STATE OF GEORGIA
COUNTY OF FULTON

TO REZONE TO O-I (OFFICE AND INSTITUTIONAL DISTRICT) TO ALLOW THE EXISTING CONDITIONS TO BE BROUGHT INTO COMPLIANCE, PROPERTY LOCATED AT 875 JOHNSON FERRY ROAD

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on February 18, 2014 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 Johnson Ferry Road, consisting of a total of approximately 3.96 acres, be changed from O-I (Office and Institutional District) conditional to O-I (Office and Institutional District) to allow the existing conditions to be brought into compliance, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 38 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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and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 18th day of February, 2014.

Approved:

Russell K. Paul, Mayor

Attest:

Michael D. Casey, City Clerk

(Seal)
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 38, 17th district, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at a concrete right-of-way monument found at the point of intersection where the easterly right-of-way line of Trimble Road (a 55-foot right-of-way) intersects the southeasterly tapered right-of-way line defining the southerly right-of-way line of Johnson Ferry Road (a variable right-of-way);

THENCE continuing along the southeast line of the right-of-way taper defining the south right-of-way line of Johnson Ferry Road North 43 degrees 20 minutes 24 seconds East a distance of 63.58 feet to a concrete right-of-way monument found;

THENCE continuing along the south right-of-way line of Johnson Ferry Road along a curve to the left having a radius of 996.93 feet and an arc length of 107.56 feet, being subtended by a chord bearing North 74 degrees 51 minutes 28 seconds East for a distance of 107.51 feet to a point, said point being 0.95 northeast of a concrete right-of-way marker found;

THENCE continuing along the aforesaid southerly right-of-way line of Johnson Ferry Road North 71 degrees 53 minutes 42 seconds East a distance of 80.23 feet to a concrete right-of-way monument found;

THENCE continuing along the aforesaid right-of-way line North 71 degrees 50 minutes 25 seconds East a distance of 128.35 feet to an iron pin found, said pin being 1.1 feet southwest of a concrete right-of-way monument found;

THENCE leaving the aforesaid right-of-way line and travelling South 17 degrees 41 minutes 20 seconds East a distance of 74.54 feet to an iron pin found;

THENCE along a curve to the right having a radius of 5509.58 feet and an arc length of 616.10 feet, being subtended by a chord bearing South 17 degrees 02 minutes 59 West seconds for a distance of 615.77 feet to an iron pin found;

THENCE South 75 degrees 47 minutes 39 seconds West a distance of 171.07 feet to a point located on the easterly right-of-way line of Trimble Road, said point being 1.14 feet southwest of an iron pin found;

THENCE continuing along the easterly right-of-way line of Trimble Road along a curve to the right having a radius of 538.16 feet and an arc length of 80.30 feet, being subtended by a chord bearing North 05 degrees 53 minutes 29 seconds West for a distance of 80.12 feet to an iron pin found;

THENCE continuing along the aforesaid right-of-way line North 01 degree 37 minutes 20 seconds West a distance of 482.94 feet to a concrete right-of-way monument found at the POINT OF BEGINNING.

Said tract or parcel of land contains 3.960 acres more or less.