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2/22/2022 10:50:00 AM
BK: 5521 PG: 221-221
NIKI SEWELL
CLERK, SUPERIOR COURT
COWETA COUNTY, GA]

Prepared by P

Reserved for recording information

After Recording Return to: Phillip E. Brooks, Attorney
155 Southridge
Senoia, GA 30276

Niki Sewell

REAL ESTATE TRANSFER TAX
PAID: \$525.00

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

PT-605
STATE OF GEORGIA
COUNTY OF COWETA

This indenture made this 25th day of January, in the year Two Thousand Twenty Two between Zibe W. Dowdy and Karen A. Dowdy as party or parties of the first part, hereunder called Grantor, and Richard Lyle Terry and Vicki M. Terry as Joint Tenants with Right of Survivorship as party or parties of the second part, hereafter 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 consideration 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, by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract of land described on Exhibit "A" attached hereto

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 0.574 ACRES, LYING AND BEING IN LAND LOT 280 OF THE FIRST LAND DISTRICT OF COWETA COUNTY, GEORGIA, AS SHOWN BY PLAT OF SURVEY BY JOHN R. CHRISTOPHER, REGISTERED LAND SURVEYOR, FOR SAUNDRA HARLOW BUNCH, DATED JUNE 14, 1995, AND RECORDED IN PLAT BOOK 60, PAGE 113, OFFICE OF THE CLERK OF THE SUPERIOR COURT, COWETA COUNTY, GEORGIA, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID TRACT.

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 rights, members and appurtenances thereof, to the same being, belonging, or otherwise 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 against all claims of all persons whomsoever.

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

Signed, sealed and delivered:

Kyle Kean
Witness
Phillip E. Brooks
Notary Public
PHILLIP E. BROOKS
NOTARY PUBLIC
GEORGIA
EXPIRES 10-05-2025
COWETA COUNTY

Zibe W. Dowdy (SEAL)
Zibe W. Dowdy
Karen A. Dowdy (SEAL)
Karen A. Dowdy

*1/25
bpe 1/25 8*

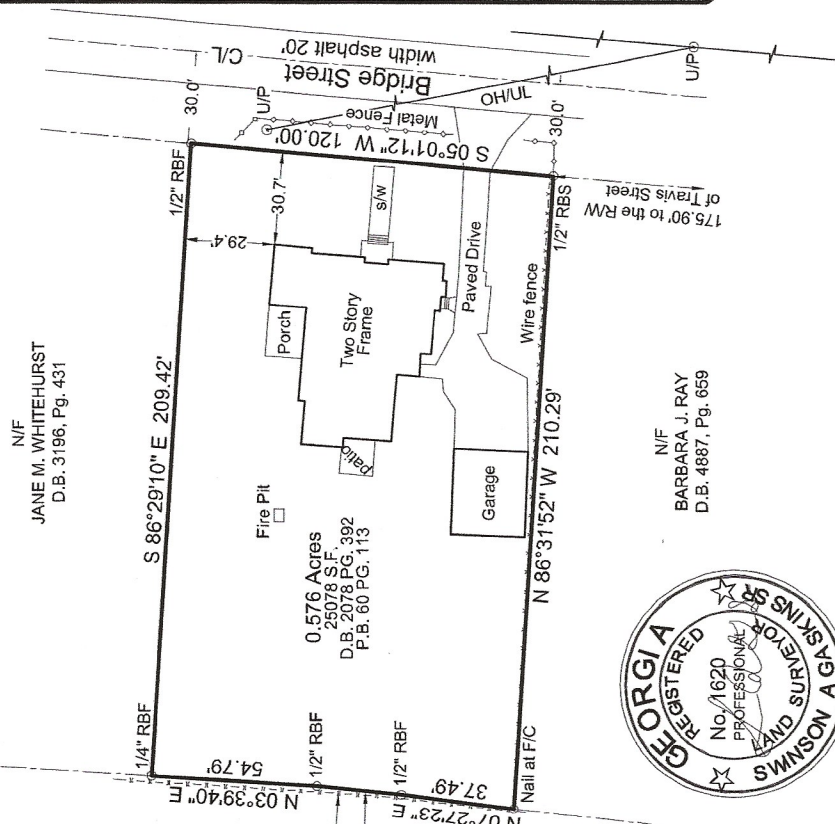
SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO. 1620

DATE 02 / 09 / 2022



N/F JANE M. WHITEHURST D.B. 3196, Pg. 431

0.576 Acres 25078 S.F. D.B. 2078 PG. 392 P.B. 60 PG. 113

N/F BARBARA J. RAY D.B. 4887, Pg. 659



N/F CITY OF SENOIA D.B. 4304, Pg. 138 P.B. 93, Pg. 56 P.B. 92 PG. 62

N 06°11'25\"/>

LEGEND

- B/L=BUILDING LINE
- C/L=CENTERLINE
- CTP=CRIMP TOP PIPE
- D.B.=DEED BOOK
- D.E.=DRAINAGE EASEMENT
- ESMT =EASEMENT
- EP=EDGE OF PAVEMENT
- F/C=FENCE CORNER
- F.W.P.D.=FIELD WORK PERFORMED DATE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- N/F=NOW OR FORMERLY
- P.B.=PLAT BOOK
- P.G.=PAGE
- P.O.B.=POINT OF BEGINNING
- P/P=POWER POLE
- RBF=REBAR FOUND
- RS=REBAR SET
- R/W=RIGHT OF WAY
- U/P=UTILITY POLE

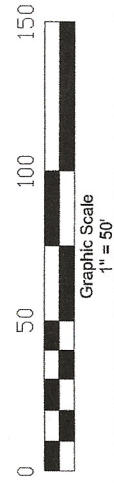
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,111 FEET AND AN ANGULAR ERROR OF 00° 00' 01\"/>

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.

FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0291D, DATED FEBRUARY 06 2013, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



Prepared For:	Rich Terry
F.W.P.D.:	02/07/2022
CITY OF SENOIA	Date: 02/09/2022
Scale: 1" = 50'	Job No: SA22-018A
County: Coweta, GA	Land Lot: 280
	District: 1st

S.A. GASKINS & ASSOCIATES, LLC.
SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS
981 Camp Ground Road Griffin Ga. 30223
sagaskins55@gmail.com 678-618-5067 JOHN 3:16

APPLICATION TO AMEND THE
OFFICIAL ZONING MAP OF
THE CITY OF SENOIA



City of Senoia
P.O. Box 310
Senoia, GA 30276
770.599.3679

Name of Applicant RICHARD TERRY Phone No. 404-625-2438
Mailing Address 222 Bridge St, Senoia GA 30276
Name of Property Owner RICHARD TERRY Phone No. 404-625-2438
(Attach additional page if there is more than one owner)
Address of Property 222 Bridge St
Zoning Classification: Present R-40 Requested Historic Preservation
Use of Property: Present Private Residence Requested Private Residence

_____ If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining property. (How does it differ from adjoining property, and why should it be subject to different restrictions than those applying to adjoining property?)

REDUCED SETBACK

Attach the following documents:

1. Written legal description of the property (copy of deed) – full metes and bounds description rather than plat reference.
2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit 3 copies if the plat and a PDF of the plat.
3. List of adjacent property owners
4. Disclosure of Campaign Contributions and Gifts Form.
5. If Property Owner and Applicant are not the same, Authorization by Property Owner Form or Authorization of Attorney Form.
6. Filing fee (\$450) payable to the City of Senoia.
7. Letter of Intent, conceptual plan

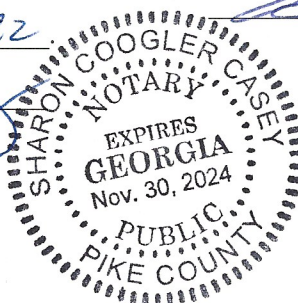
I hereby authorize the staff of City of Senoia to inspect the premises of the above – described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to subscribed before me

This 14 day of March 2022

Sharon Coogler Casey
Notary Public

[Signature]
Signature of Applicant



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on MARCH 14, 20 22, to rezone real property described as follows:

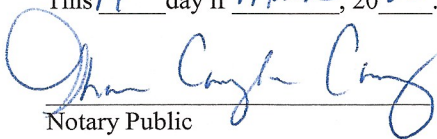
Within two years preceding the above filing date, the Applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Senoia who will consider the Application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description, and date of each such campaign contribution.

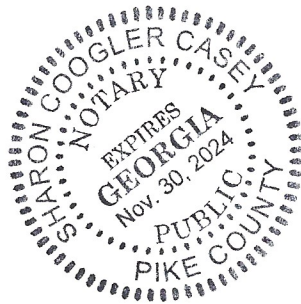
I have made no contributions to anyone on the City Council
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.


Signature of Applicant

Sworn to and subscribed before me

This 14th day of March, 20 22.


Notary Public



DISCLOSURE OF FINANCIAL INTERESTS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on MARCH 14, 2022, to rezone real property described as follows:

_____ The undersigned official of the City of Senoia has a property interest (Note 1) in said property as follows:

_____ The undersigned official of the City of Senoia has a financial interest (Note 2) in a business entity (Note 3) which has a property interest in said property, which financial interest is as follows:

_____ The undersigned official of the City of Senoia has a member of the family (Note 4) having a property interest in said property of a financial interest in a business entity in said property, which family member and property interest or financial interest are as follows:

Note 1: Property interests – Direct ownership of real property, including and percentage of ownership less than total ownership.

Note 2: Financial interest – All direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent (10%) or more.

Note 3: Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.

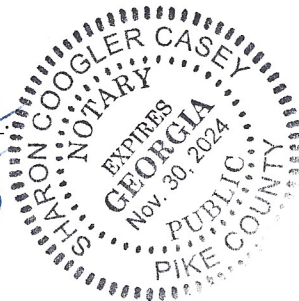
Note 4: Member of family – Spouse, mother, father, brother, sister, son or daughter.

no official have an ownership Interest
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

[Signature]
Signature of Applicant

Sworn to and subscribed before me
This 14 day of March, 2022

[Signature]
Notary Public



AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance

I swear that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Coweta County, Georgia.

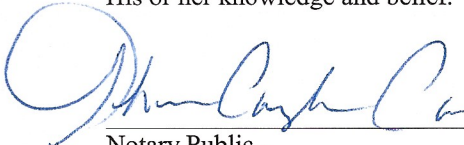
I authorize the person named below to act as Applicant in the pursuit of rezoning or a variance of this property.

Name of Applicant Ricardo Terry
Address 222 Badger St, Sumner, GA 30276
Telephone No. 404-625-2438


Signature of Owner

Personally appeared before me

Who swears that the information
Contained in this authorization is
True and correct to the best of
His or her knowledge and belief.


Notary Public
Date 3/14/2022



Planning Commission Action:

Date of Hearing: _____

Commission's Recommendation: _____

Conditions: _____

Mayor and Council of the City of Senoia:

Date of Hearing: _____

Council's Decision _____

Conditions required: _____

AUTHORIZATION OF ATTORNEY
Application of Rezoning or Variance

I swear that as an attorney at law, I have been authorized by the owner to file the attached application.

Signature of Attorney

Name

Address

City State Zip Code

Telephone Number