

19-BDA-04-04

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant M. M. Lowry Developments

Mailing Address 2964 Peachtree Rd. NW Suite 540 Atlanta, GA 30305

Telephone 770-903-4422 Mobile # [REDACTED] Email rob.1525@mellowry.com

Property Owner (s) Development Authority of Hapeville

Mailing Address 3468 North Fulton Ave. Hartsfield Int'l. Airport Hapeville, GA 30354

Telephone N/A Mobile # N/A

Property Address/Location: Situated between Central, Colville Avenue & Wingham Dr.

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14012700020429
141,788 SF 14012700020379

Square Foot of Property _____ Building Size 63,762 SF Zoning Village
LT H's & Commercial

Present Land Use Raw land

4 total → Variance Requested Waving sidewalk along Wingham, decrease required distance from buildings, decrease commercial parking spaces, decrease height of commercial buildings

Applicable Code Section _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[Signature] MCD
Applicant's signature

Date: 3/27/19

Sworn to and subscribed before me

This 27 day of MARCH, 2019.

Paul M. [Signature]
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

See attached narrative.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Explain how these conditions are peculiar to the particular piece of property involved.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

Parcel 14012100020421

Parcel 14012700020319

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

Name of Applicant mmr Lowry Developments

Address of Applicant 2964 Peachtree Rd. NW, Suite 540 Atlanta, GA 30305

Telephone of Applicant 770-903-4422

Katrina Bradbury
Signature of Owner

Katrina T. Bradbury
Print Name of Owner

Personally Appeared Before Me this 27 day of MARCH, 2019.

Paul M. Newman
Notary Public



All that parcel of land lying in and being located in Land Lot 98 and 127 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2 inch capped rebar set at the southwest quadrant of the intersection of Central Ave and Colville Ave, said capped rebar being the true point of beginning (POB).

Thence leaving said POB, S 01° 12' 25.9" W for a distance of 215.6095 feet to a point on a line.

Thence, N 73° 02' 33.1" W for a distance of 153.8800 feet to a point on a line.

Thence, N 08° 10' 44.9" E for a distance of 5.7000 feet to a point on a line.

Thence, N 72° 56' 24.1" W for a distance of 406.1516 feet to a point on a line.

Thence, N 17° 16' 55.5" E for a distance of 10.0437 feet to a point on a line.

Thence, N 73° 14' 01.5" W for a distance of 94.5067 feet to a point on a line.

Thence, N 72° 45' 36.0" W for a distance of 49.9771 feet to a point on a line.

Thence, N 10° 05' 03.5" E for a distance of 104.7466 feet to a point on a line.

Thence, N 65° 51' 37.7" E for a distance of 59.9364 feet to a point on a line.

Thence, N 65° 53' 01.3" E for a distance of 97.4780 feet to a point on a line.

Thence, S 78° 08' 45.4" E for a distance of 36.0818 feet to a point on a line.

Thence, S 69° 13' 19.6" E for a distance of 50.0000 feet to a point on a line.

Thence, N 20° 46' 40.4" E for a distance of 15.0000 feet to a point on a line.

Thence, S 69° 45' 39.2" E for a distance of 77.7820 feet to a point on a line.

Thence, S 68° 50' 14.8" E for a distance of 49.8439 feet to a point on a line.

Thence, S 68° 57' 42.6" E for a distance of 200.3277 feet to a point on a line.

Thence, S 68° 48' 41.0" E for a distance of 49.9678 feet to a point on a line.

Thence S 69° 16' 47.1" E a distance of 77.0059 feet to a 1/2 inch rebar set, said rebar being the true point of beginning.

Said parcel of land contains 3.255 acres (141,786.66 square feet).



2964 Peachtree Rd. NW
Suite 540
Atlanta, GA 30305

March 20, 2019

Economic Development Department
3468 North Fulton Avenue
Hapeville, GA 30354

To whom it may concern,

Miller Lowry Developments respectfully requests your positive consideration for the attached Board of Appeals Variance Application. Our intent is to develop “The Village Walk at Hapeville”, a new +/- 3.25 acre mixed-use community, located at the gateway to Hapeville. The specific property is nestled between Central Avenue, Colville Avenue, and Willingham Dr. just east of I-85. Our proposed site plan includes 20 townhomes and approximately 7,132 sf of boutique commercial space, with the townhomes being no taller than 2.5 stories each.

Since our original submittal to staff on 12.11.18 for site plan approval, Miller Lowry Developments has made significant changes to the site plan design and architecture to address staff's comments, and or concerns, along with designing a site that works well with the City's current characteristics. Much thought has been put into the plan in making the project an extension of the commercial developments to the east of the site across from Colville Avenue, while also making the residential portion of the site an extension of the residential neighborhoods south of the site across Willingham Dr.

Each townhome will have a 2 car garage accessed by a rear drive aisle and all front entry facades will face a Village Green that preserves many of the existing trees on site. The intent of the Village Green concept is to conserve the openness of the site, by not overwhelming the site from a density perspective. Additional amenities to the residents will be a pervious walking path around the Green and a common area firepit, not to mention the walkable retail options nearby.

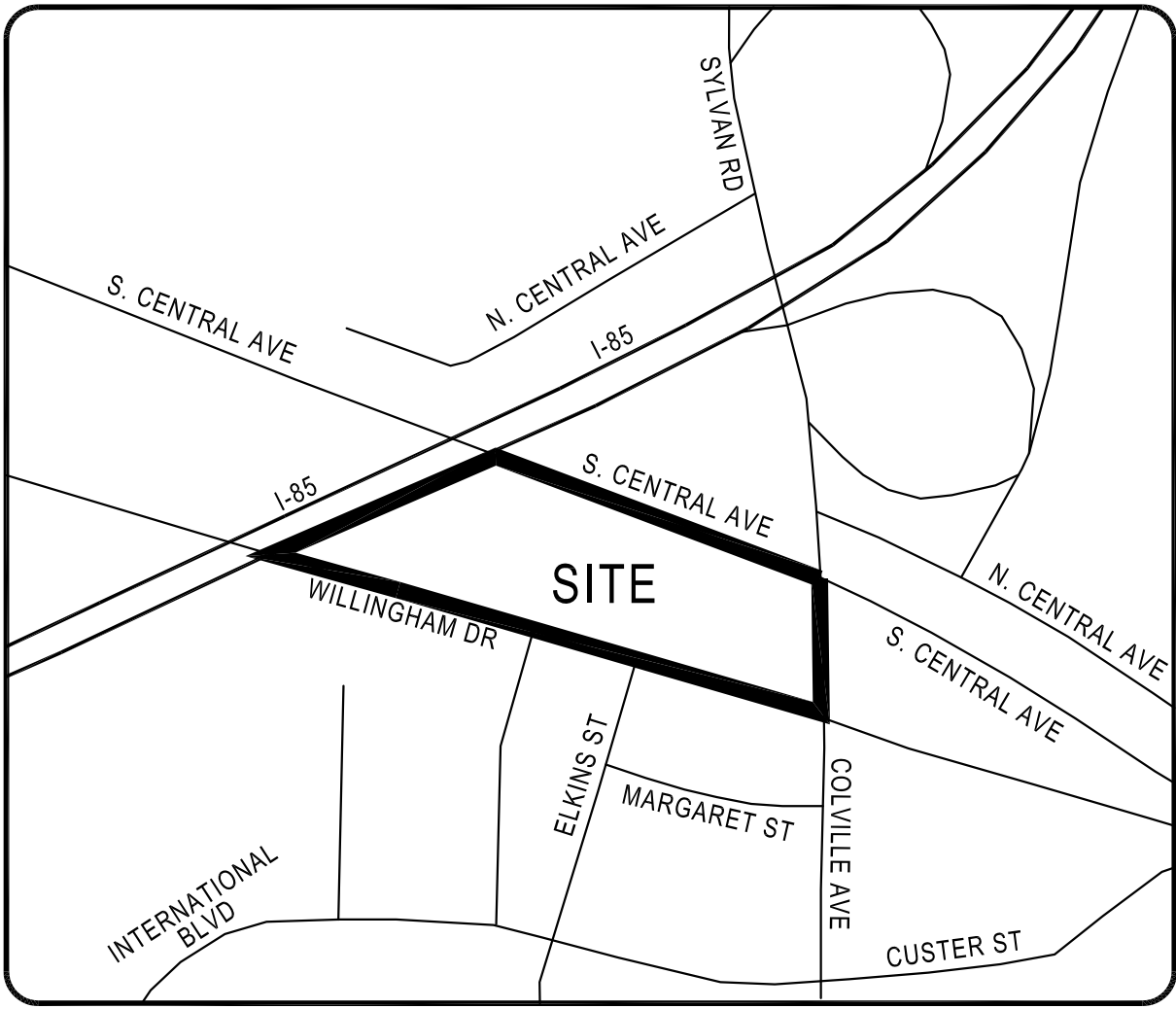
The commercial space will be in two single-level buildings located along the eastern border of the site and will incorporate architecture that compliments the immediate areas buildings.

Miller Lowry Developments will be submitting to the Board of Appeals for approval of 4 total variances including: waving the sidewalk requirement for Willingham in order to conserve trees and the sites topography, decreasing the required distance between buildings from 20' to 10' to conserve trees, which we already have approval from the Fire Marshall on, decreasing the commercial off street parking from 36 to 32 parks, and lastly reducing the building height on the

commercial portion from 24' to 18'. We are requesting this variance in order to maintain the small, historical feel that comes with Hapeville. Since our initial talks with the landowner and the City, it was our intent as the developer to preserve as many trees as possible, and to create an infill park feel to the overall development. In order to create this feel, we have created quite the strain of space by pushing the construction component of the development outward. Due to the topography, and the push to save trees, we require the aforementioned variances. There would be no detriment to the public good if these variances were granted.

Sincerely,

Miller Lowry Developments



Location Map N.T.S.

SITE NOTES:

THE SITE CONTAINS: 3.255 ACRES / 141,790 SF
TOTAL DISTURBED AREA: 2.883 ACRES

SITE ADDRESS: WILLINGHAM DRIVE AND COLVILLE AVENUE, FULTON COUNTY, GA 30354
ZONING: V. VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY LOWERY & ASSOCIATES, DATED 4th OF APRIL, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

VARIANCES REQUESTED:

1. WAIVE THE SIDEWALK / CURB AND GUTTER REQUIREMENT ALONG WILLINGHAM DRIVE
2. DECREASE THE REQUIRED DISTANCE BETWEEN BUILDINGS FROM 20 FEET TO 10 FEET (FIRE MARSHALL IS IN AGREEMENT WITH THIS VARIANCE REQUEST)
3. DECREASE THE REQUIRED COMMERCIAL OFF STREET PARKING FROM 36 TO 32 SPACES (OVERALL PARKING FOR THE DEVELOPMENT EXCEEDS THE REQUIREMENTS).

LOT COVERAGE:

BUILDING AREA = 32,762 SF
PARKING AREA = 8,613 SF
DRIVEWAY AREA = 32,468 SF
SIDEWALK AREA = 6,051 SF
TOTAL LOT COVERAGE = 79,894 SF / 141,790 SF = 56.35%

FLOOR AREA RATIO:

TOWNHOME UNIT (2800 SF) X 20 = 56,000 SF
RETAIL AREA = 7,762 SF
TOTAL FLOOR AREA RATIO = 63,762 SF / 141,790 SF = 0.450

ZONING DIALOG BOX - V (VILLAGE DISTRICT)

CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL
LOT FRONTAGE	50' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 1405'
FRONT YARD AREA	15' (MIN) FRONT YARD SET BACK	15' SETBACK PROVIDED ON CENTRAL AVE, COLVILLE AVE, AND WILLINGHAM DR.
SIDE AND REAR YARDS	15' (MIN) SIDE/REAR YARD SET BACK FOR STREETS ADJACENT TO STREET OR ALLEY	15' (MIN) SIDE/REAR YARD SET BACK PROVIDED
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS: - BETWEEN UNITS 4 AND 5 = 11.0' - BETWEEN UNITS 10 AND 11 = 10.0' - BETWEEN UNITS 16 AND 17 = 12.5' REQUESTED REDUCTION FROM 20' TO 10' FOR THESE UNITS LISTED ABOVE
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT
RESIDENTIAL BUFFER	15' LANDSCAPED BUFFER ALONG THE RESIDENTIAL AND NON RESIDENTIAL SIDES OF THE BUFFER	15' LANDSCAPED BUFFER PROVIDED.
PARKING RESIDENTIAL -	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT
NON RESIDENTIAL - TOTAL SPACES/SQFT	ONE PARKING SPACE PER 200 SQ FT OF ENCLOSED COMMERCIAL FLOOR AREA. PROPOSED ESTIMATED COMMERCIAL FLOOR AREA = 7,133.4 SQ FT / 200 = 35.66 = 36 REQUIRED SPACES	32 TOTAL OFF STREET PARKING SPACES PROVIDED IN FRONT OF THE COMMERCIAL BUILDING. 49 TOTAL OFF STREET PARKING SPACES PROVIDED
OFF STREET PARKING	ANY NON RESIDENTIAL OFF STREET PARKING SPACES - FULL SIZE: 70% MAXIMUM - COMPACT SIZE: 30% MINIMUM	49 TOTAL OFF STREET PARKING SPACES PROVIDED - FULL SIZE: 35 QTY / 71% - COMPACT SIZE: 12 QTY / 25% - ADA ACCESSIBLE: 2 QTY / 4%
ADA ACCESSIBLE	ADA ACCESSIBLE: TOTAL SPACES BETWEEN 26-50, REQUIRE 2 ADA ACCESSIBLE. 48 TOTAL PROVIDED SPACES = 2 REQUIRED ADA	ADA ACCESSIBLE: 2 QTY PROVIDED

OPTIONAL GATE FOR RESIDENTIAL UNITS

PROPOSED CURB CUT LOCATION

15 FOOT SETBACK

OPEN SPACE = 45,027 SF
OR 32% OF SITE

COMMON AREA ACCENT - FIREPIT

CRUSHED GRANITE WALKING PATH

STAIRS

WILLINGHAM DRIVE
(R/W VARIES)

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179

INTERSTATE HIGHWAY #I-85
(AKA S.R. #403; R/W VARIES)

NORFOLK SOUTHERN RAILROAD

CENTRAL AVENUE
(AKA SOUTH CENTRAL AVENUE;
R/W VARIES)

EXISTING SIDEWALK,
TO BE MAINTAINED

OPAQUE SCREENING WALL
(75 FT LONG)

3 TOTAL QTY - FULL SIZE
PARKING SPACES, 18.0'x10.0'

OPTIONAL GATE
FOR RESIDENTIAL
UNITS

LOADING AREA
15'x60'

DUMPSTER LOCATION WITH
SCREENING

EXISTING ZONE "A"
FLOODPLAIN

2 TOTAL QTY - FULL SIZE
PARKING SPACES, 18.0'x10.0'

RETAINING WALL, TYP

NEW 5 FT SIDEWALK ALONG
COLVILLE

STAIRS

RETAINING WALL, TYP

2 TOTAL QTY - ADA ACCESSIBLE
PARKING SPACES

NEW 5 FT SIDEWALK ALONG FACE
OF COMMERCIAL BUILDING

15 QTY - FULL SIZE PARKING
SPACES, 18.0'x10.0'

15 FOOT SETBACK

14 FT WIDE DEVELOPMENT
SIGN LOCATION, SEE
ARCHITECTURAL PLANS FOR
DETAILS

PROPOSED CURB
CUT LOCATION

0 40' 80'
SCALE: 1" = 40'

APPLICANT / DEVELOPER

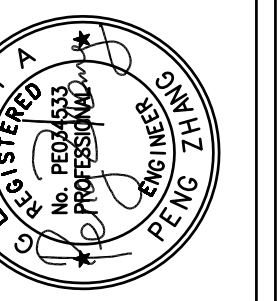
MILLER LOWRY DEVELOPMENTS, LLC
2964 PEACHTREE ROAD NW
SUITE 540
HAPEVILLE, GA 30305

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Peachtree Road NW, Suite 540
Hapeville, GA 30305
770-324-3410
www.crescentvieweng.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW, Suite 540
Hapeville, GA 30305

Site Plan

DATE	4-8-19	SCALE	AS SHOWN	DRAWN	A. R.	CHECKED	P. Z.



Construction Plan Set For:
Village Walk at Hapeville
Land Lots 98 & 127, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.

C-1



317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186

WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

(STATE OF GEORGIA)
(FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

PRINTED OR TYPED NAME OF OWNER

SHEET: 1 OF 2

COMBINATION PLAT OF:
FULTON COUNTY PARCELS:
14 012700020429 & 14 012700020379
PREPARED FOR:
MILLER LOWRY DEVELOPMENTS

JOB #: 192560	SCALE: 1"=100'
DATE: APRIL 4, 2019	DRAWN BY: J.BAGLEY
STATE: GEORGIA	COUNTY: FULTON
LAND LOTS: 89 & 127	DISTRICT: 14TH

LEGEND

-----	PROPERTY LINE	⊗ FH	FIRE HYDRANT
-----	OVERHANG/AWNING	⊙	SANITARY SEWER MANHOLE
-----	BUILDING SETBACK LINE	DI	DROP INLET
B.S.L.	BUILDING SETBACK LINE	DWCB	DOUBLE-WING CATCH BASIN
W W	WATER LINE	RB	REBAR
OHE OHE	OVERHEAD UTILITY LINE	CRB	CAPPED REBAR
G G	GAS LINE	FND	FOUND
SS SS	SANITARY SEWER LINE	OTP	OPEN TOP PIPE
---	STORM DRAIN PIPE	CTP	CRIMPED TOP PIPE
WV	WATER VALVE	⊗	LIGHT POLE

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED APRIL 3, 2019.
- 2) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A AND X ON FLOOD INSURANCE RATE MAP NO. 13121C0366F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 3) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

OWNER

HAPEVILLE DEVELOPMENT AUTHORITY
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

SUBDIVIDER

MILLER LOWRY DEVELOPMENTS
2964 PEACHTREE ROAD NW
SUITE 540
ATLANTA, GA 30305

FINAL PLAT APPROVAL

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK - ON BEHALF OF MAYOR & COUNCIL DATE

CHAIRMAN, PLANNING COMMISSION DATE

PRINTED OR TYPED NAME OF OWNER DATE

ZONING

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "V" (VILLAGE). SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

FRONT YARD: 15 FEET
SIDE YARD: 15 FEET
REAR YARD: 15 FEET
MINIMUM WIDTH: 50 FEET
MAXIMUM BUILDING HEIGHT: 2 1/2 STORIES OR 35 FEET

ZONING AND SETBACK INFORMATION PER THE CITY OF HAPEVILLE ZONING MAP DATED MARCH 5, 2019 AND MUNICODE.COM.

SURVEY REFERENCES

- 1) BOUNDARY, TOPOGRAPHIC, TREE, AND UTILITY SURVEY DATED APRIL 21, 2018 PREPARED BY VALENTINO & ASSOCIATES.
- 2) PLAT OF VIRGINIA PARK DATED APRIL, 1921 PREPARED BY O.F. KAUFFMAN, CE.

FINAL SURVEYOR'S CERTIFICATE

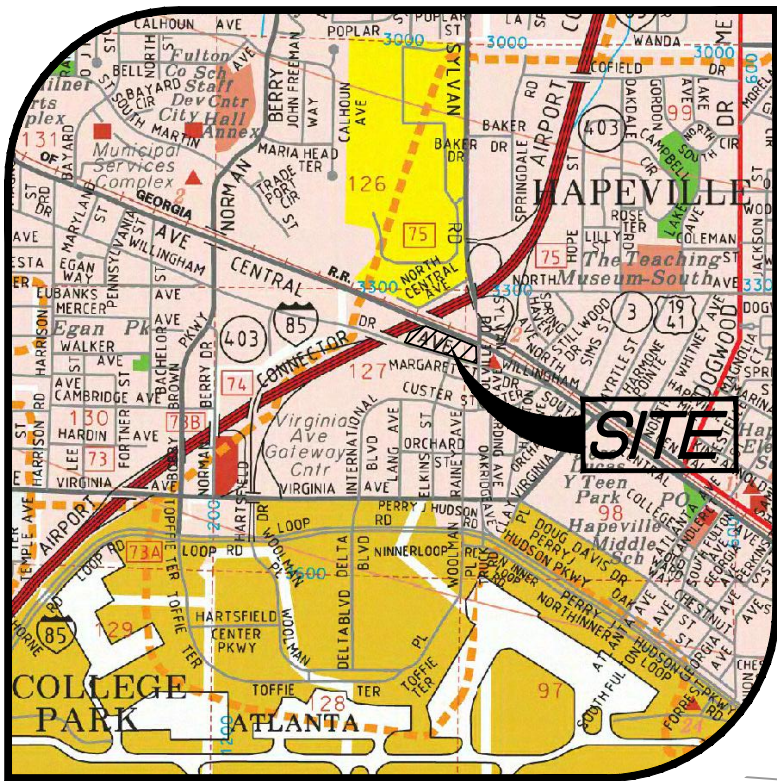
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,331 FEET AND AN ANGULAR ERROR OF 3.12 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 603,503 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 3.255 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GPT-3005LW TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR.



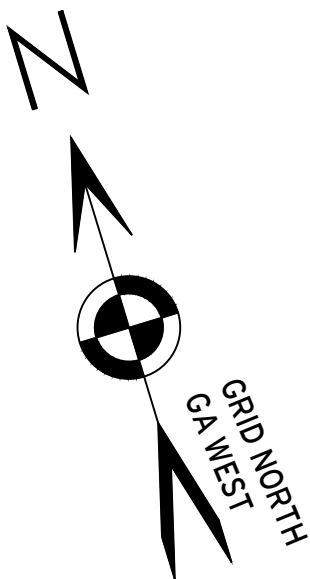
MITCHELL LOWERY GEORGIA RLS# 3109

Lowery
& Associates
LAND SURVEYING, LLC

317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-001102



VICINITY MAP

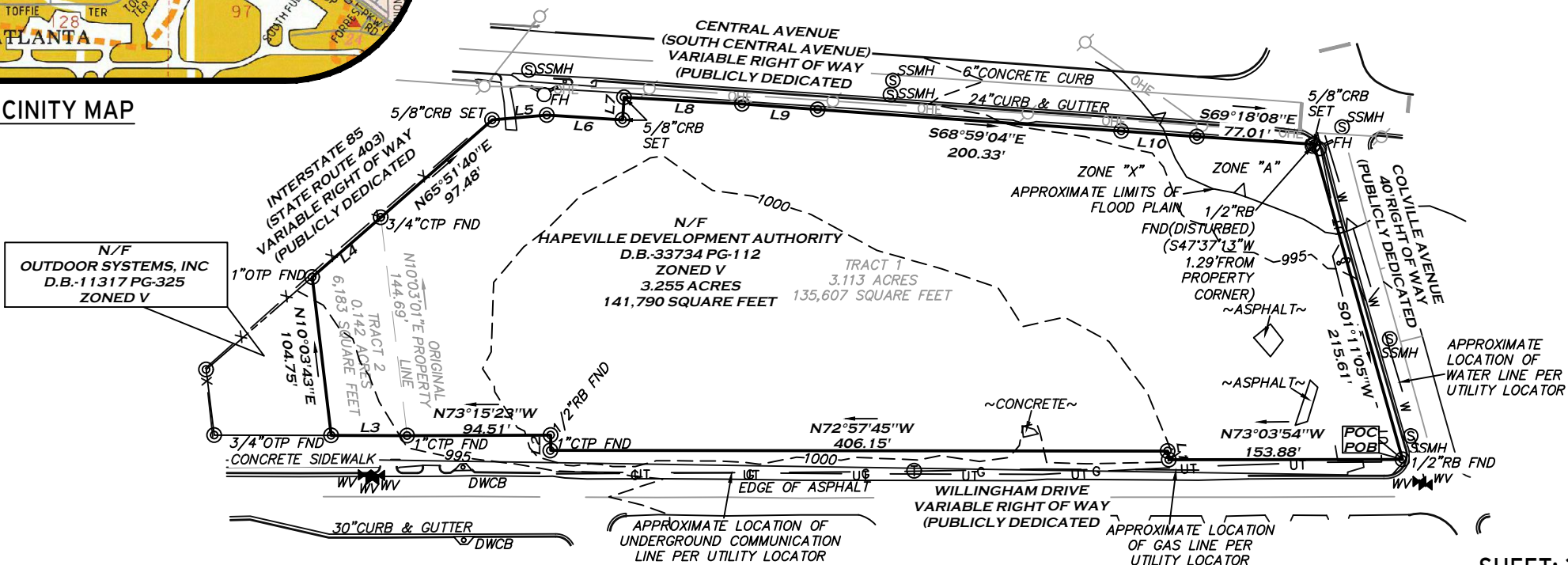


FINAL SURVEYOR'S CERTIFICATE

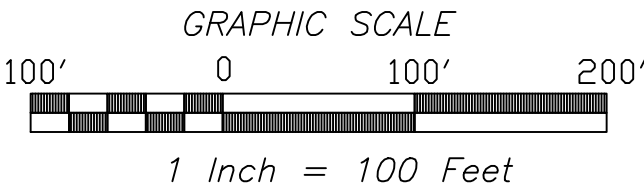
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MITCHELL LOWERY GEORGIA RLS# 3109



SHEET: 2 OF 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	N08°09'24"E	5.70'
L2	N17°15'34"E	10.04'
L3	N72°46'57"W	49.98'
L4	N65°50'17"E	59.94'
L5	S78°10'06"E	36.08'
L6	S69°14'41"E	50.00'
L7	N20°45'19"E	15.00'
L8	S69°47'00"E	77.78'
L9	S68°51'36"E	49.84'
L10	S68°50'02"E	49.97'

COMBINATION PLAT OF:
FULTON COUNTY PARCELS:
14 012700020429 & 14 012700020379
PREPARED FOR:
MILLER LOWRY DEVELOPMENTS

JOB #: 192560	SCALE: 1"=100'
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