

# DAWSON COUNTY VARIANCE APPLICATION

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

LOI-061, LOI-039  
LOI-059, LOI-060  
LOI-057, LOI-058  
LOI-043, LOI-044, LOI-045  
LOI-056, LOI-055, LOI-047,  
LOI-054, LOI-063, LOI-063-001  
LOI-052, LOI-050, LOI-046  
LOI-062, LOI-053,

VR 16-18 Tax Map & Parcel # (TMP): \_\_\_\_\_  
Current Zoning: VCR Commission District #: \_\_\_\_\_  
Submittal Date: 7-8-16 Time: 11:55 am/pm Received by: lw (staff initials)  
Fees Assessed: 300.00 Paid: ck # 510  
Planning Commission Meeting Date: 8-16-16

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: BEN D. TRAIL  
Address: 3898 WARE HILL PARK ROAD  
DAWSONVILLE, GEORGIA 30534  
Phone:  Listed BTRAIL@WINSTONIANET Email:  Business 706-974-7046  
 Unlisted  Personal  
Status:  Owner  Authorized Agent  Lessee  Optic

Notice: If applicant is other than owner, enclosed Property Owner Authority \_\_\_\_\_!

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: BY PHONG 7-5-16 Applicant Signature: [Signature]

## PROPERTY INFORMATION

Street Address of Property: All of Frederick's Cove Subdivision  
Land Lot(s): 399-401 & 402 District: NORTH HOOP 13th DISTRICT Section: 1st  
Subdivision/Lot: 20 lots Building Permit #: N/A (if applicable)  
Directions to the Property: NORTH ON STATE 400 TO FREDERICK'S  
COVE SUBDIVISION TURN RIGHT INTO SUBDIVISION

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # \_\_\_\_\_ Section # \_\_\_\_\_ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: CONVERT EXISTING 40' INGRESS-EGRESS EASEMENT INTO A 50' DEDICATED RIGHT-OF-WAY

Type of Variance requested:

- Front Yard     Side Yard     Rear Yard variance of 34' feet to allow the structure to:
- be constructed;     remain a distance of 6' feet from the: \_\_\_\_\_
- property line,     road right of way, or     other (explain below):

ALLOW EX. STRUCTURES TO REMAIN FOR DEDICATION OF RIGHT-OF-WAY TO COUNTY FOR ROAD.  
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): CONVERT EXISTING 40' INGRESS-EGRESS EASEMENT INTO A 50' DEDICATED RIGHT-OF-WAY.

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: A DEDICATED RIGHT-OF-WAY WILL HELP TO PUBLIC AND THE PROPERTY OWNERS OF FREDERICK'S CORP SUBDIVISION.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: THIS PROPERTY IS THE ONLY

SUBDIVISION OFF STATE ROUTE 400.

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: \_\_\_\_\_

THIS DEDICATION OF RIGHT-OF-WAY SHOULD IMPROVE THE VALUE OF PROPERTY AND THE WELFARE OF THE PUBLIC.

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

ALL SUBDIVISIONS SHOULD HAVE A DEDICATED RIGHT-OF-WAY BEFORE THEY ARE APPROVED FOR RECORDING AND BUILDING CONSTRUCTED

**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 Ethelyn B. Geiger / HOA Agent - Fredericks Cove hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Fredericks Cove HOA, Tax ID# 41-4850520  
Fredericks Cove Subdivision, Dawsonville, GA 30534

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: BEN D. TRAC

Signature of applicant or agent: [Signature] Date: 7-6-16

Printed Name of Owner(s): Ethelyn B. Geiger - Agent for Fredericks Cove HOA

Signature of Owner(s): Ethelyn B. Geiger Date 7/6/16

Sworn and subscribed before me this 6th day of July, 2016.

[Signature]  
Notary Public

My Commission Expires: Jan 1 2017



(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 <u>L-01-43</u>	1. <u>RONALD JAMES COX</u>	<u>143 FREDERICK'S COVE</u>
	<u>WILLIAMS T. BORTON &amp;</u>	<u>DANSONVILLE, GEORGIA 30534</u>
TMP <u>L-01-44</u>	2. <u>SALLY A. BORTON</u>	<u>195 FREDERICK'S COVE</u>
		<u>DANSONVILLE, GEORGIA 30534</u>
TMP <u>L-01-62</u>	3. <u>FRANCIS PAUL SANDTUS</u>	<u>4420 MARINERS RIDGE</u>
	<u>&amp; ETHELYN B. SANDTUS</u>	<u>ALPHARETTA, GEORGIA 30005</u>
TMP <u>L-01-45</u>	4. <u>KUSTY GRIGOR</u>	<u>249 FREDERICK'S COVE</u>
		<u>DANSONVILLE, GEORGIA 30534</u>
TMP <u>L-01-46</u>	5. <u>SARAH A. ROBERTSON</u>	<u>2055 RIVER FALLS DRIVE</u>
	<u>NICOLE G. BINI &amp;</u>	<u>ROSWELL, GEORGIA 30016</u>
TMP <u>L-01-47</u>	6. <u>RAYMOND C. BINI, JR.</u>	<u>6215 CREEKSTONE PATH</u>
		<u>CUMMING, GEORGIA, 30041</u>
TMP <u>L-01-63</u>	7. <u>KFFC LLC</u>	<u>4825 ATLANTA HIGHWAY 9</u>
	<u>THOMAS GILLESPIE &amp;</u>	<u>SUITE 40, ALPHARETTA, GEORGIA 30004</u>
TMP <u>L-01-63,001</u>	8. <u>KAREN GILLESPIE</u>	<u>579 FREDERICK'S COVE</u>
	<u>RONALD D. ADAMSON &amp;</u>	<u>DANSONVILLE, GEORGIA 30534</u>
TMP <u>L-01-50</u>	9. <u>DEBRA WILLIAMS ADAMSON</u>	<u>581 FREDERICK'S COVE</u>
	<u>DAN HAYNES &amp;</u>	<u>DANSONVILLE, GA. 30534</u>
TMP <u>L-01-52</u>	10. <u>SARAH HAYNES</u>	<u>386 FREDERICK'S COVE</u>
		<u>DANSONVILLE, GEORGIA 30534</u>
TMP <u>L-01-53</u>	11. <u>KARRIE ELIZABETH JORDAN</u>	<u>P.O. Box 1493</u>
	<u>THE BRUCE AND MARGIL</u>	<u>CLEVELAND, GEORGIA, 30528</u>
TMP <u>L-01-54</u>	12. <u>REVOCABLE TRUST</u>	<u>310 FREDERICK'S COVE</u>
		<u>DANSONVILLE, GEORGIA 30534</u>
TMP <u>L-01-55</u>	13. <u>JONNY L. TIDWELL</u>	<u>292 FREDERICK'S COVE</u>
	<u>MICHAEL PATRICK FLANNIHAN</u>	<u>DANSONVILLE, GEORGIA 30534</u>
TMP <u>L-01-56</u>	14. <u>&amp; LAURIE L. FLANNIHAN</u>	<u>13294 KEMPER ROAD</u>
		<u>ALPHARETTA, GEORGIA 30004-7637</u>
TMP <u>L-01-57</u>	15. <u>KENNETH M. KUABRA</u>	<u>4 SANDI LANE</u>
		<u>DANSONVILLE, GEORGIA 30534</u>

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:  Date: 7-7-16

Signature of Witness:  Date: 7-7-16

\*\*\*\*\*

**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.

VR# \_\_\_\_\_

TMP# \_\_\_\_\_

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**\*\*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 <u>L-01-58</u>	1. <u>PETER DULOFFEE</u> <u>SHAR DULOFFEE</u>	<u>470 CAMBRIDGE WAY</u> <u>ATLANTA, GEORGIA 30328</u>
TMP <u>L-01-59</u>	2. <u>BIN CHEN</u>	<u>3287 ISLEWORTH TRACE</u> <u>DULUTH, GEORGIA 30097</u>
TMP <u>L-01-60</u>	3. <u>BIN CHEN</u>	" " "
TMP <u>L-01-61</u>	4. " "	" " "
TMP <u>L-01-39</u>	5. <u>MB RGD GEORGIA LAND, LLC</u>	<u>515 SOUTH FIDMOR STREET</u> <u>44th FLOOR, LOS ANGELES CA, 90071</u>
TMP <u>L-01-38</u>	6. <u>CALVIN A. THOMAS ETAL</u>	<u>1 TOTO CREEK DRIVE EAST</u> <u>DANSONVILLE, GEORGIA 30534</u>
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
13930 Year-Bill No 2015 - 3059	L01 043 / 001 LOT 1 FREDERICK'S COVE LL 402 LD 13-N  FMV: \$143,395.00	1,415.83	0.00  Fees 0.00	0.00	1,415.83	1,415.83	0.00
						<b>Paid Date</b> 11/10/2015 12:09:02	<b>Current Due</b> 0.00
Transactions:	13826 - 14039 <b>Totals</b>	1,415.83	0.00	0.00	1,415.83	1,415.83	0.00

Paid By :

Nationstar Mortgage LLC

COX RONALD JAMES  
143 FREDERICKS COVE  
DAWSONVILLE, GA 30534

Cash Amt: 0.00  
Check Amt: 0.00  
Charge Amt: 0.00  
Change Amt: 0.00  
Refund Amt: 0.00  
Overpay Amt: 0.00

Check No  
Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15873 Year-Bill No 2015 - 2851	L01 044 / 001 FREDERICK'S COVE LOT 2  FMV: \$429,291.00	4,238.64	0.00 Fees 0.00	0.00	4,238.64	4,238.64	0.00
						<b>Paid Date</b> 11/12/2015 09:10:44	<b>Current Due</b> 0.00
Transactions:	15832 - 15875 <b>Totals</b>	4,238.64	0.00	0.00	4,238.64	4,238.64	0.00

Paid By :

WELLS FARGO

COLLUM MARION JOHNATHON  
 141 HUNTERS DR  
 DAWSONVILLE, GA 30534

Cash Amt: 0.00  
 Check Amt: 0.00  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No  
 Charge Acct

**Official Tax Receipt**

**Linda Townley**

**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
12669 Year-Bill No 2015 - 5140	L01 045 / 001 FREDERICK'S COVE LOT 3  FMV: \$295,975.00	2,872.97	0.00 Fees 0.00	0.00	2,872.97	2,872.97	0.00
						<b>Paid Date</b> 9/14/2015 13:31:13	<b>Current Due</b> 0.00
Transactions:	12669 - 12669 <b>Totals</b>	2,872.97	0.00	0.00	2,872.97	2,872.97	0.00

Paid By :

HUGH RUSTY GEIGER III AND  
ETHELYN BRANTLEY GEIGER

GEIGER RUSTY & ETHELYN B  
249 FREDERICKS COVE  
DAWSONVILLE, GA 30534

Cash Amt: 0.00  
Check Amt: 2,872.97  
Charge Amt: 0.00  
Change Amt: 0.00  
Refund Amt: 0.00  
Overpay Amt: 0.00

Check No 1557  
Charge Acct

Official Tax Receipt

Linda Townley

DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
10122 Year-Bill No 2015 - 11245	L01 046 / 001 LOT 4 FREDERICK'S COVE  FMV: \$152,830.00	1,508.99	0.00 Fees 0.00	0.00	1,508.99	1,508.99	0.00
						<b>Paid Date</b> 11/23/2015 12:42:05	<b>Current Due</b> 0.00
Transactions:	10122 - 10122 <b>Totals</b>	1,508.99	0.00	0.00	1,508.99	1,508.99	0.00

Paid By :

ROBERTSON SARAH A  
DONALD B ROBERSTON

Cash Amt: 0.00  
Check Amt: 1,508.99  
Charge Amt: 0.00  
Change Amt: 0.00  
Refund Amt: 0.00  
Overpay Amt: 0.00

ROBERTSON SARAH A  
2055 RIVER FALLS DRIVE  
ROSWELL, GA 30076

Check No 4648164  
Charge Acct

**Official Tax Receipt**

**Linda Townley**

**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
14033 Year-Bill No 2015 - 9426	L01 047 / 001 LOT 5 FREDERICK'S COVE  FMV: \$414,423.00	4,091.85	0.00 Fees 0.00	0.00	4,091.85	4,091.85	0.00
						<b>Paid Date</b> 11/10/2015 12:09:02	<b>Current Due</b> 0.00
Transactions:	13826 - 14039 <b>Totals</b>	4,091.85	0.00	0.00	4,091.85	4,091.85	0.00

Paid By :

Nationstar Mortgage LLC

BINI NICOLE G & RAYMOND L JR  
6215 CREEKSTONE PATH  
CUMMING, GA 30041

Cash Amt: 0.00  
Check Amt: 0.00  
Charge Amt: 0.00  
Change Amt: 0.00  
Refund Amt: 0.00  
Overpay Amt: 0.00

Check No  
Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15766 Year-Bill No 2015 - 11503	L01 062 / 001 LL 398,399,401,402 LD 13-N  FMV: \$43,750.00	431.98	0.00 Fees 0.00	0.00	431.98	431.98	0.00
	<b>Paid Date</b> 11/10/2015 15:44:26						<b>Current Due</b> 0.00
<b>Transactions:</b>	15766 - 15766 <b>Totals</b>	431.98	0.00	0.00	431.98	431.98	0.00

Paid By :

SANDERS FRANCIS PAUL

SANDERS FRANCIS PAUL  
 4420 MARINERS RIDGE  
 ALPHARETTA, GA 30005

Cash Amt: 0.00  
 Check Amt: 431.98  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 1165  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
14954 Year-Bill No 2015 - 1752	L01 063 / 001 LOT 6 FREDERICK'S COVE  FMV: \$437,572.00	4,271.05	0.00 Fees 0.00	0.00	4,271.05	4,271.05	0.00
						<b>Paid Date</b> 11/10/2015 12:09:02	<b>Current Due</b> 0.00
Transactions:	14946 - 14967 <b>Totals</b>	4,271.05	0.00	0.00	4,271.05	4,271.05	0.00

Paid By :

Flagstar Bank

KAPLAN STEPHEN & TERESA  
 325 MAY APPLE COURT  
 ALPHARETTA, GA 30005

Cash Amt: 0.00  
 Check Amt: 0.00  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
10704 Year-Bill No 2015 - 5268	L01 063 001 / 001 LL 401 13-1 LOT 7  FMV: \$569,940.00	5,578.02	0.00 Fees 0.00	4,919.72	658.30	658.30	0.00
						<b>Paid Date</b> 12/28/2015 14:29:58	<b>Current Due</b> 0.00
Transactions:	10704 - 10704 <b>Totals</b>	5,578.02	0.00	4,919.72	658.30	658.30	0.00

Paid By :

MORTGAGE SERVICE CENTER

GILLESPIE THOMAS & KAREN  
 379 FREDERICKS CV  
 DAWSONVILLE, GA 30534

Cash Amt: 0.00  
 Check Amt: 658.30  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 2015812324  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
4486 Year-Bill No 2015 - 141	L01 050 / 001 LOT 8 9 FREDERICK'S COVE  FMV: \$826,803.00	8,114.15	0.00 Fees 0.00	0.00	8,114.15	8,114.15	0.00
						<b>Paid Date</b> 11/2/2015 13:47:05	<b>Current Due</b> 0.00
Transactions:	4486 - 4487 <b>Totals</b>	8,114.15	0.00	0.00	8,114.15	8,114.15	0.00

Paid By :

ADAMSON RONALD

ADAMSON DEBRA W  
 381 FREDERICKS COVE  
 DAWSONVILLE, GA 30534

Cash Amt: 0.00  
 Check Amt: 0.00  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
14259 Year-Bill No 2015 - 6083	L01 052 / 001 LOT 10 FREDERICK'S COVE  FMV: \$390,719.00	3,808.43	0.00 Fees 0.00	0.00	3,808.43	3,808.43	0.00
						<b>Paid Date</b> 12/2/2015 13:35:30	<b>Current Due</b> 0.00
Transactions:	14259 - 14259 <b>Totals</b>	3,808.43	0.00	0.00	3,808.43	3,808.43	0.00

Paid By :

DANNY R HAYNES AND  
 SANDRA C HAYNES

HAYNES DAN R & SANDRA C  
 380 FREDERICKS COVE  
 DAWSONVILLE, GA 30534

Cash Amt: 0.00  
 Check Amt: 3,808.43  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 294  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
17621 Year-Bill No 2015 - 142	L01 053 / 001 LOT 11 FREDERICK'S COVE  FMV: \$182,782.00	1,804.73	0.00 Fees 0.00	0.00	1,804.73	1,804.73	0.00
						<b>Paid Date</b> 12/3/2015 11:49:31	<b>Current Due</b> 0.00
Transactions:	17621 - 17621 <b>Totals</b>	1,804.73	0.00	0.00	1,804.73	1,804.73	0.00

Paid By :

ATLANTIC FINANCIAL DBA  
 MOUNTAIN CREEK RV

JORDAN KARRIE ELIZABETH  
 P O BOX 1493  
 CLEVELAND, GA 30528

Cash Amt: 0.00  
 Check Amt: 1,804.73  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 3635  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
17240 Year-Bill No 2015 - 13115	L01 054 / 001 LOT 12 FREDERICK'S COVE  FMV: \$345,886.00	3,365.78	0.00 Fees 0.00	0.00	3,365.78	3,365.78	0.00
						<b>Paid Date</b> 12/1/2015 13:19:36	<b>Current Due</b> 0.00
Transactions:	17240 - 17241 <b>Totals</b>	3,365.78	0.00	0.00	3,365.78	3,365.78	0.00

Paid By :

MARGOL BRUCE & JAN

THE BRUCE AND JAN MARGOL  
 REVOCABLE TRUST  
 310 FREDERICKS COVE  
 DAWSONVILLE, GA 30534

Cash Amt: 0.00  
 Check Amt: 0.00  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
7883 Year-Bill No 2015 - 13262	L01 055 / 001 LOT 13 FREDERICK'S COVE  FMV: \$286,540.00	2,829.19	0.00 Fees 0.00	0.00	2,829.19	2,829.19	0.00
						<b>Paid Date</b> 12/2/2015 16:46:34	<b>Current Due</b> 0.00
Transactions:	7883 - 7883 <b>Totals</b>	2,829.19	0.00	0.00	2,829.19	2,829.19	0.00

Paid By :

TIDWELL JENNY L

TIDWELL JENNY L  
 292 FREDRICKS COVE  
 DAWSONVILLE, GA 30534

Cash Amt: 0.00

Check Amt: 2,829.19

Charge Amt: 0.00

Change Amt: 0.00

Check No 7313

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15573 Year-Bill No 2015 - 14795	L01 057 / 001 LOT 15 FREDERICK'S COVE  FMV: \$434,327.00	787.35	0.00 Fees 0.00	0.00	787.35	787.35	0.00
						<b>Paid Date</b> 11/10/2015 12:09:02	<b>Current Due</b> 0.00
Transactions:	15572 - 15574 <b>Totals</b>	787.35	0.00	0.00	787.35	787.35	0.00

Paid By :

Associated Credit Union

KUCERA KENNETH M & DIXIE C  
 7 JANDI LANE  
 DAWSONVILLE, GA 30534

Cash Amt: 0.00  
 Check Amt: 0.00  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No  
 Charge Acct

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2196 Year-Bill No 2015 - 3951	L01 058 / 001 LOT 16 FREDERICK'SCOVE S/D  FMV: \$331,607.00	3,274.16	0.00 Fees 0.00	0.00	3,274.16	3,274.16	0.00
						<b>Paid Date</b> 12/1/2015 10:45:00	<b>Current Due</b> 0.00
Transactions:	2196 - 2196 <b>Totals</b>	3,274.16	0.00	0.00	3,274.16	3,274.16	0.00

Paid By :

DUCOFFEE PETER & BARBARA  
470 CAMBRIDGE WAY  
ATLANTA, GA 30328

Paid by Peter Ducoffe from web.  
Ref No: 5L826968G4486772W  
Auth Code:C17DF986D25F3DF4

Cash Amt: 0.00  
Check Amt: 0.00  
Charge Amt: 3,274.16  
Change Amt: 0.00  
Refund Amt: 0.00  
Overpay Amt: 0.00

Check No  
Charge Acct 0

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
10093 Year-Bill No 2015 - 2456	L01 059 / 001 FREDERICK'S COVE LOT 17  FMV: \$186,557.00	1,841.99	0.00 Fees 0.00	0.00	1,841.99	1,841.99	0.00
	<b>Paid Date</b> 11/20/2015 13:46:33						<b>Current Due</b> 0.00
Transactions:	10093 - 10093 <b>Totals</b>	1,841.99	0.00	0.00	1,841.99	1,841.99	0.00

Paid By :

HONG WANG

CHEN BIN  
 3287 ISLEWORTH TRACE  
 DULUTH, GA 30097

Cash Amt: 0.00  
 Check Amt: 1,841.99  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 3699142  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
10092 Year-Bill No 2015 - 2457	L01 060 / 001 FREDERICK'S COVE LOT 18  FMV: \$131,250.00	1,295.91	0.00  Fees 0.00	0.00	1,295.91	1,295.91	0.00
						<b>Paid Date</b> 11/20/2015 13:44:59	<b>Current Due</b> 0.00
Transactions:	10092 - 10092 <b>Totals</b>	1,295.91	0.00	0.00	1,295.91	1,295.91	0.00

Paid By :

HONG WANG

CHEN BIN  
 3287 ISLEWORTH TRACE  
 DULUTH, GA 30097

Cash Amt: 0.00

Check Amt: 1,295.91

Charge Amt: 0.00

Change Amt: 0.00

Check No 3699143

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
10097 Year-Bill No 2015 - 2458	L01 061 / 001 LL 402 LD 13N  FMV: \$368,931.00	3,642.67	0.00 Fees 0.00	0.00	3,642.67	3,642.67	0.00
						<b>Paid Date</b> 11/20/2015 13:51:01	<b>Current Due</b> 0.00
Transactions:	10097 - 10097 <b>Totals</b>	3,642.67	0.00	0.00	3,642.67	3,642.67	0.00

Paid By :  
 HONG WANG

CHEN BIN  
 3287 ISLEWORTH TRACE  
 DULUTH, GA 30097

Cash Amt: 0.00  
 Check Amt: 3,642.67  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 3699144  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15405 Year-Bill No 2015 - 8543	L01 039 / 001 LL 401 402  FMV: \$1,062,000.00	10,485.76	0.00 Fees 0.00	0.00	10,485.76	10,485.76	0.00
						<b>Paid Date</b> 10/19/2015 11:34:31	<b>Current Due</b> 0.00
Transactions:	15405 - 15405 <b>Totals</b>	10,485.76	0.00	0.00	10,485.76	10,485.76	0.00

Paid By :

JMULTIBANK 2009-1 CRE  
 VENTURE

MB REO GA LAND LLC  
 2450 BROADWAY  
 6TH FLOOR  
 SANTA MONICA, CA 90404

Cash Amt: 0.00  
 Check Amt: 10,485.76  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 952  
 Charge Acct

DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2537 Year-Bill No 2015 - 4639	L01 056 / 001 LOT 14 FREDERICK'S COVE  FMV: \$821,620.00	8,112.35	1,460.20 Fees 13.00	0.00	9,585.55	9,585.55	0.00
						<b>Paid Date</b> 7/6/2016 22:01:10	<b>Current Due</b> 0.00
Transactions:	2537 - 2537 <b>Totals</b>	8,112.35	1,473.20	0.00	9,585.55	9,585.55	0.00

Paid By :

FLANIGAN MICHAEL PATRICK & LAURIE L  
13294 KEMPER RD  
ALPHARETTA, GA 30004

Paid by Michael Flanigan from  
web. Ref No:  
88X55164PP716144W Auth  
Code:767E0135192FC2A668

Cash Amt: 0.00  
Check Amt: 0.00  
Charge Amt: 9,585.55  
Change Amt: 0.00  
Refund Amt: 0.00  
Overpay Amt: 0.00

Check No  
Charge Acct 0

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 23 day of MARCH, 2015 between JAMES CRUMP (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned James E. Crump (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in \_\_\_\_\_ (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

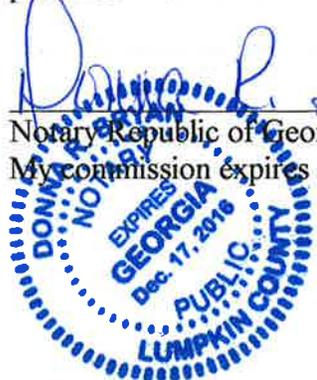
Unofficial Witness

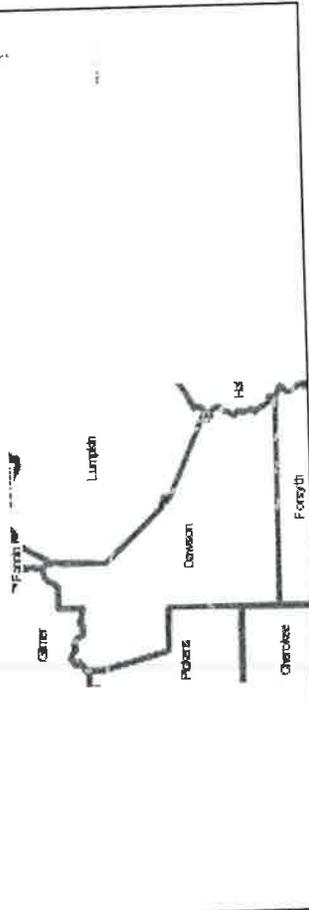
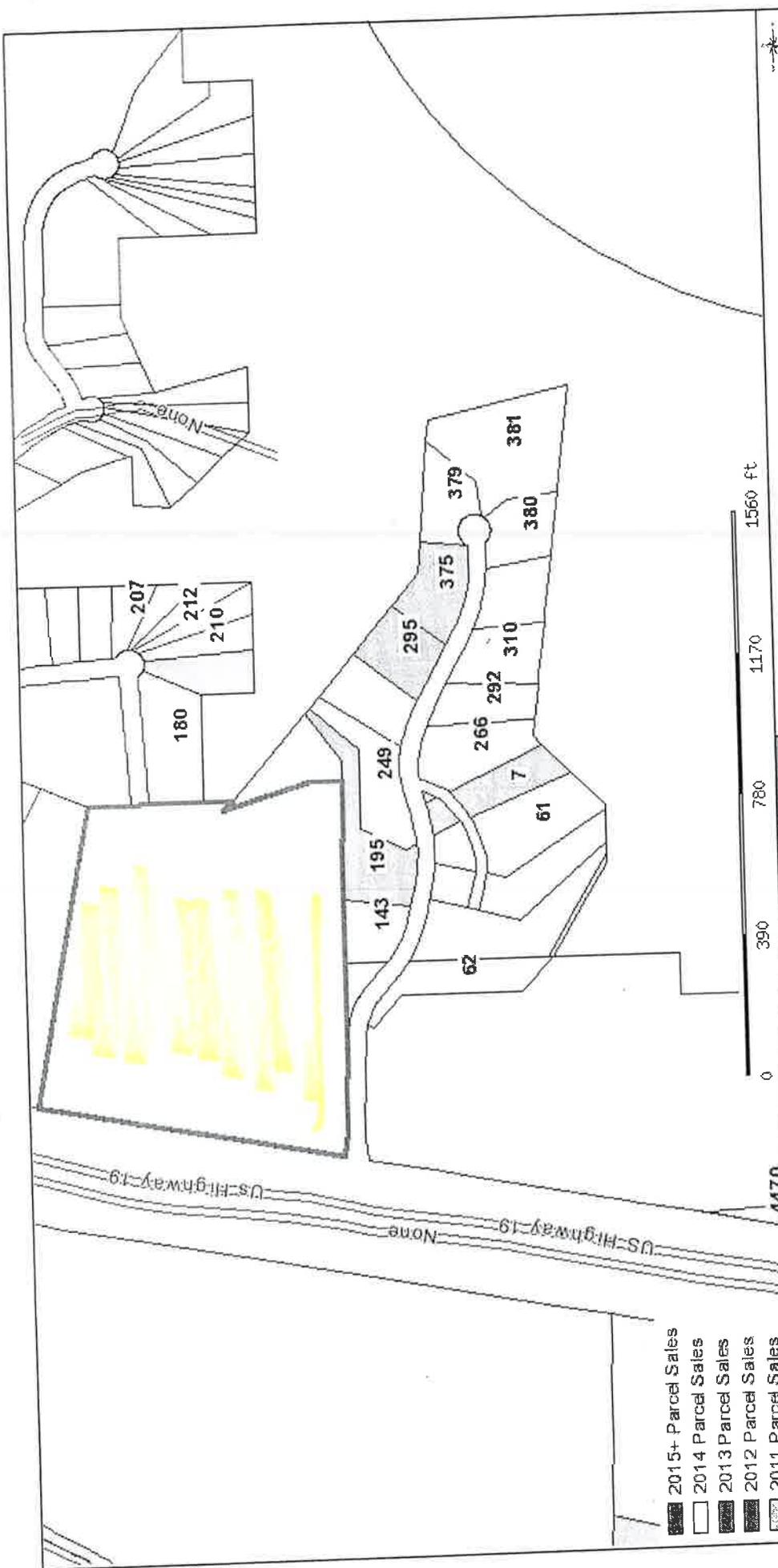
Walt L. Reed

James E. Crump (L.S.)  
\_\_\_\_\_  
(L.S.)

Signed, Sealed, and Delivered in the presence of:

Donna R. Bugar  
Notary Republic of Georgia  
My commission expires on 12-17-16





Dawson County Assessor	
Parcel: L01	038 Acres: 15.36
Name:	THOMAS CALVIN A ETAL
Site:	0
Sale:	\$21,700 on 01-1988 Reason=FM Qual=Q
Mail:	1 TOTO CREEK DR EAST DAWSONVILLE, GA 30534
Land Value	\$176,795.00
Building Value	\$0.00
Misc. Value	\$681.00
Total Value	\$177,476.00

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: 12/07/15 : 08:56:25

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 13<sup>th</sup> day of October, 2015 between Raymond Bini (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Raymond Bini (name) hereby grants to DAWSON COUNTY, GEORGIA:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 295 Fredericks Cove (address or lot number) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

[Signature]

[Signature] (L.S.)

[Signature] (L.S.)

Signed, Sealed, and Delivered in the presence of:



[Signature]  
Notary Republic of Georgia  
My commission expires on April 16, 2018



Dawson County Assessor	
<b>Parcel:</b> L01 047 Acres: 0.76	
<b>Name:</b> BINI NICOLE G & RAYMOND L JR	Land Value: \$175,000.00
<b>Site:</b> 295 FREDERICKS COVE	Building Value: \$223,883.00
<b>Sale:</b> \$475,000 on 04-2015 Reason=FM Qual=Q	Misc Value: \$15,540.00
<b>Mail:</b> 6215 CREEKSTONE PATH CUMMING, GA 30041	Total Value: \$414,423.00

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: 08/21/15 : 11:01:46

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 13th day of August, 2015 between Kenneth M. Kucera and Dixie C. Kucera (owners on deed) of 7 Jandi Lane, Dawsonville GA 30534-5734, Lot Number 15 – Frederick’s Cove Subdivision, 13<sup>th</sup> District, Dawson County, Georgia (hereinafter referenced as “Grantor”) and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as “Grantee”).

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick’s Cove.

The undersigned Kenneth M. Kucera and Dixie C. Kucera hereby grants to DAWSON COUNTY, GEORGIA:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in Lot Number 15 – Frederick’s Cove Subdivision, 13<sup>th</sup> District, Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Kenneth M. Kucera (L.S.)  
Dixie C. Kucera (L.S.)

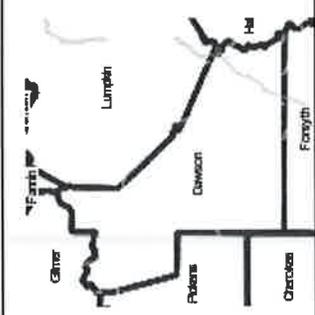
Signed, Sealed, and Delivered in the presence of:

Rebecca Barnes  
Notary Public of Georgia  
My commission expires on March 4, 2019





Dawson County Assessor			
Parcel: L01 057 Acres: 0.96			
Name:	KUCERA KENNETH M & DIXIE C	Land Value	\$175,000.00
Site:	7 JANDILN	Building Value	\$246,147.00
Sale:	\$590,000 on 07-2015 Reason=FM Qual=Q	Misc Value	\$13,180.00
	7 JANDI LANE	Total Value:	\$434,327.00
Mail:	DAWSONVILLE, GA 30634		



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. 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: 08/21/15 : 10:39:20

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 2<sup>ND</sup> day of April, 2015 between Francis Paul Sanders (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Francis Paul Sanders (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in Lot 398-399-401-402- L013N (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

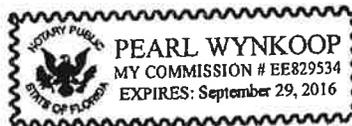
[Signature] (L.S.)

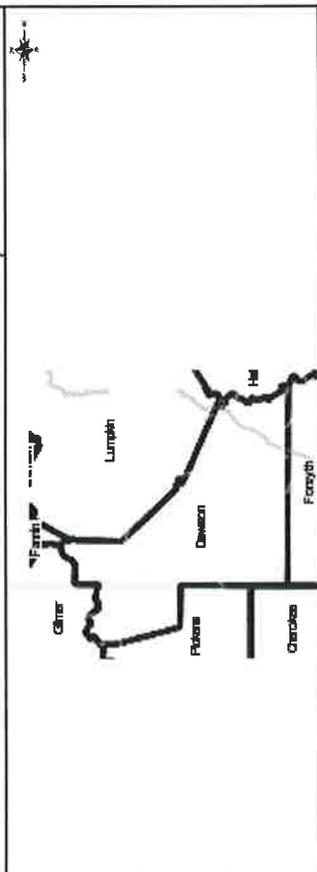
[Signature]

\_\_\_\_\_ (L.S.)

Signed, Sealed, and Delivered in the presence of:

[Signature]  
Notary Republic of ~~Georgia~~ **FLORIDA**  
My commission expires on 9/29/2016





Dawson County Assessor

<b>Parcel: L01 062 Acres: 0.68</b>	
Name:	SANDERS FRANCIS PAUL
Site:	0
Sale:	\$22,000 on 02-1995 Reason=FM Qual=Q
Mail:	4420 MARINERS RIDGE ALPHARETTA, GA 30005
Land Value	\$43,750.00
Building Value	\$0.00
Misc Value	\$0.00
Total Value:	\$43,750.00

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: 08/21/15 ; 11:06:45

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 19<sup>th</sup> day of September, 2015 between Stephen and Teresa Kaplan (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Stephen B. Kaplan, Teresa G. Kaplan (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 375 Fredricks Cove (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

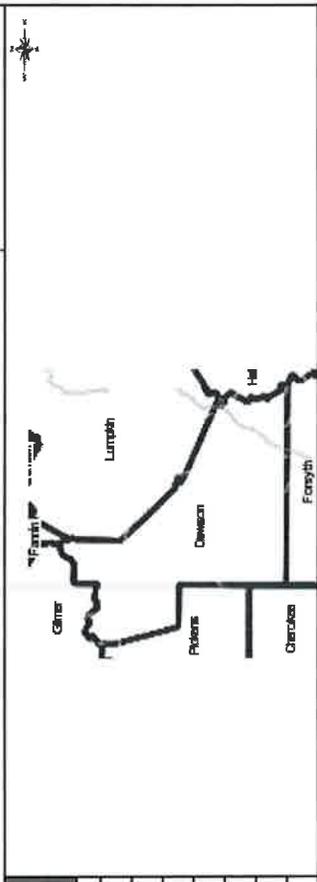
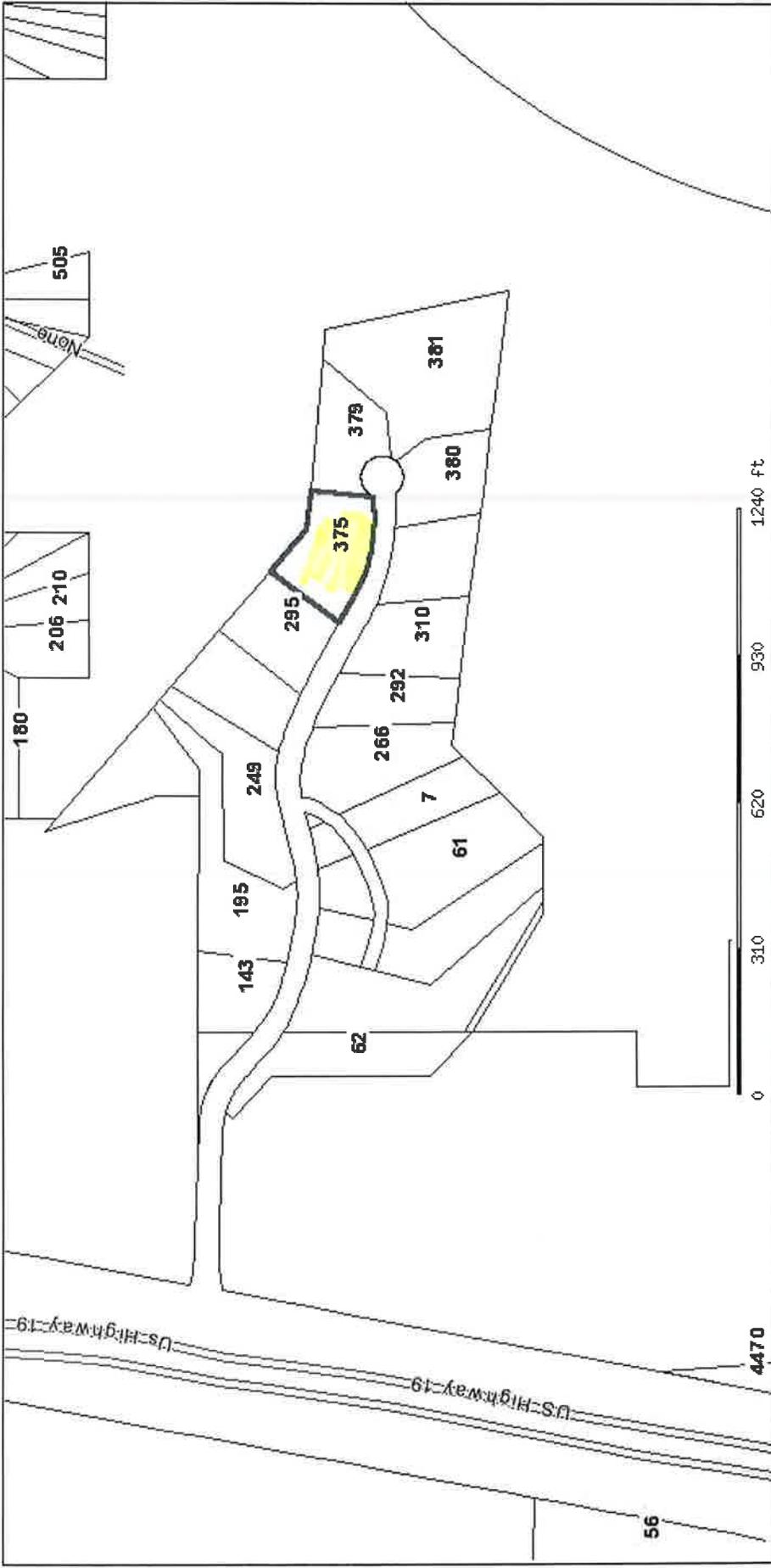
Patricia York

Stephen B. Kaplan (L.S.)

Teresa G. Kaplan (L.S.)

Signed, Sealed, and delivered in the presence of: **PATRICIA YORK**  
**NOTARY PUBLIC**  
**Forsyth County**  
**State of Georgia**  
**My Comm. Expires Aug. 31, 2019**

Notary Republic of Georgia  
My commission expires on August 31, 2019



Dawson County Assessor

Parcel: L01 063 Acres: 0	
Name:	KAPLAN STEPHEN & TERESA
Site:	375 FREDERICKS COVE
Sale:	\$620,000 on 07-2015 Reason=FM Qual=Q
Mail:	325 MAY APPLE COURT ALPHARETTA, GA 30005
Land Value	\$175,000.00
Building Value	\$252,808.00
Misc Value	\$9,764.00
Total Value:	\$437,572.00

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: 08/21/15 : 11:00:26

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 18 day of March, 2015 between Bin Chen (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Bin Chen (name(s)) hereby grants to DAWSON COUNTY, GEORGIA:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 62 Jandi Ln (L01059, L01060, L01061) (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

Hong Wei

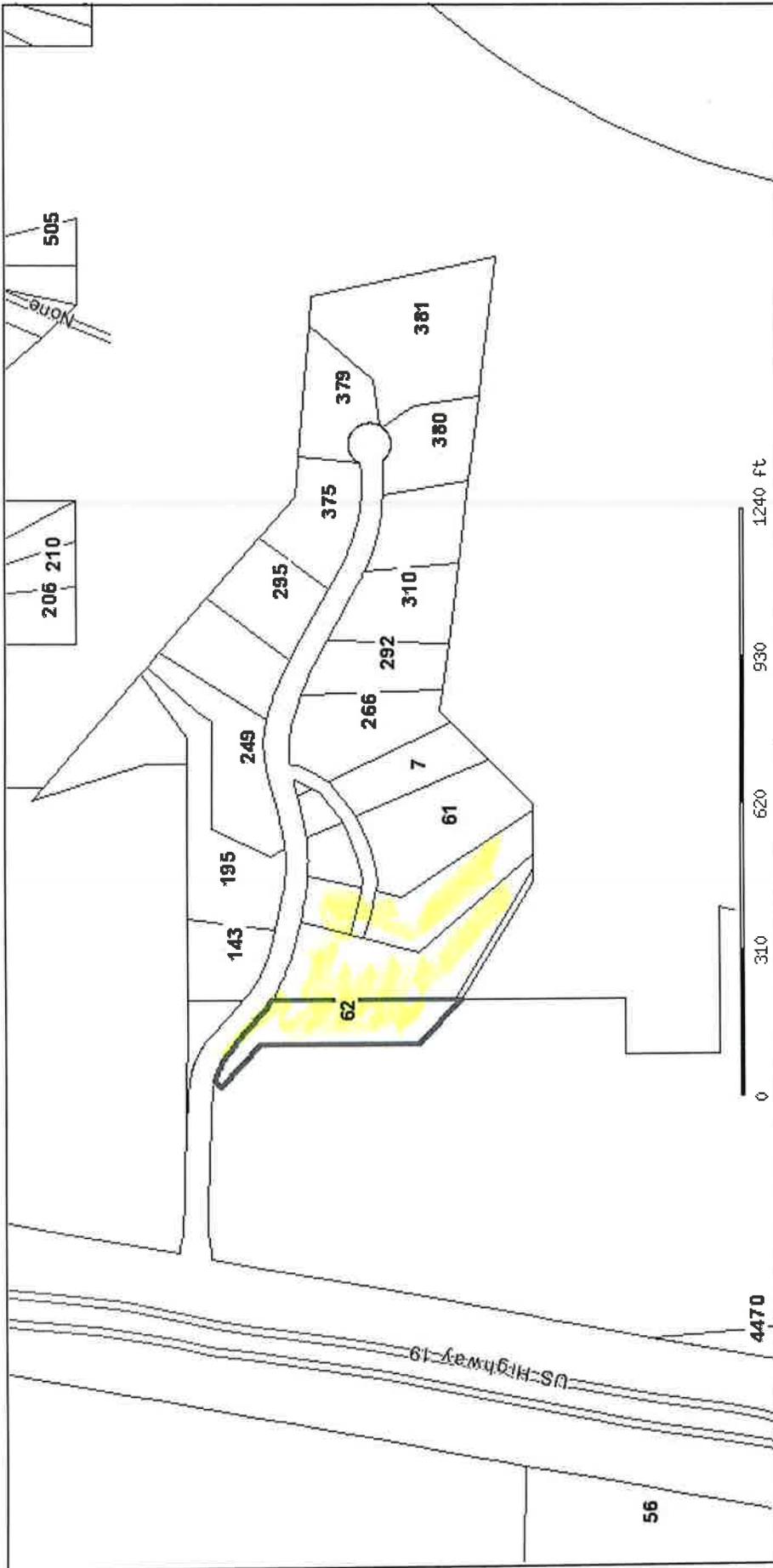
[Signature] (L.S.)

\_\_\_\_\_ (L.S.)

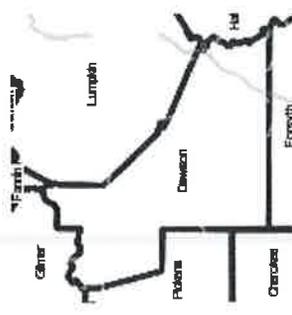
Signed, Sealed, and Delivered in the presence of:

Virginia Gail Dover  
Notary Republic of Georgia  
My commission expires on 5/22/15

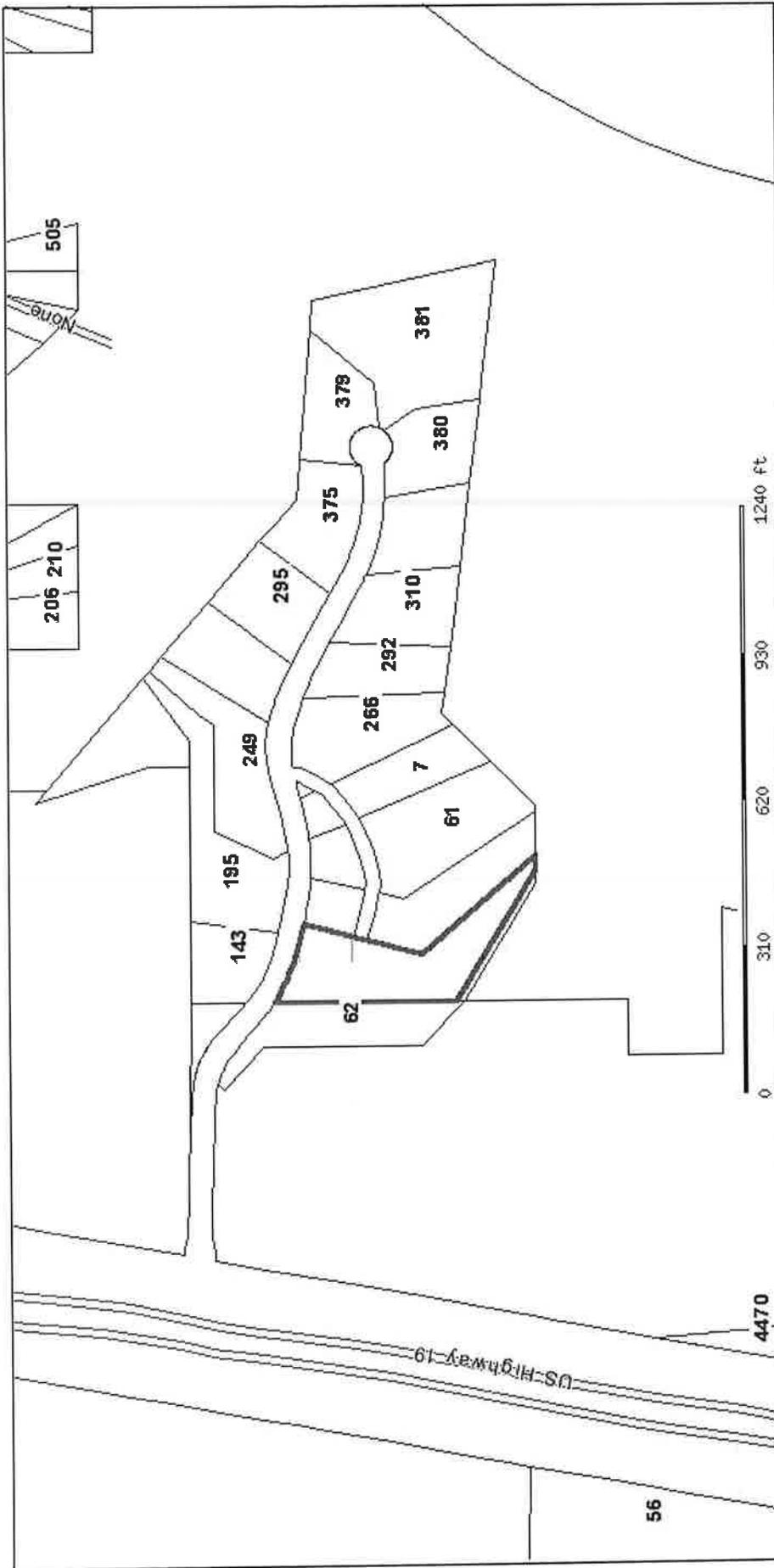




Dawson County Assessor	
Parcel: L01 061 Acres: 1.03	
Name: CHEN BIN	Land Value \$175,000.00
Site: 62 JANDI LN	Building Value \$187,413.00
Sale: \$194,600 on 11-2010 Reason=BS Qual=Q	Misc Value \$6,518.00
3287 ISLEWORTH TRACE	Total Value: \$368,931.00
DULUTH, GA 30097	



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: 08/21/15 : 10:44:23

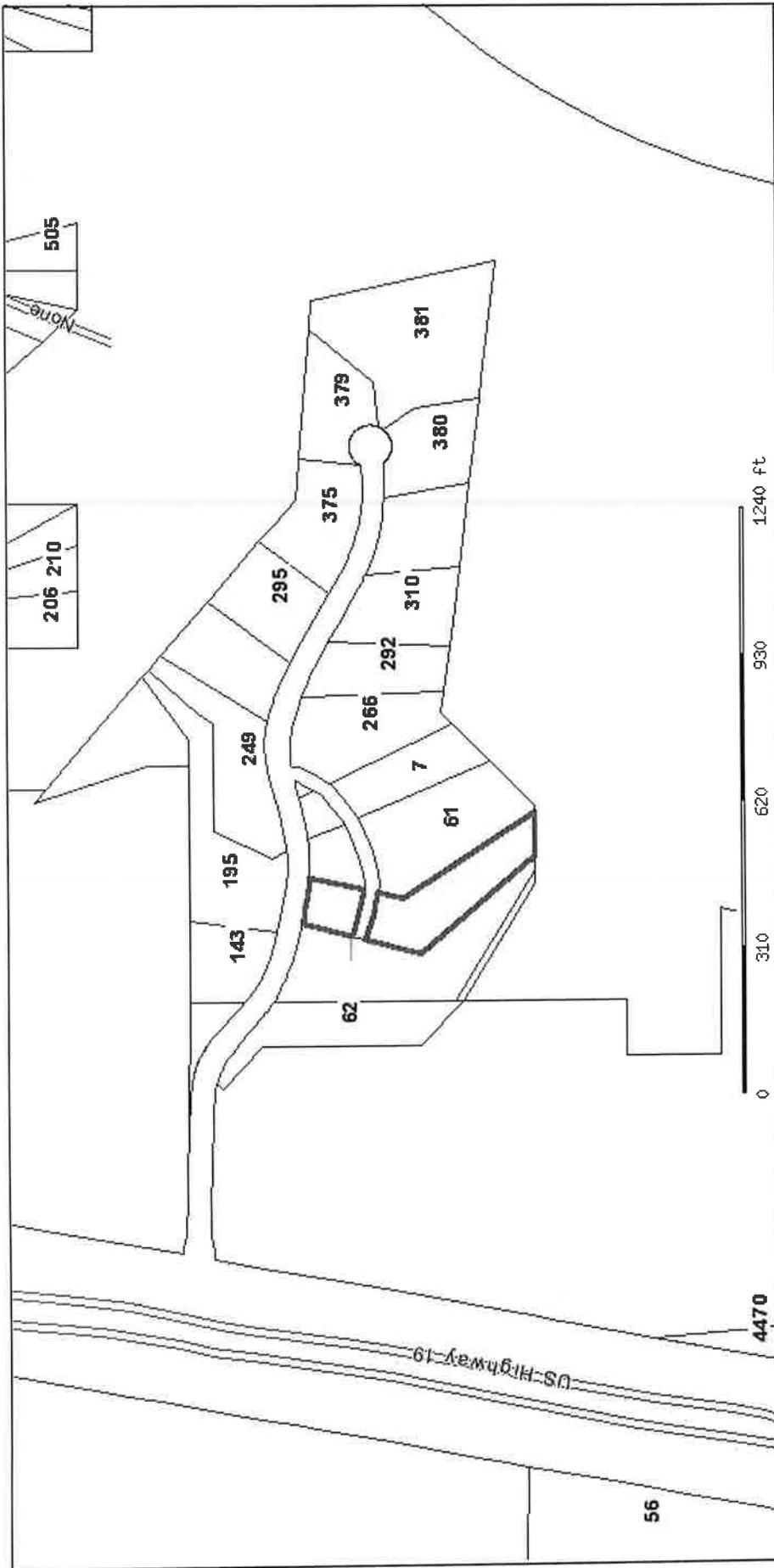


Dawson County Assessor

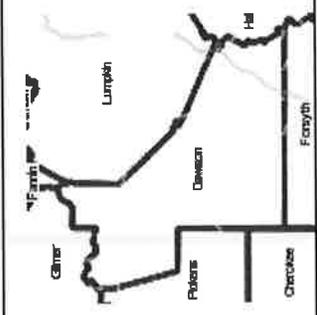
<b>Parcel: L01 060 Acres: 1.04</b>	
Name:	CHEN BIN
Site:	0
Sale:	\$53,813 on 11-2010 Reason=BS Qual=Q
	3287 ISLEWORTH TRACE
	DULUTH, GA 30097
Land Value	\$131,250.00
Building Value	\$0.00
Misc Value	\$0.00
Total Value:	\$131,250.00

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: 08/27/15 : 10:43:18



Dawson County Assessor	
Parcel: L01 059 Acres: 1.15	
Name: CHEN BIN	Land Value: \$175,000.00
Site: 0	Building Value: \$0.00
Sale: \$74,324 on 11-2010 Reason=BS Qual=Q	Misc Value: \$11,557.00
3287 ISLEWORTH TRACE	Total Value: \$186,557.00
DULUTH, GA 30097	
Mail:	



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: 08/21/15 : 10:42:16

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 21 day of APRIL, 2015 between Barbara Ducoffe (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Barbara Ducoffe (name) hereby grants to DAWSON COUNTY, GEORGIA:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in #16 (address or lot number) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

Barbara Ducoffe (L.S.)  
[Signature] (L.S.)

Signed, Sealed, and Delivered in the presence of:

[Signature]  
Notary Republic of Georgia  
My commission expires on March 17, 2019





# DAWSON COUNTY, GA

Where Quality of Life Matters

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### Owner and Parcel Information

Owner Name	DUCOFFEE PETER & BARBARA	Today's Date	February 5, 2015
Mailing Address	470 CAMBRIDGE WAY	Parcel Number	L01 058
Location Address	ATLANTA, GA 30328	Tax District	UNINCORPORATED (District 01)
Legal Description	61 JANDI LN	2014 Millage Rate	25.484
Property Class(NOTE: Not Zoning Info)	LOT 16 FREDERICK'SCOVE S/D	Acres	1.28
Zoning	R3-Residential	Neighborhood	Lanier Area
Landlot/District	/	Homestead Exemption	No (S0)
		Parcel Map	<a href="#">Show Parcel Map</a>

### 2014 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 175,000	\$ 133,175	\$ 9,444	\$ 317,619	\$ 261,591

### Land Information

Type	Description	Calculation Method	Number of Lots	Photo
RES	LAKE (3)	Lot	1	NA

### Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,862	Sheetrock	Wood/Cedar	No Attic	1068 sqft 90% Finished	1991	NA
Roof Type	Flooring Type	Heating Type	Rooms	Value	Cond	Number Fire Pl	Sketch
Architectural Shingles	Carpet/Linolm	Central Heat/AC	Bedrooms/Bathrooms/Extra Plumbing	\$ 133,175	Average	1	<a href="#">Sketch Building 1</a>
			0/0/2.0/0				

### Accessory Information

Description	Year Built	Dimensions/Units	Value
HOMESITE (2500)	1991	1x0 1	\$ 2,500
BOAT DOCK (AVERAGE)	1991	18x28 0	\$ 5,040
RESIDENTIAL CONCRETE PAVING	1991	10x200 0	\$ 1,904

### Sale Information

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
01/23/1992	149 676		\$ 122,000	Fair Market Value	COBB AM BANK & TRUST	DUCOFFEE PETER & BAR
08/06/1990	134 580		\$ 170,600	Bank	SOSTHEIM JUAN L	COBB AM BANK & TRUST
01/06/1990	127 46		\$ 80,000	Fair Market Value	LAKESIDE AT LANIER	SOSTHEIM JUAN L
06/08/1989	120 560		\$ 400,000	Fair Market Value		LAKESIDE AT LANIER

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RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 10 day of April, 2015 between Ronald James Cox (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON-COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Ronald James Cox (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 143 Fredericks Cove (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

Vipul Gupta

Ronald James Cox (L.S.)

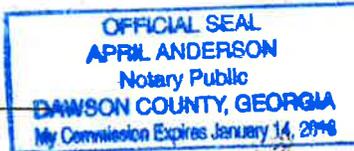
\_\_\_\_\_ (L.S.)

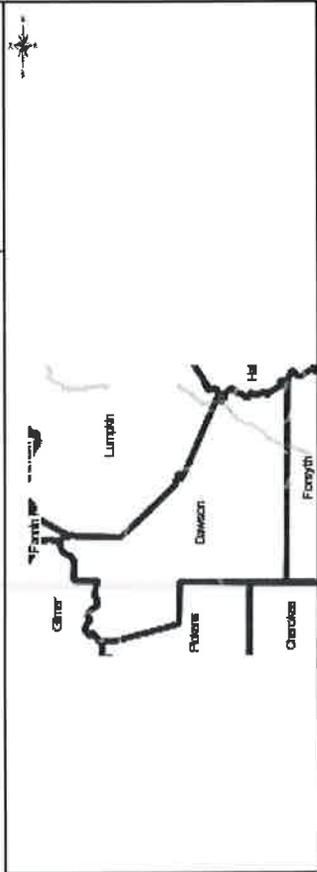
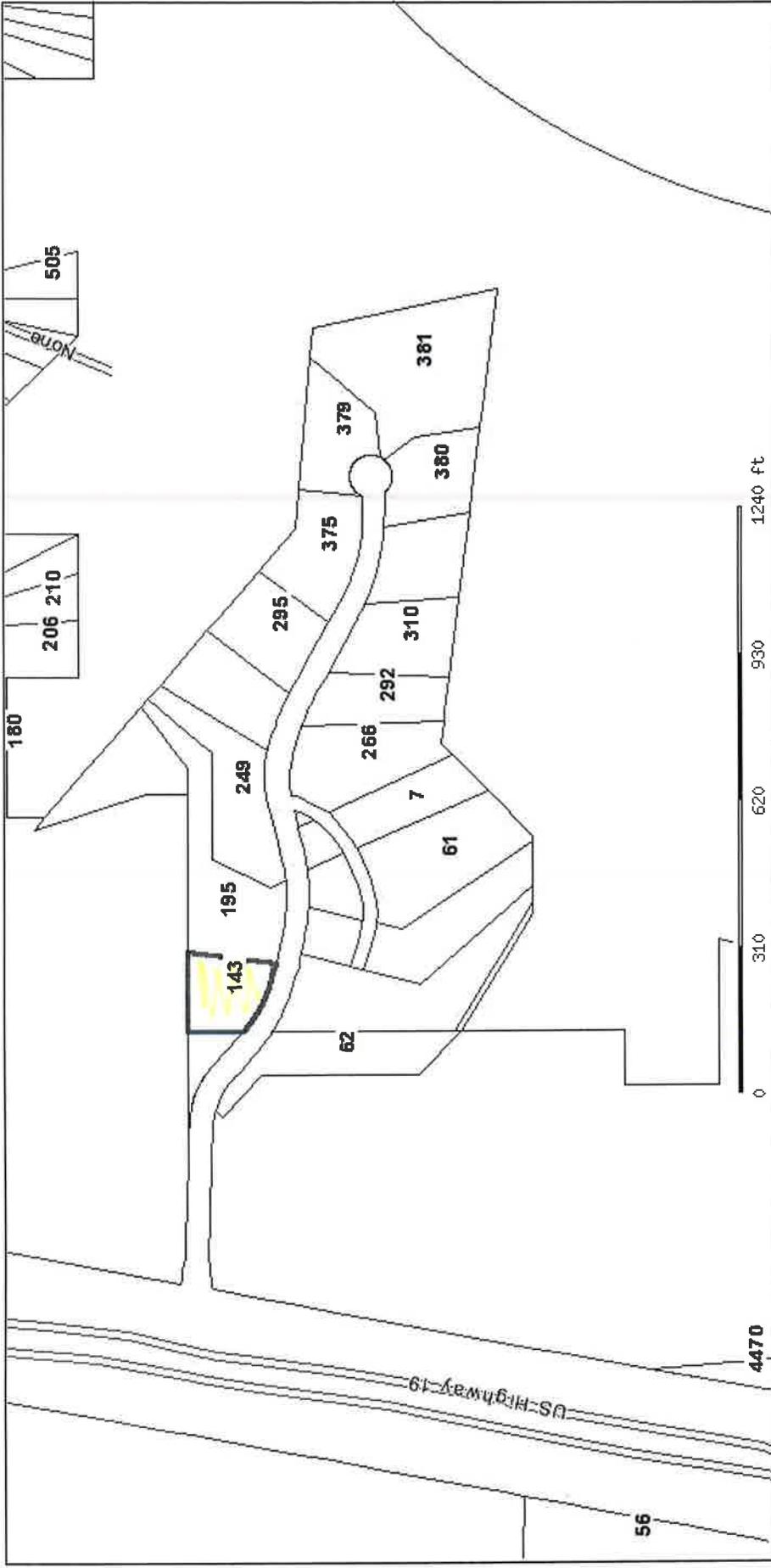
Signed, Sealed, and Delivered in the presence of:

April Anderson

Notary Republic of Georgia

My commission expires on 1-14-16





Dawson County Assessor

<b>Parcel:</b> L01 043 Acres: 1.03	
<b>Name:</b>	COX RONALD JAMES
<b>Site:</b>	143 FREDERICKS COVE
<b>Sale:</b>	\$24,575 on 02-1997 Reason=LM Qual=Q
<b>Mail:</b>	143 FREDERICKS COVE DAWSONVILLE, GA 30534
	Land Value \$31,200.00
	Building Value \$109,495.00
	Misc Value \$2,700.00
	Total Value: \$143,395.00

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Date printed: 08/21/15 : 11:05:37

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 5<sup>th</sup> day of March, 2015 between Rusty + Ethelyn Geiger (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Rusty Geiger + Ethelyn B. Geiger (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 249 Fredericks Cove Lot 3, Tax ID/Map Code (address, lot/plat number, or tax ID) Dawson County, Georgia LO1045 to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

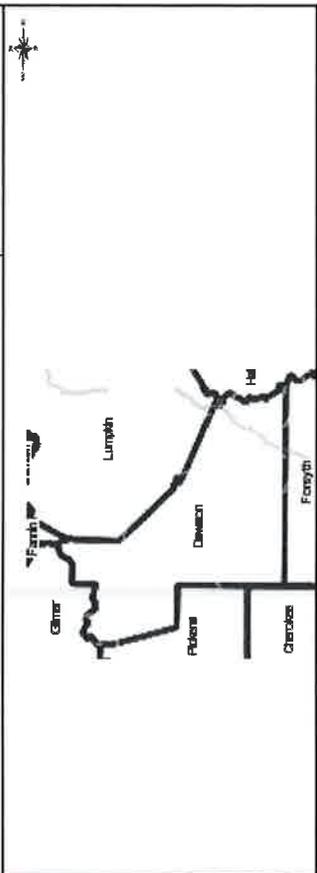
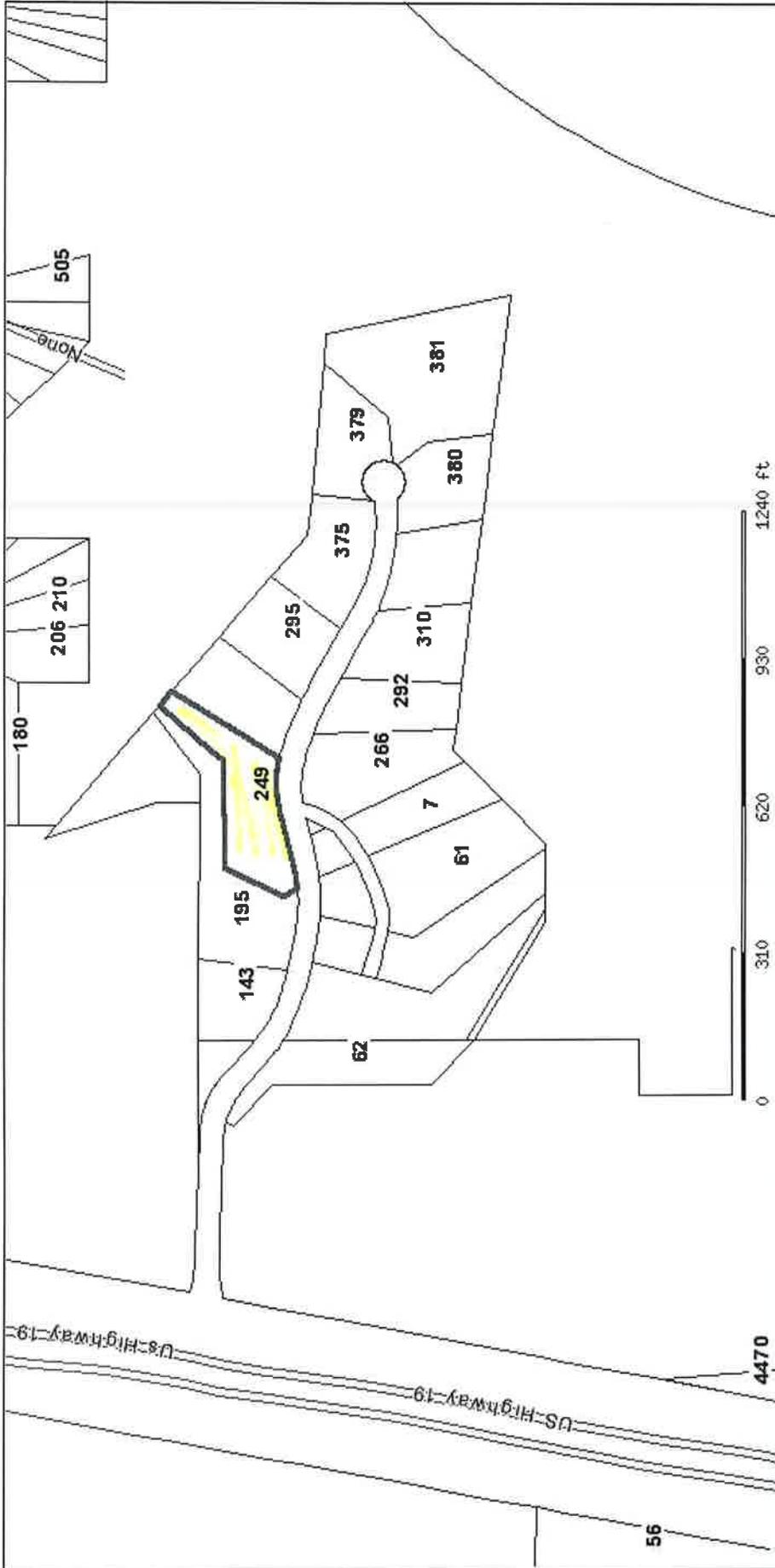
Commie Geiger

[Signature] (L.S.)  
Ethelyn B Geiger (L.S.)

Signed, Sealed, and Delivered in the presence of:

[Signature]

Notary Republic of Georgia  
My commission expires on Notary Public, Fulton County, Georgia  
My Commission Expires September 26, 2014



Dawson County Assessor	
Parcel: L01 045 Acres: 1.13	
Name: GEIGER RUSTY & ETHELYN B	Land Value \$131,250.00
Site: 249 FREDERICKS COVE	Building Value \$151,745.00
Sale: \$285,000 on 03-2005 Reason=FM Qual=Q	Misc Value \$12,980.00
	Total Value: \$295,975.00
Mail: 249 FREDERICKS COVE DAWSONVILLE, GA 30534	

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 Date printed: 08/21/15 : 11:03:39

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 4 day of APRIL, 2015 between Sarah Robertson (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Sarah Robertson (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in Lot #4 (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

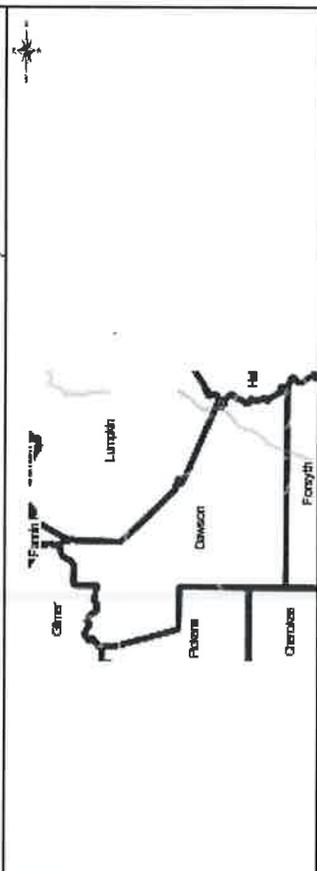
Joel R. Kidd  
Joel R. Kidd

Sarah Robertson (L.S.)  
\_\_\_\_\_ (L.S.)

Signed, Sealed, and Delivered in the presence of: G. Jacqueline Garcia

G. Jacqueline Garcia  
Notary Republic of Georgia  
My commission expires on 8-13-2017

**G JACQUELINE GARCIA**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Aug. 13, 2017



**Dawson County Assessor**

**Parcel: L01 046 Acres: 0.76**

<b>Name:</b>	ROBERTSON SARAH A	<b>Land Value</b>	\$148,750.00
<b>Site:</b>	0	<b>Building Value</b>	\$0.00
<b>Sale:</b>	\$46,700 on 07-1994 Reason=FM Qual=Q	<b>Misc Value</b>	\$4,080.00
<b>Mail:</b>	2055 RIVER FALLS DRIVE ROSWELL, GA 30076	<b>Total Value:</b>	\$152,830.00

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: 08/21/15 : 11:03:02

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 22<sup>nd</sup> day of April, 2015 between Michael P & Laurie L Flanagan (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Michael P & Laurie L Flanagan (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 266 Frederick's Cove, Dawsonville, GA 30534 (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

April Anderson

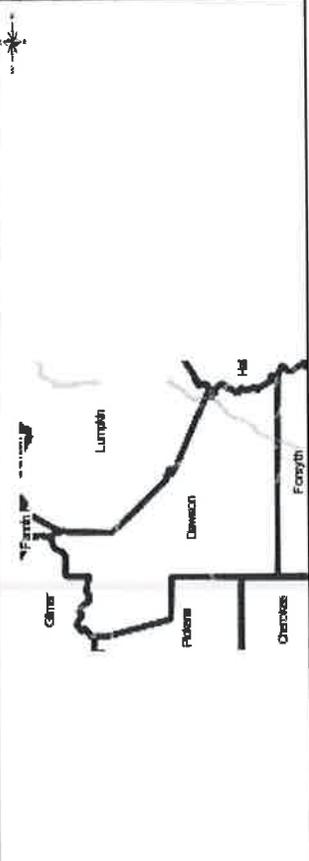
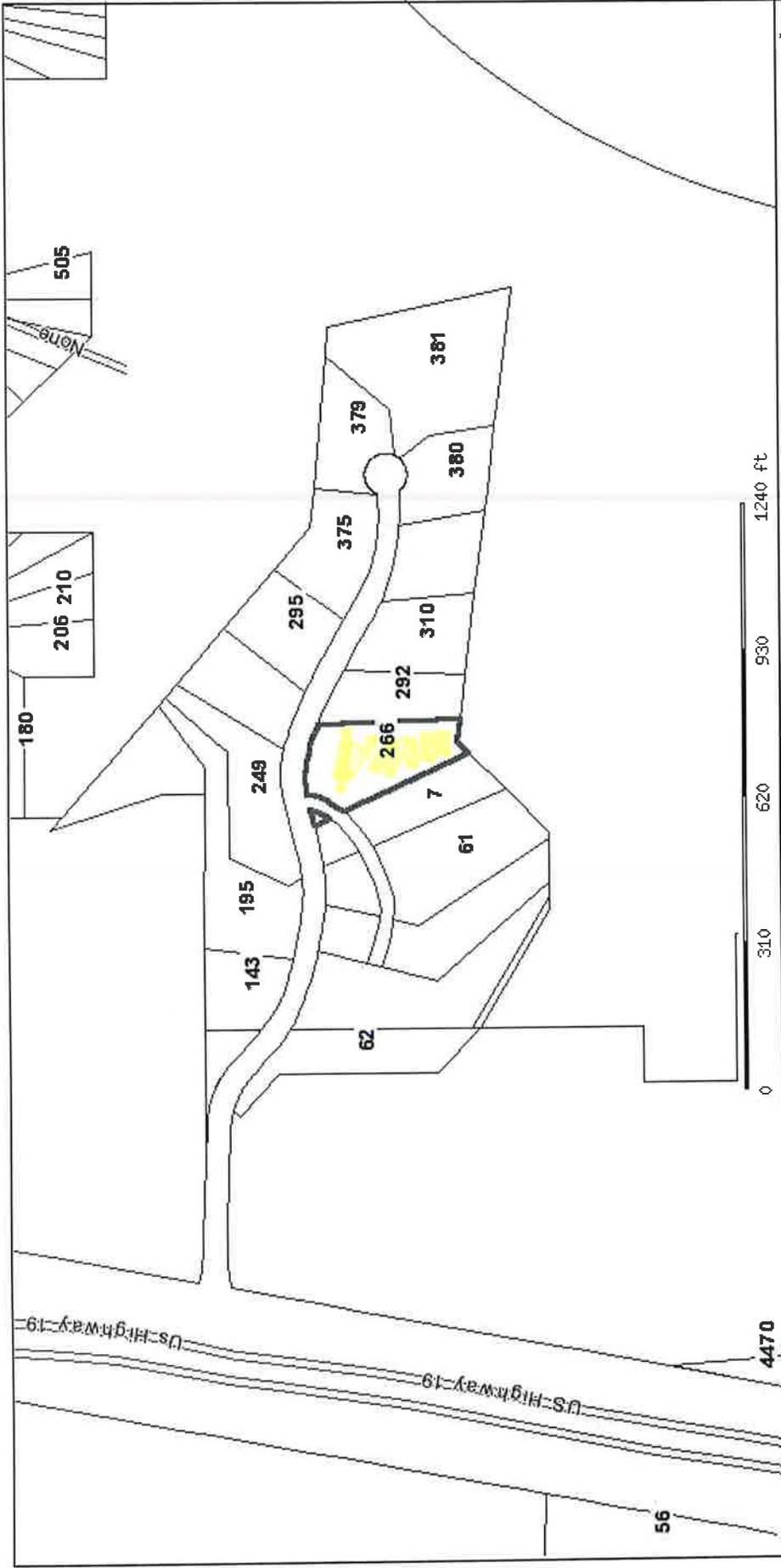
Michael P Flanagan (L.S.)

[Signature] (L.S.)

Signed, Sealed, and Delivered in the presence of:

Ruchita Patel  
Notary Republic of Georgia  
My commission expires on SEP 23<sup>rd</sup> 2016





**Dawson County Assessor**

<b>Parcel:</b> L01 056 Acres: 0.97	Land Value	\$175,000.00
<b>Name:</b> FLANIGAN MICHAEL PATRICK & LAURIE L	Building Value	\$620,811.00
<b>Site:</b> 266 FREDERICKS COVE	Misc Value	\$25,809.00
<b>Sale:</b> \$860,000 on 06-2014 Reason=FM Qual=Q	Total Value:	\$821,620.00
<b>Mail:</b> 266 FREDERICKS COVE DAWSONVILLE, GA 30534		

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Date printed: 08/21/15 : 10:46:50

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 5<sup>th</sup> day of March, 2015 between Jenny Lynn Tidwell (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Jenny Lynn Tidwell (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 292 Fredericks Cove, Dawsonville, GA (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

[Signature]

Jenny Lynn Tidwell (L.S.)  
\_\_\_\_\_  
(L.S.)

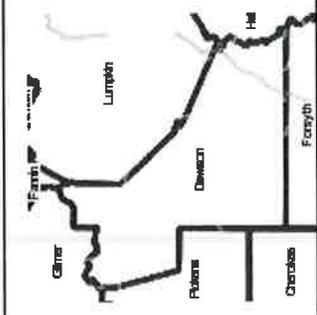
Signed, Sealed, and Delivered in the presence of:

[Signature]  
Notary Republic of Georgia  
My commission expires on April 2, 2016





Dawson County Assessor	
Parcel: L01 055 Acres: 0.76	
Name: TIDWELL, JENNY L	Land Value \$175,000.00
Site: 292 FREDERICKS COVE	Building Value \$99,260.00
Sale: \$151,000 on 11-1993 Reason=FM Qual=Q	Misc Value \$12,280.00
	Total Value: \$286,540.00
Mail: 292 FREDRICKS COVE	
	DAWSONVILLE, GA 30534



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Date printed : 08/21/15 : 10:48:55

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 28 day of February, 2015 between Bruce R. & Jan I. Margol (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Bruce R. & Jan I. Margol (name(s)) hereby grants to DAWSON COUNTY, GEORGIA:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 310 Fredericks Cove (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

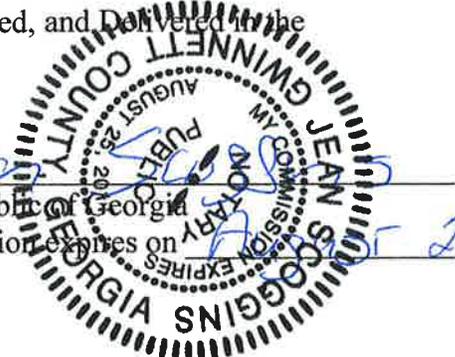
[Signature]

[Signature] (L.S.)

[Signature] (L.S.)

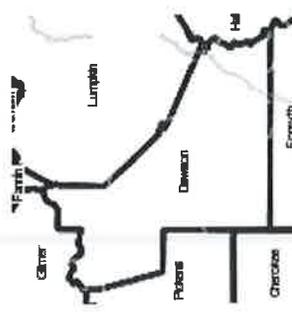
Signed, Sealed, and Delivered in the presence of:

[Signature]  
Notary Republic of Georgia  
My commission expires on August 25, 2017





Dawson County Assessor	
Parcel: L01 054 Acres: 0.76	
Name: THE BRUCE AND JAN MARGOL REVOCABLE TRUST	Land Value \$175,000.00
Site: 310 FREDERICKS COVE	Building Value \$162,854.00
Sale: \$310,000 on 02-2000 Reason=FM Qual=Q	Misc Value \$8,032.00
	Total Value: \$345,886.00
Mail: 310 FREDERICKS COVE	
	DAWSONVILLE, GA 30534



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. 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: 08/21/15 : 10:49:49

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 12 day of FEBRUARY, 2015 between Thomas & Karen Gillespie (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned THOMAS D. & KAREN M. GILLESPIE (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 379 FREDERICKS COVE (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

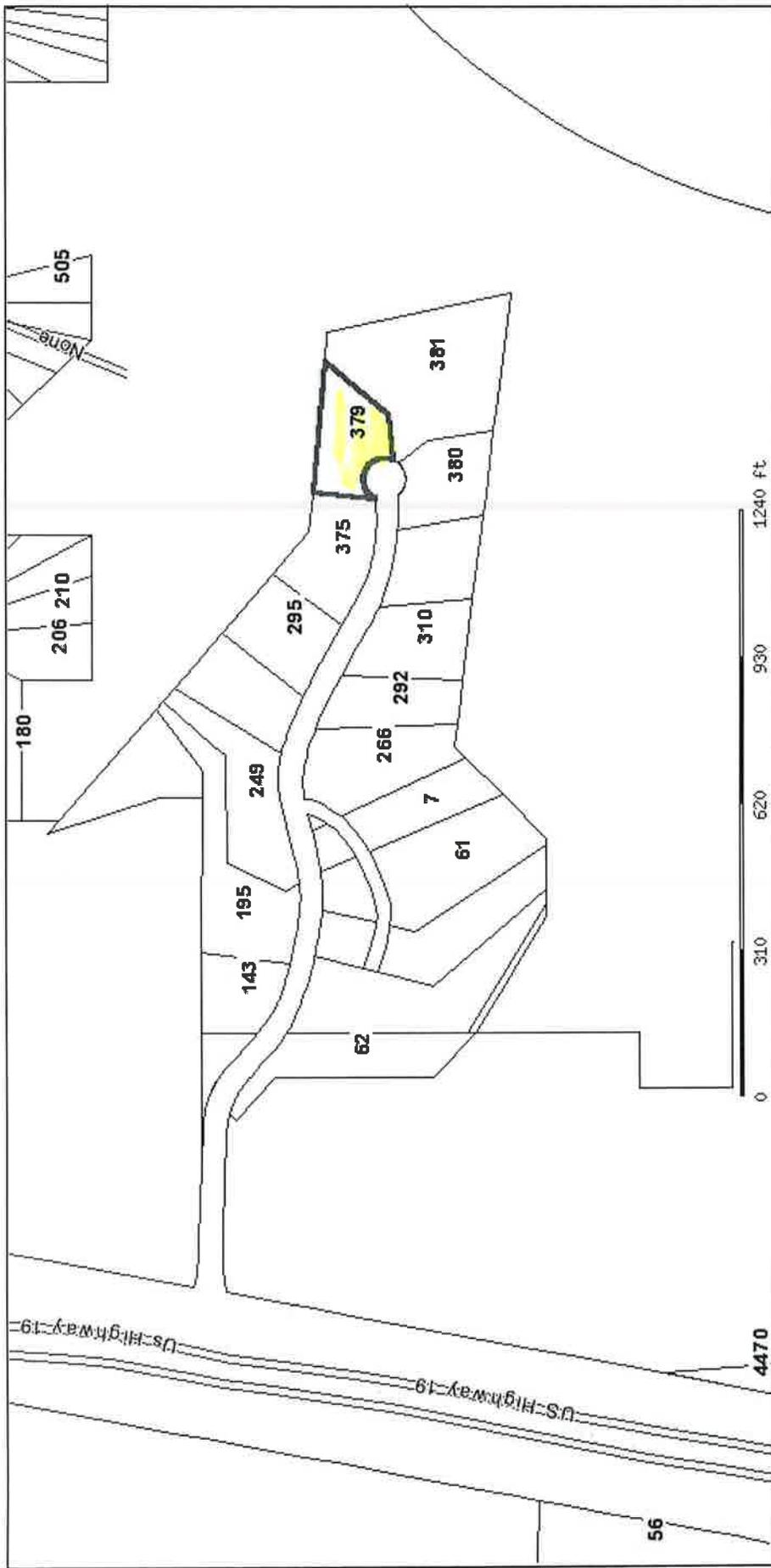
Unofficial Witness

[Signature]

Thomas D. Gillespie (L.S.)  
Karen M. Gillespie (L.S.)

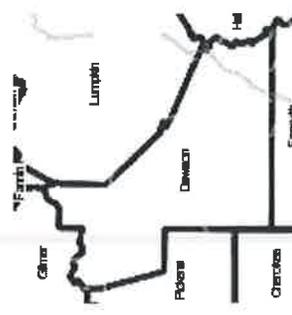
Signed, Sealed, and Delivered in the presence of:

[Signature]  
Notary Republic of Georgia  
My commission expires on 5-17  

Dawson County Assessor

<b>Parcel:</b> L01 063 001 Acres: 0		Land Value	\$175,000.00
<b>Name:</b> GILLESPIE THOMAS & KAREN		Building Value	\$365,034.00
<b>Site:</b> 379 FREDERICKS COVE		Misc Value	\$52,049.00
<b>Sale:</b> \$345,000 on 01-2006 Reason=LM Qual=Q		Total Value:	\$592,083.00
<b>Mail:</b> 379 FREDERICKS CV DAWSONVILLE, GA 30534			



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: 08/21/15 : 10:59:47

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 1st day of MAY, 2015 between Karrie Elizabeth Jordan (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Karrie ELIZABETH JORDAN (name) hereby grants to DAWSON COUNTY, GEORGIA:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 381 Frederick's Cove (address or lot number) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

Wanna Juel

Esabel Jicko (L.S.)

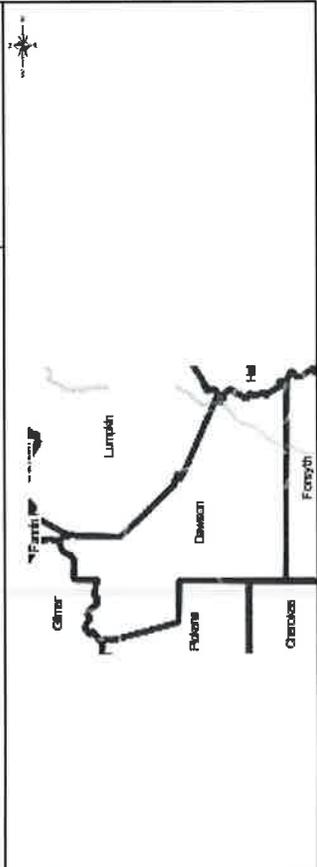
\_\_\_\_\_ (L.S.)

Signed, Sealed, and Delivered in the presence of:

Lisa Hester

Notary Republic of Georgia  
My commission expires on 8-31-2017





Dawson County Assessor

<b>Parcel: L01 053 Acres: 0.76</b>		Land Value	\$175,000.00
Name: JORDAN KARRIE ELIZABETH		Building Value	\$0.00
Site: 0		Misc Value	\$7,782.00
Sale: \$35,000 on 10-1992 Reason=FM Qual=Q		Total Value:	\$182,782.00
Malt: P O BOX 1493 CLEVELAND, GA 30528			

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Date printed: 08/21/15 : 10:51:11

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 1<sup>st</sup> day of April, 2015 between DAN R. AND SANDRA C. HAYNES (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned DAN R. HAYNES AND SANDRA C. HAYNES (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

Modification of the current twenty foot easement from the center of the road in the parcel of land being in 380 FREDERICK'S COVE (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness

[Signature]

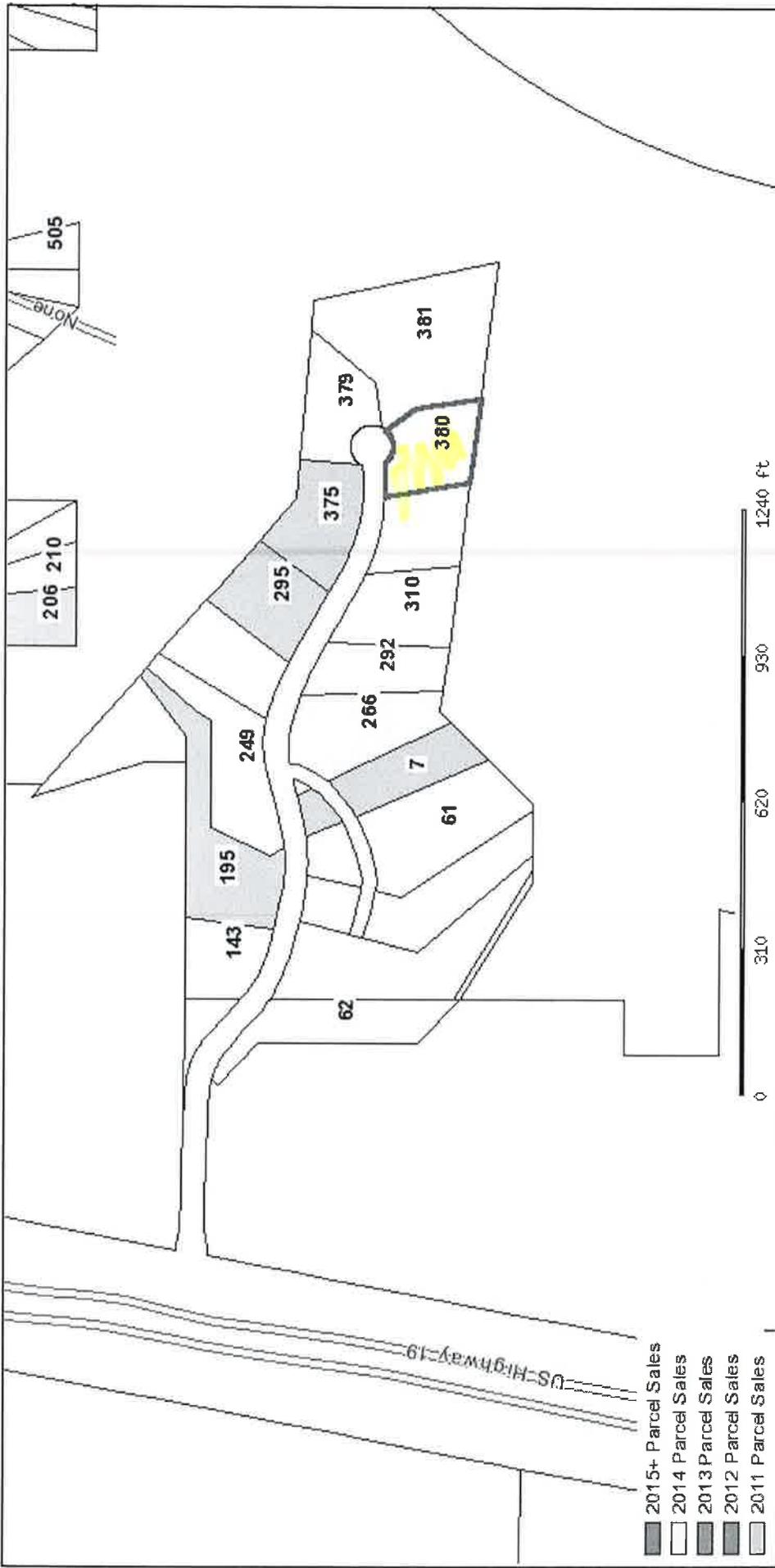
[Signature] (L.S.)  
Sandra C. Haynes (L.S.)

Signed, Sealed, and Delivered in the presence of:

Alesia G. Wells, NP

Notary Republic of Georgia  
My commission expires on 6/8/2018





Dawson County Assessor

<b>Parcel: L01 052 Acres: 0.75</b>	
Name:	HAYNES DAN R & SANDRA C
Site:	380 FREDERICKS COVE
Sale:	\$247,800 on 05-1994 Reason=FM Qual=Q
Mail:	380 FREDERICKS COVE DAWSONVILLE, GA 30534
Land Value	\$175,000.00
Building Value	\$207,087.00
Misc Value	\$8,632.00
Total Value	\$390,719.00

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: 12/07/15 : 09:14:35

RIGHT OF WAY WARRANTY DEED

This conveyance hereby made and executed this 2 day of March, 2015 between Debra Williams Adamson (owner(s) on deed) of Dawson County, Georgia (hereinafter referenced as "Grantor") and **DAWSON COUNTY, GEORGIA** (hereinafter referenced as "Grantee").

Whereas Grantor is the owner of a tract of land in Dawson County, Georgia that is adjacent to a road known as Frederick's Cove.

The undersigned Debra Williams Adamson (name(s)) hereby grants to **DAWSON COUNTY, GEORGIA**:

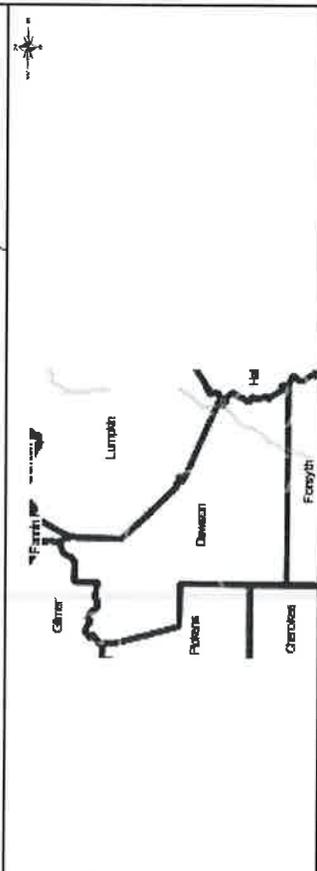
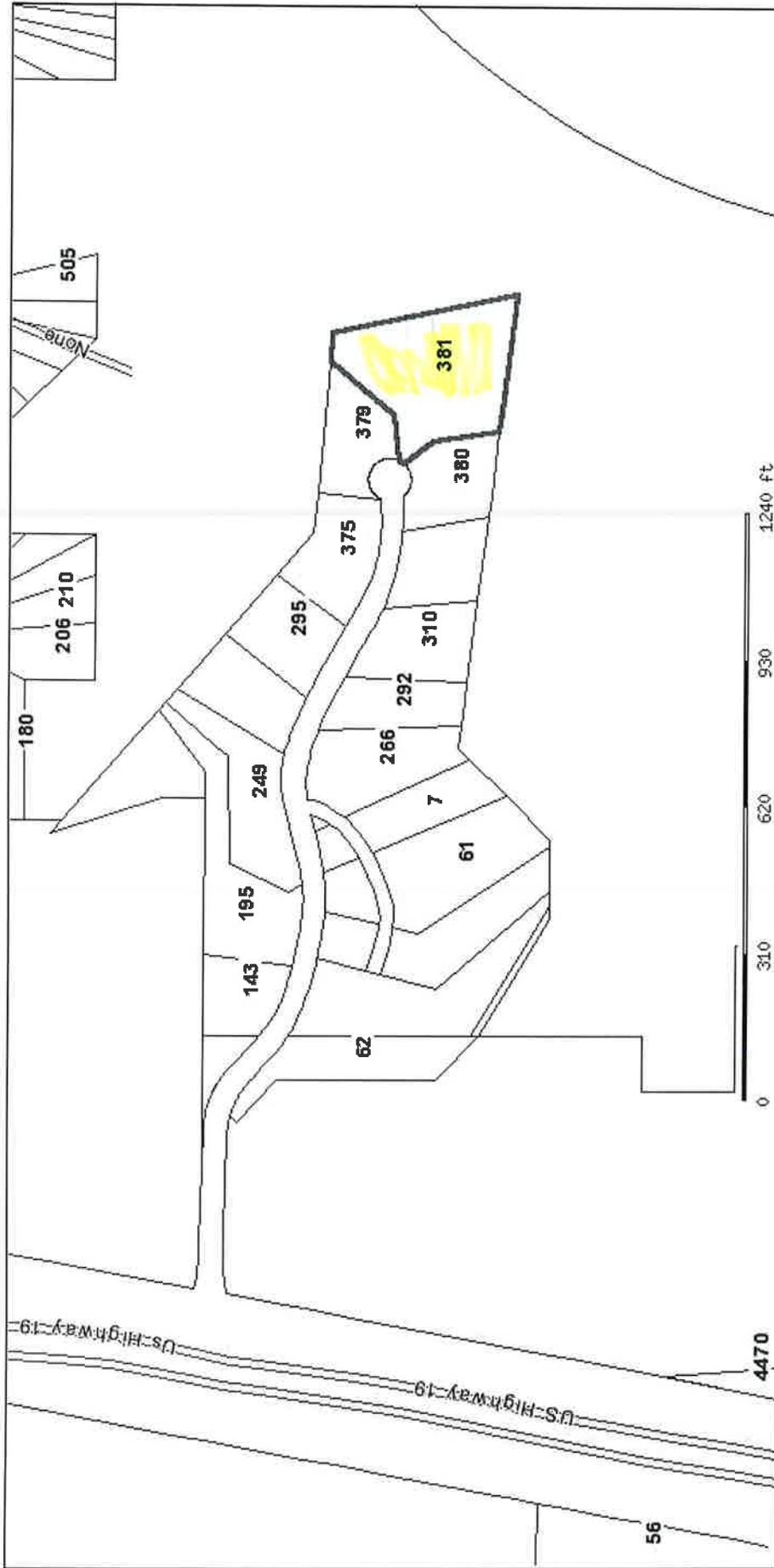
Modification of the current twenty foot easement from the center of the road in the parcel of land being in Lot 8, 9 and 11 Fredericks Cove (address, lot/plat number, or tax ID) Dawson County, Georgia to a twenty-five foot right of way from the center of the road.

In witness thereof, the undersigned have hereunto set their hands and seals the day first above written.

Unofficial Witness Debra Williams Adamson (L.S.)  
Chesher Shero (L.S.)

Signed, Sealed, and Delivered in the presence of:  
Kathy Clayton  
Notary Republic of Georgia  
My commission expires on 6.18.2017





**Dawson County Assessor**

<b>Parcel: L01 050 Acres: 1.67</b>	
<b>Name:</b>	ADAMSON DEBRA W
<b>Site:</b>	381 FREDERICKS COVE
<b>Sale:</b>	\$45,000 on 03-1992 Reason=FM Qual=Q
<b>Mail:</b>	381 FREDERICKS COVE DAWSONVILLE, GA 30534
<b>Land Value</b>	\$262,500.00
<b>Building Value</b>	\$427,951.00
<b>Misc. Value</b>	\$136,352.00
<b>Total Value:</b>	\$826,803.00

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: 08/21/15 : 10:57:43



**Legend**

- |           |                |                  |          |          |
|-----------|----------------|------------------|----------|----------|
| County RD | Private Trails | Landhook         | Access   | Land Lot |
| Hydro     | State Hwy      | Subdivision Tics | Electric | Lot Line |
|           |                |                  |          |          |

*Dawson County does not guarantee the accuracy of this map. Each user is responsible for determining it's suitability for the intended use or purpose. County staff corrects errors in features on this map as they are identified. Dawson County shall have no liability for the data or lack thereof. This map is for tax purposes only and should not be used for conveyance purposes.*

**DAWSON COUNTY, GEORGIA**

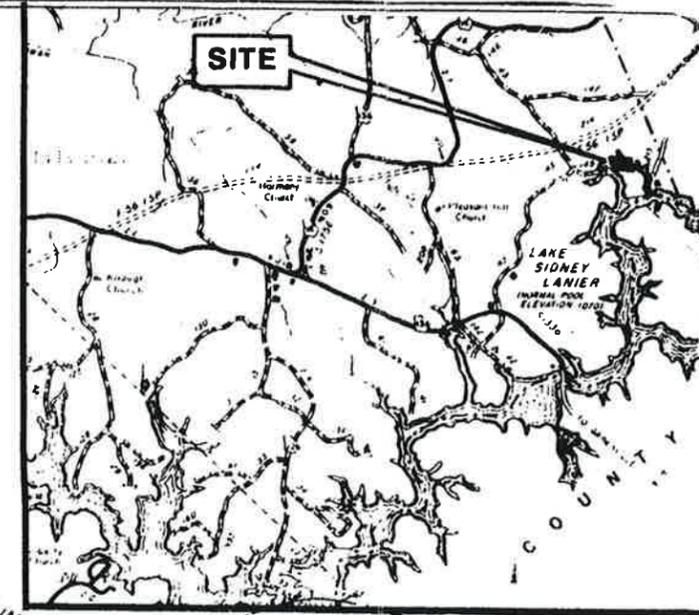
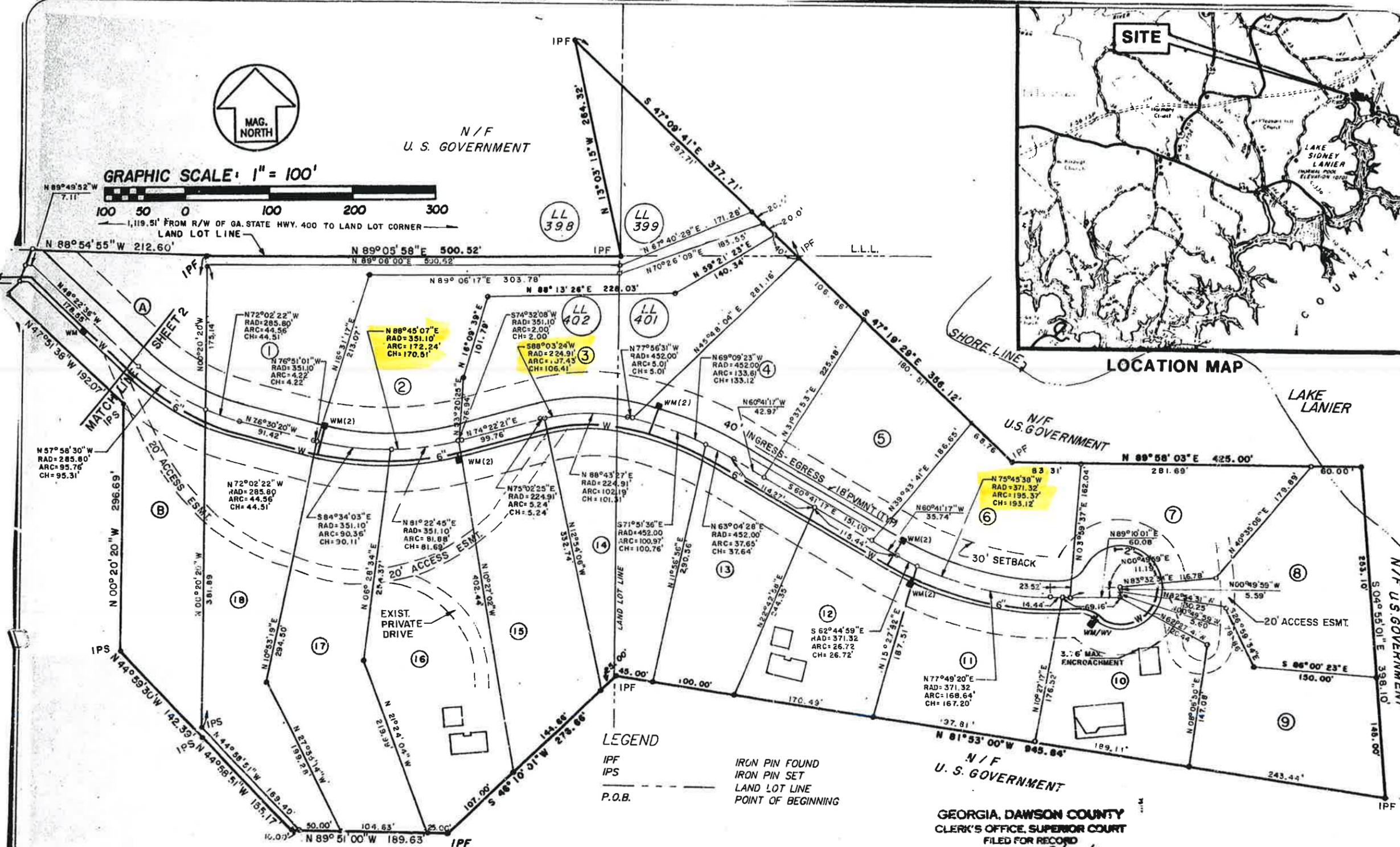
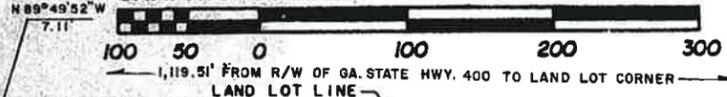
**MAP L01**

1:3,861 | MAP PRODUCED: JANUARY, 2016



N / F  
U. S. GOVERNMENT

GRAPHIC SCALE: 1" = 100'



LEGEND  
IPF IRON PIN FOUND  
IPS IRON PIN SET  
P.O.B. LAND LOT LINE  
POINT OF BEGINNING

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD  
of 2:30 p.m. 8/27/90  
Recorded in Book 28 Page 103  
this 27th day of Aug 1990  
Curtis Chappell  
CURTIS CHAPPELL, CLERK



Survey For: **FREDERICK'S COVE**  
CAPITAL SOUTH GROUP,  
LAKESIDE at LANIER DEVELOPMENT INC.,  
CHICAGO TITLE INSURANCE COMPANY  
LAND LOT 398, 399, 401, & 402 - DISTRICT 13th North DAWSON COUNTY, GEORGIA  
SCALE: 1" = 100' DATE: 3-22-89

NOTES:  
1. LOT AREA SUMMARIES & CERTIFICATIONS ON SHEET 2.  
2. Q OF INGRESS-EGRESS EASEMENT IS PROPERTY LINE.  
3. WATER LINE IS 4' FROM EDGE OF PAVEMENT.

REVISIONS:  
6/14/89 REV. TITLE BLOCK  
11/7/89 REV. BOUNDARY  
12/7/89 ADDED TIE DISTANCE  
12/14/89 REV. BOUNDARY & TITLE  
1/18/90 REV. DISTRICT NUMBER  
2/2/90 ADDED LOTS A & B  
2/6/90 REV. AREA SUMMARY  
8/15/90 REV. PER AS-BUILT

Clifford A. Smith  
Georgia R.L.S. #1500

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future," and their location, size, type, and material are correctly shown and that all engineering requirements of the Subdivision Regulations of Dawson County, Georgia, have been fully complied with.

Clifford A. Smith  
Georgia R.L.S. #1500

**OWNER'S CERTIFICATION:**

State of Georgia, County of Dawson  
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey.

Agent: \_\_\_\_\_ Owner: \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

Pursuant to the Subdivision Regulations for Dawson County, Georgia, all requirements of approval having been fulfilled, this Final Plat was given Final Approval by the Dawson County Municipal Planning Commission on \_\_\_\_\_, 19\_\_.

Date \_\_\_\_\_ Chairman, Dawson County Municipal Planning Commission

**CERTIFICATION OF DEDICATION:** NO CERTIFICATION REQUIRED AS ALL ROADS IN THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED ROADS.

**PRIVATELY MAINTAINED ROADS**

Grantee herein recognizes that any and all means of ingress and egress which is provided by the grantor herein, or assigns, to the property hereby conveyed, are considered by the Governing Body of Dawson County to be "Private Ways" not maintainable by said Governing Authority. Therefore the grantee herein hereby agrees that he will be responsible for his share of the upkeep and maintenance of said private way, holding completely harmless the Governing Body of Dawson County of any necessity for such upkeep or maintenance and will never ask the Governing Body of Dawson County for any maintenance and upkeep unless said "Private Ways" comply with The Road Specifications and are appropriately deeded to Dawson County.

**Survey For: FREDERICK'S COVE  
CAPITAL SOUTH GROUP,  
LAKESIDE AT LANIER DEVELOPMENT, INC.,  
CHICAGO TITLE INSURANCE COMPANY**

LAND LOT 398, 399, 401 & 402 DISTRICT 13th North DAWSON COUNTY, GEORGIA  
SCALE: 1"=100' DATE: 3/22/89

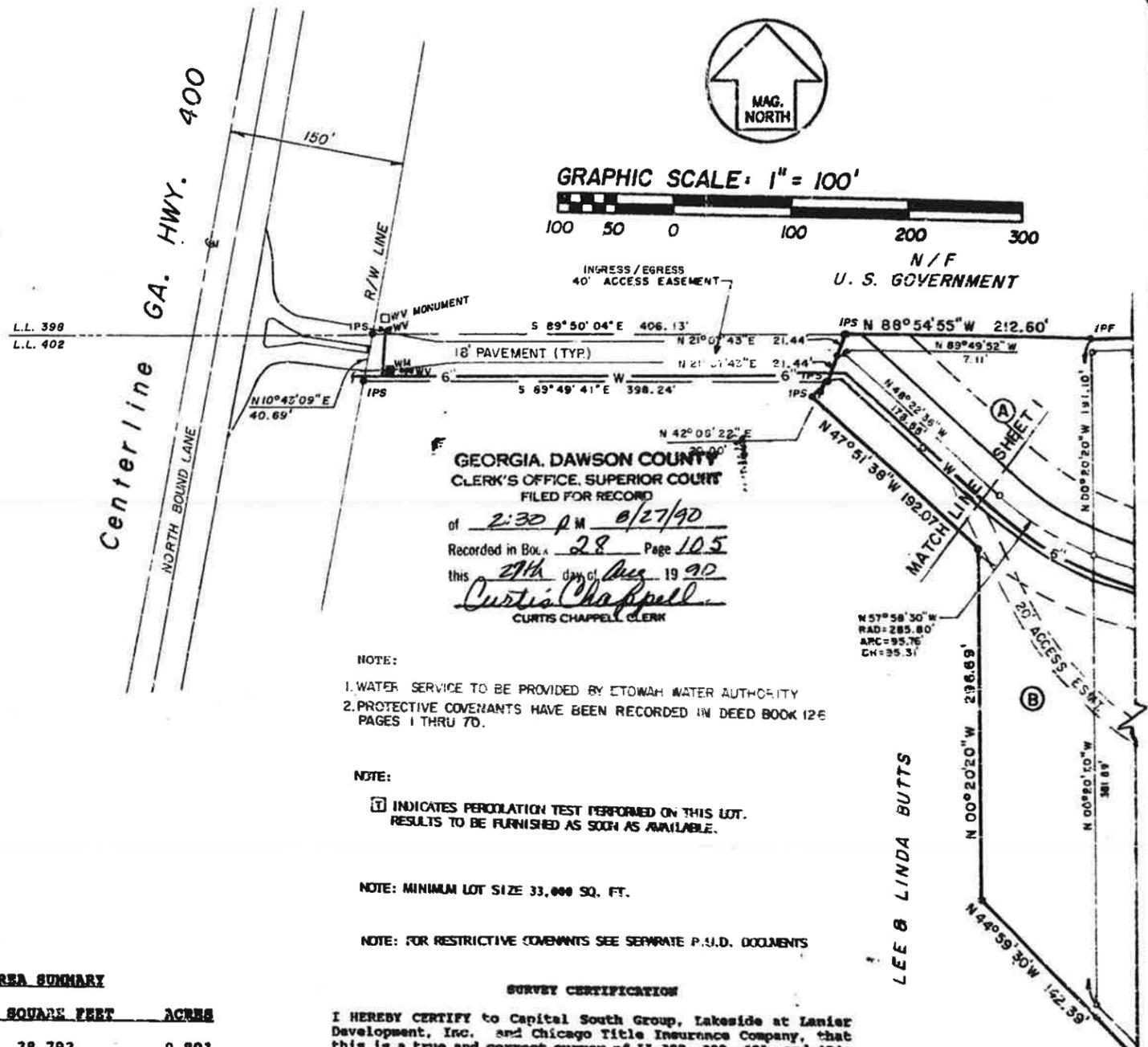
**Patterson Engineering, Inc.**

1400 Montreal Road - Suite 240 - Tucker, GA 30084-4984 - 404-938-2100

REVISIONS:  
6/14/89 REV. TITLE BLOCK 2/2/90 ALDEN LOTS A & B  
12/7/89 ADDED TIE DISTANCE 2/6/90 REV. AREA SUMMARY  
1/18/90 REV. DISTRICT NUMBER 8/15/90 REV. PER AS-BUILT

**AREA SUMMARY**

LOT #	SQUARE FEET	ACRES
1	38,793	0.891
2	43,176	0.991
3	46,757	1.073
4	33,723	0.774
5	33,832	0.777
6	33,705	0.774
7	33,004	0.758
8	37,767	0.867
9	35,882	0.824
10	33,013	0.758
11	33,056	0.759
12	33,058	0.759
13	33,050	0.759
14	41,271	0.947
15	42,090	0.966
16	55,598	1.276
17	49,667	1.140
18	47,676	1.094
A	51,480	1.182
B	46,186	1.060
TOTAL	802,706	18.428



GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COUNTY  
FILED FOR RECORD  
of 2:30 PM 8/27/90  
Recorded in Box 28 Page 105  
this 27th day of Aug 19 90  
*Curtis Chappell*  
CURTIS CHAPPELL, CLERK

NOTE:  
1. WATER SERVICE TO BE PROVIDED BY ETOWAH WATER AUTHORITY  
2. PROTECTIVE COVENANTS HAVE BEEN RECORDED IN DEED BOOK 126 PAGES 1 THRU 70.

NOTE:  
 INDICATES PERCOLATION TEST PERFORMED ON THIS LOT. RESULTS TO BE FURNISHED AS SOON AS AVAILABLE.

NOTE: MINIMUM LOT SIZE 33,000 SQ. FT.

NOTE: FOR RESTRICTIVE COMMENTS SEE SEPARATE P.U.D. DOCUMENTS

**SURVEY CERTIFICATION**

I HEREBY CERTIFY to Capital South Group, Lakeside at Lanier Development, Inc. and Chicago Title Insurance Company, that this is a true and correct survey of LL 398, 399, 401, and 402: 18th District, Dawson County, Georgia, and shows the true and correct location of the buildings and improvements situated on such land and all easements, rights-of-way, setback lines, and similar restrictions of record. The buildings, and improvements do not overhang or encroach upon any easements or right-of-way of others, and there are no encroachments either way across the property lines. The property surveyed contains 16.34 acres and is not located within a flood plain area as determined by the United States Department of Housing and Urban Development. The property surveyed does not constitute an illegal subdivision of land under applicable state, county or municipal law or ordinance.

I hereby certify that this survey was prepared by Clifford A. Smith, Registered Land Surveyor, Georgia, and was made in accordance with "minimum detail requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1986; and meets the accuracy requirements of a Class II Survey, as defined therein.

*Clifford A. Smith*  
Clifford A. Smith  
Georgia R.L.S. #1500

