

02014
0021

original deed for sale from Askew to Cochran with permanent perpetual easement consisting of 9.825 acres

08730
Forrester
Rd

Form No. 214 WARRANTY DEED (Long Form)

21

STATE OF GEORGIA, County of Hall

THIS INDENTURE, Made this 17th day of August in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three between WALLACE J. ASKEW, SR.

of the State of Georgia and County of Hall of the first part, and REGINALD COCHRAN

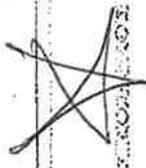
of the State of Georgia and County of Hall of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of Seventeen Thousand Seven Hundred Three & 30/100 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 part Y of the second part, his heirs and assigns, all that tract or parcels of land

All that tract and parcel of land situate, lying and being in Land Lot 128 of the 12th Land District of Hall County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin corner on the Oliver and Cochran property line, at a point 333.91 feet east of the right-of-way of Forrester Road, and on the original land lot line dividing Land Lots 128 and 129; thence, S 89-09-00 E, to a point on said line, a distance of 973 feet, more or less; thence, S 09-55-00 W, 658.07 feet to an iron pin corner on the Sheryl Askew line; thence, in a general northwesterly direction along said line, as follows: S 85-24-24 W, 34.47 feet to a point; thence, S 84-05-37 W, 50.56 feet to a point; thence, S 84-31-32 W, 54.16 feet to a point; thence, N 79-01-54 W, 41.80 feet to a point; thence, N 69-30-50 W, 49.95 feet to a point; thence, N 64-53-34 W, 70.65 feet to a point; thence, N 76-58-31 W, 60.88 feet to a point; thence, N 71-33-28 W, 53.03 feet to a point; thence, N 61-01-16 W, 58.45 feet to a point; thence, N 72-10-35 W, 59.15 feet to a point; thence, S 50-56-34 W, 39.91 feet to a point; thence, N 47-50-20 W, 45.49 feet to a point; thence, N 47-55-16 W, 49.32 feet to a point; thence, N 43-12-28 W, 56.64 feet to a point; thence, N 33-20-26 W, 50.79 feet to a point; thence, N 26-19-47 W, 56.63 feet to a point; thence, N 28-32-41 W, 21.19 feet to an iron pin corner on the Oliver property line; thence, N 09-54-03 W, 271.11 feet to the point of beginning. Said tract containing 9.825 acres, as shown by a plat prepared by Farley-Collins Associates, and dated 7-23-93.

Also conveyed to grantee is a permanent perpetual easement for the purpose of ingress and egress to the use and enjoyment of the 50-foot-wide driveway leading from Forrester Road to the property of Sheryl Askew, and bounded by property of Mary and Freeman Oliver and Reginald Cochran.



HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 17.70
Date August 17, 1993

DWIGHT S. WOOD
Clerk of Superior Court

By Marquetta Young

212

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, his heirs and assigns, forever, in Fee Simple.

AND THE SAID party _____ of the first part, for himself, and his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party _____ of the second part, his heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

Witness John M. Conroy

Wallace J. Asch, Sr. (Seal)
WALLACE J. ASCH, SR.

_____ (Seal)

_____ (Seal)

Richard M. Franks
Notary Public Date: 8-17-93
My Commission Expires 4-14-95
U.S. (AFFIX SEAL)

WARRANTY DEED (Long Form)	FROM WALLACE J. ASCH, SR.	TO msl: REGINALD COCHRAN 8825 Forester Rd. Lula, Ga. 30554	GEORGIA, County of Hall	Clerk's Office, Superior Court	Filed for Record at 12:30 o'clock P. M.	August 17, 1993	Recorded in Deed Book 204 Folio 22	August 18, 1993	Dwight S. Wood, Clerk	Pd. Tax ck # 2127 " Recording - ck # 133
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83547
8198

Now Cochran subdivided ~~the~~ "land locked property" to now consist of 9.499 Acres 000198 and sold to Crumley.

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 52.30
Date 8/25/99
Dwight S. Wood
Clerk Superior Court
BB

Georgia, Hall County, Clerk Superior Court

Filed in office this 25 day of Aug.
19 99 at 4:04 P. m. Recorded in
Book 3547 Page(s) 198-199
this 26 day of Aug 19 99
DWIGHT S. WOOD, CLERK, by BB
2807, 4008

File:

027774

Return to: T. Treadwell Syfan
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, Georgia 30503

WARRANTY DEED

GEORGIA, COUNTY OF HALL.

THIS INDENTURE, made this 20th day of August in the Year of Our Lord One Thousand Nine Hundred and Ninety-Nine between REGINALD COCHRAN of the State of Georgia and County of Hall (hereinafter called "GRANTOR"), and STEVEN M. CRUMLEY AND HOLLY V. CRUMLEY of the State of Georgia and County of Hall (hereinafter called "GRANTEE"),

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, 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 GRANTEE the following described property, to-wit:

Property described on Exhibit "A" attached hereto and by reference made a part hereof.

By acceptance of this deed the Grantees agree to assume and comply with the agricultural or timberland property covenant agreement recorded in Deed Book 3243, page 340, Hall County Deed Records.

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.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Treadwell Syfan
Unofficial Witness

Virginia Lynn
Notary Public
County, Georgia

My Commission Expires:

(SEAL)

Reginald Cochran (SEAL)
REGINALD COCHRAN



9.499 Acres
from Cochran
to Crumley,
Added words
"Non-Exclusive"
on 2nd
Page.

SEE
NEXT
PAGE

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 128, 12th District, Hall County, Georgia, and being that certain 9.499 acre tract shown on plat of survey of the property of Reginald Cochran, dated July 23, 1993, revised August 9, 1999, prepared by Farley-Collins Associates, Registered Surveyors, and said property being more particularly described as follows:

BEGINNING at an iron pin set on the original land lot line dividing Land Lots 128 and 129, said pin being located 333.91 feet East along said land lot line from the intersection of said land lot line with the Eastern right-of-way of Forrester Road, and running thence along said land lot line South 88 degrees 30 minutes 15 seconds East 858.89 feet to a point; thence South 10 degrees 39 minutes 30 seconds West 337.62 feet to a point; thence South 49 degrees 9 minutes 6 seconds West 96.7 feet to a point; thence South 4 degrees 22 minutes 14 seconds West 255 feet to a point; thence along the Northern right-of-way of a driveway easement containing a 10-foot wide gravel drive South 84 degrees 44 minutes 22 seconds West 50.56 feet to a point; thence North 83 degrees 52 minutes 47 seconds West 54.16 feet to a point; thence North 78 degrees 23 minutes 09 seconds West 41.80 feet to a point; thence North 68 degrees 52 minutes 05 seconds West 49.95 feet to a point; thence North 60 degrees 14 minutes 49 seconds West 70.65 feet to a point; thence North 76 degrees 19 minutes 46 seconds West 60.88 feet to a point; thence North 70 degrees 54 minutes 43 seconds West 53.03 feet to a point; thence North 60 degrees 22 minutes 31 seconds West 58.45 feet to a point; thence North 51 degrees 31 minutes 50 seconds West 59.15 feet to a point; thence North 50 degrees 17 minutes 49 seconds West 39.91 feet to a point; thence North 47 degrees 11 minutes 35 seconds West 45.49 feet to a point; thence North 47 degrees 16 minutes 31 seconds West 49.32 feet to a point; thence North 42 degrees 33 minutes 43 seconds West 56.64 feet to a point; thence North 32 degrees 41 minutes 41 seconds West 50.79 feet to a point; thence North 25 degrees 41 minutes 02 seconds West 56.63 feet to a point; thence North 27 degrees 53 minutes 56 seconds West 21.19 feet to an iron pin corner on the Oliver property line; thence North 09 degrees 15 minutes 18 seconds West 271.11 feet to the point of beginning.

* Also conveyed to Grantee is a permanent perpetual non-exclusive easement for the purpose of ingress and egress to use and enjoyment of a gravel driveway, said easement being 50 feet in width and leading from Forrester Road to the property of Cheryl Askew, as shown on said plat of survey. Said easement is the same easement conveyed in Warranty Deed from Wallace J. Askew, Sr. to Reginald Cochran, dated August 17, 1993, recorded in Deed Book 2014, pages 21-22, Hall County Deed Records.

Said easement is the same easement conveyed in Warranty Deed from Wallace J. Askew Sr. to Reginald [AKA] Reggy Cochran dated Aug 17 1993

Wording is changed from original deed, to now include "non-exclusive"

SEE NEXT PAGE

000341

2015 Josh & Roxy
Began to Build their house,
They also pay
my water bill
and, I am happy
they are
my neighbor.

Exhibit "A" (Page 1 of 2)

All that tract or parcel of land lying and being in Land Lot 128 of the 12th Land District of Hall County, Georgia, and being more particularly described as follows:

Beginning at an iron pin corner located on the Sheryl Askew property line and on the east-
Right-of-way of Forrester Road, thence, northeasterly along said right-of-way a distance of
153.84 feet to an iron pin corner located on the dividing line between Land Lots 128 and 129,
thence, along the original land lot line, S 89-09-00 E, 333.91 feet to an iron pin corner, thence, S
09-54-03 E, 271.11 feet to an iron pin located on the Sheryl Askew property line, thence, in a
westerly direction as follows: N 28-32-41 W, 14.76 feet to a point; thence, N 52-59-11 W, 39.42
feet to a point, thence, N 81-54-48 W, 49.71 feet to a point, thence, S 77-36-14 W, 35.40 feet to
a point, thence, S 72-05-38 W, 49.70 feet to a point; thence, S 74-07-47 W, 53.05 feet to a point.
thence, N 85-48-11 W, 24.23 feet to a point; thence, N 62-07-17 W, 37.60 feet to a point, thence
N 53-34-17 W, 45.43 feet to a point, thence, N 54-41-52 W, 55.53 feet to a point; thence, N 58-
03-43 W, 67.36 feet to a point, thence, N 66-50-56 W, 26.02 feet to the point of beginning. Said
tract containing 2.022, as shown on a plat prepared by Farley-Collins Associates, dated July 23,
1993.

Being the same property described as Tract 1 in Deed Book 2014, pages 18-20, Hall County
Georgia Deed Records.

Also conveyed is a permanent perpetual easement for the purpose of ingress and egress to the use
and enjoyment of the 50 feet wide driveway leading from Forrester Road to the property of
Sheryl Askew, and bounded by property of Mary and Freeman Oliver and Reginald Cochran.

Property is conveyed together with and subject to any covenants, easements and restrictions
affecting or applicable to said property.

NO - ~~NON~~ EXCLUSIVE

This property holds same easement
as what crumley's should Be -
for ingress, Egress, Not non-exclusive
to Allow to Be opened to Public

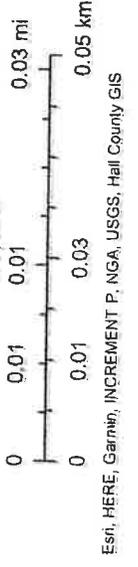
Hall County GIS



3/23/2023, 1:46:56 PM

- Counties
- Lakelanier
- GA_MajorWater City Limits
- CedarCreekRes
- BUFORD
- CLERMONT
- FLOWERY BRANCH
- GAINESVILLE
- GILLSVILLE
- LULA
- OAKWOOD
- RESTHAVEN
- Local Roads

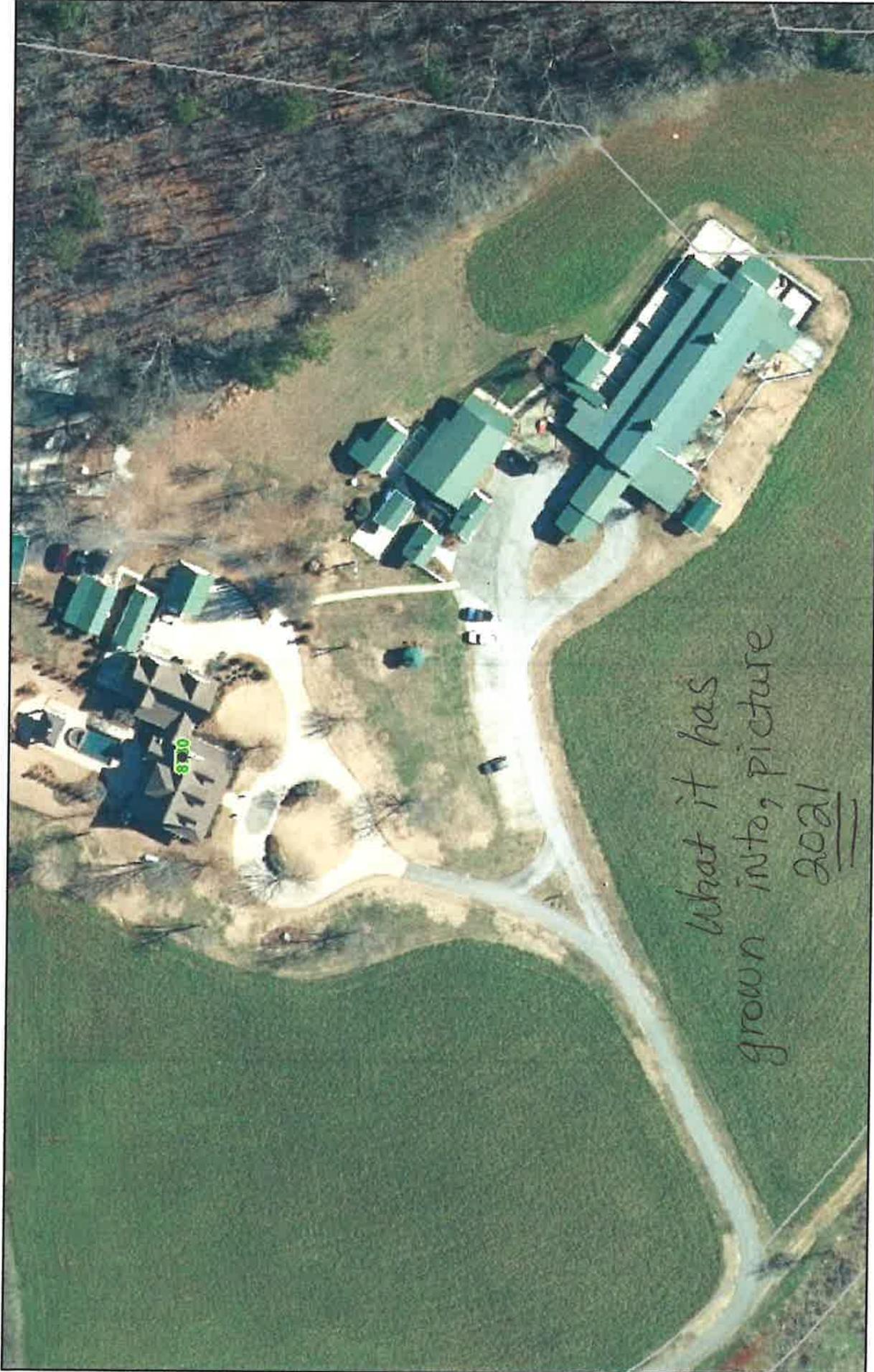
1:1,128



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NOAA/NOS/OCS now/COAST, NOAA/NWS and NOAA/DAR/NSSL | Earthstar Geographics | Acknowledgment of the Federal Railroad Administration (FRA) and the

- 2010 -

Hall County GIS



3/23/2023, 1:47:54 PM

	Counties		Lake Lanier		BUFORD		GAINESVILLE		OAKWOOD		Roads
	GA_MajorWater		City limits		CLERMONT		GILLSVILLE		RESTHAVEN		Local
	CedarCreekRes		BRASELTON		FLOWERY BRANCH		LULA				

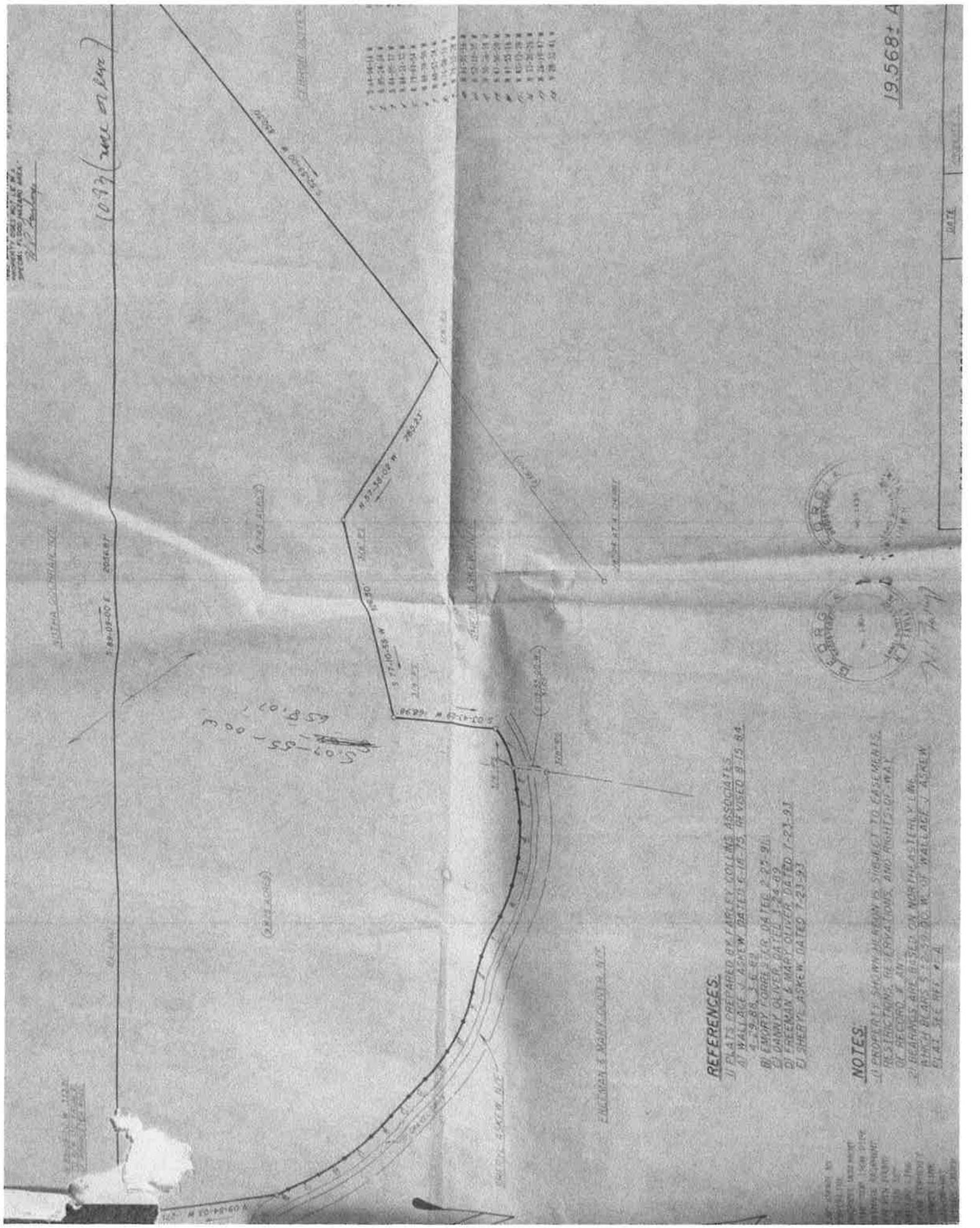
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0 0.01 0.01 0.03 0.03 mi

0 0.01 0.01 0.03 0.05 km

Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Hall County GIS

- 2021 -



1097 (see on page)

1097 (see on page)

1	10-14-11
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19.568+ A

500-55-00
558-00-00
3

REFERENCES.
 1) PLATS PREPARED BY LARLEY COLLINS ASSOCIATES
 AT WALLACE J. ASKEW, DATED 10-15-75, REVISED 3-15-84.
 2) 19-88, 3-6-83
 3) EMERY TORRENT, DATED 2-25-91
 4) GANNETT OVER, DATED 1-24-89
 5) FREEMAN & MAPS, QUINCY, DATED 7-23-81
 6) SHERIFF, ASKEW, DATED 7-23-81

NOTES:
 1) PROPERTY SHOWN HEREIN IS SUBJECT TO EASEMENTS,
 RESERVATIONS, EXCEPTIONS, AND RIGHTS OF WAY
 OF RECORD & IN
 2) BEARINGS ARE BASED ON NORTH-CASLEBY LINE
 WHICH BEARS S 12° 29' 00" W. OF WALLACE J. ASKEW
 E.T.S. SEE MAP & A



DATE

DATE

Cars from Camera March 31 - April 16th
 this was After Holly moved
 to my knowledge she moved on the weeked of
 (Spring break) March 11th

10 /

- March 31st - 49 cars including delivery + mail
- April 1st - 17 cars
- April 2nd - 21 cars
- April 3rd - 29 cars
- April 4th - 35 cars
- April 5th - 24 cars

- April 13th - 14 cars
- April 14th - 35 cars
- April 15th - 20 cars
- April 16 - 18 cars

262

average
26

25-30 cars daily

Yesterday

In Rural area this is a lot of
 traffic. I bet even the person reading
 this has been down my driveway

Do 25 cars come
 down a normal
 Driveway

376 Even a
 "Dog Kennel"
 wouldn't have
 this much
 Traffic

average of 25.52
 26 cars

this was

75

- March 14 - 7 cars
- March 22 - 7 cars
- March 23 - 30 cars
- March 24 - 39 cars
- March 25 - 23
- March 26 - 17
- March 27 - 39
- March 28 - 33
- March 29 - 27
- March 30 - 31
- ~~April 6~~ April 6 - 37
- April 7 - 30
- April 8 - 29
- April 9 - 9
- April 10 - 18

My name is Kathryn Askew, I live at 8720 Forrester rd. Lula Ga. My family moved here from Dublin Ga. in 1984, to help my gradpa with his chicken farm and feild crops. I was five and my brother was eleven years old. We as a family all worked the farm, wile my father attended college at the University of Georgia, for his Doctrate in education. My mother also attended the University of Georgia, and soon became a first grade teacher at Wauka Mt. Elem School.

In the eairly nineties my father became a professor, a doctor of education at Georgia College, in Milledgeville GA, to teach teachers. So we as a family decided we were going to buy a house in middle GA. We decided to sell to our neighbor Reggie Cochran land. We trusted Reggie so, We gifted him an easement. Reggie promissed my father he would only use it for Agriculture. We bought a house in middle ga. , Our house at 8720 ~~would~~ be our summer home. My fathe started commuting back and forth. My father would come home on weekends.

The seperation was very hard on the family. We stayed here because my mother wanted my brother and I to finish school. My mother also loved her job teaching children how to read. She was a teacher of excellence at Wauka Mt elem. School.

In 1995 my father was commuting home and ran off road on Hwy. 52 five miles from Home, He was pronounced deceased at the scene, we ~~as family~~ were all devastated. My father wasn't a ordinary man, he was very important to everyone who knew him and everyone he came in contact with, His students truly love him. There is a tree dedicated and named Wally's Tree in Lockerly Arboretum, he enjoyed teaching in nature.

My mother was strong, but so, so hurt, we all were, We had to sell the house in Milledgeville. ga., This all left my poor mama with to kid to raise in their rebellious teenage years that had just lost their father tragically.

A few years of agony passed, just to be told that now my mother was dying of liver disease, and I was to take care of her, so I did and it was good we had our time,

but she couldn't go on without her husband. there was a green house dedicated in her honor at Wauka Mt. Elem. that is in use to this day. still teaching children agricult^{ur}

During the battle of live disease is when Reggie Cochran sold the land we had previously sold to him with the gifted easment to Steven and Holly V. Crumley.

The plat of land 8730 has only existed since it was filed and sold in 1999. When the land was soled in was in a agricultural timber covenant agreement. We spoke against even the house going there. Our land / driveway has become a commercial road with a estimate/guess of 26 to 30 cars entering and exiting everyday.

When I was growing up my father would walk the land with me expressing his loves for animals and nature, teaching me things, He even built the house My brother his daughter and I live in. He always walked the driveway with me. The view was beautiful, and most of my memories are of use walking and talking on my driveway. Unfortunately when you do go for a walk its loud dogs barking halfway and traffic on the other half. We barely even walk it anymore

Dear Greag Pool 4-18-23
because I feel it is dangerous. I feel very used, sad, depressed about all of this. I feel these people took advantage of a broken family. This is our property and we pay the taxes and love this land. We have to see this every day

I hope this letter touches your heart I love this land and I consider it my families home for generations to come. I feel like the gifted easement has been totally taken advantage of. the only one enjoying this gifted easement is Holly's bed and buscuit inn, Cavaliers by Crumley, Ruffon Birds and Everything Spaniel plus puppy transportation.

I leave this in Gods hands with great hope that the Board of Commissions will help me so this doesn't happen to someone else, because it set a precedence for the north tall district

Thankyou so much for your Time
The Askew Family

Kathryn Askew
Sheryl Askew
James Askew

Kathryn Askew
Sheryl Pettis
James ASKEW

November 16, 1990

Johnny,

Great to talk to you. A lot of time has passed since I have seen you. Hope your family is doing well. Would love to see the girls and Hannah. Hope time has been nicer to you than it has to me. Can't believe how "gray" and "wrinkled" I have become.

As Daddy has mentioned to you, I am in the middle of a situation about which I feel very confused. I feel that I may be being taken advantage of. I realized that all zoning laws are different in different counties, but I will try to explain. In August of 1993, Wally and I sold some land to purchase the house in Milledgeville. Wally's dad also sold property. In the surveying and setting up of all the plots, Wally then had the remaining property put in my name. The situation that was created was that due to the fact that my property would be landlocked, a tract of land was created whereby my nine acres of land would also include a fifty foot driveway that would go to Forrester Road, thus creating the fifty foot frontage necessary for all property. My driveway is almost half a mile long. All of these transactions took place on the same day including the transference of the property to my name. (Recording the documents) I was never aware of a "permanent easement". I was also told that Mr. Cochran and Mr. Oliver would be able to use the driveway for maintenance of the field and cow pasture. My well is also in the middle of the cow pasture purchased by Freeman Oliver

THIS IS A LETTER MY
MUM WROTE IN 1999
SHE WAS SUFFERING FROM
LIVER DISEASE
SHE WROTE THIS TO A
JUDGE / LAWYER
IN OUR
Family

so I was given water rights which are explained in the enclosed document. I have also enclosed the plat, so maybe this will not be so difficult to figure out. Now to the present. I was informed in August that Mr. Cochran was going to sell the field on the right side of my driveway to Steve Crumley and that they would then use my driveway for their property. They are planning to build a house on this property changing it from agricultural to residential use. The tract of land that he sold them, approximately nine acres is landlocked. Mr. Cochran has additional property next to the property he purchased next to the property we sold him. However, he did not want to use any of his land. He would "arrange" things so they would be able to use my driveway. I was very upset about this and contacted my lawyer here, only to have him tell me that a permanent easement had been set up at the time of the selling of the property in 1993 and that there was nothing I could do. However, being aware of new zoning laws in Hall County --no one can sell or build on property that does not have fifty foot frontage, not sure about sell, but definitely not build. I did feel, however, that I was not being treated totally fair, so decided then to begin investigating myself. After several telephone calls, I ended up talking to the "head of zoning in Hall County, (Shuler) His first response to me was that my name sounded familiar. I explained my situation to him, and he said he would investigate and call me back the next day with a complete story on my situation. I thought his was rather strange considering he is such a busy person. He did, however, call me back the next day. He began his explanation with the fact that he and the lawyers had spent the last three

weeks "sweating" over my situation as to where the plot of land under consideration was a buildable plot. He said that it was decided it was. Even though the tract is land locked, my driveway would serve as the way for them to be able to build their house. He further explained to me that due to the fact that the 9 acre track of land had not been incorporated into Mr. Cochran's original land and was left isolated because it had an easement, it was a buildable lot. In Hall County now property can't be sold with frontage access. Also, I have great difficulty understanding how an easement can be sold. Also, what has come to light is that when Mr. Cochran bought the land, that land that was next to the track that we sold him actually belonged to Notha Cochran. This created a totally land locked area of land.

Another area of concern that has recently come to light is the fact that the recording of the sale of all these properties and the transfer of our property to me all took place on the same day. Also, even in the description of the land that was sold by Wally's dad, I am listed as the owner. I never signed any document giving a permanent easement to anyone. I am listed as the owner of the land. I feel very uncomfortable about the entire situation. Something is not right. Because I am possibly uninformed in this area as far as the law is concerned, because I am female, (there is a tremendous amount of discrimination of all types in this area) and because of the fact that all these men are very wealthy I feel something is very wrong. This is my land. I pay the taxes

things have been done without my permission. I am very angry. Any advice or direction would greatly be appreciated. I hope to be in Dublin soon. If I did not have to go through Milledgeville it would be alot easier. Times still get extremely difficult for us. I keep waiting for the peak; so far it won't come. Situation like this one make it very difficult. It's difficult making decision all alone. There's no one to blame but me when they're wrong ones. Oh, well, enough of giving myself a hard time. Hope to see you real soon.

Hello, my name is James Askew. I do not want to allow the property at 8730 Forrester Rd to be split and sold to ~~two different people or companies~~. The easement wording was changed on the Crumleys easement, it is not non-exclusive it is a permanent perpetual easement the word non exclusive was added. When I look outside my home I see a giant building, when I walk outside all I hear is dogs, non stop barking. Anytime I drive down my driveway I see about 15 cars parked in the parking lot, and almost every time run into someone coming or going from the business. I fear my Grand child will never get to walk the driveway to even catch the bus. I fear the noise, the traffic and even the size of this building will continue to be more and more because it has already in the last 10 years. Please don't let this happen. Please help us. Thank you

A handwritten signature in black ink, appearing to read "James Askew". The signature is fluid and cursive, with a long horizontal stroke at the end.

In 2007 Hall County approved 8730 Forrester Rd. for a Commercial Kennel, which is allowed under uses permitted in AR-IV upon Boc approval (17.120.040 N).

17.20.620. - Kennel, commercial.

"Commercial kennel" means any place in or at which more than four adult dogs (or cats) are kept for the purpose of sale, boarding, care, breeding or training and for which any fee is charged. A commercial kennel shall be located on not less than five acres of land in the residential zoning districts. The raising of four or fewer adult dogs (or cats) would be inherently allowed in all residential zones that allow a commercial kennel.

17.290.030. - Prohibited uses.

A. The keeping, breeding, or training of any animals or fowl for monetary gain or profit shall be deemed a commercial business and is expressly prohibited in all residential districts except where such operations may qualify as a home occupation.

17.20.560. - Home occupation.

"Home occupation" means an occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A home occupation is designed to be less restrictive than a home office but more restrictive than a residential business in regard to access by the public, size, visibility, number of employees and types of business. Conditions for a home occupation are listed in chapter 17.210.

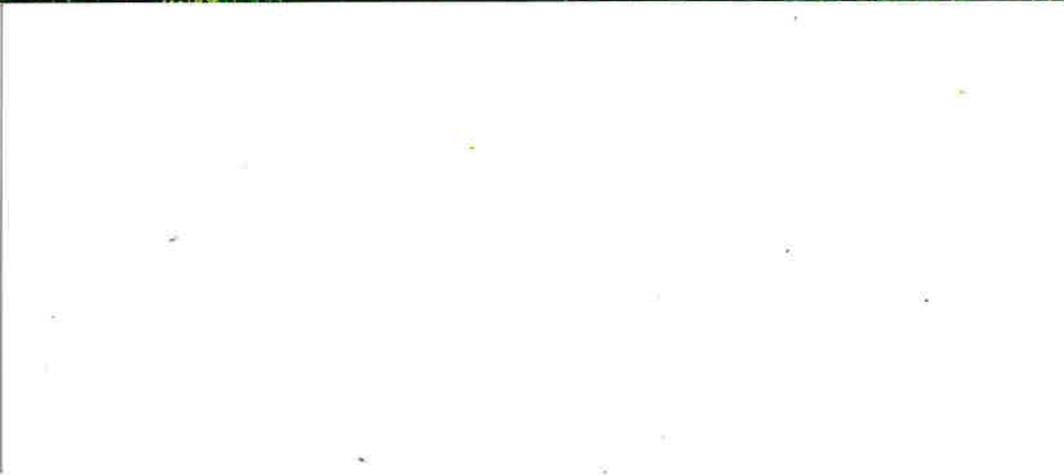
17.20.920. - Residential business.

"Residential business" means an occupation or profession conducted within a dwelling, and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. The business may require access by the public. The residential business is designed to be less restrictive than a home office or home occupation but more restrictive than a rural business in regard to access by the public, size, visibility, number of employees and types of business. Planning commission approval is required in accordance with the conditions outlined in section 17.350.130.

17.20.960. - Rural business.

"Rural business" means an occupation or profession conducted within a dwelling, an accessory structure or outside and which is carried on by a resident of that property and which is clearly incidental and secondary to the use of the property for residential dwelling purposes. The rural business is designed to be less restrictive than a home office, home occupation or residential business in regard to access by the public, size, visibility, number of employees and types of business. Planning commission approval is required for a rural business in accordance with the conditions outlined in section 17.350.140.

According to Randi Doveton (head of planning and zoning), Brandi Smith (supervisor of business license division), and many other employees at the planning office, the Commercial Kennel at 8730 Forrester Rd. is Not a Home Occupation, it is Not a Residential Business, or a Rural Business. When asked, "well what is it "? We were told we would need to see the Occupation Permit to see what it is. That Occupation Permit is one for a Commercial Business. Somehow this makes the commercial kennel at 8730 Forrester Rd (that should fall under guidelines for home occupation, residential business, or rural business) to be viewed as a Commercial Property. The regulations for a Home Occupation, Residential Business, or Rural Business would keep someone from establishing and developing a commercial business on a residential parcel, and then deciding once it would deemed profitable enough, divide and sell said property as a Commercial Business, because in each case, according to hall county ordinances "the business shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license". These ordinances are put in place to lead, guide, direct and Protect the citizens of Hall County and should be fully enforced to do so.



provided at 10-2-23 PC meeting

PT-61 (Rev. 2/15)

To be filed in **HALL COUNTY**

PT-61 069-2023-006421

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Crumley	FIRST NAME Steven	MIDDLE M.	Exempt Code If no exempt code enter NONE	Deed Confirming Title Already Vested	
MAILING ADDRESS (STREET & NUMBER) 120 Magnolia Place			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Homer, GA 30547 USA		DATE OF SALE 9/14/2023	1A. Estimated fair market value of Real and Personal property	\$900,000.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S LAST NAME Durham	FIRST NAME Sarah	MIDDLE	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 8730 Forrester Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Lula, GA 30554 USA		Check Buyer's Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc.))					
HOUSE NUMBER & EXTENSION (ex 205A) 8730		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Forrester Road			SUITE NUMBER
COUNTY HALL		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 12128000009		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 12	ACRES 3.93	LAND LOT 128	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 9369		DEED PAGE 252		PLAT BOOK
PLAT PAGE					

ADDITIONAL BUYERS

Durham, Austin

PLEASE RETURN TO:
CARL S. FREE
ATTORNEY AT LAW
P.O. BOX 884
CLEVELAND, GA 30520
FILE # 23-105

eFiled and eRecorded
DATE: 06/06/2023
TIME: 9:59 AM
DEED BOOK: 9315
PAGE: 760 - 761
FILING FEES: \$25.00
TRANSFER TAX: \$560.00
PARTICIPANT ID: 1491131756
PT61: 069-2023-003742
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF GEORGIA
COUNTY OF WHITE

THIS INDENTURE, made this 5th day of June in the year of our Lord Two Thousand Twenty-Three (2023), between **Steven M. Crumley and Holly V. Crumley**, Grantors, and **Sarah Durham and Austin Durham**, Grantees,

WITNESSETH, that the said Grantors for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion; the following described real estate:

Map and Parcel No. 12139-000009 (portion of)

All that tract or parcel of land lying and being in Land Lot 128 of the 12th Land District of Hall County, Georgia, being "Tract A", containing 3.93 acres, more or less, as shown on a plat of survey prepared by Chris M. Patton, G.R.L.S., under date of March 1, 2023 and recorded in Plat Book 883, Page 302-304, Office of the Clerk of Superior Court of Hall County, Georgia. The description of said property shown on said plat of survey is incorporated herein by reference for a more complete description thereof.

ALSO CONVEYED AND SUBJECT TO a permanent perpetual non-exclusive easement for ingress and egress from Forrester Road to the subject property, via the proposed 20' ingress/egress easement as shown on the above referenced plat of survey.

Subject to restrictions, reservations, easements and rights of way of record, if any.

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 Grantees, their heirs and assigns, forever in fee simple.

AND THE SAID Grantors, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said Grantees, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the Grantors.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantors have hereunto set their hands and affixed their seals the day and year above written.

Signed, sealed and delivered
in the presence of:



Witness



Steven M. Crumley, Grantor (SEAL)



Notary Public
My Commission Expires: _____



Holly V. Crumley, Grantor (SEAL)

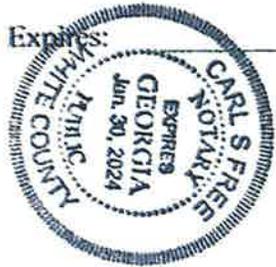


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 128 of the 12th Land District of Hall County, Georgia, being "Tract A", containing 3.93 acres, more or less, as shown on a plat of survey prepared by Chris M. Patton, G.R.L.S., under date of March 1, 2023 and recorded in Plat Book 883, Page 302-304, Office of the Clerk of Superior Court of Hall County, Georgia. The description of said property shown on said plat of survey is incorporated herein by reference for a more complete description thereof.

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Subject to restrictions, reservations, easements and rights of way of record, if any.

SP

AD