



## 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:

Heidi McInnish

APPLICANT ADDRESS:

1903 Mountain Brook Dr.

CITY, STATE & ZIP:

DALTON, GA 30720

TELEPHONE NUMBER:

(706) 508-8874

**PROPOSED PROPERTY TO BE ANNEXED**

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:

1903 Mtn. Brook Dr. DALTON, GA 30720

(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:

Valley Brook

(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:

LOT NO. 141

(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:

SINGLE FAMILY RESIDENTIAL - REMAINS SAME USE.

- PROPOSED ZONING CLASSIFICATION CITY ZONING - SINGLE FAMILY RESIDENTIAL
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED .57
- TAX MAP NUMBER/PARCEL NUMBER 42-311-15-008
- HOUSING UNITS 1

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS

1

(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)

2

(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.

2

(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.

2

(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.

1

(6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.

4 CAUCASIAN  LATINO

AFRICAN AMERICAN  OTHER

(7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH.

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SIGNATURE OF APPLICANT(S)

10/1/19

DATE



## 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 2.537 mils, your Dalton City tax would be \$253.7 per year.

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

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

  
SIGNED

10/1/19  
DATE

Deed Doc: WD  
Recorded 09/04/2018 02:57PM  
Georgia Transfer Tax Paid : \$183.50  
MELICA KENDRICK  
Clerk Superior Court, WHITFIELD County, Ga.  
Bk 06669 Pg 0623-0625

PTU1002411

[Space above this line for recording data.]

Please Record and Return to:

J. Tom Minor, IV  
The Minor Firm  
P.O. Box 2586  
Dalton, GA 30722-2586

## LIMITED WARRANTY DEED

**Georgia, Whitfield County**

**THIS INDENTURE** made this 30th day of August, 2018, between **Lori Etheridge and Tim Etheridge**, Grantor, and **Heidi Beth Black McInnish**, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

**THE GRANTOR**, for and in consideration of the sum of ten dollars and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

**TO HAVE AND TO HOLD** the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then 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.

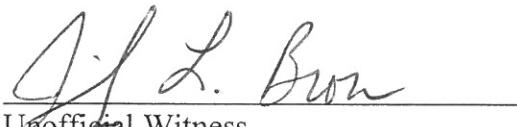
The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor.

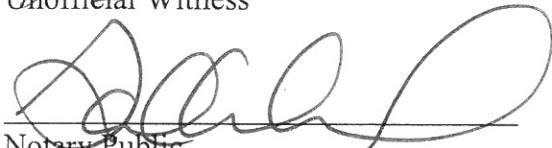
**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

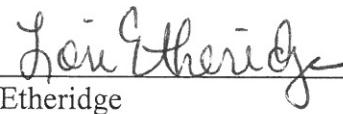
**IN WITNESS WHEREOF**, this deed has been duly executed and sealed by Grantor the day and year first above written.

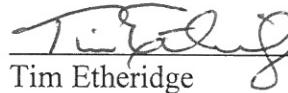
Signed, sealed and delivered

In the presence of:

  
\_\_\_\_\_  
Unofficial Witness

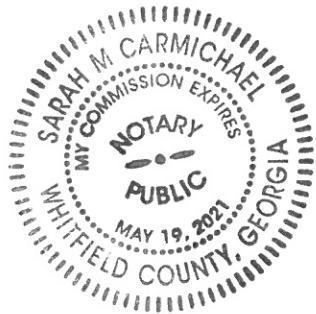
  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

  
\_\_\_\_\_  
Lori Etheridge (Seal)

  
\_\_\_\_\_  
Tim Etheridge (Seal)

[Notarial Seal]

File No. 20180593



**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot No. 311 in the 12th District and 3rd Section of Whitfield County, Georgia, being Lot No. 141 of Valley Brook Subdivision, Plat 6, as per plat of said subdivision recorded in Plat Book 9 Page 20 (Plat Cabinet A Slide 268), Whitfield County, Georgia Land Records, and being more particularly described as per plat of survey prepared by Craig Marvin Cook, Registered Land Surveyor, dated August 26, 1998, as follows:

BEGINNING at an iron pin located at the southeast corner of the intersection of the right of way lines of Mountain Brook Drive and Cascade Way; thence north 64 degrees 00 minutes east 175.0 feet along the south side of said Mountain Brook Drive to an iron pin; thence south 22 degrees 50 minutes east 155.38 feet to an iron pin; thence south 75 degrees 22 minutes west 183.08 feet to an iron pin and the east side of the right of way of Cascade Way; thence in a northwesterly direction along the east side of the right of way of Cascade Way 120 feet to the POINT OF BEGINNING.

For prior title, see Deed Book 3030 Page 271, Whitfield County, Georgia Land Records.

A handwritten signature consisting of two stylized initials, "TG" and "LG", written in black ink.

## EXHIBIT "B"

### **4-1. - Establishment of districts.**

**4-1-4 *Low density single family residential (R-2).*** This district is established to protect single family detached dwellings, including typical residential subdivisions, on lots of not less than 27,500 square feet if served by on-site sewage management systems and not less than 15,000 square feet if served by public sewer or an approved central on-site sewage management system. All dwellings in this district shall contain in excess of 1,200 square feet of heated floor area upon a permanent foundation and shall have the electrical meter base serving such dwelling attached directly to such dwelling. There shall be no manufactured or mobile homes within this district in order to maintain the traditional residential character of such districts. If served by on-site sewage management system, the lots in this district shall conform at least with the minimum standards for lot sizes as promulgated by the health department or other authority having proper jurisdiction over such minimum lot sizes, as amended from time to time. Only one dwelling unit per lot shall be allowed in this district.

## STATEMENT OF OWNERSHIP AND DECLARATION

I (we) hereby certify that I and (we are) the owner(s) of the property shown and described thereon in the above-mentioned plan of subdivision, the plan is a true and correct copy of the original plan filed by the Subdivision Map Commissioner of Fulton County, Georgia, and that the community shown has been platted to the specifications set forth in said regulations.

MORTGAGE

D. J. T. 4-4 19-17

19-2-2



STATEMENT OF OWNERSHIP AND DECLARATION  
Georgia Registered Land Surveyor

I hereby certify that the plan above described is a true and correct copy of the original plan filed by the Subdivision Map Commissioner of Fulton County, Georgia, and that the community shown has been platted to the specifications set forth in said regulations.

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SCALE 1" = 100'

DATE 4-10-72

EASEMENT OR CLOSURE = 10-7098

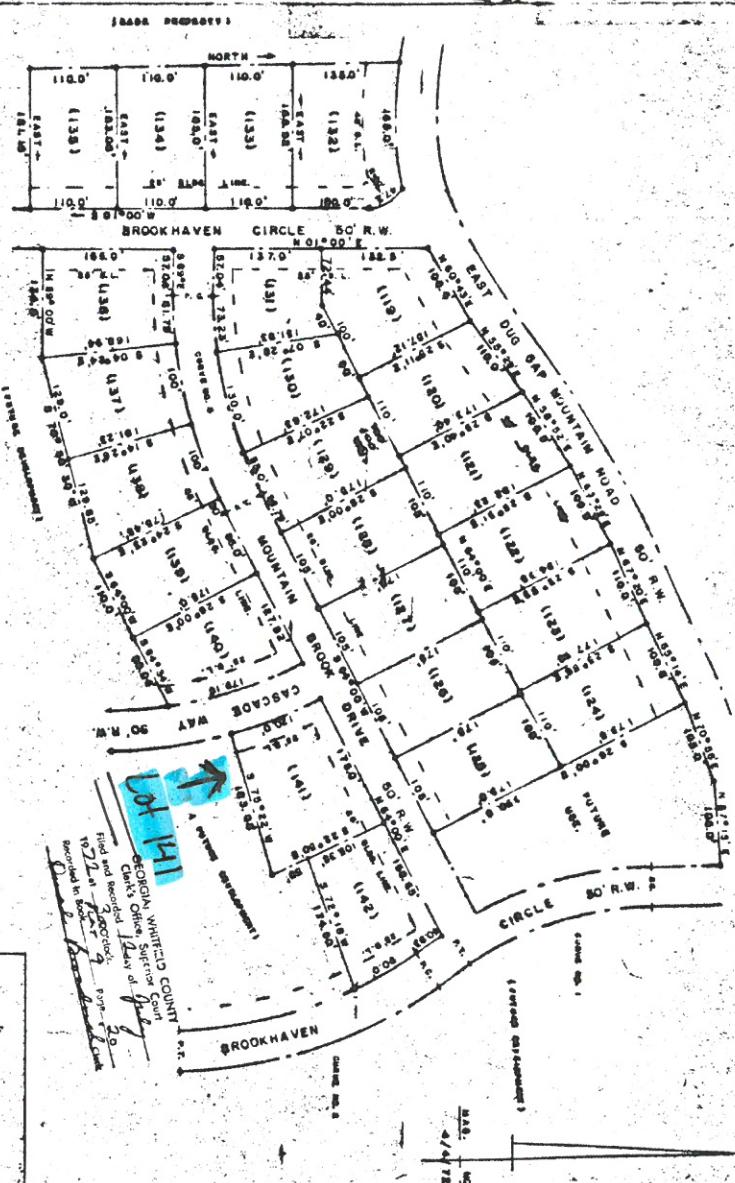
• DENOTES IRON PIN PLACED.  
10' DRAMAS EASMENT AND UTILITIES EXISTING ALONG THE LINE AND  
ALONE LAY LINE EACH LOT.

TO BE NOTIFIED OF ACTION:

OWEN & PARIS, INC.  
BRYAN PLAZA ARCADE  
NED IN OFFICE  
10 ST. CHARLES ST., DALTON, GA.

LOCATED IN LAND LOT 311, 12TH DISTRICT, 3RD SECTION.  
WHITFIELD COUNTY, GEORGIA.

## VALLEY BROOK, PLAT 6



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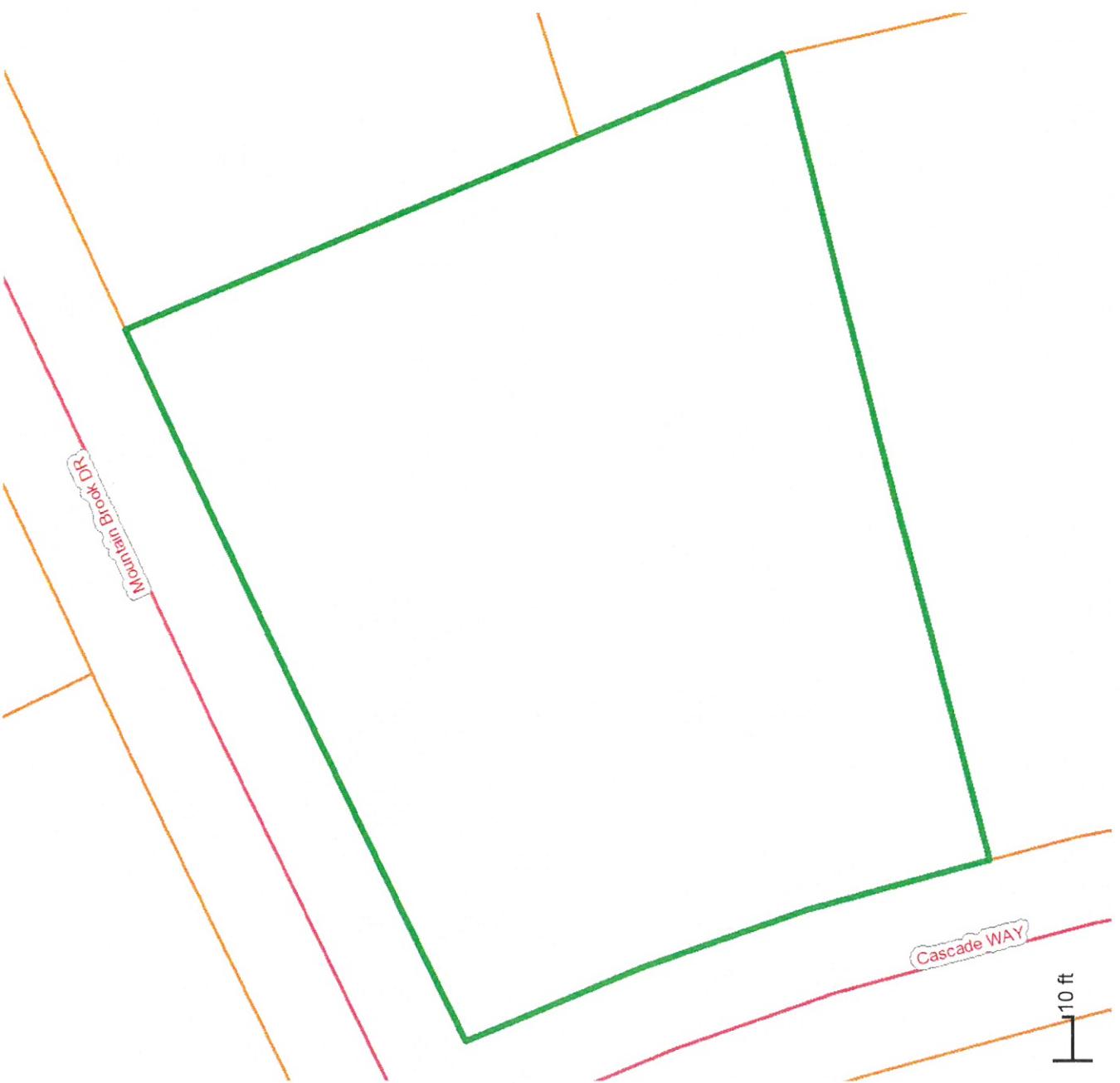
For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

## Tax Commissioner Information

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

|                      |                      |                   |                        |
|----------------------|----------------------|-------------------|------------------------|
| Tax Bill Recipient   | ETHERIDGE TIM & LORI | Legal Description | L141 VALLEY BROOK 6    |
| Year                 | 2018                 | Sale Date         |                        |
| Parcel Number        | 12-311-15-008        | Taxes Due         | 1859.6                 |
| Bill                 | 211796               | Taxes Due Date    | 12/20/2018             |
| Exemption Type       | S1                   | Taxes Paid        | 1859.6                 |
| Account No.          | 8763                 | Taxes Paid Date   | 12/12/2018 11:16:28 AM |
| Millage Rate         | 0                    | Current Due       | 0                      |
| Fair Market Value    | 170770               | Back Taxes        | 0                      |
| Assessed Value       | 68308                | Total Due         | 0                      |
| Prior Years Tax Data | Tax                  |                   |                        |

# Whitfield County GIS



PAYMENT SUMMARY RECEIPT

The City of Dalton  
P.O. Box 1205  
Dalton GA 30722-1205

DATE: 10/02/19 CUSTOMER#:

TIME: 08:34:20

CLERK: 628jchav

RECEP# : 177674 PREV BAL: 150.00

TP/YR: P/2019 AMT PAID: 150.00

BILL: 177674 ADJUSTMNT: .00

EFF DT: 10/02/19 BAL DUE: .00

Misc Cash Receipts

----- TOTALS -----

PRINCIPAL PAID: 150.00

INTEREST PAID: .00

ADJUSTMENTS: .00

DISC TAKEN: .00

AMT TENDERED: 150.00

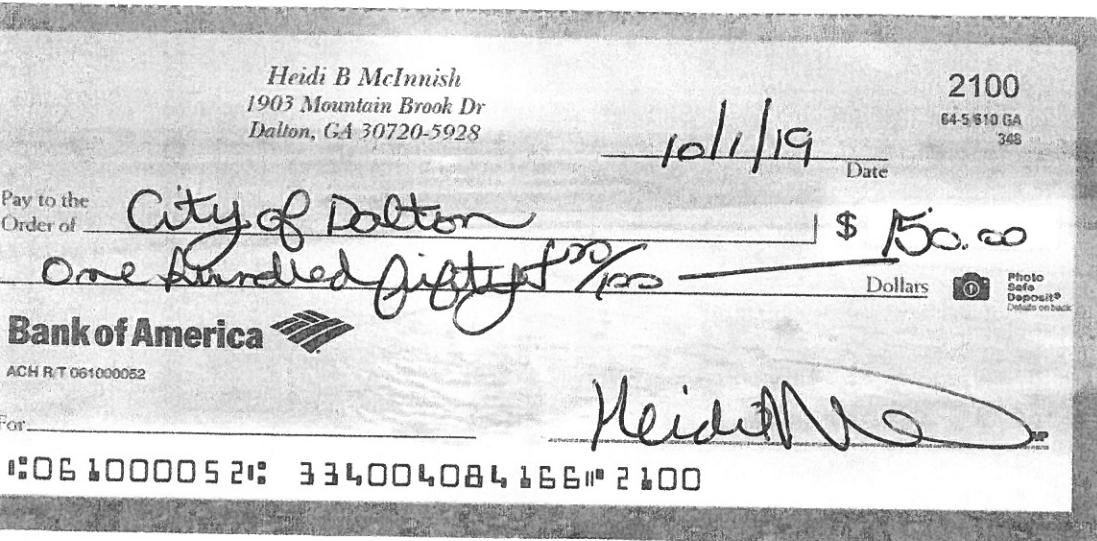
AMT APPLIED: 150.00

CHANGE: .00

PAID BY: MCINNISH, HEIDI

PAYMENT METH: CHECK

PAYMENT REF: 2100



## 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:

12-311-15-008

*Describe parcel or parcels and nature of interest  
and percentage of interest*

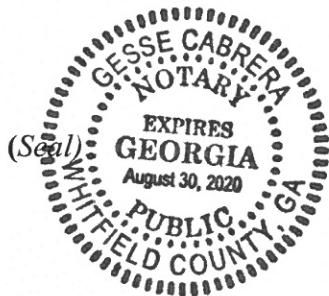
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I hereby appoint N/H  
my attorney in fact with full authority, my name, place, and stead, to apply for the  
zoning amendment as set forth in the attached annexation contract.

HEIDI MCINNIS  
(Owner's Name)

Sworn to and subscribed  
Before me, this 1 day  
of October, 2019

  
Notary Public





# Whitfield County

Board of Commissioners



## Board Members

R. Lynette Laughter, Chairman  
Harold Brooker  
Barry W. Robbins  
Roger Crossen  
Greg Jones

October 25, 2019

Honorable Dennis Mock  
Mayor, City of Dalton  
P.O. Box 1205  
Dalton, GA 30722

RE: Tax Parcel No. 12-311-15-008

Dear Mayor Mock:

At the October 14, 2019, Regular Business Meeting of the Whitfield County Board of Commissioners, the Board voted 3-1 to have no land use classification objection to the annexation of Tax Parcel No. 12-311-15-008.

Regards,

A handwritten signature in blue ink.

Mark Gibson,  
County Administrator

C: Ethan Calhoun, Northwest Georgia Regional Commission  
Jess Hansen, GIS Coordinator  
Claude Craig, Emergency Services Director  
File

**William C Cason III**  
Chief of Police  
[ccason@cityofdalton-ga.gov](mailto:ccason@cityofdalton-ga.gov)  
[www.daltonpdblog.org](http://www.daltonpdblog.org)  
[www.cityofdalton-ga.gov/police](http://www.cityofdalton-ga.gov/police)



**Public Safety Commission**  
Terry Mathis  
Keith Whitworth  
Bill Weaver  
Kenneth E. Willis  
Carlos Calderin

## **DALTON POLICE DEPARTMENT**

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

Date: October 15, 2019  
To: Chief Cliff Cason  
From: Lieutenant Ricky Long  
RE: 1903 Mountain Brook Drive

Chief Cason:

I have reviewed the annexation request for 1903 Mountain Brook Drive, parcel number 12-311-15-008. The annexation of this property will have little or no impact on law enforcement services in this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ricky Long".

Lieutenant Ricky Long  
Patrol Operations

PUBLIC WORKS DEPARTMENT  
BENNY DUNN, DIRECTOR  
bdunn@cityofdalton-ga.gov

P.O. Box 1205  
Dalton, GA 30722-1205  
Office: (706) 278-7077  
FAX: (706) 278-1847



DENNIS MOCK, MAYOR

CITY COUNCIL MEMBERS  
GARY CREWS  
TYREE GOODLETT  
ANNALEE HARLAN  
DENISE WOOD

## MEMORANDUM

TO: Dennis Mock, Mayor  
Attn: Bernadette Chattam, City Clerk

FROM: P. Andrew Parker P.E. *S. Andrew Parker*  
Assistant Public Works Director

RE: Annexation Request  
Heidi McInnish  
1903 Mountain Brook Dr.  
0.57 Acres  
Parcel Number: 12-311-15-008  
Zoning Classification: R-2

DATE: October 8, 2019

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Regarding the subject request, please be advised that the Public Works Department has no objections to the annexation of the above referenced property.

# DALTON FIRE DEPARTMENT

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

404 School Street  
Dalton, GA 30720



## PUBLIC SAFETY COMMISSION

Bill Weaver  
Keith Whitworth  
Terry Mathis  
Kenneth E. Willis  
Anthony Walker

October 4, 2019

Honorable Dennis Mock  
Mayor  
City of Dalton  
Dalton, GA 30720

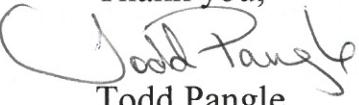
Re: Annexation proposal for parcel #12-311-15-008  
1903 Mountain Brook Dr.

Greetings,

A review of the proposed annexation listed above has been completed, it has been determined there would not be 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,

  
Todd Pangle  
Fire Chief  
Dalton Fire Department



October 8, 2019

Mr. Dennis Mock  
Mayor, City of Dalton  
Post Office Box 1205  
Dalton, Georgia 30722-1205

**RE: Annexation Request for 1903 Mountain Brook Drive (0.57ac)**

Dear Mayor Mock:

As requested in your October 3, 2019, memorandum, Dalton Utilities has reviewed the annexation request of Heidi McInnish for 0.57 acres +/- located at 1903 Mountain Brook Drive. This property is further described as parcel number 12-311-15-008 by the Whitfield County Tax Assessor's Office. Dalton Utilities currently provides water and sewer service to the home located at this address.

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

Sincerely,

A handwritten signature in black ink that reads "Mark Buckner".

Mark Buckner, P.E.