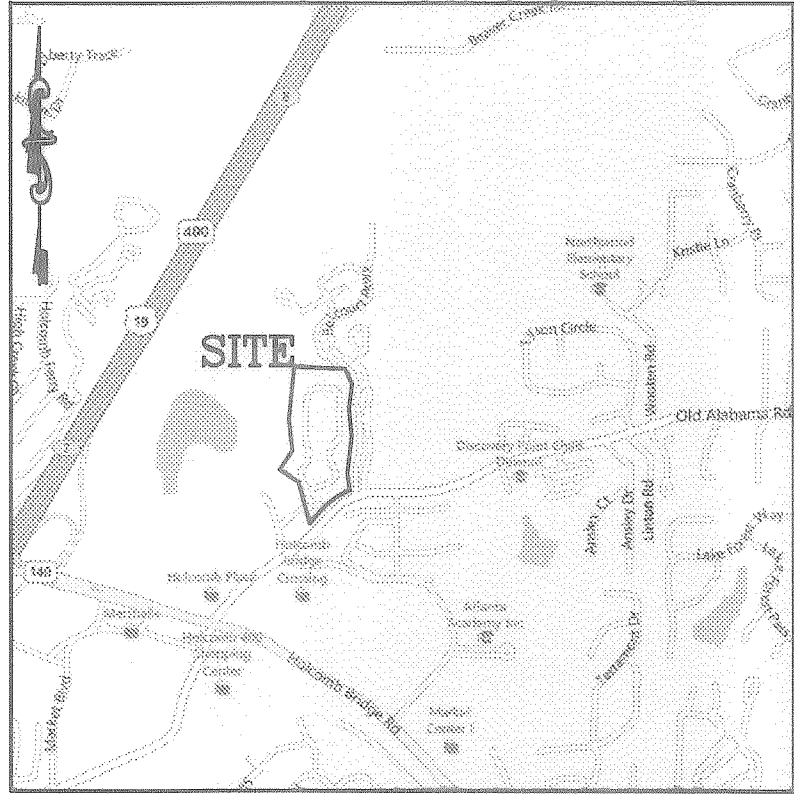




LOCATION MAP
NOT TO SCALE

PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 52,369 FEET AND AN ANGULAR ERROR OF 3.44 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 362,457 FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON GTS-303 TOTAL STATION.

Resolution No. 2013-03-12

State of Georgia
Fulton County

Case #R212-08

A RESOLUTION THAT THE CITY OF ROSWELL MAYOR AND CITY COUNCIL GRANT APPROVAL FOR PROPERTY LOCATED IN LAND LOT 612 OF THE 1ST DISTRICT, 2ND SECTION CONTAINING 16.24 ACRES OF THE REQUESTED SITE PLAN AMENDMENT WITH CONCURRENT VARIANCES TO ALLOW FOR AN 81 SINGLE FAMILY ATTACHED HOMES PER CASE #R212-08 AND CV12-45 LOCATED AT 1580 OLD ALABAMA ROAD.

WHEREAS: Notices to the public regarding said zoning has been duly published in the Roswell Neighbor, the official news organ of the City of Roswell; and

WHEREAS: A public hearing was held by the Mayor and City Council on March 11, 2013; and

WHEREAS: The Mayor and City Council is the governing authority of the City of Roswell; and

WHEREAS: The Mayor and City Council has reviewed the site plan amendment based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

WHEREAS: The Mayor and City Council has reviewed the variance request based on the Authority to Grant Concurrent Variances found in Section 31.1.29 and the Criteria to Consider for Concurrent Variances found in Section 31.1.31 of the Roswell Zoning Ordinance; and

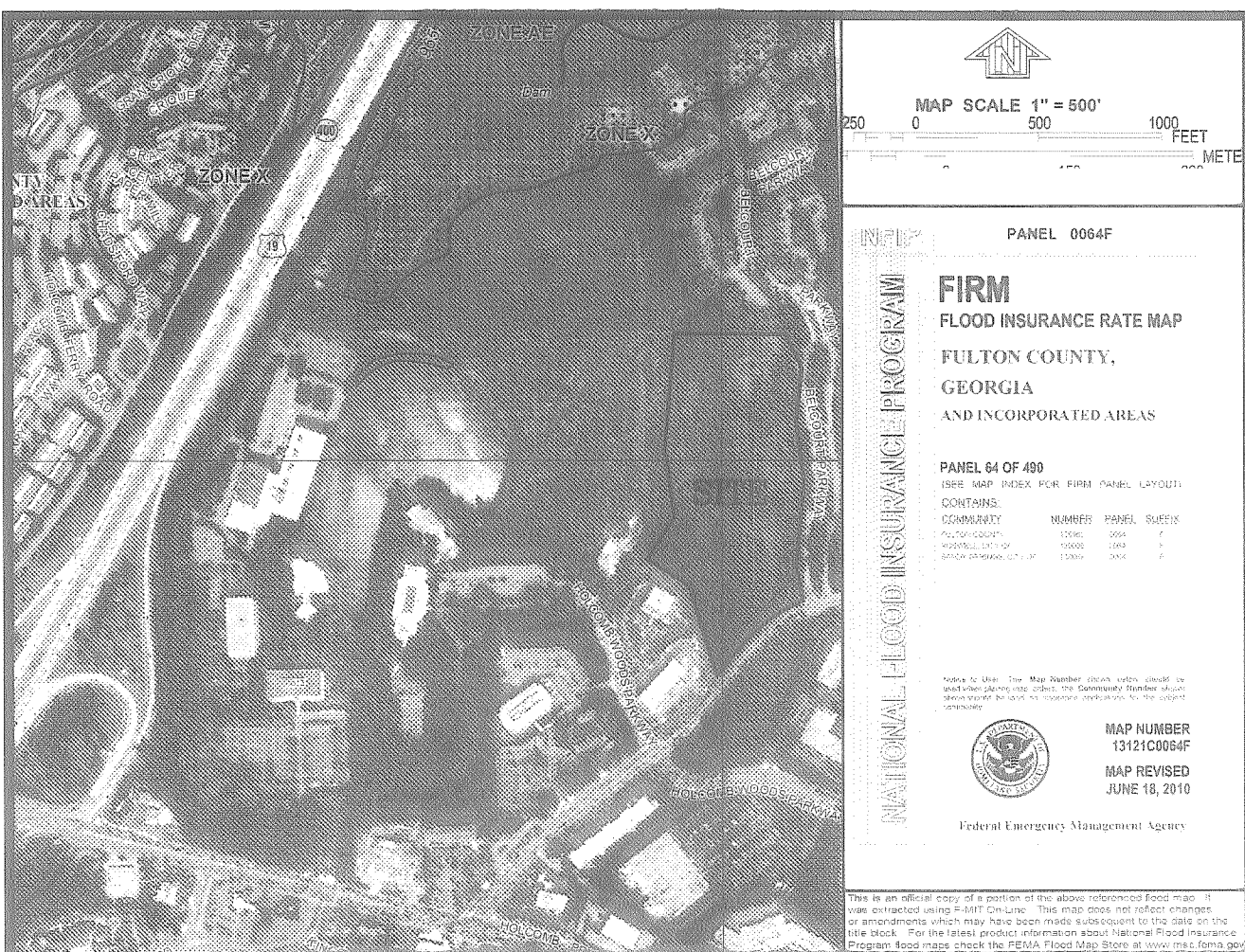
WHEREAS: The Mayor and City Council has reviewed the site plan amendment based on the 2010 Comprehensive Plan character area Suburban Residential;

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Mayor and City Council while in session on March 11, 2013 hereby ordains and approves this said site plan amendment with concurrent variances for lot coverage up to 50% with a minimum of 25% overall reduction in the front setback from 30 feet to 10 feet for lots 1-25 with the setback to be setback a minimum of 5 feet from the front plane of the house; on the remainder of the lots the front setback shall be 10 feet with a minimum of 15 feet for the garage for property at 1580 Old Alabama Road to allow for 81 single-family attached homes subject to the following conditions:

1. The owner/developer shall develop the property in accordance with the site plan stamped "Received February 20, 2013 City of Roswell Community Development Department."
2. A preliminary plat for the property shall be required prior to the issuance of a Land Development Permit.
3. A final plat shall be recorded prior to the sale of any homes.
4. A 9' sidewalk to be added on the inner-loop of the development with a 2' landscape strip to be installed prior to the sale of the homes.
5. The owner/developer will install a five foot pedestrian access shown on the location on the attached exhibit identified as zoning condition slash 3-8-15. The access shall be shall be shown on the preliminary and final plats.

To be effective this 11th day of March, 2013.

Joe Wood, Mayor



REFERENCE MATERIAL:

BOUNDARY AND TOPOGRAPHIC SURVEY FOR OLD ALABAMA TOWNHOMES, PREPARED BY DAVID A. BURR ENGINEERS & SURVEYORS, INC., DATED JANUARY 11, 2007.

CONSTRUCTION PLANS FOR OLD ALABAMA TOWNHOMES PREPARED BY DAVID A. BURR ENGINEERS & SURVEYORS, INC., DATED JANUARY 11, 2007 AND MOST RECENTLY REVISED AUGUST 16, 2007.

CONSTRUCTION PLANS FOR ROSWELL MANOR PREPARED BY ENGINEERING 303, LLC., DATED MAY 5, 2013 AND MOST RECENTLY REVISED OCTOBER 10, 2013.

NOTE:

MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.

CERTAIN INTERIOR IMPROVEMENTS NOT SHOWN HEREON.

CERTAIN UNDERGROUND UTILITIES THIS TRACT (i.e. WATER, NATURAL GAS, ELECTRICITY, PHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

THE SURVEYOR RELIED UPON PAINT MARKINGS PROVIDED BY OTHERS FOR THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.

IMPROVEMENT NOTE:

CERTAIN INTERIOR IMPROVEMENTS ARE NOT SHOWN HEREON.

ZONING NOTES:

ZONING: R-3c

MIN. LOT SIZE: 3020 S.F. (PER SITE PLAN AMENDMENT EXHIBIT)

FRONT SETBACK: 10' (15' TO GARAGE)

SIDE SETBACK: 0' (SEE BUILDING CODE FOR MINIMUM SEPARATION REQUIREMENTS)

EXTERIOR SETBACKS AS SHOWN HEREON.

MINIMUM LOT COVERAGE 50% FOR EACH LOT AND 25% OVERALL FOR THE SITE.

10 FOOT FRONT SETBACK WILL ALSO FUNCTION AS A 10 FOOT ACCESS AND UTILITY EASEMENT.

SETBACK REQUIREMENTS:

ROADS SHALL BE A PRIVATE STREET (45 FT. WIDTH) WITH AN ADDITIONAL TEN (10) FOOT PRIVATE ACCESS AND UTILITY EASEMENT ON EACH SIDE.

FRONT SETBACK TO BE TEN (10) FEET WITH A MINIMUM OF FIFTEEN (15) FEET TO THE FACE OF THE GARAGE.

SIDE SETBACK TO BE ZERO (0) FEET. (SEE BUILDING CODE FOR MINIMUM SEPARATION REQUIREMENTS)

EXTERIOR SETBACKS AS SHOWN HEREON ARE AS PER THE PREVIOUSLY APPROVED PLANS: TEN (10) FEET ON EAST AND WEST EXTERIOR PROPERTY LINES AND THIRTY (30) FEET ON THE NORTH EXTERIOR PROPERTY LINE.

FIRE BARRIERS FOR PROPOSED LAYOUT TO BE DETERMINED BY THE CURRENT INTERNATIONAL RESIDENTIAL CODE (2012 WITH GA AMENDMENTS): TABLE 302.1(i)

EVERY HOUSE TO HAVE INDIVIDUAL TRASH PICK-UP.

ELECTRICAL EASEMENTS OF RECORD:

1.) EASEMENT BETWEEN THE GEORGIA POWER COMPANY AND BELCOURT LTD. DATED JAN. 17, 1984. (DB. 9852, PG. 39) FULTON CO. RECORDS) THE EXACT EXTENT AND LOCATION OF THIS EASEMENT IS INDETERMINABLE DUE TO THE VAGUENESS OF THE MATTER OF RECORD.

2.) PERMIT FOR ANCHORS, GUY POLES AND WIRES BETWEEN THE GEORGIA POWER COMPANY AND MARY P. PALMER DATED DEC. 06, 1977. (DB. 6982, PG. 292, FULTON CO. RECORDS) THE EXACT EXTENT AND LOCATION OF THIS EASEMENT IS INDETERMINABLE DUE TO THE VAGUENESS OF THE MATTER OF RECORD.

UNDERGROUND UTILITY NOTE:

CERTAIN UNDERGROUND UTILITIES THIS TRACT (i.e. WATER, NATURAL GAS, ELECTRICITY, TELEPHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF THE CITY OF ROSWELL, FULTON COUNTY, GA. (COMMUNITY PANEL NO. 13121C0064F) MOST RECENTLY REVISED JUNE 8, 2010

DRAINAGE NOTES:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEK, RIVER OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS, OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

THE STORMWATER BMP FACILITIES COVENANT COVERING THE TWO STORMWATER PONDS AND THE SEVEN CRYSTAL STREAMS UNITS SERVICING THIS DEVELOPMENT IS RECORDED IN DEED BOOK 52948, PGS 312-323. THE CITY OF ROSWELL IS TO BE NOTIFIED UPON THE TRANSFER OF MAINTENANCE RESPONSIBILITY FOR THE STORMWATER BMP FACILITIES BY SUBMITTING A REVISION OF EXHIBIT A OF SAID COVENANT.

1580 Old Alabama Road, Roswell Georgia 30076

FINAL PLAT FOR:

ROSWELL MANOR

This Site is located in
LAND LOTS 611 & 612
1st DISTRICT 2nd Section
THE CITY OF ROSWELL, GEORGIA
FULTON COUNTY, GEORGIA



Engineering303.com

Phone: 770-442-0500

116 North Main Street, Suite B, Cumming, Georgia 30040

Developer
Old Alabama Holdings, LLC.
6845 Shiloh Road East
Suite D-3
Alpharetta, Georgia 30005
24 Hr Contact: Jim Jacobi
Phone: 404-456-5562 Cell
Email: Jimj@jeh-homes.com

CERTIFICATE OF OWNER:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 0.0694 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

SUBSIDER: *James D. Jacobi* 1.31.2014
OWNER: *James D. Jacobi* 1.31.2014

FINAL APPROVAL

MAYOR-CITY OF ROSWELL
CHAIRMAN OF PLANNING COMMISSION
CITY OF ROSWELL
ENGINEER - CITY OF ROSWELL

DATE
DATE
DATE
DATE

THE NATURAL DRAINS, BRANCHES, CULVERTS AND DRAINAGE STRUCTURES SHOWN ON THIS PLAT ARE NECESSARY FOR DRAINAGE OF THE SUBDIVISION AND THE CITY OF ROSWELL WILL NOT BE HELD RESPONSIBLE FOR OVERFLOW OR EROSION CAUSED BY THEM OR FOR EXTENSION OF CULVERTS SHOWN. PURSUANT TO THE "LAND SUBDIVISION ORDINANCE OF THE CITY OF ROSWELL", THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY OF ROSWELL.

CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ OF FULTON COUNTY
PAGE _____
RECORDS ON _____
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

CITY OF ROSWELL NOTES:

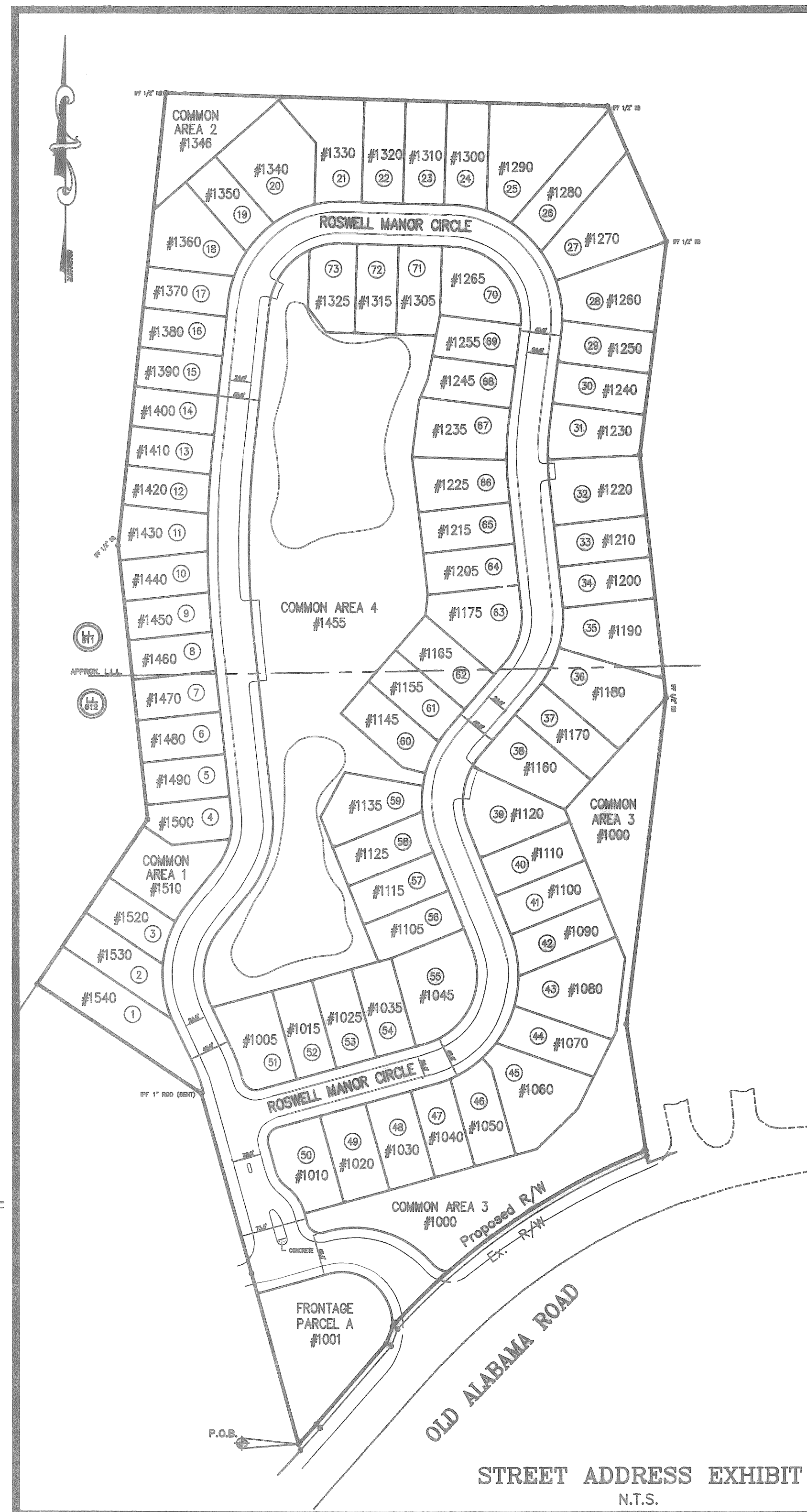
ARBORS AND OTHER STRUCTURES ARE NOT TO CROSS DRAINAGE EASEMENTS WITHOUT A FULLY EXECUTED LICENSE FOR LAND USE WITH THE CITY OF ROSWELL AND RECORDED PRIOR TO INSTALLATION OF SAID ARBOR OR STRUCTURE

SIDEWALKS, ROADWAY REPAIRS AND TOPPING, TREE PLAN PLANTING, ENTRANCE MONUMENTS AND LANDSCAPING, AND LOT PINS WERE NOT INSTALLED AT THE TIME OF FINAL PLATTING. THE OVERALL PERFORMANCE BOND SHALL BE PARTIALLY RELEASED AS APPROVED BY THE CITY. ONCE THE INDIVIDUAL PERFORMANCE BOND LINE ITEMS ARE COMPLETED THE CORRESPONDING BOND AMOUNTS, AS OUTLINED IN THE BOND PAPERWORK, SHALL BE CREDITED BACK TO THE DEVELOPER.

CERTIFICATION OF SURVEYOR/ENGINEER:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE "LAND SUBDIVISION ORDINANCE OF THE CITY OF ROSWELL" AND THE REQUIREMENTS OF THE "ZONING ORDINANCE OF THE CITY OF ROSWELL, GEORGIA" HAVE BEEN FULLY COMPLIED WITH.

REGISTERED CIVIL ENGINEER
NO. 36187
REGISTERED GA LAND SURVEYOR
NO. 3061



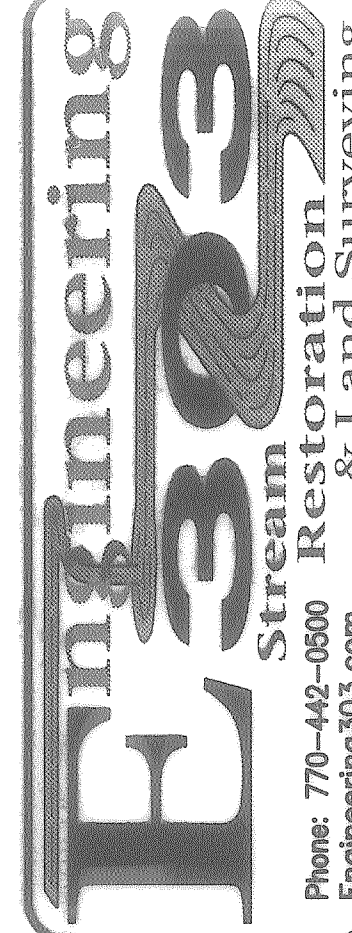
STREET ADDRESS EXHIBIT
N.T.S.

CITY OF ROSWELL, GEORGIA LDP NO. 201301301
Property ID/Pin 12-240006120395
Owner: Old Alabama Holdings LLC
6845 Shiloh Rd. East, Suite D-3
Alpharetta, Georgia 30005
Jim Jacobi Ph: 404-456-5562

SURVEYOR'S NOTE:

THE FOLLOWING MATTERS OF RECORD APPLICABLE TO THE "NORTH FULTON COUNTY WATER SYSTEM LOOP" MAKE REFERENCE TO EXCERPTS OF PLANS ON FILE IN THE FULTON COUNTY PUBLIC WORKS DEPARTMENT. THESE EXCERPTS AND PLANS INDICATE AN EXISTING RIGHT-OF-WAY ALONG OLD ALABAMA ROAD OF 30.0' OFF OF THE CENTERLINE OF SAID ROAD AND ALSO INDICATE A "NEW" RIGHT-OF-WAY OF 55.0' OFF OF THE CENTERLINE OF THE ROAD. THESE MATTERS DO NOT INDICATE A TRANSFER OF OWNERSHIP OF THE PROPOSED RIGHT-OF-WAY ALONG OLD ALABAMA ROAD, NOR HAS ANY MATTER OF RECORD OF WHICH THIS FIRM HAS BEEN ADVISED INDICATE A TRANSFER OTHER THAN THOSE DEPICTED AND REFERENCED HEREON. THE INTENT OF THE USE OF THE TERM "NEW RIGHT-OF-WAY" IS UNCLEAR.

DEED BOOK 10197, PAGE 241, OF THE FULTON CO., RECORDS.
DEED BOOK 10620, PAGE 325, OF THE FULTON CO., RECORDS.



FINAL PLAT FOR:

ROSWELL MANOR



NO.	DESCRIPTION	DATE
	DRAWING: WNG	DATE: 01/31/2014
	SCALE: HORIZ. 1" = 50'	
	VERT. 1" = 10'	
	LAND LOT(S): 611 & 612	
	DISTRICT: 1st	SECTION: 2nd
	CITY OF: Roswell	
	COUNTY: Fulton County, Georgia	
	Engineering: 303 LLC, 116 North Main Street, Suite B, Cumming, Georgia 30040	

LEGEND:

BC	=	BACK OF CURB
BOC	=	BURIED CABLE OUTLET
C&G	=	CURB AND GUTTER
CB	=	CATCH BASIN
CI	=	CURB INLET
CL	=	CENTERLINE
CMP	=	CORRUGATED METAL PIPE
CO	=	CLEAN OUT
CT	=	CRIMP TOP PIN
EP	=	EDGE OF PAVEMENT
FC	=	FACE OF CURB
FI	=	FIRE HYDRANT
GI	=	GRATE INLET
GP	=	GUY WIRE
HW	=	HEAD WALL
IPF	=	IRON PIN FOUND
IPS	=	IRON PIN SET
JB	=	JUNCTION BOX
LP	=	LIGHT POLE
ML	=	MANHOLE (SANITARY SEWER)
OT	=	OPEN TOP PIPE
PL	=	PROPERTY LINE
PP	=	POWER POLE
WP	=	WOOD POLE
WB	=	WOOD BOLLARD
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
SQ	=	IRON ROD (SQUARE)
T	=	TELEPHONE POLE
+	=	3" STUB (POWER)
•	=	6" PVC STUB (SEWER)
•	=	2" PVC STUB (CONDUIT)
□	=	CRYSTAL STREAMS WATER QUALITY DEVICE (CST)
---	=	STORM SYSTEM
---	=	WATERSYSTEM
---	=	SANITARY SYSTEM

OWNER/DEVELOPER

Old Alabama Holdings, LLC.
6845 Shiloh Road East
Suite D-3
Alpharetta, Georgia 30005
24 HOUR CONTACT:
Mr. Jim Jacobi
Ph: 404-456-5562 Cel.
Ph: 770-945-3600 Off.

FUTURE SIDEWALK NOTE:

FUTURE SIDEWALKS SHOWN HEREON ARE TO BE INSTALLED DURING BUILDING CONSTRUCTION.

ZONING NOTES:

ZONING: R-3c
MIN. LOT SIZE: 3020 S.F. (PER SITE PLAN AMENDMENT EXHIBIT)
FRONT SETBACK: 10' (15' TO GARAGE)
SIDE SETBACK: 0' (SEE BUILDING CODE FOR MINIMUM SEPERATION REQUIREMENTS)
EXTERIOR SETBACKS AS SHOWN HEREON.
MINIMUM LOT COVERAGE 50% FOR EACH LOT AND 25% OVERALL FOR THE SITE.
10 FOOT FRONT SETBACK WILL ALSO FUNCTION AS A 10 FOOT ACCESS AND UTILITY EASEMENT.

ROSWELL MANOR CIRCLE
METES & BOUNDS CURVE DATA:

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C50	N 20°32'15" W	26.79'	26.82'	152.50'
C51	S 24°36'48" E	4.12'	4.12'	122.50'
C52	S 09°17'52" E	60.73'	61.37'	122.50'
C53	S 16°23'25" W	48.15'	48.47'	122.50'
C54	S 33°13'35" W	23.49'	23.52'	122.50'
C55	N 25°58'09" E	34.23'	34.52'	77.50'
C56	N 03°31'21" E	26.08'	26.21'	77.50'
C57	S 05°43'14" E	15.88'	15.88'	1022.50'
C58	S 04°04'12" E	43.03'	43.03'	1022.50'
C59	S 01°36'49" E	44.64'	44.64'	1022.50'
C60	S 00°46'29" W	40.59'	40.59'	1022.50'
C61	S 03°07'08" W	43.06'	43.06'	1022.50'
C62	S 05°13'36" W	32.18'	32.18'	1022.50'
C63	S 12°58'00" W	29.17'	29.24'	1022.50'
C64	S 26°45'10" W	29.64'	29.71'	1022.50'
C65	S 43°50'45" W	43.16'	43.38'	1022.50'
C66	S 65°51'21" W	48.97'	49.31'	1022.50'
C67	S 84°21'59" W	31.19'	31.27'	1022.50'
C68	N 79°38'05" W	37.00'	37.14'	1022.50'
C69	N 64°00'56" W	29.57'	29.65'	1022.50'
C70	N 46°29'24" W	45.04'	45.29'	1022.50'
C71	N 27°34'39" W	35.45'	35.58'	1022.50'
C72	N 08°57'20" W	43.82'	44.05'	1022.50'
C73	N 04°17'03" E	12.56'	12.56'	1022.50'
C74	S 03°18'06" E	37.94'	37.97'	277.50'
C75	S 03°24'46" E	27.06'	27.07'	277.50'
C76	N 05°10'44" W	4.40'	4.40'	1022.50'
C77	N 06°03'24" E	43.42'	43.65'	1022.50'
C78	N 26°11'26" E	42.23'	42.45'	1022.50'
C79	N 38°25'58" E	9.90'	9.97'	1022.50'
C80	S 35°03'43" W	15.36'	15.38'	77.50'
C81	S 03°45'22" W	67.02'	69.31'	77.50'
C82	N 21°32'19" W	1.39'	1.39'	1022.50'
C83	N 10°24'46" W	45.91'	46.19'	1022.50'
C84	N 07°59'42" E	32.43'	32.53'	1022.50'
C85	N 26°10'00" E	45.34'	45.61'	1022.50'
C86	N 42°10'50" E	22.41'	22.44'	1022.50'
C87	N 57°11'41" E	41.55'	41.76'	1022.50'
C88	N 70°43'32" E	16.09'	16.10'	1022.50'
C89	S 29°29'45" W	20.50'	20.18'	14.50'
C90	S 35°05'49" W	19.79'	20.18'	29.50'
C91	N 35°05'49" W	33.88'	34.55'	50.50'
C92	S 60°29'56" E	20.51'	22.78'	14.50'
C93	N 74°29'06" W	113.87'	119.63'	110.50'
C94	S 81°03'48" E	29.28'	31.49'	24.00'
C95	N 60°30'15" E	20.51'	22.78'	14.50'
C96	N 20°32'15" W	34.69'	34.73'	197.50'
C97	S 06°34'34" W	82.49'	86.98'	77.50'
C98	N 16°16'52" E	93.55'	95.98'	1022.50'
C99	S 00°01'07" E	209.34'	209.74'	977.50'
C100	S 35°33'13" W	76.15'	79.60'	77.50'
C101	S 78°19'45" W	35.78'	36.12'	77.50'
C102	N 41°16'04" W	113.46'	113.29'	77.50'
C103	N 06°30'12" E	1.94'	1.94'	77.50'
C104	S 03°18'27" W	44.03'	44.06'	322.50'
C105	S 03°24'25" E	31.51'	31.52'	322.50'
C106	N 17°16'14" E	61.75'	63.51'	77.50'
C107	S 36°16'53" W	19.08'	19.10'	1022.50'
C108	S 23°09'56" W	36.84'	36.98'	1022.50'
C109	S 11°16'38" W	13.84'	13.85'	1022.50'
C110	S 01°28'42" W	27.99'	28.05'	1022.50'
C111	S 13°28'19" E	35.75'	35.88'	1022.50'
C112	N 26°18'50" E	115.51'	130.33'	77.50'
C113	N 13°56'49" W	45.75'	46.78'	64.14'
C114	N 70°11'22" W	62.40'	66.55'	53.93'

ROSWELL MANOR CIRCLE
METES & BOUNDS LINE DATA:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L50	S 15°29'58" E	5.51'	L83	N 15°29'58" W	1.59'
L51	S 25°34'33" E	50.90'	L84	N 15°29'58" W	10.88'
L52	S 38°43'40" W	50.84'	L85	S 74°30'02" W	4.65'
L53	S 06°09'56" E	20.29'	L86	N 43°28'15" W	8.03'
L54	S 06°09'56" E	46.00'	L87	N 74°27'40" E	81.33'
L55	S 06°09'56" E	46.00'	L88	S 25°34'33" E	48.04'
L56	S 06°09'56" E	44.50'	L89	S 25°34'33" E	2.85'
L57	S 06°09'56" E	27.12'	L90	S 38°43'40" W	50.84'
L58	S 06°07'42" W	10.82'	L91	S 06°09'56" E	183.91'
L59	S 06°07'42" W	43.00'	L92	S 06°07'42" W	155.36'
L60	S 06°07'42" W	43.00'	L93	N 88°19'15" W	16.95'
L61	S 06°07'42" W	43.00'	L94	N 88°19'15" W	45.23'
L62	S 06°07'42" W	15.54'	L95	N 88°19'15" W	47.33'
L63	N 88°19'15" W	20.57'	L96	N 88°19'15" W	10.98'
L64	N 88°19'15" W	45.00'	L97	N 07°13'18" E	43.35'
L65	N 88°19'15" W	45.00'	L98	N 07°13'18" E	45.29'
L66	N 88°19'15" W	9.92'	L99	N 07°13'18" E	12.17'
L67	N 07°13'18" E	32.45'	L100	N 06°12'26" W	14.71'
L68	N 07°13'18" E	45.00'	L101	N 06°12'26" W	45.00'
L69	N 07°13'18" E	23.34'	L102	N 06°12'26" W	45.00'
L70	N 06°12'26" W	45.08'	L103	N 06°12'26" W	25.97'
L71	N 06°12'26" W	45.00'	L104	N 40°44'54" E	17.12'
L72	N 06°12'26" W	40.60'	L105	N 40°44'54" E	50.00'
L73	N 40°44'54" E	35.11'	L106	N 40°44'54" E	25.98'
L74	N 40°44'54" E	57.98'	L107	N 21°51'47" W	9.63'
L75	N 21°51'47" W	34.55'	L108	N 21°51'47" W	45.00'
L76	N 21°51'47" W	45.00'	L109	N 21°51'47" W	45.00'
L77	N 21°51'47" W	43.61'	L110	N 21°51'47" W	23.53'
L78	N 74°29'28" E	28.94'	L111	N 74°29'28" E	10.56'
L79	N 74°29'28" E	45.00'	L112	N 74°29'28" E	45.00'
L80	N 74°29'28" E	51.50'	L113	N 74°29'28" E	45.00'
L81	N 74°29'28" E	54.54'	L114	N 74°29'28" E	45.00'
L82	N 15°29'58" W	31.35'	L115	N 74°29'28" E	42.42'

LOT LINE
METES & BOUNDS DATA:

LINE	BEARING	DISTANCE
L1	N 74°30'02" E	2.57'
L2	S 56°02'04" E	37.47'
L3	N 83°50'04" E	63.84'
L4	N 42°34'14" W	15.00'
L5	S 75°29'01" E	25.74'
L6	N 23°14'36" E	3.64'
L7	N 23°14'36" E	21.06'
L8	N 10°50'55" E	25.10'
L9	N 10°50'55" E	22.57'
L10	N 10°50'55" E	22.81'
L11	N 36°59'52" W	33.24'
L12	N 01°40'45" E	62.79'

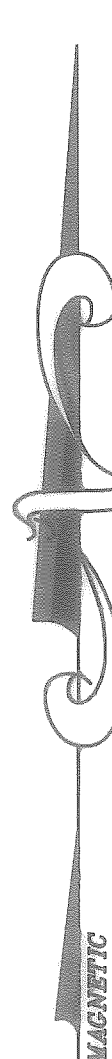
AREA SUMMARY

705,334 S.F.	16.1922 ACRES	ENTIRE TRACT
- 3,022 S.F.	0.0694 ACRES	RIGHT-OF-WAY TAKING
702,312 S.F.	16.1228 ACRES	(TOTAL TRACT)

NOTE: REFER TO SHEET FP-3 FOR DETAILED AREA SUMMARY

CENTERLINE METES & BOUNDS DATA:

CURVE	BEARING	CH. LENGTH	RADIUS	ARC LENGTH
L13	N 43°28'15" W	23.85'		
L14	N 74°29'06" W	103.05'	100.00'	108.26'
L15	S 74°30'02" W	50.87'		
L16	S 74°30'02" W	25.00'		
L17	N 15°29'58" W	40.64'		
L18	N 15°29'58" E	40.64'		
L19	S 20°32'15" E	30.74'	175.00'	30.78'
L20	S 25°34'33" E	50.90'		
L21	S 06°34'34" W	106.43'	100.00'	112.23'
L22	S 38°43'40" W	50.84'		
L23	S 16°16'52" W	76.36'	100.00'	78.35'
L24	S 06°09'56" E	183.91'		
L25	S 00°01'07" E	214.16'	1000.00'	214.57'
L26	S 06°07'42" W	155.36'		
L27	S 48°54'14" W	135.83'	100.00'	149.31'
L28	N 88°19'15" W	120.49'		
L29	N 40°32'58" W	148.09'	100.00'	166.75'
L30	N 07°13'18" E	100.80'		
L31	N 03°30'26" E	70.15'	300.00'	70.31'
L32	N 06°12'26" W	130.68'		
L33	N 17°16'14" E	79.68'	100.00'	81.95'
L34	N 40°44'54" E	93.09'		
L35	N 09°26'34" E	103.92'	100.00'	109.28'
L36	N 21°51'47" W	123.16'		
L37	N 26°18'50" E	149.04'	100.00'	168.17'
L38	N 74°29'28" E	224.98'		



NOW OR FORMERLY
KIMBERLY-CLARK CORPORATION
ZONED OCMS

APPROX. L.L.L.

LL 611

LL 612

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL E

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL F

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL G

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL H

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL I

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL J

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL K

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL L

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL M

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL N

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL O

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL P

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL Q

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL R

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL S

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL T

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL U

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL V

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL W

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL X

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL Y

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL Z

15' DRAINAGE, ACCESS,
MAINTENANCE EASEMENT

RET. WALL AA

