

Property Information Package

**Longview Subdivision Lots
Screamer Mountain, Rabun County
Eastview Lane, Clayton, Georgia 30525**

**Online Only Auction
Bidding Ends July 28, 2020**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Eight gorgeous Mountain lots and two condo pads located in Longview Subdivision on Screamer Mountain in Rabun County, Georgia. Lots A, B, C, E, N, & Q have water and sewer access. Lots 5 & 6 are condo pads and are zoned R-III which allows for a condo density of 6 units per acre. Lots 1485 & 1488 are not part of Longview, however they potentially could be accepted into the Longview Road Association and have access to water and sewer. These lots are minutes from Hwy 441, Clayton, Kingwood Golf Resort, hiking trails, and area lakes.

Auction Date and Time: July 28, 2020 at 4:00 pm

Open House Dates and Times: Drive by at any time!



For More Information Contact:

Mark L Manley
 Weeks Auction Group, Inc.
 (229) 890 - 2437
 Mark@BidWeeks.com

Property Information

Property Address: Eastview Lane, Clayton, Georgia

Assessor's Parcel Numbers: Lots A, B, C, E, 5, & 6: 052A 300C
Lot N & Q: 052A 300B
Lots 1485 & 1488: 052A 211

Property Taxes:

Lots A, B, C, E, 5, & 6:	052A 300C	\$355.50 Total
Lot N & Q:	052A 300B	\$117.20 Total
Lots 1485 & 1488:	052A 211	\$187.52 Total

Driving Directions: In Clayton, Georgia at the intersection of US Hwy 441 / SR 15 and US Hwy 76 / SR 2 / Chechoro Road, travel south on US Hwy 76 / SR 2 for 1.8 miles to Bannister Drive on the left. Turn left onto Bannister Drive and follow Bannister Drive "Watch for Auction Signs!"

Important Selling Features: Eight gorgeous Mountain lots and two condo pads located in Longview Subdivision on Screamer Mountain in Rabun County, Georgia. These lots are minutes from Hwy 441, Clayton, Kingwood Golf Resort, hiking trails, and area lakes. For more specific property information see below.

Covenants and Restrictions: Lots A, B, C, E, N, Q, 5, & 6 are subject to the Declaration of Covenants and Restrictions of Longview, the Amended and Restated Declaration of Covenants and Restrictions of Longview, the Road Maintenance Declaration, the First Amendment to Road Maintenance Declaration and the Second Amendment to Road Maintenance Declaration.

Lots 1485 & 1488 may be subject to the Declaration of Restrictive Covenants for Screamer Mountain recorded in Deed Book X4 Page 437; however, the Declaration of Restrictive Covenants for Screamer Mountain appear to be expired.

Covenant and Restriction Documents are available for review on the Auction website under the "Documents" tab or by calling Weeks Auction Group.

HOA Fees: Quarterly Lot Assessments are \$36 per lot for Lots A, B, C, E, N, & Q.

Detailed Property Description:

#A: Lot A of Longview is a 0.42 +/- Acre residential lot with water and sewer available.

Detailed Property Description: Lot A of Longview is a 0.42 +/- Acre residential lot with water and sewer available. This lot has 66 +/- feet frontage on Blossom Drive.

#B: Lot B of Longview is a 0.45 +/- Acre residential lot with water and sewer available.

Detailed Property Description: Lot B of Longview is a 0.45 +/- Acre residential lot with water and sewer available. This lot has 85 +/- feet frontage on Blossom Drive.

#C: Lot C of Longview is a 0.57 +/- Acre residential lot with water and sewer available.

Detailed Property Description: Lot C of Longview is a 0.57 +/- Acre residential lot with water and sewer available. This lot has 135 +/- feet frontage on Blossom Drive and 22 +/- feet frontage on Eastview Lane.

#E: Lot E of Longview is a 0.69 +/- Acre residential lot with water and sewer available.

Detailed Property Description: Lot E of Longview is a 0.69 +/- Acre residential lot with water and sewer available. This lot has 184 +/- feet frontage on Eastview Lane and 198 +/- feet frontage on Blossom Drive.

#N: Lot N of Longview is a 0.55 +/- Acre residential lot with water and sewer available.

Detailed Property Description: Lot N of Longview is a 0.55 +/- Acre residential lot with water and sewer available. This lot has 143 +/- feet frontage on Eastview Lane.

#Q: Lot Q of Longview is a 0.59 +/- Acre residential lot with water and sewer available.

Detailed Property Description: Lot Q of Longview is a 0.59 +/- Acre residential lot with water and sewer available. This lot has 167 +/- feet frontage on Eastview Lane.

#1485: Lot 1485 of Screamer Mountain Development is a 0.44 +/- Acre residential lot.

#1485: Lot 1485 of Screamer Mountain Development is a 0.44 +/- Acre residential lot.

Detailed Property Description: Lot 1485 of Screamer Mountain Development is a 0.44 +/- Acre residential lot, water and sewer may be available but is not guaranteed. This lot has 267 +/- feet frontage on Blossom Drive

#1488: Lot 1488 of Screamer Mountain Development is a 0.43 +/- Acre residential lot.

Detailed Property Description: Lot 1488 of Screamer Mountain Development is a 0.43 +/- Acre residential lot, water and sewer may be available but is not guaranteed. This lot has 147 +/- feet frontage on Eastview Lane.

#5: Lot 5 is a 0.36 +/- Acre condo pad located in Longview.

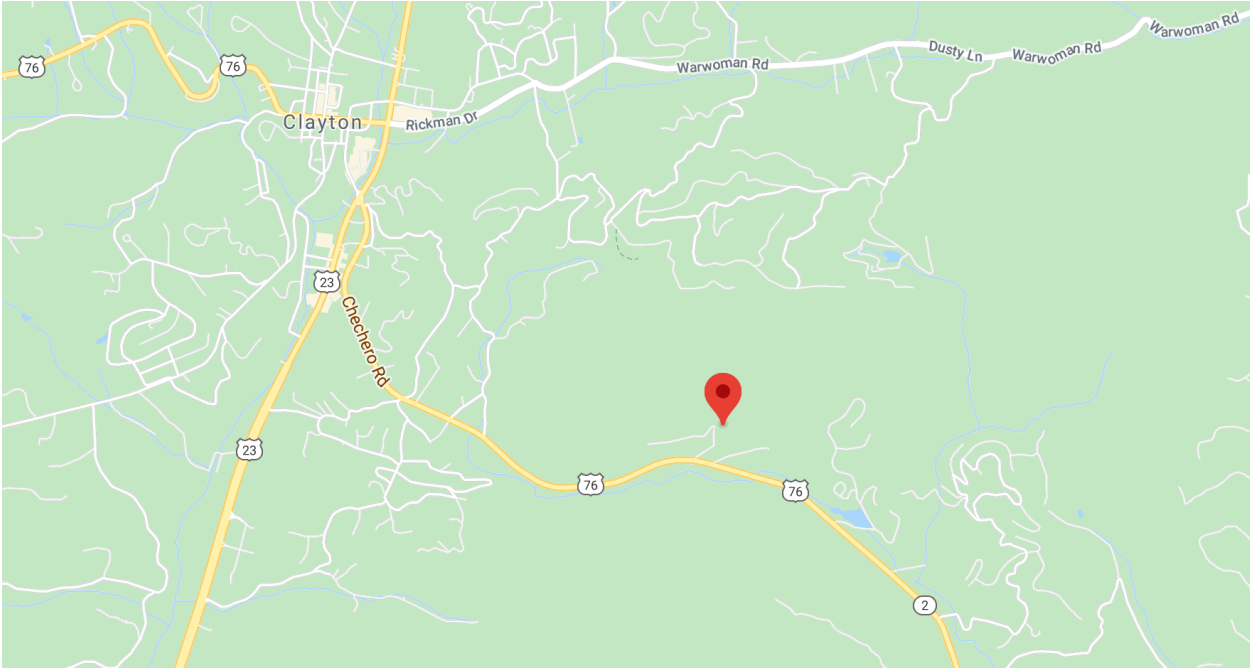
Detailed Property Description: Lot 5 is a 0.36 +/- Acre condo pad located in Longview with 175 +/- feet frontage on Surrey Lane. This property sits adjacent to the existing Longview Condominiums and is Zoned R-III. Rabun County Density in R-111 allows 6 units per acre. Potential for a 2 condo site.

#6: Lot 6 is a 2.90 +/- Acres condo pad located in Longview.

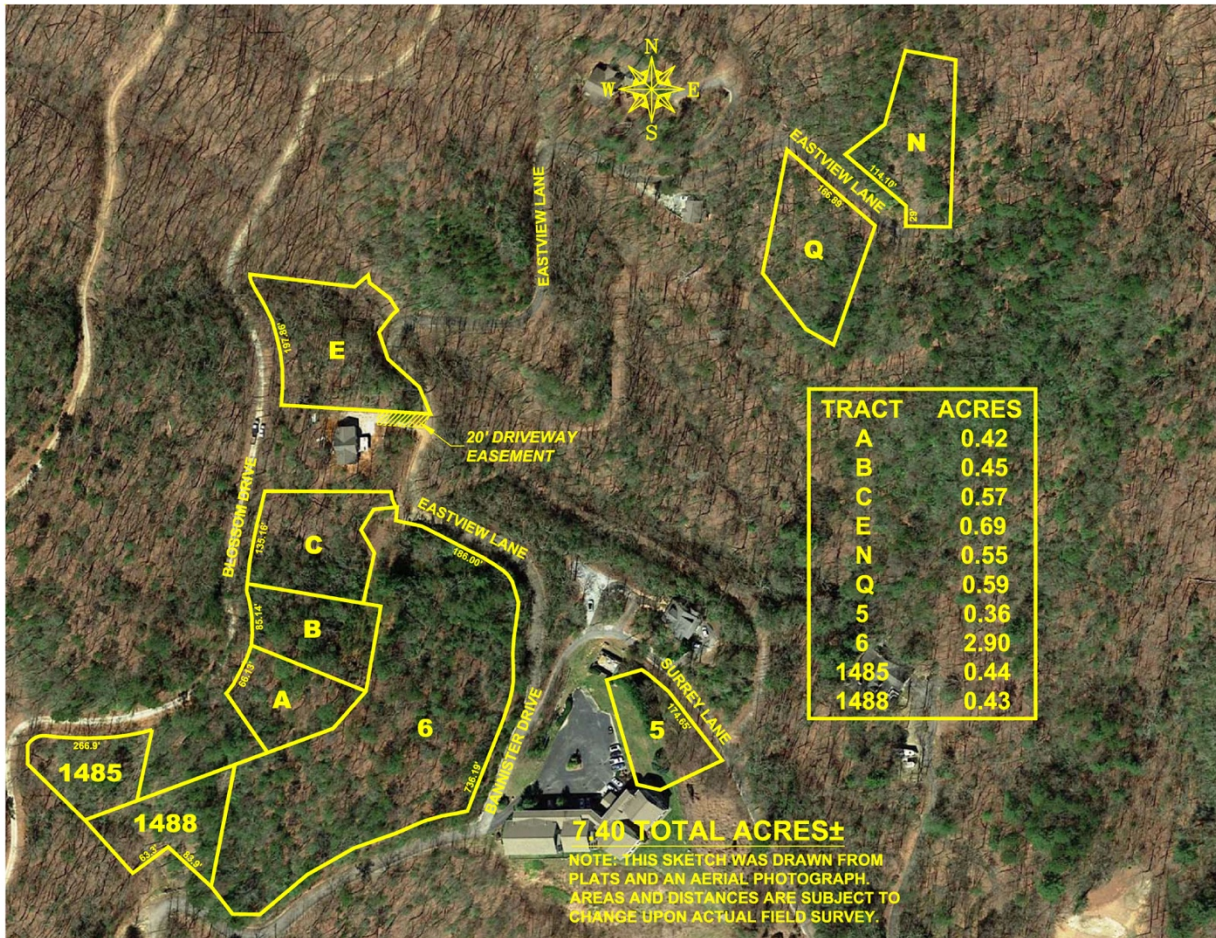
Detailed Property Description: Lot 6 is a 2.90 +/- Acres condo pad located in Longview with 736 +/- feet frontage on Eastview Lane. This property sits above and overlooks the existing Longview Condominiums and is Zoned R-III. Rabun County Density in R-III allows 6 units per acre. Potential for a 17 condo site.

For More Information Contact: Mark L Manley
Weeks Auction Group, Inc.
(229) 890 - 2437
Mark@BidWeeks.com

Area Map



Auction Map



Tax Card – Lots A, B, C, E, 5, & G



Summary

Parcel Number 052A 300C
Location Address 0
Legal Description LL 1 LD4
(Note: Not to be used on legal documents)
Zoning R3
Tax District Uninc County (District 00)
Millage Rate 19.6
Acres 5.38
Homestead Exemption No (S0)
Landlot/District 1 / 4

[View Map](#)

Owner

MAULLER FINANCIAL LLC
2626 PEACHTREE RD NW UNIT 1605
ATLANTA, GA 30305

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00131-0121-LT-0121 35000.0	Lot	0	0	0	5.38	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/9/2010	W35 682	2 137	\$0	Foreclosure (Unqualified)	SURREY PROPERTIES LLC	MAULLER FINANCIAL LLC

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500
Land Value	\$45,500	\$52,500	\$52,500	\$52,500	\$52,500
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$45,500	\$52,500	\$52,500	\$52,500	\$52,500

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

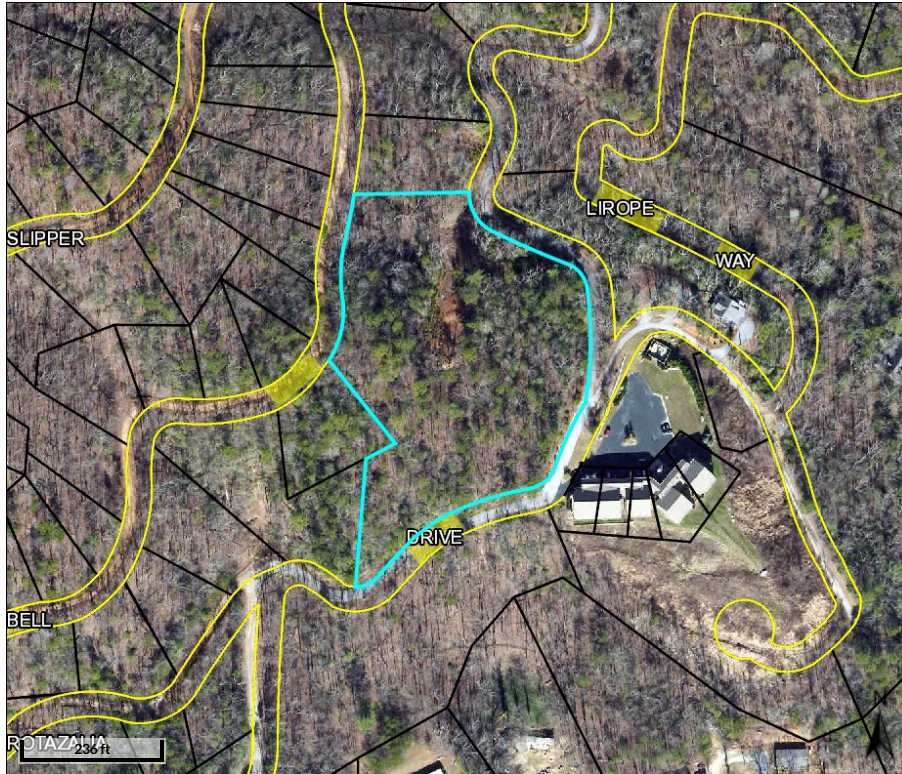
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Tax Map – Lot A, B, C, & 6



Overview



Legend

- Road
- Parcels
- Roads

Parcel ID 052A 300C
 Class Code Residential
 Taxing District Uninc County
 Acres 5.38

(Note: Not to be used on legal documents)

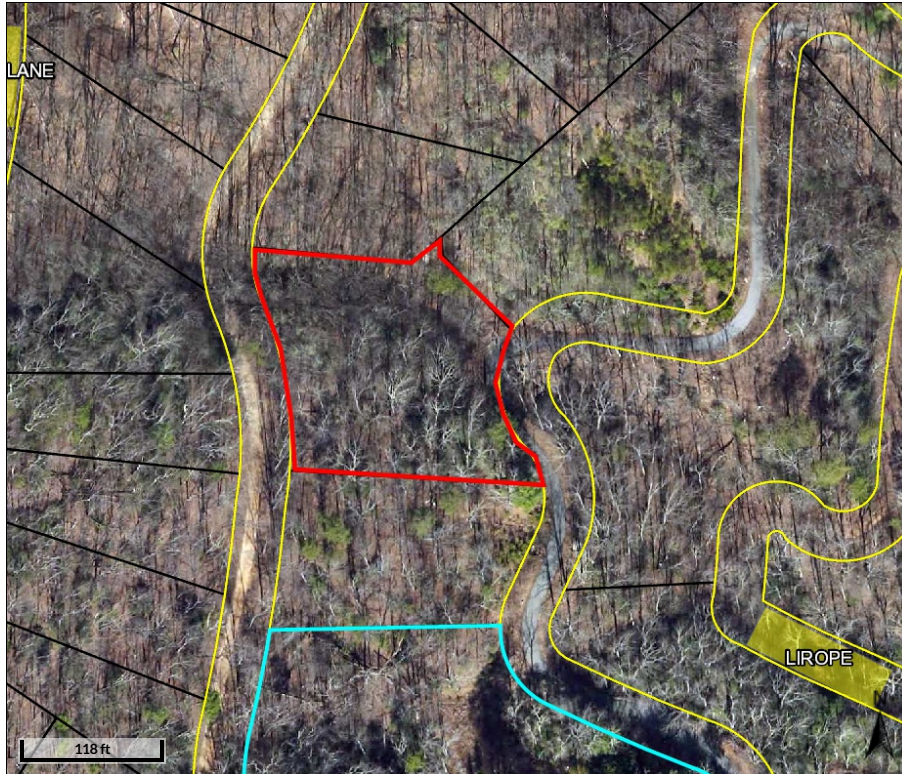
Owner MAULLER FINANCIAL LLC
 2626 PEACHTREE RD NW UNIT 1605
 ATLANTA GA 30305
 Physical Address n/a
 Assessed Value Value \$45500

Last 2 Sales			
Date	Price	Reason	Qual
3/9/2010	0	FC	U
n/a	0	n/a	n/a

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Tax Maps – Lots E



- Legend**
- Road
 - Parcels
 - Roads

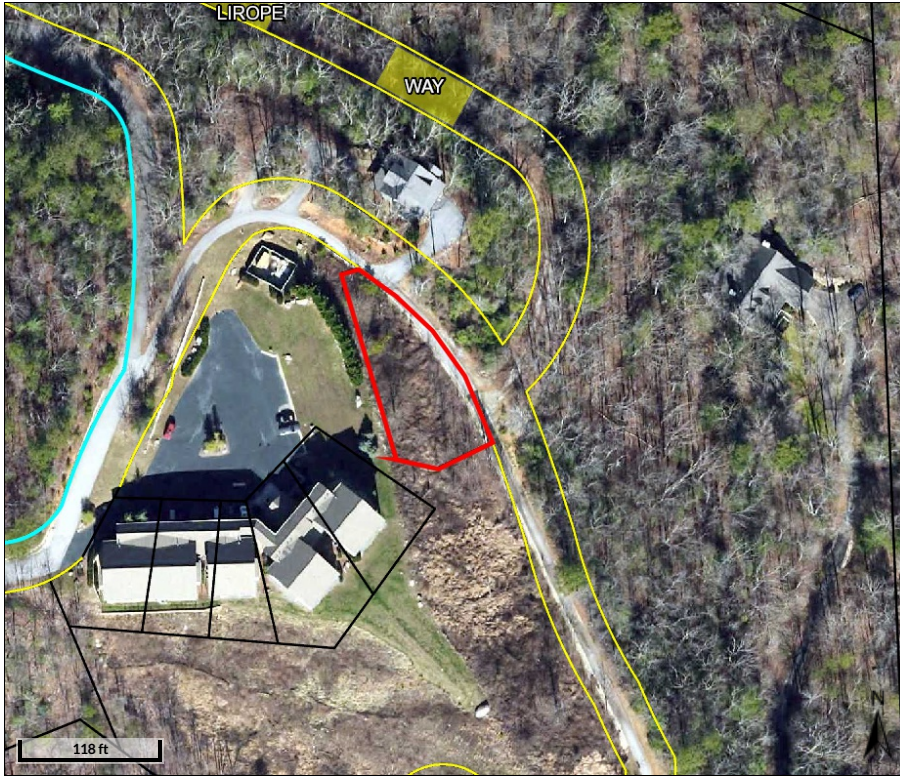
Parcel ID	052A 300C	Owner	MAULLER FINANCIAL LLC	Last 2 Sales			
Class Code	Residential		2626 PEACHTREE RD NW UNIT 1605	Date	Price	Reason	Qual
Taxing District	Uninc County		ATLANTA GA 30305	3/9/2010	0	FC	U
	Uninc County	Physical Address	n/a	n/a	0	n/a	n/a
Acres	5.38	Assessed Value	Value \$45500				

(Note: Not to be used on legal documents)

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Tax Map – Lot 5



- Legend**
- Road
 - Parcels
 - Roads

Parcel ID	052A 300C	Owner	MAULLER FINANCIAL LLC	Last 2 Sales			
Class Code	Residential		2626 PEACHTREE RD NW UNIT 1605	Date	Price	Reason	Qual
Taxing District	Uninc County		ATLANTA GA 30305	3/9/2010	0	FC	U
	Uninc County	Physical Address	n/a	n/a	0	n/a	n/a
Acres	5.38	Assessed Value	Value \$45500				

(Note: Not to be used on legal documents)

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Tax Bill – Lots A, B, C, E, 5, & 6

2019 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
9913	12/20/2019	\$0.00

Payment Good Through:

Sandy J. Smith
Rabun County Tax Commissioner
 19 Jo Dotson Circle, Suite 101
 Clayton, GA 30525-7040

Phone: (706) 782-3613
 Fax: (706) 782-7388

Map: 052A300C
 Last payment made on: 1/30/2020
 Location: 0

MAULLER FINANCIAL LLC
 100 GALLERIA PARKWAY
 SUITE 1800
 ATLANTA, GA 30339

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. You must apply for the exemption no later than April 1, 2016 in order to receive the exemption in future years. For more info contact the Tax Assessor's Office at 706-782-5068.

RETURN THIS FORM WITH PAYMENT

You can pay your bill online at www.rabuncountytax.com
 PAYMENTS ARE ACCEPTED PRIOR TO THE DUE DATE.

Sandy J. Smith
Rabun County Tax Commissioner
 19 Jo Dotson Circle, Suite 101
 Clayton, GA 30525-7040



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: MAULLER FINANCIAL LLC
Map Code: 052A300C
Description: LL 1 LD 4
Location: 0
Bill Number: 9913
District: 7

Phone: (706) 782-3613
 Fax: (706) 782-7388

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$45,500.00	5.38	45500	12/20/2019	6/28/2019		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	45500	18200	0	18200	0	0.00	0.00	0.00	
COUNTY M&O	45500	18200	0	18200	10.083	183.51	0.00	183.51	
INSURANCE PREMIUM RB	45500	18200	0	18200	0	0.00	0.00	0.00	
COUNTY SCHOOL M&O	45500	18200	0	18200	11.507	209.43	0.00	171.99	
SALES TAX ROLLBACK	0	0	0	18200	-2.057	0.00	-37.44	0.00	
TOTALS						19.533	392.94	-37.44	355.50

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. If postmarked after December 20, 2016, interest, penalty, and collection will be added to your bill at the rate proscribed by law. If you have prior year delinquent taxes the "Payment Good Through Date" is not correct, contact our office for the correct amount due. If you are paying after the due date, please call our office at 706-782-3613 for the correct amount. Thank you for the privilege of serving as your Tax Commissioner. Sandy J. Smith	Current Due:	\$355.50
	Penalty:	\$0.00
	Interest:	\$4.82
	Other Fees:	\$0.00
	Back Taxes:	\$0.00
	Amount Paid:	\$360.32
	TOTAL DUE:	\$0.00

Tax Card – Lots N & Q



Summary

Parcel Number 052A 300B
Location Address 0
Legal Description LOTS N&Q
 (Note: Not to be used on legal documents)
Zoning R1
Tax District Uninc County (District 00)
Millage Rate 19.6
Acres 1.14
Homestead Exemption No (S0)
Landlot/District 1 / 4

[View Map](#)

Owner

MAULLER FINANCIAL LLC
2626 PEACHTREE RD NW UNIT 1605
ATLANTA, GA 30305

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00131-0121-LT:0121 10000.0	Lot	0	0	0	1.14	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/9/2010	W35 682	2 137	\$0	Foreclosure (Unqualified)	SURREY PROPERTIES LLC	MAULLER FINANCIAL LLC
12/1/1997	00N17 0168		\$30,000	Qualified - Vacant		SURREY PROPERTIES LLC
	Z25 328		\$0	Unqualified Vacant		SURREY PROPERTIES LLC

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Land Value	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000

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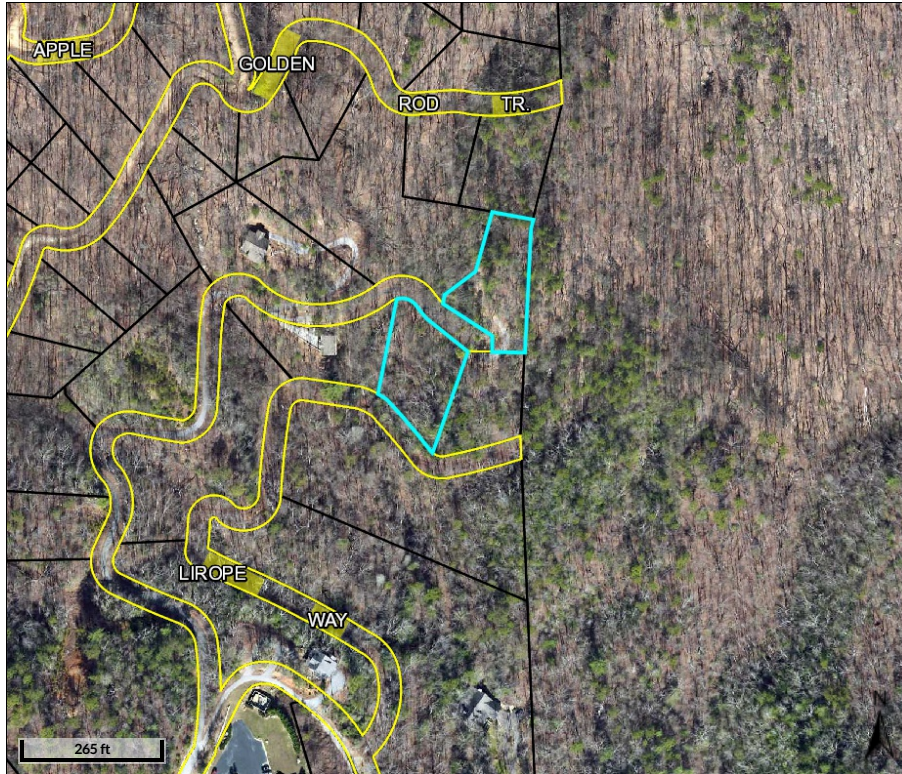
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Tax Map – Lots N & Q



Overview



Legend

- Road
- Parcels
- Roads

Parcel ID	052A 300B	Owner	MAULLER FINANCIAL LLC	Last 2 Sales			
Class Code	Residential		2626 PEACHTREE RD NW UNIT 1605	Date	Price	Reason	Qual
Taxing District	Uninc County		ATLANTA GA 30305	3/9/2010	0	FC	U
	Uninc County	Physical Address	n/a	12/1/1997	\$30000	LM	Q
Acres	1.14	Assessed Value	Value \$15000				

(Note: Not to be used on legal documents)

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Tax Bill – Lots N & Q

2019 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
9912	12/20/2019	\$0.00

Payment Good Through:

Sandy J. Smith
Rabun County Tax Commissioner
 19 Jo Dotson Circle, Suite 101
 Clayton, GA 30525-7040

Map: 052A300B
 Last payment made on: 1/30/2020
 Location: 0

Phone: (706) 782-3613
 Fax: (706) 782-7388

MAULLER FINANCIAL LLC
 100 GALLERIA PARKWAY
 SUITE 1800
 ATLANTA, GA 30339

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. You must apply for the exemption no later than April 1, 2016 in order to receive the exemption in future years. For more info contact the Tax Assessor's Office at 706-782-5068.

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Sandy J. Smith
Rabun County Tax Commissioner
 19 Jo Dotson Circle, Suite 101
 Clayton, GA 30525-7040



Tax Payer: MAULLER FINANCIAL LLC
Map Code: 052A300B
Description: LOTS N&Q
Location: 0
Bill Number: 9912
District: 7

Phone: (706) 782-3613
 Fax: (706) 782-7388

Scan this code with your mobile phone to view or pay this bill.

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$15,000.00	1.14	15000	12/20/2019	6/28/2019		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	15000	6000	0	6000	0	0.00	0.00	0.00	
COUNTY M&O	15000	6000	0	6000	10.083	60.50	0.00	60.50	
INSURANCE PREMIUM RB	15000	6000	0	6000	0	0.00	0.00	0.00	
COUNTY SCHOOL M&O	15000	6000	0	6000	11.507	69.04	0.00	56.70	
SALES TAX ROLLBACK	0	0	0	6000	-2.057	0.00	-12.34	0.00	
TOTALS						19.533	129.54	-12.34	117.20

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.	Current Due: \$117.20 Penalty: \$0.00 Interest: \$1.59 Other Fees: \$0.00 Back Taxes: \$0.00 Amount Paid: \$118.79
If postmarked after December 20, 2016, interest, penalty, and collection will be added to your bill at the rate proscribed by law. If you have prior year delinquent taxes the "Payment Good Through Date" is not correct, contact our office for the correct amount due. If you are paying after the due date, please call our office at 706-782-3613 for the correct amount. Thank you for the privilege of serving as your Tax Commissioner. Sandy J. Smith	TOTAL DUE: \$0.00

Tax Card – Lots 1485 & 1488



Summary

Parcel Number 052A 211
Location Address 0
Legal Description LL5 LD2 1485 / 1488
(Note: Not to be used on legal documents)
Zoning R1
Tax District Uninc County (District 00)
Millage Rate 19.6
Acres 0
Homestead Exemption No (S0)
Landlot/District 5 / 2

[View Map](#)

Owner

MAULLER FINANCIAL LLC
2626 PEACHTREE RD NW UNIT 1605
ATLANTA, GA 30305

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00131-0100-LT: 0100 12000.0	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/9/2010	W35 678	11 102	\$50,000	Unqualified Vacant	SURREY PROPERTIES LLC	MAULLER FINANCIAL LLC
2/1/2008	00I33 0583	0011 0102	\$22,500	Qualified - Vacant		SURREY PROPERTIES LLC
2/1/2002	00D22 0615		\$1,000	Unqualified Vacant		

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Land Value	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

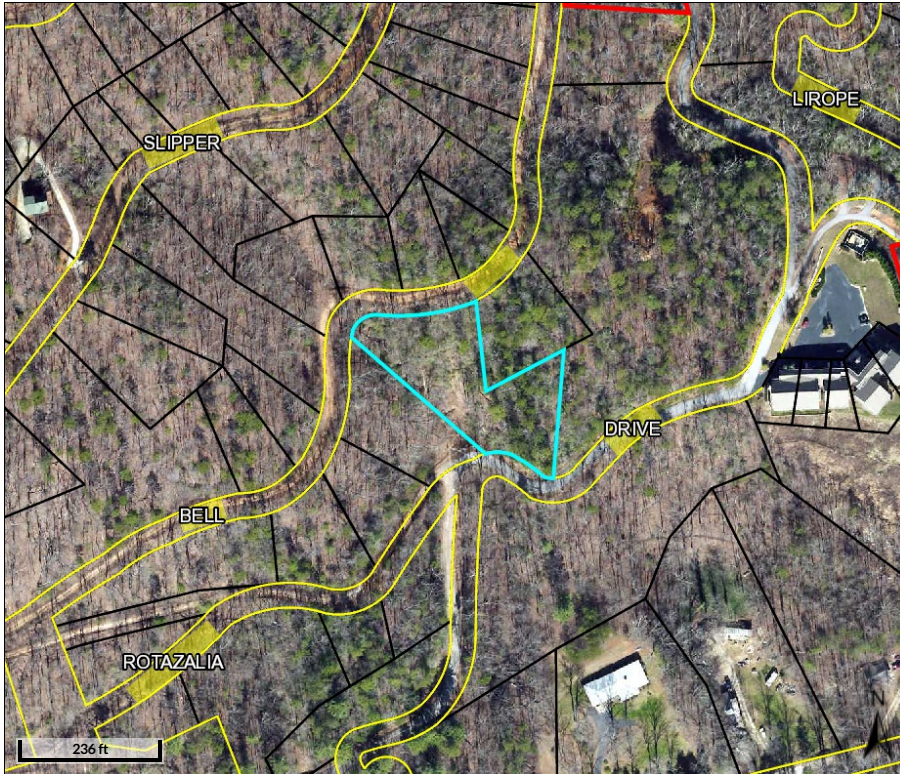
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Tax Map – Lots 1485 & 1488



Overview



Legend

- Road
- Parcels
- Roads

Parcel ID	052A 211	Owner	MAULLER FINANCIAL LLC	Last 2 Sales			
Class Code	Residential		2626 PEACHTREE RD NW UNIT 1605	Date	Price	Reason	Qual
Taxing District	Uninc County		ATLANTA GA 30305	3/9/2010	\$50000	XV	U
	Uninc County	Physical Address	n/a	2/1/2008	\$22500	LM	Q
Acres	n/a	Assessed Value	Value \$24000				

(Note: Not to be used on legal documents)

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Tax Bill – Lots 1485 & 1488

2019 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
9911	12/20/2019	\$0.00

Payment Good Through:

Sandy J. Smith
Rabun County Tax Commissioner
 19 Jo Dotson Circle, Suite 101
 Clayton, GA 30525-7040

Phone: (706) 782-3613
 Fax: (706) 782-7388

Map: 052A211
 Last payment made on: 1/30/2020
 Location: 0

MAULLER FINANCIAL LLC
 100 GALLERIA PARKWAY
 SUITE 1800
 ATLANTA, GA 30339

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Sandy J. Smith
Rabun County Tax Commissioner
 19 Jo Dotson Circle, Suite 101
 Clayton, GA 30525-7040



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: MAULLER FINANCIAL LLC
Map Code: 052A211
Description: LL5 LD2 1485 / 1488
Location: 0
Bill Number: 9911
District: 7

Phone: (706) 782-3613
 Fax: (706) 782-7388

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$24,000.00	0	24000	12/20/2019	6/28/2019		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	24000	9600	0	9600	0	0.00	0.00	0.00
COUNTY M&O	24000	9600	0	9600	10.083	96.80	0.00	96.80
INSURANCE PREMIUM RB	24000	9600	0	9600	0	0.00	0.00	0.00
COUNTY SCHOOL M&O	24000	9600	0	9600	11.507	110.47	0.00	90.72
SALES TAX ROLLBACK	0	0	0	9600	-2.057	0.00	-19.75	0.00
TOTALS					19.533	207.27	-19.75	187.52

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Legal Description

Enter Property Address: Eastview Lane, Surrey Lane, and Blossom Drive, Clayton, Georgia

Assessor's Parcel Numbers: Lots A, B, C, E, 5, &6: 052A 300C
Lot N & Q: 052A 300B
Lots 1485 & 1488: 052A 211

TRACT A:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated December 15, 2003 and last revised March 10, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot A containing 0.42 acre. Said plat is of record in Plat Book 54, page 62 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot A containing 0.42 acre, as depicted thereon.

TRACT B:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated December 15, 2003 and last revised March 10, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot B containing 0.45. Said plat is of record in Plat Book 54, page 62 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot B containing 0.45, as depicted thereon.

TRACT C:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated December 15, 2003 and last revised March 10, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot C containing 0.57. Said plat is of record in Plat Book 54, page 62 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot C containing 0.57, as depicted thereon.

TRACT E:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated December 15, 2003 and last revised March 10, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed are Lot D containing 0.44, and Lot E containing 0.78 acre. Said plat is of record in Plat Book 54, page 62 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot D containing 0.44 and Lot E containing 0.78 acre, as depicted thereon.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in land Lot 1 of the Fourth Land District of Rabun County, Georgia and being Lot D, containing 0.536 +/- acre and being more particularly described upon that certain plat of survey dated March 15, 2018, prepared by E. G. (Eddie) Davidson, G. R. L. s. 2586 and being recorded in Plat Book 2019-72, Clerk's office, Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating same herein for a full and complete description of the property herein conveyed.

TRACT N:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated August 10, 2004 and last revised March 7, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot N containing 0.55 acre. Said plat is of record in Plat Book 54, page 63 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot N containing 0.55 acre, as depicted thereon.

TRACT Q:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated August 10, 2004 and last revised March 7, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Lot Q containing 0.59 acre. Said plat is of record in Plat Book 54, page 63 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Lot Q containing 0.59 acre, as depicted thereon.

TRACT 5:

All that tract or parcel of land lying and being in Land Lot Number 1 of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated May 1, 2002 and last revised July 7, 2004 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Tract 5 containing 0.36 acre. Said plat is of record in Condominium Plat Book 2, page 137 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Tract 5 containing 0.36 acre as depicted thereon.

TRACT 6:

All that tract or parcel of land lying and being in Land Lot Number I of the Fourth Land District of Rabun County, Georgia and being more particularly described as follows, to wit:

For a full and complete description of the real property being hereby conveyed, reference is hereby had and made to a plat of survey dated July 4, 2002 and last revised March 7, 2005 and prepared by William F. Rolader, Georgia Registered Land Surveyor Number 2042. The real property being hereby conveyed is Tract 6 containing 2.90 acres. Said plat is of record in Condominium Plat Book 2, page 148 in the Office of the Clerk of the Rabun Superior Court. Reference to said plat and the record thereof is for the express purpose of incorporating herein its description of Tract 6 containing 2.90 acres as depicted thereon.

TRACT 1485:

All that tract or parcel of land lying and being in Land Lot 1 of District 4 of Rabun County, Georgia (sometimes referred to as being in Land Lot 5 of the Second Land District), more particularly described as Lot 1485, described upon that certain plat of survey prepared by T. Lamar Edwards, Georgia Registered Land Surveyor No. 1837, which is recorded in the office of the Clerk of Rabun Superior Court in Plat Book 11, page 102. Reference is had and made to said plat and record of the same for a full and complete description of the property herein conveyed.

As depicted on the plat of survey recorded in Plat Book 10, page 123, Clerk's office, Rabun Superior Court, Golden Rod Trail terminates at the boundary line of Kingwood Estates.

Conveyed herewith is a perpetual, non-exclusive easement over and across the subdivision roads to the public road system of Rabun County, Georgia for the purpose of providing road access to all of the above described tracts or parcels of land from the public road system of Rabun County, Georgia.

NOTE: as depicted on those plats of survey recorded in Plat Book 10, page 123, and Plat Book 11, page 123, aforementioned records, Rotazalia Drive terminates at the boundary line of Kingwood Estates. However, as stated in that certain Warranty Deed dated November 10, 1997 from Frank Sutton to Gary D. Robinson and recorded in Deed Book N-17, page 168, Grantee shall not have access to that portion of Rotazalia Drive extending from the westerly line of Lot 1530 from the southwest corner of the same, South 14 degrees 21 minutes West a distance of 53.0 feet, more or less, to its intersection with the northwesterly line of Lot 1539. Said portion of Rotazalia Drive being for the sole use of Gary D. Robinson, his heirs, successors, transferees and assigns.

TRACT 1488:

All that tract or parcel of land lying and being in Land Lot 1 of District 4 of Rabun County, Georgia (sometimes referred to as being in Land Lot 5 of the Second Land District), more particularly described as Lot 1488, described upon that certain plat of survey prepared by T. Lamar Edwards, Georgia Registered Land Surveyor No. 1837, which is recorded in the office of the Clerk of Rabun Superior Court in Plat Book 11, page 102. Reference is had and made to said plat and record of the same for a full and complete description of the property herein conveyed.

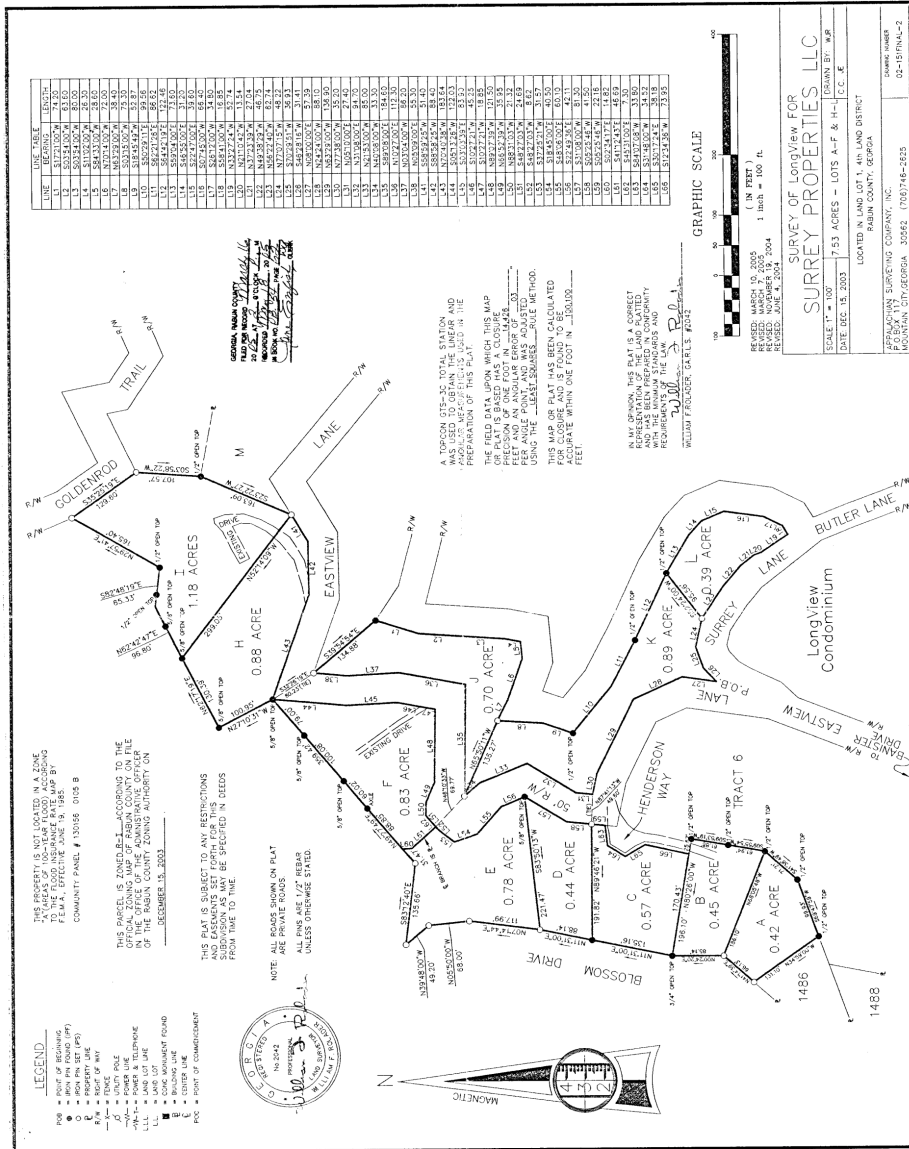
As depicted on the plat of survey recorded in Plat Book 10, page 123, Clerk's office, Rabun Superior Court, Golden Rod Trail terminates at the boundary line of Kingwood Estates.

Conveyed herewith is a perpetual, non-exclusive easement over and across the subdivision roads to the public road system of Rabun County, Georgia for the purpose of providing road access to all of the above described tracts or parcels of land from the public road system of Rabun County, Georgia.

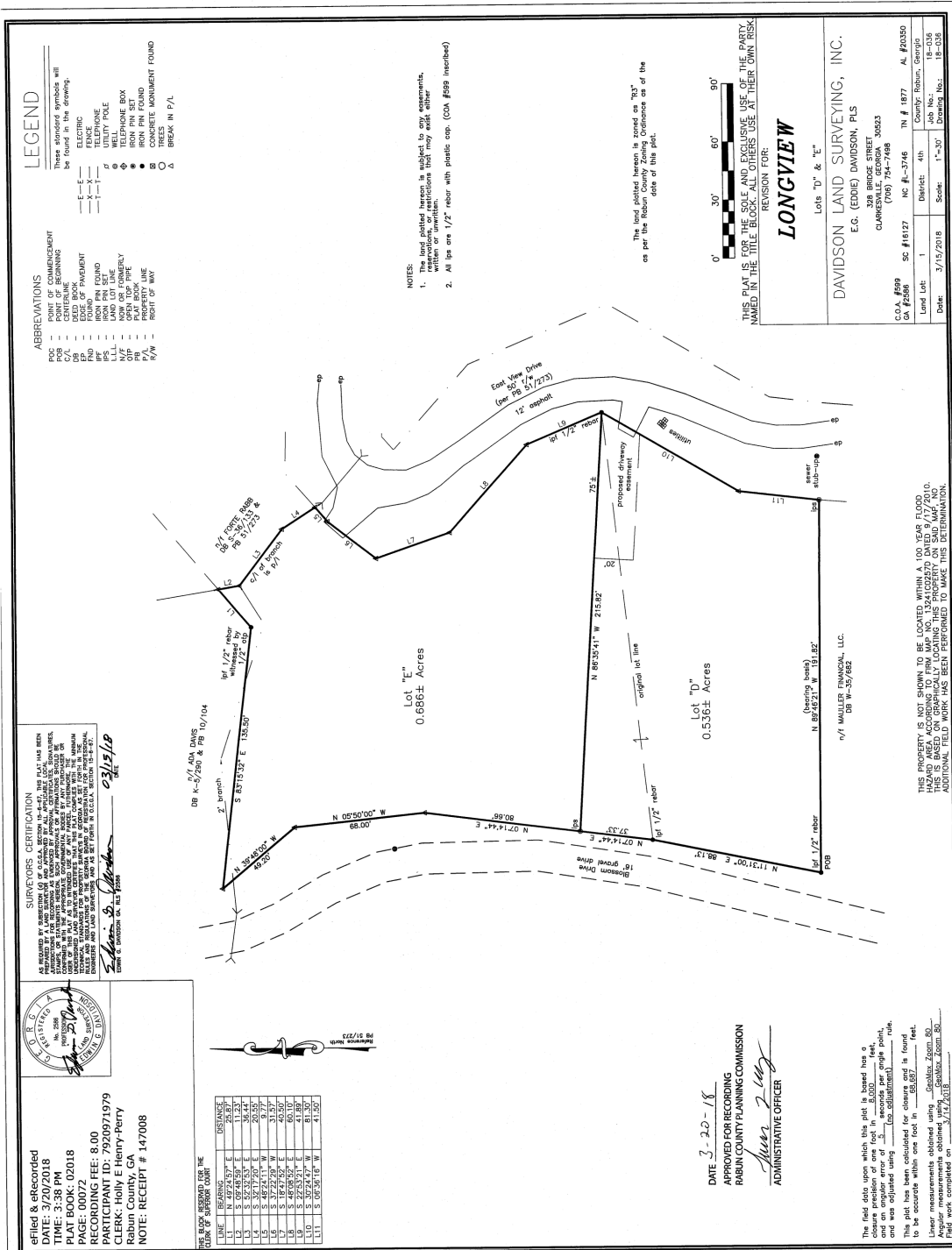
NOTE: as depicted on those plats of survey recorded in Plat Book 10, page 123, and Plat Book 11, page 123, aforementioned records, Rotazalia Drive terminates at the boundary line of Kingwood Estates. However, as stated in that certain Warranty Deed dated November 10, 1997 from Frank Sutton to Gary D. Robinson and recorded in Deed Book N-17, page 168, Grantee shall not have access to that portion of Rotazalia Drive extending from the westerly line of Lot 1530 from the southwest corner of the same, South 14 degrees 21 minutes West a distance of 53.0 feet, more or less, to its intersection with the northwesterly line of Lot 1539. Said portion of Rotazalia Drive being for the sole use of Gary D. Robinson, his heirs, successors, transferees and assigns.

Plat – Lots A, B, & C

62 Surrey Acp



Plat - Lot E



LEGEND

ABBREVIATIONS

FOC	POINT OF COMMENCEMENT
CE	CENTERLINE
CB	CENTERLINE BEGINNING
BE	BENCH MARK
IR	IRON PIN
IRP	IRON PIN SET
IRPS	IRON PIN SET FOUND
IRP	IRON PIN SET FOUND
IRPS	IRON PIN SET FOUND
NF	NOT FOUND
MO	NAIL OR FORMERLY
MOF	NAIL OR FORMERLY
MOF	NAIL OR FORMERLY
MOF	NAIL OR FORMERLY
MOF	NAIL OR FORMERLY
MOF	NAIL OR FORMERLY

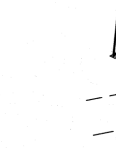
LEGEND

--- (dashed)	NOT LOCATED SURVEYS, WILL NOT BE FOUND IN THE DRAWING
--- (solid)	ELECTRIC
--- (dashed)	FENCE
--- (solid)	UTILITY POLE
--- (solid)	UTILITY POLE
--- (dashed)	TELEPHONE BOX
● (solid)	IRON PIN SET
● (solid)	IRON PIN SET FOUND
● (solid)	TELEPHONE BOX FOUND
○ (solid)	TREES
○ (solid)	CONCRETE MARRIAGE FOUND
△ (solid)	BREAK IN P/L

NOTES:

1. The land platted herein is subject to any easements, restrictions, or encumbrances that may exist either within or without.
2. All ties are 1/2" rebar with plastic caps. (COA #694 inserted)

The land platted herein is shown as "AS IS" on the basis of the information furnished to the state of this plat.



REVISION FOR:
LONGVIEW

DAVIDSON LAND SURVEYING, INC.
E.G. (EDDY) DAVIDSON, PLS
CLARKESVILLE, GEORGIA 30523
(706) 754-7498

Let's "D" & "E"

S.C.A. #229 SC #18127 NC #1877 AL #20350
CA #2286 Job No.: 18-036
Date: 3/15/2018 Scale: 1"=30' Drawing No.: 18-036

THIS PLAT IS TO BE USED ONLY FOR THE PURPOSES SET FORTH IN THE TITLE BLOCK AND SHOULD BE USED AT THE PARTY'S OWN RISK. REVISION FOR: LONGVIEW

DATE 3-20-18
APPROVED FOR RECORDING
RABUN COUNTY PLANNING COMMISSION

(Signature)
ADMINISTRATIVE OFFICER

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA. A COASTAL FLOOD HAZARD STUDY OF THIS PROPERTY ON SAID MAP AND ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.

FILED & eRecorded
DATE: 3/20/2018
TIME: 3:38 PM
PAGE: 0072
RECORDING FEE: 8.00
PARTICIPANT ID: 7920971979
CLERK: Holly E Henry-Perry
Rabun County, GA
NOTE: RECEIPT # 147008

LINE	BEARING	DISTANCE
L1	N 49° 24' 30" E	21.97
L2	S 32° 52' 30" E	38.44
L3	S 37° 22' 30" E	29.79
L4	S 77° 22' 30" E	31.57
L5	S 48° 08' 30" E	60.10
L6	S 22° 52' 30" E	41.89
L7	S 05° 36' 30" W	41.50

DATE: 3-20-18
APPROVED FOR RECORDING
RABUN COUNTY PLANNING COMMISSION

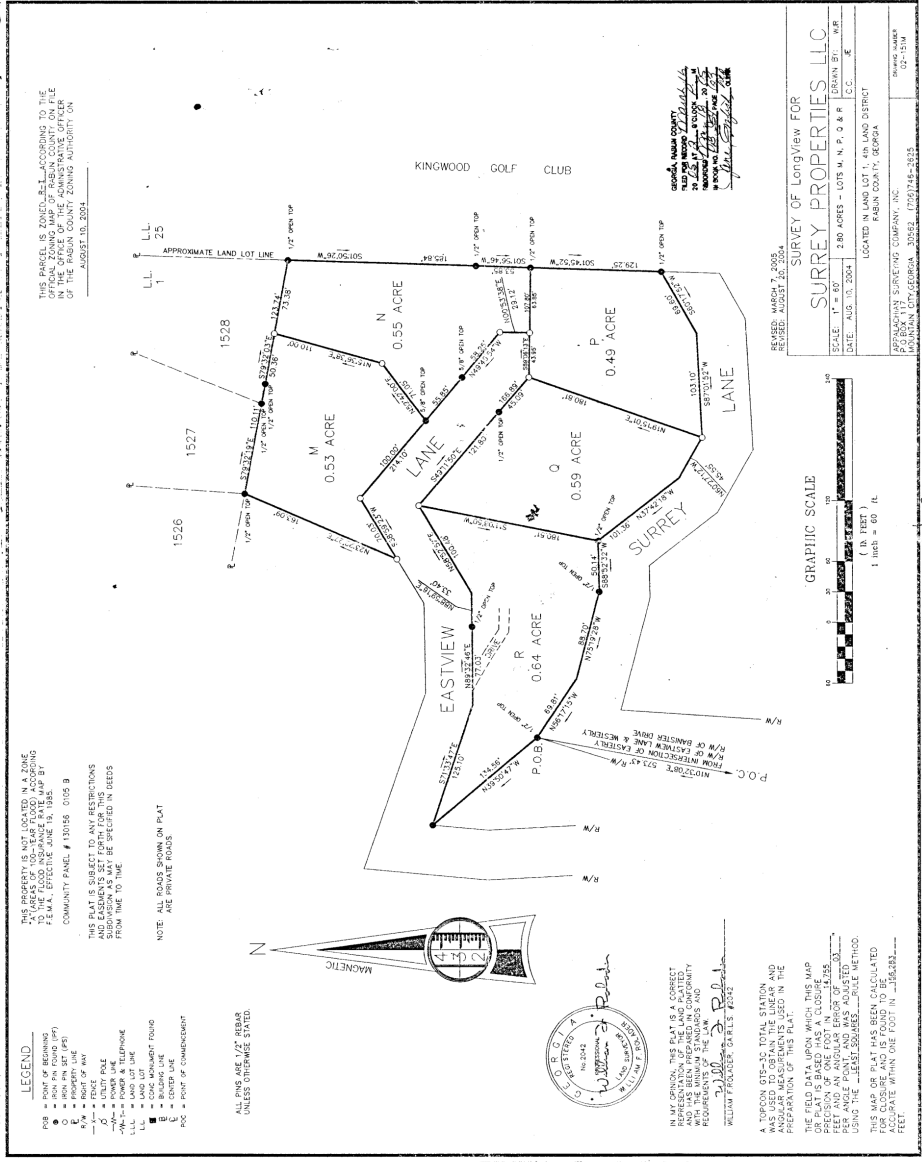
(Signature)
ADMINISTRATIVE OFFICER

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA. A COASTAL FLOOD HAZARD STUDY OF THIS PROPERTY ON SAID MAP AND ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.

The field date upon which this plat is based has a closure precision of one foot in 5000 feet. The plat was adjusted using the method of least squares. This plat has been calculated for closure and is found to be accurate within one foot in 50,000 feet. Linear measurements obtained using Global Positioning System (GPS) were used to verify the accuracy of the plat. Field work completed on 3/17/2018.

Plat - Lots N & Q

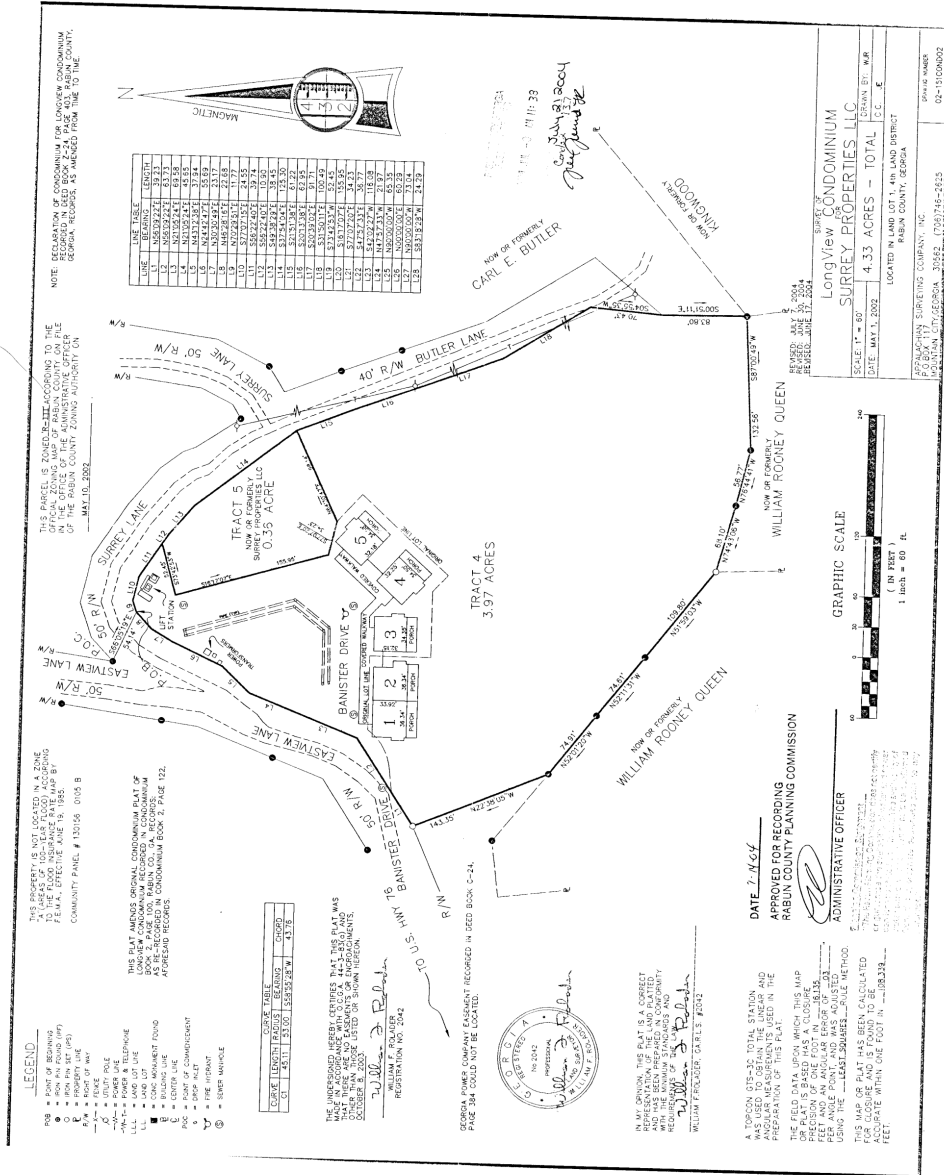
Surrey Prop. 63



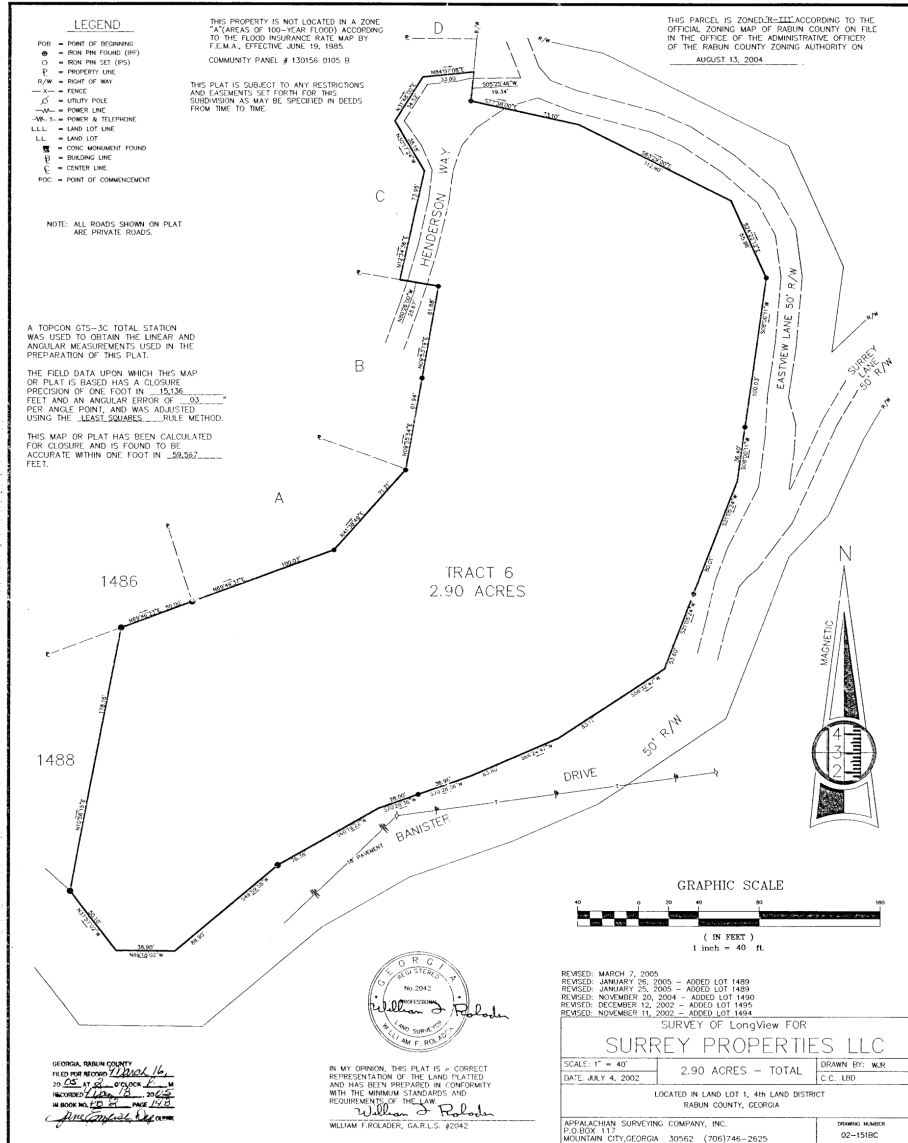
Plat - Lot 5

137

02/16/17



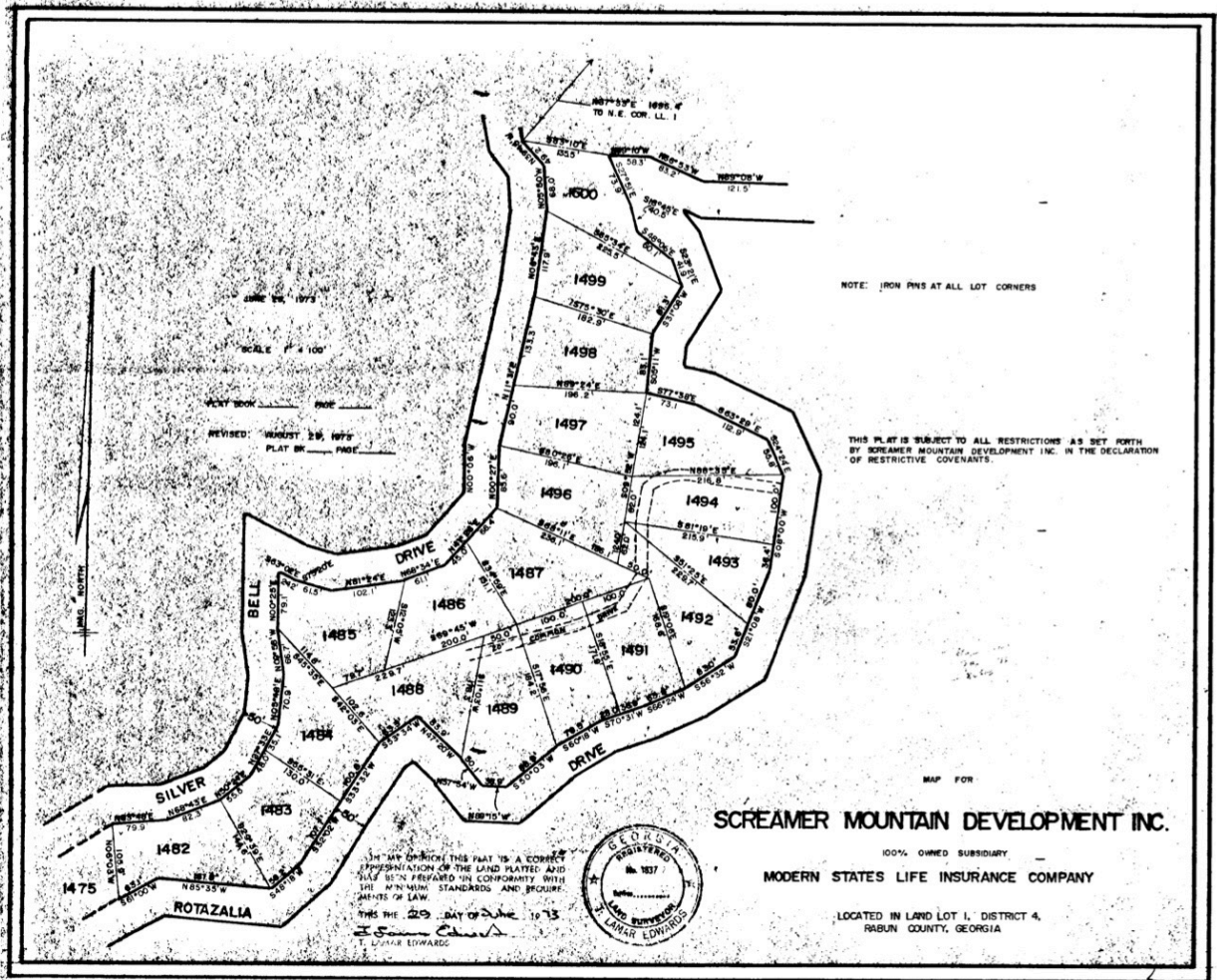
Plat - Lot 6



Condo Plat Book 2 pg 148

Surrey Properties
148

Plat – Lots 1485 & 1488



Go Bid Now!

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