

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO REZONE PROPERTY FROM THE R-2A (SINGLE FAMILY DWELLING) DISTRICT TO THE R-2A (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED AT 4 OLD VIRGINIA CHASE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on May 16, 2006 at 7:00 p.m. as follows:

SECTION 1. That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at 4 Old Virginia Chase, consisting of a total of approximately 1.04 acres, be changed from the R-2A (Single Family Dwelling) District to the R-2A (Single Family Dwelling) District with conditions, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 175 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 4. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

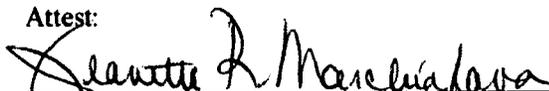
SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 16th day of May, 2006.

Approved:


Eva Galambos, Mayor

Attest:


Jeanette R. Marchiafava, City Clerk

(Seal)



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 175 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point where the north land lot line of Land Lot 175 (the same being the south land lot line of Land Lot 174), intersects the easterly side of the cul-de-sac of Leighton Court; running thence north 89 degrees 59 minutes 28 seconds east along said land lot line a distance of 29.63 feet to an iron pin found (1/2 inch rebar) at the northwest corner of Lot 4 of Block A of Old Virginia Subdivision as shown on plat of said subdivision recorded at Plat Book 124, Page 45, Fulton County, Georgia records, running thence north 89 degrees 59 minutes 28 seconds east a distance of 88.00 feet; running thence south 47 degrees 16 minutes 11 seconds east a distance of 25.00 feet to an iron pin set and the True Point of Beginning; FROM SAID TRUE POINT OF BEGINNING as thus established, running thence south 47 degrees 16 minutes 11 seconds east along the southwesterly line of Lot 3 of said Block and Subdivision a distance of 420.32 feet to an iron pin found on the northwesterly side of the cul de sac of Old Virginia Chase; running thence southwesterly along the northwesterly side of said cul de sac along a curve to the left an arc distance of 34.94 feet to an iron pin found (said curve having a radius 50.00 feet, and the arc being subtended by a chord bearing south 32 degrees 53 minutes 21 seconds west for a distance of 34.23 feet); running thence north 74 degrees 21 minutes 29 seconds west along a northeasterly line of Lot 5 of said Block and Subdivision a distance of 228.07 feet to a point on a northeasterly line of Lot 6 of said Block and Subdivision; running thence north 32 degrees 08 minutes 36 seconds west along the northeasterly line of said Lot 6 a distance of 168.05 feet to an iron pin found; running thence north 32 degrees 06 minutes 39 seconds west along a northeasterly line of Lot 5 of Leighton Subdivision a distance of 56.05 feet to a point; running thence north 55 degrees 41 minutes 48 seconds east a distance of 81.14 feet to the iron pin set at the True Point of Beginning; said property consisting of 39,941 square feet (0.92 acres) according to Boundary Line Agreement Survey for the property located at 4 Old Virginia Chase being Lot 4 of Old Virginia Subdivision and for property located at 18 Leighton Court being Lot 5 of Leighton Subdivision prepared by Nesbitt Land Surveying Inc. and bearing the seal of James T. Nesbitt, GRLS No. 2572, dated October 19, 2005, last revised December 5, 2005.

remaining
property

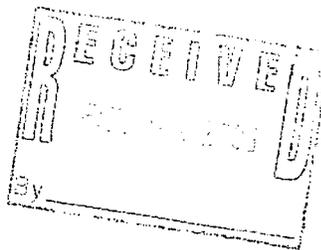
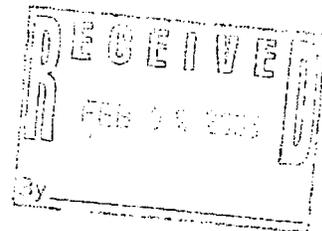


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 175 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point where the north land lot line of Land Lot 175 (the same being the south land lot line of Land Lot 174), intersects the easterly side of the cul-de-sac of Leighton Court; running thence north 89 degrees 59 minutes 28 seconds east along said land lot line a distance of 29.63 feet to an iron pin found (1/2 inch rebar) at the northwest corner of Lot 4 of Block A of Old Virginia Subdivision as shown on plat of said subdivision recorded at Plat Book 124, Page 45, Fulton County, Georgia records, said iron pin found being at the True Point of Beginning of the property herein conveyed; FROM SAID TRUE POINT OF BEGINNING as thus established, running north 89 degrees 59 minutes 28 seconds east along said land lot line a distance of 88.00 feet to an iron pin set at the northeast corner of said Lot 4; running thence south 47 degrees 16 minutes 11 seconds east along the northeasterly line of said Lot 4 a distance of 25.00 feet to an iron pin set; running thence south 55 degrees 41 minutes 48 seconds west a distance of 81.14 feet to an iron pin set on the southwesterly line of said Lot 4; running thence north 32 degrees 06 minutes 39 seconds west along said southwesterly line a distance of 74.00 feet to the iron pin found at the True Point of Beginning. Said property being described according to Boundary Line Agreement Survey for Lot 4 of Old Virginia Subdivision and Lot 5 of Leighton Subdivision prepared by Nesbitt Land Surveying Inc. and bearing the seal of James T. Nesbitt, GRLS No. 2572, dated October 19, 2005, last revised December 5, 2005.

*Tract to be
conveyed*

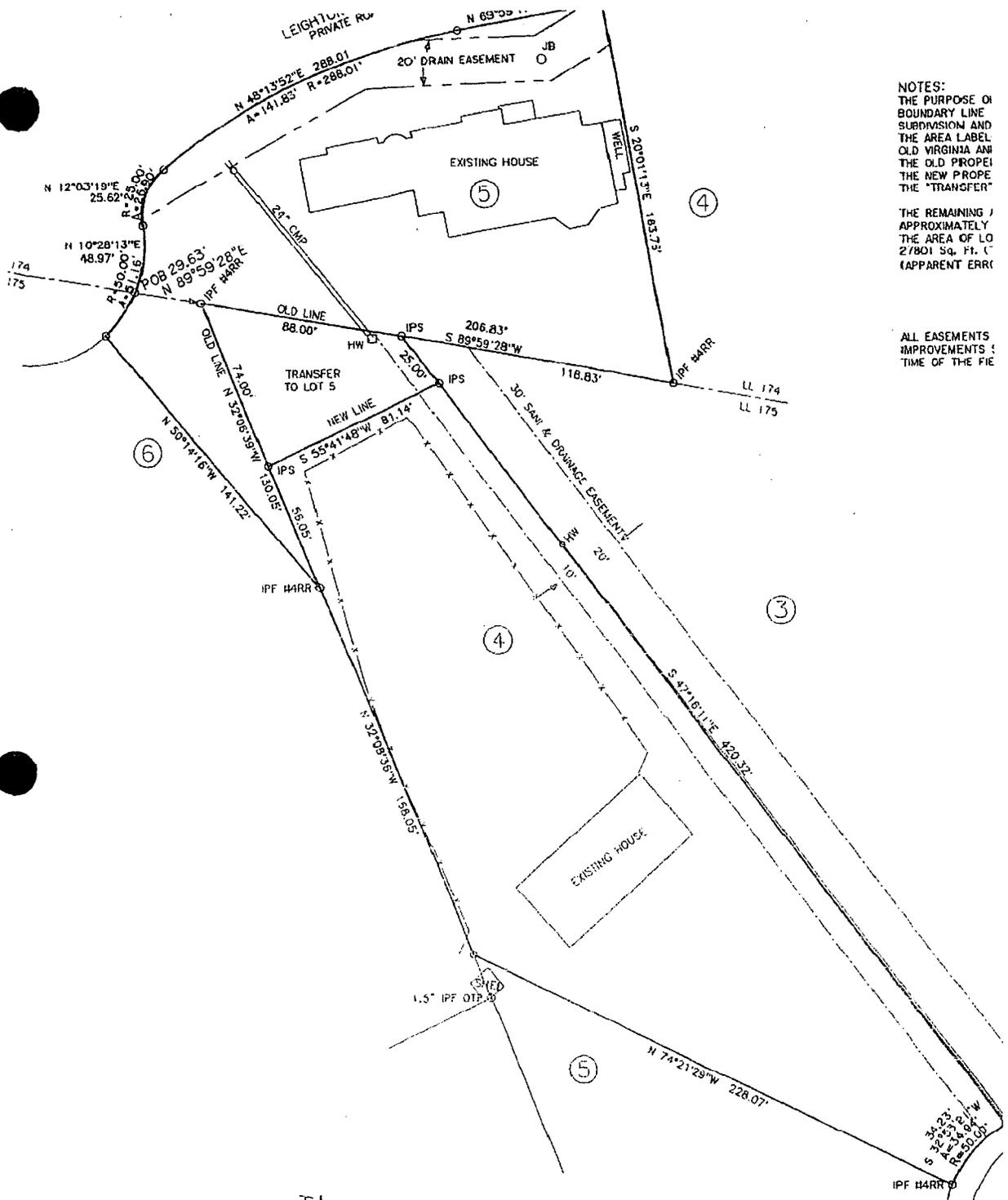


CONDITIONS OF APPROVAL

RZ06-003
4 Old Virginia Chase

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Susan and Stanley Anderson located at 4 Old Virginia Chase. Rezoning petition RZ06-003 to rezone the subject property to R-2A (Single Family Dwelling District) was approved by the Mayor and City Council at the May 16, 2006 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. The owner developer shall be allowed to divide the subject property. A 3,746 square foot portion of the subject lot shall be conveyed to the property on the north located at 18 Leighton Court, and the remaining 39,941 square foot lot shall be allowed to maintain a single residence at a density of 1.09 units per acre.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on February 2, 2006.
3. To the owner's agreement to provide the following site development standards:
 - a. The exterior of all concrete blocks will be coated with an architectural treatment (i.e. epoxy, stucco, brick veneer, etc.) or an alternate solution that may be approved by the Director of Community Development.



NOTES:
 THE PURPOSE OF
 BOUNDARY LINE
 SUBDIVISION AND
 THE AREA LABEL
 OLD VIRGINIA AND
 THE OLD PROPE
 THE NEW PROPE
 THE "TRANSFER"

THE REMAINING
 APPROXIMATELY
 THE AREA OF LO
 27801 Sq. Ft. C
 (APPARENT ERR)

ALL EASEMENTS
 IMPROVEMENTS :
 TIME OF THE FIE

- PIPE FOUND
- TOP PIPE
- P TOP PIPE
- REBAR
- REBAR
- PIPE SET
- R (EXCEPT AS NOTED)
- I OF WAY
- ETE MONUMENT FOUND
- ICAL DOT STYLE)
- POLE
- OR BURIED BOX
- IN BOX

MAGNETIC NORTH

THE FIELD DATA UPON WHICH
 THIS MAP IS BASED HAS A
 CLOSURE PRECISION OF ONE
 FOOT IN 20605 FEET,
 AN ANGULAR ERROR OF -05"
 PER ANGLE POINT, AND WAS
 ADJUSTED USING COMPASS RULE.

THIS MAP HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO BE
 ACCURATE WITHIN ONE FOOT
 IN SEE TABLE FEET.

THE AREA OF THIS PROPERTY IS
 SEE TABLE

THE EQUIPMENT USED TO OBTAIN
 THE LINEAR AND ANGULAR
 MEASUREMENTS USED IN THE
 PREPARATION OF THIS MAP

CLOSURE & AREA TABLE

LOT 4 OLD VIRGINIA	1: 215926 FEET
	39941 Sq Ft (~0.92 ACRES)
LOT 5 LEIGHTON	1: 58191 FEET
	27801 Sq. Ft. (~0.64 ACRES)
TRANSFER (FROM LOT 4 TO LOT 5)	1: 130636
	3746 Sq Ft (~0.09 ACRES)

