

**WALTON COUNTY, GEORGIA
RESOLUTION NUMBER ____**

**A RESOLUTION
BY THE BOARD OF COMMISSIONERS
OF WALTON COUNTY**

A Resolution Consenting to the Deannexation of
Certain Real Property from the City of Monroe, Georgia

WHEREAS, the owners of the property described and identified on Exhibit "A" attached hereto and by this reference made a part hereof, have requested that said property be deannexed from the City of Monroe, Georgia; and

WHEREAS, O.C.G.A. Section 36-36-22 provides the procedures for the deannexation of land from a municipality within the State of Georgia; and

WHEREAS, O.C.G.A. Section 36-36-22 requires that the governing authority of Walton County consent to this proposed deannexation of property; and

WHEREAS, the deannexation of this property is in the best interest of Walton County, Georgia.

WHEREAS, the Walton County Board of Commissioners has adopted zoning regulations pertaining to all properties lying within unincorporated Walton County;

NOW THEREFORE, BE IT RESOLVED that the Walton County Board of Commissioners does hereby consent to the deannexation of the property described and identified on Exhibit "A" attached hereto, from the City of Monroe, Georgia subject to a zoning classification being established.

Adopted this ____ day of April, 2024.

David G. Thompson, Chairman
Walton County Board of Commissioners

Attest: _____
Rhonda Hawk, County Clerk
Walton County, Georgia

[COUNTY SEAL]

Exhibit "A"

Legal Description of the Property

All that tract or parcel of land lying and being in Land Lots 10 and 11 of the 4th District of Walton County, Georgia, being Tract#2 having 9.052 acres, more or less, as shown on a plat of survey entitled "Survey for: Equitable Partners II, LLC Fairfield Financial Services and Lawyers Title Insurance Corporation", dated October 5, 2005, prepared by Brewer & Dudley, LLC, certified by John F. Brewer, III, Georgia RLS No. 2905, filed at Plat Book 99, Page 33, of the Walton County, Georgia, Superior Court Records; said plat of survey and the record thereof being incorporated herein for a more metes and bounds description of the property conveyed.

This is the same property described in Warranty Deed from Alcovy River Station, LLC to True Life Ministries, Inc., dated September 12, 2013, recorded September 16, 2013, at Deed Book 3585, Page 443, Walton County, Georgia records.

Subject Property Address: 0 Highway 78, Monroe, GA 30655
Parcel ID: C0750160A00

DE-ANNEXATION APPLICATION

I HEREBY REQUEST THE MAYOR AND COUNCIL OF THE CITY OF Monroe TO DE-ANNEX THE PROPERTY DESCRIBED BELOW IN THIS APPLICATION

PLEASE LIST THE APPLICANT NAME REQUESTING DE-ANNEXATION

APPLICANT NAME:	<u>Jose A Lemus</u>
APPLICANT ADDRESS:	<u>566 Hoke o Kelly Mill Rd SE 1</u>
CITY, STATE & ZIP:	<u>Loganville GA 30052</u>
TELEPHONE NUMBER:	<u>678-977-7813</u>

PROPOSED PROPERTY TO BE DE-ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE DE-ANNEXED:	<u>HWY 78 Monroe</u>
(2) SUBDIVISION OF THE PROPERTY TO BE DE-ANNEXED:	
(3) LOT(S) NUMBER OF THE PROPERTY TO BE DE-ANNEXED:	<u>1</u>
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE DE-ANNEXED:	<u>Construction Business/Landscaping</u>

- PRESENT ZONING CLASSIFICATION Commercial Small tract
- PROPOSED AMOUNT OF ACREAGE TO BE DE-ANNEXED 8.919 Acres
- TAX MAP NUMBER/PARCEL NUMBER C0750160A00
- HOUSING UNITS

- (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF REGISTERED VOTERS NA
- (2) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF ADULTS OF VOTING AGE, IF DIFFERENT NUMBER THAN SHOWN IN NUMBER (1) NA
- (3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD. NA
- (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD. NA
- (5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF HOUSING UNITS. NA
- (6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX. NA CAUCASIAN NA LATINO NA AFRICAN AMERICAN NA OTHER
- (7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH NA

[Signature]
SIGNATURE OF APPLICANT

2-26-2024
DATE

OWNERSHIP VERIFICATION

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

8.919 Acres of HWY 78 MONROE CO 750160A00

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

Construction / Landscaping 100% of Property

I hereby appoint Jose A Lemus
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached de-annexation application.

[Signature]
(Owner's Name)

Sworn to and subscribed
Before me, this 1th day
of MARCH, 2024

A.P. Sadselia
Notary Public

(Seal)



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Legal Description

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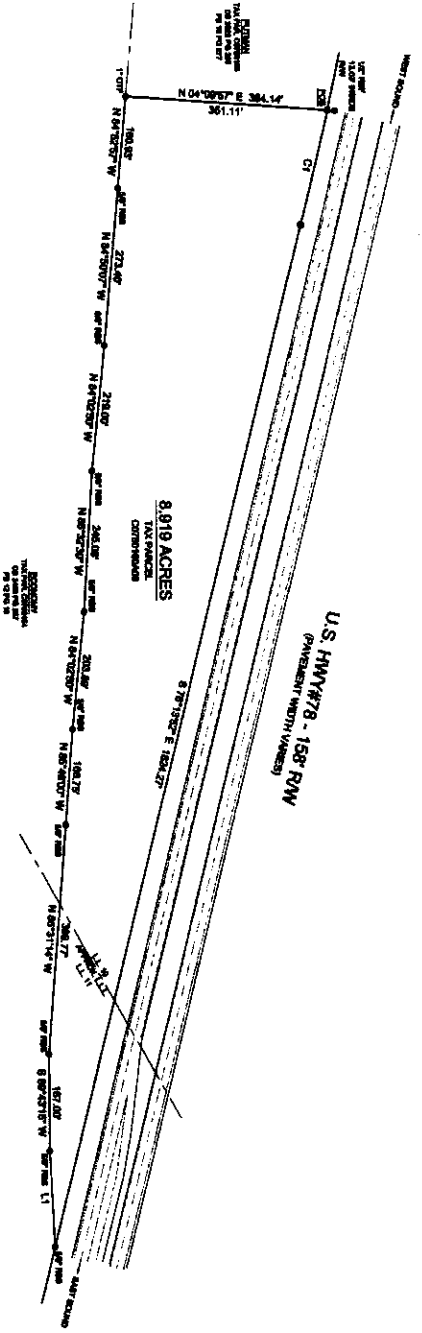
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THE UNITED STATES OF AMERICA
 FEDERAL BUREAU OF INVESTIGATION
 DEPARTMENT OF JUSTICE
 WASHINGTON, D. C. 20535

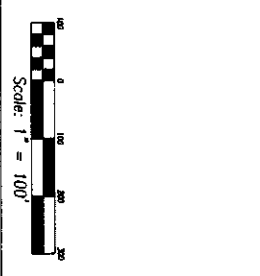
FOR THE PURPOSES OF THIS REPORT, THE BUREAU HAS REVIEWED THE RECORDS OF THE LAND OFFICE OF THE U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, AND THE BUREAU OF REVENUE, U.S. DEPARTMENT OF THE TREASURY, IN CONNECTION WITH THE INVESTIGATION OF THE ALLEGED CONSPIRACY TO OBTAIN THE CONTROL OF THE PROPERTY OF THE UNITED STATES OF AMERICA.

CHANCE	CHANCE	CHANCE	CHANCE	CHANCE	CHANCE
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10



THE UNITED STATES OF AMERICA
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Date: July 11, 2011
 Project: 11-01
 Prepared by: [Name]
 Checked by: [Name]
 Scale: 1" = 100'

RETRACEMENT SURVEY FOR
JOSE ALEXANDER LEMUS
 DATE: JULY 11, 2011
 SCALE: 1" = 100'
 PROJECT: 11-01
 PREPARED BY: [Name]
 CHECKED BY: [Name]

DEED PREPARED BY:
Jason McCart
McCart Law Firm, LLC
2195 Pace Street, Suite E
Covington, GA 30014

AFTER RECORDING RETURN TO:
Jason McCart
McCart Law Firm, LLC
2195 Pace Street, Suite E
Covington, GA 30014

SUBJECT PROPERTY:
0 HWY 78
Monroe, GA 30655
Tax Parcel ID: C0750160A00

MLF File #: 2023-1135

BK:5289 PG:292-293
Filed and Recorded
Apr-03-2023 02:28 PM
DOC# 2023 - 003235
Real Estate Transfer Tax
Paid: \$ 225.00
1472023001271
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 9246201397

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF NEWTON

This indenture made this 31st day of March, 2023 between True Life Ministries, Inc., as party or parties of the first part, hereinafter called Grantor, and Jose Alexander Lemus, 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 00/100'S (\$10.00)** Dollars 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,

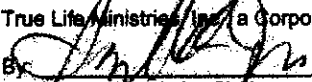
SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF BY REFERENCE

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, 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, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

True Life Ministries, Inc. a Corporation
By  (SEAL)
Samuel Head, Jr., Chairman and CEO

Signed, sealed and delivered this 31st day of March, 2023 in the presence of:


Witness


Notary Public

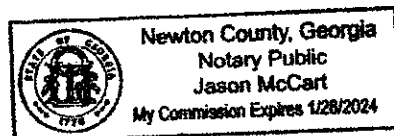


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2023 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON

WALTON CO. TAX COMM.
303 S. HAMMOND DRIVE
SUITE 100
MONROE, GA. 30655

BILL NUMB. 2023 41843
ACCT NUMB. 627645 010
TAXPAYER TRUE LIFE MINISTRIES INC
MAP NUMBER C 75 160 A
LEGAL DESC TR#2 9.05AC
LOCATION HWY 78
CURRENT YEAR TAXES NO TAX DUE

PAYMENT DUE NO TAX DUE
ON OR BEFORE NOVEMBER 15, 2023

If paying by check or money order,
please include your tax bill number.

TRUE LIFE MINISTRIES INC 41843PT
P O BOX 482
SOCIAL CIRCLE GA 30025

WALTON CO. TAX COMM. 2023
303 S. HAMMOND DRIVE CO.PT.
SUITE 100 41843
MONROE, GA. 30655

Please return this portion of your bill with your payment

2023 ADVALOREM TAX NOTICE FOR THE COUNTY OF WALTON

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL		FAIR MARKET VALUE
2023	041843	627645 010	1	TR#2 9.05AC	C 75	160 A	456,100
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE	
COUNTY	182440		182440	.0104130	554.25	1,899.75	
SCHOOL	182440		182440	.0166930		3,045.47	
SCH BOND	182440		182440	.0013900		253.59	
MONROE	182440		182440	.0064670	807.11	1,179.84	
OTHR CHRGS						55.81	
TOTAL SCHOOL TAXES						3,299.06	
TOTAL COUNTY T						1,899.75	
TOTAL CITY T						1,179.84	
PAYMENTS						-6,434.46	

THIS YEAR TAX NO TAX DUE
TOTAL TAX DUE NO TAX DUE

TRUE LIFE MINISTRIES INC
P O BOX 482
SOCIAL CIRCLE GA 30025

PAYMENT MUST BE MADE ON OR BEFORE
NOVEMBER 15, 2023
YOUR CANCELLED CHECK IS YOUR RECEIPT

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY
WALTON CO. TAX COMM.
303 S. HAMMOND DRIVE
SUITE 100
MONROE, GA. 30655

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2024 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 303 S. HAMMOND DRIVE (770)267-1352. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2024 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 303 S. HAMMOND DRIVE and/or (770)267-1352

LOCAL OPTION SALES TAX CREDIT:
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:	
Mill rate required to produce local budget	24.342
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year	7.462
Actual mill rate set by local officials	16.880

Walton County, GA

Parcel Number C0750160A00
Location Address HWY 78
Legal Description TR#2 9.05AC
 (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 PCD
Tax District Monroe (District 01)
Millage Rate 39.382
Acres 9.05
Neighborhood 09094-HWY 78 MAJOR (09094)
Homestead Exemption No (\$0)
Landlot/District 10 / 4

[View Map](#)

Owner

LEMUS JOSE ALEXANDER
 567 HOKE OKELLEY MILL RD SE
 LOGANVILLE, GA 30052

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	09094-AC-HWY 78 MAJOR	Acres	394,218	0	0	9.05	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/31/2023	5289 292	099 033	\$225,000	Land Market - Vacant	TRUE LIFE MINISTRIES INC	LEMUS JOSE ALEXANDER
9/12/2013	3585 443	099 033	\$194,618	Land Market - Vacant	ALCOVY RIVER STATION LLC	TRUE LIFE MINISTRIES INC
9/27/2011	3295 329	099 033	\$30,300	NO USE PURCHASE FROM BANK (VACANT)	STATE BANK AND TRUST COMPANY	ALCOVY RIVER STATION LLC
3/30/2011	3283 192	018 075	\$0	Unqualified - Vacant	SECURITY BANK OF BIBB	STATE BANK AND TRUST COMPANY
12/4/2007	2839 499	018 075	\$0	Unqualified - Vacant	EQUITABLE PARTNERS II	SECURITY BANK OF BIBB
2/3/2006	2414 158	018 075	\$384,700	Land Market - Vacant	HUGHES LADYE ARNOLD &	EQUITABLE PARTNERS II
12/27/2004	2109 158	018 075	\$0	Unqualified - Vacant	ARNOLD JOHN R ESTATE	ARNOLD BETTE RUSSELL

Valuation

	2023	2022	2021	2020
Previous Value	\$456,100	\$244,300	\$244,300	\$244,300
Land Value	\$456,100	\$456,100	\$244,300	\$244,300
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$456,100	\$456,100	\$244,300	\$244,300

No data available for the following modules: Rural Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/1/2024, 9:15:30 AM

Contact Us

