

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21

ZA -08

Tax Map & Parcel # (TMP): 118-039-002

Submittal Date: 11-12-2021 Time: 10:08 a.m. am/pm Received by: hgee (staff initials)

Fees Assessed: 250.00 Paid: Check Commission District: 3

Planning Commission Meeting Date: December 21, 2021

Board of Commissioners Meeting Date: January 20, 2022

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jeffrey Scott Abbott, Jr.

Address: _____

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: 11/5/2021 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Jeffrey Scott Abbott, Jr.

Street Address of Property being rezoned: _____

Rezoning from: _____ to: _____ Total acreage being rezoned: _____

Directions to Property (if no address): _____

Parcel 118 039 002 Property is approx 350' past 187 Emmett Moss Rd on the south side of the road.

350'

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

Current Use of Property: None

Any prior rezoning requests for property? No 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? No (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: EMMETT MOSS RD Type of Surface: GRAVEL

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____ Special Use Permit for: Homesite

Proposed Use:

Proposed manufactured home site requiring a Special use permit as the property area is 4.74 acre

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: _____

2020

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 *Jeffrey Scott Abbott Jr.*

Date 11/12/21

Witness *Margaret A. Henn*

Date 11-12-21

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.



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	<u>118 112</u>	1. Jeffrey S Abbott, Sr & Margaret Abbott	187 Emmett Moss Rd, Dawsonville, GA 30534
TMP	<u>118 039 003</u>	2. Jenna Ann Abbott	187 Emmett Moss Rd, Dawsonville, GA 30534
TMP	<u>118 040</u>	3. Chestatee Industrial Contractors, LLC	85 Chestatee Industrial Park Drive, Dahlognea GA 30533
TMP	<u>118 089 001</u>	4. Judy Ann Rogers	7601 SW 169 ST, Miami FL 33157
TMP	<u>118 089</u>	5. The Lillie Mae Wilkins Trust	5845 Boulder Bluff, Cumming GA 30040
TMP	<u>118 091 002</u>	6. Winds Of Peace Fellowship, INC	1550 Harmony Church Rd, 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.



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: 

Applicant Printed Name: Jeffrey Scott Abbott, Jr.

Application Number: _____

Date Signed: 11-12-21

Sworn and subscribed before me

this 12th day of November, 2021.


Notary Public

My Commission Expires: _____



{
Notary Public Seal
}

11/12/21

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:

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:

_____ Date: _____

**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.

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PROPERTY OWNER AUTHORIZATION

I/we, Jeffrey Scott Abbott, Jr., hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Parcel #118 039 002

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: Jeffrey Scott Abbott, Jr.

Signature of applicant or agent: *Jeffrey Scott Abbott Jr* Date: 11/12/2021

Printed Name of Owner(s): Jeffrey Scott Abbott, Jr.

Signature of Owner(s): *Jeffrey Scott Abbott Jr* Date: 11/12/2021

Mailing address: _____

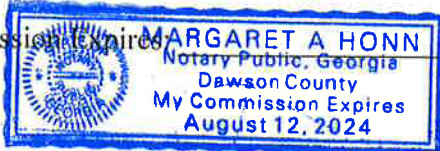
City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 12th day of November, 2021.

Margaret A Honn
Notary Public

My Commission Expires _____



{Notary Seal}

(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.)

11/12/2021

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

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



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.

X 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)

Jeffrey Scott Abbott Jr
Signature of Applicant

11-12-21
Date

JEFFREY SCOTT ABBOTT JR
Printed Name

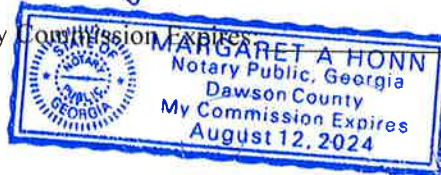
N/A
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 12th DAY OF November, 2021

Margaret A Honn Notary Public

My Commission Expires _____



{Notary Seal}

2021 NOV 12 PM 4:53

Letter Of Intent

Jeffrey Scott Abbott, Jr

Parcel # 118 039 002

I am applying for a Special Use Permit to place a Manufactured Home on Parcel #118 039 002, which lies some 350' east of my parent's house located at 187 Emmett Moss Rd. The property is 4.74 acres in size and along with the parcels to the west and north has been in my family for generations. I am grateful for your consideration of permitting me to place a home on this property so that my wife Nicole and I may raise our three children on this land that was passed down through my family for nearly a century.

JEFFREY SCOTT ABBOTT, JR.



118
039
002

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): EMMETT MOSS RD DAWSONVILLE, GA 30534 Hwy 9 north, right on Hwy 136, cross Hwy 400 onto Harmony Church Road, left on Emmett Moss Road, property on the right.			
I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:		DATE: 11/05/2021	
PROPERTY OWNER'S NAME: Jeffrey Abbott	PHONE NUMBER:	ALTERNATE PHONE NUMBER:	
PROPERTY OWNER'S ADDRESS:			
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:	

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (walls, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Pacolet
2. WATER SUPPLY: (1) Public (2) Private (3) Community	8. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 4 5
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 4	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 7 2
4. LOT SIZE (SQUARE FEET / ACRES): 4 . 7 4	6. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Reichel Jr, Jeff

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 7 8 0	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16In	6. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 2 6 0	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 3 6 - 4 0	9. Distance Between Absorption Trenches:


Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 11/12/2021	CONSTRUCTION PERMIT NUMBER: OSC04201160
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1. SITE APPROVED AS SPECIFIED ABOVE:

(1) Yes (2) No

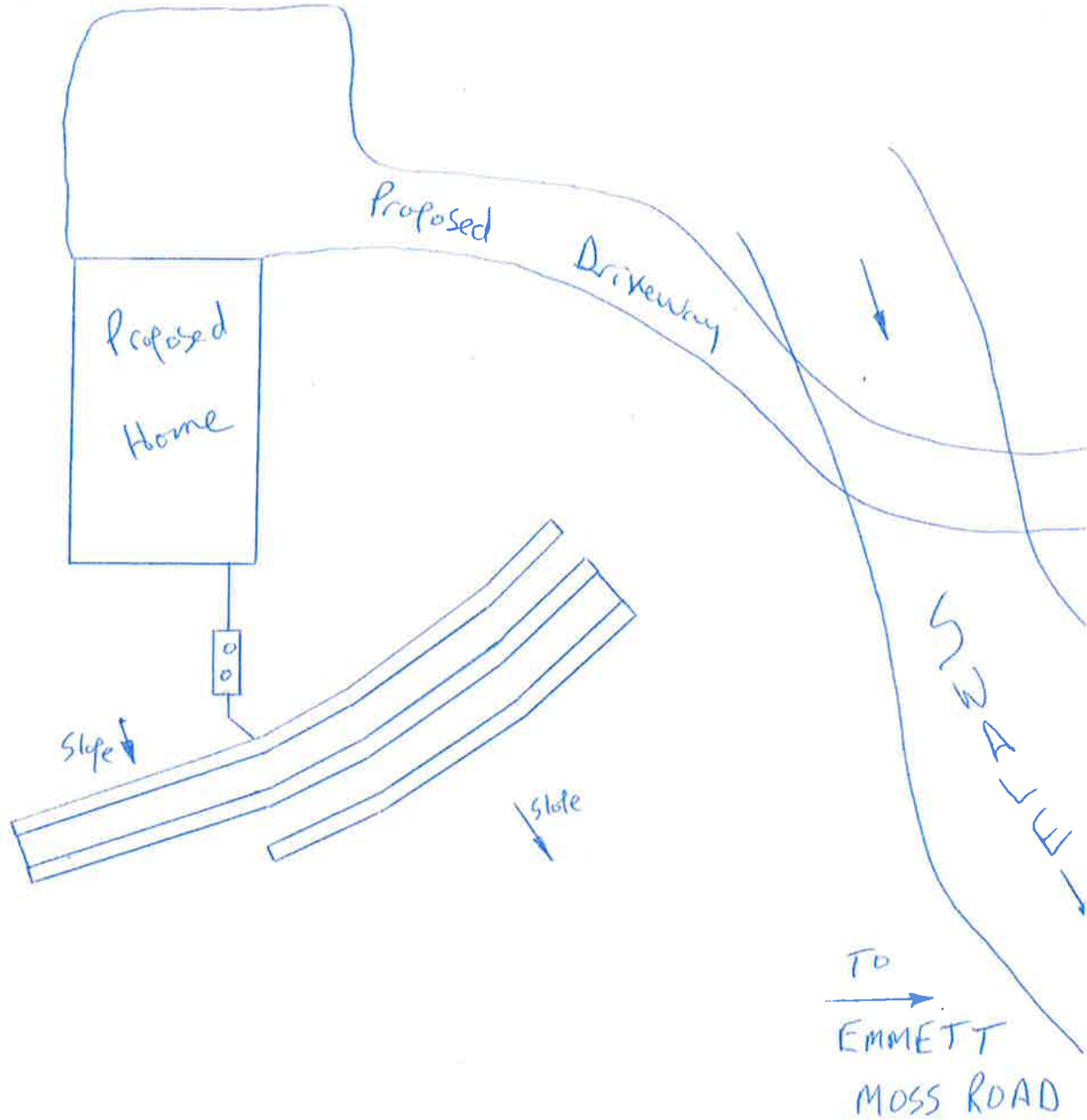
11/12/2021 10:03 AM

Notes:

- 7' center to center minimum
- Install drainfield lines following natural contour
- Measure trench depth using up-slope sidewall of trench
- Trench depth: 36" - 40"
- Linear feet: 260

Owner: Jeffrey Abbott

Permit # OSC04201160



Issued by: George W. "Bill" Ringle
Dawson County Environmental Health

Date: November 12, 2021

Fence



11/12/2021 10:09 AM

GENERAL NOTES

1. PROPERTY LOCATIONS SHOWN ON THIS PLAN ARE BASED UPON A COURSE MEASUREMENT OF ONE FOOT IN 25 FEET WITH AN ANGLE ERROR OF ONE SECOND OF AN ARCH MINUTE. THIS MEASUREMENT IS NOT INTENDED TO BE USED AS A BASIS FOR ANY OTHER MEASUREMENTS. THE PROPERTY LOCATIONS ARE BASED UPON THE COURSE MEASUREMENTS FOR THE COURSE MEASUREMENTS FOR THE COURSE MEASUREMENTS FOR THE COURSE MEASUREMENTS.
2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.T.R.M. PARCEL # 120304 0125 A.
3. DANSON CO. ZONING FOR THIS PROPERTY IS R-4.
4. BUILDING SETBACKS: 40 FEET FRONT, 25 FEET SIDE, 25 FEET REAR.
5. DANSON COUNTY TAX MAP 118 PARCEL 39.

STATEMENT OF LIMITATIONS

THE UNDERSIGNED HAS REVIEWED THE SURVEY AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE TRACT DESCRIBED HEREIN AS SHOWN ON THE ATTACHED MAP. THE UNDERSIGNED HAS REVIEWED THE SURVEY AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE TRACT DESCRIBED HEREIN AS SHOWN ON THE ATTACHED MAP.

REFERENCE PLATS:
1. PLAT OF SURVEY FOR N.E. 3500 SQ. FT. PARCELS BY ROBERTSON & ASSOCIATES DATED OCTOBER 1987

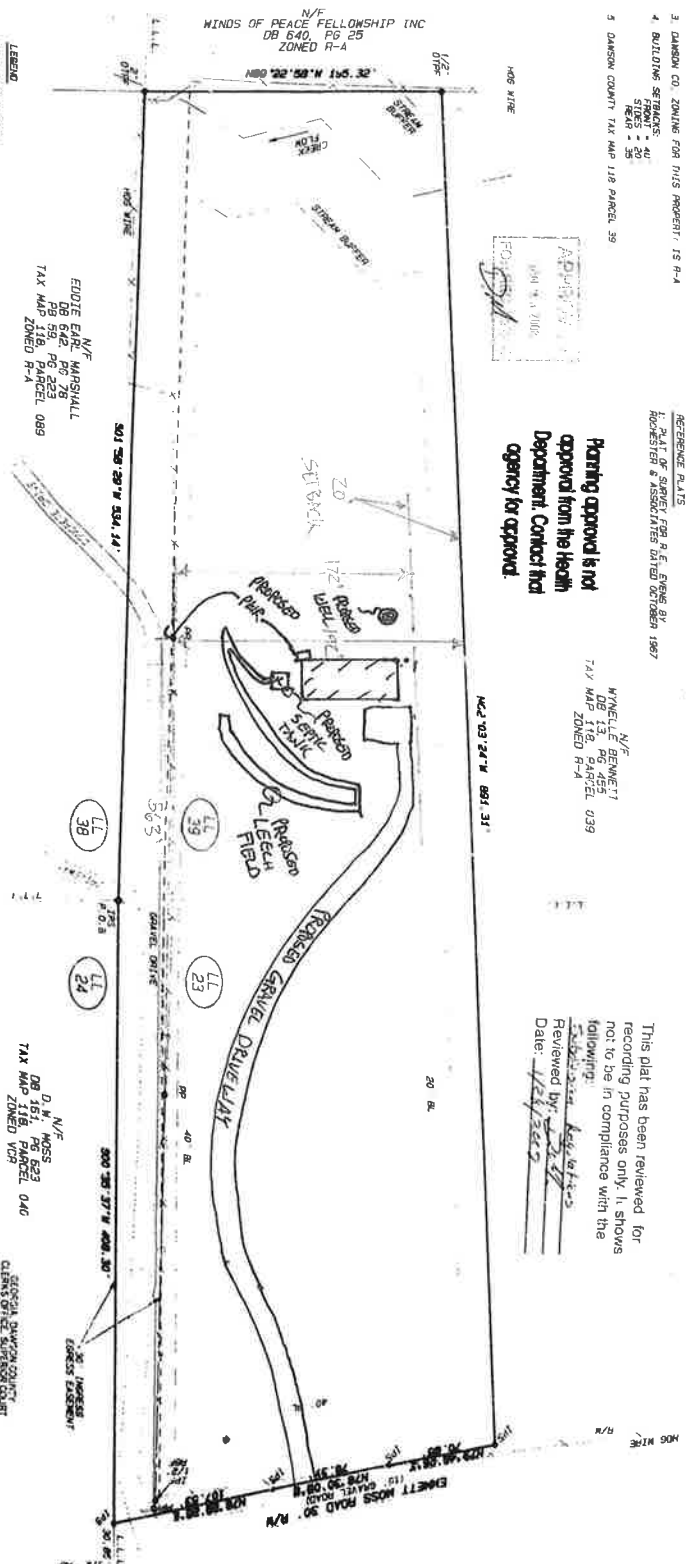
Planning approval is not approved from the Health Department. Contact that agency for approval.

WYNELL N/F
DB 118 PG 455
TAX MAP 118, PARCEL 039
ZONED R-4

This plat has been reviewed for recording purposes only. It shows not to be in compliance with the following:
[Signature]
Reviewed by: *[Signature]*
Date: 11/12/2007



(MAGNETIC NORTH)



**TOTAL AREA
4.743 ACRES**

*THIS PARCEL TO
BE*

- LEGEND**
- 1/8" = 50 FEET
 - 1/4" = 100 FEET
 - 1/2" = 200 FEET
 - 3/4" = 300 FEET
 - 1" = 400 FEET
 - 1 1/4" = 500 FEET
 - 1 1/2" = 600 FEET
 - 1 3/4" = 700 FEET
 - 2" = 800 FEET
 - 2 1/4" = 900 FEET
 - 2 1/2" = 1000 FEET
 - 2 3/4" = 1100 FEET
 - 3" = 1200 FEET
 - 3 1/4" = 1300 FEET
 - 3 1/2" = 1400 FEET
 - 3 3/4" = 1500 FEET
 - 4" = 1600 FEET
 - 4 1/4" = 1700 FEET
 - 4 1/2" = 1800 FEET
 - 4 3/4" = 1900 FEET
 - 5" = 2000 FEET
 - 5 1/4" = 2100 FEET
 - 5 1/2" = 2200 FEET
 - 5 3/4" = 2300 FEET
 - 6" = 2400 FEET
 - 6 1/4" = 2500 FEET
 - 6 1/2" = 2600 FEET
 - 6 3/4" = 2700 FEET
 - 7" = 2800 FEET
 - 7 1/4" = 2900 FEET
 - 7 1/2" = 3000 FEET
 - 7 3/4" = 3100 FEET
 - 8" = 3200 FEET
 - 8 1/4" = 3300 FEET
 - 8 1/2" = 3400 FEET
 - 8 3/4" = 3500 FEET
 - 9" = 3600 FEET
 - 9 1/4" = 3700 FEET
 - 9 1/2" = 3800 FEET
 - 9 3/4" = 3900 FEET
 - 10" = 4000 FEET

GEOMIMAGE LLC
LAND SURVEYING, LAND PLANNING & DESIGN
482 HENRY LANE, SUITE 130, DANSONVILLE, GA 30534
PHONE: (708) 285-1882 FAX: (708) 285-1078
WWW.GEOMIMAGE.COM

JEFFREY ABBOTT
TRACT 6 SOUTHALL 13TH DISTRICT
DANSON COUNTY, GEORGIA 31520
1ST SECTION



DATE: 11/12/2007
BY: *[Signature]*
REVIEWED BY: *[Signature]*

Prepared by/return to:
Shelly Townsley Martin
133 Prominence Court
Suite 110
Dawsonville, GA 30534

TRUSTEE'S DEED

STATE OF GEORGIA
COUNTY OF DAWSON.

THIS INDENTURE, made and entered into this 7th day of October, 2021, between MARGARET ABBOTT and BERRY BENNETT as CO-TRUSTEES of the Testamentary Trust of Wynelle Beatrice Bennett pursuant to the LAST WILL AND TESTAMENT OF WYNELLE BEATRICE BENNETT, dated July 21, 2005, for the benefit of JEFFREY ABBOTT, JR, of the first part, hereinafter called "Grantor" and JEFFREY ABBOTT, JR., as party of the second part, hereinafter called "Grantee".

WITNESSETH:

WHEREAS, Grantor, by virtue of the power and authority contained in Item XII(b) of the Last Will and Testament of Wynelle Bennett and in consideration of the sum of ten dollars (\$10.00) paid at and before the sealing and delivery of these presents, Grantor hereby grants and conveys unto said Grantee, the following described property to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 23 and 39, of the South Half of the 13th District 1st Section, Dawson County, Georgia, and being more particularly shown as Tract G containing 4.743 acres on a plat of survey by GEOMAGE, LLC, last revised on September 1, 2006, as recorded in Plat Book 76, Page 11, Dawson County, Georgia records. Said description of plat is incorporated herein by reference and made a part hereof.

This being the same property conveyed to Margaret Abbott and Berry Bennett as Co-Trustees for Jeffrey Abbott from Margaret Abbott and Berry Bennett as Co-Executors of the Last Will and Testament of Wynelle Bennett and recorded in Deed Book 855, Pages 372-373, Dawson County, Georgia records.

Jeffrey Abbott, Jr., has reached 25 years of age and the Trust has terminated.

TO HAVE AND TO HOLD the said described premises by the Grantee, her heirs and assigns, forever.

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

Signed, sealed and delivered
in the presence of:

Shelly Martin
Unofficial Witness

Beauchamp Cagle
Notary Public
My Commission Expires: _____
(Notary Seal Affixed)

Margaret Abbott (SEAL)
MARGARET ABBOTT, Trustee of the Testamentary
Trust of Wynelle Beatrice Bennett pursuant to the LAST
WILL AND TESTAMENT OF WYNELLE BEATRICE
BENNETT, dated July 21, 2005, for the benefit of JEFFREY
ABBOTT, JR.

Berry Bennett (SEAL)
BERRY BENNETT, Trustee of the Testamentary
Trust of Wynelle Beatrice Bennett pursuant to the LAST
WILL AND TESTAMENT OF WYNELLE BEATRICE
BENNETT, dated July 21, 2005, for the benefit of JEFFREY
ABBOTT, JR.



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AutoCrib - Dashboard | New Tab | qPublic.net Dawson County, GA

qpublic.schneidercorp.com/Application.aspx?AppID=676&LayerID=11636&PageTypeID=1&KeyValue=118%20%20%20%20039%20002

qPublic.net Dawson County, GA

Layers | Map | Search | Sales Search | Sales List | Results | Sales Results | Comp Search | Comp Results | Report | Tax Calculator | More

Layers:

- Parcels
- Parcel Numbers
- Address Numbers
- Landlots
- Yearly Sales
- City Labels
- Roads
- USA Major Highways
- Railroads
- Streams and Rivers
- Lakes
- Flood Map
- County Outlines
- 2018 Aerial Photos
- 2015 Aerial Photos
- 2013 Aerial Photos

[Restore Layer Defaults](#)

Results:

Parcel ID: 118 039 002
 At: ID: 15428
 Owner: ABBOTT, MARGARET & BENNETT, BERRY
 Acres: 4.74
 Assessed Value: \$1
 View Record

Parcel ID: 118 039 002
 At: ID: 15428
 Owner: ABBOTT MARGARET & BENNETT BERRY
 Acres: 4.74

https://qpublic.schneidercorp.com/Application.aspx?AppID=676&LayerID=11636&PageTypeID=1&KeyValue=118 039 002#

7:00 AM 1/12/20

118 039 002