



ANNEXATION APPLICATION

I HEREBY REQUEST THE MAYOR AND COUNCIL OF THE CITY OF DALTON ANNEX THE PROPERTY DESCRIBED BELOW IN THIS APPLICATION.

PLEASE LIST THE APPLICANT NAME REQUESTING ANNEXATION

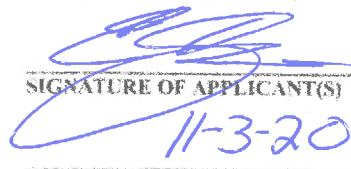
APPLICANT NAME:	Eric Mark Azua
APPLICANT ADDRESS:	1230 Frazier Dr
CITY, STATE & ZIP:	Dalton, GA 30721
TELEPHONE NUMBER:	706-280-9971

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	1230 Frazier Dr.
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	New MLK
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	Lot 22 on Survey
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	Residential R-3

- PROPOSED ZONING CLASSIFICATION Residential
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED .172
- TAX MAP NUMBER/PARCEL NUMBER 12-179-02-058
- HOUSING UNITS 1

- (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS
- (2) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS OF VOTING AGE, IF DIFFERENT NUMBER THAN SHOWN IN NUMBER (1)
- (3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.
- (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.
- (5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.
- (6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.
- | | |
|---------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox" value="2"/> CAUCASIAN | <input checked="" type="checkbox" value="1"/> LATINO |
| <input type="checkbox"/> AFRICAN AMERICAN | <input type="checkbox"/> OTHER |
- (7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH.

 M. Azua
 SIGNATURE OF APPLICANT(S) Eric & Margarita Azua

DATE 11-3-20

Deed Doc: WD
Recorded 04/30/2019 02:06PM
Georgia Transfer Tax Paid : \$0.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06705 Pg 0315-0316
Pne1001112

AFTER RECORDING, RETURN TO:
SUSAN W. BISSON
SPONCLER & THARPE, LLC
P. O. BOX 398
DALTON, GA 30722-0398
File No. 2019030278

STATE OF GEORGIA,
WHITFIELD COUNTY.

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made the 30 day of April, 2019, between ERIC AZUA (hereinafter, whether singly or more than one, the "Grantor"), and ERIC AZUA and MARGARITA AZUA (hereinafter "Grantees").

WITNESSETH: That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof being hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantees as joint tenants with the right of survivorship, and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot No. 179 in the 12th District and 3rd Section of Whitfield County, Georgia, and being Lot No. 22 of Spence Subdivision, Phase 2, more particularly described according to a plat of survey of said subdivision prepared for Brian Spence by Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated March 26, 2018 and recorded in Plat Cabinet E, Slide 1095, in the office of the Clerk of the Superior Court of Whitfield County, Georgia, which plat is incorporated herein by reference for a complete description, and subject to a drainage easement fifteen feet in width, the centerline of which is the north line of said Lot 22.

TOGETHER WITH all and singular the hereinabove described premises together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants with the right of

survivorship, and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

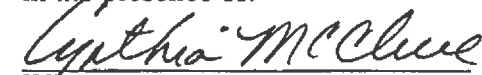
AND THE SAID GRANTOR, and the legal representatives, successors and assigns of the Grantor will WARRANT and DEFEND all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said Grantees, as hereinabove provided, against all acts and deeds of the said Grantor, against all acts and deeds of the Grantor, and of every person lawfully claiming thereunder.


SUBJECT, HOWEVER, to all easements, rights-of-way, covenants and restrictions which may lawfully affect the above-described property.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed on the day and year first above written.

 (SEAL)
Eric Azua

Signed, sealed and delivered
in the presence of:


Witness


Notary Public



Deed Doc: WD
Recorded 04/23/2019 02:37PM
Georgia Transfer Tax Paid : \$131.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06704 Pg 0293-0294

Pre1001036

This space above this line is for recording purposes.

After recording, please return to:
Susan W. Bisson
Sponcler & Tharpe, LLC
P. O. Box 398
Dalton, Georgia 30722-0398
File No. 2019030278

STATE OF GEORGIA,

WHITFIELD COUNTY.

LIMITED WARRANTY DEED

THIS INDENTURE, made the 23rd day of April, 2019, between **RONALD J. JOHNS, LLC**, a Georgia Limited Liability Company (hereinafter, whether singly or more than one, the "Grantor"), and **ERIC AZUA** (hereinafter, whether singly or more than one, the "Grantee"):

WITNESSETH

That in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does hereby grant, bargain, sell, and convey unto the said Grantee the following described real property, together with the appurtenances thereto belonging, to-wit:

All that tract or parcel of land lying and being in Land Lot No. 179 in the 12th District and 3rd Section of Whitfield County, Georgia, and being Lot No. 22 of Spence Subdivision, Phase 2, more particularly described according to a plat of survey of said subdivision prepared for Brian Spence by Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated March 26, 2018 and recorded in Plat Cabinet E, Slide 1095, in the office of the Clerk of the Superior Court of Whitfield County, Georgia, which plat is incorporated herein by reference for a complete description, and subject to a drainage easement fifteen feet in width, the centerline of which is the north line of said Lot 22.

TO HAVE AND TO HOLD, all and singular the above described premises, unto the said Grantee, and to the heirs, legal representatives, successors and assigns of the said Grantee forever, in fee simple.

Deed Doc. WD
Recorded 04/23/2019 02:57 PM

AND THE SAID GRANTOR, and the heirs, legal representatives, successors and assigns of the Grantor will **WARRANT** and **DEFEND** all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said Grantee, and to the heirs, legal representatives, successors and assigns of the Grantee, against all acts and deeds of the said Grantor.

SUBJECT, HOWEVER, to all easements, rights-of-way, covenants and restrictions which may lawfully affect the above-described property.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Rori M. Mitchell
Unofficial Witness

[Signature]
Notary Public

RONALD J. JOHNS, LLC

BY: [Signature]
RONALD J. JOHNS, MANAGER

My Commission Expires: _____

[Notary Seal]



EXHIBIT "B"

4-1-5

Medium density single family residential (R-3.) This district is established to protect single-family detached dwellings, typically within a more urban atmosphere, including residential subdivisions, on smaller lots of not less than 7,500 square feet and which are served by public sewer or an approved central on-site sewage management system. All dwellings in this district shall contain not less than 1,000 square feet of heated floor area. There shall be no manufactured or mobile homes within this district, in order to maintain the traditional residential character of such districts. Only one dwelling unit per lot shall be allowed in this district.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-179-02-058
Realkey 44519
GIS Map Map
Owner Name AZUA ERIC & MARGARITA
Owner Address 1230 FRAZIER
Owner Address 2
Owner Address 3
Owner City DALTON
Owner State GA
Owner Zip 30721
Latitude
Longitude

Property Information

Class Agricultural
Strata Lot
Tax District County
Neighborhood NMLK
Legal Description 0.17A LL179-12 (LT22 E-1095)
Total Acres 0.17
Zoning See GIS Map
GMD\Map Number 081
Subdivision
Subdivision Phase
Subdivision Section 0004
Subdivision Block
Subdivision Lot
Comments:

Appeals Information

This parcel does not have any appeals

Parcel Address

Parcel House Number 0
Parcel Street Extension
Parcel Street Direction
Parcel Street Name FRAZIER
Parcel Street Units
Parcel Street Type AVE

Current Fair Market Value Information

Previous 0
Current 129070
Land 30000
Residential Improvement 99070
Commercial Improvement
Accessory Improvement
Conservation Use Value

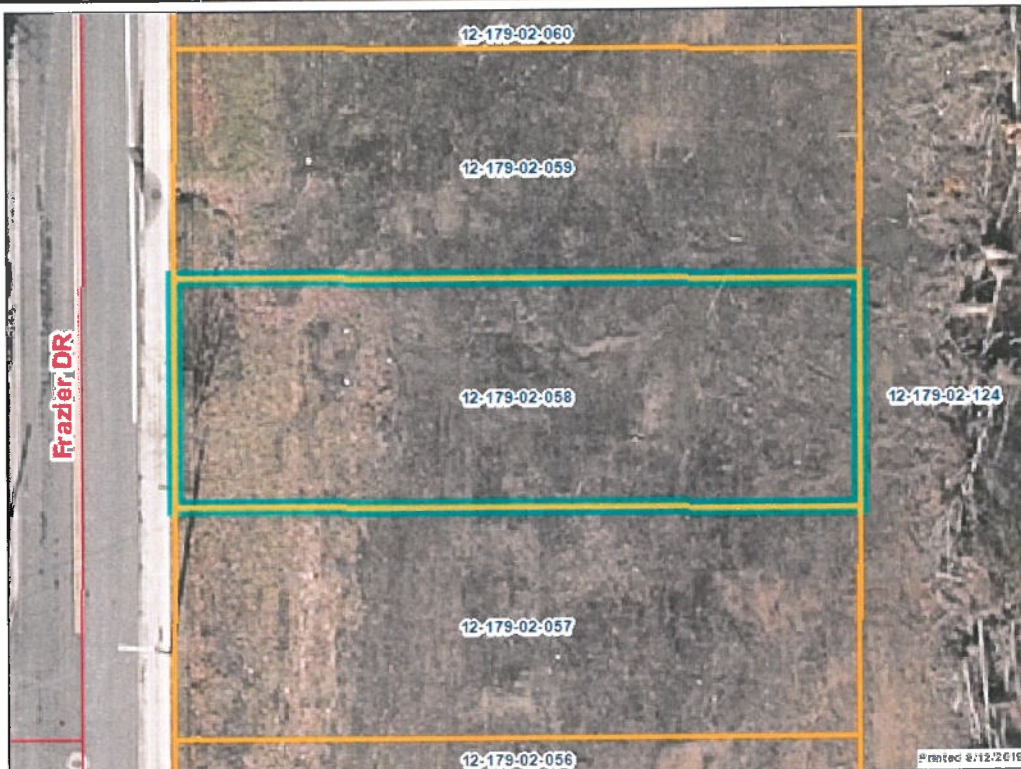
Historical Fair Market Value Information

2018 0
0 0
0 0

Exemption Information

Homestead 50
Preferential Year
Conservation Use Year
Historical Year
Historical Val 0
EZ year
EZ Val 0

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient AZUA ERIC & MARGARITA Legal Description 0.17A LL179-12 (LT22 E-1095)
Year 2020 Sale Date 4/30/2019

William C Cason III
Chief of Police
ccason@daltonga.gov
www.daltonpd.com
www.cityofdalton-ga.gov/police



Public Safety Commission
Bill Weaver
Terry Mathis
Anthony Walker
Dr. Luis M. Viamonte
Truman Whitfield

DALTON POLICE DEPARTMENT
301 Jones Street, Dalton, Georgia 30720
Phone: 706-278-9085 • Fax: 706-272-7905

Date: November 19, 2020

To: Chief Cliff Cason

From: Captain Jamie Johnson

RE: 1230 Frazier Dr. Parcel 12-179-02-058

Chief Cason:

I have reviewed the annexation request for 1230 Frazier Dr. Parcel Numbers 12-179-02-058. This property will have no bearing on the Dalton Police Department's law enforcement services in this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jamie Johnson", is written over the typed name. The signature is fluid and cursive.

Captain Jamie Johnson

DALTON FIRE DEPARTMENT

TODD PANGLE
Fire Chief
Telephone 706-278-7363
Fax 706-272-7107
tpangle@daltonga.gov

404 School Street
Dalton, GA 30720



PUBLIC SAFETY COMMISSION

Bill Weaver
Dr. Luis Viamonte
Terry Mathis
Truman Whitfield
Anthony Walker

November 18, 2020

David Pennington, III
Mayor, City of Dalton

Re: Annexation proposal for parcel #12-179-02-058
1230 Frazier Dr.

Greetings,

A review of the proposed annexation listed above has been completed and we do not perceive a negative impact to the fire protection in the area as a result of such annexation approval.

There is sufficient water available in the area as well as meeting the proximity requirement of our ordinance to recommend acceptance of the proposal relative to fire protection at this time.

Thank you,

A handwritten signature in black ink that reads "Todd Pangle". The signature is written in a cursive style and is positioned above the printed name.

Todd Pangle
Fire Chief
Dalton Fire Department



November 17, 2020

Mr. David Pennington, III
Mayor, City of Dalton
Post Office Box 1205
Dalton, Georgia 30722-1205

RE: Annexation Request for Eric Mark Azua – 1230 Frazier Drive (.172 acres)

Dear Mayor Pennington:

As requested in your November 10, 2020, memorandum, Dalton Utilities has reviewed the annexation request of Eric Mark Azua for 0.172 acres +/- located at 1230 Frazier Drive. This property is further described as parcel number 12-179-02-058 by the Whitfield County Tax Assessor's Office.

Dalton Utilities can provide water, wastewater, natural gas, telecommunications and electricity to this site from nearby existing utility infrastructure.

Please do not hesitate to contact me at (706) 529-1011 or mbuckner@dutil.com should any questions arise or if we may be of assistance.

Sincerely,

A handwritten signature in blue ink that reads "Mark Buckner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Buckner, P.E.

MITCHELL & MITCHELL, P.C.

ATTORNEYS AT LAW
ESTABLISHED 1924

TERRY L. MILLER
G. GARGANDI VAUGHN
WILLIAM J. KIMSEY
W. CODY NEWSOME

108 S. THORNTON AVE.
POST OFFICE BOX 668
DALTON, GEORGIA 30722-0668
TELEPHONE: (706) 278-2040
FACSIMILE: (706) 278-3040
www.mmfirmllaw.com

D. WRIGHT MITCHELL
(1895 – 1970)
DOUGLAS W. MITCHELL, JR.
(1923 – 1984)
NEIL WESTER
(1944 – 2006)

November 12, 2020

Bernadette Chattam
City Clerk

RE: Annexation application of: Eric Mark Azua
Property address: 1230 Frazier Drive
Tax parcel No.: 12-179-02-058

Dear Clerk:

The Office of the City Attorney has reviewed the above-referenced application.

The application is hereby:

Approved

Approved with stipulation

1.) Subject to co-owner Margarita Azua signing consent form/application.

Rejected

Notice by the City to Whitfield County pursuant to O.C.G.A. §36-36-6 is required.

Should you need any additional information or clarification of the stipulations please feel free to contact my office.

Sincerely,

MITCHELL & MITCHELL, P.C.



G. Gargandi Vaughn
City Attorney
City of Dalton