City of Cumming Planning & Development
100 Main Street
Cumming, Georgia 30040
Phone: (770) 781-2024
Email: s.morgan@cityofcumming.net
Website: www.cityofcumming.net

Annexation Petition
into the
City of Cumming, GA

RECEIVED
JUL 08 2025
CITY OF CUMMING

Annexation# 2025083

Please Print Clearly

Applicant's Name: Rex Gravitt (Gravitt Investments, LLC)

Applicant's Mailing Address: 5800 Hubbard Town Road

City: Cumming State: GA Zip: 30028

Applicant's Telephone Number(s): 404-391-2488 rexgravitt@bellsouth.net

Address of Property to be Annexed: 1660 Bettis-Tribble Gap Road

County Zoning Classification: A1

Requested City Zoning Classification: B1

Tax Map # C21 Parcel # 037 Land Lot # 981

District # 3RD Size of Property in Acres: 1.71

Current Use of Property: VACANT

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Cumming, Georgia **(Attached hereto as Exhibit "A").**
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed **(Attached hereto as Exhibit "B").**
- Survey must be signed and sealed by a Registered Land Surveyor.
- If property is to be rezoned upon annexation, you must file a separate Re-Zoning Application along with this petition.

Please answer the following questions:

1. Intended Use of Land:
   - ✓ Residential
   - _____ Commercial
   - _____ Existing Structure(s)
   - _____ Vacant
   - _____ Other (specify) _____

2. Number of persons currently residing on the property: 0 ;
   Number 18 years or older: _____ ; Number registered to vote: _____

3. The number of all residents occupying the property:

_____American Indian	_____Alaskan Native
_____Asian	_____Pacific Islander
_____Black, not of Hispanic Origin	_____Hispanic
_____White, not of Hispanic Origin	

4. The U.S. Department of Commerce requires certain information for the purpose of Population Estimates. Please complete the attached **Exhibit "C".**

5. Please briefly describe your reason for seeking annexation: PROPERTY ADJOINING HAS BEEN ANNEXED AND is BEING DEVELOPED. I WOULD LIKE TO DO THE SAME WITH THIS PIECE

I/We the undersigned, being the owner(s) of real property of the territory described herein, understanding that the City of Cumming has not sought this annexation but that the undersigned files this petition voluntarily of its own free will and volition, respectfully request that the Mayor and City Council of the City of Cumming, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I/We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

Rex Gravitt 7-1-25
Property Owner's Signature Date

GEORGE RANSUM
GRAVITT INVESTMENTS, LLP
Property Owner's Printed Name

Rex Gravitt 7-1-25
Applicant's Signature Date

REX GRAVITT
Applicant's Printed Name

8930 BAYLAKE
GAINESVILLE GA 30506
404-391-2488
Applicant's Address
Applicant's Telephone Number

Annexation Application Checklist: Date Rec'd_____ Completed Application with Signatures
Rec'd_____ Exhibit "A" – Current Boundary Survey
Rec'd_____ Exhibit "B" – Legal Description
Rec'd_____ Exhibit "C" – Population Estimate Information

Date of Planning Commission Meeting (if rezone): _____

Dates Advertised: _____

Date of City Council Reading: _____ Approved: YES NO

Certified Mail:_____ County Board of Commissioner Chairman _____ County Manager _____ County Attorney

Exhibit "C" – Population Estimate Information

A. Number of existing housing units

ONE OCD FAILING IN HOUSE

B. List of Addresses for each housing unit in the annexed area at the time of the annexation

1660 BETTIS TRIBBLE GAP ROAD

C. Disposition of existing structures (e.g. to be demolished, moved or converted)

ONE OCD HOUSE

D. Names of affected Subdivision

E. Name of affected Multi-Family Complex

F. Names of Group Quarters (dormitories, nursing homes, jails, etc.)

G. Names of affected Duplexes

H. Names of Mobile Home Parks

Type: GEORGIA STANDARD PLATS
Recorded: 7/1/2025 3:36:00 PM
Fee Amt: $10.00 Page 1 of 1
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

BK 221 PG 109

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

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74,497.498 SQUARE FEET

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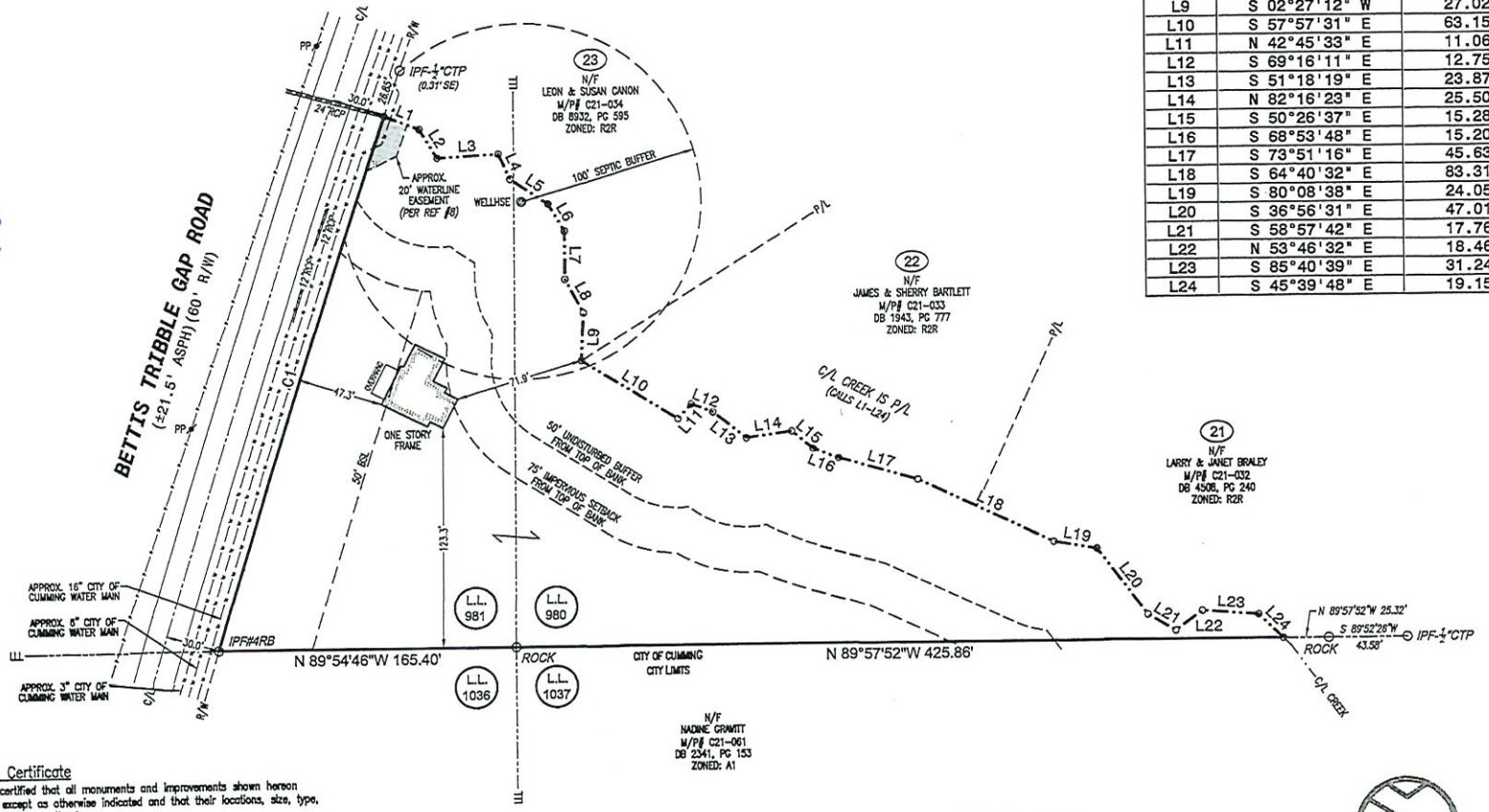

EXHIBIT "A"

Surveyor's Certificate

"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: _____
Registered Georgia Land Surveyor No. 3086

RETRACEMENT SURVEY FOR:

WITTS END PROPERTIES, LLC

LAND LOTS 980 & 981
3RD DISTRICT
1ST SECTION
FORSYTH COUNTY, GEORGIA
PLAT DATE: JULY 8, 2021
REVISIONS:

50 0 50 100 150
GRAPHIC SCALE – 1"=50'

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

_____ 7/1/25
NATHAN M. McCLURE RLS#3086 DATE

McCLURE SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

N

THIS SURVEY AND IT'S FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY McCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE FORSYTH COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

STATE WATERS ARE LOCATED ON THIS PROPERTY.

DATE OF SURVEY: JULY 7-8, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 82,191 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13117C0132G, DATED 6-7-19.

"IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT OF WAY ENCROACHMENTS."

"FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY."

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NOTES & REFERENCES
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5. PLAT BOOK 70 PAGE 98
6. PLAT BOOK 25 PAGE 132
7. PLAT BOOK 78 PAGE 105
8. DEED BOOK 1284 PAGE 128 APPROXIMATE LOCATION OF WATERLINE EASEMENT.

OWNER INFO:
1660 BETTIS TRIBBLE GAP ROAD
CUMMING, GA 30040

GEORGIA REGISTERED No. 3086 PROFESSIONAL LAND SURVEYOR NATHAN M. McCLURE

JOB NO. 21405

EXHIBIT "B" Page 1

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 980 & 981 OF THE 3RD DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROCK BEING THE CORNER COMMON TO LAND LOTS 980, 981, 1036 & 1037, THIS BEING THE TRUE POINT OF BEGINNING:

FROM SAID TRUE POINT OF BEGINNING;
THENCE ALONG THE SOUTHERN LINE OF LAND LOT 981,
NORTH 89 DEGREES 54 MINUTES 46 SECONDS WEST
FOR A DISTANCE OF 165.40 FEET TO AN IPF4RB ON THE EASTERLY R/W OF BETTIS TRIBBLE GAP ROAD, SAID ROAD HAVING A 60' R/W;
THENCE ALONG SAID R/W, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 313.56 FEET, WITH A RADIUS OF 9967.63 FEET, WITH A CHORD BEARING OF NORTH 17 DEGREES 21 MINUTES 34 SECONDS EAST, WITH A CHORD LENGTH OF 313.55 FEET,TO A POINT IN THE CENTERLINE OF A CREEK;
THENCE LEAVING SAID R/W AND ALONG THE CENTERLINE OF A CREEK,
SOUTH 68 DEGREES 30 MINUTES 08 SECONDS EAST
FOR A DISTANCE OF 20.88 FEET TO A POINT;
THENCE SOUTH 30 DEGREES 55 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 19.32 FEET TO A POINT;
THENCE NORTH 86 DEGREES 49 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 34.00 FEET TO A POINT;
THENCE SOUTH 24 DEGREES 20 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 15.59 FEET TO A POINT;
THENCE SOUTH 55 DEGREES 44 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 25.39 FEET TO A POINT;
THENCE SOUTH 30 DEGREES 49 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 17.62 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 17 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 27.30 FEET TO A POINT;
THENCE SOUTH 28 DEGREES 07 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 21.44 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 27 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 27.02 FEET TO A POINT;
THENCE SOUTH 57 DEGREES 57 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 63.15 FEET TO A POINT;
THENCE NORTH 42 DEGREES 45 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 11.06 FEET TO A POINT;
THENCE SOUTH 69 DEGREES 16 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 12.75 FEET TO A POINT;
THENCE SOUTH 51 DEGREES 18 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 23.87 FEET TO A POINT;
THENCE NORTH 82 DEGREES 16 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 25.50 FEET TO A POINT;
THENCE SOUTH 50 DEGREES 26 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 15.28 FEET TO A POINT;

EXHIBIT "B" Page 2

THENCE SOUTH 68 DEGREES 53 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 15.20 FEET TO A POINT;
THENCE SOUTH 73 DEGREES 51 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 45.63 FEET TO A POINT;
THENCE SOUTH 64 DEGREES 40 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 83.31 FEET TO A POINT;
THENCE SOUTH 80 DEGREES 08 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 24.05 FEET TO A POINT;
THENCE SOUTH 36 DEGREES 56 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 47.01 FEET TO A POINT;
THENCE SOUTH 58 DEGREES 57 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 17.76 FEET TO A POINT;
THENCE NORTH 53 DEGREES 46 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 18.46 FEET TO A POINT;
THENCE SOUTH 85 DEGREES 40 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 31.24 FEET TO A POINT;
THENCE SOUTH 45 DEGREES 39 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 19.15 FEET TO A POINT AT THE INTERSECTION OF SAID CREEK AND THE SOUTHERN LINE OF LAND LOT 980;
THENCE ALONG SAID LAND LOT LINE,
NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST
FOR A DISTANCE OF 425.86 FEET TO A ROCK,
THIS BEING THE TRUE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 74,497.514 SQUARE FEET, 1.710 ACRES.

Proposed Development 2 Res Mtn

Exhibit "C"

lots

TOTAL = 1.710 ACRES

74,497.498 SQUARE FEET

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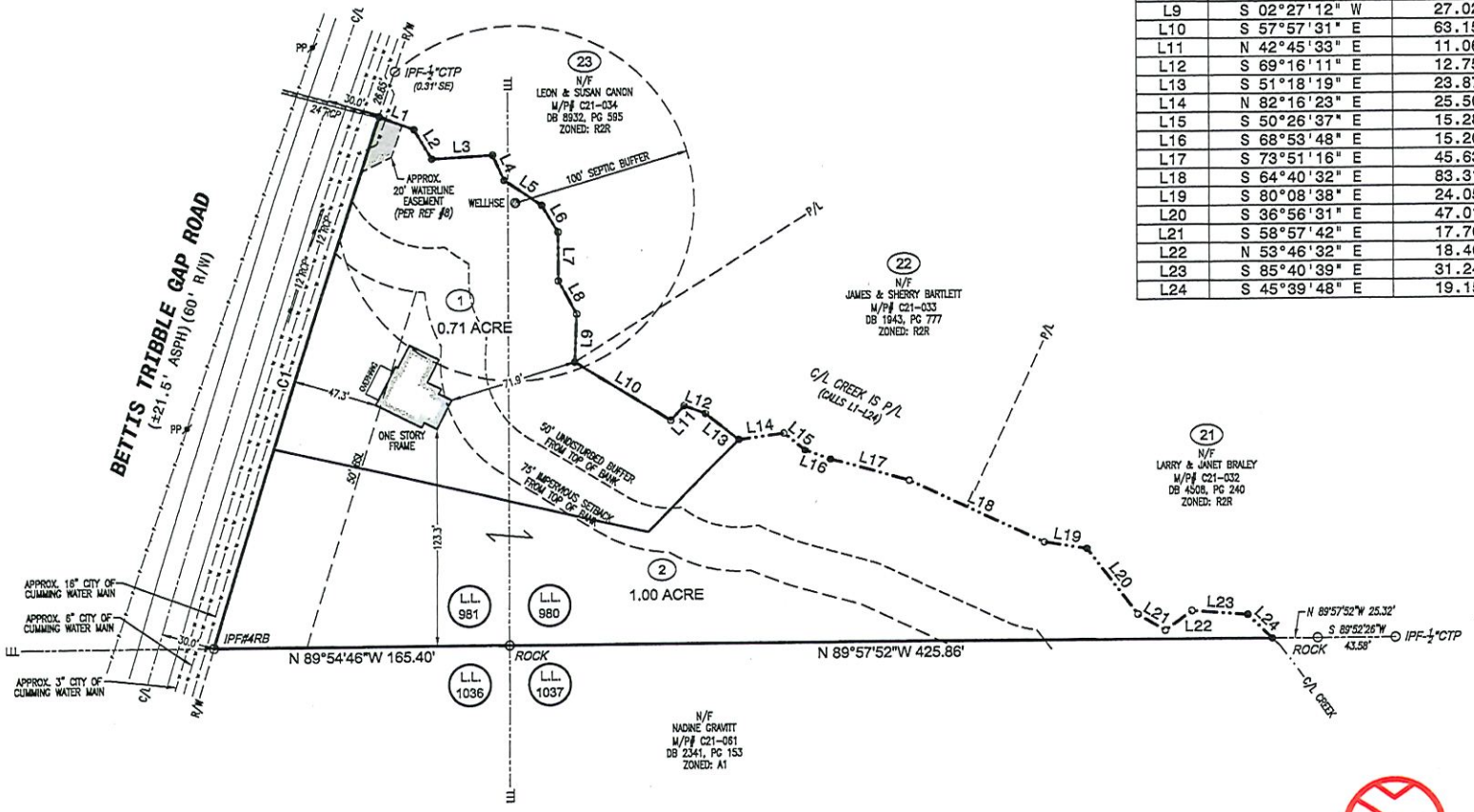
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



N

(GRID N/ W.C.S.)

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WITTS END PROPERTIES, LLC

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3RD DISTRICT
1ST SECTION
FORSYTH COUNTY, GEORGIA
PLAT DATE: JULY 8, 2021
REVISIONS:

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GRAPHIC SCALE – 1"=50'

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By: Nathan M. McClure

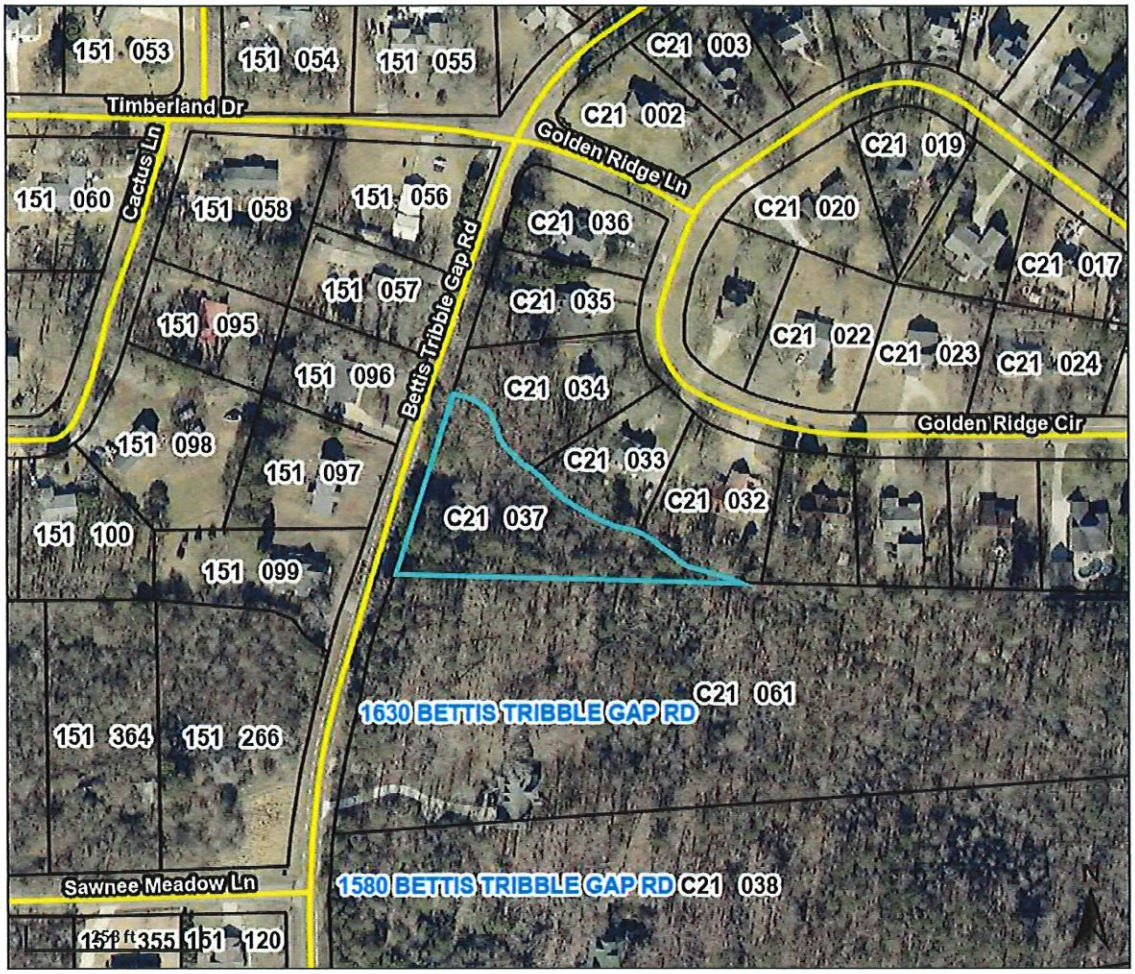
Registered Georgia Land Surveyor No. 3086

McCLURE SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

GEORGIA REGISTERED NO. 3086 PROFESSIONAL LAND SURVEYOR NATHAN M. McCLURE

JOB NO. 21405

qPublic.net™ Forsyth County, GA



Overview

Legend

- Parcels
- Parcel Numbers
- Address Numbers
- Roads

Parcel ID	C21 037	**Alternate ID**	000000258295	**Owner Address**	GRAVITT INVESTMENTS LLLP
Sec/Twp/Rng	--	**Class**	A3		5800 HUBBARD TOWN RD
Property Address	1660 BETTIS TRIBBLE GAP RD CUMMING	**Acreage**	1.71		CUMMING, GA 30028
District	n/a	**Value Information**		**Last 2 Qualified Sales**	
Brief Tax Description	3-1 981	156610			

Date	Price	Reason	Qual
7/9/2021	$102000	n/a	Q
n/a	0	n/a	n/a

Date created: 7/8/2025
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