

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. OR 19-499

AN ORDINANCE TO ANNEX CERTAIN PROPERTY INTO THE CITY OF STOCKBRIDGE AND TO AMEND THE OFFICIAL ZONING MAP, CITY OF STOCKBRIDGE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Stockbridge is the Mayor and Council thereof;

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to annex certain property into the City and to modify the zoning designation of certain property located within the City; and,

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

Section 1. The property located on Highway 138, noted as parcel number 012-02013001 according to the tax records of Henry County, Georgia, as more particularly described in Exhibit "A" (the "Property"), a copy of which is attached hereto and incorporated herein by reference, is hereby annexed into the City of Stockbridge, Georgia pursuant to the authority of O.C.G.A. Sections 36-36-1 *et seq.* and 36-36-90 *et seq.*

Section 2. Pursuant to the Official Code of Georgia Annotated Section 36-66-4(e) and the provisions of the Zoning Code of the City of Stockbridge, Georgia, the property described in Exhibit “A,” is automatically zoned by the City through the operation of said Section for the same use for which the property was zoned immediately prior to annexation (RA, Residential Agricultural District), Until the rezoning is indicated on the City of Stockbridge Official Zoning Map approved by Mayor and Council, this Ordinance shall govern over the City of Stockbridge Official Zoning Map approved by Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Stockbridge Official Zoning Map approved by Mayor and Council.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of

the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

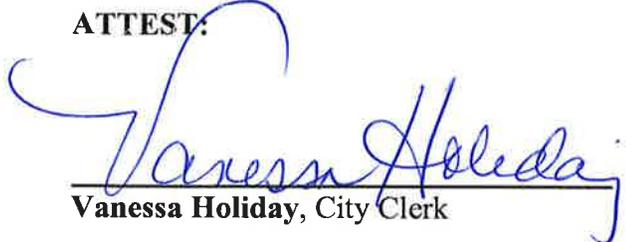
Section 7. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

ORDAINED this 11th day of November, 2019.

CITY OF STOCKBRIDGE, GEORGIA


Anthony S. Ford, Mayor

ATTEST:


Vanessa Holiday, City Clerk

APPROVED AS TO FORM:


Michael Williams, City Attorney

Date Presented to Mayor: 11-14-19

Date Received from Mayor: 11-18-19

EXHIBIT "A"



Annexation Evaluation Report
CITY OF STOCKBRIDGE AX-19-10

Applicant/ Property Owners:	Martin Bonea (Everything VM, LLC)
Location:	Highway 138 West
Parcel ID(s):	012-02013001
Request:	Annexation
BOC Meeting:	October 1, 2019
Council Meeting:	November 11, 2019
Lot Size:	14.001 +/- acres
Zoning History:	<p>The subject property is currently zoned RA (Residential-Agricultural). A review of zoning records indicates that no previous zoning requests have been made regarding the subject property. Adjacent properties are as follows:</p> <p><i>North:</i> Unincorporated Henry County - RA <i>South:</i> Unincorporated Henry County - RA <i>East:</i> City of Stockbridge - RA, R3 <i>West:</i> Clayton County - RA</p>
Current Land Use:	Undeveloped
Future Land Use:	<p>The Future Land Use designation of the subject property is Commercial as described within both the Henry County/Cities Joint 2040 Comprehensive Plan and the City of Stockbridge 2023 Comprehensive Land Use Plan. The applicant does not intend to rezone the subject property concurrent to the annexation request. Therefore, this request is consistent with the land use designation of the subject property.</p>
Proposed Zoning:	<p>The City proposes to annex the subject property consisting of 14.001 +/- acres with the current zoning classification of RA (Residential-Agricultural) which would correspond to the City of Stockbridge R-A (Residential-Agricultural) zoning district.</p>
Request:	<p>The owners of the subject property is requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, <i>O.C.G.A. § 36-36-20</i>, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits - "contiguous" means abuts the municipal limits or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by a political subdivision or by the state.</p>
Henry County	<p>Per <i>O.C.G.A. § 36-36-113</i>, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands. It was the opinion of the HC Planning & Zoning staff that the annexation would not create a significant change in the existing character of the area or the future land use designation for the subject property, thus the Henry County Board of Commissioners have no objections to the proposed Annexation by Stockbridge.</p>

Staff Comments

The parcel in question is located adjacent to existing C-1 (Light-Commercial), C-2 (Medium-Commercial), and low residential development zoned R-A, and is consistent with the city's newly adopted land use plan.

Should the Planning Commission and Mayor/Council approve this Annexation Application, it would not be an amendment to the LUM as R-A, and would continue to encourage development in an area which is consistent with the future development plans as recently submitted in the City's Comprehensive Land Use Plan (2038) to the to the Department of Community Affairs and Atlanta Regional Commission.

Attachments:

Application
Zoning Map
Future Land Use Map

ACTION

HENRY COUNTY BOARD OF COMMISSIONERS
ACTION: NO OBJECTION

City of Stockbridge Planning & Zoning Department
ACTION: NO OBJECTION

City of Stockbridge Planning Commission
ACTION: NO OBJECTION
November 7, 2019

CITY OF STOCKBRIDGE MAYOR/COUNCIL
_____, 2019
ACTION:



Commission District: 5
Commissioner: Bruce Holmes
Report Prepared by: Yaritza Nieves, Planner II

**Applicant/
Property Owners:** Martin Bonea (Everything VM, LLC)

Location: Highway 138 West

Parcel ID(s): 012-02013001

Request: Annexation

BOC Meeting: **October 1, 2019**

Lot Size: 14.001 +/- acres

Zoning History: The subject property is currently zoned RA (Residential-Agricultural). A review of zoning records indicates that no previous zoning requests have been made regarding the subject property. Adjacent properties are as follows:

North: Unincorporated Henry County
South: Unincorporated Henry County
East: City of Stockbridge
West: Clayton County

Current Land Use: Undeveloped

Future Land Use: Commercial

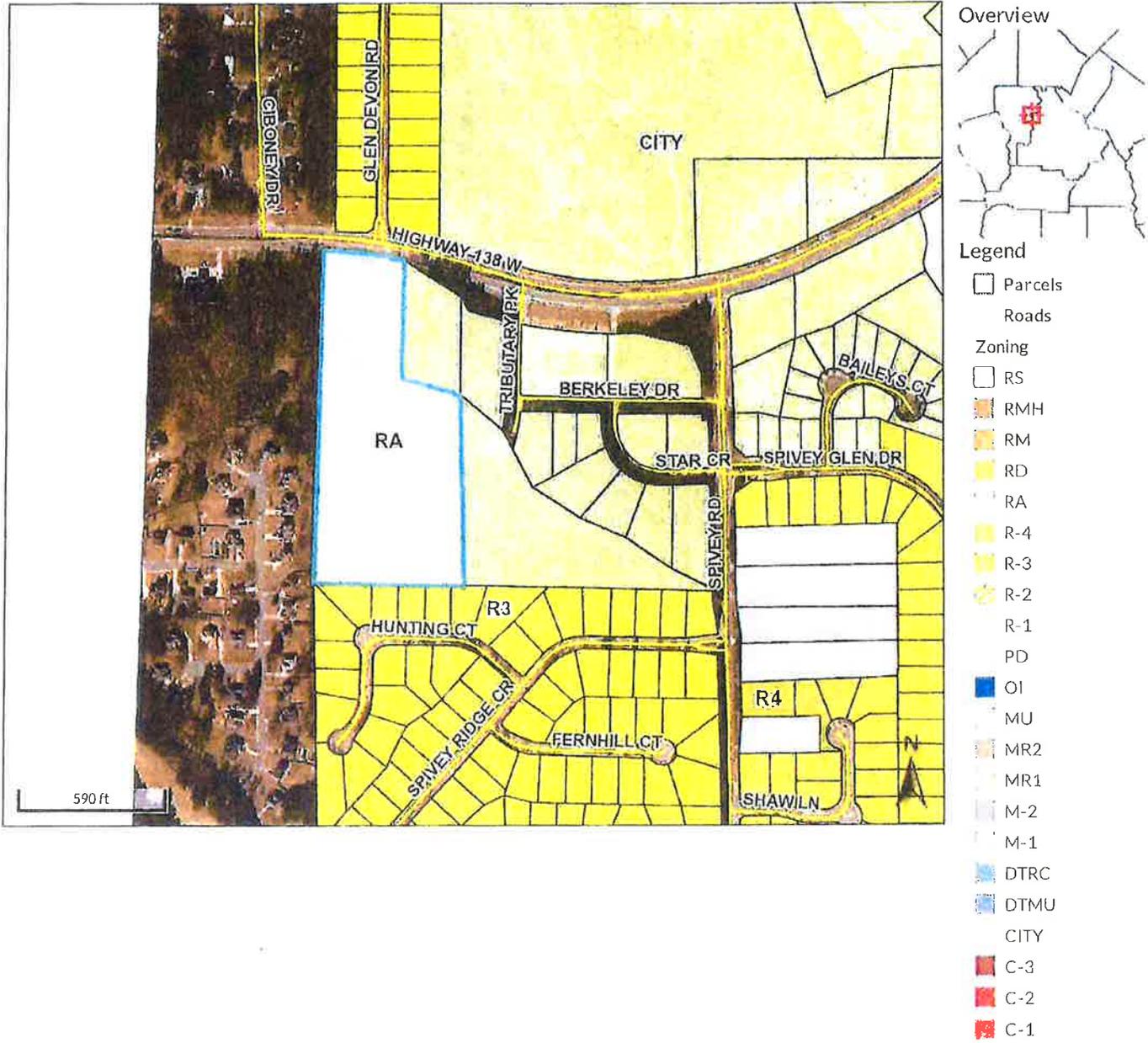
Proposed Zoning: The City of Stockbridge proposes to annex the subject property with the current zoning classification of RA (Residential-Agricultural) which would correspond to a City of Stockbridge R-A (Residential-Agricultural) zoning district.

Comments: The owners of the subject properties are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A. § 36-36-20*, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – “contiguous” means abuts the municipal limits or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by a political subdivision or by the state.

The City of Stockbridge intends to annex the subject property consisting of 14.001 +/- acres with the City of Stockbridge R-A (Residential-Agricultural) zoning classification. The Future Land Use designation of the subject property is Commercial. The applicant does not intend to rezone the subject property concurrent to the annexation request. Therefore this request is consistent with the land use designation of the subject property as described within the Henry County/Cities Joint 2040 Comprehensive Plan.

Per *O.C.G.A. § 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands. It is Planning & Zoning staff's opinion that the annexation would not create a significant change in the existing character of the area or the future land use designation for the subject property.

Attachments: Zoning Map
 Future Land Use Map



Parcel ID	012-02013001	Class	R	Owner	TALMADGE HERMAN E	Land Value:	\$140,100	Last 2 Sales							
Property Address		Acreage	14.01	Address	JR & HEDCON PROP LLC	Building Value:	\$0	Date	7/13/2010	Price	\$0	Reason	PART INT	Qual	U
District	County/UnIncorp				1175 PEACHTREE ST NE #300	Misc Value:	\$0		2/18/1993	\$0		PART INT	U		
					ATLANTA GA 30361	Total Value:	\$140,100								

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

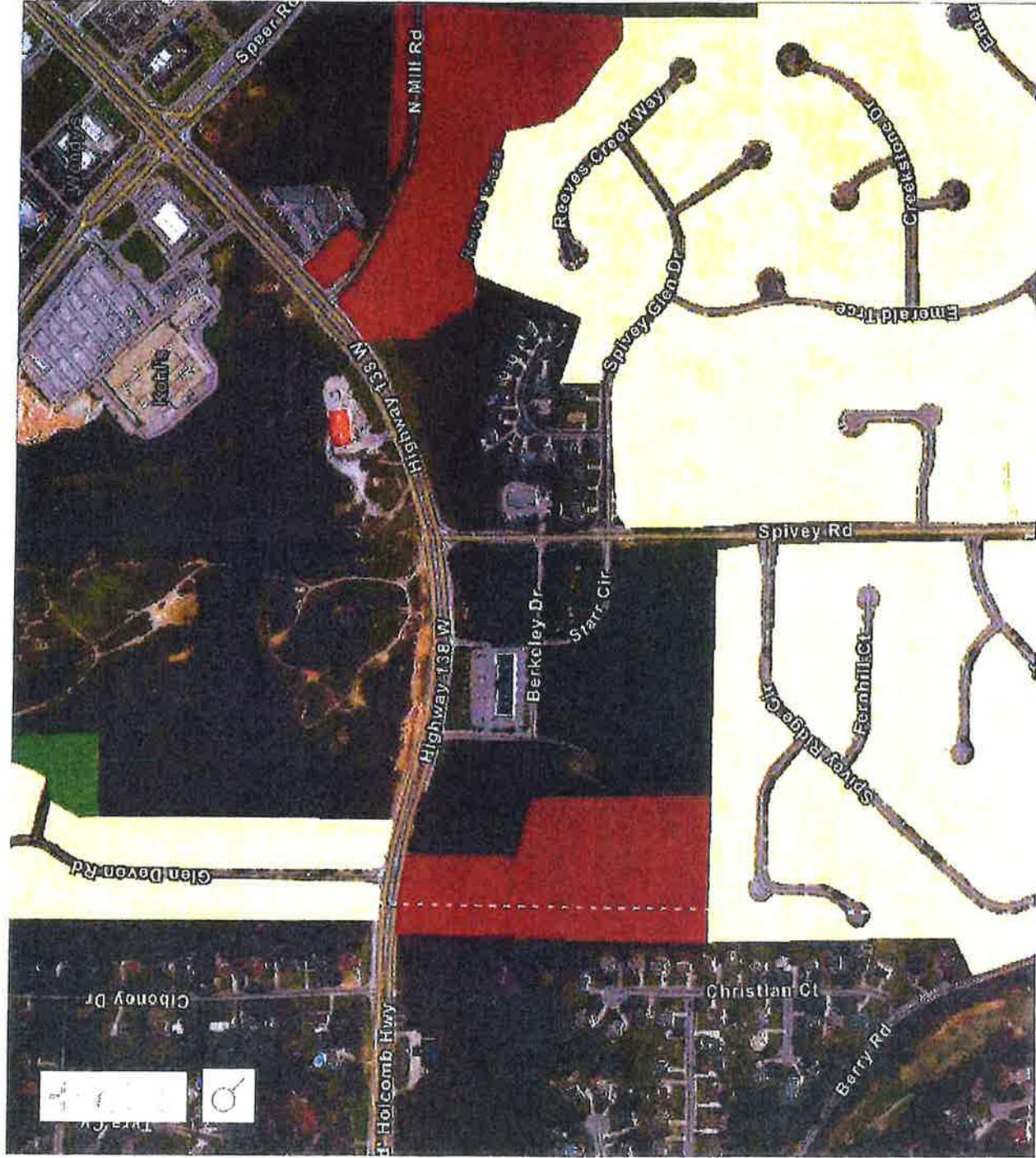
This zoning map is subject to change at any time. The official version of the Zoning map resides within the Henry County Planning and Zoning Department. Please contact the Henry County Planning and Zoning Office at 770-288-7526 to verify current zoning.

2018 Henry County Future Land Use Map

Legend Details

Draft Future Land Use

-  Low Density Residential
-  Commercial
-  Rural Residential
-  Medium Density Residential
-  High Density Residential
-  Public Institutional
-  Industrial
-  Transportation/Communications/Utiliti
-  Mixed Use
-  Parks and Conservation
-  Office Professional





City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

September 10, 2019

VIA CERTIFIED MAIL

Cheri Hobson-Matthews, County Manager
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation Request of Parcel ID: 012-02013001
(Details noted below)

Dear Mrs. Hobson-Matthews:

Please be advised the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., has received an annexation request from:

Owner(s)/Applicant(s): Martin Bonea (Everything VM LLC) - Request: 100% Method Annexation into the City of Stockbridge for the property located at Hwy. 138 Spivey Project. Parcel ID: 012-02013001 Land Lot 42 of the 12th District 14.01 Acres – Present Land Use: RA.

Attached please find the annexation application, property owner signature and property legal description.

The above referenced annexation request is scheduled to be heard by the Stockbridge City Council during a Public Hearing on Monday, November 11, 2019 at 6:00 p.m. at Stockbridge City Hall 4640 North Henry Blvd. Stockbridge, GA 30281.

If you have any questions regarding this matter, please contact Randy Knighton,
City Manager at (770) 389-7904.

Sincerely,

A handwritten signature in blue ink that reads "Vanessa Holiday". The signature is written in a cursive style with a large initial 'V'.

Vanessa Holiday, CMC
City Clerk

Encl.

cc: Randy Knighton, City Manager
Camilla Moore, Community Development Director
Melinda Davies, GIS/Planning
Stacey Jordan-Rudeseal, Chief Planner



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

RECEIVED

Annexation No: 2019-ANN-02- Date: 9/9/19

Received by: [Signature]

RECEIVED

SEP - 9 2019

SEP 10 2019

TYPE OF ANNEXATION

City Clerk's Office
City of Stockbridge

Occupational Tax Dept.
City of Stockbridge

60% Method: Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

100% Method: Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: HWY 138 SPIVY PROJECT (PI# 012-02013001)

Is this property contiguous to the city limits? Yes No

LAND USE AND ZONING

County: HENRY County Zoning Classification: _____

Present Land Use: Ra Requested Zoning Classification: _____

PROPERTY OWNER

Name: (Martin Bonea) EVERYTHING VM .LLC

Mailing Address: 3102 S BAY DR JONESBORO GA 30236

Telephone: (404) 2004038 Email: martinbonea@gmail.com

Signature: _____ Date: 09/03/2019

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: MARTIN BONEA

Mailing Address: 3102 S BAY DR JONESBORO GA 30236

Telephone: (404) 2004038 Email: martinbonea@gmail.com

Signature: [Signature] Date: 09/03/2019

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: _____ Date: _____



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

RECEIVED

SEP 10 2019

City Clerk's Office
City of Stockbridge

NON-REFUNDABLE APPLICATION FEE - \$50.00

Payment: Check or Money Order Payable to the City of Stockbridge.

APPLICATION FORM

Two Original (2) Copies: Complete and signed with original signatures.

PETITION FOR ANNEXATION

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

CONSENT OF OWNER(S)

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

PLAT OF SURVEY AND/OR LEGAL DESCRIPTION

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more the 1 year old.

VERIFIED LEGAL DESCRIPTION FORM

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION RECEIVED

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

SEP 10 2019

City Clerk's Office
City of Stockbridge

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

MARTIN BONEA (EVERYTHING VM .LLC)

Property Address: HWY 138 W . dist:12 land lot; 42 parcel id; 012-02013001

Telephone: (404) 2004038

Email: martinbonea@gmail.com

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

Signature: *Martin Bonea*

Date: 09/03/2019

Personally appeared before me

MARTIN BONEA

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jitendra Patel

Notary Public

09/03/2019

Date



(Affix Seal Here)

Print

NOTE "A": POINT OF REFERENCE AS THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF S. R. 138 AND THE WEST RIGHT-OF-WAY LINE OF SPIVEY ROAD.

CHARLES E. DAVIDSON, JR.
H. C. DEED BOOK 141, PAGE 4

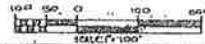
DYRON P. HADDER
H. C. DEED BOOK 136,
PAGE 307

JACK B. HANES
C. C. DEED BOOK 119, PAGE 142

THIS PLAN IS NOT A RESULT OF A SURVEY BY LEMIS HURD SURVEYORS, BUT WAS PREPARED FROM A PREVIOUS PLAN BY LEMIS HURD SURVEYORS.

- LEGEND
- PROPERTY LINE
 - o — IRON PIN SET
 - o — IRON SPOKE FOUND
 - o — LINE INTERSECTION
 - P.O.B. — POINT OF BEGINNING
 - P.O.R. — POINT OF REFERENCE
 - X — FENCE

LEWIS HURD SURVEYORS, INC.		
(404) 475-1487 FAX 474-7407		
110 W. BEARY STREET, STOCKBRIDGE, GEORGIA 30281		
PLAN FOR		
HANK GRIFFITH		
L.L. 42	HENRY COUNTY, GEORGIA	12TH DIST.
SCALE: 1" = 100'	DRG. BY: H.H.	DWG. NO:
DATE: 4/5/90	APD. BY: LRD	LHS 78006-2



Ref 2-1551

3-737

<p>A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT</p> <p style="text-align: center;">SETTLEMENT STATEMENT</p>	<p style="text-align: right;">B. TYPE OF LOAN:</p> <p>1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS.</p> <p>6. FILE NUMBER: 19-0031</p> <p>7. LOAN NUMBER:</p> <p>8. MORTGAGE INS CASE NUMBER:</p>
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C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

<p>D. NAME AND ADDRESS OF BUYER:</p> <p>EVERYTHING VM LLC 3102 South Bay Drive Jonesboro, Georgia 30236</p>	<p>E. NAME AND ADDRESS OF SELLER:</p> <p>J. MICHAEL LEVENGOOD, CHAPTER 11 TRUSTEE FOR HERMAN E. TALMADGE, JR. (75% interest)</p> <p>160 S. Pearly Street, Suite 208 Lawrenceville, GA 30046; and HEDCON PROPERTIES, LLC (25% interest) 1175 Peachtree St. NE, Atlanta, GA 30361</p>	<p>F. NAME AND ADDRESS OF LENDER:</p> <p>CASH TRANSACTION</p>
<p>G. PROPERTY LOCATION:</p> <p>13.361 +/- ac., Ga. Hwy. 138 W Stockbridge, GA 30281 HENRY County, Georgia LL 42, Dist. 12, Henry County 13.361 +/- acres</p>	<p>H. SETTLEMENT AGENT:</p> <p>MARK BRITTAIN, P.C.</p> <p>PLACE OF SETTLEMENT</p> <p>245 Country Club Dr, Ste. 200-C Stockbridge, GA 30281</p>	<p>I. SETTLEMENT DATE:</p> <p>June 21, 2019</p>

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	135,000.00	401. Contract Sales Price	135,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	1,618.50	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to	406. City/Town Taxes	to
107. County Taxes	to	407. County Taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	136,618.50	420. GROSS AMOUNT DUE TO SELLER	135,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	2,000.00	501. Excess Deposit (See instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	11,630.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage	
205.		505. Payoff of second Mortgage	
206.		506. Deposit retained by broker	2,000.00
207.		507. 2017 - 2018 delinquent tax to HENRY COUNTY TAX COM	4,948.08
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to	510. City/Town Taxes	to
211. County Taxes	01/01/19 to 06/21/19	511. County Taxes	01/01/19 to 06/21/19
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517. See Schedule A to J. MICHAEL LEVENGOOD TRUSTEE	86,593.58
218.		518. See Schedule B to HEDCON PROPERTIES, LLC	28,821.20
219.		519.	
220. TOTAL PAID BY/FOR BUYER	3,007.14	520. TOTAL REDUCTION AMOUNT DUE SELLER	135,000.00
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Buyer (Line 120)	136,618.50	601. Gross Amount Due To Seller (Line 420)	135,000.00
302. Less Amount Paid By/For Buyer (Line 220)	(3,007.14)	602. Less Reductions Due Seller (Line 520)	(135,000.00)
303. CASH (X FROM) (TO) BUYER	133,611.36	603. CASH (TO) (FROM) SELLER	0.00

July

L. SETTLEMENT CHARGES

		PAID FROM BUYERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price	\$ 135,000.00 @ 10,000 %	13,600.00	
<i>Division of Commission (line 700) as Follows:</i>			
701. \$ 6,750.00	to BULL REALTY		
702. \$ 6,750.00	to CBC METRO BROKERS	Less Deposit Retained 2,000.00	11,500.00
703. Commission Paid at Settlement			
704.	to		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	% to		
802. Loan Discount	% to		
803. Appraisal Fee	to		
804. Credit Report	to		
805. Lender's Inspection Fee	to		
806. Mortgage Ins. App. Fee	to		
807. Assumption Fee	to		
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day (days %)		
902. MIP Totlins. for Life Of Loan	for months to		
903. Hazard Insurance Premium for	years to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER			
1001. Hazard Insurance	months @ \$ per month		
1002. Mortgage Insurance	months @ \$ per month		
1003. City/Town Taxes	months @ \$ per month		
1004. County Taxes	months @ \$ per month		
1005. Assessments	months @ \$ per month		
1006.	months @ \$ per month		
1007.	months @ \$ per month		
1008. Aggregate Adjustment	months @ \$ per month		
1100. TITLE CHARGES			
1101. Settlement or Closing Fee	to		60.00
1102. Express mail fees	to MARK BRITTAI, P.C.	325.00	
1103. Title Examination/review	to SKW TITLE COMPANY, LLC	50.00	
1104. Title Insurance Binder	to SKW TITLE COMPANY, LLC		70.00
1105. Seller wire fees (outgoing)	to MARK BRITTAI, P.C.	20.00	
1106. Purchaser wire fee (incoming)	to MARK BRITTAI, P.C.	500.00	
1107. Attorney's Fees	to MARK BRITTAI, P.C.		
<i>(includes above item numbers:</i>			
1108. Title Insurance	to CHICAGO TITLE INSURANCE COMPANY	554.50	
<i>(includes above item numbers:</i>			
1109. Lender's Coverage	\$		
1110. Owner's Coverage	\$ 135,000.00	554.50	
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees: Deed \$ 34.00 ; Mortgage \$			34.00
1202. City/County Tax/Stamps: Deed 135.00; Security Deed			135.00
1203. State Tax/Stamps: Deed ; Security Deed			
1204.			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey	to		
1302. Pest inspection	to		
1303.			
1304.			
1305.		1,618.50	11,630.00
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Mark Brittain
 MARK BRITTAI, P.C.
 Settlement Agent

July

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: EVERYTHING VM LLC
Seller: J. MICHAEL LEVENGOOD, CHPTR 11 TRSTEE HERMAN E. TALMADGE JR.
HEDCON PROPERTIES, LLC

Lender: CASH TRANSACTION
Settlement Agent: MARK BRITTAIN, P.C.
(770)389-3356

Place of Settlement: 245 Country Club Dr., Ste. 200-C
Stockbridge, GA 30281

Settlement Date: June 21, 2019
Property Location: 13.361 +/- ac., Ga. Hwy. 138 W
Stockbridge, GA 30281
HENRY County, Georgia
LL 42, Dist 12, Henry County
13.361 +/- acres

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

EVERYTHING VM LLC
A Georgia limited liability company

BY: *Martin Bonea* (SEAL)
MARTIN BONEA
Sole Member/Manager

J. Michael Levengood, Trustee (SEAL)
J. MICHAEL LEVENGOOD, CHAPTER 11 TRUSTEE FOR
HERMAN E. TALMADGE, JR.

HEDCON PROPERTIES, LLC
A Georgia limited liability company

BY: 15 (SEAL)

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Mark Brittain
MARK BRITTAIN, P.C.
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: EVERYTHING VM LLC
Seller: J. MICHAEL LEVENGOOD, CHPTR 11 TRSTEE HERMAN E. TALMADGE JR.
HEDCON PROPERTIES, LLC
Lender: CASH TRANSACTION
Settlement Agent: MARK BRITTAIN, P.C.
(770)389-3356
Place of Settlement: 245 Country Club Dr, Ste. 200-C
Stockbridge, GA 30281

Settlement Date: June 21, 2019
Disbursement Date: June 21, 2019
Property Location: 13.361 +/- ac., Ga. Hwy. 138 W
Stockbridge, GA 30281
HENRY County, Georgia
LL 42, Dist 12, Henry County
13.361 +/- acres

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

EVERYTHING VM LLC
A Georgia limited liability company

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MARTIN BONEA
Sole Member/Manager

15 (SEAL)
J. MICHAEL LEVENGOOD, CHAPTER 11 TRUSTEE FOR
HERMAN E. TALMADGE, JR.

HEDCON PROPERTIES, LLC
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BY: [Signature] (SEAL)

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EXHIBIT "A"

A twenty-five percent (25%) undivided interest in and to:

All that tract or parcel of land lying and being in Land Lot 42 of the 12th District of Henry County, Georgia, and shown on plat of survey made for Virgil M. and Mary E. Wade by Lewis Roland Hurd, Registered Land Surveyor and Lewis Hurd Surveyors Drawing No. LHS 78406, dated September 8, 1978, and revised April 5, 1990, and being more particularly described as follows:

BEGINNING at a #3 rebar located at the intersection of the line dividing Land Lot 43 of the 12th District of Clayton and Land Lot 42 of the 12th District of Henry Counties, Georgia, with the Southerly right of way line of S. R. 138; said rebar also being located at the Northeast corner of property now or formerly owned by Jack B. Hanes (as per deed recorded at Deed Book 419, Page 142, Clayton County records); running thence Easterly along the Southerly right of way line of S. R. 138, and following the curvature thereof, an arc distance of 337.28 feet to a point, which point is located 1,213.00 feet Northwesterly and Westerly, as measured along the Westerly and Southerly right of way line of S.R. 138, from the intersection of the Southwesterly right of way line of S.R. 138 with the Westerly right-of-way line of Spivey Road; running thence South 00 degrees 38 minutes 56 seconds East 450.71 feet; running thence North 89 degrees 21 minutes 04 seconds East 242.64 feet to a point located on the Westerly line of property now or formerly owned by Charles L. Davidson, Jr. (as per deed recorded at Deed Book 341, Page 4, Henry County records); running thence South 00 degrees 38 minutes 56 seconds East along the Westerly line of said Davidson property 777.42 feet; running thence South 89 degrees 24 minutes 04 seconds West along the Northerly line of property now or formerly owned by Byron F. Harper (as per deed recorded in Deed Book 436, Page 303, Clayton County records) a distance of 581.44 feet to a Surveyors Wood Stake in a mound of rocks on the West line of Land Lot 42 and the Henry - Clayton County line; thence North 00 degrees 28 minutes 23 seconds West along said land lot line a distance of 1,264.73 feet to an iron pin on the Southerly right-of-way of State Route 138 to the POINT OF BEGINNING. Being a tract of land containing 14.001 acres.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 42 of the 12th District of Henry County, Georgia, as shown on that certain Georgia Department of Transportation Right of Way Deed dated 02/28/2003, filed for record 03/13/2003, as recorded in Deed Book 5781, Page 180, aforesaid records.



Summary

Parcel ID: 012-02013001
 Location Address: 0001 (County/Unincorp)
 Millage Group: SF RESIDENTIAL (0.100)
 Property Usage: 14.01
 Total Acres: 42/12
 Landlot / District: 42/12
 Subdivision:
 Lot/Block:
 Plat Book:
 Plat Page:

Exemptions:

Owners

TALMADGE HERMAN E JR &
 HEDCON PROP LLC
 1175 PEACHTREE ST NE #300
 ATLANTA, GA 30351

Valuation

	2019	2018	2017
+ Building Value	\$0	\$0	\$0
+ OS/Misc	\$0	\$0	\$0
+ Land Value	\$140,100	\$126,100	\$128,300
= Total Assessment	\$140,100	\$126,100	\$128,300

Exemptions:

Assessment Notices 2019

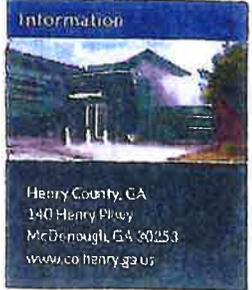


Land Use and Information

Land Use	Number of Units	Unit Type
TRANSITION (000190)	14.01	ACRES

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
7/13/2010	11809-242	\$0	QUIT CLAIM	PART INT	TALMADGE HERMAN E JR &	TALMADGE HERMAN E JR &
7/18/1993	1685-28	\$0	WARRANTY DEED	PART INT	TALMADGE, TYCO, HENRY D & H VENTURE	TALMADGE HERMAN E JR & HENRY D & H VENTURE
4/21/1990	1179-513	\$0	WARRANTY DEED	ASSUMPTION	TALMADGE HERMAN E JR	TALMADGE HERMAN E JR ET AL
4/20/1990	1170-509	\$140,000	WARRANTY DEED		TALMADGE HERMAN E JR	TALMADGE HERMAN E JR



Chief Appraiser
 John Seife
 Phone: (770) 288-7999 Option 2

Announcements

How to use the qPublic.net site - view Demo Videos
 Search across multiple counties with Guidepost!



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

September 10, 2019

VIA CERTIFIED MAIL

Cheri Hobson-Matthews, County Manager
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation Request of Parcel ID: 012-02013001
(Details noted below)

Dear Mrs. Hobson-Matthews:

Please be advised the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., has received an annexation request from:

Owner(s)/Applicant(s): Martin Bonea (Everything VM LLC) - Request: 100% Method Annexation into the City of Stockbridge for the property located at Hwy. 138 Spivey Project. Parcel ID: 012-02013001 Land Lot 42 of the 12th District 14.01 Acres – Present Land Use: RA.

Attached please find the annexation application, property owner signature and property legal description.

The above referenced annexation request is scheduled to be heard by the Stockbridge City Council during a Public Hearing on Monday, November 11, 2019 at 6:00 p.m. at Stockbridge City Hall 4640 North Henry Blvd. Stockbridge, GA 30281.

If you have any questions regarding this matter, please contact Randy Knighton,
City Manager at (770) 389-7901.

Sincerely,

A handwritten signature in blue ink that reads "Vanessa Holiday". The signature is written in a cursive, flowing style.

Vanessa Holiday, CMC
City Clerk

Encl.

cc: Randy Knighton, City Manager
Camilla Moore, Community Development Director
Melinda Davies, GIS/Planning
Stacey Jordan-Rudeseal, Chief Planner



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

RECEIVED Annexation No: 2019-ANX-02 Date: 9/9/19 **RECEIVED**

Received by: [Signature] **SEP 10 2019**
City Clerk's Office
City of Stockbridge

SEP - 9 2019

TYPE OF ANNEXATION

- 60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.
- 100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: HWY 138 SPIVY PROJECT (PI# 012-02013001)

Is this property contiguous to the city limits? Yes No

LAND USE AND ZONING

County: HENRY County Zoning Classification: _____
Present Land Use: Ra Requested Zoning Classification: _____

PROPERTY OWNER

Name: (Martin Bonea) EVERYTHING VM .LLC
Mailing Address: 3102 S BAY DR JONESBORO GA 30236
Telephone: (404) 2004038 Email: martinbonea@gmail.com
Signature: _____ Date: 09/03/2019

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: MARTIN BONEA
Mailing Address: 3102 S BAY DR JONESBORO GA 30236
Telephone: (404) 2004038 Email: martinbonea@gmail.com
Signature: [Signature] Date: 09/03/2019

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: _____ Date: _____



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

RECEIVED

SEP 10 2019

City Clerk's Office
City of Stockbridge

NON-REFUNDABLE APPLICATION FEE - \$50.00

Payment: Check or Money Order Payable to the City of Stockbridge.

APPLICATION FORM

Two Original (2) Copies: Complete and signed with original signatures.

PETITION FOR ANNEXATION

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

CONSENT OF OWNER(S)

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

PLAT OF SURVEY AND/OR LEGAL DESCRIPTION

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more the 1 year old.

VERIFIED LEGAL DESCRIPTION FORM

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION RECEIVED

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

SEP 10 2019

City Clerk's Office
City of Stockbridge

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

MARTIN BONEA (EVERYTHING VM .LLC)

Property Address: HWY 138 W . dist:12 land lot; 42 parcel id; 012-02013001

Telephone: (404) 2004038

Email: martinbonea@gmail.com

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

Signature: Martin Bonea

Date: 09/03/2019

Personally appeared before me

MARTIN BONEA

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jitendra Patel

Notary Public

09/03/2019

Date



(Affix Seal Here)

Print

NOTE "A": POINT OF REFERENCE AS THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S. R. 138 AND THE WEST RIGHT-OF-WAY LINE OF SPIVEY ROAD.

CHARLES L. DAVIDSON, JR.
H. C. O&D BOOK 341, PAGE 4

HENRY F. HARPER
S.C. O&D BOOK 436,
PAGE 163

JACK E. HARPER
C.O. O&D: 119,
PAGE 142

THIS PLAT IS NOT A RESULT OF A SURVEY BY LEWIS HURD SURVEYORS, BUT WAS PREPARED FROM A PREVIOUS PLAT BY LEWIS HURD SURVEYORS.

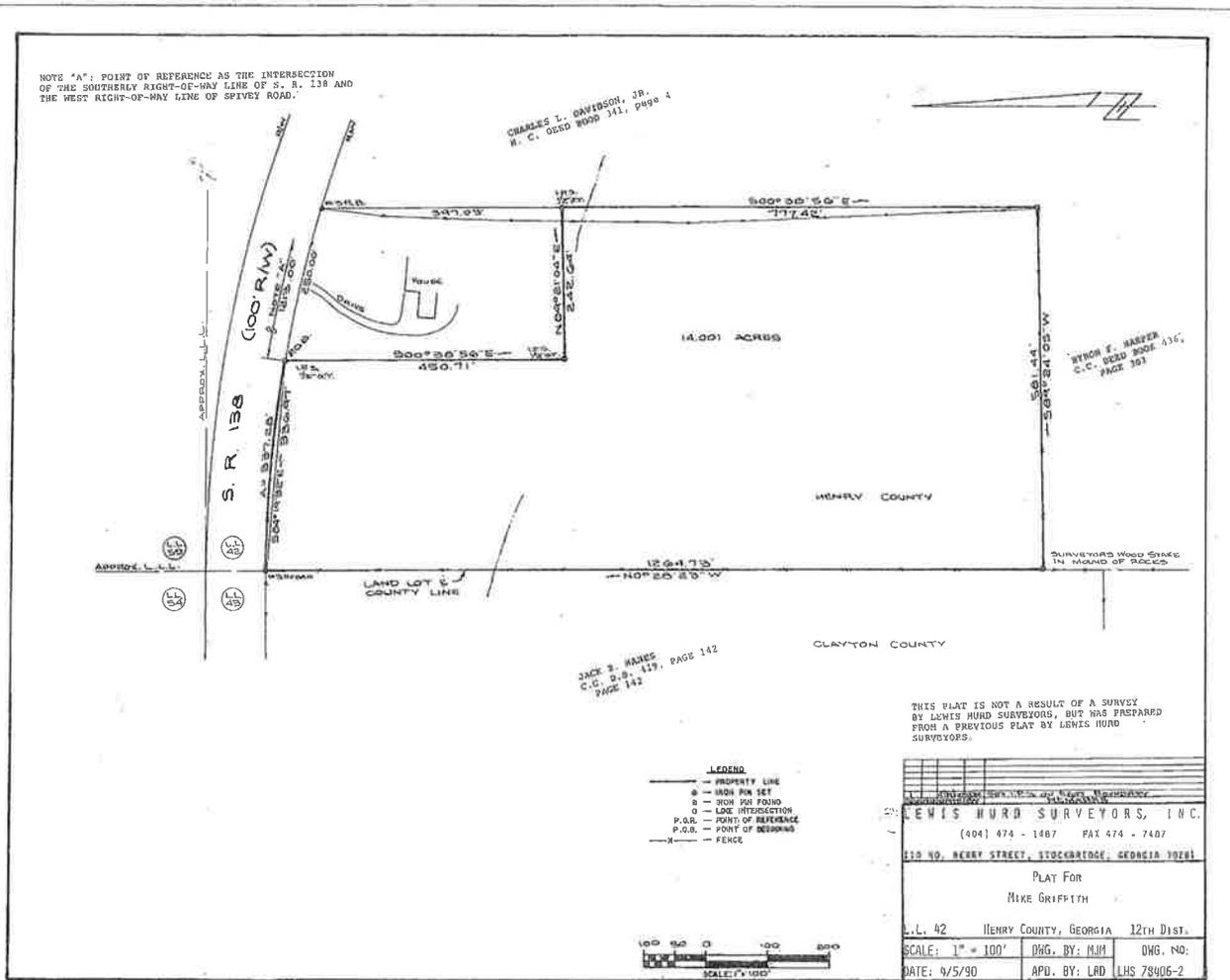
- LEGEND**
- PROPERTY LINE
 - ⊙ — MARK FOR SET
 - ⊙ — MARK FOR FOUND
 - ⊙ — LINE INTERSECTION
 - P.O.R. — POINT OF REFERENCE
 - P.O.S. — POINT OF BEGINNING
 - FENCE



LEWIS HURD SURVEYORS, INC.	
(404) 474 - 1487 FAX 474 - 7407	
118 NO. HENRY STREET, STOCKBRIDGE, GEORGIA 30281	
PLAT FOR MIKE GRIFFITH	
L.L. 42	HENRY COUNTY, GEORGIA 12TH DIST.
SCALE: 1" = 100'	DWG. BY: MJM
DATE: 9/5/90	APD. BY: LAD LHS 78906-2

Ref 2-1551

3-737



A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 19-0031			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BUYER: EVERYTHING VM LLC 3102 South Bay Drive Jonesboro, Georgia 30236	E. NAME AND ADDRESS OF SELLER: J. MICHAEL LEVENGOOD, CHAPTER 11 TRUSTEE FOR HERMAN E. TALMADGE, JR. (75% interest) 150 S. Pery Street, Suite 208 Lawrenceville, GA 30046; and HEDCON PROPERTIES, LLC (25% interest) 1175 Peachtree St. NE, Atlanta, GA 30361	F. NAME AND ADDRESS OF LENDER: CASH TRANSACTION
---	---	---

G. PROPERTY LOCATION: 13.361 +/- ac., Ga. Hwy. 138 W Stockbridge, GA 30281 HENRY County, Georgia LL 42, Dist. 12, Henry County 13.361 +/- acres	H. SETTLEMENT AGENT: MARK BRITAIN, P.C. PLACE OF SETTLEMENT 245 Country Club Dr., Ste. 200-C Stockbridge, GA 30281	I. SETTLEMENT DATE: June 21, 2019
---	--	---

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	135,000.00	401. Contract Sales Price	135,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	1,618.50	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to	406. City/Town Taxes	to
107. County Taxes	to	407. County Taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	136,618.50	420. GROSS AMOUNT DUE TO SELLER	135,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	2,000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	11,630.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage	
205.		505. Payoff of second Mortgage	
206.		506. Deposit retained by broker	2,000.00
207.		507. 2017 - 2018 delinquent tax to HENRY COUNTY TAX COM	4,948.08
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to	510. City/Town Taxes	to
211. County Taxes	01/01/19 to 06/21/19	511. County Taxes	01/01/19 to 06/21/19
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517. See Schedule A to J. MICHAEL LEVENGOOD TRUSTEE	86,593.58
218.		518. See Schedule B to HEDCON PROPERTIES, LLC	28,821.20
219.		519.	
220. TOTAL PAID BY/FOR BUYER	3,007.14	520. TOTAL REDUCTION AMOUNT DUE SELLER	135,000.00
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Buyer (Line 120)	136,618.50	601. Gross Amount Due To Seller (Line 420)	135,000.00
302. Less Amount Paid By/For Buyer (Line 220)	(3,007.14)	602. Less Reductions Due Seller (Line 520)	(135,000.00)
303. CASH (X FROM) (TO) BUYER	133,611.36	603. CASH (TO) (FROM) SELLER	0.00

July

L. SETTLEMENT CHARGES				PAID FROM BUYERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price	\$	135,000.00 @ 10.0000 %	13,500.00		
<i>Division of Commission (line 700) as Follows:</i>					
701. \$ 6,750.00	to	BULL REALTY			
702. \$ 6,750.00	to	CBC METRO BROKERS	Less Deposit Retained 2,000.00		
703. Commission Paid at Settlement					11,500.00
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Mortgage Ins. App. Fee		to			
807. Assumption Fee		to			
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@ \$	/day (days %)		
902. MIP Totlins. for LifeOfLoan	for	months to			
903. Hazard Insurance Premium	for	years to			
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance		months @ \$	per month		
1002. Mortgage Insurance		months @ \$	per month		
1003. City/Town Taxes		months @ \$	per month		
1004. County Taxes		months @ \$	per month		
1005. Assessments		months @ \$	per month		
1006.		months @ \$	per month		
1007.		months @ \$	per month		
1008. Aggregate Adjustment		months @ \$	per month		
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to				60.00
1102. Express mail fees	to	MARK BRITTAIN, P.C.			
1103. Title Examination/Review	to	SKW TITLE COMPANY, LLC		325.00	
1104. Title Insurance Binder	to	SKW TITLE COMPANY, LLC		50.00	
1105. Seller wire fees (outgoing)	to	MARK BRITTAIN, P.C.			70.00
1106. Purchaser wire fee (incoming)	to	MARK BRITTAIN, P.C.		20.00	
1107. Attorney's Fees	to	MARK BRITTAIN, P.C.		500.00	
<i>(includes above item numbers:)</i>					
1108. Title Insurance	to	CHICAGO TITLE INSURANCE COMPANY		554.50	
<i>(includes above item numbers:)</i>					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$	135,000.00		554.50	
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$	34.00 ; Mortgage \$		Releases \$		34.00
1202. City/County Tax/Stamps: Deed		135.00 ; Security Deed			135.00
1203. State Tax/Stamps: Deed			Security Deed		
1204.					
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				1,618.50	11,630.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

MARK BRITTAIN, P.C.
Settlement Agent

July

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: EVERYTHING VM LLC

Seller: J. MICHAEL LEVENGOOD, CHPTR 11 TRSTEE HERMAN E. TALMADGE JR.

HEDCON PROPERTIES, LLC

Lender: CASH TRANSACTION

Settlement Agent: MARK BRITTAIN, P.C.

(770)389-3356

Place of Settlement: 245 Country Club Dr., Ste. 200-C

Stockbridge, GA 30281

Settlement Date: June 21, 2019

Property Location: 13.361 +/- ac., Ga. Hwy. 138 W

Stockbridge, GA 30281

HENRY County, Georgia

LL 42, Dist. 12, Henry County

13.361 +/- acres

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MARTIN BONEA

Sole Member/Manager

J. Michael Levengood, Trustee (SEAL)

J. MICHAEL LEVENGOOD, CHAPTER 11 TRUSTEE FOR
HERMAN E. TALMADGE, JR.

HEDCON PROPERTIES, LLC

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Lender: CASH TRANSACTION

Settlement Agent: MARK BRITTAIN, P.C.
(770)389-3356

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Stockbridge, GA 30281

Settlement Date: June 21, 2019

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Stockbridge, GA 30281
HENRY County, Georgia
LL 42, Dist 12, Henry County
13.361 +/- acres

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BY: Martin Bonea (SEAL)
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Sole Member/Manager

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HERMAN E. TALMADGE, JR.

HEDCON PROPERTIES, LLC
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All that tract or parcel of land lying and being in Land Lot 42 of the 12th District of Henry County, Georgia, and shown on plat of survey made for Virgil M. and Mary E. Wade by Lewis Roland Hurd, Registered Land Surveyor and Lewis Hurd Surveyors Drawing No. LHS 78406, dated September 8, 1978, and revised April 5, 1990, and being more particularly described as follows:

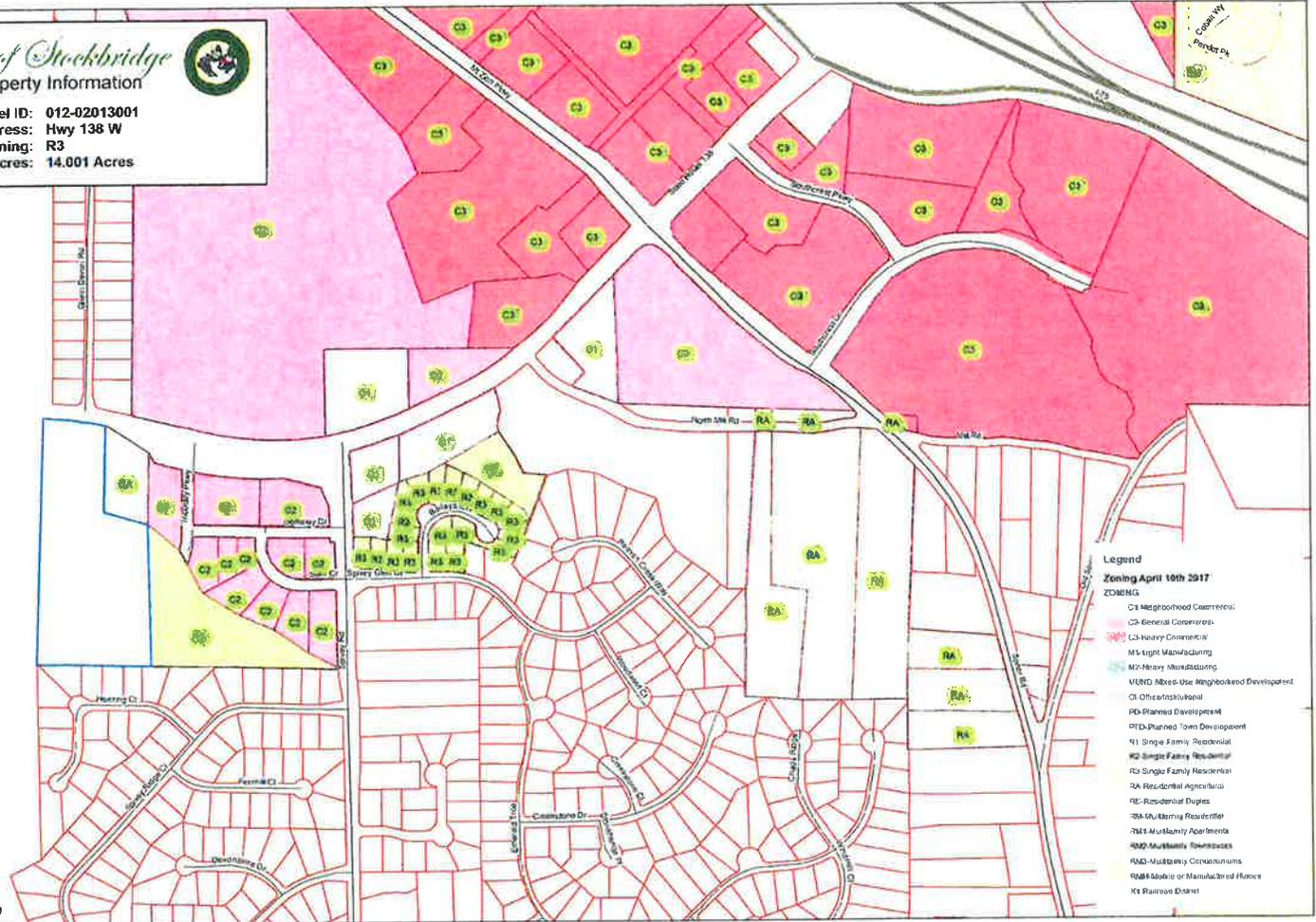
BEGINNING at a #3 rebar located at the intersection of the line dividing Land Lot 43 of the 12th District of Clayton and Land Lot 42 of the 12th District of Henry Counties, Georgia, with the Southerly right of way line of S. R. 138; said rebar also being located at the Northeast corner of property now or formerly owned by Jack B. Hanes (as per deed recorded at Deed Book 419, Page 142, Clayton County records); running thence Easterly along the Southerly right of way line of S. R. 138, and following the curvature thereof, an arc distance of 337.28 feet to a point, which point is located 1,213.00 feet Northwesterly and Westerly, as measured along the Westerly and Southerly right of way line of S.R. 138, from the intersection of the Southwesterly right of way line of S.R. 138 with the Westerly right-of-way line of Spivey Road; running thence South 00 degrees 38 minutes 56 seconds East 450.71 feet; running thence North 89 degrees 21 minutes 04 seconds East 242.64 feet to a point located on the Westerly line of property now or formerly owned by Charles L. Davidson, Jr. (as per deed recorded at Deed Book 341, Page 4, Henry County records); running thence South 00 degrees 38 minutes 56 seconds East along the Westerly line of said Davidson property 777.42 feet; running thence South 89 degrees 24 minutes 04 seconds West along the Northerly line of property now or formerly owned by Byron F. Harper (as per deed recorded in Deed Book 436, Page 303, Clayton County records) a distance of 581.44 feet to a Surveyors Wood Stake in a mound of rocks on the West line of Land Lot 42 and the Henry - Clayton County line; thence North 00 degrees 28 minutes 23 seconds West along said land lot line a distance of 1,264.73 feet to an iron pin on the Southerly right-of-way of State Route 138 to the POINT OF BEGINNING. Being a tract of land containing 14.001 acres.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 42 of the 12th District of Henry County, Georgia, as shown on that certain Georgia Department of Transportation Right of Way Deed dated 02/28/2003, filed for record 03/13/2003, as recorded in Deed Book 5781, Page 180, aforesaid records.

City of Stockbridge
Property Information



Parcel ID: 012-02013001
Address: Hwy 138 W
Zoning: R3
Acres: 14.001 Acres



- Legend**
Zoning April 10th 2017
- C1 Neighborhood Commercial
 - C2 General Commercial
 - C3 Heavy Commercial
 - M1 Light Manufacturing
 - M2 Heavy Manufacturing
 - MUND Mixed-Use Neighborhood Development
 - O1 Office/Professional
 - PD Planned Development
 - PTD Planned Town Development
 - R1 Single Family Residential
 - R2 Single Family Residential
 - R3 Single Family Residential
 - RA Residential Agricultural
 - RB Residential Duplex
 - RC Medium Density Residential
 - RD Medium Density Residential
 - RE Medium Density Residential
 - RF Medium Density Residential
 - RG Medium Density Residential
 - RH Medium Density Residential
 - RI Medium Density Residential
 - RJ Medium Density Residential
 - RK Medium Density Residential
 - RL Medium Density Residential
 - RM Medium Density Residential
 - RN Medium Density Residential
 - RO Medium Density Residential
 - RP Medium Density Residential
 - RQ Medium Density Residential
 - RS Medium Density Residential
 - RT Medium Density Residential
 - RU Medium Density Residential
 - RV Medium Density Residential
 - RW Medium Density Residential
 - RX Medium Density Residential



Date: 9/10/2019



Summary

Parcel ID: 012-020163001
 Location Address: 0001 (County:Unincorporated)
 Millage Group: SF RESIDENTIAL (0100)
 Property Usage: 14.01
 Landlot / District: 42 / 12
 Subdivision:
 Lot/Block:
 Plat Book:
 Plat Page:

Exemptions:

Owners

TALMADGE HERMAN E JR &
 HEDCON PRO PLLC
 1175 PEACHTREE ST NE #300
 ATLANTA, GA 30361

Valuation

	2019	2018	2017
- Building Value	\$0	\$0	\$0
- OB: Misc	\$0	\$0	\$0
- Land Value	\$140,100	\$126,100	\$123,300
= Total Assessment	\$140,100	\$126,100	\$123,300

Exemptions:

Assessment Notices 2019

[2019 Assessment Notice](#)

Land Information

Land Use	Number of Units	Unit Type
TRANSITION (000190)	14.01	ACRES

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
7/13/2010	11836-242	\$0	QUIT CLAIM	PART INT	TALMADGE HERMAN E JR &	TALMADGE HERMAN E JR &
2/18/1993	1685-28	\$0	WARRANTY DEED	PART INT	TALMADGE, TYCO, HENRY D & H VENTURE	TALMADGE HERMAN E JR & HENRY D & H VENTURE
4/21/1990	1170-313	\$0	WARRANTY DEED	ASSUMPTION	TALMADGE HERMAN E JR	TALMADGE HERMAN E JR ET AL
4/20/1990	1170-309	\$140,000	WARRANTY DEED			TALMADGE HERMAN E JR

Henry County, GA
 140 Henry Plowry
 McDonough, GA 30253
www.co.henry.ga.us

Chief Appraiser
 John Saffe
 Phone: (770) 288-7959 Option 2

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