



LINE	BEARING	DISTANCE
L12	N03°34'47"E	1.87'
L13	N17°44'59"E	24.85'
L14	N05°49'24"E	18.93'
L15	N02°32'52"W	17.82'

LINE TABLE

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'

1. REFERENCE SURVEY BY GEOSURVEY
2. 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.

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 Road 29, a.k.a., Woodstock Road (Variable R/W); and the southeasterly right of way Hardersboro Road (Variable R/W); thence along a milled line of said 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 680.27 feet, at North 53 degrees 15 minutes 12 seconds East, 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 630.21 feet, said curve having a radius of 1534.13 feet and being subtended by a chord of 680.27 feet, at North 53 degrees 15 minutes 12 seconds East, to a point; said point being the POINT OF BEGINNING.

thence along said southeasterly right of way
to 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 330.15 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;
thence along a curve to the right, an arc distance of 300.1 feet,
said curve having a radius of 1863.13 feet and being subtended by a chord
of 287.97 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 89 degrees 25 minutes 47 seconds East, 370.50 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 127.95 feet, at North 85 degrees 34 minutes 05 seconds East, to a point;
thence North 89 degrees 37 minutes 30 seconds West, 48.17 feet to a point;
thence along a curve to the left, an arc distance of 96.31 feet,
said curve having a radius of 488.00 feet and being subtended by a chord
of 96.31 feet, at North 89 degrees 37 minutes 30 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 05 seconds East, to a point;
thence along a curve to the left, an arc distance of 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 05 minutes 04 seconds West, to a point
at the easterly end of the proposed right of way (Proposed Private Drive);
thence North 03 degrees 34 minutes 47 seconds East, 1.87 feet to a point;
thence North 07 degrees 28 minutes 45 seconds East, 18.09 feet to a point;
thence North 17 degrees 44 minutes 59 seconds East, 18.93 feet to a point;
thence North 05 degrees 28 minutes 45 seconds East, 18.93 feet to a point;
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 02 minutes 12 seconds East, 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 00 minutes 00 seconds East, to a point;
thence along a curve to the left, 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
at said southeasterly right of way
at the point hereinafter designated as the POINT OF BEGINNING;

Said tract or parcel contains 4.97 acres.

RECEIVED
City of Roswell
JAN 16 2013
Community
Development
Dept.

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CROSSVILLE HARDCRABBLE

LAND LOTS 188, 1ST DISTRICT, 2ND SECTION,
CITY OF ROWELL, FULTON COUNTY, GEORGIA
ZONED R-2

[illegible]

SHEET TITLE
ZONING PLAN

SEAL

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