

Application for  
Preliminary  
Annexation Review



City of Senovia  
P.O. Box 310  
Senovia, GA 30276  
(770) 599-3679

Date 1/21/21

I, or we, the undersigned owner, or owners, of the hereinafter described property, do hereby submit this written and signed application, requesting that, the City of Senovia annex to the existing corporate limits of said City the hereinafter particularly described land and area.

The legal description of the land requested to be annexed herein in the manner aforesaid, is attached.

There is attached hereto a survey and plat in triplicate of said land and area (8 ½ inches by 14 inches or less), made and prepared by a competent surveyor, particularly delineating the aforesaid land and area and showing on same the legal owner, or owners, of all the property so included and also the existing corporate limits of the City of Senovia at the place or places where same adjoins or is contiguous to said property.

It is certified that the aforesaid legal description and plat are true and correct, and that said plat does correctly show the owner, or owners, of the above described property, and it is further certified that same adjoins and is contiguous to the existing corporate limits of the City of Senovia, Georgia.

SIGNED 

WITNESS 

DATE 1/21/21

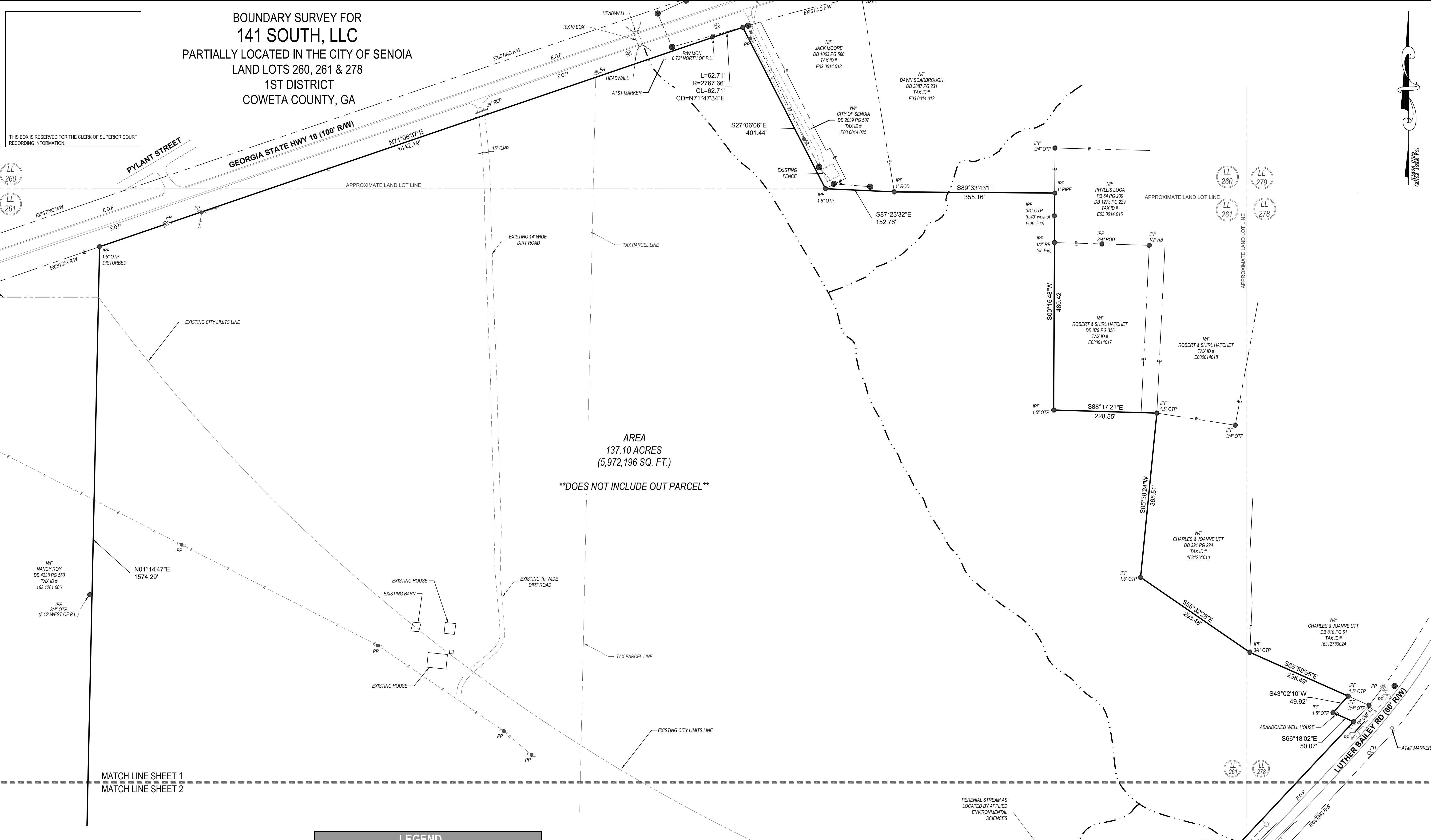
### Required

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1. Above letter signed by owner(s)
2. 3 certified surveys of the property (dated not more than three month prior to this application)
3. Legal description of property
4. Title opinion from attorney
5. Proposed use and conceptual plan (3 paper and 1 pdf) for the property
6. Contact information

BOUNDARY SURVEY FOR  
**141 SOUTH, LLC**  
 PARTIALLY LOCATED IN THE CITY OF SENOIA  
 LAND LOTS 260, 261 & 278  
 1ST DISTRICT  
 COWETA COUNTY, GA

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT  
 RECORDING INFORMATION.



AREA  
 137.10 ACRES  
 (5,972,196 SQ. FT.)  
**\*\*DOES NOT INCLUDE OUT PARCEL\*\***

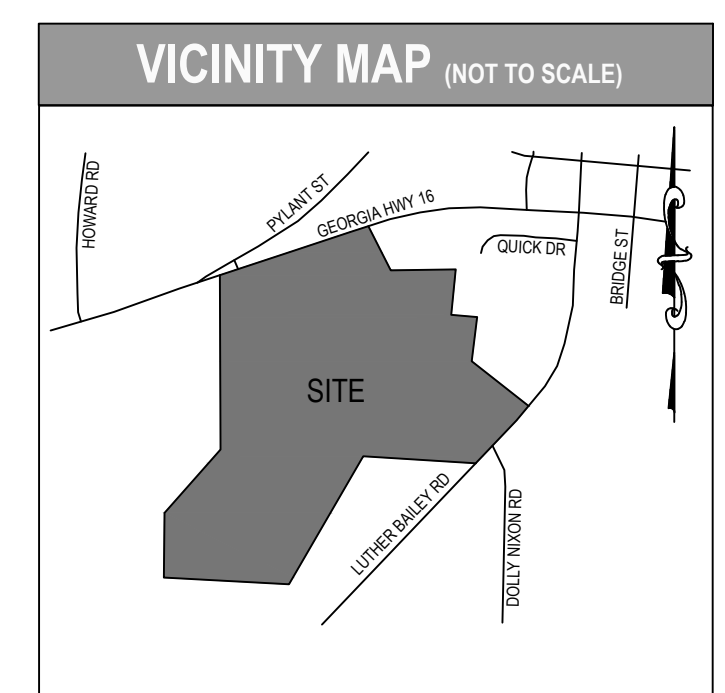
**SURVEYOR'S CERTIFICATE**

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.

*Robert J. DeBien*  
 ROBERT J. DEBIEN  
 REGISTERED LAND SURVEYOR #2964 (rdebien@moorebass.com)  
 DATE: 1/14/21

**LEGEND**

DB	DEED BOOK	EDP	EDGE OF PAVEMENT
FB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTF	OPEN TOP PIPE	PK	PK MARK SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
ISF	12" REBAR W/CSF 001179	REF	REFERENCE
CIO	CRIMP TOP PIPE	SC	SEWER CLEAN OUT
CGG	CURB & GUTTER	SO FT.	SQUARE FOOT
CMF	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
SWMF	STORMWATER MANAGEMENT FACILITY	N/F	NOW OR FORMERLY
TBM	TEMPORARY BENCHMARK	IPF	IRON PIN FOUND
POB	POINT OF BEGINNING	IPF	IRON PIN FOUND
POC	POINT OF COMMENCEMENT	IPF	IRON PIN FOUND
RCP	REINFORCED CONCRETE PIPE	IPF	IRON PIN FOUND
DIP	DUCTILE IRON PIPE	IPF	IRON PIN FOUND
PVC	POLYVINYL CHLORIDE PIPE	IPF	IRON PIN FOUND
HDPE	HIGH DENSITY POLYETHYLENE PIPE	IPF	IRON PIN FOUND
P	PROPERTY LINE	IPF	IRON PIN FOUND
E	CENTERLINE	IPF	IRON PIN FOUND
IS	IDENTIFICATION	IPF	IRON PIN FOUND
B.S.L.	BUILDING SETBACK LINE	IPF	IRON PIN FOUND
BOC	BACK OF CURB	IPF	IRON PIN FOUND
C	CURVE LABEL	IPF	IRON PIN FOUND
CI	CURB INLET	IPF	IRON PIN FOUND
DE	DRAINAGE EASEMENT	IPF	IRON PIN FOUND

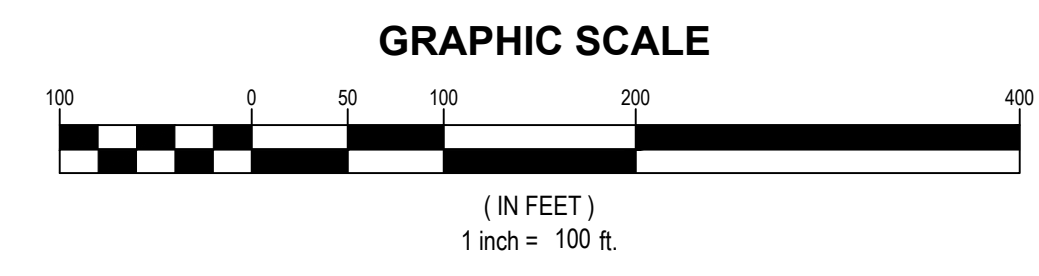


**REFERENCES**

1. DEED BOOK 391 PAGE 172 IN COWETA COUNTY RECORDS.

**FLOOD NOTE**

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COWETA COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 1307702900 EFFECTIVE DATE 02/06/13 THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.



**Moore Bass**  
 CONSULTING  
 ATLANTA  
 (770) 241-5500 (Fax)  
 www.moorebass.com

PROJECT NAME  
**GRIFIN - SENOIA TRACT**  
 SENOIA, GEORGIA

CLIENT NAME  
**JEFF LINDSEY COMMUNITIES, INC.**  
 140 VILLAGE CIRCLE  
 SENOIA, GA 30276

REVISIONS

NO.	DESCRIPTION



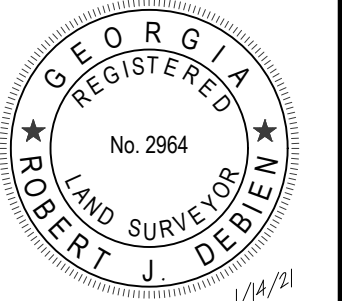
A2431.0021-BNDRY-REV

ARCHIVE  
 DATE: 1/14/21  
 FILE #  
 CONTRACT # A41.070

DRAWN BY LCBKM

The Drawing, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this project are instruments of professional service provided by MB. MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT  
 MCDONOUGH, GA 30253  
 578.1179



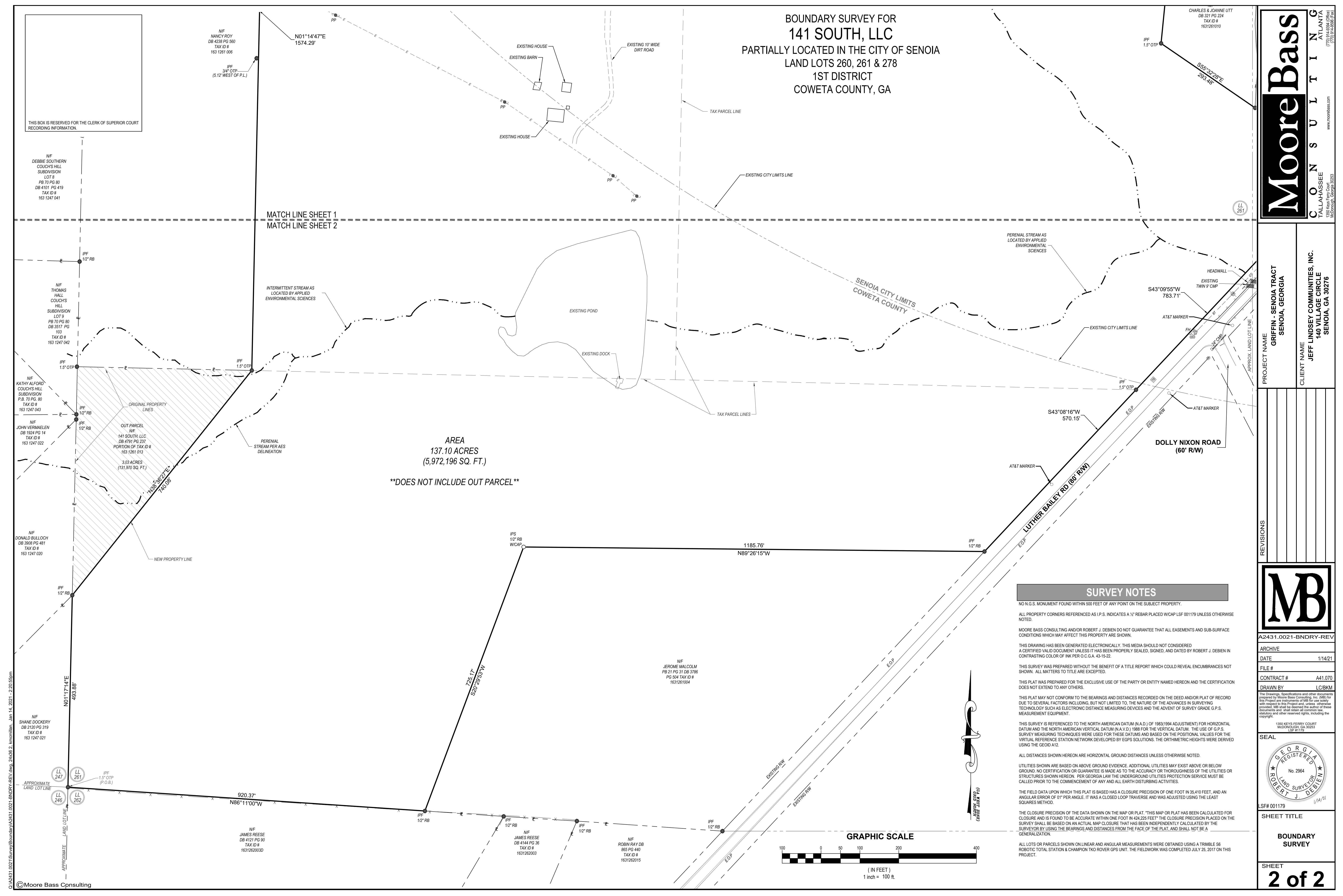
LSFR 001179

SHEET TITLE

**BOUNDARY SURVEY**

C:\Users\jdebien\Documents\A2431.0021-BNDRY-REV.dwg, 24/08 - L. mcnamillan, Jun 14, 2021 - 2:21:10pm

**BOUNDARY SURVEY FOR  
141 SOUTH, LLC  
PARTIALLY LOCATED IN THE CITY OF SENOIA  
LAND LOTS 260, 261 & 278  
1ST DISTRICT  
COWETA COUNTY, GA**



**AREA  
137.10 ACRES  
(5,972,196 SQ. FT.)  
\*\*DOES NOT INCLUDE OUT PARCEL\*\***

**SURVEY NOTES**

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983/1994 ADJUSTMENT FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

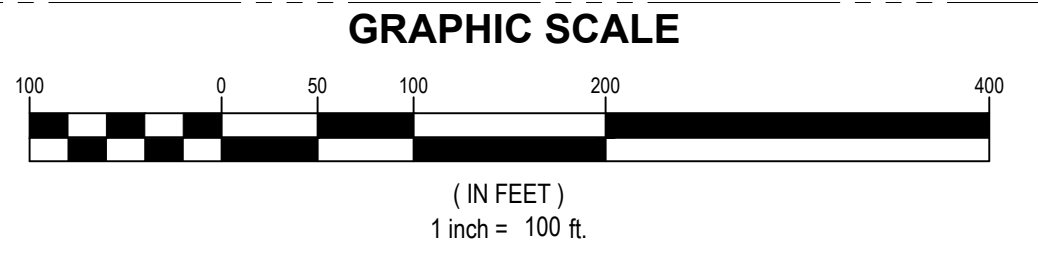
ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,410 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 424,225 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED JULY 25, 2017 ON THIS PROJECT.



THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

NF  
DEBBIE SOUTHERN  
COUCH'S HILL  
SUBDIVISION  
LOT 5  
PB 70 PG 80  
DB 4101 PG 419  
TAX ID #  
163 1247 041

NF  
THOMAS  
HALL  
COUCH'S  
HILL  
SUBDIVISION  
LOT 9  
PB 70 PG 80  
DB 3517 PG  
103  
TAX ID #  
163 1247 042

NF  
KATHY ALFORD  
COUCH'S HILL  
SUBDIVISION  
P.B. 70 PG 80  
TAX ID #  
163 1247 043

NF  
JOHN VERMAELEN  
DB 1604 PG 14  
TAX ID #  
163 1247 022

NF  
DONALD BULLOCH  
DB 3005 PG 461  
TAX ID #  
163 1247 020

NF  
SHANE DOCKERY  
DB 2120 PG 319  
TAX ID #  
163 1247 021

NF  
JAMES REESE  
DB 4121 PG 90  
TAX ID #  
1631262003

NF  
ROBIN RAY DB  
895 PG 440  
TAX ID #  
1631262015

NF  
JEROME MALCOLM  
PB 21 PG 31 DB 3786  
PG 504 TAX ID #  
1631261004

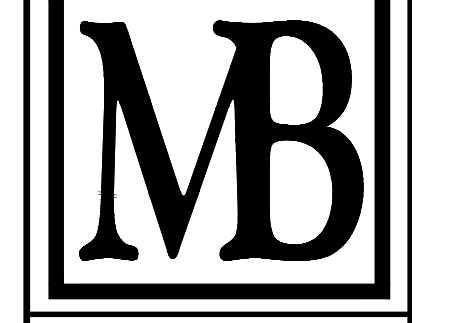
CHARLES & JOANNE UTT  
DB 321 PG 224  
TAX ID #  
1631261010

**Moore Bass**  
CONSULTING  
TALLAHASSEE  
ATLANTA  
(770) 914-9990  
www.moorebass.com  
McDonough, Georgia 30253

**PROJECT NAME**  
GRIFFIN - SENOIA TRACT  
SENOIA, GEORGIA

**CLIENT NAME**  
JEFF LINDSEY COMMUNITIES, INC.  
140 VILLAGE CIRCLE  
SENOIA, GA 30276

REVISIONS



A2431.0021-BNDRY-REV  
ARCHIVE  
DATE 1/14/21  
FILE #  
CONTRACT # A41.070  
DRAWN BY LCBKM

LSFR 001179  
SHEET TITLE  
**BOUNDARY SURVEY**  
SHEET  
**2 of 2**

**LEGAL DESCRIPTION**  
**GRIFFIN – SENOIA TRACT**  
**NEW BOUNDARY**  
**JEFF LINDSEY COMMUNITIES**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lots 260, 261 & 278 of the 1st District, partially located in the City of Senoia, Coweta County, Georgia, containing 137.10 acres (5,972,196 sq. ft.), as shown on a plat entitled, "Boundary Survey for 141 SOUTH, LLC," prepared by Moore Bass Consulting, Inc. dated 1/14/21, and being more particularly described as follows:

Commence at a point (1.5 inch open top pipe), said point being the intersection and common corner of land lots 246, 247 261 & 262 and the **TRUE POINT OF BEGINNING**.

From said point, proceed northerly along the common line of land lots 247 & 261, N01°17'14"E, a distance of 493.88 feet to a point (1/2 inch rebar); thence, leaving said land lot line, N38°36'27"E, a distance of 740.08 feet to a point (1.5 inch open top pipe); thence N01°14'47"E, a distance of 1,574.29 feet to a point (disturbed, 1.5 inch open top pipe) on the southeast right-of-way of Georgia State Highway 16 (100' R/W); thence proceed along said right-of-way, N71°08'37"E, a distance of 1,442.19 feet to a point; thence continue along the arc of a curve to the right, a distance of 62.71 feet (said arc having a radius of 2,767.66 feet and being subtended by a chord bearing N71°47'34"E with a chord distance of 62.71 feet) to a point; thence, leaving said right-of-way, proceed S27°06'06"E, a distance of 401.44 feet to a point (1.5 inch open top pipe); thence S87°23'32"E, a distance of 152.76 feet to a point (1 inch rod); thence S89°33'43"E, a distance of 355.16 feet to a point (1" pipe); thence S00°16'48"W, a distance of 480.42 feet to a point (1.5 inch open top pipe); thence S88°17'21"E, a distance of 228.55 feet to a point (1.5 inch open top pipe); thence S05°38'24"W, a distance of 365.51 feet to a point (1.5 inch open top pipe); thence S55°32'28"E, a distance of 293.48 feet to a point (3/4 inch open top pipe); thence S65°59'55"E, a distance of 238.49 feet to a point (1.5 inch open top pipe); thence S43°02'10"W, a distance of 49.92 feet to a point (1.5 inch open top pipe) ; thence S66°18'02"E, a distance of 50.07 feet to a point, said point being on the northwest right-of-way of Luther Bailey Road (80' R/W); thence proceed southwest along said right-of-way, S43°09'55"W, a distance of 783.71 feet to a point (1.5 inch open top pipe); thence continue, S43°08'16"W, a distance of 570.15 feet to a point (1/2 inch rebar); thence, leaving said right-of-way, proceed N89°26'15"W, a distance of 1,185.76 feet to a point (1/2 inch rebar w/cap); thence S20°29'53"W, a distance of 725.17 feet to a point (1/2" rebar), said point being on the common line of land lot 261 & 262; thence proceed along said land lot line, N86°11'00"W, a distance of 920.37 feet to a point (1.5 inch open top pipe), said point being intersection and common corner of land lots 246, 247, 261 & 262 and the **TRUE POINT OF BEGINNING**.

**LAWSON, BECK AND SANDLIN LLC**  
**1125 Commerce Drive, Suite 300**  
**Peachtree City, GA 30269**  
**770-486-8949 Phone**  
**770-486-8950 Fax**

**CERTIFICATE OF TITLE**

Prepared for and limited to the use of: **City of Senoia, Georgia**

**Re: Approximately +/- 140.13 acres located in Coweta County, Georgia**

This is to certify that on behalf of the firm of LAWSON, BECK AND SANDLIN LLC, the undersigned, in accordance with Title Standards of the State of Georgia (as approved June 2, 1972), has examined the title to the real property described in Exhibit "A" attached hereto and incorporated herein (the "Property"), as officially and correctly indexed in the public records of the county in which the Property lies, and that, as a result of a 50 year search, that merchantable title in Fee Simple is vested in **141 South, LLC**.

**LIMITATIONS, LIENS AND OBJECTS**

Subject to those objections and exceptions set out as follows:

- 1.) All matters of record subsequent to the date of this certificate;
  - 2.) Matters affecting the title which are not of record, or which, if they are of record are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner;
  - 3.) Zoning law, ordinances and regulations concerning the use, occupancy, possession and retention of the Property (including, but not limited to setback regulations);
  - 4.) Unrecorded statutory liens for the improvement of the Property;
  - 5.) Street and sanitary liens not properly placed on record;
  - 6.) Matters respecting personal property situated or affixed to the Property;
  - 7.) Bankruptcy proceedings affection the Property;
  - 8.) Such state of facts as would be disclosed from a competent civil engineer's accurate survey of the Property (including, but not limited to any building or other encroachments on the Property or any improvements on the Property which encroach onto an adjacent parcel);
  - 9.) Title to that portion of the premises within the bounds of any public road;
  - 10.) The riparian rights of abutting land owners in and to the waters of any stream traversing the Property;
  - 11.) Rights and adverse claims of tenants in possession;
  - 12.) Past due utility bills, which deter the municipal authority or utility company from transferring meters or service until bills have been paid;
  - 13.) Filings relation to personal property or fixtures not readily indexed in the deed records;
  - 14.) Taxes not yet due and payable and taxes becoming due and payable subsequent to the date of this certificate, as well as, past taxes becoming due in the future, as a result of unapproved tax digests.
  - 15.) This is a limited title search.
- 
1. All matters shown on that certain R/W deed, conveyance of access rights and driveway easement in favor of City of Senoia as recorded in Deed Book 4550, Page 262, Office of the Clerk, Coweta County Superior Court.
  2. Construction Easement in favor of the City of Senoia as recorded in Deed Book 4616, Page 562, aforesaid records.
  3. R/W Easement in favor of Southern Bell Telephone and Telegraph Company as recorded in Deed Book 491, Page 357, aforesaid records.
  2. Encroachments, overlaps, boundary line disputes and any matters which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
  3. All taxes for the year 2021 and subsequent years not yet due and payable, and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustments, re-appraisals, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
  4. Rights of tenants in possession as tenants under unrecorded leases.



**FOR INFORMATIONAL PURPOSES:**

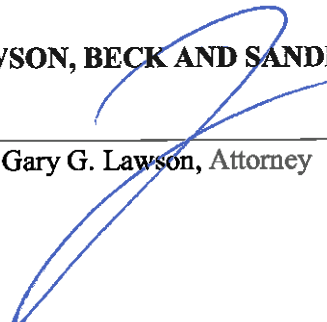
2020 State and Coweta County taxes were paid in the following amounts for the following tax parcels:

163 1261 011 in the amount of \$4,346.93  
163 1261 005 in the amount of \$10,641.75  
163 1261 013 in the amount of \$8,081.12  
163 1278 002B in the amount of \$27.83  
163 1261 012 in the amount \$1,736.42  
163 1261 002 in the amount of \$4,629.07

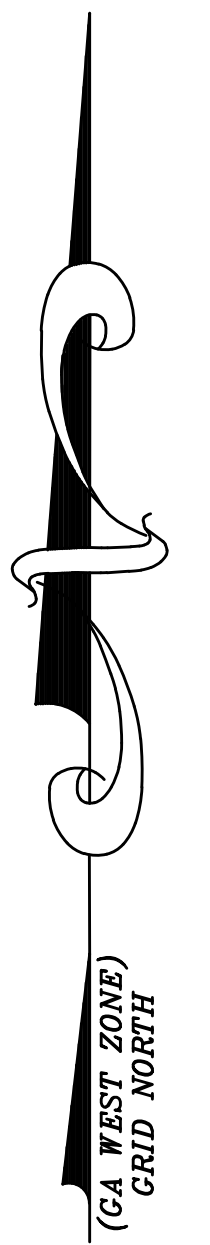
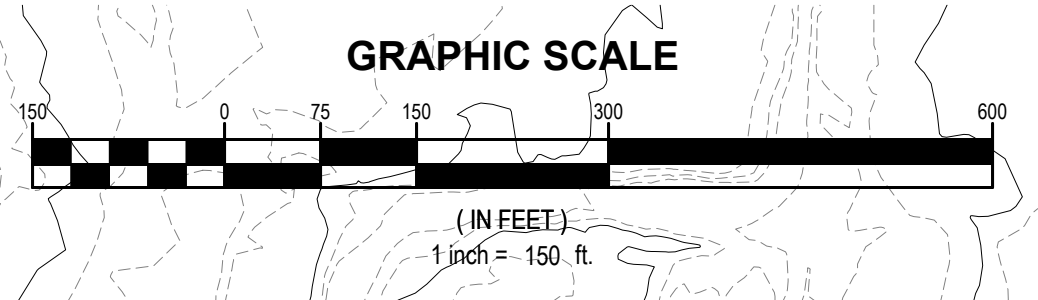
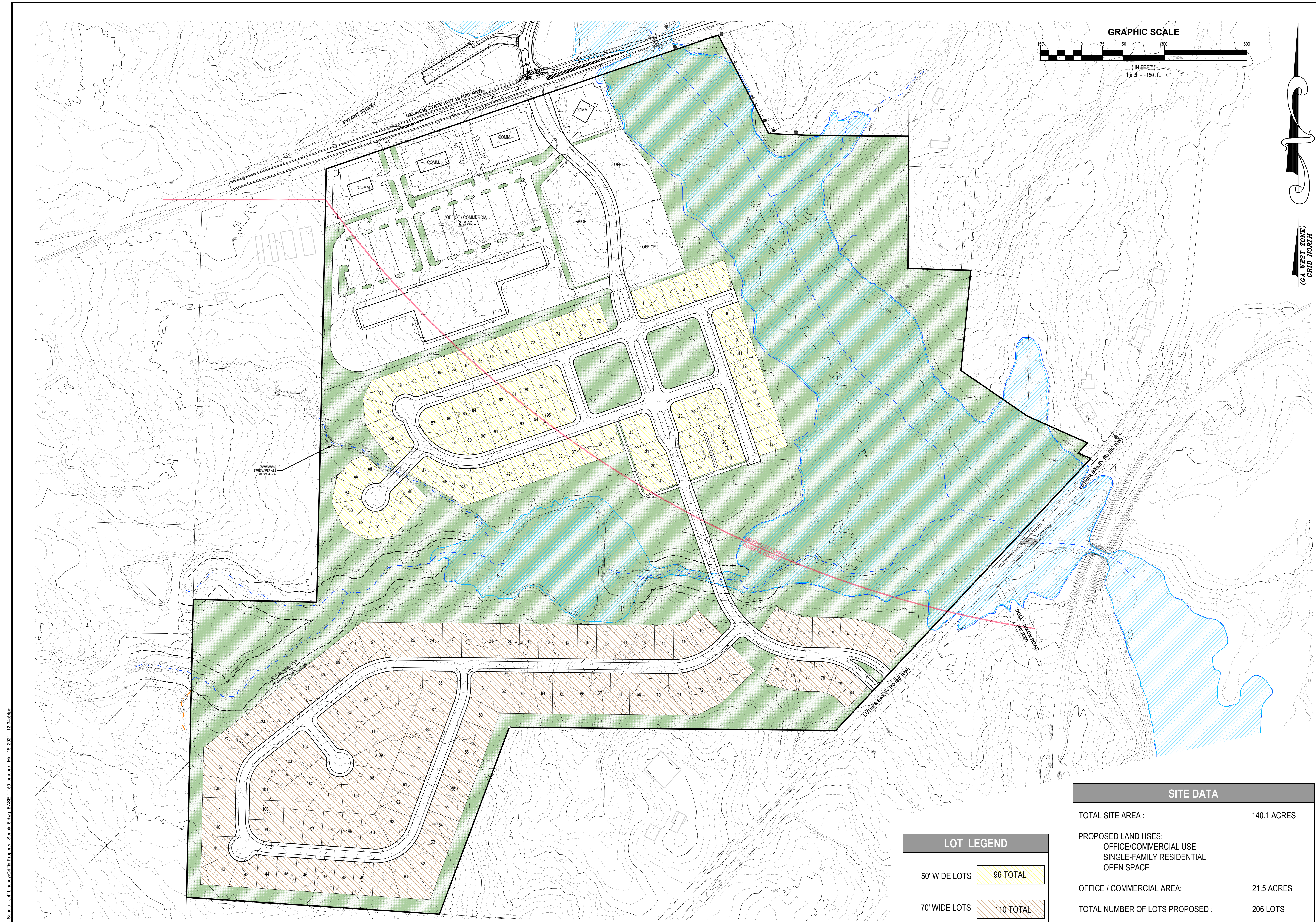
The effective date of this Certificate of Title is January 27, 2021.

**LAWSON, BECK AND SANDLIN LLC**

By: Gary G. Lawson, Attorney







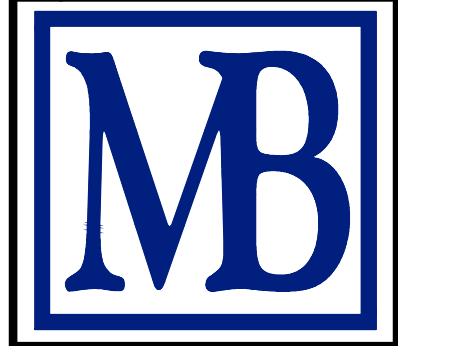
LOT LEGEND	
50' WIDE LOTS	96 TOTAL
70' WIDE LOTS	110 TOTAL

SITE DATA	
TOTAL SITE AREA :	140.1 ACRES
PROPOSED LAND USES:	OFFICE/COMMERCIAL USE SINGLE-FAMILY RESIDENTIAL OPEN SPACE
OFFICE / COMMERCIAL AREA:	21.5 ACRES
TOTAL NUMBER OF LOTS PROPOSED :	206 LOTS

**MooreBass**  
 CONSULTING  
 TALLAHASSEE, FLORIDA  
 1350 KEYS FERRY COURT  
 MCDONOUGH, GEORGIA 30253  
 (770) 914-8984 (Office)  
 (770) 914-8988 (Fax)  
 www.moorebass.com

PROJECT NAME	GRIFIN / SENIOIA PROPERTY
CLIENT NAME	141 SOUTH, LLC 140 VILLAGE CIRCLE SENOIA, GA 30276

REVISIONS	



Griffin Property - Senoia 6	
ARCHIVE	
DATE	03-16-2021
FILE #	
CONTRACT #	
DRAWN BY	
<small>The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MBE for use solely with respect to this Project and, unless otherwise provided, MBE shall be deemed the author of these documents. MBE shall retain all copyright, statutory and other reserved rights, including the copyright.</small>	
<small>1350 KEYS FERRY COURT MCDONOUGH, GA 30253 LSE #1179</small>	

SEAL	
SHEET TITLE	CONCEPTUAL MASTER PLAN
SHEET	1.0





*James Nicholson*



VP Land Acquisition & Development

140 Village Circle, Senoia, GA 30276

Mobile: 404-725-2237

Email: [james\\_nicholson@jefflindseycommunities.com](mailto:james_nicholson@jefflindseycommunities.com)

Corporate Office: 770-599-8700

Web: [www.jefflindseycommunities.com](http://www.jefflindseycommunities.com)

