



APPLICATION FOR ANNEXATION

APPLICATION TO ANNEX INTO THE CORPORATE BOUNDRIES OF SNELVILLE, GA
100% OF LAND OWNERS METHOD

RECEIVED

City of Snellville

Planning & Development Department

2342 Oak Road, 2nd Floor

Snellville, GA 30078

Phone 770.985.3515

Fax 770.985.3551

www.snellville.org

MAY 17 2022

CASE # ANX _____

1788 TEMPLE JOHNSON RD #2200253
RZ #22-06, ANNEX #22-01, LUP #22-05
PARCEL- R5067-003

CITY OF SNELVILLE
PLANNING & DEVELOPMENT

Applicant: is the (check one) Owner's Agent
 Contract Purchaser
 Property Owner

Owner: (attach additional sheets if multiple parcels)
 (check box if additional sheets attached)

David Pearson Communities c/o Andersen Tate & Carr, PC
Name (please print)

1960 Satellite Blvd., Suite 4000
Address

Duluth, Georgia 30097
City, State, Zip Code

770-822-0900 770-236-9719
Phone Number(s) Fax

Anne Mazzawi
Name (please print)

1778 Emory Ridge Drive, NE
Address

Atlanta, Georgia 30329
City, State, Zip Code

770-822-0900 770-236-9719
Phone Number(s) Fax

Contact Person: Melody A. Glouton, Esq. Phone: 770-822-0900 Fax: 770-236-9719

Cell Phone: 770-337-5404 E-mail: mglouton@atclawfirm.com

Address of Property to be Annexed: 1788 Temple Johnson Road, Loganville

Total Area in Acres: 52.289 or _____ Square Feet

Property Location: 1788 Temple Johnson Road District 5 Land Lot 67 Parcel 5067-003

At a minimum, the following items are required with submittal of this application.

- √ Completed application containing original and notarized signatures of the applicant and each property owner;
- √ Payment of the \$125.00 annexation application fee.
- √ Petition Requesting Annexation (Attachment A) with Exhibits A and B; Applicant and Property Owner(s) Certifications (Attachment B); and Conflict of Interest Certifications (Attachment C).
- √ Boundary survey of the property including all tracts requesting annexation, bearing original signature and seal of preparer and prepared by an engineer or land surveyor whose State of Georgia registration is current and valid. Boundary survey must be stamped and sealed no more than six (6) months prior to the date of the submittal.
- √ Property legal description containing a metes and bounds description and consistent with the boundary survey (above). If there are multiple properties, the legal description shall be a composite description for all properties. If all the properties are not contiguous, a separate Annexation Application is required.
- √ Property Deed showing ownership in the real property (for each parcel subject to the application).
- √ Ten (10) original size bond copies (folded to 8-1/2"x11") of the original sealed and signed boundary survey required above.
- √ Attach an 8-1/2"x11" reduction of the original boundary survey to the original Annexation Application containing original signatures.
- √ Ten (10) stapled or bound copies of the original: Annexation Application; Attachments A-B-C; Legal Description(s); 8-1/2"x11" reduction of the boundary survey; and all supporting documents (if any).
- √ CD-ROM or USB thumb drive containing digital copies in .PDF format of the complete application submittal.

AN OFFICIAL ZONING MAP AMENDMENT APPLICATION AND LAND USE PLAN AMENDMENT APPLICATION MUST ALSO BE SUBMITTED WITH APPROPRIATE FEES AND SHALL ACCOMPANY THE ANNEXATION APPLICATION

PETITION REQUESTING ANNEXATION

**100 PERCENT (100%)
METHOD OF ANNEXATION**

(Must be completed by the property owner(s) for each contiguous parcel subject to the annexation petition)

To the Mayor and City Council of the City of Snellville, Georgia.

This Annexation Petition is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36, Article 2, "Annexation Pursuant to Application by one hundred percent (100%) of Landowners". Application is hereby made to the City of Snellville, Georgia by the undersigned property owners, who own 100% of the property to be annexed, and located in unincorporated Gwinnett County and contiguous to the existing corporate limits of the City, to have the following lands annexed into the corporate limits of the City of Snellville, Georgia:

All that tract or parcel of land lying and being in Land Lots(s) 07 of the 5 District(s), Parcel Number(s) 5067-003 Gwinnett County, Georgia and being more particularly described in the legal description attached hereto as Exhibit "A" and shown in the boundary survey attached hereto as Exhibit "B".

(Attach Legal Description as Exhibit "A")

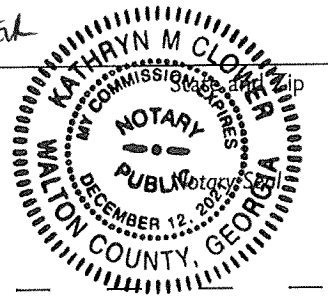
(Attach Copy of Boundary Survey as Exhibit "B")

[Signature] 11/9/21
Signature of Owner/Co-Owner Date

JAMES MATTHEW MAZZAWI TRUSTEE
Type or Print Name and Title

Dr Anne Mazzawi 11/10/21 DuPONT
Street Address City

Kathryn M. Clower 11/10/21
Signature of Notary Public Date



[Signature] 11/10/21
Signature of Owner/Co-Owner Date

JOHN MARK MAZZAWI
Type or Print Name and Title

1281 WEBLOW CUNNING RD STARKVILLE, GA 30664
Street Address City State and Zip

Signature of Notary Public Date

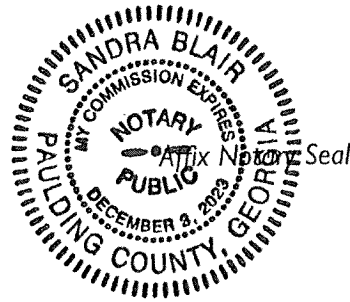
Notary Seal

**APPLICANT AND PROEPRTY OWNER
CERTIFICATIONS**

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Annexation and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the annexation application is denied by the City Council, no annexation application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

[Signature] 11-1-21
 Signature of Applicant Date
DOUG PATTEN, CPESC
 Type or Print Name and Title
Sandra Blair 11-1-21
 Signature of Notary Public Date



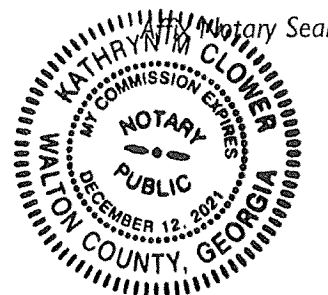
PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I hereby authorize the Mayor and City Council; the Planning Commission; and City Staff of the City of Snellville, Georgia to inspect the property which is the subject of this annexation application.

I further authorize David Pearson Communities to file this application. The undersigned is aware that that if the annexation application is denied by the City Council, no annexation application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Dr Anne Mazzaro 11/10/2021
 Signature of Owner Date
ANNE MAZZARO OWNER
 Type or Print Name and Title
Kathryn M Clower 11/10/2021
 Signature of Notary Public Date



**CONFLICT OF INTEREST CERTIFICATIONS
FOR ANNEXATION APPLICATION**

The undersigned below, making application for Annexation, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

Doug Patten 11/1/21
Signature of Applicant Date

DOUG PATTEN, DIRECTOR
Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date

Type or Print Name and Title

Sandra Blair 11-1-21
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

YES NO YOUR NAME: DOUG PATTEN

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

SURVEY LEGAL DESCRIPTION (TRACT ONE)

All that tract or parcel of land lying and being in Land Lot 67 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (#4 rebar w/cap) located at the intersection of the southwest line of Land Lot 67 which is the common line between Land Lot 62 and 67, and the southwesterly right-of-way of Temple Johnson Road (variable width right-of-way); having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and running in a generally northeasterly direction along the southeasterly right-of-way of Temple Johnson Road for the following courses and distances: running thence along a curve to the left for an arc length of 206.39 feet (said arc being subtended by a chord of N79°12'38"E – 202.60 feet and having a radius of 309.91 feet) to a point; thence running N60°11'22"E for a distance of 95.56 feet to a point; thence running N60°07'50"E for a distance of 282.04 feet to a point; thence running along a curve to left an arc length of 220.29 feet (said arc being subtended by a chord of N60°27'12"E – 220.24 feet and having a radius of 3088.21 feet) to a point; thence running N63°37'43"E for a distance of 415.49 feet to a point; thence running N62°40'18"E for a distance of 288.57 feet to an iron pin found (#4 rebar); thence leaving said right-of-way and running S29°54'47"E for a distance of 1120.75 feet to an iron pin found (1" open-top-pipe); thence running S29°54'47"E for a distance of 17.34 feet to a point in the centerline of a creek; thence running in a generally southwesterly direction along the centerline of said creek for the following courses and distance: running thence S77°34'28"W for a distance of 32.55 feet to a point; thence running S83°29'44"W for a distance of 18.53 feet to a point; thence running S59°49'59"W for a distance of 15.21 feet to a point; thence running S43°08'32"W for a distance of 31.50 feet to a point; thence running S36°16'16"W for a distance of 26.90 feet to a point; thence running; S86°39'31"W for a distance of 35.41 feet to a point; thence running S70°35'49"W for a distance of 14.05 feet to a point; thence running S49°21'34"W for a

distance of 17.75 feet to a point; thence running S85°18'00"W for a distance of 4.63 feet to a point; thence running N83°57'00"W for a distance of 19.75 feet to a point; thence running S31°56'52"W for a distance of 13.31 feet to a point; thence running S71°39'11"W for a distance of 37.29 feet to a point; thence running S69°44'19"W for a distance of 23.82 feet to a point; thence running S51°54'29"W for a distance of 37.53 feet to a point; thence running S54°15'20"W for a distance of 52.26 feet to a point; thence running S82°26'12"W for a distance of 32.03 feet to a point; thence running S86°10'13"W for a distance of 17.86 feet to a point; thence running S62°47'45"W for a distance of 27.21 feet to a point; thence running S43°02'01"W for a distance of 12.59 feet to a point; thence running S34°34'35"W for a distance of 31.18 feet to a point; thence running S55°10'01"W for a distance of 14.24 feet to a point; thence running N87°29'38"W for a distance of 21.04 feet to a point; thence running N67°27'06"W for a distance of 4.56 feet to a point; thence running S70°52'18"W for a distance of 18.03 feet to a point; thence running S57°37'00"W for a distance of 17.99 feet to a point; thence running S59°33'33"W for a distance, of 13.31 feet to a point; thence running N79°40'01"W for a distance of 21.80 feet to a point; thence running N80°45'26"W for a distance of 17.73 feet to a point; thence running S69°13'39"W for a distance of 21.35 feet to a point; thence running N66°33'38"W for a distance of 15.14 feet to a point; thence running S59°36'49"W for a distance of 25.12 feet to a point; thence running S87°11'18"W for a distance of 5.30 feet to a point; thence running N59°29'47"W for a distance of 4.57 feet to a point; thence running N39°40'20"W for a distance of 17.90 feet to a point; thence running N55°37'17"W for a distance of 7.32 feet to a point; thence running S39°13'58"W for a distance of 7.40 feet to a point; thence running S36°02'56"W for a distance of 21.62 feet to a point; thence running S63°38'49"W for a distance of 18.75 feet to a point; thence running S32°17'04"W for a distance of 2.28 feet to a point; thence running S10°43'19"E for a distance of 2.62 feet to a point; thence running S12°51'34"W for a distance of 17.10 feet to a point; thence running S53°54'39"W for a distance of 8.57 feet to a point; thence running N46°48'31"W for a distance of 5.85 feet to a point; thence running N56°31'08"W for a distance

of 6.16 feet to a point; thence running S38°26'10"W for a distance of 7.04 feet to a point; thence running S42°46'05"W for a distance of 17.69 feet to a point; thence running N83°03'22"W for a distance of 12.82 feet to a point; thence running S66°26'59"W for a distance of 15.03 feet to a point; thence running S49°45'41"W for a distance of 9.35 feet to a point; thence running S69°36'13"W for a distance of 7.73 feet to a point; thence running N53°50'34"W for a distance of 7.94 feet to a point; thence running N52°55'27"W for a distance of 10.80 feet to a point; thence running N72°49'49"W for a distance of 15.61 feet to a point; thence running N85°40'10"W for a distance of 9.59 feet to a point; thence running S30°56'02"W for a distance of 7.88 feet to a point; thence running S22°14'19"W for a distance of 20.54 feet to a point; thence running S14°54'39"W for a distance of 8.20 feet to a point; thence running S01°09'45"E for a distance of 14.29 feet to a point; thence running S23°50'31"W for a distance of 14.70 feet to a point; thence running S36°56'59"W for a distance of 33.04 feet to a point; thence running S36°16'29"W for a distance of 35.02 feet to a point; thence running S51°24'28"W for a distance of 23.97 feet to a point; thence running S50°06'54"W for a distance of 13.28 feet to a point; thence running S75°30'01"W for a distance of 10.82 feet to a point; thence running N53°51'27"W for a distance of 9.03 feet to a point; thence running S65°13'34"W for a distance of 10.10 feet to a point; thence running S52°21'13"W for a distance of 18.74 feet to a point; thence running S67°29'17"W for a distance of 24.81 feet to a point; thence running S55°29'29"W for a distance of 24.48 feet to a point; thence running S46°16'25"W for a distance of 5.76 feet to a point; thence running S86°01'57"W for a distance of 7.73 feet to a point; thence running S89°22'14"W for a distance of 15.02 feet to a point; thence running S60°39'02"W for a distance of 9.80 feet to a point; thence running S38°31'40"W for a distance of 23.25 feet to a point; thence running S45°49'39"W for a distance of 11.16 feet to a point; thence running S66°31'13"W for a distance of 6.26 feet to a point; thence running S62°46'56"W for a distance of 28.65 feet to a point; thence running S65°19'24"W for a distance of 15.16 feet to a point; thence running S42°48'56"W for a distance of 27.55 feet to a point; thence running S12°46'44"W for a

distance of 8.52 feet to a point; thence running S59°53'22"E for a distance of 8.32 feet to a point; thence running N87°55'43"E for a distance of 14.58 feet to a point; thence running S47°13'19"E for a distance of 14.12 feet to a point; thence running S28°48'42"W for a distance of 13.53 feet to a point; thence running S86°10'50"W for a distance of 15.96 feet to a point; thence running N89°18'41"W for a distance of 10.74 feet to a point; thence running S54°52'18"W for a distance of 18.24 feet to a point; thence running S69°08'10"W for a distance of 41.79 feet to a point; thence running S70°07'36"W for a distance of 24.16 feet to a point; thence running S47°23'55"W for a distance of 21.19 feet to a point; thence running S59°56'50"W for a distance of 36.75 feet to a point; thence running S57°24'43"W for a distance of 38.88 feet to a point; thence running S76°10'41"W for a distance of 14.14 feet to a point; thence running S53°56'54"W for a distance of 13.22 feet to a point; thence running S42°46'27"W for a distance of 43.21 feet to a point; thence running S19°32'51"W for a distance of 13.71 feet to a point; thence running S15°00'26"E for a distance of 13.25 feet to a point; thence running S07°53'41"E for a distance of 18.10 feet to a point; thence S34°19'00"W for a distance of 22.65 feet to a point; thence S53°48'01"W for a distance of 10.78 feet to a point; thence leaving said centerline of creek and running N28°30'31"W for a distance of 20.00 feet to an iron pin set (#4 rebar w/cap); thence running N28°30'.31"W for a distance of 1252.36 feet to an iron pin set (#4 rebar w/cap) which is the **TRUE POINT OF BEGINNING**. Said Tract One contains ±38.892 acres (±1,694,154 sq. ft.).

SURVEY LEGAL DESCRIPTION (TRACT TWO)

All that tract or parcel of land lying and being in Land Lot 67 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (#4 rebar w/cap) located at the intersection of the southwest line of Land Lot 67 which is the common line between Land Lot 62 and 67 of the said 5th District, and the northwesterly right-of-way of Temple Johnson Road (variable width right-of-way); having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and right-of-way and running $N27^{\circ}10'21''W$ along the said common line between Land Lot 67 and 62 for a distance of 689.97 feet to an iron pin found (3/4" open top pipe); thence leaving said Land Lot line and running $N61^{\circ}06'05''E$ for a distance of 720.00 feet to an iron pin found (1-1/2" open top pipe); thence running $S29^{\circ}54'31''E$ for a distance of 807.08 feet to an iron pin set (#4 rebar w/cap) located on the northwesterly right-of-way of said Temple Johnson Road; thence running in a southwesterly direction along the northwesterly right-of-way of said Temple Johnson Road for the following course and distances: running thence in a southwesterly direction along a curve to the right for an arc length of 187.63 feet (said arc being subtended by a chord of $S60^{\circ}16'14''W - 187.61$ feet and having a radius of 3170.00 feet) to a point; thence running $S58^{\circ}24'35''W$ for a distance of 93.66 feet to a point; thence running in a southwesterly direction along a curve to the right for an arc length of 72.25 feet (said arc being subtended by a chord of $S60^{\circ}58'17''W - 72.23$ feet and having a radius of 808.00 feet) to a point; thence running $S60^{\circ}07'58''W$ for a distance of 26.46 feet to a point; thence running in a southwesterly direction along a curve to the right for an arc length of 399.50 feet (said arc being subtended by a chord of $S79^{\circ}31'51''W - 395.46$ feet and having a radius of 810.00 feet) to an iron pin set (#4 rebar) which is the **TRUE POINT OF BEGINNING**. Said tract contains ± 13.397 acres ($\pm 583,578$ sq. ft.).

WARRANTY DEED

Form 131

County, Georgia
Real Estate Transfer Tax
Paid \$ 407.18
Date

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS DEED, Made the 3rd day of March
one thousand and nine hundred Seventy-eight, between

DR. HUGH M. MAZZAWI

RECORDED IN F.V. 1453
PAGE NO. 93
MAY 11 11 16 AM '78
GWINNETT COUNTY GA

of the County of Gwinnett, and State of Georgia, as part or part of the first part, hereinafter called Grantor, and

DR. ANNE MAZZAWI

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as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten dollars and other valuable considerations----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 67 of the 5th Land District of Gwinnett County, Georgia containing 54.95 acres as per plat by Hannon & Meeks, Surveyors, on May 9, 1968 and said plat being recorded in Plat Book _____, Page _____, Gwinnett County Records and more particularly described as follows:

BEGINNING at an iron pin corner on the original Land Lot line that separates Land Lots 67 and 62 at a point where the lands of James E. Lee and Hoke S. Robinson corner; thence North 60 degrees 38 minutes East 721.2 feet to and iron pin corner; thence South 30 degrees 23 minutes East 846.1 feet to the center line of Temple-Johnson Road; thence North 63 degrees 33 minutes East 358.7 feet to a point; thence North 61 degrees 39 minutes East 376.3 feet to a point; thence South 30 degrees 44 minutes East 1181.0 feet to center line of branch and 1165.0 feet to traverse line and center line of branch being property line; thence along traverse line South 69 degrees 12 minutes West 112.7 feet to a point; thence South 52 degrees 12 minutes West 77.1 feet to a point; thence South 73 degrees 46 minutes West 98.7 feet to a point; thence South 62 degrees 45 minutes West 146.4 feet to a point; thence South 62 degrees 56 minutes West 78.7 feet to a point; thence South 80 degrees 26 minutes West 81.5 feet to a point; thence North 84 degrees 27 minutes West 63.2 feet to a point; thence South 48 degrees 02 minutes West 67.5 feet to a point; thence South 63 degrees 47 minutes West 98.4 feet to a point; thence South 39 degrees 41 minutes West 138.7 feet to a point; thence South 65 degrees 05 minutes West 178.0 feet to a point; thence South 38 degrees 13 minutes West 135.2 feet to a point; thence South 60 degrees 02 minutes West 197.3 feet to a point; thence South 23 degrees 56 minutes West 111.0 feet to a point; thence North 30 degrees 21 minutes West 918.1 feet from the traverse line and 926.1 feet from the center line of branch to an iron pin corner; thence North 27 degrees 36 minutes West 1183.0 feet to the point of beginning.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

Stephen L. Stephens (Seal)
DR. Hugh M. Mazzawi
Annalyn R. McDaniel (Seal)
Notary Public, State of Georgia. (Seal)

