

SPECIAL LAND USE APPLICATION

FOR THE

WEST DALLAS LLC MATERIALS RECOVERY FACILITY AND TRANSFER STATION

CITY OF DALLAS
PAULDING COUNTY, GEORGIA

APRIL 2022

REVISED JULY 2022 & FEBRUARY 2023



Prepared By:



Harbin Engineering, P. C.
41 West Johnston Street
Forsyth, GA 31029
Phone: (478) 992-9122
Fax: (478) 994-0439

www.harbinengineering.com

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1. Zoning/Rezoning Application



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: West Dallas LLC Business phone: 770-443-2213 Cell: 404-483-0991
 Address: 248 West Paulding Industrial Parkway (Mailing: P.O. Box 1790) Home phone: _____
 City: Dallas State: GA Zip: 30132 Fax phone: _____
 E-mail address: bldrolloff@mindspring.com

[Signature]
 Applicant's Signature

Brian Stover
 Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
 Notary Public

3-2-2025
 Date Notary Commission Expires



Representative: Harbin Engineering Phone: 478-992-9122 Cell: 678-588-0032
 Address: 41 W Johnston Street City: Forsyth State: GA Zip: 31029
 E-mail address: dhenry@harbinengineering.com Fax phone: 478-994-0439

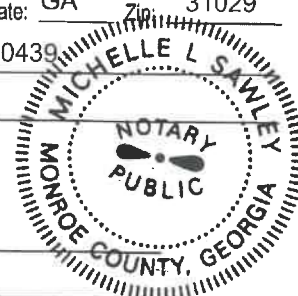
[Signature]
 Representative's Signature

David G. Henry
 Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
 Notary Public

1-21-2024
 Date Notary Commission Expires



Titleholder: West Dallas LLC Business phone: 770-443-2213 Home phone: 404-483-0991

(Each Titleholder must have a separate, complete form with notarized signatures)

248 West Paulding Industrial Parkway
 Address: (Mailing: P.O. Box 1790) City: Dallas State: GA Zip: 30132

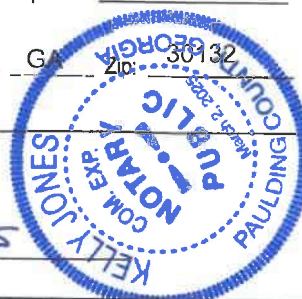
[Signature]
 Signature

Brian Stover
 Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
 Notary Public

3-2-2025
 Date Notary Commission Expires



Property Information * (All or portions of Land Lots 208, 209, 224, 225, 226, 279, and 280.)

Present Zoning Classification: H-1 Heavy Industrial Requested Zoning Classification: H-1; (Special Land use: Solid Waste Handling, Materials Recovery Facility)

Total Acreage of Zoning/Rezoning Application: 112.086 acres Acreage of Titleholder: 167.78 acres

Land Lot(s) *See Note Above District(s): 2nd Section(s): Third Tax Parcel I.D. Number(s): 117.3.4.001.0000

Location of Property: West Paulding Industrial Parkway (address not yet assigned); south of 248 West Paulding Industrial Parkway
 Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Materials Recovery Facility and Transfer Station for construction & demolition, commercial, industrial, and municipal solid waste; and scrap tire processing.

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____

2. Applicant Attendance Form



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

I / ~~We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. I / ~~We~~ (Cross Out One) hereby certify there ~~are~~ / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

I / ~~We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. I / ~~We~~ (Cross Out One) hereby certify there ~~is~~ / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.


Signature of Applicant/Representative

1-26-2023
Date

Brian Stover

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


Notary Public Signature

3-2-2025
Commission Expiration



Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

3. Disclosure Statement

Disclosure Statement
(Required by O.C.G.A. 36-67A)



I (~~we~~), Brian Stover, do hereby certify that, to the best of my (~~our~~) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

Brian Stover

I (~~we~~), Brian Stover, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

1-26-2023
Date

[Signature]
Applicant

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (~~we~~), David Henry, do hereby certify that, to the best of my (~~our~~) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

Brian Stover

I (~~we~~), David Henry, do further certify that I ~~nor the~~ *** ~~property owner~~, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

*** Note: Please also refer to the disclosure statement signed by Brian Stover, the Applicant, on a separate page.

2-22-23

Date

David G. Henry

Applicant's Representative

4. Legal Notice of Zoning / Rezoning Form

**CITY OF DALLAS
LEGAL NOTICE
ZONING / REZONING**



I/WE ☒ Choose one), West Dallas LLC

HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) (* SEE NOTE 1 BELOW)

IN THE 2nd DISTRICT AND Third SECTION OF PAULDING COUNTY, LOCATED
AT West Paulding Industrial Parkway (address not yet assigned) WITHIN THE CITY OF DALLAS, GEORGIA,
FROM A ZONING DISTRICT OF H-1 (Heavy Industrial) TO A ZONING DISTRICT OF
(* SEE NOTE 2 BELOW)

SUBJECT TO PUBLIC HEARING TO BE HELD AT
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

* 1. (All or portions of Land Lots 208, 209, 224, 225, 226, 279, and 280.)

* 2. H-1; (Special Land use: Solid Waste Handling, Materials Recovery Facility and Transfer Station,
and Scrap Tire Processing.)

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 2023.

Brian Stover

APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____

AND THE WEEK OF: _____

AND THE WEEK OF: _____

5. Boundary Survey (2 Copies Provided)



SHEET NO. 1

PROJECT WEST DALLAS LLC. COMPILED PLAT

PROJECT WEST DALLAS LLC. COMPILED PLAT

PROJECT WEST DALLAS LLC. COMPILED PLAT

PROJECT WEST DALLAS LLC. COMPILED PLAT

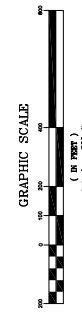
PROJECT WEST DALLAS LLC. COMPILED PLAT

PROJECT WEST DALLAS LLC. COMPILED PLAT

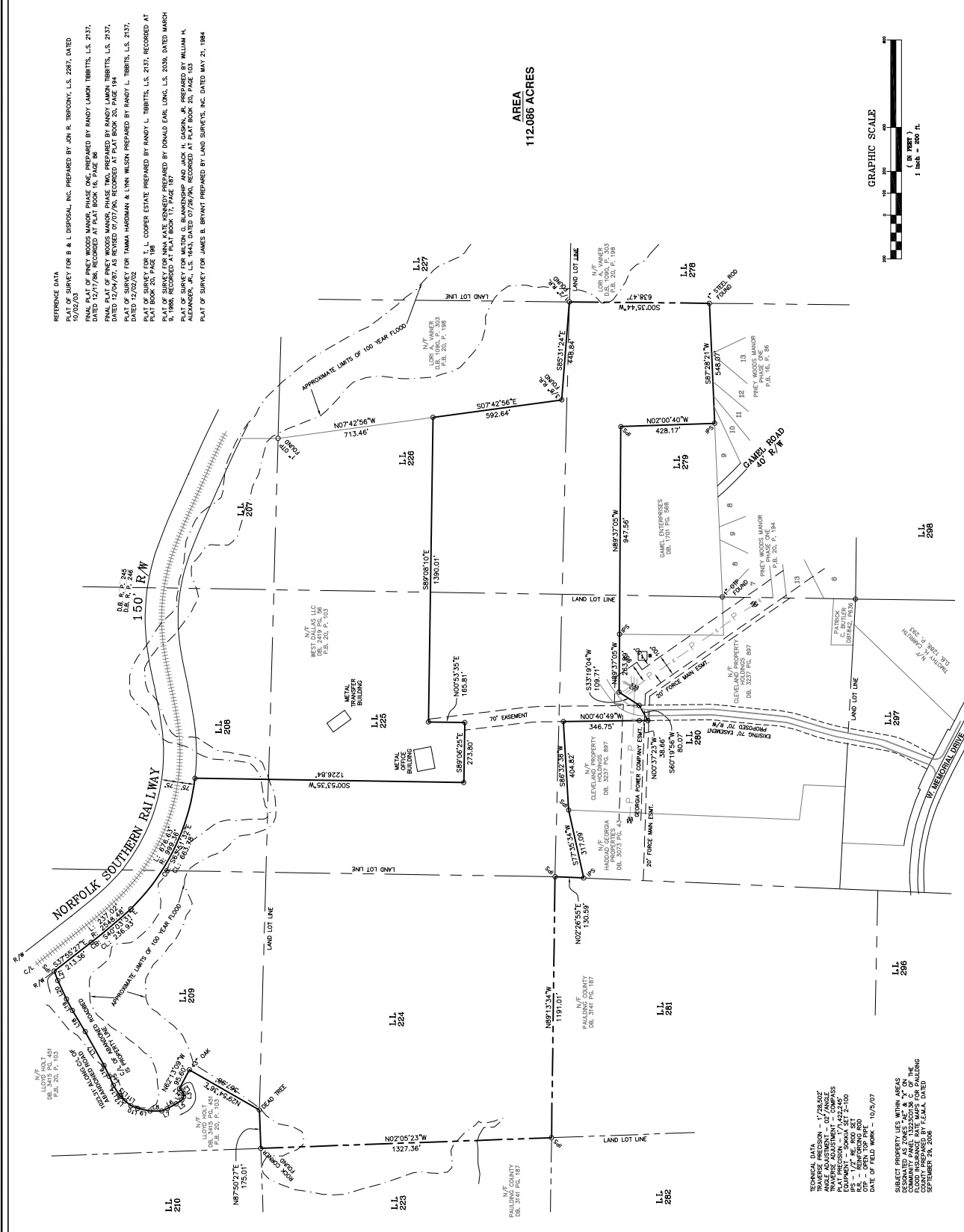
LOCATED IN LAND LOTS: 208, 209, 224, 225, 226, 227, 280
DISTRICT, 3rd
PAULDING COUNTY, GEORGIA

PROJECT NO. 06-045
DRAWN BY: W.C.R.J.
DATE: 6-29-17
COMPILED PLAT 2017

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARILYN HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300



AREA
112.086 ACRES



COURSE	ALONG	E.A.
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99	112.086	ACRES
100	112.086	ACRES

REFERENCE DATA
PLAT OF SURVEY FOR B & L DISPOSAL, INC. PREPARED BY JON R. TROPOVY, L.S. 2267, DATED 10/02/03
FINAL PLAT OF PINEY WOODS MANOR, PHASE ONE, PREPARED BY RANDY LAMON THIBBETS, L.S. 2137, DATED 12/04/07, AS REVISED 07/07/09, RECORDED AT PLAT BOOK 20, PAGE 194
FINAL PLAT OF PINEY WOODS MANOR, PHASE TWO, PREPARED BY RANDY LAMON THIBBETS, L.S. 2137, DATED 12/04/07, AS REVISED 07/07/09, RECORDED AT PLAT BOOK 20, PAGE 194
PLAT OF SURVEY FOR TAMMA HARDMAN & LYNN WILSON, PREPARED BY RANDY L. THIBBETS, L.S. 2137, DATED 12/02/02
PLAT OF SURVEY FOR J. L. COOPER ESTATE, PREPARED BY RANDY L. THIBBETS, L.S. 2137, RECORDED AT PLAT BOOK 15, PAGE 187
PLAT OF SURVEY FOR INNA KATE KENNEDY, PREPARED BY DONALD EARL LONG, L.S. 2038, DATED MARCH 9, 1986, RECORDED AT PLAT BOOK 15, PAGE 187
PLAT OF SURVEY FOR MELTON O. BLANKENSHIP AND JACK H. GAGIN, JR. PREPARED BY WILLIAM H. LONG, L.S. 2038, DATED 07/07/09, RECORDED AT PLAT BOOK 20, PAGE 194
PLAT OF SURVEY FOR JAMES B. BRYANT, PREPARED BY LAND SURVEY, INC. DATED MAY 21, 1984

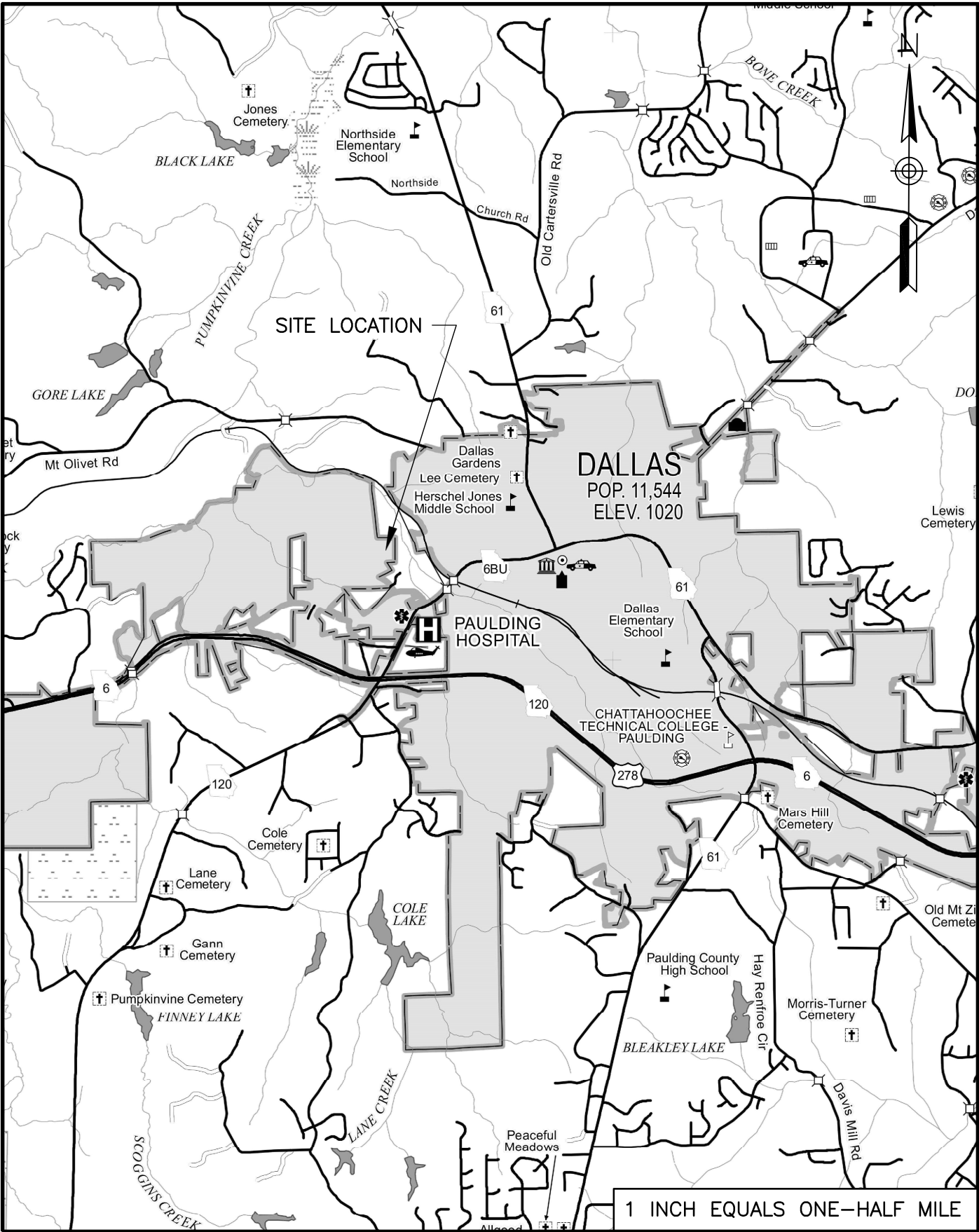
6. Site Plan (20 Copies Provided)



CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

- ☐ Site Development Plan prepared by a Registered Surveyor, Engineer, Land Planner, or Architect (with professional seal and signature affixed) drawn to scale of the subject property.
- ☐ Scale (graphic and verbal).
- ☐ Exact size and location of all buildings, including out lots, for commercial and multi-family projects.
- ☐ Statement of proposed use of property within the requested zoning classification.
- ☐ Required and proposed setbacks and buffers.
- ☐ Parking areas, number of spaces, including access points for commercial and multi-family projects.
- ☐ Show distance from the access point(s) in both directions to all curb cuts, driveways, easements and all points of ingress/egress on both sides of the road within 500 feet of property lines.
- ☐ Current location/vicinity map.
- ☐ North arrow.
- ☐ Land Lot(s)/District(s)/Section depicted on plan and in description box.
- ☐ City and/or County boundary lines depicted on plan, if applicable.
- ☐ Bearings and distances.
- ☐ Adjoining and proposed streets (paving and right-of-way widths).
- ☐ Total acreage (must match application, legal description and survey).
- ☐ Topography depicted at a minimum of 20-foot contour intervals clearly marked and labeled.
- ☐ Show creeks, streams, lakes, etc., with required buffers (50 foot undisturbed buffer and an additional 25 foot impervious buffer, totaling 75 feet, on each side of the stream), or note if not applicable.
- ☐ Detention/Retention areas, or note if not applicable.
- ☐ Easements of any type, or note if not applicable.
- ☐ Cemeteries, Architectural or Archaeological landmarks, or note if not applicable.
- ☐ Property owners and zoning category of adjacent properties depicted on site plan.

***Applicant may be required to furnish additional material
that may aid in the understanding of the request.***



WEST DALLAS LLC

MATERIALS RECOVERY FACILITY AND TRANSFER STATION

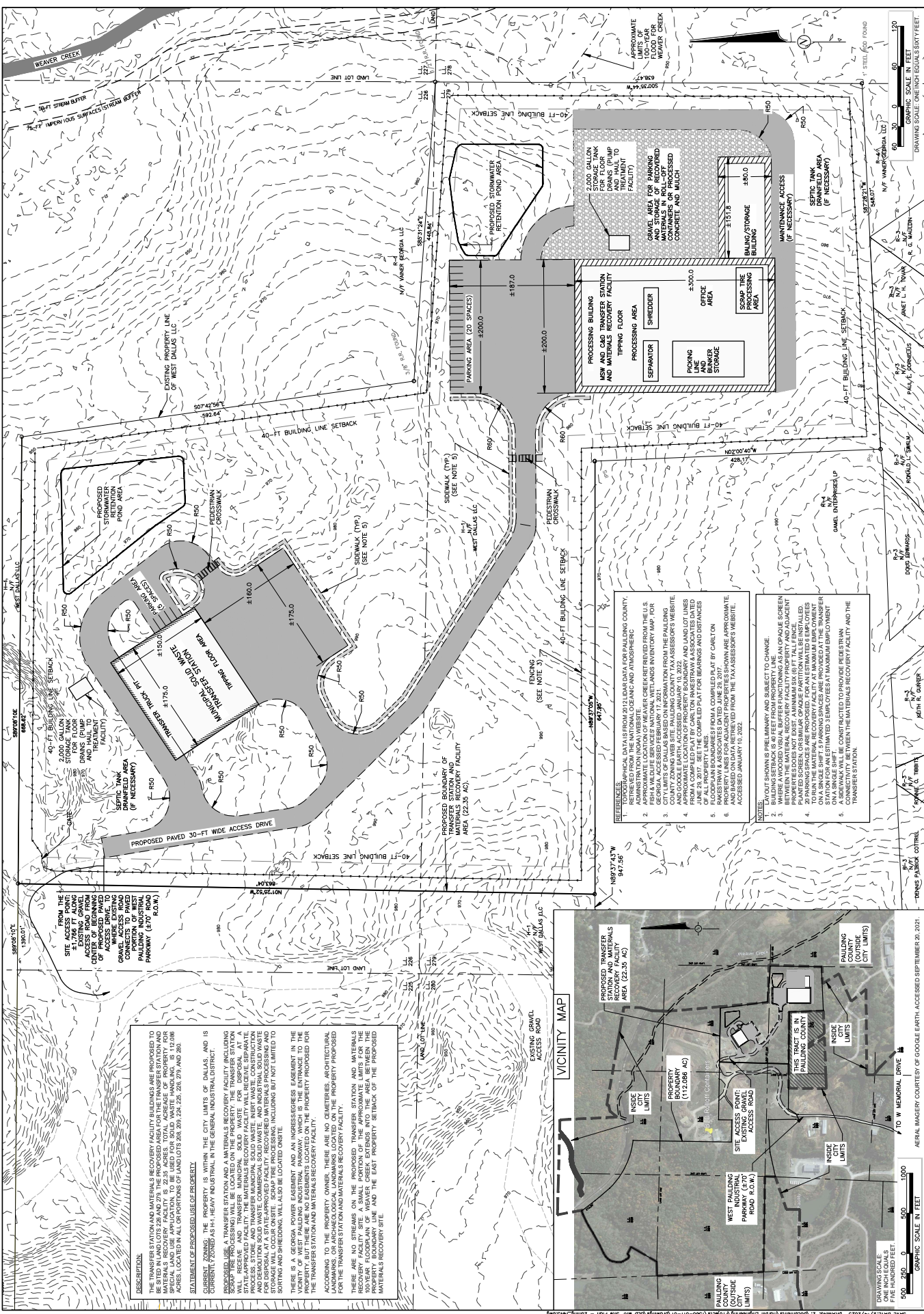
SPECIAL LAND USE APPLICATION

VICINITY MAP

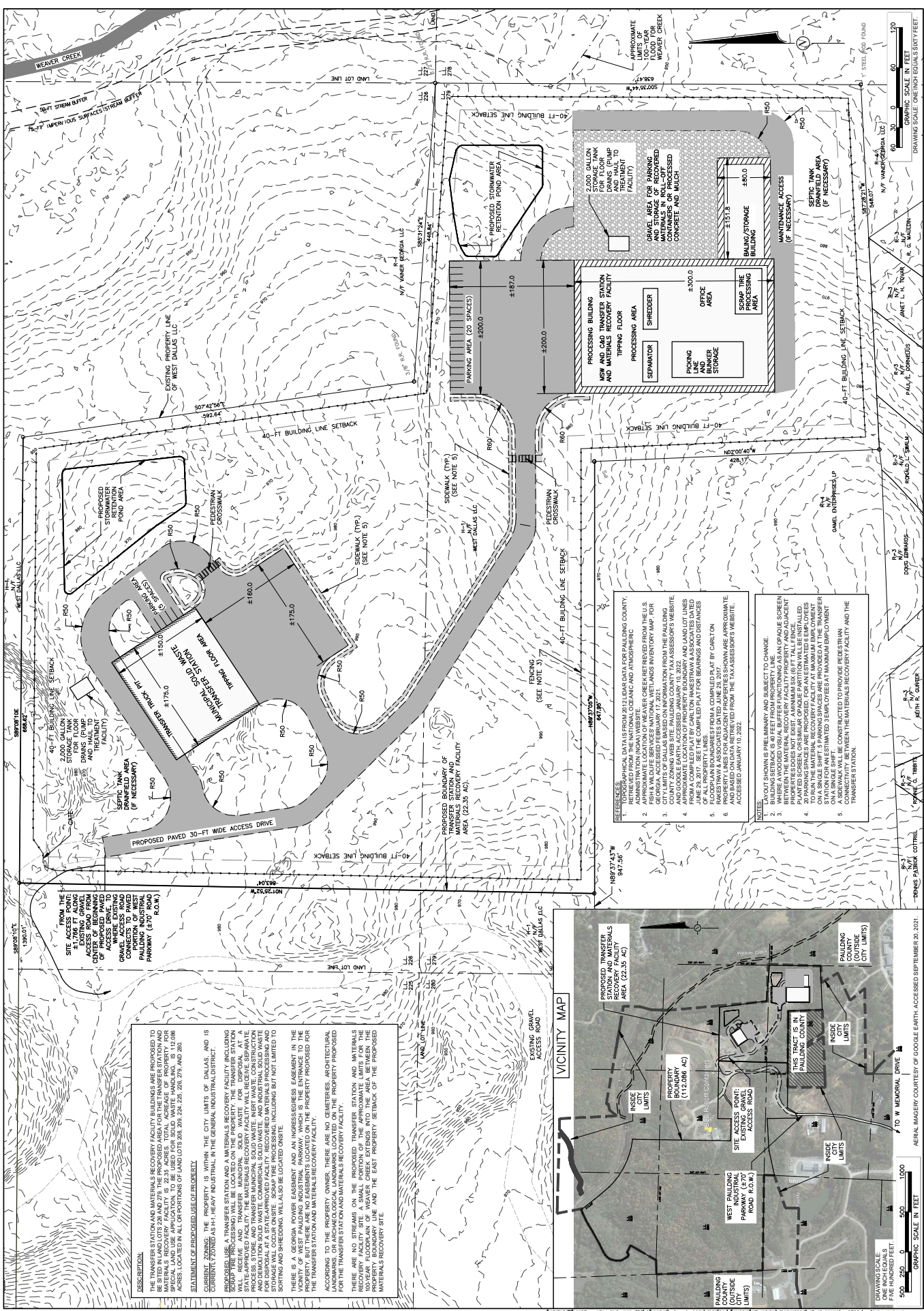
FIGURE

1.0

1 OF 1



7. Site Plan (8/12 x 11 Size)



8. Current Legal Description of Property

All that tract or parcel of land lying in Land Lots 208, 209, 224, 225, 226, 279 and 280, 2nd District, 3rd Section, Paulding County, Georgia, and being shown on a Compiled Plat prepared for West Dallas, LLC, by Carlton Rakestraw & Associates, W. Carlton Rakestraw, Jr, GRLS #2236, dated June 29, 2017, which plat is incorporated by reference thereto and being more particularly described as follows:

Beginning at a Rock Corner Found at the Land Lot Corner Common to Land Lot 209, 210, 223 and 224, said Rock Corner being The True Point of Beginning; thence in a Northeasterly direction along the Land Lot Line common to Land Lots 209 and 224, North 87 DEGREES 50 MINUTES 27 SECONDS East, a distance of 175.01 feet to a Dead Tree; thence leaving the said Land Lot Line of Land Lots 209 and 224 North 29 DEGREES 54 MINUTES 36 SECONDS East, a distance of 367.98 feet to a 43" Oak Tree; thence North 62 DEGREES 13 MINUTES 09 SECONDS West, a distance of 95.60 feet to a point at the centerline of an Abandoned Road; thence continuing along the said Abandoned Road the following courses and distances: South 50 DEGREES 39 MINUTES 56 SECONDS West, a distance of 16.02 feet to a point; South 52 DEGREES 47 MINUTES 09 SECONDS West, a distance of 15.25 feet to a point; North 84 DEGREES 38 MINUTES 42 SECONDS West, a distance of 13.76 feet to a point; North 62 DEGREES 14 MINUTES 05 SECONDS West, a distance of 17.02 feet to a point; North 33 DEGREES 24 MINUTES 52 SECONDS West, a distance of 31.93 feet to a point; North 28 DEGREES 40 MINUTES 14 SECONDS West, a distance of 45.45 feet to a point; North 23 DEGREES 01 MINUTES 52 SECONDS West, a distance of 26.98 feet to a point; North 00 DEGREES 13 MINUTES 14 SECONDS West, a distance of 53.78 feet to a point; North 11 DEGREES 24 MINUTES 12 SECONDS East, a distance of 57.58 feet to a point; North 21 DEGREES 30 MINUTES 41 SECONDS East, a distance of 32.97 feet to a point; North 38 DEGREES 49 MINUTES 35 SECONDS East, a distance of 36.56 feet to a point; North 47 DEGREES 16 MINUTES 44 SECONDS East, a distance of 26.50 feet to a point; North 45 DEGREES 41 MINUTES 49 SECONDS East, a distance of 8.16 feet to a point; North 58 DEGREES 20 MINUTES 32 SECONDS East, a distance of 53.58 feet to a point; North 65 DEGREES 49 MINUTES 59 SECONDS East, a distance of 44.53 feet to a point; North 63 DEGREES 32 MINUTES 49 SECONDS East, a distance of 55.57 feet to a point; North 61 DEGREES 05 MINUTES 12 SECONDS East, a distance of 176.69 feet to a point; North 58 DEGREES 45 MINUTES 44 SECONDS East, a distance of 112.68 feet to a point; North 62 DEGREES 36 MINUTES 56 SECONDS East, a distance of 58.73 feet to a point; North 64 DEGREES 42 MINUTES 52 SECONDS East, a distance of 93.36 feet to a point; North 69 DEGREES 27 MINUTES 00 SECONDS East, a distance of 46.21 feet an iron pin set at the said centerline of an Abandoned Road and the Southerly Right-of-way of Norfolk Southern Railway; thence leaving the said Abandoned Road and continuing along the said Right-of-Way of Norfolk Southern Railway the following courses and distances: South 37 DEGREES 55 MINUTES 27 SECONDS East, a distance of 213.36 feet a point; along a curve to the left having

an arc distance of 237.02 feet; (said arc being subtended by a chord bearing of South 40 DEGREES 03 MINUTES 31 SECONDS East, a chord distance of 236.93 feet and having a radius distance of 2548.48 feet) to a point; along a curve to the left having an arc distance of 676.63 feet; (said arc being subtended by a chord bearing of South 63 DEGREES 51 MINUTES 32 SECONDS East, a chord distance of 663.78 feet and having a radius distance of 999.36 feet) to a point; thence leaving the said Right-of-Way of Norfolk Southern Railway South 00 DEGREES 53 MINUTES 35 SECONDS West, a distance of 1226.84 feet to a point; thence South 89 DEGREES 06 MINUTES 25 SECONDS East, a distance of 273.80 feet to a point; thence North 00 DEGREES 53 MINUTES 35 SECONDS East, a distance of 165.81 feet to a point; thence South 89 DEGREES 08 MINUTES 10 SECONDS East, a distance of 1390.01 feet to a point; thence South 07 DEGREES 42 MINUTES 56 SECONDS East, a distance of 592.64 feet to a 3/8" rebar found; thence South 85 DEGREES 31 MINUTES 24 SECONDS East, a distance of 448.84 feet to a 1/2" rebar found at the Land Lot Corner common to Land Lots 226, 227, 278 and 279; thence continuing along the Land Lot Line common to Land Lots 278 and 279 South 00 DEGREES 35 MINUTES 44 SECONDS West, a distance of 638.47 feet to a 1" steel rod found; thence leaving the said Land Lot Line South 87 DEGREES 28 MINUTES 21 SECONDS West, a distance of 548.07 feet to an iron pin set; thence North 02 DEGREES 00 MINUTES 40 SECONDS West, a distance of 428.17 feet to an iron pin set; thence North 89 DEGREES 37 MINUTES 05 SECONDS West, a distance of 947.56 feet to an iron pin set; thence North 89 DEGREES 37 MINUTES 05 SECONDS West, a distance of 263.89 feet to a point; thence South 33 DEGREES 19 MINUTES 04 SECONDS West, a distance of 109.71 feet to a point; thence South 60 DEGREES 19 MINUTES 56 SECONDS West, a distance of 80.07 feet to a point; thence North 00 DEGREES 37 MINUTES 23 SECONDS West, a distance of 38.66 feet to a point; thence North 00 DEGREES 40 MINUTES 49 SECONDS West, a distance of 346.75 feet to a point; thence South 86 DEGREES 32 MINUTES 38 SECONDS West, a distance of 404.82 feet to an iron pin set; thence South 77 DEGREES 35 MINUTES 34 SECONDS West, a distance of 317.09 feet to an iron pin set; thence North 02 DEGREES 26 MINUTES 55 SECONDS East, a distance of 130.59 feet to iron pin set at the Land Lot Corner common to Land Lots 224, 225, 280 and 281; thence continuing along the Land Lot Line common to Land Lots 224 and 281 North 89 DEGREES 13 MINUTES 34 SECONDS West, a distance of 1191.01 feet to an iron pin set at the Land Lot Corner common to Land Lots 223, 224, 281 and 282; thence continuing along the Land Lot Line common to Land Lots 223 and 224 North 02 DEGREES 05 MINUTES 23 SECONDS West, a distance of 1327.36 feet to a Rock Corner Found, and The True Point of Beginning,

Said tract or parcel containing 112.086 Acres.

9. Copy of Signed & Recorded Final Plat – NOT APPLICABLE

10. Copy of Warranty Deed

Note:

The warranty deed provided from August 2017 (Deed Book 03751, Pages 0235-0242) incorporates a 2014 survey and legal description by Georgia & West Inc., and includes two tracts (Tract 1, 131.93 acres; Tract 2, 16.59 acres).

The boundary survey drawing provided for the special land use application is a compiled plat from 2017 by Carlton Rakestraw & Associates, and does not include Tract 2 (16.59 acres) of the 2014 survey; additionally, Tract 1 has been decreased in size to 112.086 acres.

However, the property described and shown in the warranty deed still includes all the property in the boundary survey drawing provided for the special land use application.

As required by the special land use application, the total acreage (112.086 acres) in the boundary survey (section 5) and legal description (section 14) match the site plan (sections 6 and 7).

For additional information regarding the legal description of the 112.086 acre tract provided with the 2017 compiled plat by Carlton Rakestraw & Associates, please see Deed Book 03751, pages 0248-0251 (included herein for reference, following the warranty deed).

Deed Doc: WD
Filed 08/17/2017 04:16PM
Georgia Transfer Tax Paid : \$875.00
Trava W. Shelton
Clerk Superior Court, Paulding County, Ga.
Bk 03751 Pg 0235-0242
1102017005570

Return Recorded Document to:
TALLEY, RICHARDSON & CABLE, PA
367 WEST MEMORIAL DRIVE
DALLAS, GA 30132

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF PAULDING

FILE #: 17-0442

THIS INDENTURE made this day of August, 2017, between CLEVELAND PROPERTY HOLDINGS, LLC as party or parties of the first part, hereinafter called Grantor, and WEST DALLAS, 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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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:

CLEVELAND PROPERTY HOLDINGS, LLC
BY: GEORGIA MASTER PROPERTIES, LLC

Gloria Bass
Witness

BY: Kurt J. Faires (SEAL)
KURT J. FAIRES, VICE PRESIDENT

S. Y. Mercer
Notary Public

_____(SEAL)

_____(SEAL)

_____(SEAL)

AUGUST 9, 2020

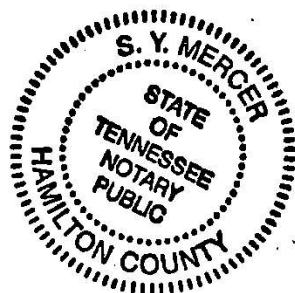


Exhibit "A"**Cleveland Property Holdings Legal Description****Tract 1**

All that tract or parcel of land lying and being located in Land Lots 208, 209, 224, 225, 226, 279, 280 and 297 of the 2nd District 3rd Section of Paulding County Georgia and being more particularly described as follows: Beginning at the Southeast corner of Land Lot 224; thence running North 89° 16' 03" West along the South line of Land Lot 224 for a distance of 1,191.01 feet to an iron pin at the Southwest corner of Land Lot 224; thence running North 02° 07' 38" West along the West line of Land Lot 224 for a distance of 1,327.17 feet to a rock corner and the Northwest corner of Land Lot 224; thence running North 87° 29' 46" East for a distance of 175.55 feet to a point; thence running North 30° 06' 52" East for a distance of 367.43 feet to a 30" tree; thence running North 62° 23' 33" West for a distance of 97.37 feet to a point in an old abandon road bed; thence running South 50° 37' 38" West along the center line of an old road bed for a distance of 16.02 feet to a point; thence continuing along said road bed and running South 52° 44' 51" West for a distance of 15.25 feet to a point; thence continuing along said road bed and running North 84° 40' 59" West for a distance of 13.76 feet to a point; thence continuing along said road bed and running North 62° 16' 23" West for a distance of 17.02 feet to a point; thence continuing along said road bed and running North 33° 27' 10" West for a distance of 31.93 feet to a point; thence continuing along said road bed and running North 28° 42' 32" West for a distance of 45.45 feet to a point; thence continuing along said road bed and running North 23° 04' 09" West for a distance of 26.98 feet to a point; thence continuing along said road bed and running North 00° 15' 31" West for a distance of 53.78 feet to a point; thence continuing along said road bed and running North 11° 21' 54" East for a distance of 57.58 feet to a point; thence continuing along said road bed and running North 21° 28' 23" East for a distance of 32.97 feet to a point; thence continuing along said road bed and running North 38° 47' 17" East for a distance of 36.56 feet to a point; thence continuing along said road bed and

running North 46° 52' 06" East for a distance of 34.66 feet to a point; thence continuing along said road bed and running North 58° 18' 14" East for a distance of 53.58 feet to a point; thence continue along said road bed and running North 65° 47' 41" East for a distance of 44.53 feet to a point; thence continue along said road bed and running North 69° 30' 31" East for a distance of 55.57 feet to a point; thence continue along said road bed and running North 61° 02' 54" East for a distance of 176.69 feet to a point; thence continuing along said road bed and running North 58° 43' 26" East for a distance of 112.68 feet to a point; thence continuing along said road bed and running North 62° 34' 38" East for a distance of 58.73 feet to a point; thence continue along said road bed and running North 64° 40' 34" East for a distance of 93.36 feet to a point; thence continue along said road bed and running North 69° 24' 42" East for a distance of 46.89 feet to an iron pin on the Southern most Right of Way of Norfolk and Southern Railroad; thence running South 38° 06' 18" East along the Southern most Right of Way of Norfolk and Southern Railroad for a distance of 313.63 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the left having an arc of 273.07 feet and a chord running South 44° 58' 17" East for a distance of 272.41 feet to a point; thence continuing along said Right of Way and running South 54° 10' 56" East for a distance of 91.65 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the left having an arc of 447.94 feet and a chord running South 70° 34' 18" East for a distance of 444.32 feet to an iron pin; thence running South 00° 51' 33" West for a distance of 1,228.30 feet to an iron pin; thence running South 89° 08' 27" East for a distance of 273.80 feet to a point; thence running North 00° 51' 33" East for a distance of 165.81 feet to an iron pin; thence running South 89° 10' 12" East for a distance of 1,390.01 feet to an iron pin; thence running South 07° 47' 08" East for a distance of 592.70 feet to an iron pin; thence running South 85° 30' 18" East for a distance of 448.87 feet to an iron pin; thence running South 00° 35' 58" West along the East line of Land Lot 279 for a distance of 638.30 feet to an iron pin; thence running South 84° 44' 44" West for a distance of 210.72 feet to an iron pin; thence running North 88° 02'

25" West for a distance of 127.84 feet to an iron pin; thence running South 87° 40' 50" West for a distance of 129.82 feet to an iron pin; thence running South 87° 26' 32" West for a distance of 79.85 feet to an iron pin; thence running North 02° 01' 18" West for a distance of 427.52 feet to an iron pin; thence running North 89° 37' 43" West for a distance of 947.56 feet to an iron pin; thence running South 00° 34' 10" West for a distance of 475.00 feet to an iron pin; thence running North 87° 58' 42" East for a distance of 175.00 feet to an open top pipe on the West line of Land Lot of 279; thence running South 00° 53' 19" West along the West line of Land Lot 279 for a distance of 507.91 feet to an iron pin; thence running North 86° 46' 04" West for a distance of 210.70 feet to an iron pin; thence running North 84° 17' 57" West for a distance of 358.67 feet to a point; thence running curvilinearly along a curve to the left having an arc of 19.86 feet and a chord running South 14° 40' 11" West for a distance of 19.86 feet; thence running South 10° 25' 45" West for a distance of 98.04 feet to a point; thence running South 10° 25' 45" West for a distance of 190.13 feet to a point; thence running curvilinearly along a curve to the right having an arc of 102.23 feet and a chord running South 19° 10' 15" West for a distance of 101.83 feet to a point; thence running South 27° 54' 45" West for a distance of 122.02 feet to a point on the North Right of Way of West Memorial Drive; thence running North 62° 36' 19" West along the North Right of Way of West Memorial Drive for a distance of 70.00 feet to a point; thence running North 27° 54' 45" East for a distance of 122.65 feet to a point; thence running curvilinearly along a curve to the left and having an arc of 20.42 feet and a chord running North 25° 42' 23" East for a distance of 20.41 feet to a point; thence running curvilinearly along a curve to the left having an arc of 60.45 feet and a chord running North 16° 57' 53" East for a distance of 60.32 feet to a point; thence running North 10° 25' 45" East for a distance of 181.10 feet to a point; thence running North 10° 25' 45" East for a distance of 20.32 feet to a point; thence running North 89° 48' 30" West for a distance of 199.99 feet to an iron pin; thence running North 02° 28' 24" East for a distance of 180.45 feet to an iron pin; thence running North 83° 03' 03" West for a distance of 161.21 feet to an iron pin; thence running North 02° 22' 57" East for a

distance of 306.71 feet to an iron pin; thence running South 88° 12' 51" East for a distance of 430.52 feet to an iron pin; thence running North 10° 25' 45" East for a distance of 49.00 feet to a point; thence running curvilinearly along a curve to the left having an arc of 51.54 feet and a chord running North 04° 51' 30" East for a distance of 51.46 feet to a point; thence running North 00° 39' 17" West for a distance of 198.07 feet to an iron pin; thence running North 88° 24' 24" West for a distance of 429.12 feet to an iron pin; thence running North 02° 22' 57" East for a distance of 450.03 feet to an iron pin; thence running South 77° 32' 08" West for a distance of 317.09 feet to an iron pin; thence running North 02° 24' 29" East for a distance of 130.52 feet to an iron pin and the True Point of Beginning.

Said tract contains 131.93 acres according to a survey prepared by Georgia and West, Inc., dated December 17, 2013 and revised January 6, 2014, and being identified as Tract 1, which said plat is incorporated herein by reference thereto and made a part of this description and said Plat is attached hereto as Exhibit "A-1".

Tract 2

All that tract or parcel of land lying and being located in Land Lots 208, 207 and 209 of the 2nd District 3rd Section of Paulding County Georgia and being more particularly described as follows: To reach the Point of Beginning commence at the Southeast corner of Land Lot 226; thence running North 85° 30' 18" West along the South line of Land Lot of 226 for a distance of 448.87 feet to an iron pin; thence running North 07° 47' 08" West for a distance of 592.70 feet to an iron pin; thence running North 05° 22' 15" West for a distance of 1,046.69 feet to an open top pipe on the North Right of Way of Norfolk and Southern Railroad and the True Point of Beginning; thence running North 65° 26' 43" West along the North Right of Way of Norfolk and Southern Railroad for a distance 134.01 feet to a point; thence running North 66° 23' 36" West along the North Right of Way of Norfolk and Southern Railroad for a distance of 348.85 feet to a point; thence continuing along said railroad Right of Way and running curvilinearly along a curve to the left having an arc of 568.09 feet and a chord running North 83° 52' 10" West for a distance of 560.39 feet to a point; thence continuing along said railroad Right of Way and running South 78° 56' 29" West for a distance of 283.80 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the right with an arc of 633.33 feet and a chord running North 79° 12' 00" West for a distance of 619.33 feet to a point; thence continuing along said

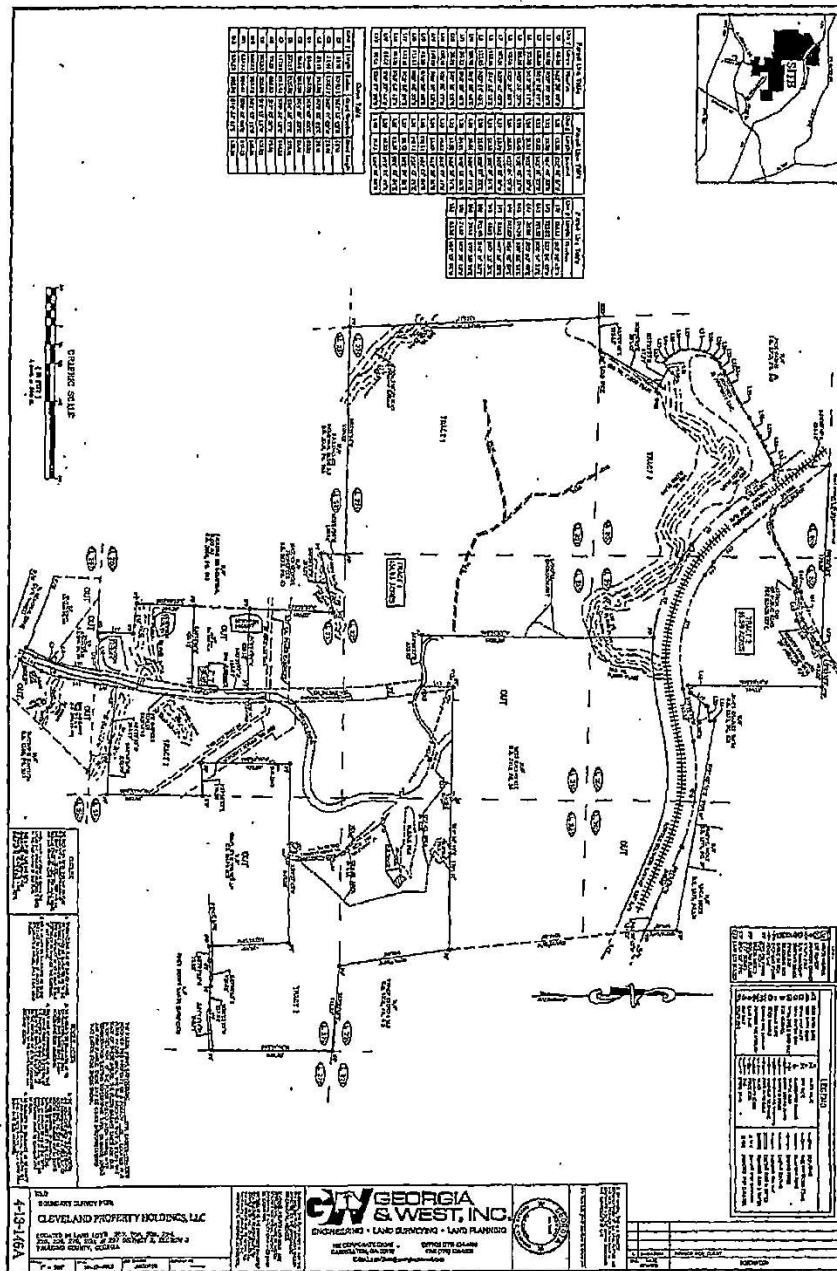
Right of Way and running North 54° 10' 56" West for a distance of 83.38 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the right having an arc of 234.05 feet and a chord running North 44° 53' 11" West for a distance of 233.50 feet to a point; thence continuing along said railroad Right of Way North 38° 06' 27" West for a distance of 560.44 feet to a point on the North line of Land Lot 209; thence running South 88° 22' 13" East along the North line of Land Lot 208 and 209 for a distance of 970.28 feet to point on the North Right of Way of County Road 400 aka Pumpkin Vine Trail; thence running South 47° 36' 28" West along the North Right of Way of County Road 400 for a distance of 35.28 feet to a point; thence continuing along said Right of Way and running South 58° 16' 57" West for a distance of 157.40 feet to a point; thence continuing along said Right of Way and running South 86° 56' 13" West for a distance of 142.09 feet to a point; thence continuing along said Right of Way and running South 03° 03' 47" East for a distance of 30.00 feet to a point on the South Right of Way of County Road 400; thence running North 86° 56' 13" East along the South Right of Way of County Road 400 for a distance of 149.75 feet to a point; thence continuing along said Right of Way and running North 58° 16' 57" East for a distance of 167.87 feet to a point; thence continuing along said Right of Way and running North 47° 36' 28" East for a distance of 69.12 feet to a point on the North line of Land Lot 208; thence running South 88° 22' 13" East along the North line of Land Lot 208 for a distance of 160.06 feet to an open top pipe; thence running South 00° 28' 15" West for a distance of 714.19 feet to a point in the centerline of a creek; thence running North 67° 33' 31" East for a distance of 43.12 feet to a point in the center line of a creek; thence running North 40° 11' 50" East for a distance of 113.40 feet to a point in the center line of a creek; thence running North 77° 30' 14" East for a distance of 79.15 feet to a point in the center line of a creek; thence leaving said creek and running North 05° 30' 19" West for a distance of 24.57 feet to a point; thence running South 79° 45' 10" East for a distance of 1,125.41 feet to an open top pipe; thence running South 00° 16' 18" East for a distance of 169.07 feet to an open top pipe and the True Point of Beginning.

Said tract contains 16.59 acres according to a survey prepared by Georgia and West, Inc., dated December 17, 2013 and revised January 6, 2014, and being identified as Tract 2, which said plat is incorporated herein by reference thereto and made a part of this description and a copy of said plat is attached hereto as Exhibit "A-1".

SUBJECT TO A 70' WIDE EASEMENT described as follows:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 297, 280 and 225, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a ½" reinforcing rod found at the common corner of Land Lots 226, 227, 278 and 279, said District and Section; proceed thence north 85 degrees 31 minutes 24 seconds west for a distance of 448.84 feet to a 3/8" reinforcing rod found and corner; proceed thence north 07 degrees 42 minutes 56 seconds west for a distance of 592.64 feet to an iron pin set and corner; proceed thence north 89 degrees 08 minutes 10 seconds west for a distance of 1377.15 feet to a point and corner and the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING proceed south 06 degrees 54 minutes 27 seconds east for a distance of 447.78 feet to a point; thence proceed along the arc of a curve an arc distance of 58.15 feet said arc being subtended by a chord bearing south 03 degrees 47 minutes 38 seconds east a chord distance of 58.12 feet and having a radius of 535.00 feet; thence proceed south 00 degrees 40 minutes 49 seconds east for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 65.15 feet said arc being subtended by a chord bearing south 04 degrees 53 minutes 29 seconds west a chord distance of 65.05 feet and having a radius of 335.00 feet to a point; thence proceed south 10 degrees 27 minutes 47 seconds west for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 102.22 feet said arc being subtended by a chord bearing south 19 degrees 12 minutes 17 seconds west a chord distance of 101.83 feet and having a radius of 335.00 feet to a point; thence proceed south 27 degrees 56 minutes 47 seconds west for a distance of 122.02 feet to a point located on the northeasterly right-of-way of West Memorial Drive; thence proceed along the northeast right-of-way of West Memorial Drive north 62 degrees 34 minutes 17 seconds west for a distance of 70.00 feet to a point; thence leaving said right-of-way proceed north 27 degrees 56 minutes 47 seconds east for a distance of 122.65 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 80.86 feet said arc being subtended by a chord bearing north 19 degrees 12 minutes 17 seconds east a chord distance of 80.55 feet and having a radius of 265.00 feet to a point; thence proceed north 10 degrees 27 minutes 47 seconds east for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 51.54 feet said arc being subtended by a chord bearing north 04 degrees 53 minutes 29 seconds east a chord distance of 51.46 feet and having a radius of 265.00 feet to a point; thence proceed north 00 degrees 40 minutes 49 seconds west for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 50.54 feet said arc being subtended by a chord bearing north 03 degrees 47 minutes 38 seconds west a chord distance of 50.51 feet and having a radius of 465.00 feet to a point; thence proceed north 06 degrees 54 minutes 27 seconds west for a distance of 290.00 feet to a point and corner; thence proceed south 89 degrees 06 minutes 25 seconds east for a distance of 35.08 feet to a point and corner; thence proceed north 0 degrees 53 minutes 35 seconds east for a distance of 165.81 feet to an iron pin set and corner; thence proceed south 89 degrees 08 minutes 10 seconds east for a distance of 12.86 feet to a point said point being the TRUE POINT OF BEGINNING.



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EXHIBIT A

All that lot, tract or parcel of land lying and being in Land Lots 208, 209, 224, 225, 226, 279 and 280 of the 2nd District, 3rd Section of Paulding County, Georgia, BEGINNING at an iron pin at the common corner of Land Lots 224, 281 and 282 of said district and section; thence running North 02 degrees 05 minutes 23 seconds West along the western land lot line of Land Lot 224 a distance of 1327.36 feet to the northwest corner of Land Lot 224; thence running North 87 degrees 50 minutes 27 seconds East a distance of 175.01 feet to a point; thence running North 29 degrees 54 minutes 36 seconds East a distance of 367.98 feet to a 43" oak tree; thence running North 62 degrees 13 minutes 09 seconds West a distance of 95.60 feet to a point; thence South 50 degrees 39 minutes 56 seconds West a distance of 16.02 feet to a point; thence running South 52 degrees 47 minutes 09 seconds West a distance of 15.25 feet to a point; thence running North 84 degrees 38 minutes 42 seconds West a distance of 13.76 feet to a point; thence running North 62 degrees 14 minutes 05 seconds West a distance of 17.02 feet to a point; thence running North 33 degrees 24 minutes 52 seconds West a distance of 31.93 feet to a point; thence running North 28 degrees 40 minutes 14 seconds West a distance of 45.45 feet to a point; thence running North 23 degrees 01 minutes 52 seconds West a distance of 26.98 feet to a point; thence running North 00 degrees 13 minutes 14 seconds West a distance of 53.78 feet to a point; thence running North 11 degrees 24 minutes 12 seconds East a distance of 57.58 feet to a point; thence running North 21 degrees 30 minutes 41 seconds East a distance of 32.97 feet to a point; thence running North 38 degrees 49 minutes 35 seconds East a distance of 36.56 feet to a point; thence running North 47 degrees 16 minutes 44 seconds East a distance of 26.50 feet to a point; thence running North 45 degrees 41 minutes 49 seconds East a distance of 8.16 feet to a point; thence running North 58 degrees 20 minutes 32 seconds East a distance of 53.58 feet to a point; thence running North 65 degrees 49 minutes 59 seconds East a distance of 44.53 feet to a point; thence running North 63 degrees 32 minutes 49 seconds East a distance of 55.57 feet to a point; thence running North 61 degrees 05 minutes 12 seconds East a distance of 176.69 feet to a point; thence running North 58 degrees 45 minutes 44 seconds East a distance of 112.68 feet to a point; thence running North 62 degrees 36 minutes 56 seconds East a distance of 58.73 feet to a point; thence running North 64 degrees 42 minutes 52 seconds East a distance of 93.36 feet to a point; thence running North 69 degrees 27 minutes 00 seconds East a distance of 46.21 feet to an iron pin on the Southern right of way of Norfolk Southern Railway; thence running along said right of way South 37 degrees 55 minutes 27 seconds East a distance of 213.36 feet to a point; thence running southeasterly in an arc along said right of way for a distance of 237.02 feet to a point (said arc being subtended by a chord line bearing South 40 degrees 03 minutes 31 seconds East a distance of 236.93 feet); thence running southeasterly in an arc along said right of way for a distance of 676.63 feet to a point (said arc being subtended by a chord line bearing South 63 degrees 51 minutes 32 seconds East a distance of 663.78 feet); thence running South 00 degrees 53 minutes 35 seconds West a distance of 1226.84 feet to a point; thence running South 89 degrees 06 minutes 25 seconds East a distance of 273.80 feet to a point; thence running North 00 degrees 53 minutes 35 seconds East a distance of 165.81 feet to a point; thence running South 89 degrees 08 minutes 10 seconds East a distance of 1390.01 feet to a point; thence running South 07

degrees 42 minutes 56 seconds East a distance of 592.64 feet to a iron pin; thence running South 85 degrees 31 minutes 24 seconds East a distance of 448.84 feet to an iron pin at the southeastern corner of Land Lot 226; thence running South 00 degrees 35 minutes 44 seconds West along the eastern land lot line of Land Lot 279 a distance of 638.47 feet to a steel rod; thence running South 87 degrees 28 minutes 21 seconds West a distance of 548.07 feet to an iron pin; thence running North 02 degrees 00 minutes 40 seconds West a distance of 428.17 feet to an iron pin; thence running North 89 degrees 37 minutes 05 seconds West a distance of 947.56 feet to an iron pin; thence running North 89 degrees 37 minutes 05 seconds West a distance of 263.89 feet to an iron pin; thence running South 33 degrees 19 minutes 04 seconds West a distance of 109.71 feet to a point; thence running South 60 degrees 19 minutes 56 seconds West a distance of 80.07 feet to a point; thence running North 00 degrees 40 minutes 49 seconds West a distance of 346.75 feet to a point; thence running South 86 degrees 32 minutes 38 seconds West a distance of 404.82 feet to an iron pin; thence running South 77 degrees 35 minutes 34 seconds West a distance of 317.09 feet to an iron pin; thence running North 02 degrees 26 minutes 55 seconds East a distance of 130.59 feet to an iron pin; thence running North 89 degrees 13 minutes 34 seconds West along the southern land lot line of Land Lot 224 a distance of 1191.01 feet to an iron pin at the southwestern corner of Land Lot 224, and the TRUE POINT OF BEGINNING.

Said tract being 112.086 acres, more or less, as shown and described upon a plat of survey for Brian Stover by W. Carlton Rakestraw GRLS# 2236 dated 6-29-17 which plat is incorporated herein by reference.

TOGETHER WITH :

All that lot, tract or parcel of land lying and being in Land Lots 207, 208, and 209, of the 2nd District, 3rd Section of Paulding County, Georgia, BEGINNING at the intersection of the northern land lot line of Land Lot 209 and the northeastern right-of-way of the Norfolk Southern Railway (a 150 foot right of way); thence running South 88 degrees 22 minutes 13 seconds East a distance of 970.28 feet to a point on the western right of way of Pumpkinvine Trail (a 30 foot presumed right of way); thence running South 47 degrees 36 minutes 28 seconds West a distance of 35.28 feet to a point; thence South 58 degrees 16 minutes 57 seconds West a distance of 157.40 to a point; thence South 86 degrees 56 minutes 13 seconds West a distance of 142.09 feet to a point; thence South 03 degrees 03 minutes 47 seconds East a distance of 30 feet to a point; thence North 86 degrees 56 minutes 13 seconds East a distance of 149.75 feet to a point; thence North 58 degrees 16 minutes 57 seconds East a distance of 167.87 feet to a point; thence North 47 degrees 36 minutes 28 seconds East a distance of 69.12 feet to a point on the Northern land lot line of Land Lot 208; thence running South 88 degrees 22 minutes 13 seconds East a distance of 160.06 feet to an iron pin; thence running South 00 degrees 78 minutes 15 seconds West a distance of 714.19 feet to a point; thence North 67 degrees 33 minutes 31 seconds East a distance of 43.12 feet to a point; thence North 40 degrees 11 minutes 50 seconds East a distance of 113.40 feet to a point; thence North 77 degrees 30 minutes 14 seconds East a distance of 79.15 feet to a point; thence running North 05 degrees 30 minutes 19 seconds West a distance of 24.57 feet to a point; thence South 79 degrees 45 minutes 10 seconds East a distance of 1,125.41 feet an iron pin; thence South 00 degrees 16 minutes 18 seconds East a distance of 169.07 feet to an iron pin on the Northern right of way of the Norfolk Southern Railway (a 150 foot right of way); thence running along said right of way North 65

degrees 26 minutes 43 seconds West a distance of 134.01 feet to a point; thence running along said right of way North 66 degrees 23 minutes 36 seconds West a distance of 348.85 feet to a point; thence running Northwesterly along said right of way in an arc a distance of 568.09 feet to a point (said arc being subtended by a chord line bearing North 83 degrees 52 minutes 10 seconds West a distance of 560.39 feet); thence running along said right of way South 78 degrees 56 minutes 29 seconds West a distance of 283.30 feet to a point; thence running Northwesterly in an arc along said right of way a distance of 633.33 feet to a point (said arc being subtended by a chord line bearing North 79 degrees 12 minutes 00 seconds West a distance of 619.33 feet); thence running along said right of way North 54 degrees 10 minutes 56 seconds West a distance of 83.38 feet to a point; thence running Northwesterly along said right of way in arc a distance of 234.05 feet to a point (said arc being subtended by a chord line bearing North 44 degrees 53 minutes 11 seconds West a distance of 233.50 feet); thence running along said right of way North 38 degrees 06 minutes 27 seconds West a distance of 560.44 feet to a point, which is the TRUE POINT OF BEGINNING.

Said property being shown and described as "Tract 2" consisting of 16.59 acres more or less upon a plat of survey for Cleveland Property Holdings, LLC, dated 12-17-2013 by Georgia & West, Inc., Douglas C. Crawford GRLS# 1833, which plat is incorporated herein by reference.

TOGETHER WITH AND SUBJECT TO A 70' WIDE EASEMENT described as follows:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 297, 280 and 225, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a ½" reinforcing rod found at the common corner of Land Lots 226, 227, 278 and 279, said District and Section; proceed thence north 85 degrees 31 minutes 24 seconds west for a distance of 448.84 feet to a 3/8" reinforcing rod found and corner; proceed thence north 07 degrees 42 minutes 56 seconds west for a distance of 592.64 feet to an iron pin set and corner; proceed thence north 89 degrees 08 minutes 10 seconds west for a distance of 1377.15 feet to a point and corner and the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING proceed south 06 degrees 54 minutes 27 seconds east for a distance of 447.78 feet to a point; thence proceed along the arc of a curve an arc distance of 58.15 feet said arc being subtended by a chord bearing south 03 degrees 47 minutes 38 seconds east a chord distance of 58.12 feet and having a radius of 535.00 feet; thence proceed south 00 degrees 40 minutes 49 seconds east for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 65.15 feet said arc being subtended by a chord bearing south 04 degrees 53 minutes 29 seconds west a chord distance of 65.05 feet and having a radius of 335.00 feet to a point; thence proceed south 10 degrees 27 minutes 47 seconds west for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 102.22 feet said arc being subtended by a chord bearing south 19 degrees 12 minutes 17 seconds west a chord distance of 101.83 feet and having a radius of 335.00 feet to a point; thence proceed south 27 degrees 56 minutes 47 seconds west for a distance of 122.02 feet to a point located on the northeasterly right-of-way of West Memorial Drive; thence proceed along the northeast right-of-way of West Memorial Drive north 62 degrees 34 minutes 17 seconds west for a distance of 70.00 feet to a point; thence leaving said right-of-way proceed north 27 degrees 56 minutes

47 seconds east for a distance of 122.65 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 80.86 feet said arc being subtended by a chord bearing north 19 degrees 12 minutes 17 seconds east a chord distance of 80.55 feet and having a radius of 265.00 feet to a point; thence proceed north 10 degrees 27 minutes 47 seconds east for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 51.54 feet said arc being subtended by a chord bearing north 04 degrees 53 minutes 29 seconds east a chord distance of 51.46 feet and having a radius of 265.00 feet to a point; thence proceed north 00 degrees 40 minutes 49 seconds west for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 50.54 feet said arc being subtended by a chord bearing north 03 degrees 47 minutes 38 seconds west a chord distance of 50.51 feet and having a radius of 465.00 feet to a point; thence proceed north 06 degrees 54 minutes 27 seconds west for a distance of 290.00 feet to a point and corner; thence proceed south 89 degrees 06 minutes 25 seconds east for a distance of 35.08 feet to a point and corner; thence proceed north 0 degrees 53 minutes 35 seconds east for a distance of 165.81 feet to an iron pin set and corner; thence proceed south 89 degrees 08 minutes 10 seconds east for a distance of 12.86 feet to a point said point being the TRUE POINT OF BEGINNING.

**11. List of Names, Mailing Addresses, & Tax Parcel ID Number
of Adjoining Property Owners**

Name of Owner, Mailing Address, and Tax Parcel ID of all properties which adjoin Parcel ID 117.3.4.001.0000 owned by West Dallas LLC, in Paulding County.

Name	Mailing Address	Tax Parcel ID
CITY OF DALLAS	129 E MEMORIAL DR DALLAS, GA 30132	136.2.1.046.0000
CONNIE DENISE WEATHINGTON	769 MT OLIVET RD DALLAS, GA 30132	117.3.2.015.0000
GAMEL ENTERPRISES LP	4255 HERBERT GAMEL RD DALLAS, GA 30132	117.3.3.002.0000
HADDAD GEORGIA PROPERTIES LLC	221 CURRY HOLLOW RD PITTSBURGH, PA 15236	117.3.4.003.0000
JANET L H TOVAR	4098 HERBERT GAMEL RD DALLAS, GA 30132	136.2.2.038.0000
JODY CASH	68 OLD WHITE OAK CEMETARY RD DALLAS, GA 30157	117.3.4.002.0000
LLOYD HOLT SHARON HOLT	PO BOX 696 EMERSON, GA 30137	117.4.1.002.0000
PAUL E CORNELIUS SHERRIE L CORNELIUS	4110 HERBERT GAMEL RD DALLAS, GA 30132	136.2.2.036.0000
PAULDING CO GEORGIA	240 CONSTITUTION BLVD DALLAS, GA 30132	117.4.3.002.0000
R G MAULDIN	PO BOX 954 DALLAS, GA 30132	136.2.2.037.0000
RONALD L SWALM SANDRA A SWALM	4120 HERBERT GAMEL RD DALLAS, GA 30132	136.2.2.035.0000
SHANNON MILLER	PO BOX 1703 DALLAS, GA 30132	117.3.1.002.0000
VAINER GEORGIA LLC	540 TELFORD PL ATLANTA, GA 30342	117.3.3.003.0000
WEST DALLAS LLC	PO BOX 1790 DALLAS, GA 30132	117.3.1.001.0000

12. Documentation from the Tax Commissioner of No Outstanding Taxes



City of Dallas, GA
200 Main St
Dallas, GA 30132
(770) 443-8108

Tax ID #:66566

2022 Property Tax Bill

Parcel ID	Tax District	Bill #			
117340010000	02 - CITY OF DALLAS	003468			
Property Owner/Location/Description		Fair Market Value	Taxable Value		
WEST DALLAS LLC 0 UNASSIGNED ADDRESS		1,053,000	421,200		
Levies	Taxable Value	- Exemptions	= Net Assessment	X Tax Rate	= Net Tax
CITY TAX	421,200	0	421,200	9.9400000000	\$4,186.72
Sales Tax Rollback	421,200	0	421,200	(5.7700000000)	(\$2,430.32)

Exemptions:

Current Year Tax	\$1,756.40
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$1,756.40
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/20/2022

City of Dallas GA- The law requires payment in full by December 20, 2022.
If your bill is to be paid by you mortgage company through an escrow account please forward a copy of this bill to them.

Bills are sent to the owner of a property as of January 1st. If you sold a property listed on this notice please send a copy to the new owner and call the County Tax Assessor.

All monies will be applied to past due taxes first if applicable.

Your check will be used as your paid receipt. If you desire a paid receipt, please enclose a self addressed stamped envelope.

Failure to receive a bill does not exempt penalties or interest.
Penalty and interest will apply as stated by state law and City of Dallas ordinance.



City of Dallas, GA
200 Main St
Dallas, GA 30132

We accept Cash, Checks, Visa, MasterCard and Discover. For cash payments please see us in person.

Parcel ID: 117340010000
Amount Due: \$0.00
Bill#: 003468
Due Date: 12/20/2022

AMOUNT PAID

WEST DALLAS LLC
PO BOX 1790
DALLAS, GA 30132

City of Dallas, GA
200 Main St
Dallas, GA 30132

Printed: 12/27/2022 09:45:15 AM



Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-069628	R0665 66	UNASSIGNED ADDRESS	\$10,980.68	\$0.00 Fees: \$0.00	\$0.00	\$10,980.68	\$0.00
Totals:			\$10,980.68	\$0.00	\$0.00	\$10,980.68	\$0.00

Paid Date: 11/15/2022

Charge Amount: \$10,980.68

WEST DALLAS LLC
PO BOX 1790
DALLAS, GA 30132



Scan this code with your
mobile phone to view this
bill

13. Applications for Medical Hardships – NOT APPLICABLE

14. Filing Fee (Attach Receipt at Time of Payment)

129 EAST MEMORIAL DR
(770) 443-8119

DATE : 4/8/2022 11:52 AM
OPER : ME
TKBY : MALAK ELGAYDI
TERM : 17
REC# : R00457812

3.4000 GENERAL FUND MIS 400.00
Miscellaneous Receipt 400.00

Paid By: Miscellaneous Receipt- West
Dall
C2 400.00 REF:5885

APPLIED 400.00
TENDERED 400.00
CHANGE 0.00

15. Additional Information – NOT APPLICABLE Unless Requested

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For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZONING REQUESTED
BY _____ AT THE DALLAS
COUNCIL ROOM. SAID HEARING WAS HELD ON _____.

THE CITY OF DALLAS PLANNING COMMISSION RECOMMENDS TO THE DALLAS CITY
COUNCIL THAT THE ABOVE APPLICATION BE:

☐ APPROVED

☐ DISAPPROVED

PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION
TO THE REQUEST AND/OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE
ZONING AMENDMENT.

DATE

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME