



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Adam Baker Business phone: _____ Cell: (678)-662-3398

Address: 475 East Main Street Suite #132 Home phone: _____

City: Cartersville State: GA Zip: 30121 Fax phone: _____

E-mail address: abaker@evergreendres.com

Applicant's Signature

Signed, sealed and delivered in the presence of:

Janice C. Wilkerson
Notary Public

Date Notary Commission Expires



Representative: Boyd Austin Phone: _____ Cell: (404) 402-3539

Address: P.O. Box 11 City: Dallas State: GA Zip: 30132

E-mail address: boyaustina@comcast.net Fax phone: _____

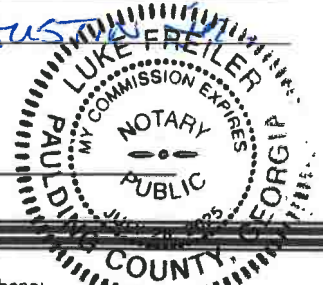
Representative's Signature

Signed, sealed and delivered in the presence of:

Janice C. Wilkerson
Notary Public

July 28, 2021
Date Notary Commission Expires

Boyd L. Austin
Printed Name of Signatory



Titleholder: Ronsard Mazile Business phone: _____ Home phone: _____

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

Address: 460 Lee Bone Rd City: Dallas State: GA Zip: 30132

Signature

Signed, sealed and delivered in the presence of:

Janice C. Wilkerson
Notary Public

Ronsard Mazile
Printed Name of Signatory

Date Notary Commission Expires



Property Information

Present Zoning Classification: G (General Industrial) Requested Zoning Classification: R-2 with conditions

Total Acreage of Zoning/Rezoning Application: 9.83 9.85 LF Acreage of Titleholder: 9.83 9.85 LF

Land Lot(s): 413 District(s): 2 Section(s): 3 Tax Parcel I.D. Number(s): 139.4.4.009.0000

Location of Property: 1032 Merchants Drive Dallas, GA 30132

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): Single family fee simple residential community with min. lot size of 5,000sf; minimum side setback of 5 feet; minimum lot width of 50 feet at front building setback line; minimum front setback of 20 feet.

Not to exceed 82 (eighty-two) lots

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: _____



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.

~~We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks.
 ~~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.

~~We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property ~~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.

Adam Baker

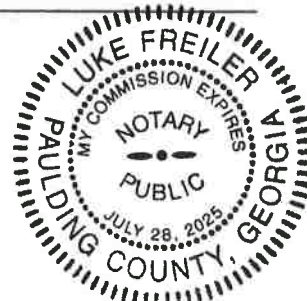
Signature of Applicant/Representative

1/4/22

Date

Adam Baker

Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Luke Freiler

Notary Public Signature

7/28/2025

Commission Expiration

Boyd Austin

Signature of Applicant/Representative

3/11/22

Date

Boyd Austin

Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Luke Freiler

Notary Public Signature

Commission Expiration

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



I (we), Ronsard Mazile, 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:

I (we), Ronsard Mazile, 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):

12-6-2021
Date

Ronsard Mazile
Applicant

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



I (we), SA Land Group, LLC, 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:

I (we), SA Land Group, LLC, 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):

1/4/22
Date


Applicant

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



SA Land Group, LLC

WE (Choose one), _____
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 413
IN THE 2 DISTRICT AND 3 SECTION OF PAULDING COUNTY, LOCATED
AT 1032 Merchants Drive Dallas, GA 30132 WITHIN THE CITY OF DALLAS, GEORGIA,
FROM A ZONING DISTRICT OF G (General Industrial) TO A ZONING DISTRICT OF
R-2 with conditions SUBJECT TO PUBLIC HEARING TO BE HELD AT
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

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 11 DAY OF MAR, 20 22.

Boyd Austin : Adam Baker
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____
AND THE WEEK OF: _____
AND THE WEEK OF: _____



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.***

After recording, return to:
GANEK PC
4170 Ashford Dunwoody, Ste 525
Atlanta, Georgia 30319

AD170693

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Deed Doc: WD
Filed 07/21/2017 02:41PM
Georgia Transfer Tax Paid : \$140.30
Trev W. Shelton
Clerk Superior Court, Paulding County, Ga.
Bk 03736 Pg 0587-0589
1102017004874

LIMITED WARRANTY DEED

THIS INDENTURE is made this 20th day of July, 2017, between REO FUNDING SOLUTIONS II, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and RONSARD MAZILE (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

Grantor, for and in consideration of the sum of Ten and No/100ths 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 :

All that tract or parcel of land lying and being in Land Lot 413 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, begin at the common intersection of Land Lots 380, 381, 412 and 413, said district and section; thence running South 01 degree 30 minutes 15 seconds East a distance of 473.05 feet to a point along the southern right-of-way of U.S. Highway 278 (a 100 foot right-of-way); thence running South 82 degrees 52 minutes 05 seconds West a distance of 400.00 feet to an iron pin on the southern right-of-way of U.S. Highway 278 (a 100 foot right-of-way) which is the TRUE POINT OF BEGINNING; thence continuing westerly along the southern right-of-way a distance of 20.56 feet to a point; thence running westerly in an arc distance of 373.30 feet to a point (said arc being subtended by a chord line running South 88 degrees 59 minutes 15 seconds East a distance of 372.05 feet); thence running South 03 degrees 34 minutes 00 seconds West a distance of 178.72 feet to an iron pin; thence running South 03 degrees 06 minutes 23 seconds West a distance of 205.35 feet to an iron pin; thence running South 03 degrees 06 minutes 23 seconds West a distance of 192.50 feet to an iron pin; thence running easterly in an arc a distance of 229.07 feet to a point (said arc being subtended by a chord line running South 83 degrees 29 minutes 16 seconds East a distance of 229.01 feet); thence running South 85 degrees 08 minutes East a distance of 401.66 feet to a point; thence running easterly in an arc distance of 214.19 feet to an iron pin (said arc being subtended by a chord line running South 83 degrees 78 minutes 54 seconds East a distance of 214.15 feet); thence running North 01 degree 30 minutes 15 seconds West a distance of 305.86 feet to an iron pin; thence turning and running South 82 degrees 52 minutes 05 seconds West a distance of 400.00 feet to an iron pin; thence turning and running North 01 degree 30 minutes 15 seconds West a distance of 400.00 feet to an iron pin, which is the TRUE POINT OF BEGINNING.

Said property is shown as Parcel "A", containing 8.01 acres, more or less, upon a plat of survey prepared for the Willie J. Williams Estate by Cecil R. Kelly, Registered Land Surveyor #2066, dated June 5, 1987, said plat being incorporated herein by reference thereto.

AND

All that tract or parcel of land lying and being in Land Lot 413 of the 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows: Beginning at a point on the southerly right of way of U.S. Highway 278 and its intersection with the east land lot line of Land Lot 413; thence running westerly along the southerly right of way line of U.S. Highway 278 a distance of 200 feet to an iron pin and the

TRUE POINT OF BEGINNING; thence south parallel to the east land lot line of Land Lot 413 a distance of 400 feet to a point; thence west parallel to the southerly right of way of U.S. Highway 278 a distance of 200 feet to a point; thence north parallel to the east land lot line of Land Lot 413 a distance of 400 feet to a point on the southerly right of way of U.S. Highway 278; thence eastlery along the southerly right of way of U.S. Highway 278 a distance of 200 feet, returning to the **TRUE POINTE OF BEGINNING**

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of Grantee, subject to the matters described in Exhibit B to this deed, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

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

Signed, sealed and delivered
in the presence of:

Matthew D. Sullivan

Unofficial Witness

Adrynn Brunner

Notary Public

My commission expires: 1/31/22

GRANTOR

REO FUNDING SOLUTIONS II, LLC

By Castielake I GP, L.P.

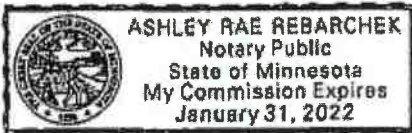
Its Managing Member

by *Rudy Newell* (Seal)

Rudy Newell

Its Vice President

[Affix Notarial Seal]



For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZOING REQUESTED BY SA Land Group, LLC 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



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

Tax ID #:10197

**2021
 Property Tax Bill**

Parcel ID	Tax District	Bill #
139440090000	02 - CITY OF DALLAS	000573
Property Owner/Location/Description		Taxable Value
MAZILE RONSARD 1032 MERCHANTS DR		54,120
Fair Market Value		
135,300		
Levies	Taxable Value	- Exemptions = Net Assessment x Tax Rate = Net Tax
CITY TAX	54,120	0 = 54,120 x 4.1700000000 = \$225.68

Exemptions:

Current Year Tax	\$225.68
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$225.68
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/20/2021

City of Dallas GA- The law requires payment in full by December 20, 2021.

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: 139440090000
 Amount Due: \$0.00
 Bill#: 000573
 Due Date: 12/20/2021

AMOUNT PAID

MAZILE RONSARD
 460 LEE BONE RD
 DALLAS, GA 30132

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

1032 Merchants Dr Surrounding Properties

Name

Mailing Address

Michael and Debra Parsons

1028 MERCHANTS DR
DALLAS, GA 30132

Amleht Holdings LLC

1750 POWDER SPRINGS RD STE 290-341
MARIETTA, GA 30064

Amleht Holdings LLC

1750 POWDER SPRINGS RD STE 290-341
MARIETTA, GA 30064

Heritage Club Community Association INC.

PO BOX 2458
ALPHARETTA, GA 30023

OLD FLOYD LEASING LLC

1038 MERCHANTS DR
DALLAS, GA 30132

WINGAIN INC

4567 WORTHINGS DR
POWDER SPRINGS, GA 30127

GRACE COVENANT CHURCH INC

36 COACH BOBBY DODD RD
DALLAS, GA 30132

JURNEE ENTERPRISE HOLDINGS LLC

4660 HIRAM LITHIA SPRINGS RD
POWDER SPRINGS, GA 30127-3117

OVERTON EUGENE L

465 BOULDER RUN
HIRAM, GA 30141

Tax Parcel ID

138.3.3.028.0000

139.4.4.037.0000

139.4.4.036.0000

139.4.4.038.0000

139.4.4.002.0000

139.4.4.010.0000

139.4.4.012.0000

148.1.1.036.0000

148.1.1.017.0000

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 413 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 400.08 FEET ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 TO A #4 REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUNNING SOUTH 0 DEGREES 27 MINUTES 13 SECONDS EAST 306.11 FEET TO A #4 REBAR FOUND ALONG THE NORTHERN RIGHT OF WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 82 DEGREES 20 MINUTES 30 SECONDS WEST WITH A CHORD DISTANCE OF 192.17 FEET ALONG THE RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR SET;

THENCE RUNNING NORTH 84 DEGREES 8 MINUTES 11 SECONDS WEST 445.94 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 82 DEGREES 07 MINUTES 49 SECONDS WEST WITH A CHORD DISTANCE OF 206.58 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 4 DEGREES 7 MINUTES 15 SECONDS EAST 205.41 FEET TO 1" ROD;

THENCE RUNNING NORTH 4 DEGREES 34 MINUTES 18 SECONDS EAST 159.29 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE RUNNING NORTH 4 DEGREES 45 MINUTES 22 SECONDS EAST 19.40 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 87 DEGREES 56 MINUTES 48 SECONDS EAST WITH A CHORD DISTANCE OF 372.27 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A RIGHT-OF-WAY MONUMENT FOUND;

THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE NORTH 84 DEGREES 11 MINUTES 53 SECONDS EAST 220.49 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 0 DEGREE 23 MINUTES 46 SECONDS EAST 397.04 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 84 DEGREES 54 MINUTES 24 SECONDS 75.17 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 83 DEGREES 58 MINUTES 03 SECONDS 125.16 FEET TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 9.85 ACRES, MORE OR LESS.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 413 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 400.08 FEET ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 TO A #4 REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUNNING SOUTH 0 DEGREES 27 MINUTES 13 SECONDS EAST 306.11 FEET TO A #4 REBAR FOUND ALONG THE NORTHERN RIGHT OF WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 82 DEGREES 20 MINUTES 30 SECONDS WEST WITH A CHORD DISTANCE OF 192.17 FEET ALONG THE RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR SET;

THENCE RUNNING NORTH 84 DEGREES 8 MINUTES 11 SECONDS WEST 445.94 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 82 DEGREES 07 MINUTES 49 SECONDS WEST WITH A CHORD DISTANCE OF 206.58 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 4 DEGREES 7 MINUTES 15 SECONDS EAST 205.41 FEET TO 1" ROD;

THENCE RUNNING NORTH 4 DEGREES 34 MINUTES 18 SECONDS EAST 159.29 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE RUNNING NORTH 4 DEGREES 45 MINUTES 22 SECONDS EAST 19.40 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 87 DEGREES 56 MINUTES 48 SECONDS EAST WITH A CHORD DISTANCE OF 372.27 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A RIGHT-OF-WAY MONUMENT FOUND;

THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE NORTH 84 DEGREES 11 MINUTES 53 SECONDS EAST 220.49 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 0 DEGREES 23 MINUTES 46 SECONDS EAST 397.04 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 84 DEGREES 54 MINUTES 24 SECONDS 75.17 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 83 DEGREES 58 MINUTES 03 SECONDS 125.16 FEET TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 9.85 ACRES, MORE OR LESS.

EVERGREEN

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 412 & LAND LOT 413 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUNNING NORTH 85 DEGREES 41 MINUTES 36 SECONDS EAST 109.50 FEET ALONG SAID RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO #4 REBAR SET;

THENCE RUNNING NORTH 85 DEGREES, 58 MINUTES 23 SECONDS EAST 129.51 FEET TO A #4 REBAR SET;

THENCE RUNNING NORTH 87 DEGREES 16 MINUTES 9 SECONDS EAST 190.28 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 87 DEGREES 3 MINUTES 31 SECONDS EAST 210.07 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 1 DEGREES 16 MINUTES 1 SECONDS EAST 928.42 FEET TO A #4 REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF THE SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 74 DEGREES 11 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 678.80 FEET ALONG SAID RIGHT-OF-WAY TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 WITH THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 82 DEGREES 20 MINUTES 30 SECONDS WEST WITH A CHORD DISTANCE OF 192.17 FEET ALONG THE RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR SET;

THENCE RUNNING NORTH 84 DEGREES 8 MINUTES 11 SECONDS WEST 445.94 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 82 DEGREES 07 MINUTES 49 SECONDS WEST WITH A CHORD DISTANCE OF 206.58 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 4 DEGREES 7 MINUTES 15 SECONDS EAST 205.41 FEET TO 1" ROD;

THENCE RUNNING NORTH 4 DEGREES 34 MINUTES 18 SECONDS EAST 159.29 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE RUNNING NORTH 4 DEGREES 45 MINUTES 22 SECONDS EAST 19.40 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 87 DEGREES 56 MINUTES 48 SECONDS EAST WITH A CHORD DISTANCE OF 372.27 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A RIGHT-OF-WAY MONUMENT FOUND;

THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE NORTH 84 DEGREES 11 MINUTES 53 SECONDS EAST 220.49 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 0 DEGREE 23 MINUTES 46 SECONDS EAST 397.04 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 84 DEGREES 54 MINUTES 24 SECONDS 75.17 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 83 DEGREES 58 MINUTES 03 SECONDS 125.16 FEET TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412;

THENCE RUNNING NORTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 400.08 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 21.77 ACRES, MORE OR LESS.



Owner

MAZILE RONSARD
 460 LEE BONE RD
 DALLAS, GA 30132

Summary

Parcel Number 139.4.4.009.0000
 Account/Realkey 10197
 Parent PIN X-REF C044B-005-
 Location Address 1032 MERCHANTS DR
 Zip Code 30132
 (Note: Not to be used on legal documents)
 Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning DC2
 Tax District DALLAS
 Millage Rate 33.87
 Acres 9.83
 Neighborhood RURAL CENTRAL (R06000)
 Homestead Exemption No
 Landlot / District / Section 413 / 2 / 3
 Subdivision
 Lot #

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
PAVING - CONCRETE	1974	0x0 / 960	0
SHED - FRAME LOW	1946	0x0 / 64	1

Rural Land

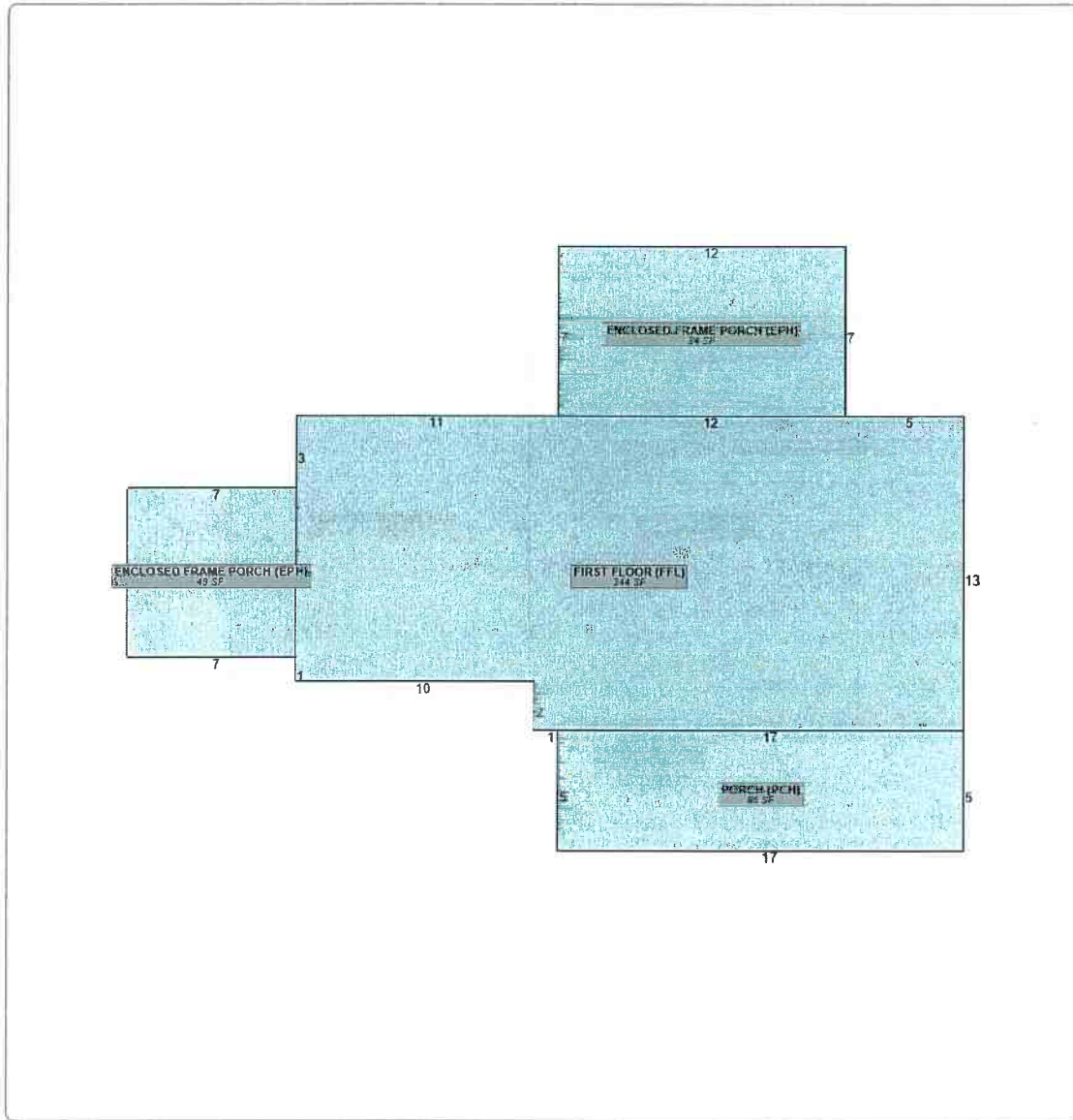
Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL TRACT	Rural	2	9.83

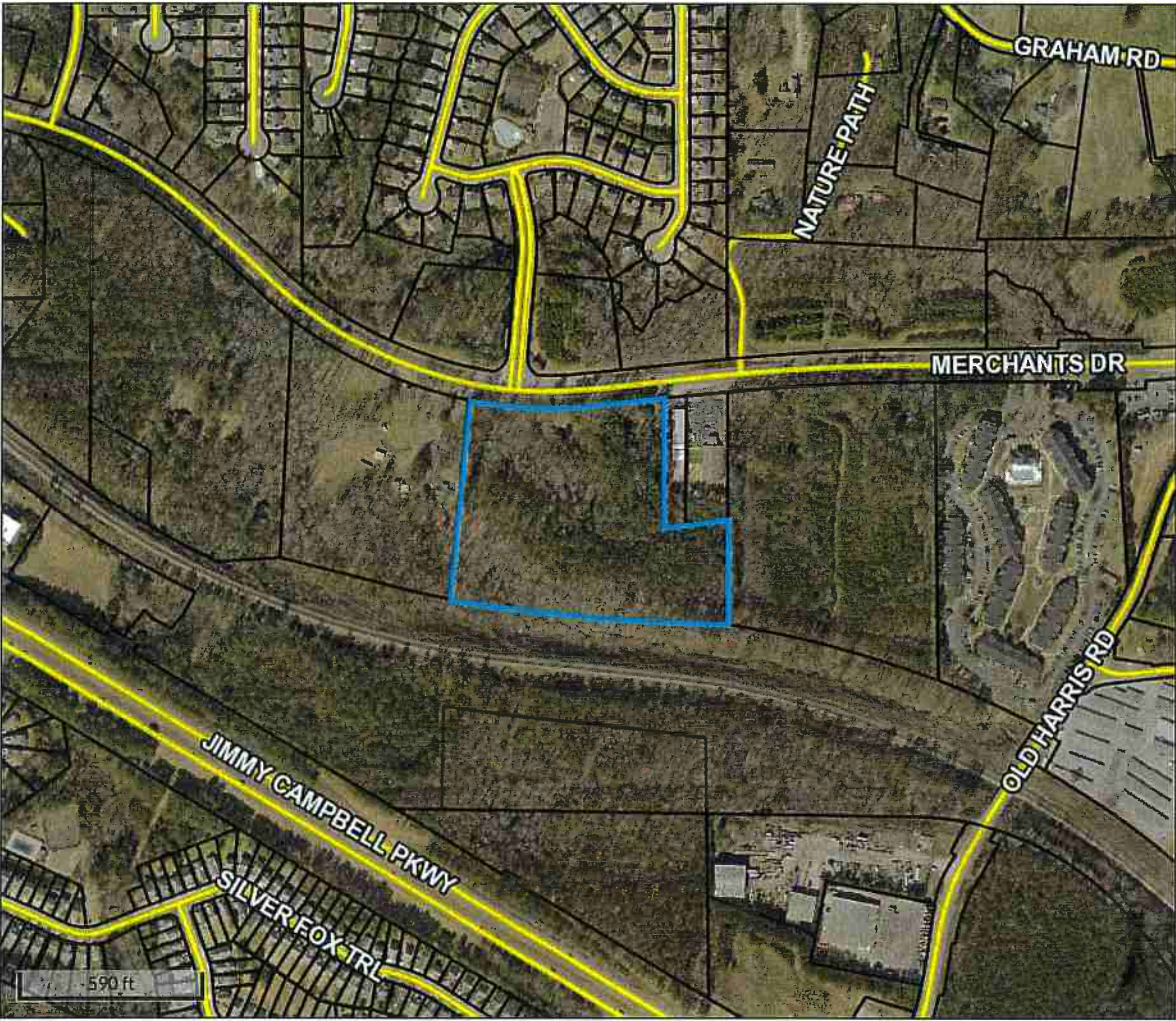
Residential Improvement Information

Style Salvage House
 Heated Square Feet 988
 Interior Walls Drywall
 Exterior Walls Frame
 Foundation Brick Foundation
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1946
 Roof Type Composition Shng
 Flooring Type Hardwood
 Heating Type No Heat
 Number Of Rooms 3
 Number Of Bedrooms 3
 Value \$3,700
 Condition Average
 Fireplaces\Misc Bath - Full 1
 House Address 1030 MERCHANTS DR

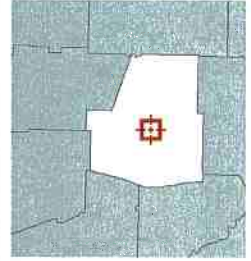
Style Salvage House
 Heated Square Feet 344
 Interior Walls Drywall
 Exterior Walls Hardboard Siding
 Foundation Brick Foundation
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1957
 Roof Type Composition Shng
 Flooring Type Carpet / Vinyl
 Heating Type Space - Gas
 Number Of Rooms 0
 Number Of Bedrooms 0
 Value \$3,300
 Condition Average
 Fireplaces\Misc Bath - Full 1
 House Address 1032 MERCHANTS DR

Style Salvage House
 Heated Square Feet 1274
 Interior Walls Drywall
 Exterior Walls Brick Veneer
 Foundation Concrete Block





Overview



Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	139.4.4.009.0000	Alternate ID	10197	Owner	MAZILE RONSARD	Last 2 Sales			
Sec/Twp/Rng	n/a	ID		Address	460 LEE BONE RD	Date	Price	Reason	Qual
Property Address	1032 MERCHANTS DR	Class	Commercial		DALLAS, GA 30132	7/20/2017	\$140250	Z	U
District	DALLAS	Acreage	9.83			3/22/2011	\$266631	M	U
Brief	n/a			Assessed Value	Value \$135,300				

(Note: Not to be used on legal documents)

Date created: 3/29/2022
 Last Data Uploaded: 3/28/2022 7:28:35 PM

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