

19-PC-06-12

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Peter Rumsey

Mailing Address 2725 Drayton Hall Drive , Buford, GA 30519

Telephone [REDACTED] Mobile [REDACTED]

Email [REDACTED]

Property Owner (s) Peter Rumsey

Mailing Address 2725 Drayton Hall Drive , Buford, GA 30519

Telephone [REDACTED] Mobile [REDACTED]

Address/Location of Property:

510 Lake Dr., Hapeville, GA 30354

Present Zoning Classification: R-SF

Present Land Use: single family residence

Parcel ID #: 14 009400030153

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

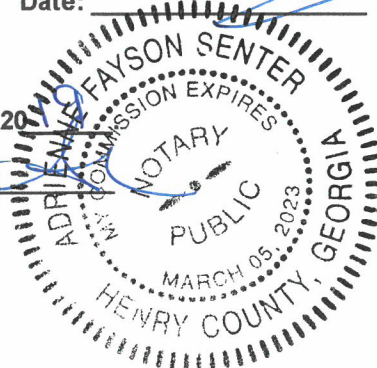
Applicant's signature

Date:

Sworn to and subscribed before me

This 22nd day of May, 2019

Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

To subdivide the subject tract into two lots for proposed new house construction on 515 Walnut St.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines running across the width of the page, providing a guide for handwriting or typing. The background is a clean, solid white color.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

510 Lake Dr., Hapeville, GA 30354

Lots 1, 2, 39 & 40, Block 10 of Forest Hill Subdivision; Plat book 7, page 58

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF TNS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:
Peter Rumsey

Address of Applicant:
2725 Drayton Hall Drive

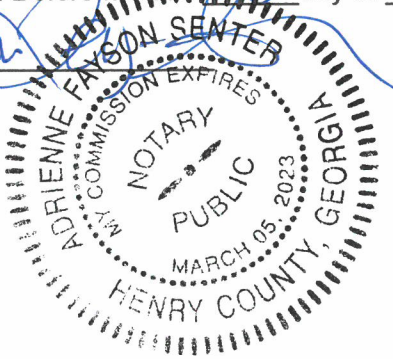
Buford, GA 30519

Telephone of Applicant:

Signature of Owner
Peter Rumsey

Print Name of Owner

Personally Appeared Before Me this 22nd day of May, 2019.

Notary Public


14-0074-0003-015-3

Return to:
S. Andrew Shuping, Jr.
1590 Phoenix Blvd., Suite 100
Atlanta, GA 30349

Deed Book 59826 Page 367
Filed and Recorded 3/26/2019 10:26:00 AM
2019-0140274
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 0603897004
7067927936

QUIT CLAIM DEED

STATE OF GA
COUNTY OF DeKalb

THIS INDENTURE, made this 22 day of March, 2019 between Lindavid Properties, Inc. as party of the first part, hereinafter called Grantor, and Peter Rumsey as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all right, title interest, claim or demand which the Grantor has or may have had in and to the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern right of way of Walnut Street with the eastern right of way of North Fulton Avenue; run thence north along the eastern right of way of North Fulton Avenue a distance of 125 feet to a point (such point being the southwest corner of property described at Deed Book 32199, Page 202, aforesaid records); run thence in an easterly direction along the southern boundary of the property described at Deed Book 32199, Page 202, aforesaid records a distance of 50 feet to a point; run thence south a distance of 125 feet to the northern boundary of Walnut Street; run thence westerly along the northern boundary of Walnut Street a distance of 50 feet to the point of beginning. The aforesaid property also being known as Lots 1 and 2, Block 10, Forrest Hill Park Subdivision as per plat recorded at Plat Book 7, Pages 58 and 59, aforesaid records.

TO HAVE AND TO HOLD, the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above first written.

Signed, sealed and delivered
in the presence of:

Kelley B Kiney
Witness

Lindavid Properties, Inc.

By: Linda Schuler Linda Gunter
(SEAL)
Linda Schuler a/k/a Linda Gunter, President and Secretary
at time of dissolution of Lindavid Properties, Inc., a dissolved
corporation

Danae C. May
Notary Public

(Notary Seal)

2019 Lake Lindavid

ETX 10-18-2022

18-1964

After recording please return to:
London & Thurber, LLC
3340 Peachtree Rd., N.E.
Suite 2570
Atlanta, GA 30326

Deed Book 59163 Pg 397
Filed and Recorded Aug-27-2018 08:39am
2018-0236033
Real Estate Transfer Tax \$90.00
CATHELINE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

Limited Warranty Deed

THIS INDENTURE, Made effective as of the 30th day of July in the Year of Our Lord Two Thousand and Eighteen, between **The Bank of New York Mellon, F/K/A The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. F/K/A JPMorgan Chase Bank, as Trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through certificates, Series 2003-6, a National Association, party of the first party, and Peter Rumsey of the State of Georgia and County of Gwinnett, party of the second part,**

WITNESSETH That the said party of the first part, for and in consideration of the sum of **\$90,000.00 Dollars** in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, all that tract or parcel of land more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part forever in Fee Simple.

AND THE SAID party of the first part will warrant and forever defend the right and title to the above described property, unto the said party of the second part against the claims of all persons claiming by, through or under the said party of the first part, but not otherwise.

Exhibit "A" Deed Book 59163 Pg 397

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 14 DISTRICT, FULTON COUNTY, GEORGIA, BEING PART OF LOTS 1, 2, 39, AND 40 IN BLOCK 10 OF FORREST HILL PARK, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 58 AND 59, FULTON COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LAKE DRIVE AND FULTON STREET AND RUNNING THENCE SOUTH ALONG THE EAST SIDE OF FULTON STREET 125 FEET TO A POINT; THENCE EAST 50 FEET TO A POINT; THENCE NORTH 125 FEET TO LAKE DRIVE; THENCE WEST ALONG THE SOUTH SIDE OF LAKE DRIVE 50 FEET TO THE POINT OF BEGINNING

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

- X The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- X Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- X All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- X Location and description of monuments.
- X The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- X Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
 1. All improvements have been installed in accord with the requirements of the regulations; or
 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: _____

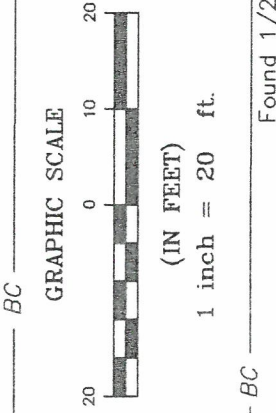
Date 5-21-19

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

- X The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- X Date, approximate north point and graphic scale.
- X The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- X Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- X The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- NA Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- X The acreage of the land to be subdivided.
- X Location sketch map or city map showing relationship of subdivision site to area.

Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature:  Date 5-2-19



Final plat survey
For
PETER RUMSEY
2725 Drayton Hall Drive
Buford, GA 30519

Survey done by:
Exclusive Land Surveying
313 Eagle Way
Stockbridge, GA 30281
Phone (404) 304-9757
Certificate of Authorization no.
LSF000877

PROPERTY LOCATION
510 Lake Drive
Hapeville, GA 30354
(in city limits)
Lots 1, 2, 39 & 40, Block 10 of
Forest Hill Subdivision,
Land Lot 94, 14th District
Fulton County, Georgia

Plat drawing date: 4/18/2019
Drawing scale: 1"=20'
Drawn by: Anthony Jacobs
Sheet: 1 of 1
(sheet size 11x17)
Dwg. name: 510lake.dwg

[illegible]

O R D E R E D *
 J A C O B S
 L A N D
 A N T H O N Y E .
 R E V O C A T O R
 No. 2987

SURVEYOR'S NOTES

1. Purpose of survey – To subdivide the surveyed property into two lots as shown, for proposed new house construction on 515 Walnut St.
2. Field survey completed 4/16/2018.
3. Public records referenced in this survey found at the Fulton County, Georgia Superior Court Clerks office.
4. This survey was done without the benefit of a title search and the surveyor does not warrant any information that may have been discovered by a title search.
5. According to FEMA FIRM 13121C0367F, effective on 09/18/2013, this property is NOT located in a flood hazard area.
6. The entire block and back of curb was surveyed to re-establish these boundaries. The exterior and interior bearings and distances are shown in the site map detail for future surveyors.

April 19, 2019
Date
Registered Georgia Land Surveyor No. 2987
Data Plc Expiration: 12/31/2020
This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk-On Behalf of Mayor and Council _____ Date _____

Chairman, Planning Commission _____ Date _____

City Engineer _____ Date _____

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hy
008, page 61

Found
Walnut St.
1 1/2"
00354
rebar.

SITE MAP

LEGEND

	Found property corners
	Set property corner
	Point of Beginning
	Point of reference
	Property line/right of way
	Right-of-way
	Back of curb
	Fence line
	Sanitary sewer manhole
	Powerlines/poles
	Building setback lines

way line — Walnut Street
formerly
Pine Street by plat
40' R/W

$\frac{8'' \text{ sanitary}}{\text{sewer line.}}$

BC ————— BC —————
approximate location of 6" water main.

