

CITY OF ALPHARETTA

FOR OFFICE USE ONLY
Case #: PHA 220016
PH #: _____

PUBLIC HEARING APPLICATION

Property Taxes & Code Violations Verified
Fee Paid Initial: JC

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Reginald Crayton Telephone: 404-428-3445
Address: 6075 Barfield Road Suite: _____
City: Sandy Springs State: GA Zip: 30328 Fax: _____
Mobile Tel: 404-428-3445 Email: reggie@getpland.net

Subject Property Information:

Address: 3973 Webb Bridge Alpharetta, GA 30005 Current Zoning: AG
District: 10th Section: 1240 Land Lot: 124 Parcel ID: 21555012400163
Proposed Zoning: R-15 Current Use: Residential

This Application For (Check All That Apply):

- | | | |
|--|--|---|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Master Plan Review | |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Public Hearing | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Other <i>(Specify):</i> _____ | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The proposed use of the property is residential, the property will be developed as a 4 lot subdivision.

Applicant's Request (Please itemize the proposal):

Request for a rezoning from Ag (Agriculture) to R-15. R-15 is Dwelling, 'For-Sale', Detached Residential, a district intended for detached 'For-Sale' residential dwellings and related uses, developed on lots of no less than 15,000 square feet.

Request for variances for existing stream buffers. Requesting for a reduction of the City of Alpharetta Stream Buffers by 50% for lots 1 and lot 4. This would reduce the buffer to 50' for the City of Alpharetta undisturbed buffer and 75' for the Impervious Buffer.

Applicant's Intent *(Please describe what the proposal would facilitate).*

If approved the proposal would allow for the construction of four lot residential subdivision, with two shared driveways from Webb Bridge RD, associated utilities, and other amenities. The lots will be 1.40 acres in size.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Shash Amir A & Idris Zubeda Telephone: _____

Address: 12635 Lighthouse Pointe CT Suite: _____

City Alpharetta State: GA Zip: 30005

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Reginald Crayton, PE Telephone: 404-428-3445

Address: 6075 Barfield Rd Suite: _____

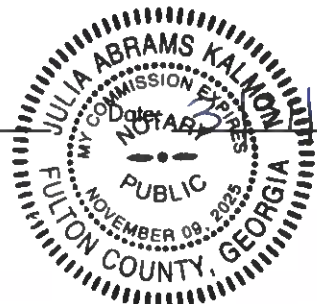
City Sandy Springs State: GA Zip: 30328

So Sworn and Attested:

Owner Signature:  Date: 3/31/2022

Notary:

Notary Signature:  Date: 3/31/2022



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|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Reginald Crayton, PE Telephone: 404-428-3445

Address: 6075 Barfield Rd Suite: _____


City Sandy Springs State: GA Zip: 30328

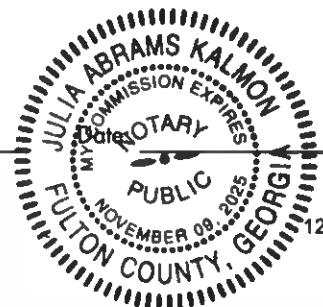
So Sworn and Attested:

Owner Signature: 

Date: 3/31/2022

Notary:

Notary Signature: 



3/31/2022

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: **Reginald Crayton**

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: Reginald Crayton

Date: 3/31/29

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The are existing residences/subdivision directly across Webb Bride Rd and closed to the vicinity of both schools located in the area.

How will this proposal affect the use and value of the surrounding properties?

The proposed development should increase the values of the surrounding properties, and the surrounding business may see a small increase in the amount of patrons. This development will not adversely affect the value or use of the surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The property could be developed as currently zoned but would only allow for one home to be constructed. This development would contribute more to the economic base of the city of Alpharetta and is more in line with the City of Alpharetta's Comprehensive Plan, pacifically the community housing vision detailed in the plan.

What would be the increase to population and traffic if the proposal were approved?

There would not be a substantial increase to the population or traffic due to the construction of this 4 lot subdivision. The average persons per household being 3, the population would increase by 12. The average cars per household is 2, traffic would increase by 8 cars.

What would be the impact to schools and utilities if the proposal were approved?

If approved this development will not have any negative impact schools, or the existing utilities.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The Future Land Use Map shows this parcel as public, institutional, education. The properties directly to the west is Low Density residential, and across the street is also Low Density Residential. I think this development does meet the criteria set fourth and is consistent with the City of Alpharetta Comprehensive plan for low density housing developments.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The current property is zoned AG, this zoning requires the minimum lot size to be 5 acres which would only allow one home to be constructed. We fee this development will be more consistent with the character of the area and the city of Alpharetta Comprehensive plan.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

There is an exiting stream that transverses the subject property. The existing stream has a designation of perennial stream and the city of Alpharetta has a 100 ft stream buffer and a 150ft impervious buffer to protect this stream. Without a reduction in the size of these buffers the it would eastern portion of the property undevelopable.

Rezoning to R-15 allows for the maximum use of the property and will provide more of a community environment for the property.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

As previously stated, without a reduction in the size of the City of Alpharetta's 100' undisturbed buffers and the 150' impervious buffer, the it would eastern portion of the property undevelopable. This would allow this portion of the property to be develop more easily and provide two additional homes.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

An existing creek transverses the property and there is a large change in elevation across the property due to the creek.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

If approved the requested relief would not cause detriment to the public good or impair the purpose or intent of the zoning code. We will provide the necessary measures to protect the creek and the the aquatic life that inhabits it.

Under the R-15 zoning the development would still have to meet the criteria set fourth in the City of Alpharetta's zoning ordinance for a property with this zoning.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

<input checked="" type="checkbox"/>	Element Description
<input checked="" type="checkbox"/>	Key and/or legend and site location map with North arrow
<input checked="" type="checkbox"/>	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
<input checked="" type="checkbox"/>	Acreage of the subject property.
<input checked="" type="checkbox"/>	Location of land lot lines and identification of land lots.
<input checked="" type="checkbox"/>	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
<input checked="" type="checkbox"/>	Proposed streets on the subject site.
<input checked="" type="checkbox"/>	Current zoning of the subject site and adjoining properties.
<input checked="" type="checkbox"/>	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
<input checked="" type="checkbox"/>	Location of proposed buildings with square footages, heights, and stories.
<input checked="" type="checkbox"/>	Layout and minimum lot size of proposed single-family residential lots.
<input checked="" type="checkbox"/>	Topography of subject site.
<input checked="" type="checkbox"/>	Required and proposed setbacks.
<input checked="" type="checkbox"/>	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
<input checked="" type="checkbox"/>	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
<input checked="" type="checkbox"/>	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
<input checked="" type="checkbox"/>	Required and proposed parking spaces, loading, and unloading facilities.
<input checked="" type="checkbox"/>	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
<input checked="" type="checkbox"/>	Proposed stormwater management facilities.
<input checked="" type="checkbox"/>	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
<input checked="" type="checkbox"/>	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
<input checked="" type="checkbox"/>	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).



Reginald Crayton, PE
6075 Barfield Rd
Sandy Springs, GA 30328

March 31, 2022

City of Alpharetta
Department of Community Development
Alpharetta, GA 30009

Re: Letter of Intent
Public Hearing Application for 3973 Webb Bridge Rd
City of Alpharetta

The Applicant, Reginald Crayton, Agent for the Owner, hereby submits Public Hearing Application for rezoning and variance modification for approximately 5.60-acre tract, herein after referred to as "Property", located at 3973 Webb Bridge Rd, Alpharetta, GA 30005 (Parcel Number 21555012400163). The request to rezone from AG Agricultural to R-15 Dwelling for sale, Detached Residential, for lots of no less than 15,000 square feet, and to modify the zoning variance for the City of Alpharetta 100 feet undisturbed stream buffer and 150 feet impervious stream buffer.

The property currently is zoned AG, Agriculture, and currently has an existing residence on it. This current zoning will only allow for one residence to be constructed as one of the criteria is that the minimum lot size is 15,000 square feet. Rezoning the property to R-15 would allow for four, 3600 square foot residences to be constructed on the property. There will be 2 shared driveways constructed on the property between two residences to limit the number of driveways into Webb Bridge Rd.

The Applicant also request for the reduction of the City of Alpharetta 100-foot undisturbed buffer and the 150-foot impervious buffer. There is an existing



perennial stream that transverses the property, and according the City of Alpharetta zoning ordinance a perennial stream has a 100-foot undisturbed buffer and a 150-foot impervious buffer from the point of wrested vegetation. We are requesting to reduce these buffers by 50% in lots 1 and 4 as shown on the Site Plan submitted with this application. That is the reduce the City of Alpharetta impervious buffer to 75-feet and the undisturbed buffer to 50-feet.

The proposed development will be consistent with the intent of the zoning ordinance for the use will have no adverse impact on the surrounding properties.

The Applicant requests that based upon the factors mentioned above that this Application be approved for the rezoning and variance modification for the subject Property.

Sincerely,

A handwritten signature in blue ink that reads 'Reginald Crayton'. The signature is written in a cursive style with a large initial 'R'.

Reginald Crayton, PE



**Reginald Crayton, PE
6075 Barfield Rd
Sandy Springs, GA 30328**

March 31, 2022

**City of Alpharetta
Department of Community Development
Alpharetta, GA 30009**

**Re: Public Participation Plan
Public Hearing Application for 3973 Webb Bridge Rd
City of Alpharetta**

Public Participation Plan Steps:

- **Rent an event hall that will hold 100 – 150 people**
- **Will send notifications the public within 2 weeks submitting the application**
- **Will have meeting May 1, 2022**
- **The meeting will be available in person and also by zoom**
- **Will inform the citizens of the project and allow them to ask questions**



Real Estate

[View Bill](#)

[View bill image](#)

As of	3/31/2022
Bill Year	2021
Bill	2110407
Owner	SHASH AMIR A &
Parcel ID	21 -5550-1240-016-3

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$893.09	\$893.09	\$0.00	\$0.00	\$0.00
Interest			\$13.93			\$0.00
TOTAL		\$893.09	\$893.09	\$0.00	\$0.00	\$0.00

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Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ



Location



3973 Webb Bridge Road

Select attribute filters (8)

Type Description ⌵
3 values

Number ⌵
92 values

Tag ⌵
61 values

Status Code ⌵
1 values

Assigned To ⌵
2 values

Showing 25 of 126 rows

Type Description	Number	Tag	Status
Code Enforcement-Complaints	CE170033	Accessory Structures	OPEN
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN
Code Enforcement-Complaints	CE190036	Business vehicle in residential...	OPEN
Code Enforcement-Complaints	CE190043	Business vehicles in residenti...	OPEN
Code Enforcement-Complaints	CE190053	Tree removal without permit	OPEN
Code Enforcement-Complaints	CE190099	Structural Issues	OPEN
Code Enforcement-Complaints	CE190100	Drainage Violation	OPEN
Code Enforcement-Complaints	CE190107	Stop Work Order	OPEN
Code Enforcement-Complaints	CE190108	Stop Work Order	OPEN
Code Enforcement-Complaints	CE200004	Stop Work Order	OPEN
Code Enforcement-Complaints	CE200011	Stop Work Order	OPEN
Code Enforcement-Complaints	CE200065	Deck in a State of Disrepair	OPEN



Filters

Code Enforcement

Filters

Styling

Filter as map moves

Location

3973 Webb Bridge Road

Select attribute filters (8)

Type Description
3 values

Number
92 values

Tag
61 values

Status Code
1 values

Assigned To
2 values

Code Enforcement-Complaints	CE200097	Complaints	OPI
Code Enforcement-Complaints	CE200097	STOP WORK ORDER, High G...	OPI
Code Enforcement-Trees	CE200110	Stop work order	OPI
Code Enforcement-Complaints	CE200130	Stop Work Order	OPI

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Legend of Symbols & Abbreviations

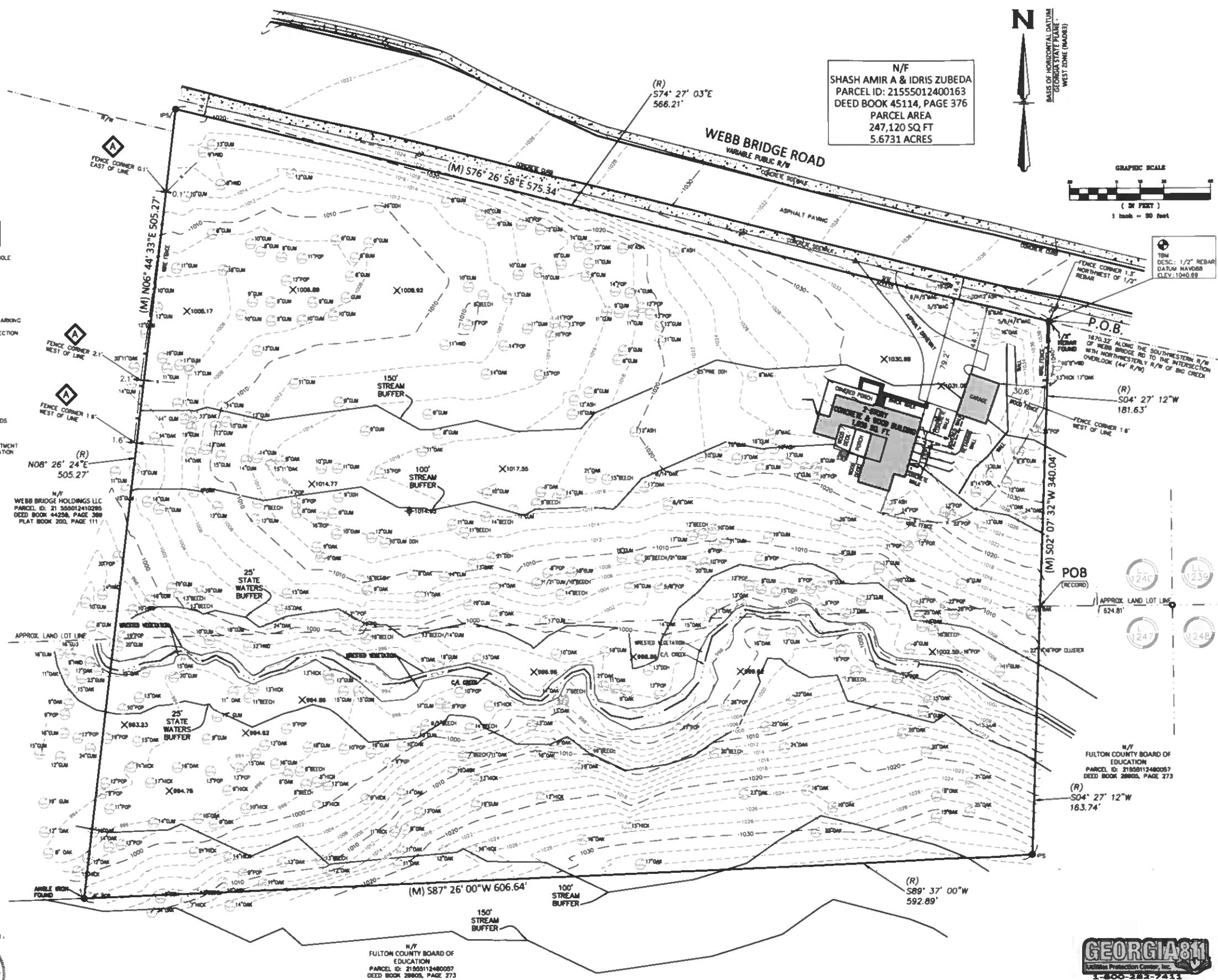
- | | | |
|---------------------------|---|-----------------------|
| POWER POLE | TRAFFIC SIGNAL BOX | SANITARY MANHOLE |
| LIGHT POLE | SIGNAL LIGHT POLE | CLEAN OUT |
| GUY WIRE | SIGNAL LIGHT | GAS MANHOLE |
| ELECTRIC MANHOLE | VAULT | GAS VALVE |
| ELECTRIC METER | SIGN (AS NOTED) | GAS METER |
| ELECTRIC VAULT | TOWER | HANDICAPPED PARKING |
| TRANSFORMER | MONITORING WELL | METERED END SECTION |
| AIR CONDITIONER UNIT | FLAG POLE | BENCHMARK |
| TELEPHONE MANHOLE | WATER VALVE | (R) RECORD |
| TELEPHONE PEDESTAL | FIRE HYDRANT | (M) MEASURED |
| CABLE BOX | SIAMSESE FIRE HYDRANT | (C) CALCULATED |
| STORM DRAIN MANHOLE | WATER MANHOLE | VOL. VOLUME |
| STORM DRAIN INLET | BACKFLOW PREVENTER | PG PAGE |
| STORM PIPE | WATER METER | O.R. OFFICIAL RECORDS |
| GREASE TRAP | WELL HEAD | P.B. PLAT BOOK |
| POINT OF ACCESS | G.D.O.T. GEORGIA DEPARTMENT OF TRANSPORTATION | |
| OVERHEAD WIRES | | |
| UNDERGROUND ELECTRIC LINE | | |
| GAS LINE | | |
| WATER LINE | | |
| STORM DRAIN LINE | | |
| SEWER LINE | | |

Surveyor's Certification

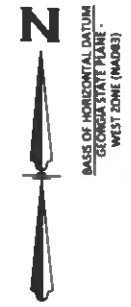
As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements here. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that: IN MY OPINION, THAT THIS MAP, PLAT, OR PLAIN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

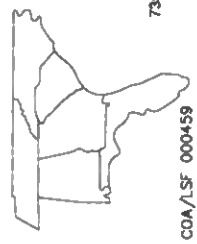
Seaton G. Shepherd, Jr.
 Registered Land Surveyor No. 2136
 in the State of Georgia
 Date of Plat or Map: March 30, 2022
 Last Revised:



N/F
 SHASH AMIR A & IDRIS ZUBEDA
 PARCEL ID: 21555012400163
 DEED BOOK 45114, PAGE 376
 PARCEL AREA
 247,120 SQ FT
 5.6731 ACRES



GRANT SHEPHERD & ASSOCIATES, INC.
 Land Surveying & Site Development
 735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
 PHONE: 770.418.9823 FAX: 770.418.9289
 www.grantshepherd.com



ALTA/NSPS LAND TITLE SURVEY OF:
 3973 WEBB BRIDGE ROAD
 TAX PARCEL 21555012400163
 LAND LOT 1240 & 1247, 2ND DISTRICT
 CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Sheet / Drawing Scale
 1" = 30'
 Unless Otherwise Noted
 GSA Project No.
 21-01-550
 Drawn By / Field Crew
 SCM RW
 03/03/2022
 Sheet No. 02 OF 02



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Schedule B, Section 2 Title Exceptions

Augusta Title, Inc.
Title Number: C213332
Effective Date: December 14, 2021 at 8:00 a.m.

SCHEDULE B - 2 EXCEPTIONS

18. Right-of-Way Easement made by Wilma Van Dusenberry and M. Fern Maddox, to Saenae Electric Membership Corporation, dated September 3, 1980, filed for record September 15, 1980, recorded at Deed Book 3814, Page 615, Fulton County, Georgia Records.
DOCUMENT NOT PROVIDED

19. Right-of-Way made by Joel B. Shirley and W. H. Shirley, et al, to Fulton County, dated August 30, 1980, filed for record September 16, 1980, recorded at Deed Book 3615, Page 130, aforesaid records.
AS TO R/W FOR WEBB BRIDGE ROAD - PLAT FOR R/W REFERENCED IN DOCUMENT NOT ATTACHED - NOT PLOTTABLE

20. Easement made by William Roane Beard, to Georgia Power Company, dated February 12, 1979, filed for record March 27, 1979, recorded at Deed Book 7202, Page 525, aforesaid records.
DOCUMENT NOT PROVIDED

Record Description

All that tract or parcel of land lying and being in Land Lots 1240 and 1247 of the 2nd District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:
To find the TRUE POINT OF BEGINNING, commence at the intersection of the common corners of Land Lots 1239, 1240, 1247 and 1248, said District, Section and County, thence running Westerly along the line dividing Land Lots 1240 and 1247, said District and Section, a distance of 824.81 feet to an iron pin found and being the TRUE POINT OF BEGINNING, thence running South 04 degrees 27 minutes 12 seconds West, a distance of 183.74 feet to an iron pin placed; running thence South 89 degrees 57 minutes 00 seconds West, a distance of 592.89 feet to an iron pin found; thence running North 08 degrees 26 minutes 24 seconds East, a distance of 505.27 feet to an iron pin found on the southwesterly Right-of-Way of Webb Bridge Road (being a 50 foot Right-of-Way); running thence South 74 degrees 27 minutes 00 seconds East along the southwesterly Right-of-Way of Webb Bridge Road, a distance of 586.21 feet to an iron pin found; running thence South 04 degrees 27 minutes 12 seconds West, a distance of 181.63 feet to an iron pin found and being the TRUE POINT OF BEGINNING.

Said tract containing 5.6 acres. All according to a plat of survey prepared by Go. Land Surveying Co., Inc., dated 9-15-191, for Forrest A. Smith.

** THE ABOVE DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.
AUGUSTA TITLE, INC.
Title Number: C213332
Effective Date: December 14, 2021 at 8:00 a.m.

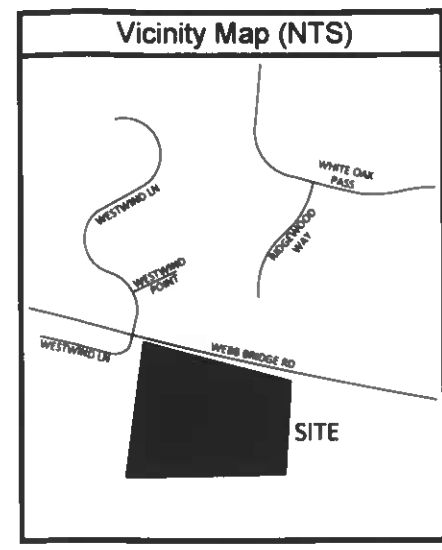
As-Measured Description

All that tract or parcel of land lying and being in Land Lots 1240 and 1247 of the 2nd District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:
To find the TRUE POINT OF BEGINNING, commence at the intersection of the Northwesterly Right-of-Way of Big Creek Overlook (66 foot Right-of-Way) and the Southwesterly Right-of-Way of Webb Bridge Road (80' Right-of-Way), running thence along the Southwesterly Right-of-Way of Webb Bridge Road a distance of 1,670.32 feet to an 1/2" rebar found and being the TRUE POINT OF BEGINNING, thence running South 02 degrees 07 minutes 32 seconds West, a distance 340.04 feet to an iron pin set; running thence South 87 degrees 26 minutes 00 seconds West, a distance of 606.84 feet to an angle iron found; thence running North 05 degrees 44 minutes 53 seconds East, a distance of 505.27 feet to an iron pin set on the southwesterly Right-of-Way of Webb Bridge Road (80' Right-of-Way); running thence South 76 degrees 26 minutes 58 seconds East along said southwesterly Right-of-Way of Webb Bridge Road, a distance of 575.34 feet to an 1/2" rebar found and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 5.6731 acres (247,120 sq. ft.).

** THE AS-SURVEYED DESCRIPTION WAS CREATED AS THE RESULT OF ROTATION INTO THE LOCATION OF EXISTING MONUMENTS, AS WELL AS RETAINING CONTINUITY WITH ADOPTED DEEDS AND PLATS.

** THE ABOVE DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.
AUGUSTA TITLE, INC.
Title Number: C213332
Effective Date: December 14, 2021 at 8:00 a.m.



GRANT SHEPHERD & ASSOCIATES, INC.
Professional Land Surveyors - GPS Accuracy
Land Surveying - Site Development

735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770 418 9823 FAX: 770 418 9286
www.grantsurveying.com

COA/LSF 000459

Flood Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0078F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

ZONING INFORMATION

PER TABLE 6(a)(b)(1) - SURVEYOR NOT PROVIDED WITH ZONING REPORT AT TIME OF SURVEY

SIGNIFICANT OBSERVATIONS

FENCE CROSSES THE WESTERN PROPERTY LINE

ALTA/NSPS LAND TITLE SURVEY OF:
3973 WEBB BRIDGE ROAD
TAX PARCEL 21555012400163
LAND LOT 1240 & 1247, 2ND DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Map or Plat Certification

Based upon Title Commitment No.: C213332
of AUGUSTA TITLE, INC.
bearing an effective date of: December 14, 2021 at 8:00 a.m.

Surveyor's Certification
To: Vantage Commercial Contractors, LLC, Augusta Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 8, 13, 14, 16, 17 and 19 of Table A thereof.
The field work was completed on March 3, 2022.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
in the State of Georgia
Date of Plat or Map: March 30, 2022
Date of Last Revision:

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 403,888 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (04-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS AN ALTA/NSPS LAND TITLE SURVEY AND COMPLETED ON MARCH 3, 2022 UTILIZING A TOPCON GT-S03 ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE EGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.
6. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
7. AT THE TIME OF THE SURVEY THERE EXIST THE FOLLOWING PARKING SPACES:
REGULAR PARKING SPACES: 0 SPACES
HANDICAPPED SPACES: 0 SPACES
TOTAL PARKING SPACES: 0 SPACES
8. AT THE TIME OF THE SURVEY WE DID NOT OBSERVE THE ADDRESS OF THE PROPERTY, 3973 WEBB BRIDGE ROAD.
9. SUBJECT PROPERTY HAS DIRECT ACCESS TO THE SOUTHERLY RIGHT OF WAY OF WEBB BRIDGE ROAD.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.



Sheet / Drawing Scale	N/A
Unless Otherwise Noted	
GSA Project No.	22-01-550
Drawn By / Field Crew	RW
SCM	03/03/2022
Sheet No.	01 OF 02