

**AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME, PURSUANT TO SECTION 16-05.005 (1) (G), PROPERTY LOCATED AT 1611 MILL ACRES DRIVE, S.W. FRONTING APPROXIMATELY 99 FEET ON THE SOUTH SIDE OF MILL ACRES DRIVE AND APPROXIMATELY 140 FEET WEST OF THE INTERSECTION OF MILL ACRES DRIVE AND WILLIS MILL ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 0.408 ACRE. LAND LOT 200, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THERESA HALEY APPLICANT: STEPPING STONES YOUTH CENTER, INC. NPU I COUNCIL DISTRICT 11**

Application File Date	8-5-13
Zoning Number	U-13-16
NPU / CD	I-11
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**Review List:**

Office of Research and Policy Analysis	Completed	08/20/2013 10:22 AM
Zoning Committee	Completed	08/29/2013 10:28 AM
Atlanta City Council	Completed	09/14/2013 3:26 PM
Zoning Review Board Staff	Completed	11/21/2013 4:35 PM
Office of Research and Policy Analysis	Completed	11/21/2013 5:07 PM
Zoning Committee	Pending	

**HISTORY:**

08/28/13	Zoning Committee	
09/03/13	Atlanta City Council	REFERRED TO ZRB AND ZC

<b>RESULT:</b>	<b>REFERRED TO ZRB AND ZC [UNANIMOUS]</b>
<b>AYES:</b>	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Hall, Archibong, Adrean
<b>ABSENT:</b>	Michael Julian Bond

<b>RESULT:</b>	<b>REFERRED TO ZRB AND ZC [UNANIMOUS]</b>
<b>AYES:</b>	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Hall, Archibong, Adrean
<b>ABSENT:</b>	Michael Julian Bond

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

**AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME, PURSUANT TO SECTION 16-05.005 (1) (G), PROPERTY LOCATED AT 1611 MILL ACRES DRIVE, S.W. FRONTING APPROXIMATELY 99 FEET ON THE SOUTH SIDE OF MILL ACRES DRIVE AND APPROXIMATELY 140 FEET WEST OF THE INTERSECTION OF MILL ACRES DRIVE AND WILLIS MILL ROAD. DEPTH: VARIES. AREA: APPROXIMATELY 0.408 ACRE. LAND LOT 200, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THERESA HALEY APPLICANT: STEPPING STONES YOUTH CENTER, INC. NPU I COUNCIL DISTRICT 11**

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-05.005 (1) (g) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for PERSONAL CARE HOME is hereby granted. Said use is granted to STEPPING STONES YOUTH CENTER, INC.

and is to be located at 1611 MILL ACRES DRIVE, S.W. , to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 200 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or map.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, “Special Use Permits, Procedural Requirements”, and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

Attachment: Application for U=13-16 (13-O-1220 : 3367)

APPLICATION #: **U-13-016**

DATE ACCEPTED: **08/05/2013**

NOTICE TO APPLICANT

Address of Property:  
**1611 Mill Acres DR SW**

City Council District: **11**

Neighborhood Planning Unit (NPU): **I**

Zoning Review Board (ZRB) Hearing Date:

**Thursday, October 3 or 10, 2013 at 6:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU I is:

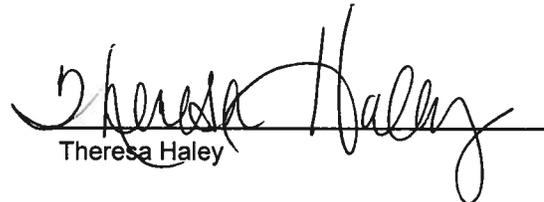
**Sharyl Chatman**  
**404-374-4032**  
**Sharyl.chatman@gmail.com**

**Additional Contacts:**  
Renette L. Scott (NPU R)  
404-349-1462  
rscott2k@bellsouth.net

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

  
RTJ, for Director, Bureau of Planning

  
Theresa Haley

### APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta

Date Filed \_\_\_\_\_ Application Number U-13-16

I Hereby Request That the Property Described in this Application be granted a Special Use Permit



**Name of Applicant:** Stepping Stones Youth Center, Inc.

Last Name                      First Name                      M.I.

**Address:** 1611 Street Name: Mill Acres Drive, SW

**City:** Atlanta State: Georgia Zip Code: 30311

**Phone:** 404.758.6464 Fax: 888.702.7177

**E-mail address:** thaley@steppingstonesyc.org

**Name of Property Owner:** Haley Theresa A.

Last Name                      First Name                      M.I.

**Address:** 4354 Street Name: Walforde Blvd.

**City:** Acworth State: Georgia Zip Code: 30101

**Daytime Phone:** 678.699.5630 Fax: 888.702.7177

**E-mail address:** thaley@steppingstonesyc.org

**Description of Property (see attachment A)**

**Street Address of Property:** 1611 Mill Acres Drive, SW

**City:** Atlanta State: Georgia Zip Code: 30311

**Property is zoned:** Residential Council District: 14 Neighborhood Planning Unit: I

The subject property fronts 100 feet on the \_\_\_\_\_ side of \_\_\_\_\_, beginning \_\_\_\_\_ feet from the \_\_\_\_\_ corner of \_\_\_\_\_

**Depth:** \_\_\_\_\_ **Area:** \_\_\_\_\_ **Land Lot:** 200 **Land District:** 144

# APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta



## INSTRUCTIONS

### A. SUMMARY OF PROPOSED PROJECT. What kind of special use would you be operating?

personal care home       rehabilitation center       day care center  
 assisted living facility       nursing home       church  
 other: (describe): Child Caring Institution

### B. IMPACT ANALYSIS - Responses

#### 1. Ingress and Egress

- Employee parking- driveway and or garage
- Emergency vehicles will have full access from street, front, side, and rear entrance
- No impact on street or community traffic since traffic will use existing driveway

#### 2. Off Street Parking and Loading

- Operator will be responsible for disposing of refuse in proper receptacle provided by the City of Atlanta. Garbage will be disposed of per the community standards at street side on scheduled days as directed by the city which is currently is once per week.
- Products will be delivered to side door with supplier parking on street or in driveway.
- Service personnel will park on the street and gain entrance via the front side or rear entrance as appropriate.
- Employees will park in the driveway or on the street. A maximum of 2 employees will park in the driveway with additional parking on the street if necessary.

#### 3. Buffering and Screening

- No additional lights will be necessary and only usual house lighting will be employed with decrease lights after curfew. No additional noise is anticipated.
- 3 vehicles on average will travel to and from the residence daily. No road improvements are necessary. The exception to this is visitation day which will be scheduled as per enclosure.

#### 4. Hours and Manner of Operation

- Center will be used as a residential home for males in the custody of DFACS and/or DJJ.
- Center will be open 24 hours 7 days a week.
- 8 Staff members; 2 shifts (6am-6pm; 6pm-6am); 2 employees on site per shift at a time. Staffing will monitor daily hygiene habits, dispense medication as needed and authorized by the state agency of placement, assure that all residents are in school as required.
- There will be a max number of 10 males, ages 13-17.
- Breakfast, dinner, and evening snack. Lunch will only be provided on Saturday and Sunday, and holidays.
- The Special programs will be counseling provided by a social worker employed by the facility to include group and individual session, anger management, and family visitation on a planned schedule.

**APPLICATION FOR SPECIAL USE PERMIT**

City of Atlanta



5. Duration of Special Use Permit
  - a. Indefinitely
  
6. Tree Preservation and replacement
  - a. No change or impact on current trees.
  
7. Required Yards and Open Spaces
  - a. No additions to the structure are planned

**C. PROPERTY DESCRIPTION.**  
(See attachment A)**D. SITE PLAN.**  
(See attachment B)**E. FLOOR PLAN (PERSONAL CARE HOMES ONLY).**  
(See attachment C)**F. TREE PRESERVATION.**  
Not Applicable

# APPLICATION FOR SPECIAL USE PERMIT

City of Atlanta



## AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Office of Planning of the City of Atlanta to inspect the premises, which are the subject of this special use permit application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

*Theresa Haley*  
 \_\_\_\_\_  
 Owner or Agent of Owner (Applicant)

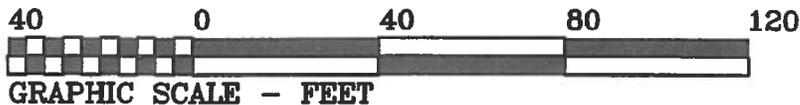
Sworn to and subscribed before me this 5<sup>th</sup> day of August, 2013.

*Theresa C. Payne*  
 \_\_\_\_\_ (Notary Public)

**Theresa C. Payne**  
 Notary Public  
 Fulton County, Georgia  
 Commission Expires  
 August 06, 2013

MAGNETIC NORTH

- LEGEND**
- I.P.F. = IRON PIN FOUND (1/2" REBAR)
  - I.P.S. = IRON PIN SET (1/2" REBAR)
  - O.T.P. = OPEN TOP PIPE
  - C.T.P. = CRIMPED TOP PIPE
  - U.S.C.M.F. = U.S. CORP MONUMENT FOUND
  - C.M.F. = CONCRETE MONUMENT FOUND
  - A.L.F. = AXLE FOUND
  - R/W = RIGHT OF WAY
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - B.L. = BUILDING LINE
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - O.M.D. = GEORGIA MILITIA DISTRICT
  - P.P. = POWER POLE
  - P- = POWER LINE
  - X- = FENCE LINE
  - XTW = CROSS TIE WALL
  - Rad. = RADIUS
  - Chd. = CHORD
  - Arc. = ARC LENGTH
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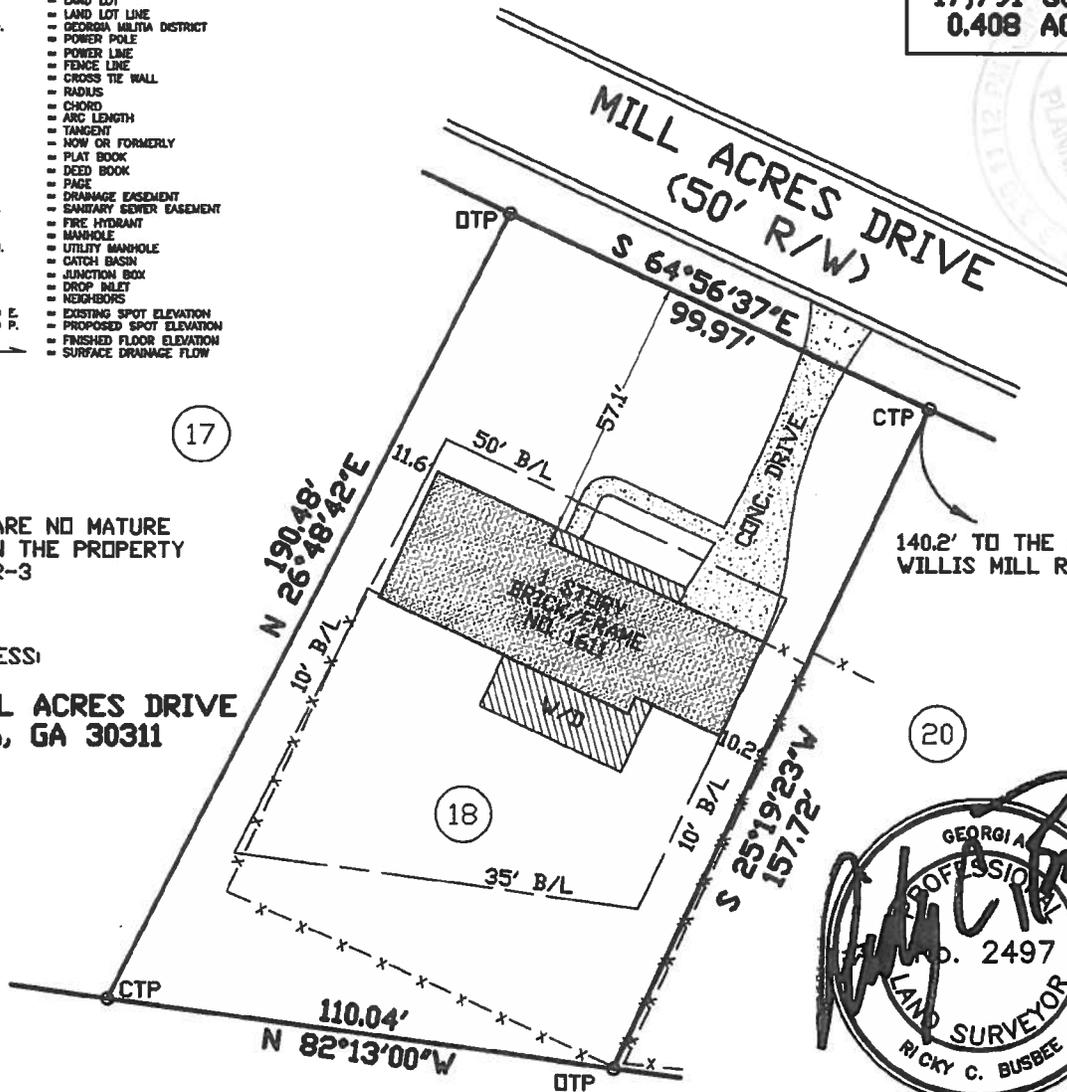


**AREA=**  
**17,791 SQ. FT.**  
**0.408 ACRES**

**NOTES:**  
 ~THERE ARE NO MATURE TREES ON THE PROPERTY  
 ~ZONED R-3

SITE ADDRESS:

**1611 MILL ACRES DRIVE  
 ATLANTA, GA 30311**



*[Handwritten Signature]*  
 GEORGIA PROFESSIONAL LAND SURVEYOR  
 No. 2497  
 RICKY C. BUSBEE

**SURVEY FOR:**  
**STEPPING STONES YOUTH CENTER**

LOT 18  
 WILLIS MILL ACRES  
 PLAT BOOK 57, PAGE 121  
 LAND LOT 200, 14th DISTRICT  
 CITY OF ATLANTA  
 FULTON COUNTY, GEORGIA  
 SCALE: 1"=40' DATE: AUGUST 1st, 2013

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13121C0353 E, DATED JUNE 18th 2010, ZONE 'X'.



**BUSBEE & POSS  
 LAND SURVEYING COMPANY**

3408 HOWELL STREET, SUITE A  
 DULUTH, GEORGIA 30096  
 770.497.9866  
 FAX: 770.497.9881

- www.busbeeandposs.com -

RICKY C. BUSBEE, GEORGIA R.L.S. 2497 - BUSBEE & POSS LAND SURVEYING, L.S.F. 1056

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "OPEN" FEET. EQUIPMENT USED: TOPCON GTS-225

FIELD WORK -RB/DM- 7/31/13 | DRAWN BY MP | J.N. BP11192 - IND

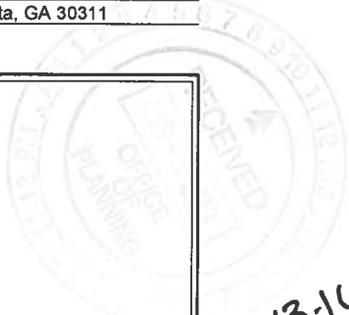
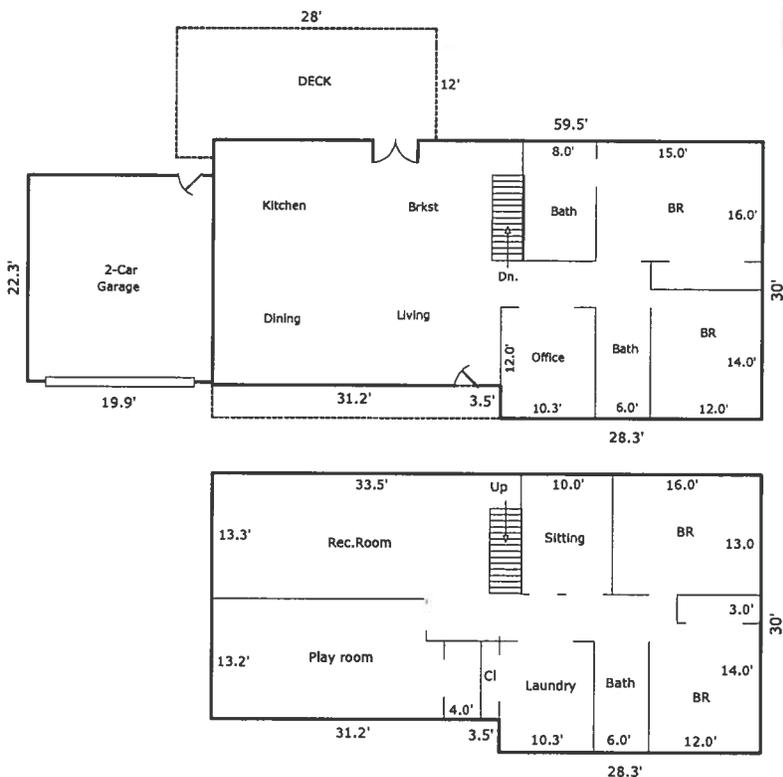
SKETCH ADDENDUM

File No. 13121TH-Rev  
CASE NO Haley

Borrower N/A  
 Property Address 1611 Mill Acres Drive SW  
 City Atlanta County Fulton State GA Zip Code 30311  
 Lender/Client Theresa Haley Address c/o 1611 Mill Acres Drive SW, Atlanta, GA 30311

6.8.a

Packet Pg. 132



4-13-14

Sketch by Apex Medina™  
Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1675.8	1675.8	26.5	x 59.5	1576.8
BSMT	Total Basement Area	1675.8	1675.8	3.5	x 28.3	99.1
GAR	2-Car Garage	443.8	443.8			
F/P	Deck	344.0				
	Breezeway	109.2	453.2			
Net LIVABLE Area		(rounded)	1676	2 Items	(rounded)	1676

Deed Book 50289 Pg 531  
Filed and Recorded Aug-11-2011 08:31am  
2011-0200576  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia



Recording Requested By: WELLS FARGO BANK, N.A.  
When Recorded Return To: DEFAULT ASSIGNMENT, WELLS FARGO BANK, N.A. MAC: X9999-018 PO BOX  
1628, MINNEAPOLIS, MN 55440-9790

**CORPORATE ASSIGNMENT OF MORTGAGE**

Fulton, Georgia  
SELLER'S SERVICING #: 0209944694. "LONG"  
SELLER'S LENDER ID#: G09

MERS #: 1000676-0062729637-6 SIS #: 1-888-679-6377

Prepared By: Patrick Pylvainen, WELLS FARGO BANK, N.A. 1000 BLUE GENTIAN RD., EAGAN, MN 55121  
(651)605-3792

Date of Assignment: August 8th, 2011  
Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COLONIAL BANK, ITS  
SUCCESSORS AND ASSIGNS at BOX 2026 FLINT MI 48501, 1901 E VOORHEES ST STE C., DANVILLE, IL  
61834  
Assignee: WELLS FARGO BANK, NA at 1 HOME CAMPUS, DES MOINES, IA 50328

Executed By: THERESA L. LONG, To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
NOMINEE FOR COLONIAL BANK, ITS SUCCESSORS AND ASSIGNS  
Date of Security Deed: 09/17/2008 Recorded: 09/24/2008 in Book/Reel/Liber: 47210 Page/Folio: 331 as  
Instrument No.: 2008-0243925 In the County of Fulton, State of Georgia.

Assessor's/Tax ID No. 14-0200-0002-011-4

Property Address: 1611 MILL ACRES DRIVE SW, ATLANTA, GA 30311

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

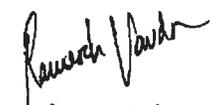
KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN and NO/100ths DOLLARS and  
other good and valuable consideration, paid to the above named Assignor, the receipt and sufficiency of which is  
hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having  
an original principal sum of \$195,810.00 with interest, secured thereby, with all moneys now owing or that may  
hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and  
provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's  
beneficial interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the  
terms contained in said Mortgage.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COLONIAL BANK, ITS  
SUCCESSORS AND ASSIGNS

On 8-9-11

By:   
Carla Naughton, Assistant  
Secretary

WITNESS   


WITNESS   
Nicholas Hoye

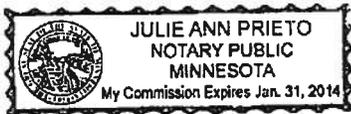
CORPORATE ASSIGNMENT OF MORTGAGE Page 2 of 2

STATE OF Minnesota  
COUNTY OF Dakota

On 8-9-11, before me, Julie Ann Prieto, a Notary Public in and for Dakota in the State of Minnesota, personally appeared Carla Naughton, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Julie Ann Prieto  
Notary Expires: 1/31/2014



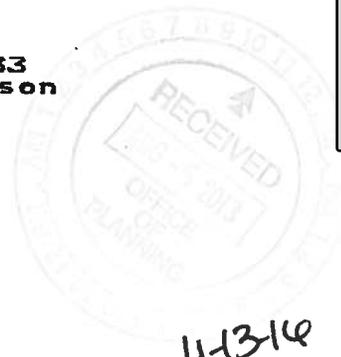
(This area for notarial seal)



Exhibit "A"

Deed Book 50289 Pg 533  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN  
LAND LOT 200 OF THE 14TH DISTRICT, FULTON COUNTY,  
GEORGIA, BEING LOT 18 OF WILLIE MILL ACRES  
SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57,  
PAGE 121, FULTON COUNTY, GEORGIA RECORDS, WHICH  
RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE  
AND MADE A PART OF THIS DESCRIPTION.





**EXHIBIT "A"**

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**RECEIPT**

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** U-13-016  
**Application Type:** Planning/ZRB/Special use/NA  
**Address:** 1611 MILL ACRES DR SW, ATLANTA, GA 30311  
**Owner Name:** ATLANTA INVESTING INC  
**Owner Address:**  
**Application Name:**

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
337817	3002	\$400.00	08/05/2013	RPLEWIS		

**Owner Info.:** ATLANTA INVESTING INC

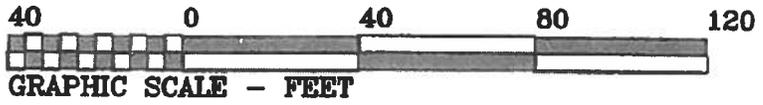
**Work Description:** SUF for a Personal Care Home

CITY OF ATLANTA

AUG 05 2013

EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR

- LEGEND**
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  - = SURFACE DRAINAGE FLOW



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17,791 SQ. FT.  
0.408 ACRES

MAGNETIC NORTH

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~ZONED R-3

**SITE ADDRESS:**

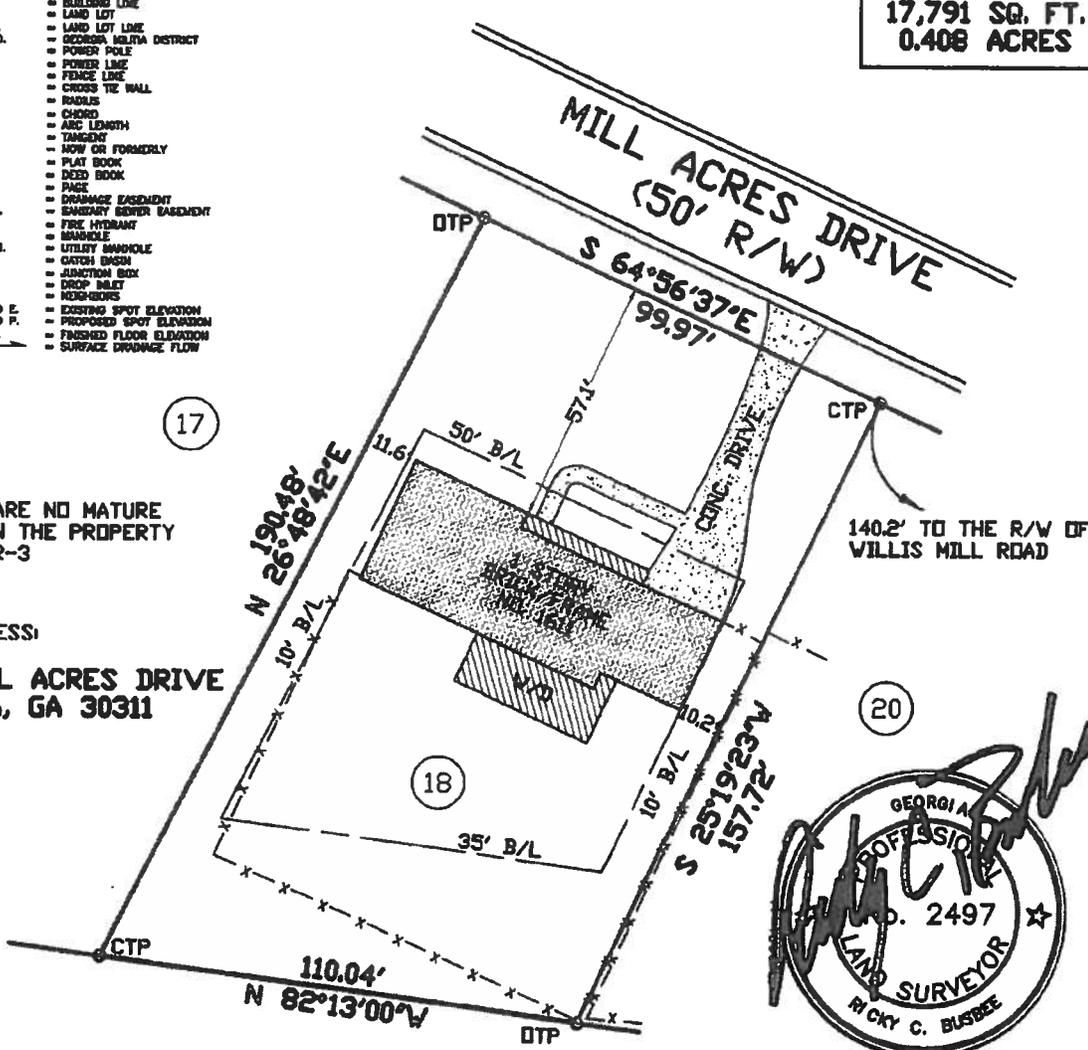
1611 MILL ACRES DRIVE  
ATLANTA, GA 30311

**SURVEY FOR:**

**STEPPING STONES YOUTH CENTER**

LOT 18  
WILLIS MILL ACRES  
PLAT BOOK 57, PAGE 121  
LAND LOT 200, 14th DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA  
SCALE: 1"=40' DATE: AUGUST 1st, 2013

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13121C0353 E, DATED JUNE 18th 2010, ZONE "X".



**BUSBEE & POSS**  
**LAND SURVEYING COMPANY**

3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881

www.busbeeandposs.com

RICKY C. BUSBEE, GEORGIA R.L.S. 2497 - BUSBEE & POSS LAND SURVEYING, L.S.F. 1056

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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FIELD WORK -RB/DM- 7/31/13 DRAWN BY MP J.N. BP11192 - IND

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U-13-14