BERNADETTE CHATTAM, CMC CITY CLERK



DENNIS MOCK NICKY LAMA TYREE GOODLETT STEVE FARROW

COUNCIL MEMBERS

June 5, 2024

TO:

Matthew Daniel, Fire Department

Cliff Cason, Police Department Jonathan Bledsoe, The Minor Firm

Chad Townsend, Public Works Department

John Thomas, Dalton Utilities Ethan Calhoun, NWGRC

Whitfield County Board of Commissioners

Whitfield County Tax Commissioner

Whitfield County Tax Assessor

FROM:

Annalee Sams

Mayor, City of Dalton

Please review this **Annexation** request and submit your comments within seven days to the City of Dalton City Clerk's Office.

NAME:

Alejandro Martinez Lopez & Nayeli Alvarez

STREET ADDRESS:

1218 Frazier Dr.

AMOUNT OF ACREAGE:

.172

PARCEL NUMBERS:

12-179-02-052

PLAT ATTACHED:

YES_X_ NO___

ZONING CLASSIFICATION: R-3



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: + Nayeli Alvarez APPLICANT ADDRESS: CITY, STATE & ZIP: **TELEPHONE NUMBER:** PROPOSED PROPERTY TO BE ANNEXED (1) STREET ADDRESS OF PROPERTY TO BE ANNEXED: (2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED: 5 PEAC (3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED: (4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED: PROPOSED ZONING CLASSIFICATION PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED TAX MAP NUMBER/PARCEL NUMBER HOUSING UNITS (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, CAUCASIAN 4 **LATINO** PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX. AFRICAN OTHER AMERICAN (7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT. LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH. Nayeli Alvarez De Martinez Page | 1

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached Annexation Contract, which proposes to amend the Official Zoning Map of Dalton, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Describe parcel or parcels and nature of interest and percentage of interest
Lot Wo. 179 in the 12th district and 3rd Section of Whitfield Court, Git and being Lot 16 per plat of survey for Sperce Subdivision, Phase 2 by Molchell Lowery, Beorgia Registered Land Surveyer No. 3109, dated Maych 2018 and recorded may 31, 2018, in Plat Cabiret E, Slide 107, Clerk SCWCG I hereby appoint
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached annexation contract.
Algordon Madinez Lopez (Owner's Name) Nayell Alvarez de Martinez

Sworn to and subscribed Before me, this 2 4 day of MARY 2024

Notary Public

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(Seal)



NOTICE TO ALL LANDOWNERS REGARDING ANNEXATION

If your request to annex your property into the City of Dalton is approved by Whitfield County, you will be charged a city property tax for the City of Dalton as well as a Public School tax. This will appear on your property tax bill that you receive from Whitfield County. The millage rate is 2.537 mils per at 100% of assessed property value.

Example: If your property is valued at \$100,000 - your assed value is 100% or \$100,000 X 2.237 mils, your Dalton City tax would be \$223.7 per year.

Should you have any questions, please contact the Whitfield County Tax Commissioners office at (706) 275-7510.

I have read the above statement and understand that if my property is annexed, I will be charged Dalton City tax.

Alejandro Martineel spez SIGNED Nayeli Alvarez le Martinez

01-23-24 DATE 01-23-24

Deed

Doc: WD

Recorded 10/16/2018 04:00PM Georgia Transfer Tax Paid: \$137.00

MHLICA HENDRICK

Clerk Superior Court, WHITFIELD County, Ga.

Bk 06677 Pg 0013-0014

PRU002803

AFTER RECORDING, RETURN TO: J. TRACY WARD SPONCLER & THARPE, LLC P. O. BOX 398 DALTON, GA 30722-0398 File No. 2018090822

STATE OF GEORGIA.

WHITFIELD COUNTY.

LIMITED WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made the 15th day of October, 2018, between RONALD J. JOHNS, LLC, a Georgia Limited Liability Company (hereinafter, whether singly or more than one, the "Grantor"), and ALEJANDRO MARTINEZ LOPEZ and NAYELI ALVAREZ FLORES (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 16 per plat of survey for Spence Subdivision, Phase 2, by Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated March 26, 2018, and recorded May 31, 2018, in Plat Cabinet E, Slide 1107, 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.

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.

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.

RONALD, LOUINE, LLC

RONALD J. MANAGER

Signed, sealed and delivered in the presence of:

Witness

Notary Public

J. TRACY WARD

Notary Public, Whitfield County, Georgia My Commission Expires June 7, 2019

cFiled & eRecorded
DATE: 5/31/2018
TIME: 10:52 AM
PLAT BOOK: 00000E
PAGE: 01:107
RECORDING FEE: 8.00
PARTICIPANT ID: 5229550605
CLERK: Melica Kendrick
Willfield County. GA Whitfield County, GA FOR RECORDING USE ONLY NOTIFY OF ACTION:

884H SPENCE (200) 847-4965

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VICINITY MAP

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PROTECTION AND PROTEC



IF YOU DIG GEORGIA...
CALL US FIRST!
1-BDO-282-7411
770-823-4344
(METRO ATLANTA GNLY)
UNITED PROTECTION CENTER
IT'S THE LAW

CERTIFICATE OF APPROVAL FOR RECORDING

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DRAMP DYS. L. GUMBETT

Lowery & Associates

LAND SURVEYING, LLC

CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM

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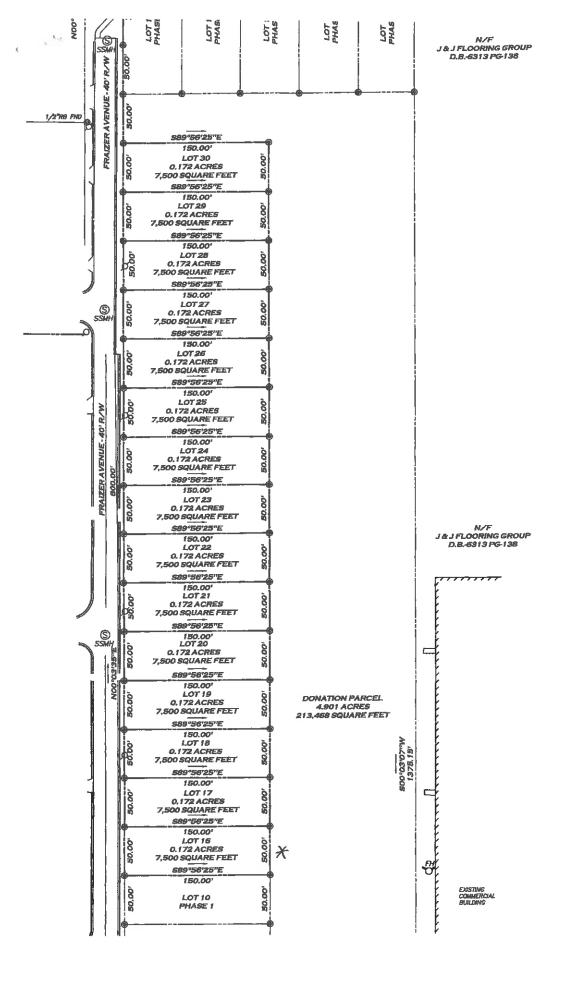
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Sabdivision Design Approved By Planning Commission 4 23 2018

> MINOR SUBDIVISION OF: LINUX VELOPED LOTS WITHIN FRAZZER COUNTY: WHITFIELD DISTRICT: 12TH SECTIO STATE: GEORGIA LAND LOT: 179

PREPARED FOR: SPENCE SUBDIVISION, PHASE 2

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
375 GRASSOALE ROAD
CARTERSVILLE, GA 3D(2)
77D-334-6180
WWW.LOWERYLANDSURVEYS.COM
BEOGLOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: L8F-OOTIGE



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- 3) A TOPCON 3000LW TC RECEIVER, AND CARLSON USED FOR FIELD SURVEY
- 4) THIS PLAT HAS A MAI
- 5) SAID DESCRIBED PROF HAVING A ZONE DESIGNA NO. 13213C0100D, WITH / 09/29/2010, FOR COMML COUNTY, STATE OF GEOR INSURANCE RATE MAP FL PROPERTY IS SITUATED.
- 6) CONTROL AND BEARIN ESTABLISHED USING A TO NETWORK RTK CORRECTIL NETWORK OPERATED BY ACCURACY, AS CALCULA GEOGRAPHIC DATA COMM. SPATIAL DATA ACCURACY VERTICAL AT THE 95% CO

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8) NO OBSERVED EVIDEN BURIAL GROUNDS AT TIM

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EXHIBIT "B"

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 12-179-02-052

Realkey 44513 GIS Map Map

Owner Name LOPEZ ALEJANDRO MARTINEZ & FLOREZ

NAYEL

Owner Address 1218 FRAZIER DRIVE

Owner Address

2

Owner Address

3

Owner City DALTON
Owner State GA
Owner Zip 30721

Latitude Longitude

Property Information

Class Residential

Strata Lot
Tax District County
Neighborhood FRZR L

Legal Description 0.17A LL179-12 (LT16 E-1095)

081

Total Acres 0.17

Zoning See GIS Map

GMD\Map Number

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 1218

Parcel Street Extension

Parcel Street Direction

Parcel Street Name FRAZIER

Parcel Street Units

Parcel Street Type AVE

Current Fair Market Value Information

 Previous
 141746

 Current
 163987

 Land
 25000

 Residential Improvement
 138987

Commercial Improvement Accessory Improvement

Conservation Use Value

Historical Fair Market Value

Information

 2021
 141746

 2020
 136186

 2019
 137000

Exemption Information

Homestead S1

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

LOPEZ ALEJANDRO MARTINEZ & Legal Description 0.17A LL179-12 (LT16 E-1095) Tax Bill Recipient **FLOREZ NAYEL** Sale Date Year 2023 Taxes Due 1147.73 12-179-02-052 Parcel Number Taxes Due Date 12/20/2023 Bill 222312 Taxes Paid 1147.73 **Exemption Type** S1 Taxes Paid Date 12/7/2023 4:53:04 PM 7087212 Account No. Current Due 0 Millage Rate 0 Back Taxes Fair Market Value 163987 Total Due 0 Assessed Value 65595 Prior Years Tax Data Tax

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

Gene	rai
~~==	444

Value 138987

Class Residential

Strata Improvement

Occupancy Single Family Residence

Year Built 2018

Construction Information

Foundation Masonry
Exterior Walls Vinyl
Roofing Asphalt Shingle
Roof Shape Gable/Hip
Floor Construction Piers