



**TIFFANY P. PORTER**  
GWINNETT COUNTY TAX COMMISSIONER

**NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA**  
www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD					
R5060 008	2021	LEE HAZEL L MRS					
DISTRICT		PROPERTY LOCATION & DESCRIPTION					
SNELLVILLE		1725 ROCKDALE CIR ROCKDALE CIR					
<p><b>FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.</b> If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid. New for 2021! Your city taxes are not included on this bill and will be billed separately by the city.</p>							
APPRAISAL DETAIL				YOUR EXEMPTION AND CREDIT SAVINGS			
LAND VALUE:	\$300,400	GWINNETT HOMESTEAD:		\$1,544.75			
BUILDING VALUE:	\$165,700	VALUE OFFSET EXEMPTION:		\$401.13			
TOTAL VALUE:	\$466,100	CURRENT USE EXEMPTION:		\$3,385.29			
ASSESSED VALUE:	\$186,440	TOTAL EXEMPTION:		\$5,331.17			
ACREAGE:	19.920000						
COUNTY GOVERNMENT TAXES							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	186,440		35,033		113,210		38,197 0.006950 265.47
DEVELOPMENT/CODE ENFORCEMENT	186,440		35,033		113,210		38,197 0.000000 0.00
ECONOMIC DEVELOPMENT	186,440		35,033		113,210		38,197 0.000300 11.46
FIRE & EMS	186,440		35,033		113,210		38,197 0.003200 122.23
POLICE	186,440		35,033		113,210		38,197 0.000000 0.00
RECREATION	186,440		35,033		110,210		41,197 0.001000 41.20
<b>TOTAL COUNTY TAXES</b>							<b>0.011450 440.36</b>
SCHOOL TAXES							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	186,440		0		170,341		16,099 0.019700 317.15
SCHOOL BOND	186,440		0		170,341		16,099 0.001650 26.56
<b>TOTAL SCHOOL TAXES</b>							<b>0.021350 343.71</b>
STATE, CITY & OTHER TAXES							
TOTAL MILLAGE RATE: 0.032800				TOTAL AD VALOREM TAXES: 784.07			
OTHER ASSESSMENTS				COMBINED TAXES AND ASSESSMENTS			
				CHARGE	AMOUNT		
				AD VALOREM TAXES:	784.07		
				TOTAL AMOUNT DUE	784.07		
TOTAL OTHER ASSESSMENTS:				GRAND TOTAL DUE THIS BILLING: 784.07			


**RETURN THIS PORTION WITH YOUR PAYMENT**

08/05/2021

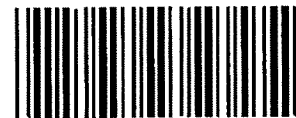
TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2021	R5060 008	10-15-2021	\$784.07	

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.

  
 R5060 008 L5A 109776  
 LEE HAZEL L MRS  
 1725 ROCKDALE CIR  
 SNELLVILLE GA 30078-3403

4,260



\*1111\*

1 21 185060000080000 9 00000078407 00000078407 9

# BEREAVEMENT NOTICE

Gwinnett County Tax Commissioner  
Tiffany P. Porter, Esq.  
July 4, 1978 - May 5, 2022



Rest in Peace



DENISE R. MITCHELL, MPA  
GWINNETT COUNTY  
TAX COMMISSIONER



## ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

### Tax Account

**Mailing Address:**

LEE HAZEL L MRS  
1725 ROCKDALE CIR  
SNELLVILLE, GA 30078-3403

[✉ Change Mailing Address](#)

**SITUS:**

1725 ROCKDALE CIR

**Tax District:**

SNELLVILLE

**Parcel ID**

R5060 008

**Property Type**

Real Property

**Last Update**

5/24/2022 8:07:47 PM

**Legal Description**

ROCKDALE CIR

[Print Tax Bill](#)

**Click here to view and print your August 2021 tax bill.**

\* This bill is good through Oct 15, 2021 only.

[Tax Bills](#)



Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2021	\$784.07	\$784.07	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$1,225.70	\$1,225.70	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$1,085.09	\$1,085.09	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$1,080.21	\$1,080.21	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$800.32	\$800.32	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$785.70	\$794.19	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$751.32	\$751.32	\$0.00	\$0.00	10/15/2015	\$0.00
Total						\$0.00



### Pay Now

No payment due for this account.



Select Language ▼

PARCEL ID	TAX YEAR	OWNER OF RECORD					
R5060 023	2021	LEE BRENDA GLASGOW					
DISTRICT		PROPERTY LOCATION & DESCRIPTION					
SNELLVILLE		1689 ROCKDALE CIR ROCKDALE CIR					
<p><b>FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.</b> If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid. New for 2021! Your city taxes are not included on this bill and will be billed separately by the city.</p>							
APPRAISAL DETAIL				YOUR EXEMPTION AND CREDIT SAVINGS			
LAND VALUE:	\$108,900	GWINNETT HOMESTEAD:		\$1,890.57			
BUILDING VALUE:	\$185,300	VALUE OFFSET EXEMPTION:		\$390.22			
TOTAL VALUE:	\$294,200						
ASSESSED VALUE:	\$117,680	TOTAL EXEMPTION:		\$2,280.79			
ACREAGE:	4.730000						
COUNTY GOVERNMENT TAXES							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	117,680		34,080		10,000		73,600 0.006950 511.52
DEVELOPMENT/CODE ENFORCEMENT	117,680		34,080		10,000		73,600 0.000000 0.00
ECONOMIC DEVELOPMENT	117,680		34,080		10,000		73,600 0.000300 22.08
FIRE & EMS	117,680		34,080		10,000		73,600 0.003200 235.52
POLICE	117,680		34,080		10,000		73,600 0.000000 0.00
RECREATION	117,680		34,080		7,000		76,600 0.001000 76.60
<b>TOTAL COUNTY TAXES</b>							<b>0.011450 845.72</b>
SCHOOL TAXES							
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE X MILL RATE = TAXES LEVIED
SCHOOL	117,680		0		83,329		34,351 0.019700 676.71
SCHOOL BOND	117,680		0		83,329		34,351 0.001650 56.68
<b>TOTAL SCHOOL TAXES</b>							<b>0.021350 733.39</b>
STATE, CITY & OTHER TAXES							
				<b>TOTAL MILLAGE RATE: 0.032800</b>		<b>TOTAL AD VALOREM TAXES: 1,579.11</b>	
OTHER ASSESSMENTS				COMBINED TAXES AND ASSESSMENTS			
				CHARGE			AMOUNT
				AD VALOREM TAXES:			1,579.11
				TOTAL AMOUNT DUE			1,579.11
<b>TOTAL OTHER ASSESSMENTS:</b>				<b>GRAND TOTAL DUE THIS BILLING: 1,579.11</b>			

**RETURN THIS PORTION WITH YOUR PAYMENT**

08/05/2021

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2021	R5060 023	10-15-2021	\$1,579.11	

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.

  
 R5060 023 L5A 1749  
 LEE BRENDA GLASGOW  
 1689 ROCKDALE CIR  
 SNELLVILLE GA 30078-3401

8,398



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1 21 185060000230000 8 00000157911 00000157911 5

# BEREAVEMENT NOTICE

Gwinnett County Tax Commissioner  
Tiffany P. Porter, Esq.  
July 4, 1978 - May 5, 2022



Rest in Peace



DENISE R. MITCHELL, MPA  
GWINNETT COUNTY  
TAX COMMISSIONER



## ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

### Tax Account

**Mailing Address:**

LEE BRENDA GLASGOW  
1689 ROCKDALE CIR  
SNELLVILLE, GA 30078-3401

[Change Mailing Address](#)

**SITUS:**

1689 ROCKDALE CIR

**Tax District:**

SNELLVILLE

**Parcel ID**

R5060 023

**Property Type**

Real Property

**Last Update**

5/24/2022 8:07:47 PM

**Legal Description**

ROCKDALE CIR

### Print Tax Bill

**Click here to view and print your August 2021 tax bill.**

\* This bill is good through Oct 15, 2021 only.

Tax Bills



Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2021	\$1,579.11	\$1,579.11	\$0.00	\$0.00	10/15/2021	\$0.00
2020	\$2,190.67	\$2,190.67	\$0.00	\$0.00	12/1/2020	\$0.00
2019	\$3,555.85	\$3,555.85	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$3,571.05	\$3,571.05	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$3,595.51	\$3,595.51	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$3,573.32	\$3,573.32	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$2,493.22	\$2,493.22	\$0.00	\$0.00	10/1/2016	\$0.00
Total						\$0.00



### Pay Now

No payment due for this account.



**gwinnettcountry**  
**Assessor's Office**  
GIS & Property Record Detail

Select Language ▼

**DESCRIPTION OF  
1725 & 1689 Rockdale Circle**

All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1'' rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; **THENCE** proceeding along the common Land Lot Line of Land Lots 37 and 60 South 29 degrees 58 minutes 22 seconds East a distance of 965.00 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** leaving the common Land Lot Line of Land Lots 37 and 60 the following courses and distances: North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2'' rebar found; **THENCE** North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2'' rebar found; **THENCE** North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2'' open top pipe found; **THENCE** South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; **THENCE** South 65 degrees 15 minutes 15 seconds East a distance of 239.96 feet to a 1 1/2'' open top pipe found; **THENCE** North 77 degrees 17 minutes 41 seconds East a distance of 243.97 feet to a 1/2'' rebar found on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way); **THENCE** proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: along a curve to the left with a radius of 1636.35 feet and an arc length of 73.87 feet, said curve having a chord bearing of South 28 degrees 45 minutes 50 seconds East and a chord distance of 73.86 feet to an iron pin set; **THENCE** South 30 degrees 53 minutes 12 seconds East a distance of 117.60 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 657.59 feet and an arc length of 200.55 feet, said curve having a chord bearing of South 21 degrees 35 minutes 25 seconds East and a chord distance of 199.77 feet to an iron pin set; **THENCE** South 13 degrees 16 minutes 47 seconds East a distance of 65.93 feet to an iron pin set; **THENCE** South 12 degrees 24 minutes 40 seconds East a distance of 114.53 feet to an iron pin set; **THENCE** South 11 degrees 54 minutes 06 seconds East a distance of 107.59 feet to an iron pin set; **THENCE** South 12 degrees 23 minutes 08 seconds East a distance of 119.63 feet to an iron pin set on the northerly Right-of-Way Line of Rockdale Circle; **THENCE** proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: South 45 degrees 58 minutes 46 seconds West a distance of 131.95 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds West and a chord distance of 113.81 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1987.20 feet and an arc length of 139.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 139.47 feet to an iron pin set; **THENCE** along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to an iron pin set; **THENCE** South 65 degrees 09 minutes 53

seconds West a distance of 97.82 feet to an iron pin set; THENCE along a curve to the right with a radius of 2246.68 feet and an arc length of 144.37 feet, said curve having a chord bearing of South 64 degrees 56 minutes 01 seconds West and a chord distance of 144.34 feet to an iron pin set; THENCE along a curve to the left with a radius of 1101.09 feet and an arc length of 31.75 feet, said curve having a chord bearing of South 61 degrees 21 minutes 07 seconds West and a chord distance of 31.75 feet to an iron pin set; THENCE South 58 degrees 03 minutes 50 seconds West a distance of 53.36 feet to a 1/2" rebar found; THENCE leaving the northerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way) the following courses and distances: North 29 degrees 57 minutes 52 seconds West a distance of 606.56 feet to a 1/2" rebar found; THENCE South 60 degrees 02 minutes 33 seconds West a distance of 349.55 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60; THENCE proceeding along the common Land Lot Line of Land Lots 37 and 60 North 29 degrees 58 minutes 22 seconds West a distance of 122.10 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING**.

Said tract contains 1,091,256 square feet or 25.052 acres.



# WARRANTY DEED

## STATE OF GEORGIA, Gwinnett County.

THIS INDENTURE, Made the 10th day of November in the year of our Lord, One Thousand Nine Hundred and Sixty Two, between Mrs. Roy Siler of the County of Gwinnett of the one part and Mrs. Hazel L. Lee of the County of DeKalb, of the other part.

WITNESSETH: That the said Mrs. Roy Siler for and in consideration of the sum of One Thousand and other valuable consideration 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 do grant, bargain, sell, alien, convey and confirm unto the said Mrs. Hazel L. Lee, her heirs and assigns, all

that tract or parcel of land, lying and being in Land Lot 60 of the 5th Land District of Gwinnett County, Georgia, containing 46.7 acres, more or less, and being particularly described according to a plat prepared by L. P. Fields, Surveyor, as follows to wit:

Beginning at an iron pin located at original corner common to Land Lots 27, 28, 59 and 60 of said District and running thence along the original line between Land Lots 59 and 60 North 59 degrees 24 minutes East 1110 feet to corner; thence South 8 degrees 10 minutes East 531.6 feet to corner; thence South 65 degrees 22 minutes East 287.0 feet; thence North 77 degrees 17 minutes East 270 feet to the center of Rockdale Circle; thence along Rockdale Circle South 20 degrees East 260 feet; thence South 10 degrees 45 minutes East 100 feet; thence South 12 degrees 22 minutes East 454 feet to Rockdale Circle; thence along Rockdale Circle South 45 degrees 57 minutes East 236 feet; thence South 55 degrees 57 minutes West 300 feet; thence South 63 degrees 27 minutes West 400 feet; thence South 48 degrees 27 minutes 210.5 feet to the original land line between Land Lots 27 and 60; thence along said original land line North 20 degrees 8 minutes West 1781 feet to point of beginning.

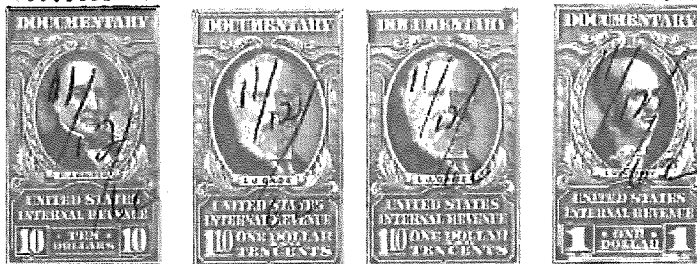


TO HAVE AND TO HOLD, The said bargained premises with all and singular, the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, her heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, her heirs, executors, administrators and assigns, and against the said party of the first part, her heirs, executors and administrators, and against all and every other person or

of the sum of \_\_\_\_\_ and other valuable consideration \_\_\_\_\_ DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said \_\_\_\_\_ heirs and assigns, all

that tract or parcel of land, lying and being in Land Lot 60 of the 5th District of Guinnett County, Georgia, containing 16.7 acres, more or less, and being particularly described according to a plat prepared by L. H. Fields, Surveyor, as follows to wit:

Beginning at an iron pin located at original corner of Land Lots 27, 28, 59 and 60 of said District and running thence along the original line between Land Lots 59 and 60 North 50 degrees 24 minutes East 1112 feet to corner; thence South 8 degrees 10 minutes East 531.6 feet to corner; thence South 65 degrees 32 minutes East 287.9 feet; thence North 77 degrees 17 minutes East 270 feet to the center of Rockdale Circle; thence along Rockdale Circle South 20 degrees East 260 feet; thence South 12 degrees 45 minutes East 100 feet; thence South 12 degrees 22 minutes East 450 feet to Rockdale Circle; thence along Rockdale Circle South 45 degrees 57 minutes West 236 feet; thence South 55 degrees 57 minutes West 300 feet; thence South 63 degrees 27 minutes East 400 feet; thence South 48 degrees 27 minutes East 210.5 feet to the original land line between Land Lots 27 and 60; thence along said original land line North 30 degrees 3 minutes West 1787 feet to point of beginning.



TO HAVE AND TO HOLD, The said bargained premises with all and singular, the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, \_\_\_\_\_ heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, \_\_\_\_\_ heirs, executors, administrators and assigns, and against the said party of the first part, \_\_\_\_\_ heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, The said party of the first part has hereunto set \_\_\_\_\_ hand and affixed \_\_\_\_\_ seal and delivered these presents the day and year above written.

Signed, Sealed and delivered in presence of

*Sarah F. Duncan* \_\_\_\_\_ Mrs. Roy Sikes \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ Clerk.

WARRANTY DEED

FROM

TO

1  
Nov 12 1962  
Clerk's Office, Superior Court  
Macon, Georgia

Dated Nov 12, 1962

Georgia

GEORGIA, COUNTY

Clerk's Office, Superior Court

Filed for record at 8:30 o'clock A. M.

Nov. 12, 1962

Recorded in Book 188 Folio 153

Nov 12, 1962

E. M. Ireland, Clerk

STATE OF GEORGIA, GWINNETT County.

THIS INDENTURE, made this 27th day of May in the year of our Lord One Thousand Nine Hundred and Ninety-three between Garry Wayne Lee of the first part, and Brenda Glasgow Lee of the second part.

WITNESSETH: That the said party Y of the first part for and in consideration of the sum of Equitable division of property pursuant to divorce DOLLARS, 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 the said party of the second part, her heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to

All that tract or parcel of land lying and being in Land Lot 60, 5th District, Gwinnett County, Georgia, being 4.805 acres, according to survey prepared by Gordon Story & Assoc., dated March 11, 1991, updated September 1, 1992, and recorded in Plat Book 57, page 165A, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto.

GWINNETT CO, GEORGIA REAL ESTATE TRANSFER TAX

\$ [Signature] GARY R YATES CLERK OF SUPERIOR COURT

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY, GA.

1993 JUN -7 AM 8:00

GARY R. YATES. CLERK

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party Y of the second part her heirs and assigns, so that neither the said party Y of the first part nor his heirs, nor any other person or persons claiming under him shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party Y of the first part has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered in presence of

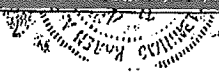
[Signatures of witnesses]

[Signature of Garry Wayne Lee] (Seal) Garry Wayne Lee (Seal)

056341 (Seal)

Ray B. Burruss, Jr.

Post Office Box 1243 Lawrenceville, Georgia 30246



# LEGAL DESCRIPTION OF TRACT 1

1725 Rockdale Circle, Snellville, GA 30078

## PROPERTY DESCRIPTION OF TRACT 1

All that tract or parcel of land lying and being in Land Lot 80 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a 1" rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; THENCE along said Land Lot Line South 29 degrees 58 minutes 22 seconds East a distance of 865.00 feet to an iron pin set on the common Land Lot corner of Land Lots 37 and 60, said iron pin being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING leaving said Land Lot Line North 26 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2" rebar found; THENCE North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2" rebar found; THENCE North 48 degrees 16 minutes 37 seconds East a distance of 137.59 feet to a 2" open top pipe found; THENCE South 65 degrees 15 minutes 15 seconds East a distance of 138.42 feet to an iron pin set; THENCE South 10 degrees 15 minutes 21 seconds West a distance of 429.70 feet to a 1/2" rebar found; THENCE North 87 degrees 59 minutes 27 seconds East a distance of 702.28 feet to an iron pin set on the westerly Right-of-Way Line of Rockdale Circle (60' Right-of-Way); THENCE continuing along said Right-of-Way Line of Rockdale Circle South 13 degrees 18 minutes 47 seconds East a distance of 65.93 feet to a point; THENCE South 12 degrees 24 minutes 40 seconds East a distance of 114.53 feet to a point; THENCE South 11 degrees 54 minutes 06 seconds East a distance of 107.58 feet to a point; THENCE South 12 degrees 23 minutes 08 seconds East a distance of 119.63 feet to a point on the northerly Right-of-Way Line of Rockdale Circle; THENCE continuing along said Right-of-Way Line of Rockdale Circle South 45 degrees 58 minutes 48 seconds West a distance of 131.95 feet to a point; THENCE along a curve to the right with a radius of 1221.14 feet and an arc length of 113.85 feet, said curve having a chord bearing of South 49 degrees 44 minutes 56 seconds West and a chord distance of 113.81 feet to a point; THENCE along a curve to the right with a radius of 1987.20 feet and an arc length of 138.50 feet, said curve having a chord bearing of South 54 degrees 30 minutes 12 seconds West and a chord distance of 138.47 feet to a point; THENCE along a curve to the right with a radius of 1149.82 feet and an arc length of 156.70 feet, said curve having a chord bearing of South 59 degrees 40 minutes 34 seconds West and a chord distance of 156.58 feet to a point; THENCE South 65 degrees 05 minutes 53 seconds West a distance of 87.82 feet to a point; THENCE along a curve to the right with a radius of 2246.68 feet and an arc length of 144.37 feet, said curve having a chord bearing of South 64 degrees 58 minutes 01 seconds West and a chord distance of 144.34 feet to a point; THENCE along a curve to the left with a radius of 1101.09 feet and an arc length of 31.75 feet, said curve having a chord bearing of South 61 degrees 21 minutes 07 seconds West and a chord distance of 31.78 feet to a point; THENCE South 58 degrees 03 minutes 50 seconds West a distance of 53.36 feet to a 1/2" rebar found; THENCE leaving the northerly Right-of-Way Line of Rockdale Circle North 29 degrees 57 minutes 52 seconds West a distance of 606.66 feet to a 1/2" rebar found; THENCE South 80 degrees 02 minutes 33 seconds West a distance of 349.55 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 37 and 60; THENCE continuing along said Land Lot Line North 29 degrees 58 minutes 22 seconds West a distance of 122.10 feet to an iron pin set on the common Land Lot Line of Land Lots 37 and 60, said iron pin being the TRUE POINT OF BEGINNING.

Said tract contains 881,811 square feet or 20.244 acres.

The above-described property is the same piece of property as described in the commitment description Exhibit "A" of the Title Commitment number CA-21120128-CCS prepared by First American Title Insurance Company with the effective date of 11/30/2021 at 8 00 AM.

## LEGAL DESCRIPTION OF TRACT 2

1689 Rockdale Circle, Snellville, GA 30078

### PROPERTY DESCRIPTION OF TRACT 2

All that tract or parcel of land lying and being in Land Lot 60 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a 1" rod found at the common Land Lot corner of Land Lots 37, 38, 59, and 60; THENCE proceeding along the common Land Lot Line of Land Lots 37 and 60 South 29 degrees 58 minutes 22 seconds East a distance of 865.00 feet to an iron pin set; THENCE leaving the common Land Lot Line of Land Lots 37 and 60 the following courses and distances: North 25 degrees 57 minutes 04 seconds East a distance of 413.43 feet to a 1/2" rebar found; THENCE North 33 degrees 26 minutes 42 seconds East a distance of 485.65 feet to a 1/2" rebar found; THENCE North 48 degrees 16 minutes 37 seconds East a distance of 137.58 feet to a 2" open top pipe found; THENCE South 65 degrees 15 minutes 15 seconds East a distance of 335.42 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING South 65 degrees 18 minutes 15 seconds East a distance of 239.96 feet to a 1 1/2" open top pipe found; THENCE North 77 degrees 17 minutes 41 seconds East a distance of 243.97 feet to a 1/2" rebar found on the westerly Right-of-Way Line of Rockdale Circle (80' Right-of-Way); THENCE proceeding along said Right-of-Way Line of Rockdale Circle the following courses and distances: along a curve to the left with a radius of 1636.35 feet and an arc length of 73.97 feet, said curve having a chord bearing of South 28 degrees 45 minutes 50 seconds East and a chord distance of 73.86 feet to an iron pin set; THENCE South 30 degrees 53 minutes 12 seconds East a distance of 117.50 feet to an iron pin set; THENCE along a curve to the right with a radius of 857.59 feet and an arc length of 200.55 feet, said curve having a chord bearing of South 21 degrees 35 minutes 25 seconds East and a chord distance of 199.77 feet to an iron pin set; THENCE leaving the westerly Right-of-Way Line of Rockdale Circle the following courses and distances: South 87 degrees 59 minutes 27 seconds West a distance of 702.29 feet to a 1/2" rebar found; THENCE North 10 degrees 15 minutes 25 seconds East a distance of 429.70 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Said tract contains 209,445 square feet or 4.808 acres

The above-described property is the same piece of property as described in the commitment description Exhibit "A" of the Title Commitment number GA-22030189-CCS prepared by First American Title Insurance Company with the effective date of 03/05/2022 at 15:00 A.M.





# Elevations



## SINCLAIR

SINCLAIR | PLAN 3075

APPROX. 3,075 SQ. FT. | TWO-STORY HOME | 4-6 BEDROOMS | 2.5-4 BATHROOMS | 2-BAY GARAGE



ELEVATION A1



ELEVATION A2



ELEVATION A3



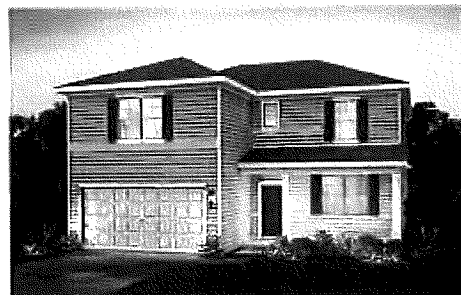
ELEVATION B1



ELEVATION B2



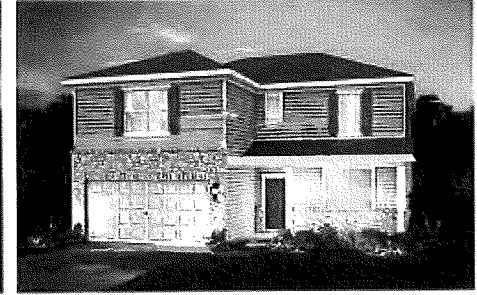
ELEVATION B3



ELEVATION C1



ELEVATION C2

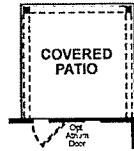


ELEVATION C3

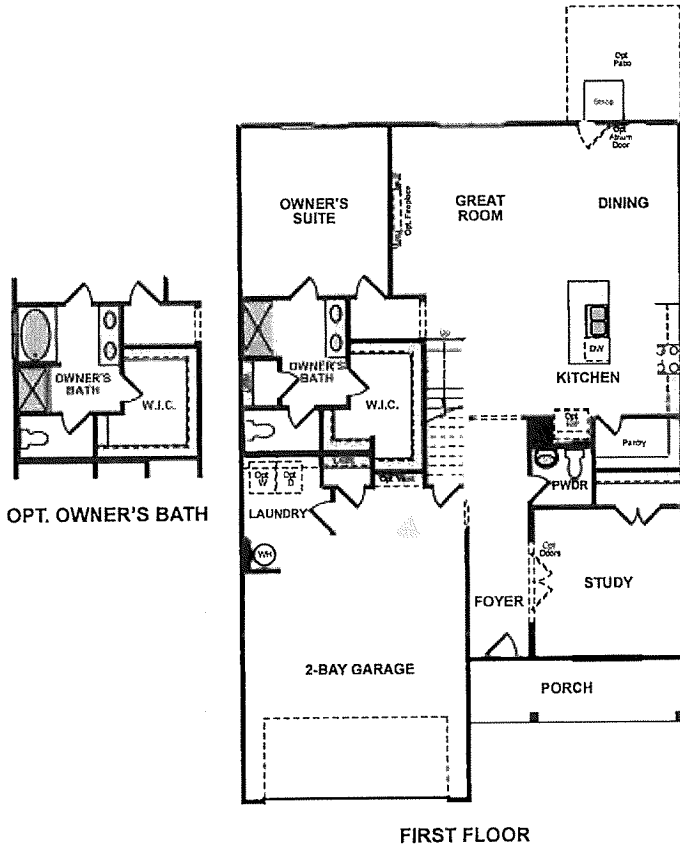


Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.

# Floor Plans

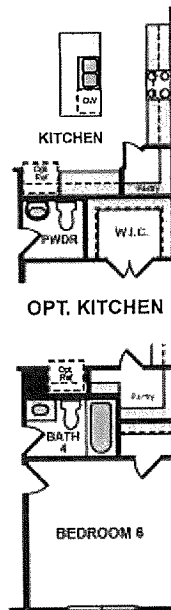


OPT. COVERED PATIO

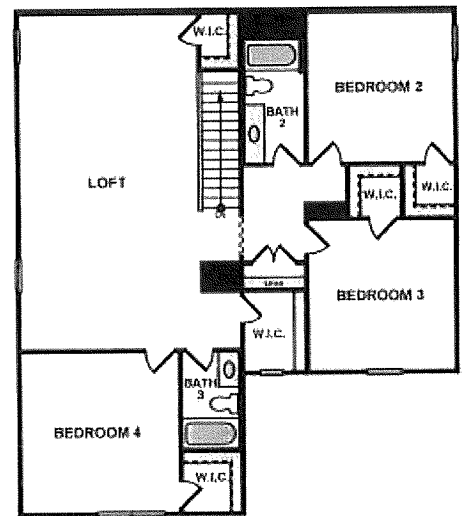


FIRST FLOOR

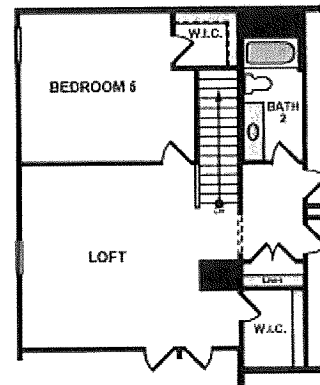
OPT. OWNER'S BATH



OPT. BEDROOM 6 / BATH 4  
ILO STUDY / POWDER



SECOND FLOOR



OPT. BEDROOM 5



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# GREENFIELD

APPROX. 2,410 SQ. FT. | TWO-STORY  
3 TO 4 BEDROOMS | 2.5 TO 3 BATHROOMS | 2-BAY GARAGE



ELEVATION A3



ELEVATION B3



ELEVATION C3

[CenturyCommunities.com](http://CenturyCommunities.com)

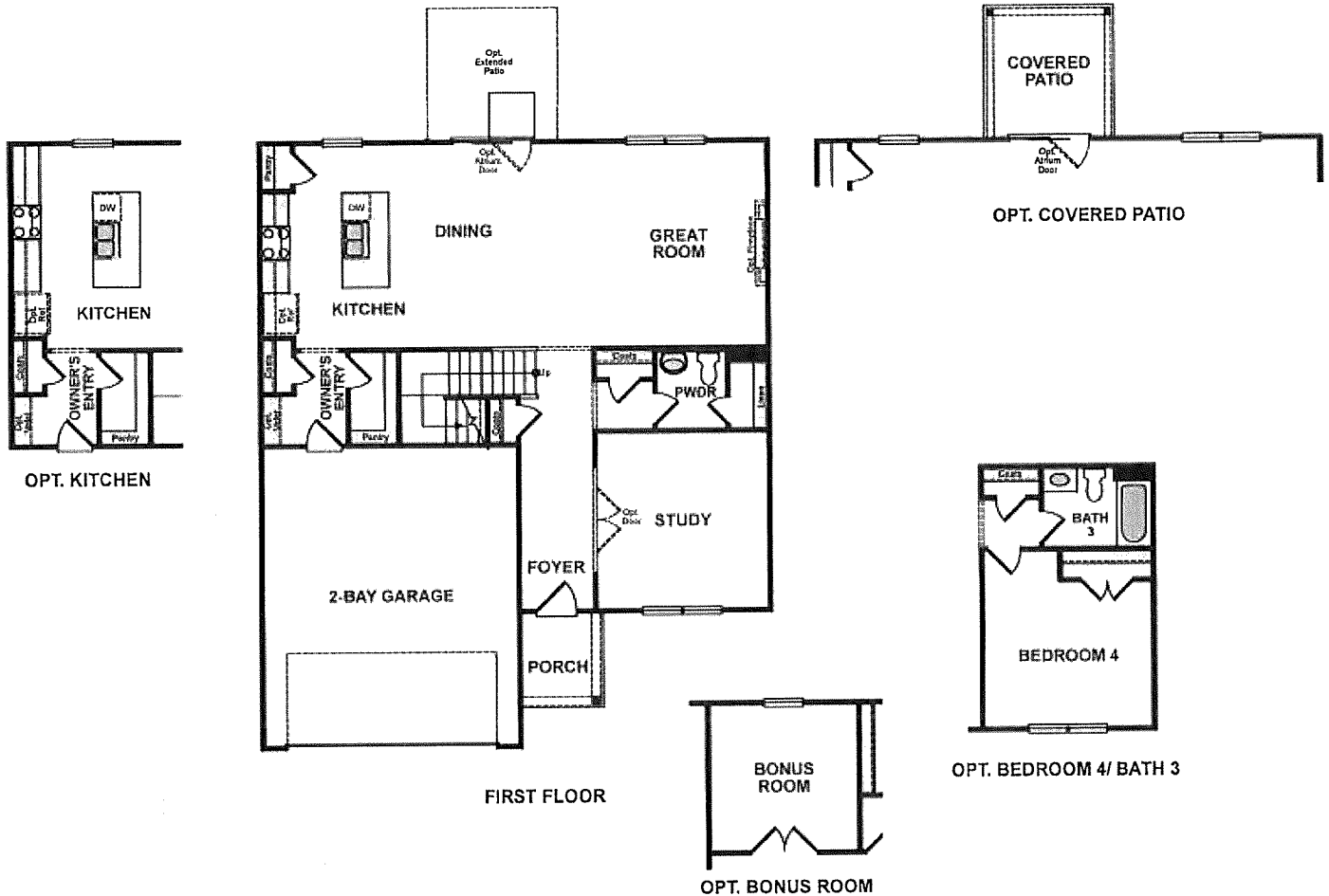


In a continuous effort by Century Communities to improve the quality of your home, we reserve the right to change features, options, plans and specifications without notice. Floorplans and elevation renderings are conceptual artists' renderings for marketing purposes only. Elevations and floorplans may vary based on actual homesite and Century Communities may be required to build the home in a mirror image to the floorplans shown, including the garage, due to construction and building design requirements of the homesite. Significant changes may be made during or after the construction of the model homes. Century Communities reserves the right to modify, relocate or eliminate any or all of the features, specifications, plan utilities, design or shape thereof without notice or obligations to the purchaser. Please see your onsite sales associate for additional information. Brick/Stone returns are not standard on the elevations, please see your onsite agent for details. Century Communities. Revised 09/11/2019



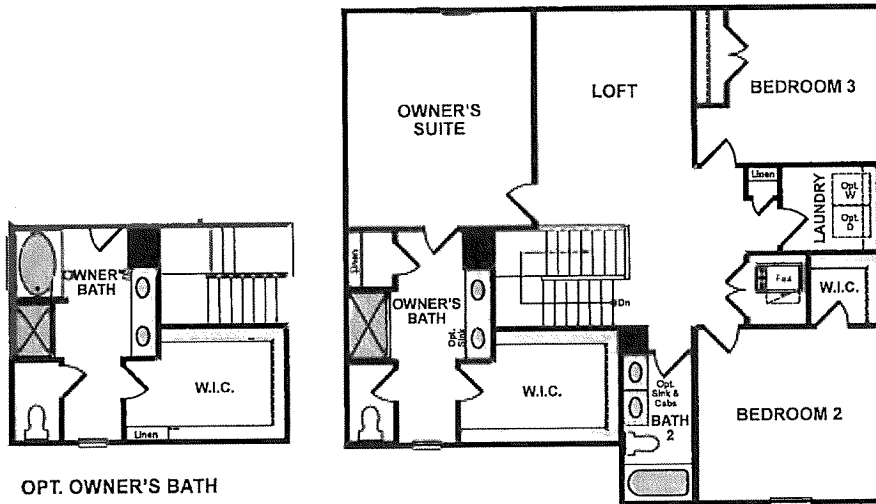
# GREENFIELD

APPROX. 2,410 SQ. FT. | TWO-STORY  
 3 TO 4 BEDROOMS | 2.5 TO 3 BATHROOMS | 2-BAY GARAGE



FIRST FLOOR

OPT. BONUS ROOM



OPT. OWNER'S BATH

SECOND FLOOR



In a continuous effort by Century Communities to improve the quality of your home, we reserve the right to change features, options, plans and specifications without notice. Floorplans and elevation renderings are conceptual artists' renderings for marketing purposes only. Elevations and floorplans may vary based on actual homesite and Century Communities may be required to build the home in a mirror image to the floorplans shown, including the garage, due to construction and building design requirements of the homesite. Significant changes may be made during or after the construction of the model homes. Century Communities reserves the right to modify, relocate or eliminate any or all of the features, specifications, plan utilities, design or shape thereof without notice or obligations to the purchaser. Please see your onsite sales associate for additional information. Brick/Stone returns are not standard on the elevations, please see your onsite agent for details. Century Communities. Revised 09/11/2019



# Elevations



## JORDAN

APPROX. 2,802 SQ. FT. | TWO-STORY HOME | 4-6 BEDROOMS | 2.5-3 BATHROOMS | 2 BAY GARAGE



ELEVATION A1



ELEVATION A2



ELEVATION B1



ELEVATION B2



ELEVATION C1



ELEVATION C2

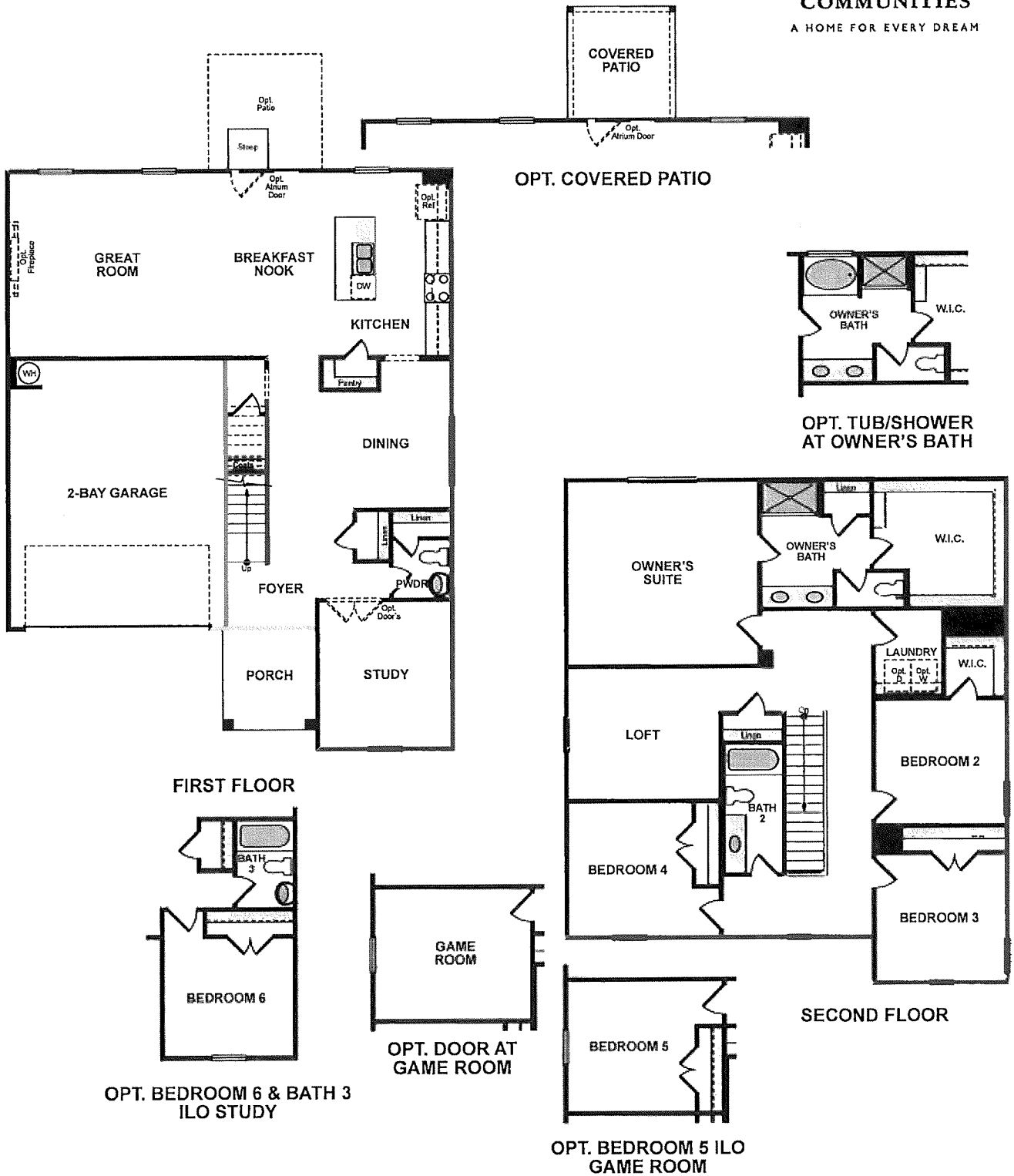


ELEVATION C3



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# Floor Plans



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# CENTURY 360

HARDING | PLAN 2570

APPROX. 2,570 SQ. FT. | TWO-STORY | 4 BEDROOMS | 3 BATHROOMS | 2-CAR GARAGE



ELEVATION A3



ELEVATION B3



ELEVATION C3

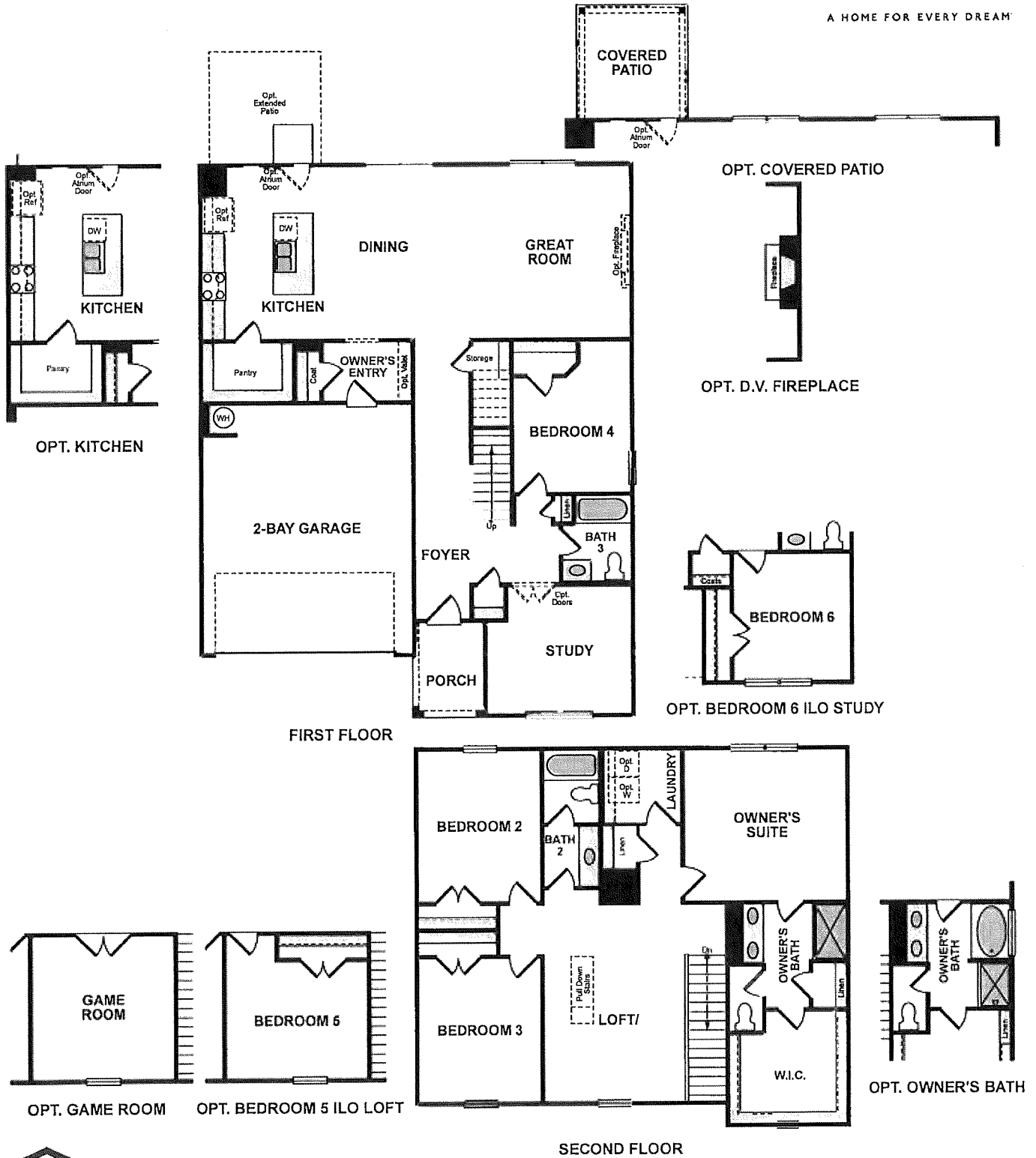


ELEVATION B8



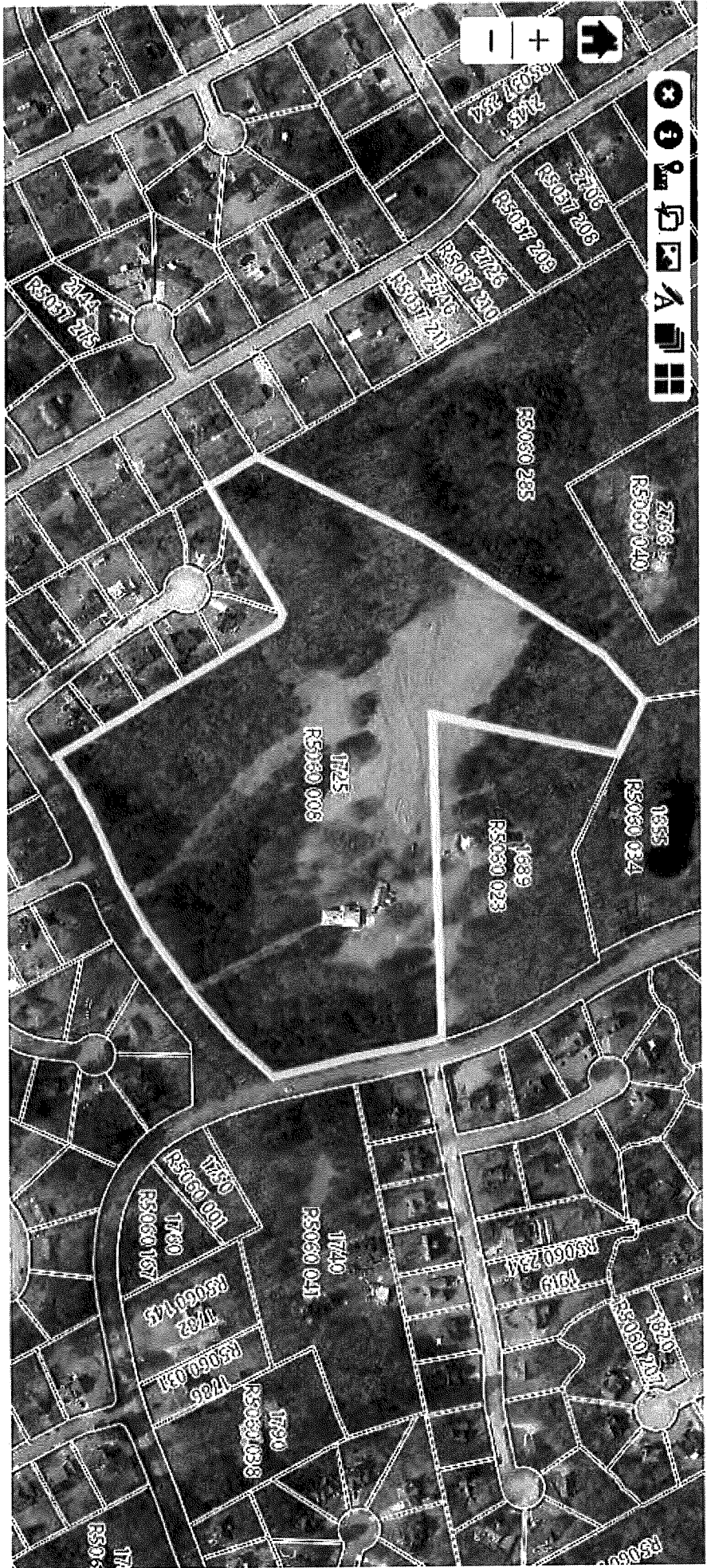
Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2021 Century Communities.

# Floor Plans



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1725  
RS060 008

1639  
RS060 023

1633  
RS060 024

1750  
RS060 007  
1760  
RS060 157  
1762  
RS060 145

1740  
RS060 041

1786  
RS060 031  
1790  
RS060 038

1919  
RS060 281

1830  
RS060 277

2706  
RS067 206

2726  
RS067 209

2746  
RS067 210

2746  
RS067 211

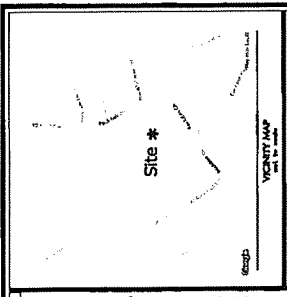
RS060 235

2766  
RS060 040

2744  
RS067 205

1790  
RS060 039

RS060 280



**SITE DATA:**

PROJECT NAME: ROCKDALE CIRCLE TRACT

OWNER: CENTURY COMMUNITIES, INC.

DESIGNER: JUDITH STEPHENS ARCHITECTS, INC.

DATE: 08/20/07

APPLICANT: CENTURY COMMUNITIES, INC.

PROPOSED ZONING: R-1.2

PROPOSED DENSITY: 12 UNITS PER ACRE

CITY OF BELLEVILLE

TOTAL DENSITY: 341 UNITS PER ACRE

**ADJACENT PROPERTIES:**

TO THE NORTH: 15 FEET

TO THE SOUTH: 15 FEET

TO THE WEST: 15 FEET

TO THE EAST: 15 FEET

**ADJACENT UTILITIES:**

TO THE NORTH: 15 FEET

TO THE SOUTH: 15 FEET

TO THE WEST: 15 FEET

TO THE EAST: 15 FEET

**NOTES:**

1. THIS ZONING PLAN IS SUBJECT TO THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.
2. THIS ZONING PLAN IS SUBJECT TO THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.
3. ACCORDING TO THE ILLINOIS FISH AND WILDLIFE SERVICE NATIONAL WATERWAYS MAP, THIS TRACT IS NOT LOCATED ON THE SITE.
4. THE CITY OF BELLEVILLE ZONING ORDINANCES REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.
5. THE CITY OF BELLEVILLE ZONING ORDINANCES REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.
6. THE CITY OF BELLEVILLE ZONING ORDINANCES REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.
7. THE CITY OF BELLEVILLE ZONING ORDINANCES REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.
8. THE CITY OF BELLEVILLE ZONING ORDINANCES REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.
9. THE CITY OF BELLEVILLE ZONING ORDINANCES REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.
10. THE CITY OF BELLEVILLE ZONING ORDINANCES REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.

**ZONING PLAN**

**Rockdale Circle Tract**

1723 Rockdale Circle  
City of Belleville, Georgia

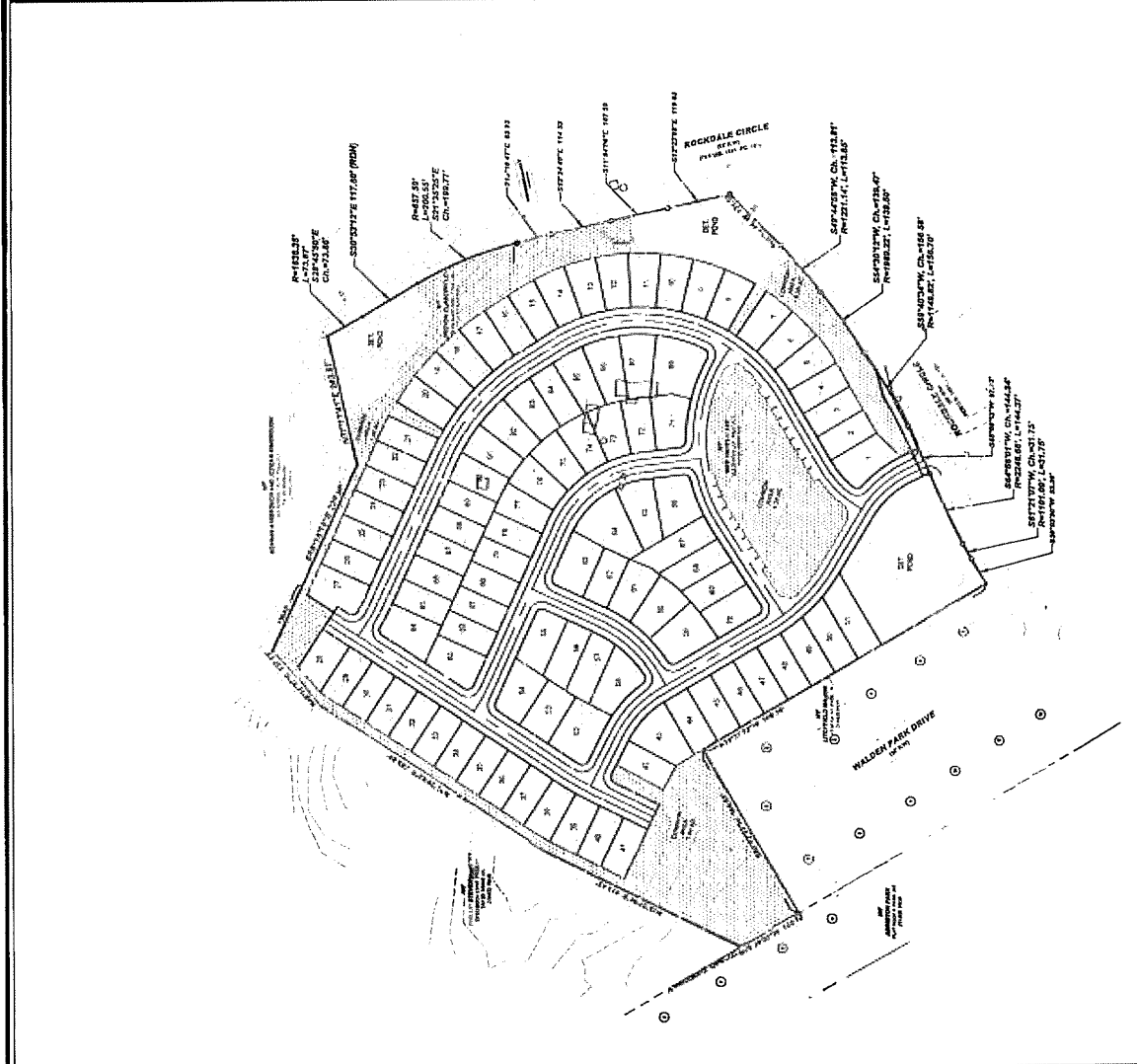
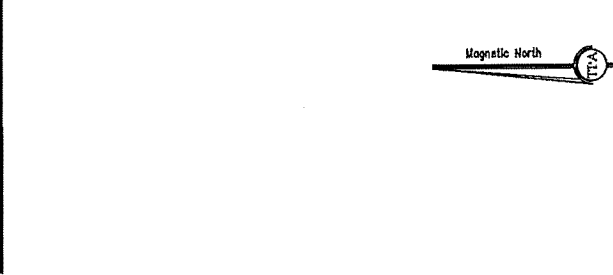
DATE: 08/20/07  
DRAWN BY: JUDITH STEPHENS  
SCALE: AS SHOWN  
SHEET NO.: 1 of 1

**PROJECT DESCRIPTION:**

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CENTURY COMMUNITIES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CENTURY COMMUNITIES, INC.

THIS ZONING PLAN IS SUBJECT TO THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.

THE CITY OF BELLEVILLE ZONING ORDINANCES REQUIRE THAT ALL DEVELOPMENT BE IN ACCORDANCE WITH THE CITY OF BELLEVILLE ZONING ORDINANCES AND THE CITY OF BELLEVILLE ZONING COMMISSION'S DECISIONS.



**SURVEY NOTES:**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT OF THE STATE OF GEORGIA.
2. THE SURVEY WAS CONDUCTED ON 08/20/07.
3. THE SURVEY WAS CONDUCTED BY JUDITH STEPHENS ARCHITECTS, INC.
4. THE SURVEY WAS CONDUCTED FOR CENTURY COMMUNITIES, INC.
5. THE SURVEY WAS CONDUCTED FOR THE ROCKDALE CIRCLE TRACT.
6. THE SURVEY WAS CONDUCTED FOR THE CITY OF BELLEVILLE, GEORGIA.
7. THE SURVEY WAS CONDUCTED FOR THE ZONING PLAN.
8. THE SURVEY WAS CONDUCTED FOR THE ZONING COMMISSION'S DECISIONS.
9. THE SURVEY WAS CONDUCTED FOR THE ZONING ORDINANCES.
10. THE SURVEY WAS CONDUCTED FOR THE ZONING COMMISSION'S DECISIONS.

**REFERENCE PLATS:**

1. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

2. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

3. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

4. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

5. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

6. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

7. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

8. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

9. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

10. Survey for the City of Belleville, Georgia, prepared by Robert H. Reed, dated 11/17/06.

**TITLE EXCEPTIONS:**

1. This survey is based on the best available information and is not a warranty of title.

2. The survey is not a warranty of title and does not constitute an offer of insurance.

3. The survey is not a warranty of title and does not constitute an offer of insurance.

4. The survey is not a warranty of title and does not constitute an offer of insurance.

5. The survey is not a warranty of title and does not constitute an offer of insurance.

6. The survey is not a warranty of title and does not constitute an offer of insurance.

7. The survey is not a warranty of title and does not constitute an offer of insurance.

8. The survey is not a warranty of title and does not constitute an offer of insurance.

9. The survey is not a warranty of title and does not constitute an offer of insurance.

10. The survey is not a warranty of title and does not constitute an offer of insurance.

**OWNERS/DEVELOPER**

Century Communities  
Judith Stephens  
3177 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 446-2531  
www.centurycomm.com