

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO MODIFY CONDITION(S) OF A RESOLUTION BY THE FULTON  
COUNTY BOARD OF COMMISSIONERS APPROVING PETITION Z05-0050  
ON AUGUST 17, 2005, PROPERTY LOCATED AT 5600 ROSWELL ROAD**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on February 17, 2009 at 6:00 p.m. as follows:

**SECTION 1.** That the condition(s) of a Resolution by the Fulton County Board of Commissioners, approved on August 17, 2005 for petition Z05-0050 that allowed the property to be rezoned from C-1 (Community Business District) and A-1 (Apartments) to C-1 (Community Business District), consisting of a total of approximately 25.08 acres; be modified to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 91 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** 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**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

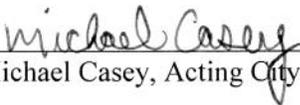
**SECTION 5.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 17th day of February, 2009.

Approved:

  
\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

  
\_\_\_\_\_  
Michael Casey, Acting City Clerk

(Seal)



CONDITIONS OF APPROVAL

**ZM08-017/CV08-032**

5600 Roswell Road (SR9)

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Prado, LLC at 5600 Roswell Road (SR 9). Zoning modification petition ZM08-017/CV08-032/DRB08-069 was approved by Mayor and City Council at the February 17, 2009 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, at a total of 341,485 square feet over the 25.08-site, and including no more than one freestanding fast food restaurant with or without drive thru, a financial institution with a drive-thru and a drug store with a drive-thru. Convenience stores with gas pumps and commercial amusements are excluded.
  - b. Limit the height of the buildings to no more than 3 stories with structured parking up to 5 levels.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development on ~~August 1, 2007~~ December 2, 2008. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
  - b. To the Landscape Plan known as (Exhibit B) along the south property line adjacent to Carriage Gate submitted the Department of Community Development on August 11, 2006.
3. To the owner's agreement to the following site development considerations:
  - a. No more than two (2) exits/entrances on Roswell Road (SR 9). Curb cut location and alignment are subject to the approval of the Sandy Springs Traffic Engineer.

- b. No more than three (3) exits/entrances on Lake Placid Drive. Curb cut location and alignment are subject to the approval of the Sandy Springs Traffic Engineer.
- c. Reduce the number of required parking spaces to no less than 1,333. (2005VC-0105 NFC, Part 4)
- d. Allow shared parking pursuant to Article 18.2.2.
- e. Provide streetscape standards consistent with the Main Street district in the Sandy Springs Overlay District along Roswell Road (SR 9) and along the main boulevard of the project as shown on the site plan received by the Department of Community Development dated August 11, 2006.
- f. Provide a 10-foot front yard along Lake Placid Drive. (2005VC-0105 NFC, Part 1)
- g. Provide a forty-five (45) foot landscape strip planted to buffer standards along the south property line of the overall Prado development adjacent to the Carriage Gate townhomes. (2005VC- 0105 NFC, Part 2) Prior to the issuance of a Land Disturbance Permit the owner/developer shall submit a landscape plan to the Department of Community Development. Said landscape plan shall be subject to the approval of the Sandy Springs Arborist.
- h. Delete the requirement of a tree island every 6th parking space. (2005VC-0105 NFC, Part 3)
- i. Delivery hours for Anchor A and Anchor B retail stores as shown on the site plan referenced in condition 2.a. shall be 7:00 a.m. to 10:00 p.m. Monday through Friday and 9:00 a.m. to 8:00 p.m. Saturday and Sunday.
- j. No dumpsters shall be allowed within the area between the southern property line and rear wall of Anchor A and Anchor B retail stores as shown on the site plan referenced in condition 2.a.
- k. The south wall of Anchor A retail store as shown on the site plan referenced in condition 2.a. shall be comprised of masonry material.
- l. The exterior lighting for the Anchor A and Anchor B retail stores as shown on the site plan referenced in condition 2.a. adjacent to Carriage Gate along the south property line shall be placed on the retaining wall to the south of the building facing the Anchor A and Anchor B buildings and not on the roof of the Anchor A building.
- m. To allow for two additional monument signs along the Roswell Road (SR 9) frontage of the property and to allow for an additional monument sign along

the Lake Placid Drive frontage of the property as shown on the site plan received by the Department of Community Development dated ~~August 1, 2007~~ December 2, 2008.(CV08-032).

- n. To allow for an encroachment into the twenty-five (25) foot impervious setback of the required stream buffer along the west side of the property as shown on the site plan received by the Department of Community Development dated August 11, 2006 (CV06-027).
  - o. To delete the required five (5) foot landscape strip along all property lines between the "Anchor A Tract" and the remainder of the subject site as shown on the site plan received by the Department of Community Development dated August 11, 2006 (CV06-027).
  - p. To delete the required twenty-five (25) foot building setback along the south property line for the "Anchor A Tract" as shown on the site plan received by the Department of Community Development dated August 11, 2006 (CV06-027).
  - q. The owner/developer shall implement a program to ensure that all shopping carts for the businesses at the shopping center remain on the subject property at all times. Documentation of said program shall be submitted to the Department of Community Development prior to the issuance of the first Certificate of Occupancy and shall be subject to the approval of the Director of Community Development.
  - r. To reduce the required forty foot (40') front yard setback to vary according to the site plan for existing buildings submitted on December 2, 2008 on the main entry drive to the development which shall be designated a private road for the purpose of individual addressing for businesses located on that road (CV08-032).
  - s. To submit to the City of Sandy Springs a plat showing all property divisions, incorporating the new private road, and existing structures on the site, which shall be filed with the Fulton County Tax Assessor's Office and recorded with the Clerk's Office of the Superior Court of Fulton County.
4. To the owner's agreement to abide by the following requirements, dedication and improvements:
- a. Dedicate at no cost to Sandy Springs along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Sandy Springs such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as

well as allow the necessary construction easements while the rights-of-way are being improved:

- i. 50 feet from the centerline of Roswell Road (SR 9) or as may be required by the Georgia Department of Transportation.
    - ii. 30 feet from the centerline of Lake Placid Drive
  - b. Provide a traffic impact mitigation plan to reduce the number of vehicular trips generated by the development at the Land Disturbance permit phase.
  - c. The developer shall be responsible for complying with the requirements of the document entitled "Fulton County Driveway Manual" adopted by the Fulton County Board of Commissioners on May 18, 2005.
5. To the owner's agreement to abide by the following:
- a. Prior to submitting the application for a (LDP) with the Department of Community Development, Development Review Division, arrange to meet with the Sandy Springs Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
  - b. Prior to submitting the application for an LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Sandy Springs Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for an LDP.
  - c. Prior to submitting the application for an LDP, the developer/engineer shall contact the Public Works Department and arrange to meet on-site with an engineer, who is responsible for review of Storm Water Concept Plan submittals.
  - d. Prior to submitting the application for an LDP, the developer and/or engineer shall submit to the Development Review Division, a project Storm Water Concept Plan. This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. The concept plan shall specifically address the existing downstream off-site drainage conveyance system(s) that the proposed development surface runoff will impact, and the discharge path(s) from the outlet of the storm water management facilities to the off-site drainage system(s) and/or appropriate receiving waters. As part of the Storm Water Concept Plan submittal, a preliminary capacity analysis shall be performed by the engineer on the off-site drainage system(s) points of constraint. The capacity analysis shall determine the capacity of all existing

constraint points, such as pipes, culverts, etc. from the point of storm water discharge at the proposed development site boundary downstream to the confluence of the receiving drainage course at a point where the drainage area is at least ten times the proposed development site area and the next downstream drainage area having a drainage area of fifty acres or more. The critical capacity points shall be selected based upon the engineer's field observation, professional judgment, and limited field survey data. The analysis shall identify the downstream properties pre and post-development 100-year water surface elevations, and for any post-development water surface elevation increase exceeding 0.05 feet, the developer shall acquire the applicable offsite drainage easement to accommodate the 100-year storm flow through impacted properties. Where Sandy Springs has completed a model of the basin, it shall be used by the developer in the analyses.

- e. Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, such that the discharge from the storm water management facility outlet crosses a property line, such discharge shall mimic pre-development sheet flow conditions. A description of the method proposed to achieve post-development sheet flow conditions shall be provided as part of the Storm Water Concept Plan. Should the method to achieve sheet flow across an external property line be unsuccessful, the developer shall acquire an easement(s) from the point of discharge to a point down gradient at a live dry weather stream sufficient to contain the 25 year storm flow or other location as approved by the Director of Public Works. This condition will not apply when the storm water management facility is designed and approved to discharge directly to a stream or watercourse.
- f. A draft of the Inspection and Maintenance Agreement required by Sandy Springs shall be submitted to the Department of Public Works with the Storm Water Concept Plan.
- g. The Inspection and Maintenance Agreement shall provide that all storm water management/detention facility outlet control structures shall be inspected, photographed, and cleaned, if necessary, on a monthly basis, by the owner. The Inspection and Maintenance Agreement shall require that the design engineer shall prepare an operation and maintenance guidance document, for use by the owner and/or any professionals retained by the owner, to plainly describe the basic operational function of the facility(ies), including a description of a permanent marker post(s) which shall indicate that the level of sediment which, if exceeded, requires sediment removal. The Inspection and Maintenance Agreement shall require an annual operation and maintenance report for all storm water management/detention facilities be prepared by a licensed design professional and submitted to the SWMP. The annual report shall include monthly inspections, photographs, and documentation of the cleaning of storm water management/detention

facilities outlet control structure(s) as well as an operational assessment of the facilities indicating that they do, or do not, function as described in the design guidance document (described above), and if they do not, a description of the specific actions to be taken to allow the facilities to function as intended.

- h. The required Inspection and Maintenance Agreement shall be recorded with the Clerk of Superior Court prior to issuance of an LDP, Grading Permit, or Building Permit associated with the development.
- i. The engineer/developer is required to submit, along with the application for an LDP, signed documentation verifying approval of the Storm Water Concept Plan.
- j. Where paved parking areas (including access aisles) are proposed to exceed 5,000 square feet, the storm water management facilities shall be designed to reduce pollutants such as oil, grease and other automobile fluids that may leak from vehicles. A general description, or concept, of the storm water management facilities proposed to achieve the removal of such pollutants shall be submitted with the Storm Water Concept Plan. A detailed design of such facilities shall be included in applicable documents for a land disturbance permit.
- k. With the application for an LDP, provide documentation (such as channel cross-sections, centerline profile, etc.) describing the geometry of those existing natural streams, creeks, or draws within the proposed development boundary which in the design engineer's judgment are at risk of erosion due to increased flow, provide a description of the basis utilized in judging areas to be at risk, and provide details on the Storm Water Management Plan of the post-development channel bank protection measures.
- l. The developer/engineer shall demonstrate to the City by engineering analysis submitted with the LDP application, that the discharge rate and velocity of the storm water runoff resulting from the development is restricted to seventy-five percent (75%) of the pre-development conditions for the 1-year frequency storm event, up to and including the ten (10)-year frequency storm event.
- m. Drainage from all disturbed areas shall be collected and conveyed to a storm water management facility provided as part of the development. The Storm Water Concept Plan shall identify any proposed areas with incidental and minor release of storm water not conveyed to such facilities, subject to the approval of the Director of Public Works. Plans for any land disturbance permit shall show all proposed drainage patterns for the proposed development after its completion. Any incidental release of unmanaged or untreated storm flows from any disturbed portion of the developed property shall be allowed only with the approval of the Director of Public Works.

Other than minimal incidental flows shall be specifically approved by the Director of Public Works. Bypass flows will not be permitted except from undisturbed areas within a buffer or other protected easement. Final plans shall provide for collection, conveyance and treatment of all approved incidental flows from developed lots or parcels, individual residences or building structures.

- n. Storm water management facility(ies) volumes shall be designed to achieve water quality treatment, channel protection, over bank flood protection and extreme flood protection, in accordance with the Georgia State Storm water Manual, except that the duration of release for water quality treatment shall be 48 hours.
- o. The owner/developer, as agreed to at the October 3, 2006 Mayor and City Council hearing, shall provide for the required tree islands within all surface parking lots.
- p. The owner/developer shall develop the property in accordance with the detailed streetscape amenities plan as submitted at the October 3, 2006 Mayor and City Council hearing.
- q. The filtering system installed at the outfall from the detention pond shall be selected on its ability to concentrate the removal of oils and petrochemical pollutants. Said system shall be maintained two (2) times yearly with records available for inspection.
- r. The filtering system shall be selected for its sensitivity to nitrates, phosphates, and other chemicals that might be used in a gardening or agricultural environment and shall be placed specific to the gardening center.
- s. The owner/developer shall provide trench drains with grates to be installed across the roadways at every other catch basin on all interior roads with downhill slopes. The interior roads with downhill slopes, as identified on the site plan received by the Department of Community Development received August 11, 2006, are as follows:  
  
Road A (Service Drive)  
Road B (Internal Road Parallel to Roswell Road [SR 9])
- t. To allow the proposed "Anchor C" building to encroach into the required ten (10) foot landscape strip along the east property line as shown on the site plan received by the Department of Community Development on August 1, 2007 (CV07-018).

ZM08 017  
80M7

RECEIVED  
PERMITS  
DEC 8 2008

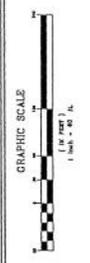
HAINES, GIPSON & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
1550 NORTH BROWN ROAD, SUITE 100  
LANCASTER, GEORGIA 30043  
770-491-1550 FAX 770-491-7750

THE PRADO REDEVELOPMENT

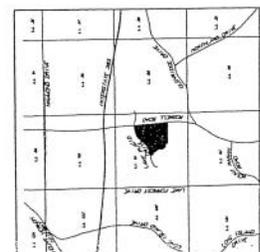
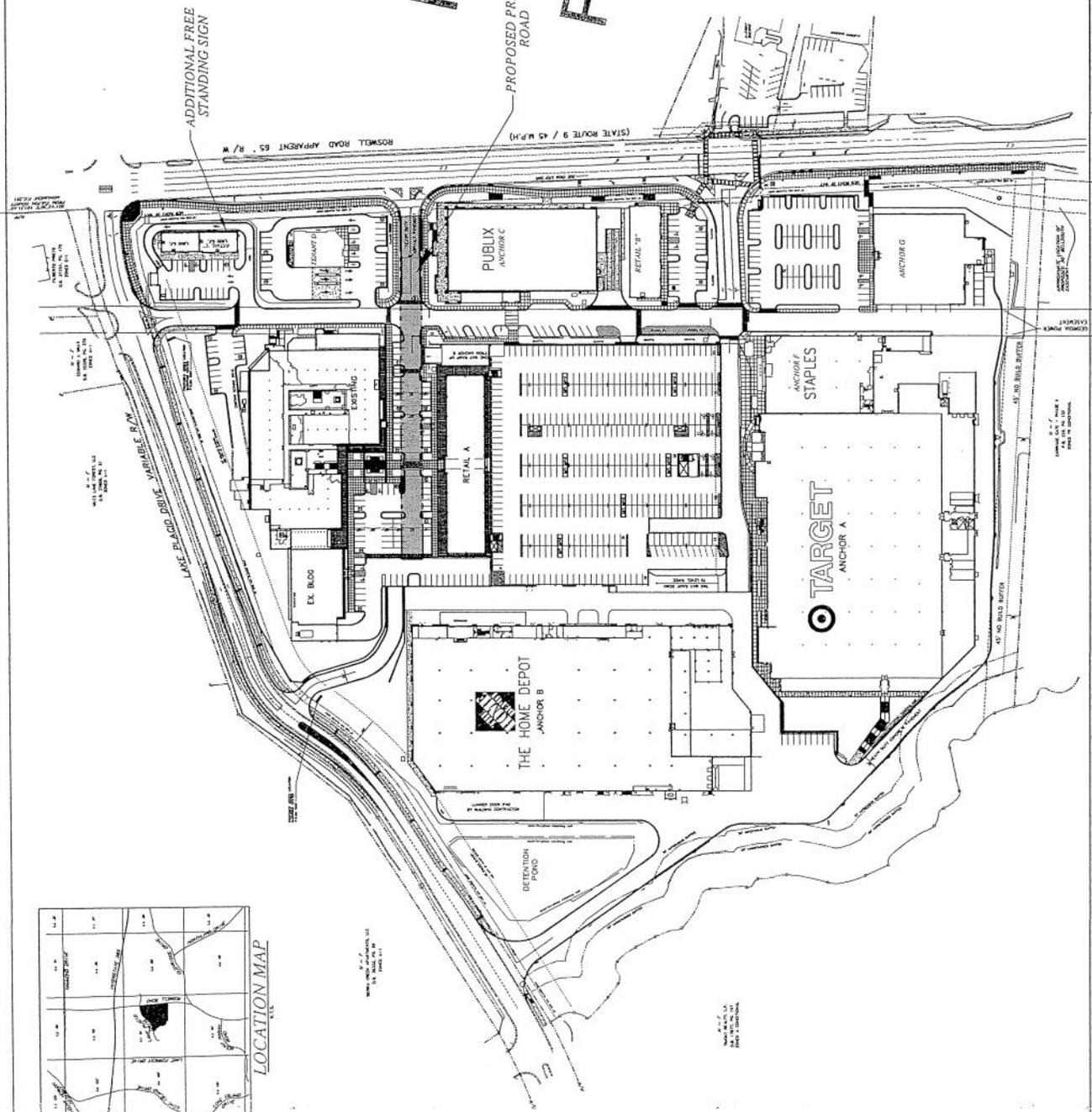
DATE: 12-2-2008  
SHEET NUMBER: ZM-1



ZONING MODIFICATION PLAN



1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26	26	26
27	27	27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29	29	29
30	30	30	30	30	30	30	30	30	30
31	31	31	31	31	31	31	31	31	31
32	32	32	32	32	32	32	32	32	32
33	33	33	33	33	33	33	33	33	33
34	34	34	34	34	34	34	34	34	34
35	35	35	35	35	35	35	35	35	35
36	36	36	36	36	36	36	36	36	36
37	37	37	37	37	37	37	37	37	37
38	38	38	38	38	38	38	38	38	38
39	39	39	39	39	39	39	39	39	39
40	40	40	40	40	40	40	40	40	40
41	41	41	41	41	41	41	41	41	41
42	42	42	42	42	42	42	42	42	42
43	43	43	43	43	43	43	43	43	43
44	44	44	44	44	44	44	44	44	44
45	45	45	45	45	45	45	45	45	45
46	46	46	46	46	46	46	46	46	46
47	47	47	47	47	47	47	47	47	47
48	48	48	48	48	48	48	48	48	48
49	49	49	49	49	49	49	49	49	49
50	50	50	50	50	50	50	50	50	50
51	51	51	51	51	51	51	51	51	51
52	52	52	52	52	52	52	52	52	52
53	53	53	53	53	53	53	53	53	53
54	54	54	54	54	54	54	54	54	54
55	55	55	55	55	55	55	55	55	55
56	56	56	56	56	56	56	56	56	56
57	57	57	57	57	57	57	57	57	57
58	58	58	58	58	58	58	58	58	58
59	59	59	59	59	59	59	59	59	59
60	60	60	60	60	60	60	60	60	60
61	61	61	61	61	61	61	61	61	61
62	62	62	62	62	62	62	62	62	62
63	63	63	63	63	63	63	63	63	63
64	64	64	64	64	64	64	64	64	64
65	65	65	65	65	65	65	65	65	65
66	66	66	66	66	66	66	66	66	66
67	67	67	67	67	67	67	67	67	67
68	68	68	68	68	68	68	68	68	68
69	69	69	69	69	69	69	69	69	69
70	70	70	70	70	70	70	70	70	70
71	71	71	71	71	71	71	71	71	71
72	72	72	72	72	72	72	72	72	72
73	73	73	73	73	73	73	73	73	73
74	74	74	74	74	74	74	74	74	74
75	75	75	75	75	75	75	75	75	75
76	76	76	76	76	76	76	76	76	76
77	77	77	77	77	77	77	77	77	77
78	78	78	78	78	78	78	78	78	78
79	79	79	79	79	79	79	79	79	79
80	80	80	80	80	80	80	80	80	80
81	81	81	81	81	81	81	81	81	81
82	82	82	82	82	82	82	82	82	82
83	83	83	83	83	83	83	83	83	83
84	84	84	84	84	84	84	84	84	84
85	85	85	85	85	85	85	85	85	85
86	86	86	86	86	86	86	86	86	86
87	87	87	87	87	87	87	87	87	87
88	88	88	88	88	88	88	88	88	88
89	89	89	89	89	89	89	89	89	89
90	90	90	90	90	90	90	90	90	90
91	91	91	91	91	91	91	91	91	91
92	92	92	92	92	92	92	92	92	92
93	93	93	93	93	93	93	93	93	93
94	94	94	94	94	94	94	94	94	94
95	95	95	95	95	95	95	95	95	95
96	96	96	96	96	96	96	96	96	96
97	97	97	97	97	97	97	97	97	97
98	98	98	98	98	98	98	98	98	98
99	99	99	99	99	99	99	99	99	99
100	100	100	100	100	100	100	100	100	100



ZM08 017

PROPERTY LINE DESCRIPTION  
TRACT III (TARGET TRACT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 91 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF LAKE PLACID DRIVE (VARIABLE R/W) AND THE WESTERLY RIGHT OF WAY OF ROSWELL ROAD (VARIABLE R/W); THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF LAKE PLACID DRIVE AND ALONG SAID WESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 02 DEGREES 03 MINUTES 00 SECONDS EAST 5.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 03 MINUTES 00 SECONDS EAST 454.23 FEET TO A POINT; THENCE SOUTH 01 DEGREES 51 MINUTES 20 SECONDS EAST 285.37 FEET TO A POINT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 77 DEGREES 40 MINUTES 00 SECONDS WEST, 19.21 FEET TO A POINT; THENCE SOUTH 01 DEGREES 54 MINUTES 24 SECONDS EAST 112.81 FEET TO A POINT; THENCE SOUTH 31 DEGREES 54 MINUTES 26 SECONDS WEST 29.42 FEET TO A POINT; THENCE SOUTH 42 DEGREES 23 MINUTES 53 SECONDS EAST 8.63 FEET TO A POINT; THENCE SOUTH 01 DEGREES 49 MINUTES 13 SECONDS EAST 18.07 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 49 MINUTES 13 SECONDS EAST, 50.76 FEET TO A POINT; THENCE NORTH 89 DEGREES 37 MINUTES 59 SECONDS WEST, 177.25 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, 403.89 FEET TO A POINT; THENCE NORTH 86 DEGREES 09 MINUTES 52 SECONDS WEST, 593.10 FEET TO A POINT; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, 309.61 FEET TO A POINT; THENCE NORTH 50 DEGREES 46 MINUTES 17 SECONDS EAST, 73.26 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES 59 SECONDS EAST, 385.61 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, 21.99 FEET TO A POINT; THENCE NORTH 89 DEGREES 37 MINUTES 59 SECONDS WEST, 0.50 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, 179.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES 59 SECONDS EAST, 55.14 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, 81.44 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES 59 SECONDS EAST, 65.31 FEET TO A POINT; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, 344.44 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES 59 SECONDS EAST, 193.22 FEET TO A POINT; THENCE NORTH 88 DEGREES 05 MINUTES 36 SECONDS EAST, 12.10 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 4.62 ACRES (201,432 SQUARE FEET)

## PROPERTY LINE DESCRIPTION

TRACT II (OVERALL, EXCLUDING TARGET TRACT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 91 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF ROSWELL ROAD (VARIABLE R/W) AND THE SOUTHEASTERLY RIGHT OF WAY OF LAKE PLACID DRIVE (VARIABLE R/W); THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY OF LAKE PLACID DRIVE AND ALONG SAID WESTERLY RIGHT OF WAY OF ROSWELL ROAD SOUTH 02 DEGREES 03 MINUTES 00 SECONDS EAST, 5.00 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY OF ROSWELL ROAD ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 32.63 FEET, SAID CURVE HAVING A RADIUS OF 309.25 FEET AND BEING SUBTENDED BY A CHORD OF 32.61 FEET, AT NORTH 88 DEGREES 49 MINUTES 10 SECONDS WEST, TO A POINT; SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY OF LAKE PLACID DRIVE SOUTH 40 DEGREES 52 MINUTES 42 SECONDS EAST, 24.02 FEET TO A POINT; THENCE SOUTH 02 DEGREES 03 MINUTES 00 SECONDS EAST, 133.91 FEET TO A POINT; THENCE SOUTH 04 DEGREES 58 MINUTES 47 SECONDS WEST, 8.99 FEET TO A POINT; THENCE SOUTH 01 DEGREES 53 MINUTES 01 SECONDS EAST, 235.01 FEET TO A POINT; THENCE SOUTH 49 DEGREES 51 MINUTES 28 SECONDS WEST, 22.58 FEET TO A POINT; THENCE SOUTH 02 DEGREES 04 MINUTES 50 SECONDS EAST, 56.53 FEET TO A POINT; THENCE SOUTH 65 DEGREES 03 MINUTES 57 SECONDS EAST, 21.83 FEET TO A POINT; THENCE SOUTH 01 DEGREES 51 MINUTES 23 SECONDS EAST, 178.48 FEET TO A POINT; THENCE SOUTH 02 DEGREES 25 MINUTES 50 SECONDS WEST, 6.16 FEET TO A POINT; THENCE SOUTH 01 DEGREES 13 MINUTES 09 SECONDS EAST, 83.32 FEET TO A POINT; THENCE SOUTH 01 DEGREES 54 MINUTES 24 SECONDS EAST, 112.81 FEET TO A POINT; THENCE SOUTH 31 DEGREES 54 MINUTES 26 SECONDS WEST, 29.42 FEET TO A POINT; THENCE SOUTH 42 DEGREES 23 MINUTES 53 SECONDS EAST, 8.63 FEET TO A POINT; THENCE SOUTH 01 DEGREES 49 MINUTES 13 SECONDS EAST, 18.07 FEET TO A POINT; THENCE SOUTH 88 DEGREES 05 MINUTES 36 SECONDS WEST, 12.10 FEET TO A POINT; THENCE NORTH 89 DEGREES 37 MINUTES 59 SECONDS WEST, 193.22 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, 344.44 FEET TO A POINT; THENCE NORTH 89 DEGREES 37 MINUTES 59 SECONDS WEST, 65.31 FEET TO A POINT; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, 81.44 FEET TO A POINT; THENCE NORTH 89 DEGREES 37 MINUTES 59 SECONDS WEST, 55.14 FEET TO A POINT; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, 179.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES 59 SECONDS EAST, 0.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, 21.99 FEET TO A POINT; THENCE NORTH 89 DEGREES 37 MINUTES 59 SECONDS WEST, 385.61 FEET TO A POINT; THENCE SOUTH 50 DEGREES 46 MINUTES 17 SECONDS WEST, 73.26 FEET TO A POINT; THENCE SOUTH 00 DEGREES

2708 017

22 MINUTES 01 SECONDS WEST, 309.61 FEET TO A POINT; THENCE SOUTH 86 DEGREES 09 MINUTES 52 SECONDS EAST, 593.10 FEET TO A POINT; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, 403.89 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES 59 SECONDS EAST, 177.25 FEET TO A POINT; THENCE SOUTH 01 DEGREES 49 MINUTES 13 SECONDS EAST, 13.33 FEET TO A POINT; THENCE SOUTH 49 DEGREES 08 MINUTES 05 SECONDS EAST, 16.71 FEET TO A POINT; THENCE SOUTH 01 DEGREES 54 MINUTES 09 SECONDS EAST, 437.74 FEET TO A POINT; THENCE NORTH 86 DEGREES 09 MINUTES 52 SECONDS WEST, 806.22 FEET TO A POINT AT THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES: NORTH 17 DEGREES 51 MINUTES 12 SECONDS WEST, 31.70 FEET TO A POINT; THENCE NORTH 46 DEGREES 10 MINUTES 11 SECONDS WEST, 43.52 FEET TO A POINT; THENCE NORTH 29 DEGREES 02 MINUTES 15 SECONDS WEST, 43.58 FEET TO A POINT; THENCE SOUTH 77 DEGREES 48 MINUTES 49 SECONDS WEST, 67.08 FEET TO A POINT; THENCE NORTH 47 DEGREES 28 MINUTES 52 SECONDS WEST, 35.73 FEET TO A POINT; THENCE NORTH 61 DEGREES 14 MINUTES 08 SECONDS WEST, 29.95 FEET TO A POINT; THENCE NORTH 40 DEGREES 01 MINUTES 33 SECONDS WEST, 92.62 FEET TO A POINT; THENCE NORTH 23 DEGREES 33 MINUTES 05 SECONDS WEST, 38.14 FEET TO A POINT; THENCE NORTH 09 DEGREES 17 MINUTES 01 SECONDS WEST, 60.47 FEET TO A POINT; THENCE NORTH 10 DEGREES 55 MINUTES 49 SECONDS EAST, 64.24 FEET TO A POINT; THENCE NORTH 07 DEGREES 10 MINUTES 34 SECONDS WEST, 45.46 FEET TO A POINT; THENCE NORTH 37 DEGREES 21 MINUTES 29 SECONDS WEST, 21.09 FEET TO A POINT; THENCE NORTH 01 DEGREES 43 MINUTES 45 SECONDS WEST, 57.64 FEET TO A POINT; THENCE NORTH 53 DEGREES 05 MINUTES 12 SECONDS WEST, 73.63 FEET TO A POINT; THENCE NORTH 16 DEGREES 47 MINUTES 13 SECONDS WEST, 43.18 FEET TO A POINT; THENCE NORTH 26 DEGREES 07 MINUTES 12 SECONDS WEST, 35.20 FEET TO A POINT; THENCE NORTH 35 DEGREES 57 MINUTES 59 SECONDS WEST, 36.33 FEET TO A POINT; THENCE SOUTH 87 DEGREES 33 MINUTES 20 SECONDS WEST, 32.85 FEET TO A POINT; THENCE NORTH 50 DEGREES 57 MINUTES 14 SECONDS WEST, 26.78 FEET TO A POINT; THENCE NORTH 43 DEGREES 07 MINUTES 07 SECONDS WEST, 45.82 FEET TO A POINT; THENCE NORTH 23 DEGREES 55 MINUTES 42 SECONDS EAST, 21.39 FEET TO A POINT; THENCE NORTH 12 DEGREES 18 MINUTES 44 SECONDS WEST, 22.69 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID CREEK NORTH 32 DEGREES 57 MINUTES 50 SECONDS WEST, 17.09 FEET TO A POINT AT SAID SOUTHEASTERLY RIGHT OF WAY OF LAKE PLACID DRIVE; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF LAKE PLACID DRIVE NORTH 57 DEGREES 02 MINUTES 10 SECONDS EAST, 199.51 FEET TO A POINT; THENCE NORTH 57 DEGREES 02 MINUTES 08 SECONDS EAST, 108.11 FEET TO A POINT; THENCE NORTH 57 DEGREES 02 MINUTES 10 SECONDS EAST, 97.42 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 46.03 FEET, SAID CURVE HAVING A RADIUS OF 318.00 FEET AND BEING SUBTENDED BY A CHORD OF 45.99 FEET, AT NORTH 52 DEGREES 57 MINUTES 16 SECONDS EAST, TO A POINT; THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 141.23 FEET, SAID CURVE HAVING A RADIUS OF 545.00 FEET AND BEING SUBTENDED BY A CHORD OF 140.83 FEET, AT NORTH 41 DEGREES 23 MINUTES 04 SECONDS EAST, TO A POINT; THENCE NORTH 33 DEGREES

# ZM08 017

57 MINUTES 40 SECONDS EAST, 17.22 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 115.69 FEET, SAID CURVE HAVING A RADIUS OF 179.50 FEET AND BEING SUBTENDED BY A CHORD OF 113.69 FEET, AT NORTH 52 DEGREES 25 MINUTES 25 SECONDS EAST, TO A POINT; THENCE NORTH 70 DEGREES 53 MINUTES 10 SECONDS EAST, 424.35 FEET TO A POINT; THENCE NORTH 74 DEGREES 00 MINUTES 26 SECONDS EAST, 61.10 FEET TO A POINT; THENCE NORTH 70 DEGREES 51 MINUTES 06 SECONDS EAST, 96.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 94.64 FEET, SAID CURVE HAVING A RADIUS OF 309.25 FEET AND BEING SUBTENDED BY A CHORD OF 94.28 FEET, AT NORTH 79 DEGREES 23 MINUTES 25 SECONDS EAST, TO A POINT; SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 24.37 ACRES (1,061,729 SQUARE FEET)