

STATE OF GEORGIA
COUNTY OF FULTON

TO REZONE TO R-2 (SINGLE FAMILY DWELLING DISTRICT) TO ALLOW THE
DEVELOPMENT OF TWO (2) SINGLE FAMILY LOTS, PROPERTY LOCATED AT
514 MOUNT VERNON HIGHWAY

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 16, 2013 at 6:00 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 514 Mount Vernon Highway, consisting of a total of approximately 2.65 acres, be changed from R-1 Single Family Dwelling District) to R-2 (Single Family Dwelling District) to allow the development of two (2) single family lots, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 133 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 Sandy Springs Code of Ordinances; and

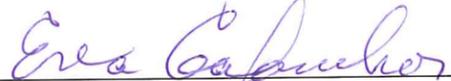
SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

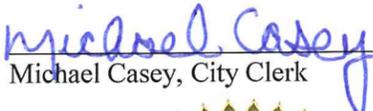
SECTION 5. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 16th day of July, 2013.

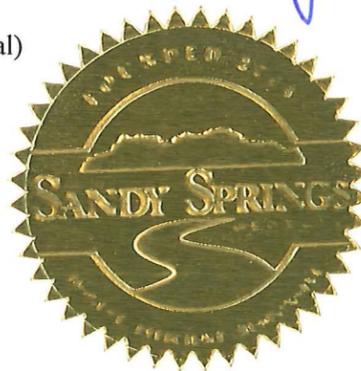
Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)



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APR 02 2013

Legal Description 514 Mount Vernon Ave

City of Sandy Springs
Community Development

All that tract or parcel of land, lying and being in Land Lot 133 of the 17th District of Fulton County, Georgia, being Lot Number 2 of the Hewitt W. Chambers Property, according to a plat of survey made by E.Z. Huff, C.E., dated February 24, 1949, and recorded in Plat Book 37, Page 15, records of Clerk, Fulton County Superior Court, and being more particularly described as follows:

Beginning at a ½ rebar found on the southeasterly side of Mr. Vernon Highway, 450 feet northeasterly from the intersection of Mount Vernon Highway and Glen Errol Road. (Said point of beginning being at the line dividing Lots 1 & 2 of said Hewitt W. Chambers Property) Thence, North 49 degrees, 09 minutes, 16 seconds East along the southerly right of way of Mount Vernon Highway 225.02 feet to a ½ inch rebar found (said rebar being at the line dividing lots 2 and 3 of Said Hewitt W. Chambers Property), thence, South 28 degrees, 49 minutes, 25 seconds East a distance of 615.60 to a point on the Northerly right of way of Glen Errol Road (60' R/W), thence, North 85 degrees 31 minutes, 04 seconds West along said right of way a distance of 270.00 feet to a ½ inch rebar found, thence leaving said right of way, North 28 degrees, 03 minutes, 52 seconds West a distance of 420.51 feet to a point on the Southeasterly side of Mount Vernon Highway and the POINT OF BEGINNING. Being know as 514 Mount Vernon Highway, as shown on a Survey by Dekalb Surveys Inc, dated March 1, 2013 for Domain Custom Homes

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

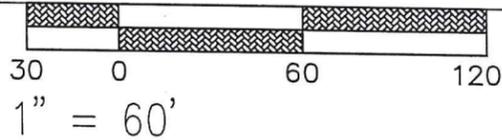
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

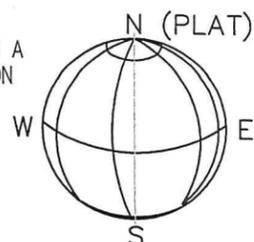
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

6: Existing house and drive not shown.

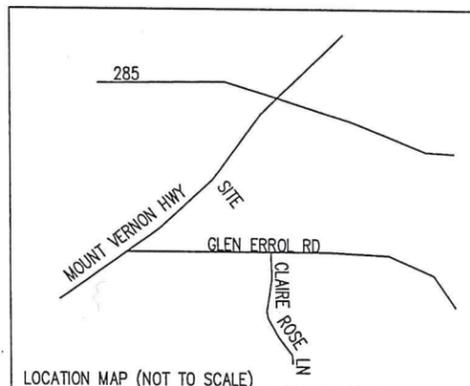
REFERENCE: PB 37 PG 15
DB 42017 PG 499
DB 43151 PG 229
DB 49109 PG 379
DB 49620 PG 422



FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY 13121C0142E DATED JUNE 22, 1998



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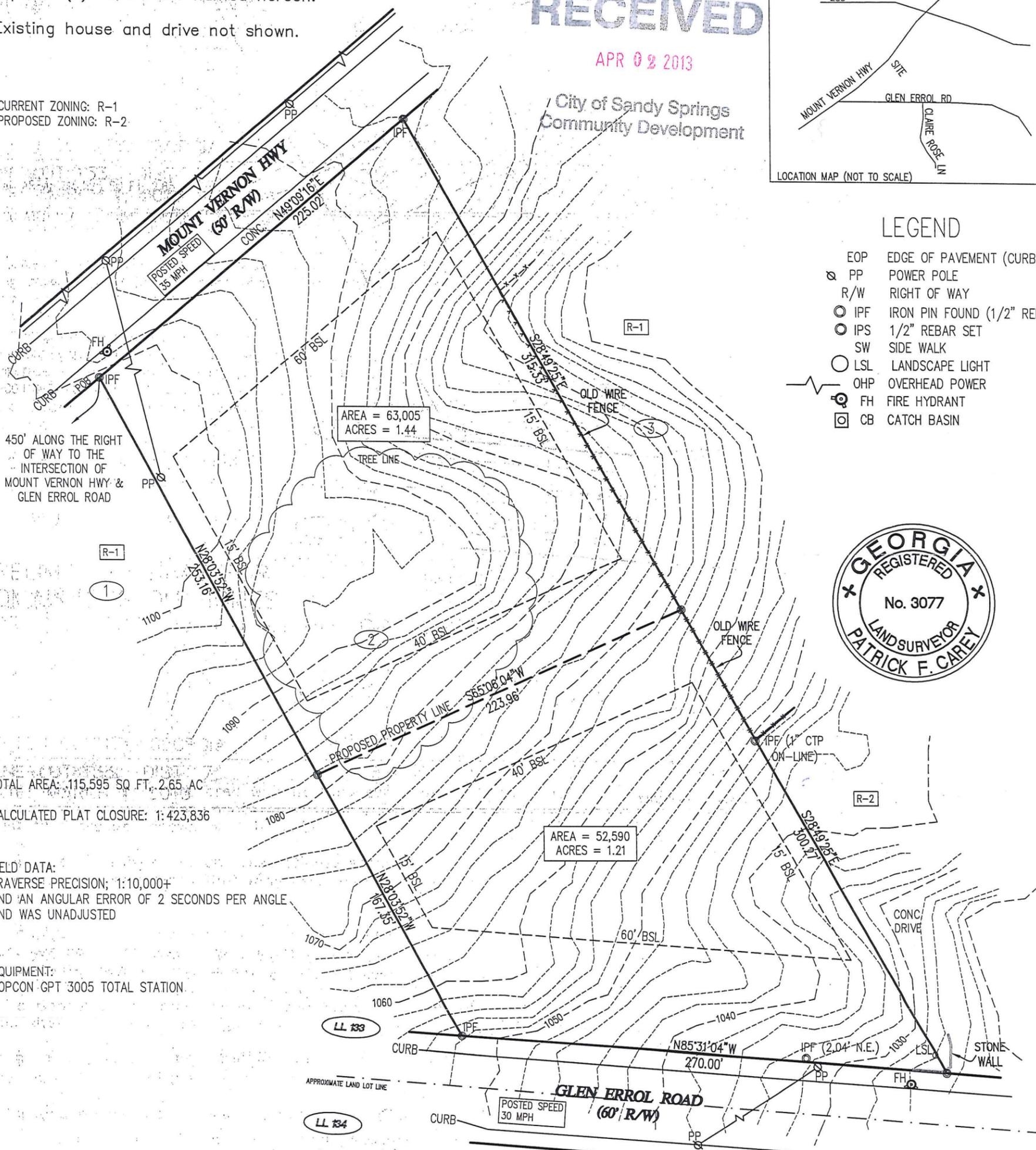


CURRENT ZONING: R-1
PROPOSED ZONING: R-2

City of Sandy Springs
Community Development

LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND (1/2" REBAR)
- IPS 1/2" REBAR SET
- SW SIDE WALK
- LSL LANDSCAPE LIGHT
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN



450' ALONG THE RIGHT OF WAY TO THE INTERSECTION OF MOUNT VERNON HWY & GLEN ERROL ROAD

TOTAL AREA: 115,595 SQ. FT., 2.65 AC
CALCULATED PLAT CLOSURE: 1: 423,836

FIELD DATA:
TRAVERSE PRECISION: 1:10,000+
AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE
AND WAS UNADJUSTED

EQUIPMENT:
TOPCON GPT 3005 TOTAL STATION.

PRELIMINARY PLAT FOR
DOMAIN CUSTOM HOMES
LOT 2, HEWITT W. CHAMBERS PROPERTY

514 MOUNT VERNON HWY

FULTON COUNTY, GEORGIA
LAND LOT 133, DIST 17
DATE: MARCH 1, 2013

FOR
DEKALB SURVEYS, INC.
403 W. PONCE DE LEON
SUITE 106
DECATUR, GEORGIA 30030
404.373.9003

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