



*Community Development Department*

*2522 J. O. Stephenson Avenue*

*Kennesaw, GA 30144*

October 3, 2017

Cobb County Board of Commissioners  
Pamela M. Mabry, County Clerk  
100 Cherokee Street, #355  
Marietta, Georgia 30090-9679

**VIA CERTIFIED MAIL 70042890000432539288**

Hand Delivery

Dear Ms. Mabry and County Commissioners:

Please be advised that the City of Kennesaw, Georgia, will be considering an application for annexation, rezoning, as authorized by Article 1 of Chapter 36, Title 36, O.C.G.A., following public hearings by the Planning Commission and Mayor and Council. The requested application for annexation, rezoning and will be heard by the Planning Commission at a meeting to be held on November 1, 2017 and Kennesaw Mayor and Council at a meeting to be held on November 20, 2017.

- (A)** Consideration to approve an annexation request submitted by Venture Homes, Inc. for properties identified as 4005, 4003 & 666 Pine Mountain Road, Kennesaw, GA. Said request to annex from **County R-30 to City PUD-R, conservation subdivision** for properties consisting of overall acreage **(39.09+/- acres)** Properties identified as Land Lot 155, 20<sup>th</sup> District, Tax Parcels 5, 66 & 75, 2<sup>nd</sup> Section, Cobb County.

This letter has been sent to you certified mail, return receipt requested, upon acceptance of an application for annexation by the City of Kennesaw, in accordance with O.C.G.A. 36-36-6 and O.C.G.A. 36-36-9.

Sincerely,

Darryl Simmons  
Planning and Zoning Administrator

DS/dlw  
Enclosures

CC: Rob Hosack, County Manager  
Dana Johnson, AICP Director Community Development  
Jason Gaines, AICP Planning Division Manager  
Jay Northrup, Cobb County Intergovernmental Coordinator

*Building Services*  
*(770) 429-4554*

*Economic Dev.*  
*(770) 794-7075*

*Planning & Zoning*  
*(770) 590-8268*

*Fax*  
*(770) 429-4548*





COBB COUNTY  
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300  
Marietta, Georgia 30090-7000  
Phone: (770) 528-3305 Fax: (770) 528-2606

Michael H. Boyce  
Chairman

CERTIFIED MAIL  
7015 0640 0001 4999 3945

October 17, 2017

The Honorable Derek Easterling  
Mayor  
City of Kennesaw  
2529 J.O. Stephenson Avenue  
Kennesaw, GA 30144

**Re: Petition for Annexation– Land Lot 165, 20<sup>th</sup> District, Parcels 0005, 0066 and 0075, 2<sup>nd</sup> Section, 666, 4003 and 4005 Pine Mountain Road, Cobb County, Georgia; Notice of Non-Objection with Stipulations**

Dear Mayor Easterling:

We are in receipt of the above-referenced annexation and rezoning request. Please accept this response to the annexation proposal for 666, 4003 and 4005 Pine Mountain Road. The subject property is currently zoned R-20 and is within an area identified as Low Density Residential (LDR) according to the Cobb County Future Land Use Map. The applications indicate the sites will be rezoned to PUD-R, and be utilized for single family residential home use. It is hoped that you would honor the stipulation that the city work with the surrounding neighbors in the county on acceptable buffers. Based on our HB 489 Intergovernmental Agreement, this is a Non-objectionable request.

In summary, please accept this letter as the County's formal **notice of non-objection with stipulations** to the proposed annexation. The comments from the Cobb County Water System and Department of Transportation are attached for your consideration. Should you have any questions or need any additional information, please contact Jay Northrup, Intergovernmental Coordinator, at (770) 528-2199.

**Re: Petition for Annexation– Land Lot 165, 20<sup>th</sup> District, Parcels 0005, 0066 and 0075, 2<sup>nd</sup> Section, 666, 4003 and 4005 Pine Mountain Road, Cobb County, Georgia; Notice of Non-Objection**

Sincerely,

A handwritten signature in black ink, appearing to read "Michael H. Boyce". The signature is fluid and cursive, with a prominent loop at the end.

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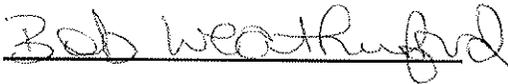
Michael H. Boyce, Chairman

cc: Rob Hosack, County Manager – VIA E-mail  
Deborah Dance, County Attorney- VIA E-mail  
Dana Johnson, Director – VIA E-mail  
Debra Blair, Associate County Attorney II – VIA E-mail  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Robert Fox, Economic Development Director, City of Kennesaw  
Darryl Simmons, Planning & Zoning Administrator, City of Kennesaw

**Re: Petition for Annexation– Land Lot 165, 20<sup>th</sup> District, Parcels 0005, 0066 and 0075, 2<sup>nd</sup> Section, 666, 4003 and 4005 Pine Mountain Road, Cobb County, Georgia; Notice of Non-Objection**

[signature page continued]

Sincerely,

A handwritten signature in cursive script that reads "Bob Weatherford". The signature is written in black ink and is positioned above a horizontal line.

Bob Weatherford, District 1 Commissioner

cc: Rob Hosack, County Manager – VIA E-mail  
Deborah Dance, County Attorney- VIA E-mail  
Dana Johnson, Director – VIA E-mail  
Debra Blair, Associate County Attorney II – VIA E-mail  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Robert Fox, Economic Development Director, City of Kennesaw  
Darryl Simmons, Planning & Zoning Administrator, City of Kennesaw

**Re: Petition for Annexation– Land Lot 165, 20<sup>th</sup> District, Parcels 0005, 0066 and 0075, 2<sup>nd</sup> Section, 666, 4003 and 4005 Pine Mountain Road, Cobb County, Georgia; Notice of Non-Objection**

[signature page continued]

Sincerely,

A handwritten signature in cursive script, appearing to read "L. Cupid", written over a horizontal line.

Lisa Cupid, District 4 Commissioner

cc: Rob Hosack, County Manager – VIA E-mail  
Deborah Dance, County Attorney- VIA E-mail  
Dana Johnson, Director – VIA E-mail  
Debra Blair, Associate County Attorney II – VIA E-mail  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Robert Fox, Economic Development Director, City of Kennesaw  
Darryl Simmons, Planning & Zoning Administrator, City of Kennesaw

APPLICANT: Kennesaw  
165/20

PRESENT ZONING: R-20

PETITION FOR: PUD :

\*\*\*\*\*

**TRANSPORTATION COMMENTS &  
RECOMMENDATIONS**

The following comments and recommendations are based on office review of the subject annexation/rezoning case:

Reviewed plans do not show detailed plans and/or specific uses. Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.

Pine Mtn Rd is classified as an arterial road. R/W does not appear to meet the minimum requirements.

Decel and left turn lanes are required.

Reviewed plans do not show future plans or specific uses. Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way along Pine Mtn Rd, 50' from road centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 445'.

Recommend curb, gutter and sidewalk entire property frontage.

Plans to be submitted for Cobb County Plan Review and approval.

## **Northrup, Jay**

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**From:** Davidson, Timothy  
**Sent:** Thursday, October 05, 2017 11:19 AM  
**To:** Northrup, Jay  
**Subject:** RE: ANNEXATION REVIEW: 666, 4003 and 4005 Pine Mountain Road, Kennesaw

**Water service for 666, 4003, and 4005 Pine Mountain Road is provided by the existing CCWS water main in Pine Mountain Road.**

**Wastewater for the parcels can be treated at the Northwest WRF where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.**

**Because CCWS will continue to own and maintain water and sewer facilities in public rights-of-way and public easements, there would be no infrastructure loss.**

Tim Davidson  
Cobb County Water System  
660 South Cobb Drive  
Marietta, GA 30060  
770-419-6312

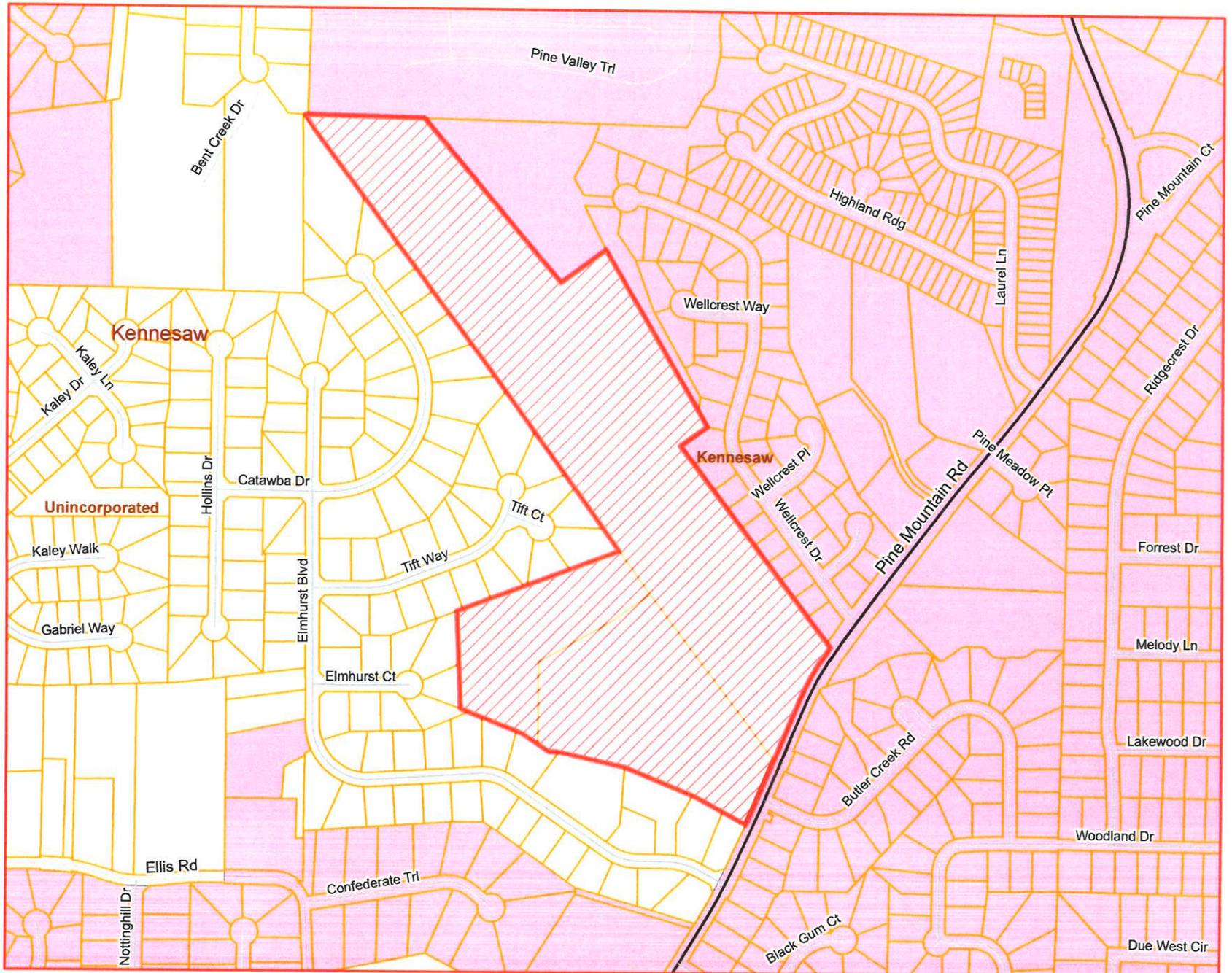
# Referral From City: Kennesaw

October 2017

20 th District  
Land Lot 0165  
Parcels: 0005,  
0066, 0075

## Legend

-  Kennesaw
-  Annexation







**Community Development  
Planning & Zoning Department**  
2529 J.O. Stephenson Ave. Kennesaw, GA 30144

Date Received 10-25-17  
Staff's Initials (initials)

**ANNEXATION/REZONING APPLICATION**

**A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.**

ANNEXATION PROPERTY ADDRESS 4003, 4004, 4005 Pine Mountain Rd Kennesaw

Land Lot 165 Tax Parcel 20<sup>th</sup> District Lot Size 8400 ft. 70' x 120'

Resident Population \_\_\_\_\_ Housing Units 83 Other Buildings 1 mail kiosk

Zoning Request from:

Present Zoning R30 To: OSC - PD - R

For the purpose of: single family residential homes

APPLICANT Venture Homes, Inc.

APPLICANT EMAIL seanr@venturehomes.com

Applicant address 1580 Terrell Mill Rd

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) (678) 996-6598

(Cell#) (770) 616-7515

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 2/24/18  
Notary

REPRESENTATIVE \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

Representative Signature \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_

TITLEHOLDER: James C. Criviers Notary \_\_\_\_\_ Date \_\_\_\_\_  
Telephone: 770 424 0846

Signature: [Signature] Address: 4003 Pine Mt. Rd Kennesaw GA 30144

Signed, sealed and delivered in presence of: [Signature] 9/25/17  
Notary \_\_\_\_\_ Date \_\_\_\_\_

<p>Date TERRI CARROLL NOTARY PUBLIC Cobb County State of Georgia My Comm. Expires Feb. 24, 2018</p>
---

<p>TERRI CARROLL NOTARY PUBLIC Cobb County State of Georgia My Comm. Expires Feb. 24, 2018</p>
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**Community Development  
Planning & Zoning Department**  
2529 J.O. Stephenson Ave. Kennesaw, GA 30144

*joia@venturehomes.com*  
*Joi Akridge pers*  
*jwakridge@gmail.com*  
*Direct: (678) 996-6598*

Date Received 10 25 17

Staff's Initials dlw

**ANNEXATION/REZONING APPLICATION**

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Land Lot 165 Tax Parcel 20<sup>th</sup> District Lot Size 8400ft. 70' x 120'

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(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) (678) 996-6598

(Cell#) (770) 616-7515

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 2/24/18  
Notary Date

REPRESENTATIVE \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

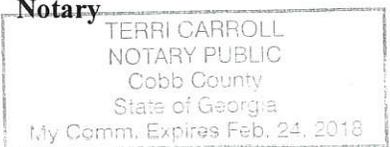
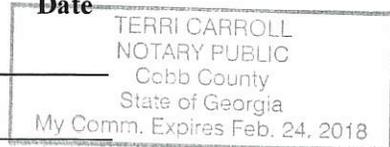
Representative Signature \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Date

TITLEHOLDER: Olive G. Childers Telephone: 770-424-0046

Signature: Olive G. Childers Address: 4003 Pine Mountain Rd.

Signed, sealed and delivered in presence of: [Signature] 9-25-17  
Notary Date Kennesaw, GA 30152





Community Development  
Planning & Zoning Department

2525 S.O. Stephenson Ave. Kennesaw, GA 30144

Date Received 10-25-17  
Staff's Initials dlw

ANNEXATION/REZONING APPLICATION

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

ANNEXATION PROPERTY ADDRESS 4003, 4004, 4005 Pine Mountain Rd Kennesaw

Land Lot 165 Tax Parcel 20<sup>th</sup> District Lot Size 8400 ft. 70' x 120'

Resident Population \_\_\_\_\_ Housing Units 83 Other Buildings 1 mail kiosk

Zoning Request from:

Present Zoning R30 To: OSC - PD - R

For the purpose of: single family residential homes

APPLICANT Venture Homes, Inc.

APPLICANT EMAIL searr@venturehomes.com

Applicant address 1580 Terrell Mill Rd

(Home#) \_\_\_\_\_ (Fax#) \_\_\_\_\_ (Work#) (678) 996-6598

(Cell#) (770) 416-7515

Applicant Signature [Signature]

Signed, sealed and delivered in presence of: [Signature] 2/24/18  
Notary

REPRESENTATIVE \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

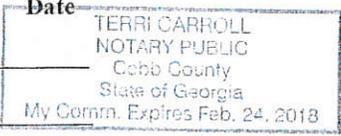
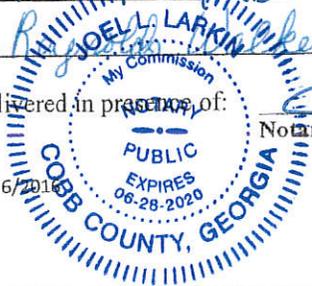
Representative Signature \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Date

TITLEHOLDER: Estate of Lillian Ann Reynolds Telephone: (918) 230-9222

Signature: [Signature] Address: 6435 S. Indianapolis Pl. Tulsa

Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Date 9/24/17



OK  
074136



**Community Development  
Planning & Zoning Department  
2529 J.O. Stephenson Ave. Kennesaw, GA 30144**

**CAMPAIGN CONTRIBUTIONS**

The Owner and Petitioner herein certify that they have  have not  made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

**FINANCIAL INTEREST**

The undersigned Petitioner herein certifies that, to the best of their knowledge, information, and belief, the Mayor, any member of the Planning Commission does  does not :

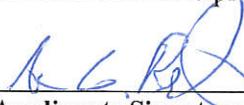
- 1) Have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property;
- 2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and
- 3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner: Venture Homes, Inc.

Applicant/Petitioner means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

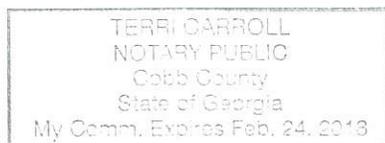
**Owner/Applicant Certification**

- The Owner/Petitioner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Petitioner's knowledge and belief. Should any portion not be true then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner/Petitioner hereby grants permission to enter on the property for inspection during the time application is pending.

  
\_\_\_\_\_  
Applicants Signature

Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Notary





**Community Development**  
**Planning & Zoning Department**  
 2529 J.O. Stephenson Ave. Kennesaw, GA 30144

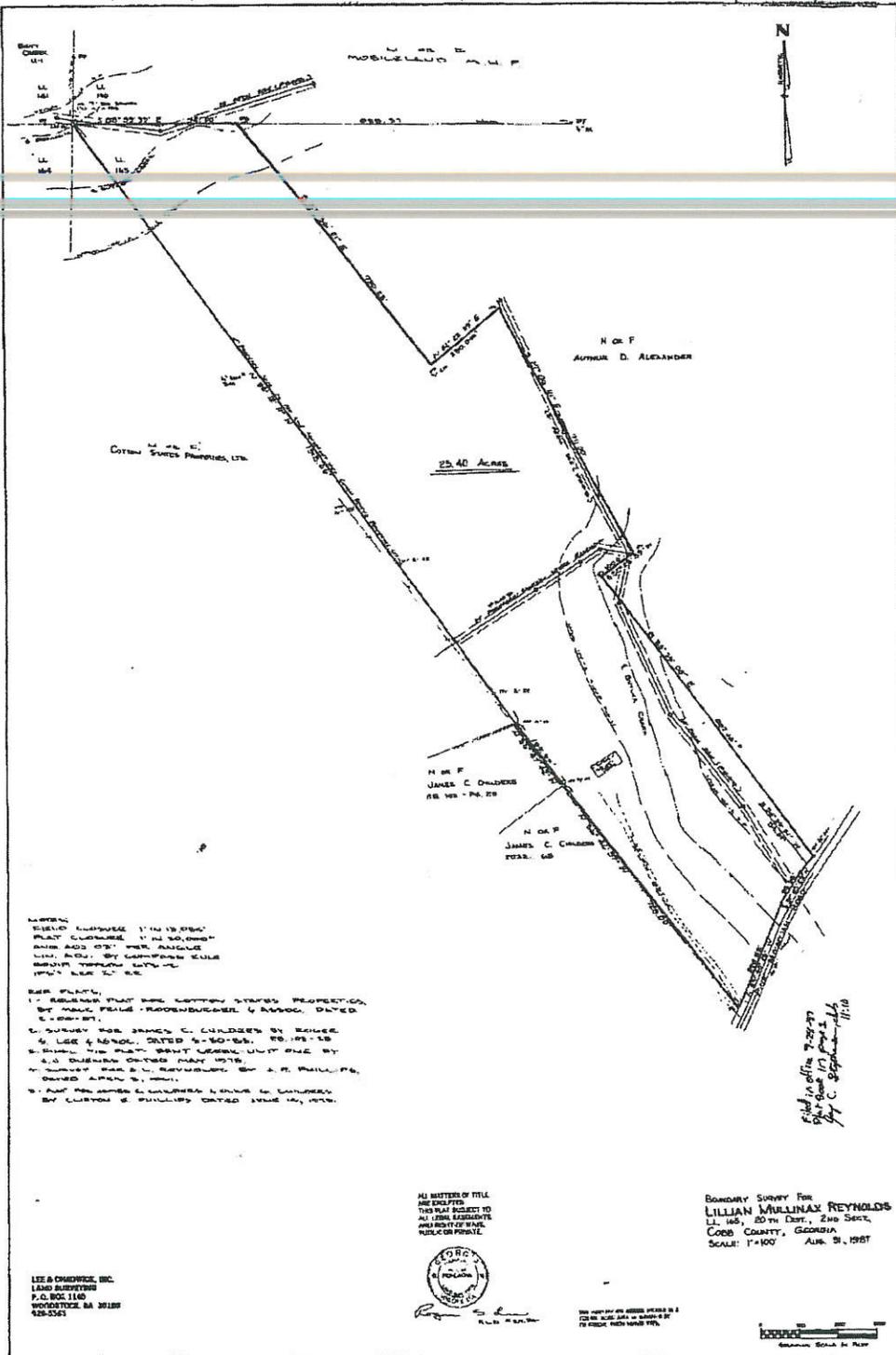
**Section 1908 Standards for Decisions- Rezoning**

Section 1908 of the Kennesaw Zoning Code details thirteen zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages if necessary

**COMMENTS**

(1) Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals and objective?	Yes.
2) Would the proposed amendment tend to increase, decrease, or have no impact on traffic safety and congestion in the streets?	No impact on traffic safety
(3) Would the proposed amendment tend to increase, decrease, or have no relationship to safety from fire and other dangers?	No relationship.
(4) Would the proposed amendment tend to promote, diminish, or have no influence on the public health and general welfare of the city?	Promote health & welfare of City.
(5) Would the proposed amendment tend to increase, decrease, or have no influence on the adequate (provisions) of light or air?	No influence of light or air.
(6) Would the proposed amendment tend to cause, prevent, or have no influence on the overcrowding of land?	No. influence.
(7) Would the proposed amendment tend to cause, prevent, or have no relationship on the population distribution within the city-creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?	Nothing to adversely affect health & safety.
(8) Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?	No impact.
(9) Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?	Yes. compatible.
(10) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?	Reasonable expenditures.
(11) Would the proposed amendment tend to promote, diminish or have no influence upon the aesthetic effect of existing and future uses of property and the surrounding area?	Promote aesthetics.
(12) Would the proposed amendment have measurable adverse economic effect on the value of the surrounding or adjacent property?	No adverse affect.

Reynolds



3002

500  
Doll

Schedule A  
See lists & keep

EXECUTOR'S DEED OF ASSENT

GEORGIA, COBB COUNTY

THIS INDENTURE made and entered into this the 13<sup>th</sup> day of January, 1984, between

LILLIAN MULLINAX REYNOLDS, Executrix  
of the Estate of JOE LIDDELL REYNOLDS, deceased

party of the first part, and

LILLIAN MULLINAX REYNOLDS

of said State and County, party of the second part;

WITNESSETH, that the party of the first part, by virtue of the power and authority vested in her by said Will, which has been duly probated in solem form and admitted to record in the Probate Court of said State and County, and in compliance with said Will, has granted, bargained, sold and conveyed, and hereby does grant, bargain, sell and convey unto the party of the second part, her heirs and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lot 165 of the 20th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located at the northwest corner of Land Lot 165; thence running east along the north line of said Land Lot 421 feet to an iron pin; thence southeasterly 784 feet to an iron pin; thence northeasterly, forming an exterior angle of 90 degrees 230 feet to an iron pin; thence southeasterly, forming an interior angle of 79 degrees 30 minutes 711 feet to an iron pin; thence southwesterly, forming an interior angle of 100 degrees 30 minutes 100 feet to an iron pin; thence southeasterly, forming an exterior angle of 90 degrees 900 feet to an iron pin on the northwesterly side of Pine Mountain Road; thence southwesterly along the northwesterly side of Pine Mountain Road 441.5 feet to an iron pin; thence northwesterly 2,757 feet to the northwest corner of Land Lot 165 and the point of beginning.

JIMMY W. JONES  
—  
RENEATH WALDROP  
ATTORNEY AT LAW  
100 POWERS OFFICE BLDG.  
CUMMINGS, GEORGIA 30006  
TELEPHONE (404) 487-4417

Cobb County, Georgia  
Paid & Date  
7-21-84  
John L. Graham  
Clerk of Superior Court

the Estate of the said JOE LIDDELL REYNOLDS and is now administering the Estate under the terms of said Will; and it has been determined that all debts and claims against the Estate have been fully paid, NOW, THEREFORE, the party of the first part, as Executrix of the Will of the said JOE LIDDELL REYNOLDS, hereby assents to the devise of said property under the terms of said Will.

TO HAVE AND TO HOLD the same, together with all the rights, members and appurtenances thereunto belonging or in any wise appertaining, to the said party of the second part, to her own proper use, benefit and behoof, in as full, ample and complete a manner as the same was possessed or enjoyed by the said JOE LIDDELL REYNOLDS, deceased, in his lifetime.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal, the day and year first above written.

*Lillian Mullinax Reynolds* (SEAL)  
LILLIAN MULLINAX REYNOLDS, Executrix  
under the Last Will and Testament  
of JOE LIDDELL REYNOLDS, deceased

Signed, sealed and delivered

In the presence of:

*[Signature]*  
Witness

*[Signature]*  
Notary Public



FILED AND RETURNED  
JUN 24 1951  
J. H. HAYNES, CLERK

JERRY W. JONES  
BENNETT WALKER  
ATTORNEYS AT LAW  
105 FENDER SPRING RD  
MARIETTA, GEORGIA 30066  
TELEPHONE (404) 427-4117

GEORGIA, COBB COUNTY

This grant of easement made this 23<sup>rd</sup> Day of JULY  
in CX From Joe L. Reynolds  
of the State and County aforesaid, party of the first part, to Cobb County, a  
political subdivision of the State of Georgia, party of the second part.

THREE Thousand Three hundred & Ninety Six dollars  
WITNESSETH, That said party of the first part for and in consideration of the  
sum of ~~one dollar (\$1.00)~~ to be paid, at and before the sealing and  
delivery of these presents, the receipts and sufficiency whereof is hereby acknow-  
ledged has granted, bargained, sold and conveyed, and by these presents does grant,  
bargain, sell and convey unto Cobb County, the said party of the second part, and  
easement and perpetual right-of-way over and under the property of the party of the  
first part. In Land Lot 165 of the 20th District, 2nd  
Section, Cobb County, Georgia and being a strip of land more particularly described  
and shown on the plat attached hereto and made a part hereby showing the dimensions  
of this easement. The easement covered by this instrument is 20 feet wide,  
with permission to use up to 40 feet wide on construction, the center line  
shall be the center line of the sanitary sewer line hereafter installed by Grantee  
over, upon, through, under or across said lands. The easement begins and ends where  
the said location enters and leaves the property of the undersigned, and is bounded  
by his (her, their, its) property line as already established as above indicated,  
and totals approximately 1693 linear feet.

The easement covered by this instrument is for the purpose of a Sewer Line, to-  
gether with the right to go upon said land to install said Sewer Line and to inspect,  
maintain and repair the same, as may from time to time be necessary and whenever said  
party of the second part may see fit, with all rights, members and appurtenances to  
said easement and right-of-way in any wise appertaining to or belonging.

MANHOLES A-98 STA-276+33 + M. H. A-94 STA.  
265+50 TO BE FINISH - TREES CUT dURING CONSTRUCTION  
TO BE CUT INTO 10"

The parties of the first part do hereby covenant with party of the second part  
that they are lawfully seized and possessed of the real estate above described, that  
they have a good and lawful right to convey it, or any part thereof, that it is free  
from all encumbrances, and that they will forever warrant and defend the title there-  
to against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said party of the first part has hereunto set his hand and  
affixed his seal, the day and year above written.

Joe L. Reynolds (SEAL)

Signed, sealed and delivered in the presence of:

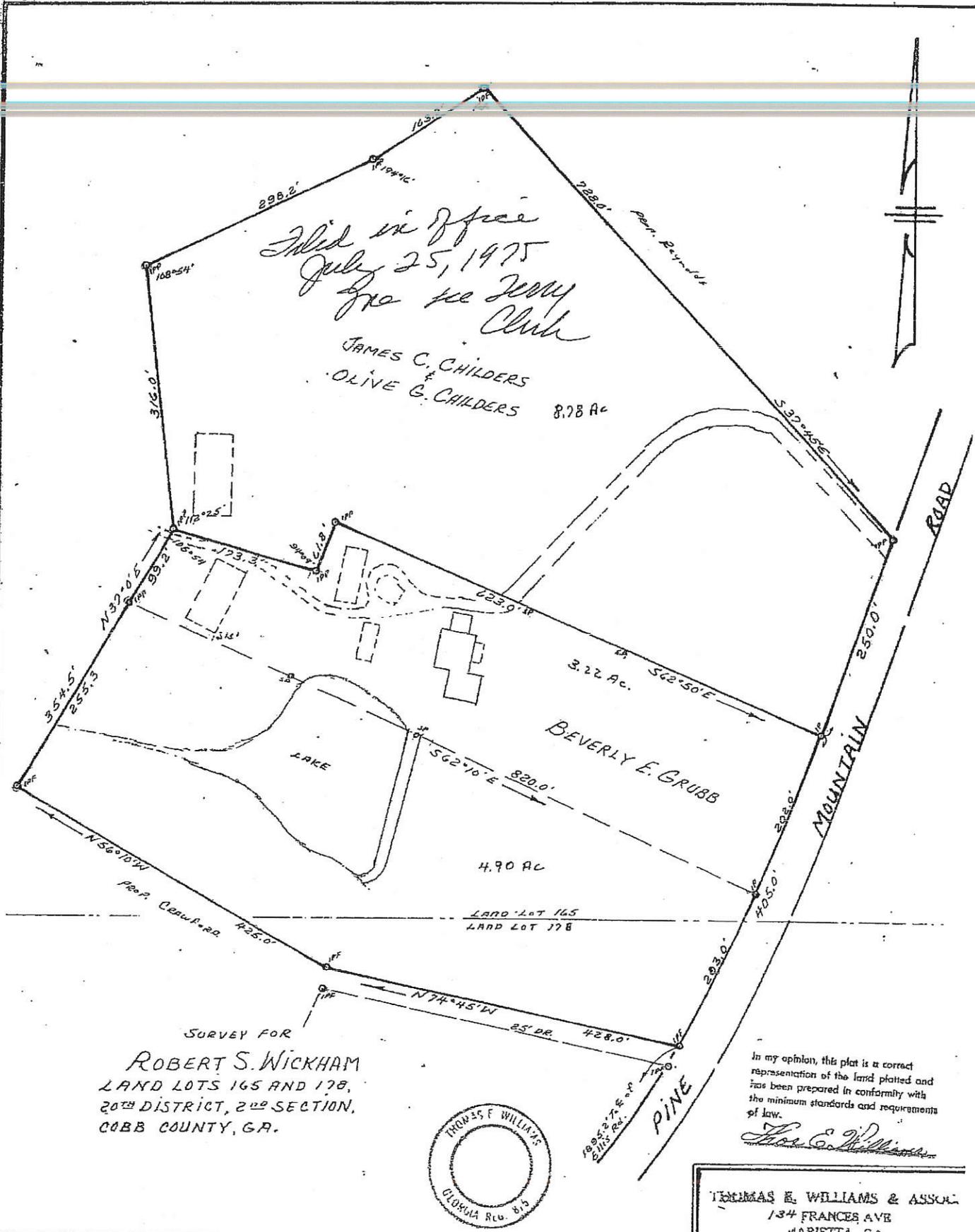
Michael E. Satterfield  
East Hill  
NOTARY PUBLIC, COBB COUNTY, GEORGIA

83 SEP 27 04:53  
DCC  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
9-27-83  
Notary Seal  
Seal of Superior Court



501

2893/501



Filed in Office  
 July 25, 1975  
 for the Jimmy  
 Club

JAMES C. CHILDERS  
 &  
 OLIVE G. CHILDERS 8.78 AC

BEVERLY E. GRUBB  
 4.90 AC

SURVEY FOR  
 ROBERT S. WICKHAM  
 LAND LOTS 165 AND 178,  
 20<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION,  
 COBB COUNTY, GA.

In my opinion, this plat is a correct  
 representation of the land platted and  
 has been prepared in conformity with  
 the minimum standards and requirements  
 of law.

*Thomas E. Williams*



THOMAS E. WILLIAMS & ASSOC.  
 134 FRANCES AVE  
 MARIETTA, GA.  
 Official Cobb County Surveyor 422-4930

DATE: JULY 3, 1975 SCALE: 1" = 100'

500  
LIMITED  
WARRANTY DEED

STATE OF GEORGIA      COUNTY OF COBB

THIS INDENTURE, Made the 15<sup>th</sup> day of September in the year 1987

COTTON STATES PROPERTIES, LTD.

of the County of Cobb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JAMES C. CHILDERS and OLIVE G. CHILDERS

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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS --- ( \$10.00 ) DOLLARS 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,

All that tract or parcel of land lying and being in Land Lot 165 of the 20th District, 2nd Section, Cobb County, Georgia, as per plat of survey prepared by Rodenberger & Associates, Inc., Mack R. Price, Georgia Registered Land Surveyor No. 2020, dated June 18, 1987, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an angle iron with cap found, located at the common corner of Land Lots 140, 141, 164, and 165, said district and section; thence proceed south 36° 21' 24" east for a distance of 1913.85 feet to a #5 rebar found and corner; thence proceed south 68° 37' 47" west for a distance of 610.24 feet to a #4 rebar found and corner; thence proceed south 01° 58' 23" east for a distance of 346.75 feet to a #4 rebar found and corner; thence proceed south 69° 35' 52" east for a distance of 217.08 feet to a point, this being the TRUE POINT OF BEGINNING; thence running south 69° 35' 52" east for a distance of 83.0 feet to a point; thence running south 69° 47' 16" east for a distance of 173.30 feet to a point and corner; thence running north 26° 58' 29" east for a distance of 61.80 feet to a #5 rebar found and corner; thence running south 63° 02' 14" east for a distance of 402.91 feet to a point and corner; thence running north 68° 10' 55" west for a distance of 259.92 feet to a point; thence running north 79° 15' 13" west for a distance of 281.48 feet to a point; thence running north 58° 27' 56" west for a distance of 128.74 feet to the point of beginning. Said tract contains 12,815 square feet.

150

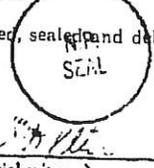
Cobb County, Georgia  
Paid 1.50 Real Estate Transfer Tax  
Date 9-17-87  
Jay C. Stephenson  
Clark of Superior Court

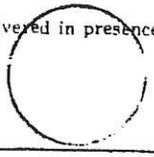
COBB COUNTY, GA.  
FILED IN OFFICE  
87 SEP 17 AM 11:57  
CORP SUPERIOR COURT CLERK

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 against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.  
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

  
Jay C. Stephenson  
(Unofficial witness)



COTTON STATES PROPERTIES, LTD.

By: James C. Childers (Seal)

Title Asst. Secretary (Seal)

Frank R. High  
(Notary Public)  
2/24/88



3.00



STATE OF GEORGIA

Paid 35.30 Real Estate Transfer  
Date 8-8-85

Jay C. Stephenson  
Clerk of Superior County  
COBB

THIS INDENTURE, made this 8th day of August

in the year of our Lord One Thousand Nine Hundred and Eighty-five

between ROBERT S. WICKHAM & EMILY B. WICKHAM  
of the State of Georgia and County of Cobb of the first part  
and JAMES C. CHILDERS & OLIVE G. CHILDERS  
of the State of Georgia and County of Cobb of the Second part

WITNESSETH; That the said parties of the first part, for and in consideration of the sum of TEN & NO/100 - - - - - (\$10.00) - - DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed and by these presents do

grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in Land Lot 165 of the 20th District, 2nd Section, Cobb County, Georgia, being 4.88 acres along the northerly and westerly lines of other property of grantees, as shown by plat of survey by Roger S. Lee, RLS, dated May 30, 1985, being more particularly described as follows:

BEGINNING at an iron pin at the point along the southwesterly line of property now or formerly owned by J. L. Reynolds where the easterly point of property of grantors joins the northerly point of property of James C. Childers; running thence S 55°41'11" W for 162.87 feet; thence S 69°47'00" W 296.74 feet to an iron pin; thence S 0°50'06" E 313.53 feet to an iron pin at the line of property of Paul J. Grubb; thence N 68°25'06" W for 300 feet to an iron pin; thence N 0°50'06" W 346.83 feet to an iron pin; thence N 69°47'00" E for 610.27 feet to an iron pin on the westerly line of property formerly or now owned by J. L. Reynolds; thence S 36°46'57" E for 200 feet to the point of beginning.

35 ip

GEORGIA, OFFICE OF SUPERIOR COURT CLERK  
FILED 8:57 1985 8 O'clock 2 M. REC. 8-8-85  
DEED BOOK 5572 PAGE 350 JAY C. STEPHENSON, CLERK

TO HAVE AND TO HOLD the said bargained premises, together 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 them the said parties of the second part, their heirs and assigns, forever, IN FEE SIMPLE.

And the said parties of the first, for themselves and their heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and affixed their seals, the day and year above written.

Signed, sealed and delivered in the presence of  
Mable Wagoner (Seal)  
Notary Public, Cobb County, Ga. (Seal)  
Robert S. Wickham (Seal)  
Emily B. Wickham (Seal)



STATE OF GEORGIA

250 Cobb  
Cobb County

THIS INDENTURE, made this 13th day of June  
in the year of our Lord One Thousand Nine Hundred and Seventy-Nine.

Between ROBERT S. WICKHAM and EMILY B. WICKHAM  
of the State of Georgia and County of Cobb of the first part  
and JAMES C. CHILDERS and OLIVE G. CHILDERS  
of the State of Georgia and County of Cobb of the second part

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations (\$10.00) DOLLARS in hand paid at and before the sealing delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in Land Lot 165, 20th District, 2nd Section, Cobb County, Georgia,

and consisting of 8.78 acres according to plat of survey made by Thomas E. Williams and Associates, dated July 3, 1975, and recorded in Plat Book 64, Page 66, Cobb County, Records, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly right of way of Pine Mountain Road, 2325.2 feet northeasterly of the intersection of the center line of Ellis Road with the northwesterly right of way of Pine Mountain Road; thence running north 62 degrees 50 minutes west for a distance of 623 feet to an iron pin; thence running southwesterly for a distance of 61.8 feet to an iron pin; thence running northwesterly and forming an interior angle of 94 degrees 08 minutes with the previously described course for a distance of 173.3 feet to an iron pin; thence running northwesterly and forming an interior angle with the previously described course of 112 degrees 25 minutes for a distance of 316 feet to an iron pin; thence running northeasterly and forming an interior angle of 108 degrees 54 minutes with the previously described course for a distance of 298.2 feet to an iron pin; thence running northeasterly and forming an exterior angle of 194 degrees 16 minutes with the previously described course for a distance of 163.2 feet to an iron pin; thence running south 37 degrees 45 minutes east for a distance of 728 feet to an iron pin on the northwesterly right of way of Pine Mountain Road; thence running southwesterly along said right of way of Pine Mountain Road for a distance of 250 feet to the iron pin at the point of beginning.

The purpose of this Deed is to correct the Land Lot designation and starting point TO HAVE AND TO HOLD the said bargained premises, together 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 them the said parties of the second part, their heirs and assigns, forever, IN FEE SIMPLE.

And the said parties of the first part, for their heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and affixed their seal, the day and year above written.

Signed, sealed and delivered in the presence of

Stella Huffman  
Witness

William Reed  
Notary Public

Robert S. Wickham (Seal)  
Emily B. Wickham (Seal)

Notary Public, Georgia, State At Large  
Commission Expires Feb. 8, 1981  
GEORGIA, Cobb County, Office of Superior Court Clerk  
Filed 6-27-79 2:38 P.M., Rec'd 6-27-79  
Deed Book 2032-68 JACK L. GRAHAM, Clerk

SEAL



STATE OF GEORGIA

2500 Cobb  
None  
6-27-79  
Cobb County

COBB COUNTY

THIS INDENTURE, made this 15th day of June  
in the year of our Lord One Thousand Nine Hundred and Seventy-Nine.

Between ROBERT S. WICKHAM and EMILY B. WICKHAM  
of the State of Georgia and County of Cobb of the first part  
and JAMES C. CHILDERS and OLIVE G. CHILDERS  
of the State of Georgia and County of Cobb of the second part

BK  
2032

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of  
Ten Dollars and other valuable considerations (\$10.00) DOLLARS  
in hand paid at and before the sealing delivery of these presents, the receipt whereof is hereby acknowledged  
have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto  
the said part ies of the second part, their heirs and assigns, all that tract or parcel of  
land lying and being in Land Lot 165, 20th District, 2nd Section, Cobb County, Georgia,

and consisting of 8.78 acres according to plat of survey made by Thomas E. Williams and Associates, dated July 3, 1975, and recorded in Flat Book 64, Page 66, Cobb County, Records, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly right of way of Pine Mountain Road, 2325.2 feet northeasterly of the intersection of the center line of Ellis Road with the northwesterly right of way of Pine Mountain Road; thence running north 62 degrees 50 minutes west for a distance of 623 feet to an iron pin; thence running southwesterly for a distance of 61.8 feet to an iron pin; thence running northwesterly and forming an interior angle of 94 degrees 08 minutes with the previously described course for a distance of 173.3 feet to an iron pin; thence running northwesterly and forming an interior angle with the previously described course of 112 degrees 25 minutes for a distance of 316 feet to an iron pin; thence running northeasterly and forming an interior angle of 108 degrees 54 minutes with the previously described course for a distance of 298.2 feet to an iron pin; thence running northeasterly and forming an exterior angle of 194 degrees 16 minutes with the previously described course for a distance of 163.2 feet to an iron pin; thence running south 37 degrees 45 minutes east for a distance of 728 feet to an iron pin on the northwesterly right of way of Pine Mountain Road; thence running southwesterly along said right of way of Pine Mountain Road for a distance of 250 feet to the iron pin at the point of beginning.

The purpose of this Deed is to correct the Land Lot designation and starting point  
TO HAVE AND TO HOLD the said bargained premises, together 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 them the said part ies of the second part, their heirs and assigns, forever, IN FEE SIMPLE.

And the said part ies of the first part, for their heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part ies of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their hands and affixed their seal s., the day and year above written.

Signed, sealed and delivered in the presence of

Stella Huffman  
Witness

Robert S. Wickham (Seal)  
ROBERT S. WICKHAM

(Seal)

Emily B. Wickham (Seal)  
EMILY B. WICKHAM

William Reed  
Notary Public

Notary Public, Georgia, State At Large  
MNC Commission Expires Feb. 8, 1981

SEAL

Georgia, Cobb County Office of Superior Court Clerk  
Filed 6-27 1979 2:38 clock P.M., Book 27 1979  
Deed Book 27 165 JACK L. GRAHAM, Clerk



EXHIBIT "A"

~~All that tract or parcel of land lying and being in Land Lot 165 of the 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, being three tracts described as follows:~~

1. All that tract or parcel of land located in Land Lot 165 of the 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia being 8.78 acres +/- described in that certain Warranty Deed from Robert S. Wickham and Emily B. Wickham to James C. Childers and Olive G. Childers dated June 3 13, 1979 and recorded in Deed Book 2032, page 68, Cobb County, Georgia Records and being described and shown on that certain plat of survey prepared for Robert S. Wickham by Thomas E. Williams & Associates, surveyors dated July 3, 1975; and
2. All that tract or parcel of land located in Land Lot 165 of the 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia being 4.88 acres +/- described in that certain Warranty Deed from Robert S. Wickham and Emily B. Wickham to James C. Childers and Olive G. Childers dated August 8, 1985 and recorded in Deed Book 3598, page 350, Cobb County, Georgia Records and being described and shown on that certain plat of survey prepared for James C. Childers and Olive G. Childers by Roger S. Lee & Associates, surveyors dated June 30, 1985; and
3. All that tract or parcel of land located in Land Lot 165 of the 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia being 12,815 square feet +/- described in that certain Limited Warranty Deed from Cotton States Properties, Ltd. to James C. Childers and Olive G. Childers dated September 15, 1987 and recorded in Deed Book 4645, page 428, Cobb County, Georgia Records and being described and shown on that certain plat of survey prepared as an "Out Parcel" by Rodenberger & Associates, Inc., dated June 18, 1987.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 165 of the 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, being +/- 2.85 acres, as per plat of survey prepared for Decatur Federal Savings and Loan Association as the property of James C. Childers and Olive G. Childers, dated June 14, 1979 and prepared by Clifton E. Phillips, G.R.L.S. No. 171, which plat is incorporated herein and made a part hereof by reference; said property being known as 4003 Pine Mountain Road, according to the present system of numbering houses in Cobb County, Georgia.

2.85 +/- acres, Pine Mountain Road  
Kennesaw, GA

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 165 of the 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, being +/- 2.85 acres, as per plat of survey prepared for Decatur Federal Savings and Loan Association as the property of James C. Childers and Olive G. Childers, dated June 14, 1979 and prepared by Clifton E. Phillips, G.R.L.S. No. 171, which plat is incorporated herein and made a part hereof by reference; said property being known as 4003 Pine Mountain Road, according to the present system of numbering houses in Cobb County, Georgia.

LP

MC

Cobb County, Georgia  
Paid State Transfer Tax  
Field # 100  
Date 7-26-83  
Jack L. Graham  
Ch. of Court of Rec.

GEORGIA, COBB COUNTY

This grant of easement made this 29th Day of JUNE  
19 83. From Robert S. Wickham and Emily B. Wickham  
of the State and County aforesaid, party of the first part, to Cobb County, a  
political subdivision of the State of Georgia as party of the second part.

WITNESSETH, That said party of the first part for and in consideration of the  
sum of one dollar (\$1.00), to be paid, at and before the sealing and  
delivery of these presents, the receipts and sufficiency whereof is hereby acknow-  
ledged has granted, bargained, sold and conveyed, and by these presents does grant,  
bargain, sell and convey unto Cobb County, the said party of the second part, and  
easement and perpetual right-of-way over and under the property of the party of the  
first part. In Land Lot 164, 165 of the 20th District, 2nd  
Section, Cobb County, Georgia and being a strip of land more particularly described  
and shown on the plat attached hereto and made a part hereby showing the dimensions  
of this easement. The easement covered by this instrument is 20 feet wide,  
with permission to use up to 40 feet wide on construction, the center line  
shall be the center line of the sanitary sewer line hereafter installed by Grantee  
over, upon, through, under or across said lands. The easement begins and ends where  
the said location enters and leaves the property of the undersigned, and is bounded  
by his (her, their, its) property line as already established as above indicated,  
and totals approximately 250-265 linear feet.

The easement covered by this instrument is for the purpose of a Sewer Line, to-  
gether with the right to go upon said land to install said Sewer Line and to inspect,  
maintain and repair the same, as may from time to time be necessary and whenever said  
party of the second part may see fit, with all rights, members and appurtenances to  
said easement and right-of-way in any wise appertaining to or belonging.

- 1) Trees cut during construction to be cut into 12' and stacked on edge of construction easement.
- 2) flush manholes

The parties of the first part do hereby covenant with party of the second part  
that they are lawfully seized and possessed of the real estate above described, that  
they have a good and lawful right to convey it, or any part thereof, that it is free  
from all encumbrances, and that they will forever warrant and defend the title there-  
to against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said party of the first part has hereunto set his hand and  
affixed his seal, the day and year above written.

none

Emily B. Wickham (SEAL)  
Emily B. Wickham

Signed, sealed and delivered in the presence of:

Michael E. Dutton  
Ruby Lowry

NOTARY PUBLIC, COBB COUNTY, GEORGIA

Notary Public, Georgia, State at Large  
My Commission Expires Sept. 27, 1985



COBB COUNTY RECORDS  
83 JUL 26 P2 21  
1983

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 163, 164, 165, and 178, of the 20th District, County of ... State of Georgia, and being more particularly described as follows:

Begin at the common corner of Land Lots 140, 141, 164 and 165; running thence south 36 degrees 21 minutes 24 seconds east a distance of 1,913.85 feet to an iron pin found; running thence south 68 degrees 37 minutes 47 seconds west a distance of 610.24 feet to an iron pin found; running thence south 01 degrees 58 minutes 23 seconds east a distance of 346.75 feet to an iron pin found; running thence south 69 degrees 35 minutes 52 seconds east a distance of 300.08 feet to a point; running thence south 69 degrees 47 minutes 16 seconds east a distance of 173.30 to a point; running thence south 87 degrees 37 minutes 56 seconds east a distance of 148.49 feet to a point; running thence south 63 degrees 02 minutes 14 seconds east a distance of 488.97 feet to an iron pin found on the northwesterly right-of-way of Pine Mountain Road (said road having a 50 foot right-of-way); running thence southwesterly as measured along the northwesterly right-of-way of Pine Mountain Road, and following the curvature thereof, an arc distance of 403.02 feet, a radius of 2,686.23 feet, a chord course of south 26 degrees 08 minutes 14 seconds west, and a chord distance of 402.64 feet to an iron pin found; running thence north 74 degrees 10 minutes 51 seconds west a distance of 430.20 feet to a one inch open top iron pin found; running thence north 55 degrees 54 minutes 32 seconds west a distance of 425.96 feet to a one inch open top pin found; running thence south 85 degrees 31 minutes 18 seconds west a distance of 479.49 feet to a one-half inch open top iron pin found; running thence south 02 degrees 35 minutes 4 seconds west a distance of 217.48 feet to a one inch open top iron pin found on the northern side of the right-of-way of Confederate Trail; running thence south 80 degrees 20 minutes 49 seconds west a distance of 125.81 feet along the northern side of the right-of-way of Confederate Trail to a point on the northeastern side of the right-of-way of Ellis Road; running thence northwesterly as measured along northeasterly side of the right-of-way of Ellis Road (said road having a 50 foot right-of-way), and following the curvature thereof, an arc distance of 59.02 feet, a radius of 122.06 feet a chord course of north 32 degrees 28 minutes 14 seconds west a chord distance of 58.45 feet to a three-fourths inch open top iron pin found at the intersection of the northeastern side of the right-of-way of Ellis Road with the land lot line between Land Lot 164 to the west and Land Lot 165 to the east; continuing thence along said land lot line north 01 degrees 55 minutes 37 seconds east a distance of 171.19 feet to an iron pin found; continuing thence along said land lot line north 00 degrees 40 minutes 26 seconds west a distance of 531.18 feet to a one inch crimped top pin found; continuing thence along said land lot line north 01 degrees 10 minutes 23 seconds east a distance of 57.18 feet to a two inch open top iron pin found; continuing thence along said land lot line north 00 degrees 22 minutes 22 seconds west a distance of 1,321.00 feet to a three-fourths inch crimped top iron pin found; continuing thence along said land lot line north 00 degrees 57 minutes 12 seconds west a distance of 654.16 feet to an iron pin found with cap, and the point of beginning, as per plat of survey prepared by Rodenberger & Associates, Inc., Mark R. Price, Georgia Registered Land Surveyor No. 2020, dated April 9, 1986.



Printed: 9/25/2017

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**CHELLY MCDUFFIE** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8670

Payer:  
**JAMES CHILDERS**

**CHILDERS JAMES C & OLIVE G**

**Payment Date: 9/4/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	20016500660	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$720.97	\$0.00



Scan this code with your mobile phone to view this bill!



Printed: 9/25/2017

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**CHELLY MCDUFFIE** CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8670

Payer:  
Carole Walker

**REYNOLDS LILLIAN A**

**Payment Date: 9/8/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2017	20016500050	10/15/2017	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,544.57	\$0.00



Scan this code with your mobile phone to view this bill!