

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR 16-04 Tax Map & Parcel # (TMP): L13-080, L13-080-001
113-047-006
Current Zoning: RA Commission District #: _____
Submittal Date: 1-8-16 Time: 11:40 am/pm Received by: NM (staff initials)
Fees Assessed: 300.00 Paid: by CC = \$357.05
Planning Commission Meeting Date: 2-16-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Tim Byrd
Address: 150 Carson Creek
Dawsonville, GA 30534
Phone: Listed Unlisted _____ Email: Business Personal _____
Status: Owner Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not participated in a Pre-application meeting with Planning Staff.
If not, I agree /disagree to schedule a meeting the week following the submittal deadline.
Meeting Date: _____ Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: 34 Couch Rd
Land Lot(s): 316 District: _____ Section: _____
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: _____

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 121-67-3.6 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested: SIDE METAL BLOG = 12'
FRONT = 35'

- Front Yard Side Yard Rear Yard variance of 8' feet to allow the structure to:
- be constructed; remain a distance of 5' feet from the:
- property line, road right of way, or other (explain below):

instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

- 1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Because it would require moving un-movable buildings.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Because these buildings were

here long before these standards were
put into place.

-3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: Once again ~~the~~

~~these~~ these buildings have been there over
100 years and haven't cause any harm yet.

-4. Describe why granting this variance would support the general objectives within this Resolution:

Because it will allow use to get the ~~the~~
necessary permit to place another building
on the same property.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

PROPERTY OWNER AUTHORIZATION

I / we Thelma E. Byrd hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

X

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Thelma Byrd TIM BYRD

Signature of applicant or agent: Thelma E. Byrd Date: _____

Printed Name of Owner(s): Thelma Byrd

Signature of Owner(s): Thelma E. Byrd Date _____

Sworn and subscribed before me this 4 day of January, 2016.

Kenny Bennett
Notary Public

My Commission Expires: 1/3/2017

(Seal)

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

VR# _____

TMP# _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

	<u>Name</u>		<u>Address</u>
TMP _____	1.	_____	_____
TMP _____	2.	_____	_____
TMP _____	3.	_____	_____
TMP _____	4.	_____	_____
TMP _____	5.	_____	_____
TMP _____	6.	_____	_____
TMP _____	7.	_____	_____
TMP _____	8.	_____	_____
TMP _____	9.	_____	_____
TMP _____	10.	_____	_____
TMP _____	11.	_____	_____
TMP _____	12.	_____	_____
TMP _____	13.	_____	_____
TMP _____	14.	_____	_____
TMP _____	15.	_____	_____

Use additional sheets if necessary.

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature of Applicant or Agent: x *Thelma E. Byrd* Date: _____

Signature of Witness: *Linda Bennett* Date: _____

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application #: _____

Signature: _____ Date: _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

Dawson County Environmental Health

189 Hwy 53 West, Suite 102, P.O. Box 2020, Dawsonville, GA 30534 ·

Phone: (706)265-2930 · Fax: (706)265-7529

Existing On-site Sewage Management System Performance Evaluation Report Form

Property/System Owner:	Owner Name: TIM BYRD	Owner Phone: (678) 898-3574	Reason for Existing Sewage System Evaluation: Mobile Home Relocation
Property/System Address: 34 COUCH RD DAWSONVILLE, GA 30534	Contact:		
Subdivision Name:	Lot:	Block:	BLAKE HOLBROOK (678) 936-8759
Existing System Information: Water Supply	Number of Bedrooms/GPD: 3	Garbage Grinder: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Well <input type="checkbox"/> Spring <input type="checkbox"/> Community	S.T. Permit #: 001061		
Date: 12/11/2015			

SECTION A- System on Record

<input type="checkbox"/> Yes <input type="checkbox"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.
<input type="checkbox"/> Yes <input type="checkbox"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.
<input type="checkbox"/> Yes <input type="checkbox"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.
Comments:	

SECTION B- System Not on Record

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.
Comments: A site evaluation revealed a 1000 gallon Nix septic tank. There were no signs of system malfunction.	

SECTION C- System Not Approved

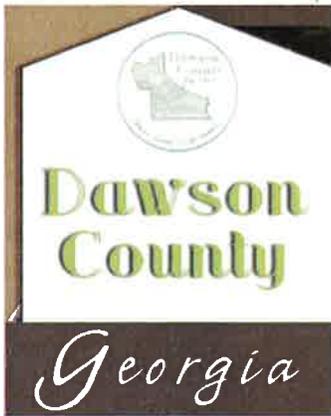
<input type="checkbox"/> Yes <input type="checkbox"/> No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.
Comments:	

SECTION D- Addition to Property or Relocation of Home (Section completed in conjunction with A,B, or C above)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.
Comments: See comments in Section B.	

Evaluating Environmentalist: Bill Ringle <i>Bill Ringle</i>	Title: Environmental Health Manager	Date: 12/16/2015
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I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.



[HOME](#)

[PROPERTY](#)

[GENERAL INFORMATION](#)

[FREQUENTLY ASKED QUESTIONS](#)

[MOTOR VEHICLES](#)

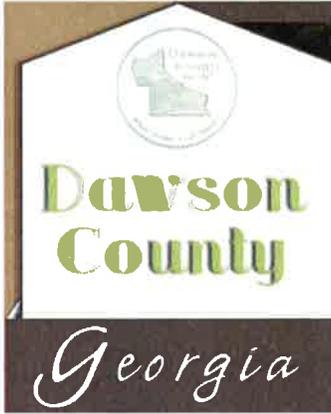
[LINKS](#)

Tax Search and Pay

- Overview and Pay**
- [View / Print Bill](#)
- [View / Print Receipt](#)
- [Address Change](#)

BYRD THELMA ELLIOTT 5402 HIGHWAY 53 EAST DAWSONVILLE, GA30534	Tax Year: 2015 Bill Number: 2064 Parcel Number: L13 080 001	View/Pay Delinquent Records Search For Additional Records
Date Due: 12/01/2015 Base Amount Due: \$1,492.25 Penalties & Interest: \$0.00 Fees: \$0.00	Payment Status: Paid Paid Date: 11/25/2015 Paid Amount: \$1,492.25 Balance Due: \$0.00	
Map: L13 080 001 District: DAWSON COUNTY UNINCORPORATED	Description: LL 316 LD 13-5	

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[HOME](#)

[PROPERTY](#)

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[MOTOR VEHICLES](#)

[LINKS](#)

Tax Search and Pay

- Overview and Pay**
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- [View / Print Receipt](#)
- [Address Change](#)

BYRD MARCUS 5402 HWY 53 EAST DAWSONVILLE, GA30534	Tax Year: 2015 Bill Number: 2042 Parcel Number: L13 080	View/Pay Delinquent Records Search For Additional Records
Date Due: 12/01/2015 Base Amount Due: \$395.93 Penalties & Interest: \$0.00 Fees: \$0.00	Payment Status: Paid Paid Date: 11/25/2015 Paid Amount: \$395.93 Balance Due: \$0.00	
Map: L13 080 District: DAWSON COUNTY UNINCORPORATED	Description: LL 316 LD 13-S HWY 53	

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2015 Property Tax Statement

Linda Townley
 Dawson County Tax Commissioner
 25 Justice Way
 Suite 1222
 Dawsonville, GA 30534

MAKE CHECKS OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

Bill Number	Due Date	TOTAL DUE
2015-2063	12/01/2015	960.70

Map: 113 047 A Payment Good Through: 12/01/2015
 Location: 74 SWEET GUM RD Printed: 08/17/2015

Payment deadline for 2015 taxes is December 1, 2015, for property you owned in Dawson County on January 1st 2015. If you sold the property during the year, you are still responsible by state law to ensure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.

Thank you for the privilege to serve as your Tax Commissioner



Q800

*****AUTO**5-DIGIT 30534 1 50 50 1AV 0.391

BYRD THELMA ELLIOTT
 5402 HIGHWAY 53 EAST
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT

(1% Interest per month will be added if not paid by due date)

Linda Townley
 Dawson County Tax Commissioner
 25 Justice Way
 Suite 1222
 Dawsonville, GA 30534

2848.88



Tax Payer: BYRD THELMA ELLIOTT
Map Code: 113 047 A REAL
Description: LL 316 LD 13-S
Location: 74 SWEET GUM RD
Bill No: 2015-2063
District: 001 DAWSON COUNTY UNINCORPORATED

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions
17,500	79,800	5.0000	97,300	12/01/2015			12/01/2015	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	97,300.00	38,920.00	0.00	38,920.00	.050	1.95	0.00	1.95
COUNTY M&O	97,300.00	38,920.00	0.00	38,920.00	13.009	506.31	0.00	316.73
SALES TAX ROLLBACK	97,300.00	38,920.00	0.00	38,920.00	-4.871	0.00	-189.58	0.00
SCHOOL M&O	97,300.00	38,920.00	0.00	38,920.00	16.496	642.02	0.00	642.02
TOTALS					24.684	1,150.28	-189.58	960.70

A gradual reduction and elimination of the state tax millage rate is the result of property tax relief passed by the Governor, the House of Representatives and the State Senate. Under the property tax relief legislation, the state tax millage rate will be reduced by .05 mill every year until completely eliminated in 2016.



You can pay your bill by mail or on our website at www.dawsoncountytax.com.
 If postmarked after December 1, 2015, interest at a rate of 1% will be added to your bill the day after and every month thereafter until paid. After 90 days a penalty of 10% will be added.
 If bill is marked appealed-temporary the bill is 85% of total bill pending settlement of appeal.
 For your convenience a drop box is located at end of handicapped parking.

Current Due	960.70
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	960.70

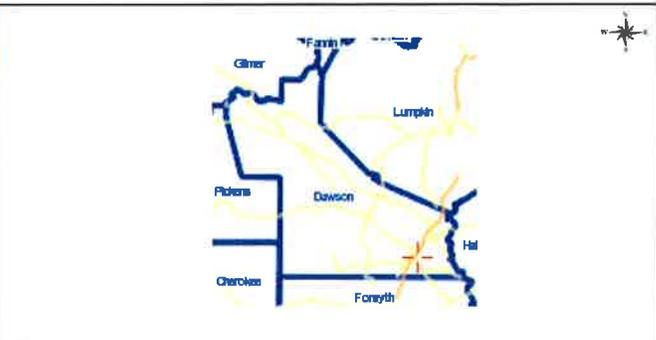


Google earth

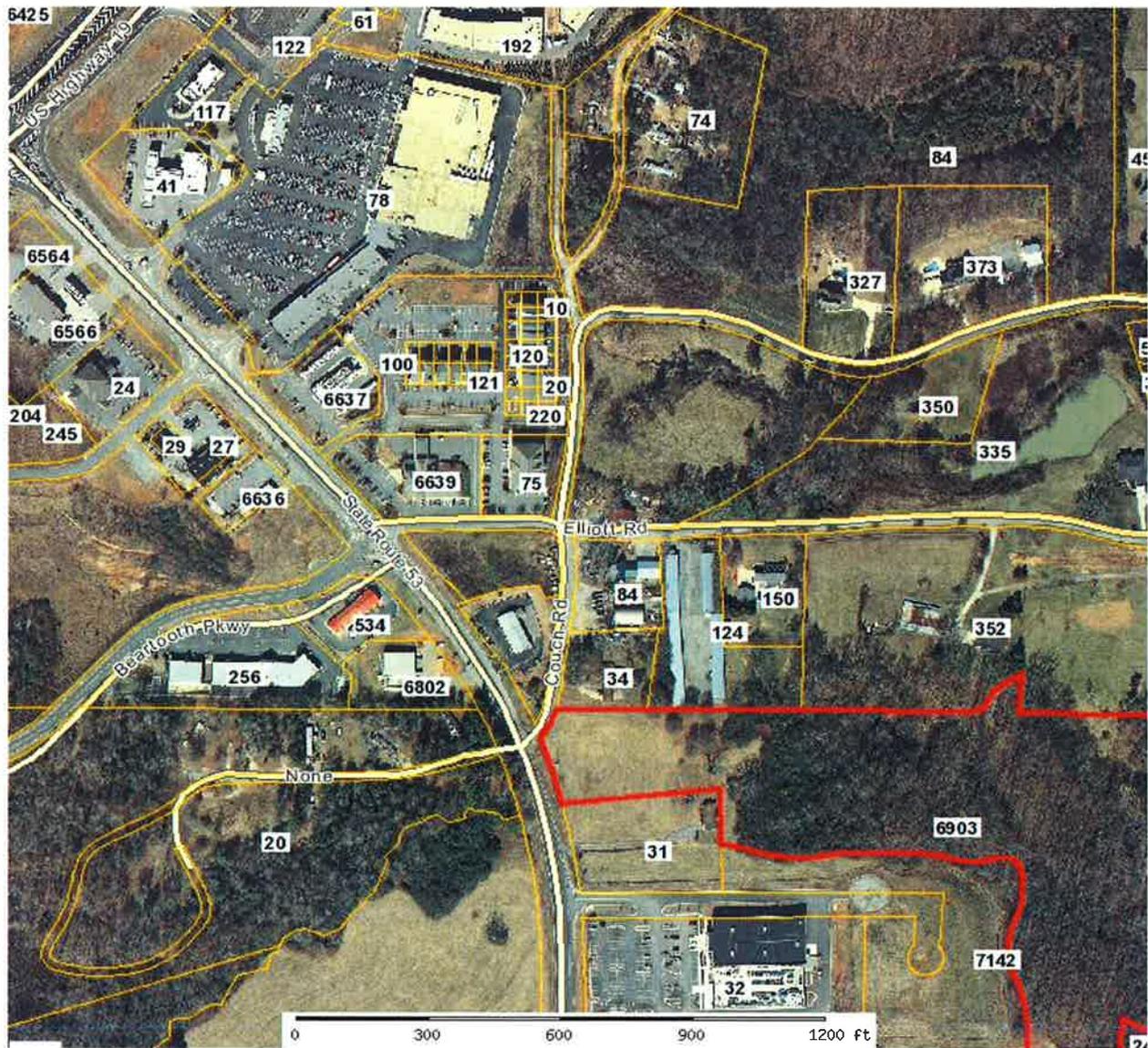




Dawson County Assessor			
Parcel: 114 048 Acres: 0.9			
Name:	TP4 HOLDINGS LLC	Land Value	\$331,200.00
Site:	6793 HWY 53 E	Building Value	\$278,466.00
Sale:	\$842,806 on 02-2003 Reason=PT Qual=Q	Misc Value	\$25,280.00
Mail:	LIGHTNING LUBE	Total Value:	\$634,946.00
	6793 HWY 53 E		
	DAWSONVILLE, GA 30534		



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 Date printed: 01/27/16 : 14:10:20



Dawson County Assessor

Parcel: L13 081 Acres: 48.37

Name:	CF SOUTHEAST REO LLC	Land Value	\$605,979.00
Site:	6903 HWY 53 E	Building Value	\$0.00
Sale:	\$2,000,000 on 01-2005 Reason=FM Qual=Q	Misc Value	\$2,500.00
Mail:	412 E PARKCENTER BLVD STE 300 BOISE, ID 83706	Total Value:	\$608,479.00



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Dawson County Assessor

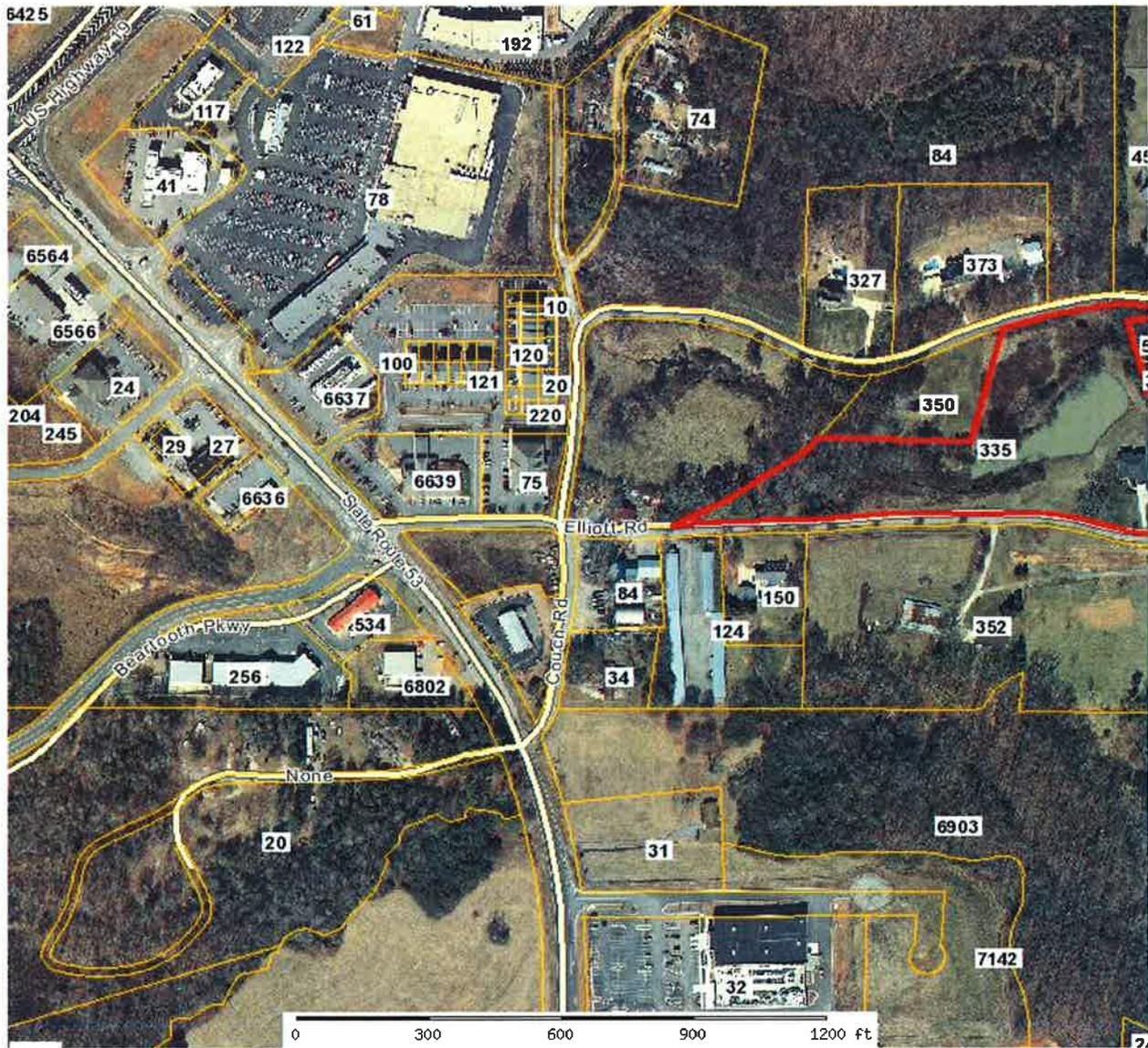
Parcel: L13 088 Acres: 2.07

Name:	DENARD STANLEY	Land Value	\$82,800.00
Site:	124 ELLIOTT RD	Building Value	\$0.00
Sale:		Misc Value	\$28,242.00
Mail:	150 ELLIOTT RD DAWSONVILLE, GA 30534	Total Value:	\$111,042.00

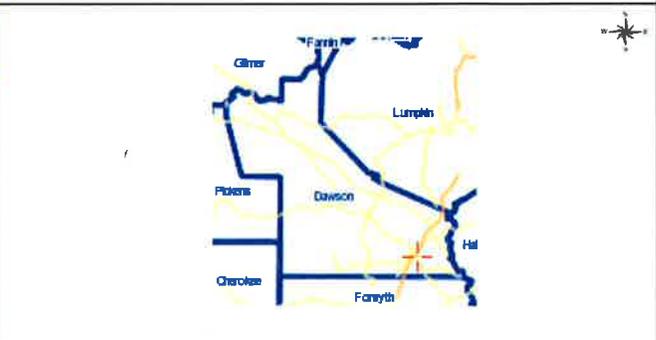


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Date printed: 01/27/16 : 14:07:15

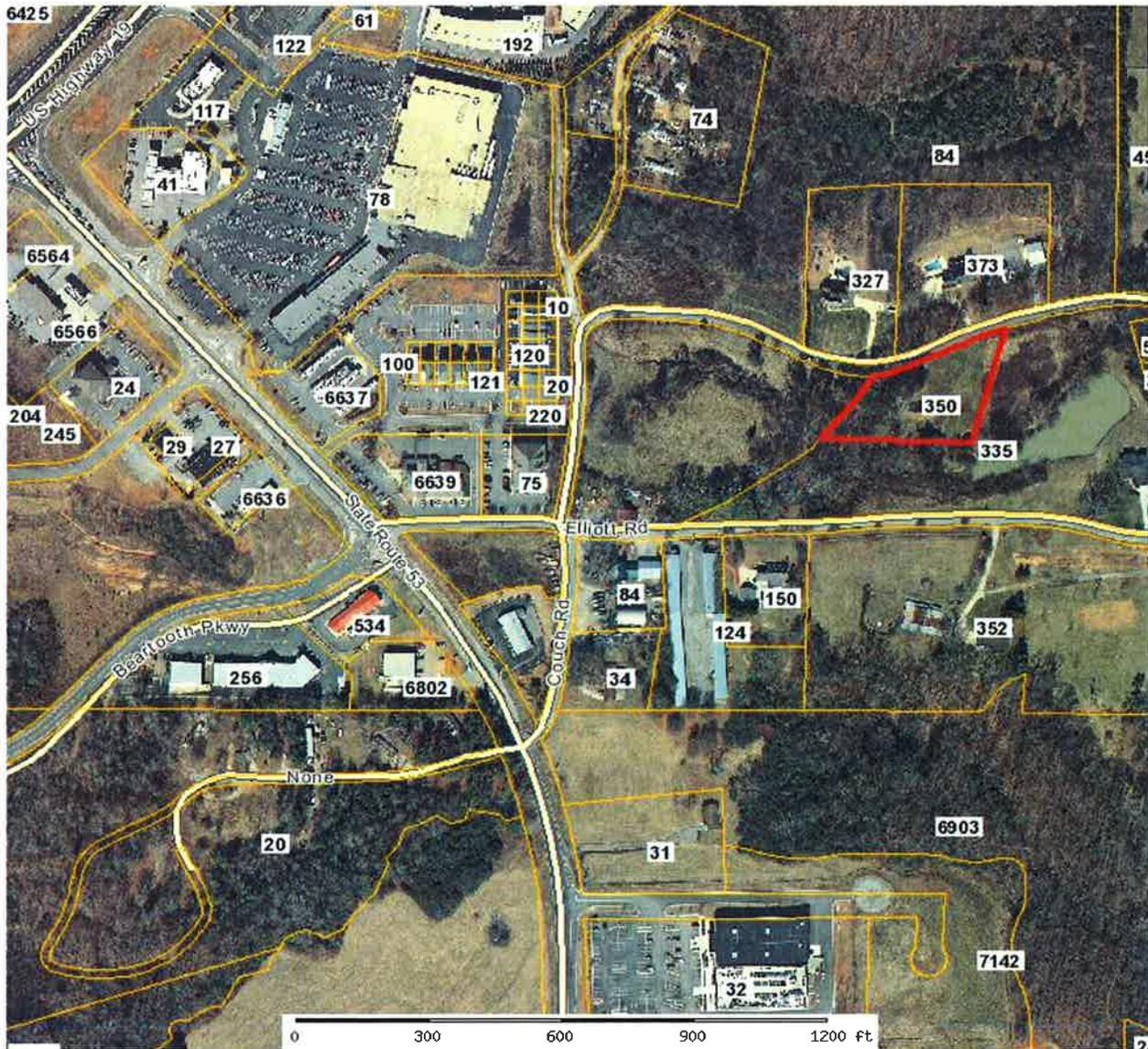


Dawson County Assessor			
Parcel: L13 084 001 Acres: 13.41			
Name:	DENARD LAURA J	Land Value	\$145,697.00
Site:	335 ELLIOTT RD	Building Value	\$298,198.00
Sale:		Misc Value	\$6,028.00
Mail:	335 ELLIOTT ROAD	Total Value:	\$449,923.00
	DAWSONVILLE, GA 30534		



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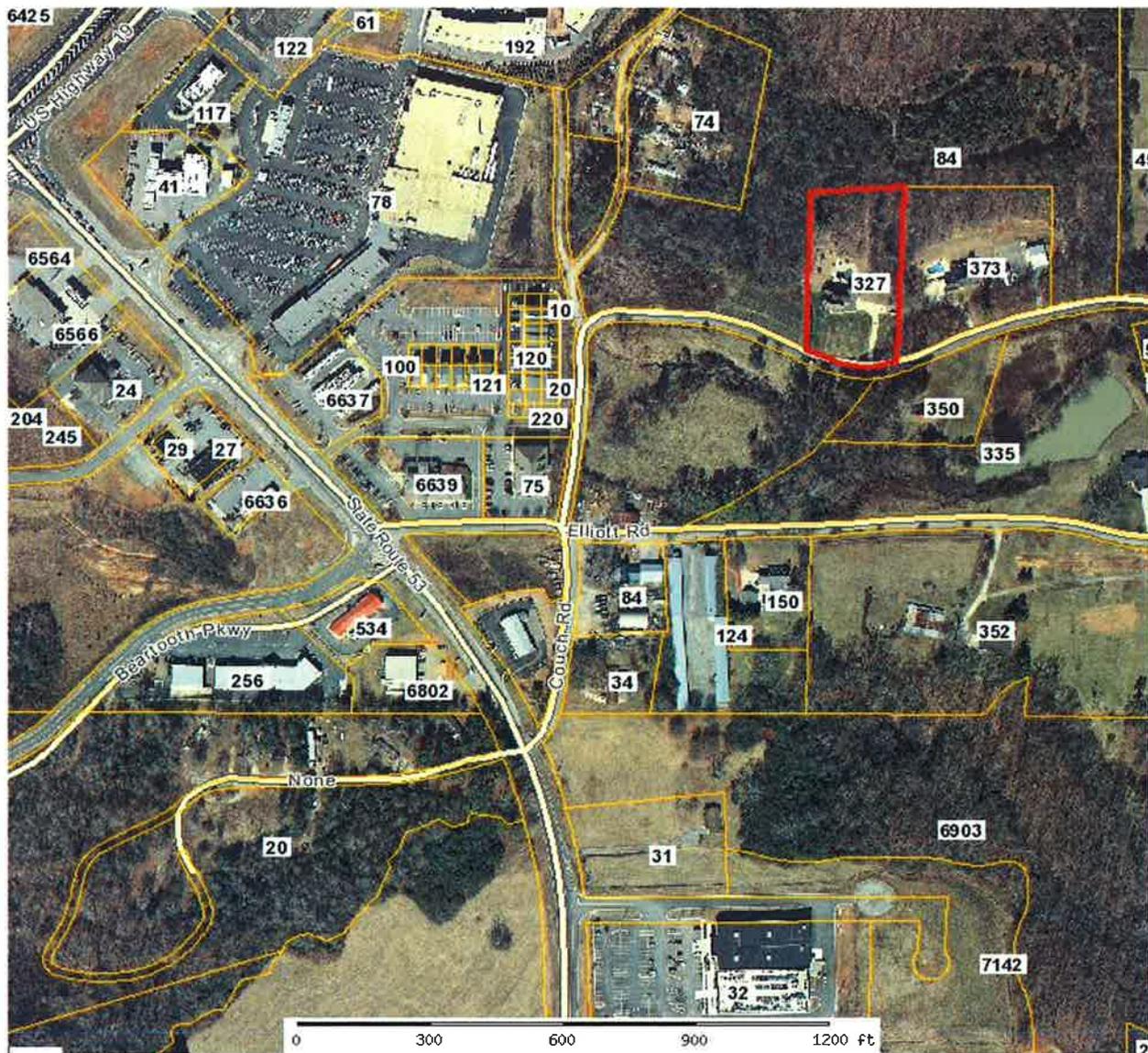
Date printed: 01/27/16 : 14:07:35



Dawson County Assessor			
Parcel: L13 084 002 Acres: 1.05			
Name:	BENNETT TIM	Land Value	\$23,175.00
Site:	350 COUCH RD	Building Value	\$75,353.00
Sale:	\$105,672 on 02-2014 Reason=FM Qual=Q	Misc Value	\$2,500.00
Mail:	327 COUCH RD	Total Value:	\$101,028.00
	DAWSONVILLE, GA 30534		



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 Date printed: 01/27/16 : 14:07:55



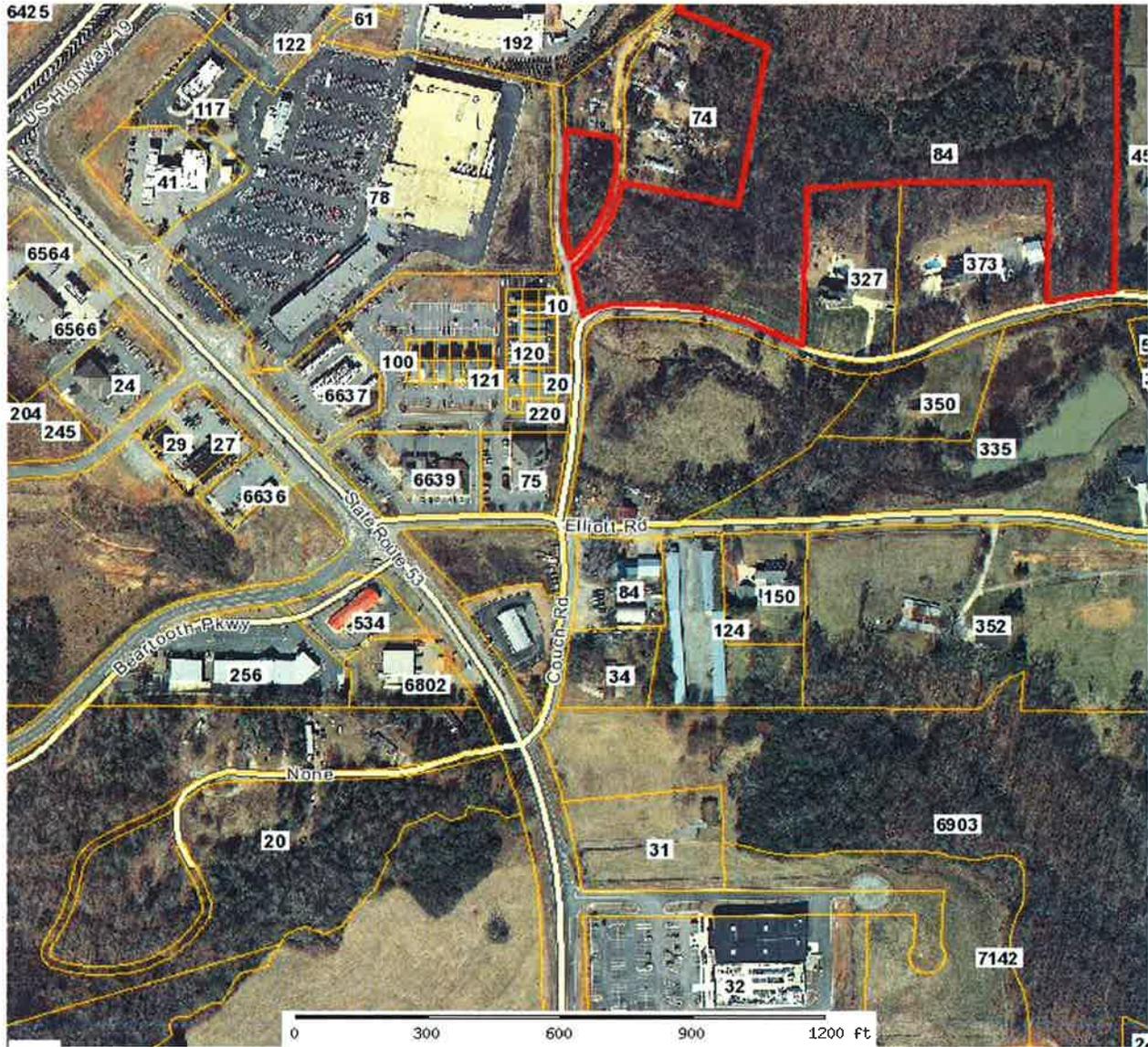
Dawson County Assessor

Parcel: 113 047 004 Acres: 2

Name:	BENNETT TIMOTHY GA & KIMBERLY D	Land Value	\$30,793.00
Site:	327 COUCH RD	Building Value	\$252,330.00
Sale:		Misc Value	\$62,135.00
Mail:	327 COUCH RD DAWSONVILLE, GA 30534	Total Value:	\$345,258.00



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Date printed: 01/27/16 : 14:08:28



Dawson County Assessor

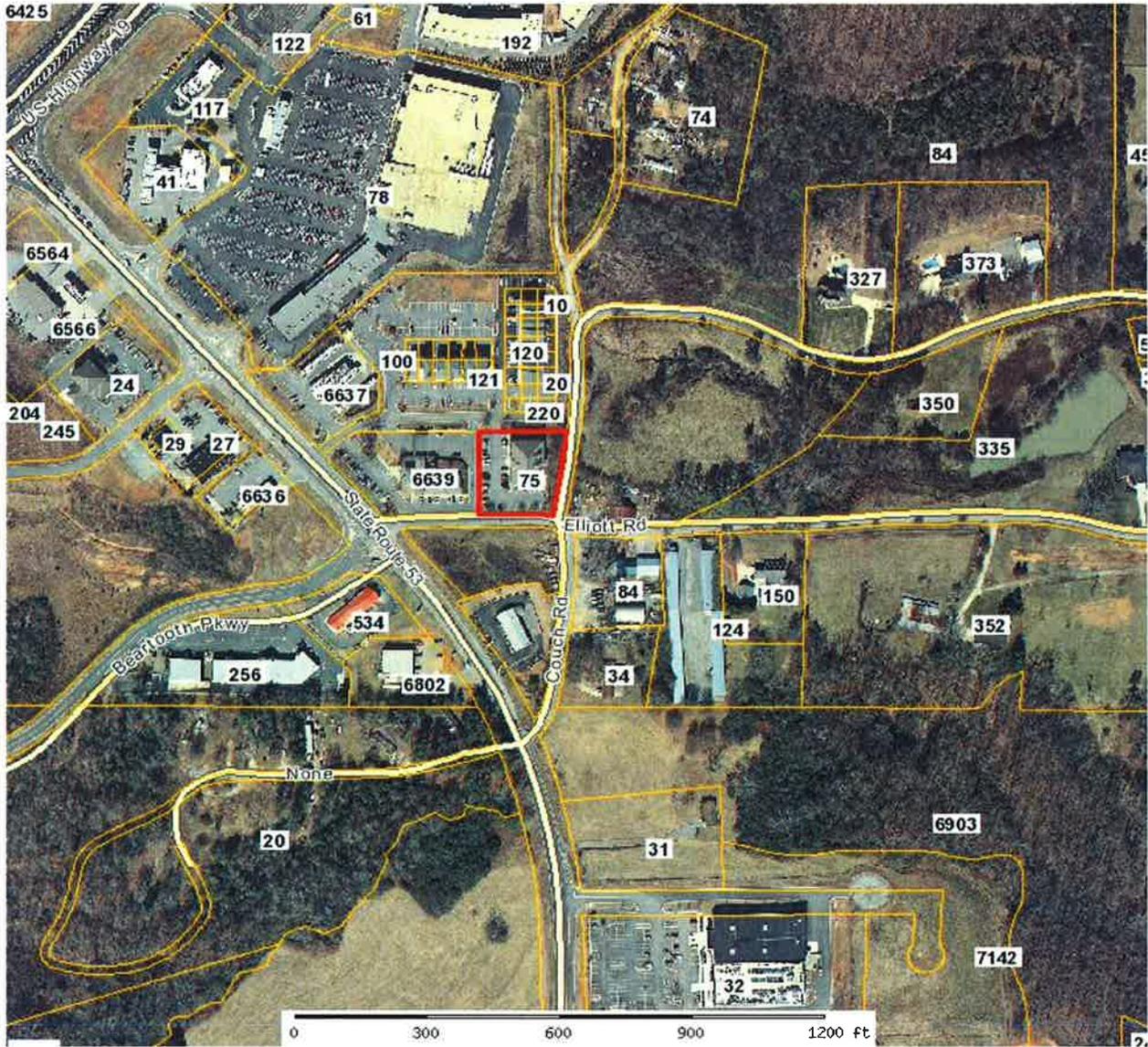
Parcel: 113 047 Acres: 21.12

Name:	BYRD THELMA ELLIOTT	Land Value	\$349,782.00
Site:	84 COUCH RD	Building Value	\$0.00
Sale:		Misc Value	\$0.00
Mail:	5402 HIGHWAY 53 EAST DAWSONVILLE, GA 30534	Total Value:	\$349,782.00

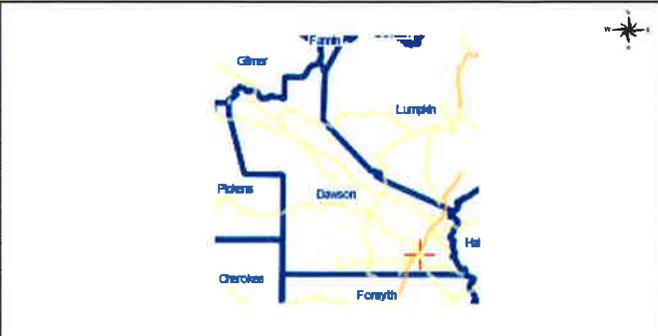


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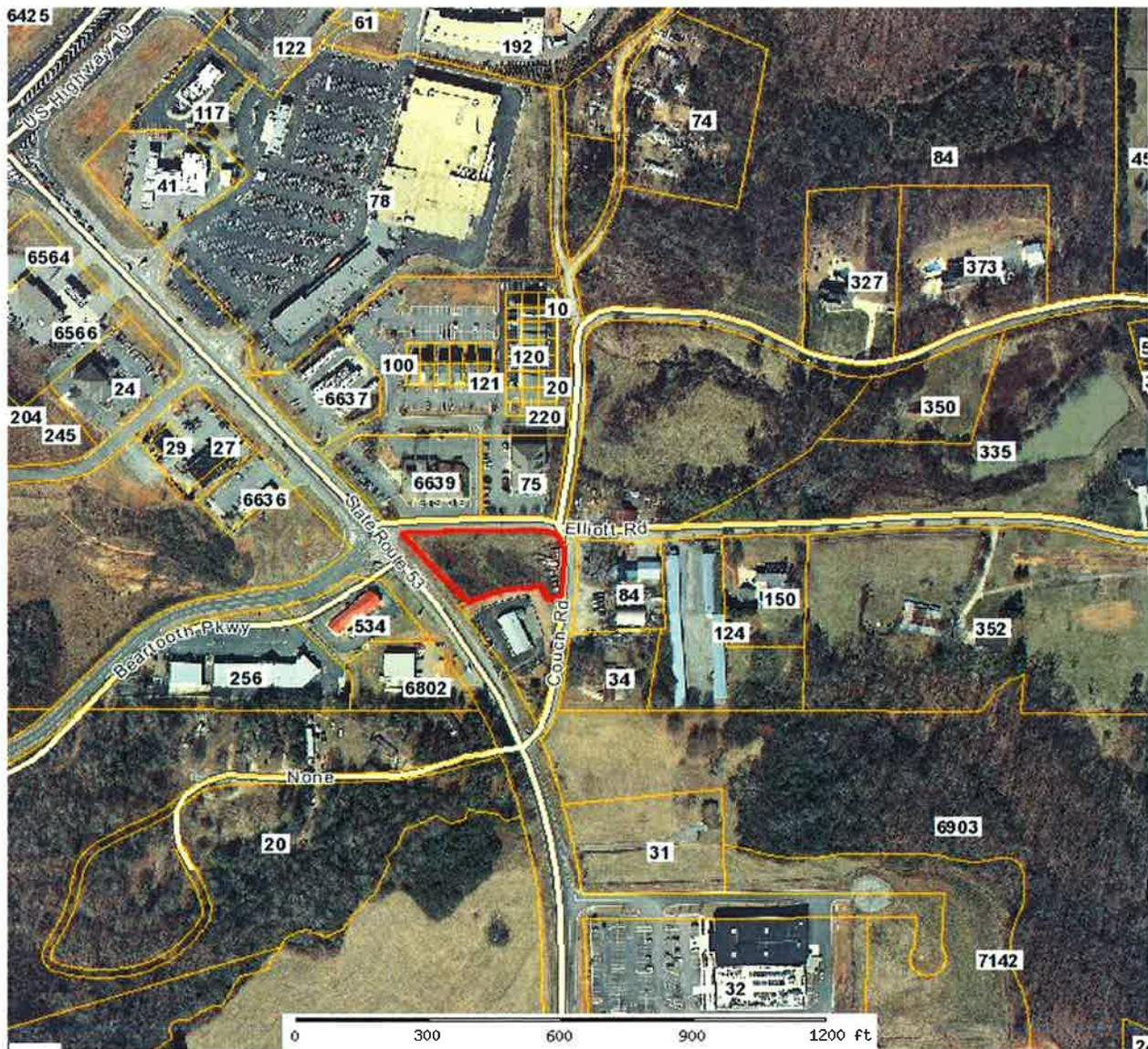


Dawson County Assessor			
Parcel: 113 041 006 Acres: 0.88			
Name:	JWD CAPITAL 6 LLC	Land Value	\$209,145.00
Site:	75 ELLIOTT RD	Building Value	\$540,855.00
Sale:	\$750,000 on 11-2014 Reason=CS Qual=Q	Misc Value	\$0.00
Mail:	TWO RAVINIA DR SUITE 850	Total Value:	\$750,000.00
	ATLANTA, GA 30346		



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Date printed: 01/27/16 : 14:09:44



Dawson County Assessor			
Parcel: 113 041 008 Acres: 0.93			
Name:	M&F PROPERTY MANAGEMENT INC	Land Value	\$171,120.00
Site:	0	Building Value	\$0.00
Sale:	\$592,500 on 09-2006 Reason=LM Qual=Q	Misc Value	\$0.00
Mail:	1588 BAYHILL DRIVE DULUTH, GA 30097	Total Value:	\$171,120.00



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Date printed: 01/27/16 : 14:10:02



Dawson County Assessor			
Parcel: 113 041 004 Acres: 3.95			
Name:	OLD DAWSON VILLAGE CONDOS	Land Value	\$1.00
Site:	100 OLD DAWSON VILLAGE R	Building Value	\$0.00
Sale:	\$625,000 on 06-2003 Reason=LM Qual=Q	Misc Value	\$0.00
Mail:	3025 WINDWARD PLAZA	Total Value:	\$1.00
	STE 250		
	ALPHARETTA, GA 30005		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
 Date printed: 01/27/16 : 14:23:09

BASIS OF BEARING
REFERENCE PLAT #1
MAGNETIC FROM REF. PLAT

LINE	BEARING	DISTANCE
L1	S 08°39'16" E	52.58'
L2	N 88°26'17" W	25.60'
L3	N 88°46'05" W	34.41'
L4	N 13°00'12" E	48.41'
L5	N 08°22'11" E	44.00'
L6	S 73°38'13" E	41.62'

COUCH ROAD
40' R/W

COUCH ROAD
40' R/W

L7	S 01°38'44" W	62.93'
L8	S 84°58'54" W	2.05'
L9	N 27°01'34" W	33.25'
L10	N 08°24'07" E	39.98'
L11	N 02°57'36" W	65.53'
L12	N 69°30'14" E	13.53'
L13	N 84°03'09" E	25.21'
L14	S 74°52'54" E	40.94'
L15	N 68°36'09" E	40.10'

5.802 Acres

TAX PARCELS 113-47
N/F THELMA ELLIOTT BYRD
DEED BOOK 39-125
ZONED RA

C2	1608.01'	196.85'	196.72'	N 89°30'58" W	7°00'50"
C3	1219.94'	152.58'	152.48'	N 11°29'24" E	7°09'58"
C4	753.46'	149.41'	149.17'	N 02°43'15" E	11°21'43"
C5	60.89'	77.01'	71.98'	N 33°16'19" E	72°27'50"
C6	2392.94'	175.48'	175.44'	S 87°07'04" E	4°12'06"
C7	344.21'	83.16'	82.96'	S 76°42'44" E	13°50'34"
C8	956.11'	120.98'	120.90'	S 65°14'38" E	7°15'00"
C9	917.68'	112.73'	112.66'	S 66°11'58" E	7°02'19"
C10	205.18'	121.79'	120.01'	N 85°36'25" E	34°00'32"

TAX PARCEL L13-084-002
N/F TIM BENNETT
DEED BOOK 1113-125
ZONED RA

ELLIOTT ROAD
24' R/W (DITCH TO DITCH)

TAX PARCEL L13-084-001
N/F LAURA J. DENARD
DEED BOOK 833-518
ZONED RA

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,635 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 547,865 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W FOR ANGULAR AND LINEAR MEASUREMENTS
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. 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 THE GEORGIA PLAT ACT OCGA 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS NOT LOCATED IN 100 YEAR FLOOD ZONE, REFERENCE MAP: FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13085 C0225 B, DATED SEPTEMBER 26, 2008

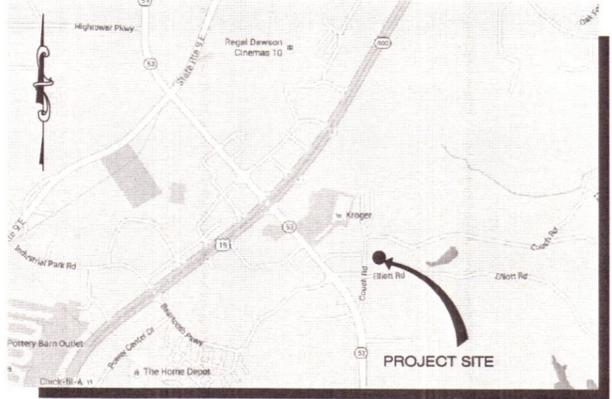
COUCH ROAD
FORMALLY NAMED CLAY SMITH ROAD IN DEED BOOK 35-129. PAROLE EVIDENCE BY TIM BYRD STATES THAT THE COUNTY HAS NOT MAINTAINED THIS PORTION OF THE ROAD IN 30 YEARS AND PUBLIC R/W WAS ABANDONED.

2.177 Acres

TAX PARCELS L13-080 & L13-080-001
N/F THELMA ELLIOTT BYRD
DEED BOOK 39-125
ZONED RA

TAX PARCEL L13-088
N/F STANLEY DENARD
DEED BOOK 118-47
ZONED C-HB

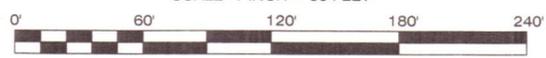
TAX PARCEL L13-081
N/F OF SOUTHEAST REO LLC
DEED BOOK 1074-94
ZONED RA



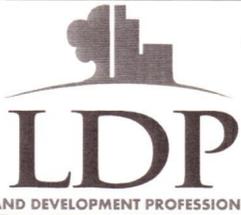
Vicinity Map

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1632.01'	202.28'	202.15'	S 89°29'13" E	7°06'06"

SCALE 1 INCH = 60 FEET



This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for professional engineer and land surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



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doug@ldpofga.com
LSF001192



Revision Number	Date:
	Date: 12/18/2015
	FIELD CREW: drs
	DRAWN BY: drs
	DWG FILE: byrd-t
	Field Date: 12/18/2015
	Job #: byrd-t
	Checked By: DRS
	Field Book: TDS Recon

Boundary Survey for:
TIM BYRD
Located In:
Land Lots 315 & 316 - S 1/2 13th District - 1st Section
Dawson County, Georgia