

N12°00'49"W 84.72' 27.87

N76°05'00"W

N85°34'07"W

CURVE TABLE

27.89' 20.58'

512.00' 127.62' 488.00' 98.15' 200.00' 25.91'

25.00' 34.46'

LINE BEARING
L12 N03°34'47"E
L13 N17°44'59"E

L14 N05°49'24"E

L15 N02°32'52"W

LINE TABLE

SITE DATA:

- 1. TOTAL ACRES 4.97 AC.
- 2. EX. ZONING R-2 3. PROP. ZONING - R-2 4. BUILDING LINES
- FRONT 35'
- REAR 30' - SIDE CORNER - 25'
- SIDE 10'

- REFERENCE SURVEY BY GEOSURVEY
- NO FEMA FLOOD PLAIN EXISTS ON THE SITE 3. STORMWATER MANAGEMENT TO BE PERFORMED IN
- THE EXISTING LAKE. 4. WATER-QUALITY WILL BE HANDLED ON-SITE PRIOR TO DISCHARGE INTO EXISTING LAKE.



Property Line Description for Crossville Hardscrabble

All that tract or parcel of land lying and being in Land Lot 188 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the northerly right of way of Georgia State Route 92, a.k.a. Woodstock Road (Variable R/W) and the southeasterly right of way Hardscrabble Road (Variable R/W); thence along a mitered line of said northerly right of way

thence along a miterea line or sala northerly right of way

North 50 degrees 40 minutes 20 seconds West, 56.77 feet to a 5/8" rebar set

on said southeasterly right of way

thence along said southeasterly right of way

thence along a curve to the right, an arc distance of 409.24 feet,

said curve having a radius of 1041.35 feet and being subtended by a chord

of 406.61 feet, at North 41 degrees 50 minutes 56 seconds East, to a point;

thence North 53 degrees 06 minutes 26 seconds Fast 119.51 feet to a point: thence North 53 degrees 06 minutes 26 seconds East, 119.51 feet to a point; thence along a curve to the right, an arc distance of 690.21 feet, said curve having a radius of 1863.13 feet and being subtended by a chord of 686.27 feet, at North 63 degrees 43 minutes 12 seconds East, to a point; said point being the POINT OF BEGINNING;

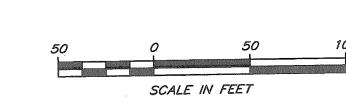
thence along said southeasterly right of way along a curve to the right, an arc distance of 52.97 feet, said curve having a radius of 1863.13 feet and being subtended by a chord of 52.97 feet, at North 70 degrees 53 minutes 25 seconds East, to a point; thence along a curve to the right, an arc distance of 321.37 feet, said curve having a radius of 1863.13 feet and being subtended by a chord of 320.97 feet, at North 76 degrees 38 minutes 47 seconds East, to a point; of 320.97 reet, at North 70 degrees 30 minutes 47 seconds East, to a point; thence along a curve to the right, an arc distance of 300.39 feet, said curve having a radius of 1863.13 feet and being subtended by a chord of 300.07 feet, at North 86 degrees 12 minutes 24 seconds East, to a point; thence South 89 degrees 10 minutes 28 seconds East, 55.86 feet to a point; thence leaving said southeasterly right of way

South 05 degrees 25 minutes 03 seconds West, 370.50 feet to a point;

thence North 88 degrees 55 minutes 27 seconds West, 330.51 feet to a point; thence along a curve to the right, an arc distance of 127.95 feet, said curve having a radius of 512.00 feet and being subtended by a chord of 127.62 feet, at North 75 degrees 24 minutes 28 seconds West, to a point; thence North 68 degrees 37 minutes 30 seconds West, 48.17 feet to a point;

thence North 68 degrees 37 minutes 30 seconds West, 48.17 feet to a point; thence along a curve to the left, an arc distance of 98.31 feet, said curve having a radius of 488.00 feet and being subtended by a chord of 98.15 feet, at North 76 degrees 05 minutes 00 seconds West, to a point; thence along a curve to the left, an arc distance of 25.93 feet, said curve having a radius of 200.00 feet and being subtended by a chord of 25.91 feet, at North 85 degrees 34 minutes 07 seconds West, to a point; thence North 89 degrees 16 minutes 58 seconds West, 51.34 feet to a point; thence along a curve to the left, an arc distance of 38.02 feet, said curve having a radius of 25.00 feet and being subtended by a chord of 34.46 feet, at South 47 degrees 08 minutes 54 seconds West, to a point on the easterly side of Crosscrabble Lane (Proposed Private Drive): on the easterly side of Crosscrabble Lane (Proposed Private Drive); thence North 03 degrees 34 minutes 47 seconds East, 1.87 feet to a point; thence North 07 degrees 28 minutes 05 seconds East, 81.09 feet to a point; thence North 17 degrees 44 minutes 59 seconds East, 24.85 feet to a point; thence North 15 degrees 44 minutes 59 seconds East, 24.85 feet to a point; thence North 05 degrees 49 minutes 24 seconds East, 18.93 feet to a point; thence along a curve to the left, an arc distance of 9.20 feet, thence along a curve to the left, an arc distance of 9.20 feet, said curve having a radius of 63.00 feet and being subtended by a chord of 9.20 feet, at North 01 degrees 38 minutes 16 seconds East, to a point; thence North 02 degrees 32 minutes 52 seconds East, 17.82 feet to a point; thence along a curve to the left, an arc distance of 27.99 feet, said curve having a radius of 84.72 feet and being subtended by a chord of 27.87 feet, at North 00 degrees 10 minutes 09 seconds West, to a point; thereof close 3 curve to the right on arc distance of 21.08 feet thence along a curve to the right, an arc distance of 21.08 feet, said curve having a radius of 27.89 feet and being subtended by a chord of 20.58 feet, at North 00 degrees 10 minutes 09 seconds East, to a point on said southeasterly right of way; said point being the POINT OF BEGINNING;

Said tract or parcel contains 4.97 acres.



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REVISIONS

REV. DATE REVISION REFERENCE:

PROJECT I.D. | FIELD BOOK CHECKED BY DRAWN BY CED ISSUE DATE SCALE 1/8/13 1"=40" SHEET NUMBER