

**AN ORDINANCE BY
COUNCILMEMBER KWANZA HALL**



AN ORDINANCE TO REZONE FROM THE C-4 (CENTRAL AREA COMMERCIAL RESIDENTIAL) TO THE RG-4 (RESIDENTIAL- GENERAL) DISTRICT PROPERTY LOCATED AT 410 FELTON DRIVE, N.E.; AND FOR OTHER PURPOSES.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS, as follows:

SECTION 1: That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changes so that the following property located at 410 Felton Drive, N.E. be changed from the C-4 (Central Area Commercial Residential) to the RG-4 (Residential-General) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 47 of the 14th District, Fulton County, Georgia being more particularly described in the attached legal description and/or survey.

SECTION 2: That this amendment is approved under the provisions of Chapter 8 entitled "Residential General District Regulations" of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description

EASEMENT AREA CENTRAL PARK TOWNHOMES

All that tract or parcel of land lying and being in Land Lot 47 of the 14th District, City of Atlanta, Fulton County, Georgia, being more particular described as follows:

To find the True point of beginning, commence at the point of intersection of the Southerly right of way of Angier Ave and Western right of way of Felton Drive, thence run Southerly along Western right of way of Felton drive

South 12 degrees 55 minutes 45 seconds West a distance of 94.00' to a point,

Thence run South 12 degrees 55 minutes 45 seconds West a distance of 10.00 feet to a point,

Thence run South 12 degrees 55 minutes 48 seconds West a distance of 300.31 feet to a ½" rbf,

Thence run South 84 degrees 09 minutes 41 seconds West a distance of 27.98 feet to a point, said point being The True Point of Beginning for the easement,

Thence run South 76 degrees 40 minutes 05 seconds West a distance of 163.13 feet to a point,

Thence run South 86 degrees 00 minutes 38 seconds West a distance of 22.19 feet to a point,

Thence run North 40 degrees 25 minutes 13 seconds West a distance of 21.60 feet to a point,

Thence run North 09 degrees 35 minutes 58 seconds West a distance of 213.84 feet to a point,

Thence run North 11 degrees 39 minutes 28 seconds West a distance of 40.84 feet to a point,

Thence run along the Arc of a curve to the right a distance of 43.23 feet with the radius 54.27 feet and being subtended by Chord North 10 degrees 37 minutes 45 seconds East a distance of 42.10 feet to a point,

Thence run South 11 degrees 38 minutes 54 seconds East a distance of 293.12 feet to a point,

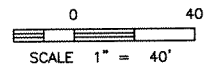
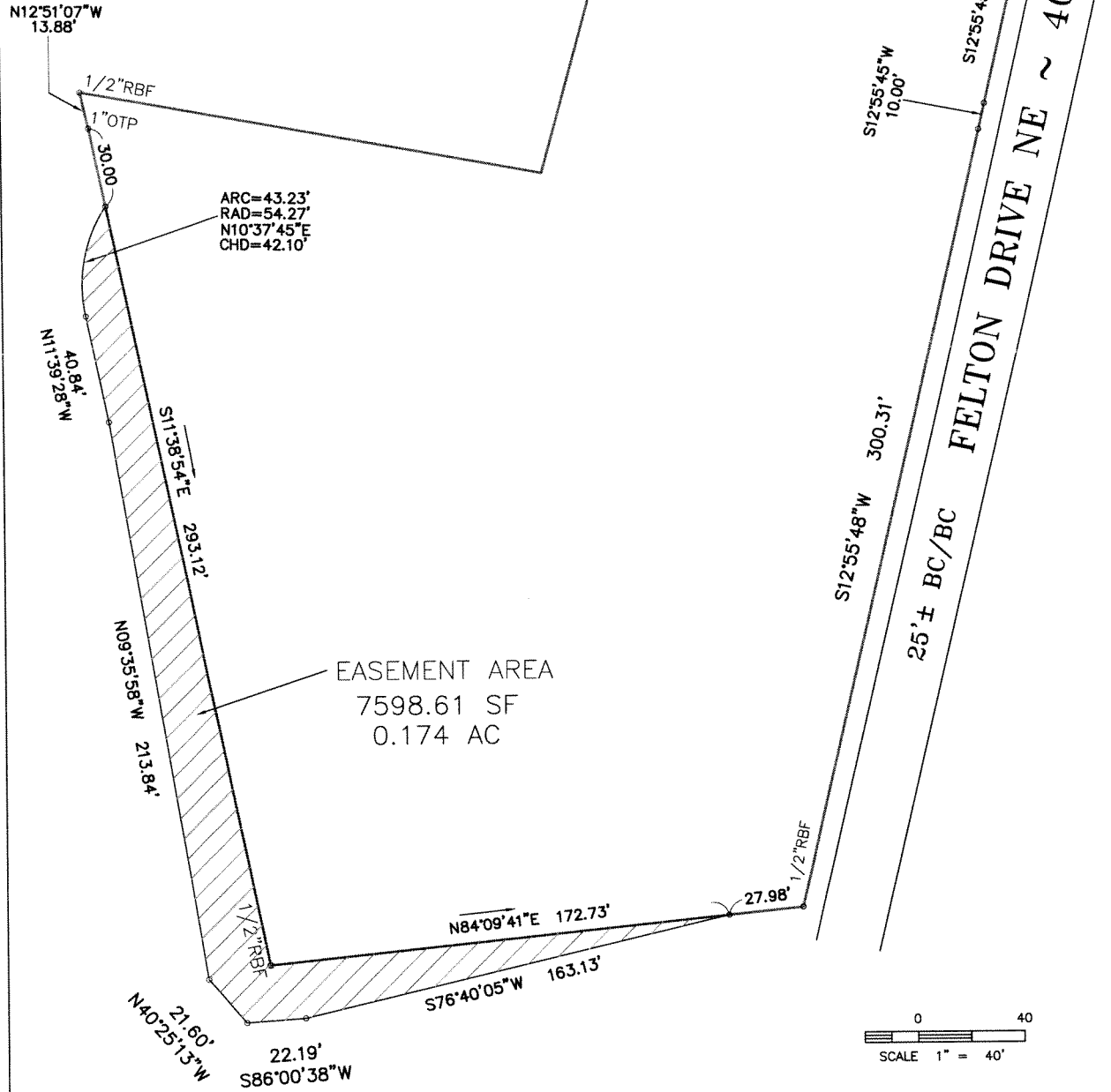
Thence run North 84 degrees 09 minutes 41 seconds East a distance of 172.73 feet to the True Point of beginning.

Easement area contains 7598.61 SF = 0.174 AC

The end.

* LEGEND *

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|-----------------------------|---------------------------|
| POB POINT OF BEGINNING | IPF IRON PIN FOUND |
| LLL LAND LOT LINE | IPS IRON PIN SET |
| MH MAN HOLE | OTP OPEN TOP PIPE FOUND |
| SSL SANITARY SEWER LINE | CTP CRIMP TOP PIPE FOUND |
| CB CATCH BASIN | RBF REINFORCING BAR FOUND |
| JB JUNCTION BOX | AI ANGLE IRON FOUND |
| DI DRAINAGE INLET | CP CALCULATED POINT |
| YI YARD INLET | -X-X FENCE |
| HW HEAD WALL | CLF CHAIN LINK FENCE |
| PP POWER POLE | WDF WOOD FENCE |
| PL POWER LINE | WRF WIRE FENCE |
| SSE SANITARY SEWER EASEMENT | FC FENCE CORNER |
| DE DRAINAGE EASEMENT | BL BUILDING LINE |
| UE UTILITY EASEMENT | R/W RIGHT-OF-WAY |
| AE ACCESS EASEMENT | PL PROPERTY LINE |
| TB TOP OF BANK | PC PROPERTY CORNER |
| CMP CORRUGATED METAL PIPE | CL CENTER LINE |
| RCP REINFORCED CONC. PIPE | CPT CARPORT |
| APP AS PER PLAT | BR BRICK |
| APD AS PER DEED | FR FRAME |
| APR AS PER RECORD | WD WOOD |
| APF AS PER FIELD | P PLAT |
| BC BACK OF CURB | D DEED |
| EP EDGE OF PAVEMENT | R RECORD |
| OU OWNERSHIP UNCLEAR | F FIELD |
| OH OVERHANG | |
| N N'BORES. | |



LAND LOT 47	14TH DISTRICT	SECTION
LOT	BLOCK	UNIT
FULTON COUNTY, GEORGIA		SUBDIVISION
FIELD WORK DATE	JULY 23, 2013	PRINTED/SIGNED SEP 24, 2013
PLAT BOOK	,PAGE	DEED BOOK ,PAGE
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		

EASEMENT DETAIL PREPARED FOR:
CENTRAL PARK TOWNHOMES
 PROPERTY ADDRESS:
 410 FELTON DRIVE
 ATLANTA, GA 30312



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES COORDINATION

70 LENOX POINTE NE
 ATLANTA, GA 30324
 FAX 404-801-0941
 TEL 404-252-5747
 INFO@SURVEYLANDEXPRESS.COM

COORD #20130412
 DWG #20130412ESMT

