOKS FOR COMPLETION AND DELEGATION AND IS AVAILABLE FOR
QUESTIONING ON THE DATE OF SURVEY.
10. THIS SURVEY COMPLIES WITH THE RULES OF THE GEORGIA BOARD OF
PROFESSIONAL SURVEYORS. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE
OFFICE CODE OF GEORGIA ANNOTATED CODES 15-6-67 AS AMENDED BY
HOUSE BILL 1243, CHAPTER 237, 2021.
11. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE
SPECIFICATIONS, THE REQUIREMENTS OF THE STATE.

NOTE
THIS SURVEY DOES NOT GUARANTEE
THE ACCURACY OF THE DATA AND/OR
THIS PROPERTY ARE SHOWN.
TOTAL AREA = 2.31 ACRES
E.O.C. FIELD = 1 IN BY 60 FT
ANGLE ERROR = 2 PER ANGLE POINT
ADJUSTED BY: COMPASS RULE
EQUIPMENT USED: TOTAL STATION
FIELD WORK COMPLETED ON 07-21-2021
LEGEND
AND LOT LINE
PS = IRON PIN SET #4 REBAR
PF = IRON PIN FOUND
WF = IRON WIRE FORMERLY
WF = IRON WIRE FORMERLY
PW = PROPERTY LINE

SURVEYORS CERTIFICATION
"AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS
BEEN REVIEWED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
JURISDICTIONS FOR RECORDED AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR
STATEMENTS.
HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
INTENDED USE OF ANY
GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO
PARCEL MAPS.
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS
SURVEY 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 SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION
15-6-67."



MICHAEL STEWART KELLEY GA RLS #2313
08-18-2021

PLAT BOOK 33 PAGE 91
DEED BOOK 1342 PAGE 28