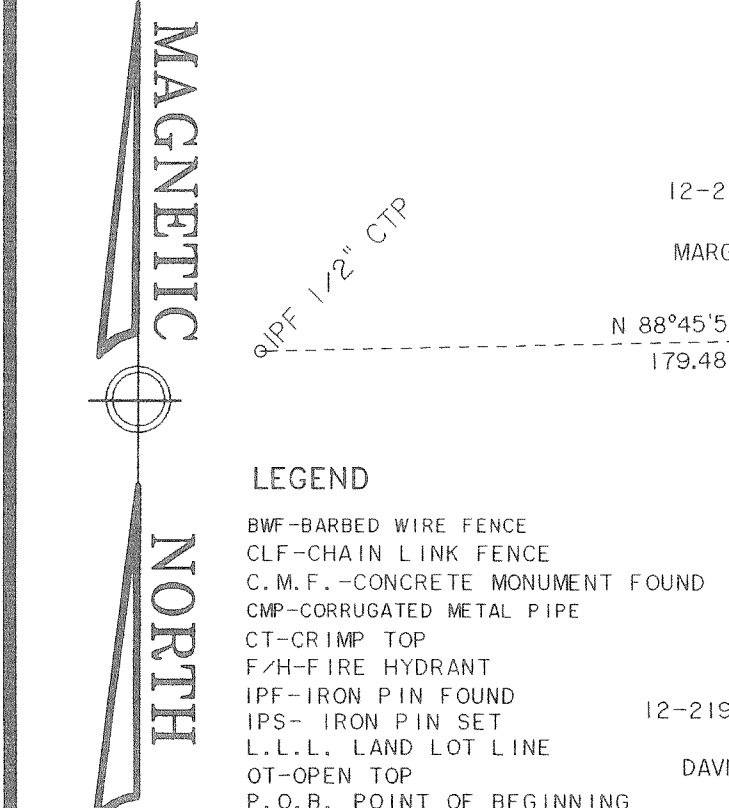
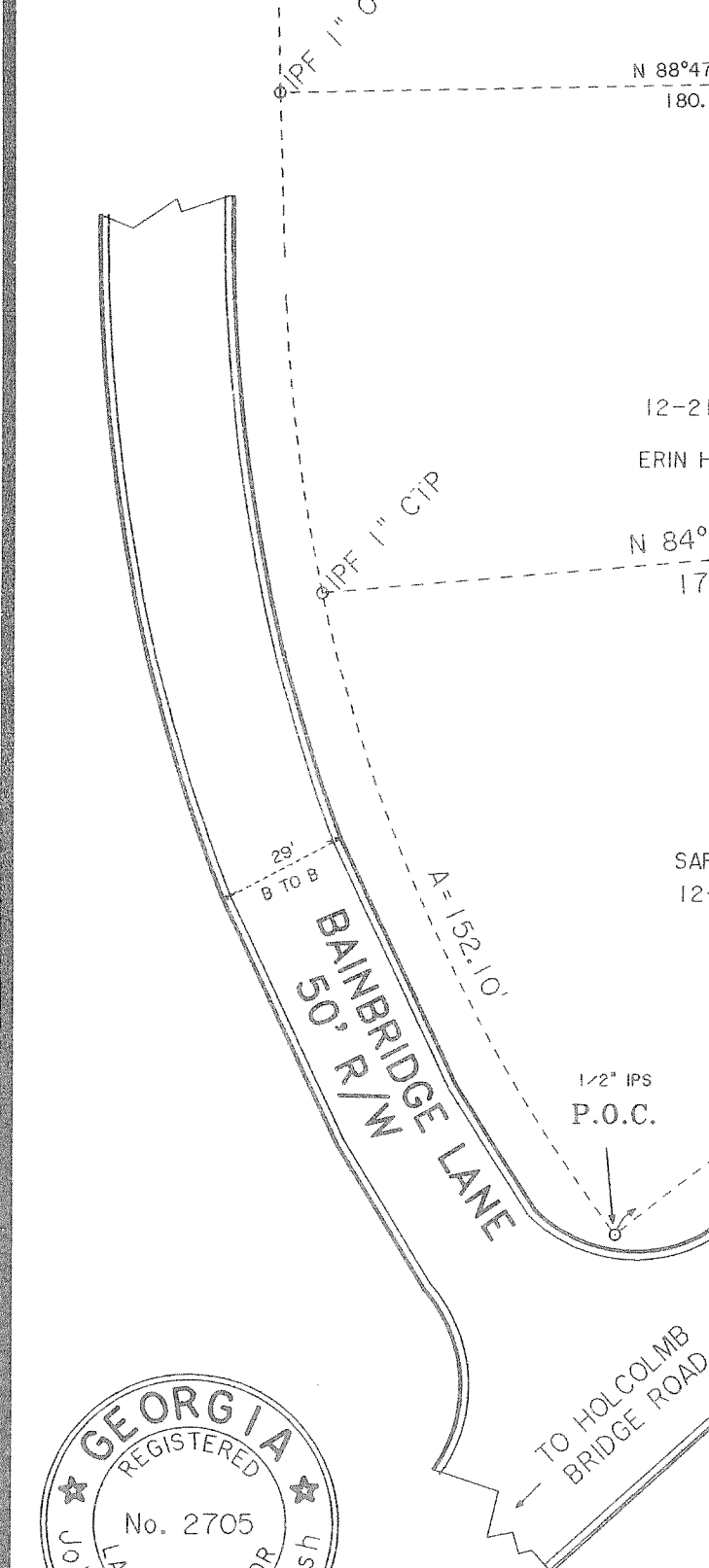


VICINITY MAP
NOT TO SCALE



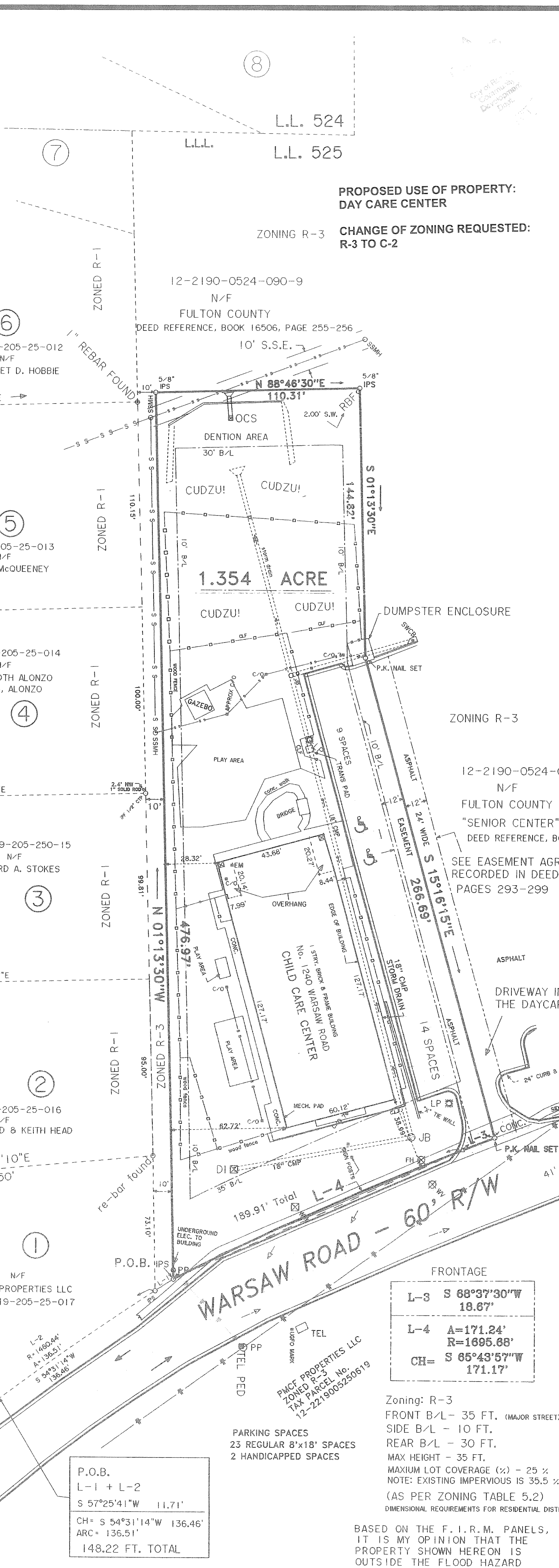
- LEGEND**
- BWF-BARBED WIRE FENCE
 - CLF-CHAIN LINK FENCE
 - C.M.F.-CONCRETE MONUMENT FOUND
 - CMP-CORRUGATED METAL PIPE
 - CT-CRIMP TOP
 - F/H-FIRE HYDRANT
 - IPF-IRON PIN FOUND
 - IPS-IRON PIN SET
 - L.L.L.-LAND LOT LINE
 - OT-OPEN TOP
 - P.O.B. POINT OF BEGINNING
 - PP-POWER POLE
 - RBF-RE-BAR FOUND
 - RBS-RE-BAR SET
 - RCP-CONCRETE PIPE
 - R/W-RIGHT OF WAY
 - TBC-TOP BACK CURB
 - WV-WATER VALVE
 - P-K-CONCRETE NAIL
 - OCS-OUTLET CONTROL STRUCTURE
 - DI-DROP INLET
 - JB-JUNCTION BOX

GOLDENGATE ESTATES SUBDIVISION
UNIT ONE
PLAT BOOK 95, PG. 94



HOUSTON ENGINEERING, INC.
DESIGN ENGINEERS AND SURVEYORS
SINCE 1964 JPARISH@HOUSTON-ENGINEERING.COM

1424 VETERANS DRIVE SUITE 3
CONYERS, GEORGIA 30012
PH (770) 483-8471
FAX (770) 761-1261



PROPOSED USE OF PROPERTY:
DAY CARE CENTER

CHANGE OF ZONING REQUESTED:
R-3 TO C-2

REVISION BLOCK

DATE	REVISION
12/01/2011	CHANGE TO ZONING EXHIBIT PLAT

Development Statistics Summary Chart	
1. Maximum existing and proposed (n/a) height of any structure:	1 story
2. Maximum existing and proposed (n/a) gross sq. footage of the building area:	8,883 square feet
3. Dwelling units:	n/a
4. Area of site (total acres or sq. feet = 100%):	1.354 acres
5. Maximum existing and proposed (n/a) lot coverage of building area:	8883 square feet (15.06%)
6. Minimum existing and proposed (n/a) square footage of landscaped area:	23,928 square feet (40.57%)
7. Maximum existing and proposed (n/a) impervious surface (not including bldg):	11,669 square feet (19.78%)
8. Existing and proposed (n/a) parking spaces:	25 spaces
9. Flood plain:	n/a
10. Undeveloped and/or open space:	14,502 square feet (24.59%)
11. Provision of the Zoning Ordinance requested to be varied and amount of variances requested:	Section 6.3.1 (square footage); Table 6.2 (dimensional requirements for minimum setback and minimum width of natural buffer when abutting an R-1 district)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 525 OF THE 1st DISTRICT, 2nd SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT FORMED BY THE INTERSECTION OF THE NORTH 60 FT. RIGHT-OF-WAY OF WARSAW ROAD AND THE EAST 50 FT. RIGHT-OF-WAY OF BAINBRIDGE ROAD, THENCE PROCEED NORTHEASTERLY ALONG THE NORTH 60 FT. RIGHT-OF-WAY OF WARSAW ROAD A DISTANCE OF 148.22 FT. TO AN IRON PIN SET, THE TRUE POINT OF BEGINNING.

THENCE LEAVING THE RIGHT-OF-WAY OF WARSAW ROAD, North 01 degrees 13 minutes 30 seconds West for a distance of 476.97 feet to a 5/8" re-bar set;
THENCE North 88 degrees 46 minutes 30 seconds East for a distance of 110.31 feet to a 5/8" re-bar set;
THENCE South 01 degrees 13 minutes 30 seconds East for a distance of 144.82 feet to a P-K nail set in concrete;
THENCE South 15 degrees 16 minutes 15 seconds East for a distance of 266.69 feet to a P-K nail set in concrete on the North Right-of-Way of Warsaw Road;
THENCE along the North Right-of-Way of Warsaw Road, South 68 degrees 37 minutes 30 seconds West for a distance of 18.67 feet to a calculated point;
THENCE continuing along the North Right-of-Way of Warsaw Road and along a curve to the left having a radius of 1695.68 feet and an arc length of 171.24 feet, being subtended by a chord of South 65 degrees 43 minutes 57 seconds West for a distance of 171.17 feet to a 1/2" re-bar set, The True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.354 acres.

Warsawleg.txt

NOTES:
THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 12,000 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE.
TRAVERSE ADJUSTED BY COMPASS RULE.
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A TOPCON GPT3005W TOTAL STATION
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.
ALL IPS ARE 1/2" DIA. RE-BARS UNLESS NOTED OTHERWISE

ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. UNDERGROUND AND ABOVEGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. UNDERGROUND OR ABOVEGROUND WHICH MAY BE ENCOUNTERED.
CALL TOLL FREE 811, 72 HRS. BEFORE DIGGING !

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.

TO: EARLY LEARNING PROPERTY MANAGEMENT, INC., and

I hereby certify that this survey was prepared by me or Under my supervision in accordance with the "minimum Standard detail requirements or ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011 and includes items 1,2,3,4,6,7a,7b,7c,8,9, 10,11a,13,14,16,17 and 18 of Table A thereof and to the extent possible, shows the location of all setback lines listed pursuant to Item 6 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies
That in my professional opinion, as a Land Surveyor Registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Registered Surveyor
State of Georgia
Registration No. 2705

DATE: JUNE 18, 2010

ZONING SURVEY, SITE PLAN & DEVELOPMENT STATISTICS SUMMARY FOR EARLY LEARNING PROPERTY MANAGEMENT, INC.	
LAND LOT 525	1st DISTRICT
FULTON COUNTY	2nd SECTION, GEORGIA
SCALE 1" = 40'	DATE 6/02/2011
SCRNFWARRZONE	SEE REVISION BLOCK
CRDFABWARSAW	CITY OF ROSWELL
ON 3-25-27-29	JOB NO. 011-0127