

SITE NOTES
CURRENT ZONING - RS-150

PROPERTY ADDRESS:
TRACT 1 - 4.71 ACRES (SUSAN T. HOSFORD, PIN 5071 034)
TRACT 2 - 29.54 ACRES (SUSAN T. HOSFORD, PIN 5071 069)
TRACT 3 - 1.00 ACRES (ROBERT J. HOLT, PIN 5071 060)
TRACT 4 - 1.00 ACRES (ROBERT J. HOLT, PIN 5071-059)
TOTAL AREA - 36.25 ACRES

PROPERTY ADDRESS:
1725 PINEHURST RD.
SNELLVILLE, GA. 30078

PROPERTY ADDRESS:
1966 RIDGEDALE DR.
SNELLVILLE, GA. 30078

TRACT 1 - 4.71 ACRES
LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being in Land Lot 71 of the 5th District, Gwinnett Co., Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at the common corner of Land Lots 57, 58, 71 and 72, said point being the POINT OF COMMENCEMENT; Thence running along the northerly line of Land Lot 71 N59°26'36"E, a distance of 583.26 feet to a point BEING THE TRUE POINT OF BEGINNING; and running thence N59°26'36"E, a distance of 587.48 feet to a point located on the southwesterly right-of-way of Ridgedale Drive (variable right-of-way); thence running along said right of way S61°30'41"E, a distance of 114.62 feet to a point; thence S61°30'48"W, a distance of 199.31 feet to a point, thence leaving said right of way and running S49°48'21"W, a distance of 646.28 feet to a point; thence N47°03'28"E, a distance of 393.62 feet to a point; this point being the POINT OF BEGINNING.

TRACT 2 - 29.54 ACRES
LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being in Land Lot 71 of the 5th District, Gwinnett Co., Georgia and being more particularly described as follows:

Begin at the common corner of Land Lots 57, 58, 71 and 72, said point being the POINT OF BEGINNING; Thence running along the northerly line of Land Lot 71 N59°26'36"E, a distance of 583.26 feet to a point, thence leaving the Land Lot Line and running S47°03'28"E, a distance of 943.90 feet to a point; thence N81°37'46"E, a distance of 171.33 feet to a point; thence S54°56'58"E, a distance of 359.69 feet to a point; thence S16°55'35"E, a distance of 270.41 feet to a point located on the northerly right-of-way of Pinehurst Road (80' R/W); thence along the northerly right-of-way of Pinehurst Road S60°20'00"W, a distance of 553.03 feet to a point; thence along a curve to the left having a radius of 755.54 feet for an arc distance of 314.32 feet to a point (said curve being subtended by a chord and bearing of S48°26'35"E, a distance of 312.06 feet); thence leaving the right-of-way and running S59°07'42"W, a distance of 236.19 feet to a point located on the westerly line of Land Lot 71; thence running along the westerly line of Land Lot 71 N30°32'01"W, a distance of 1,612.36 feet to a point; said point being the POINT OF BEGINNING.

TRACT 3 - 1.00 ACRES
LEGAL DESCRIPTION

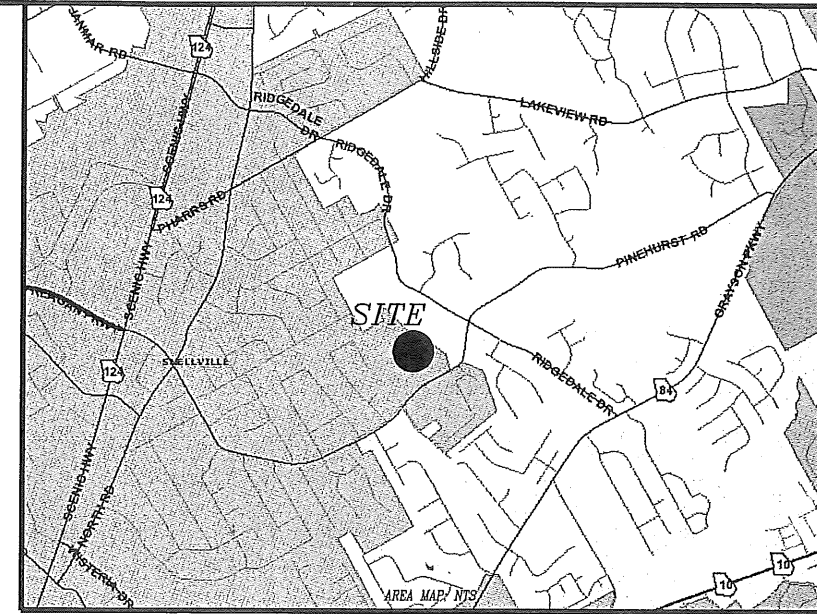
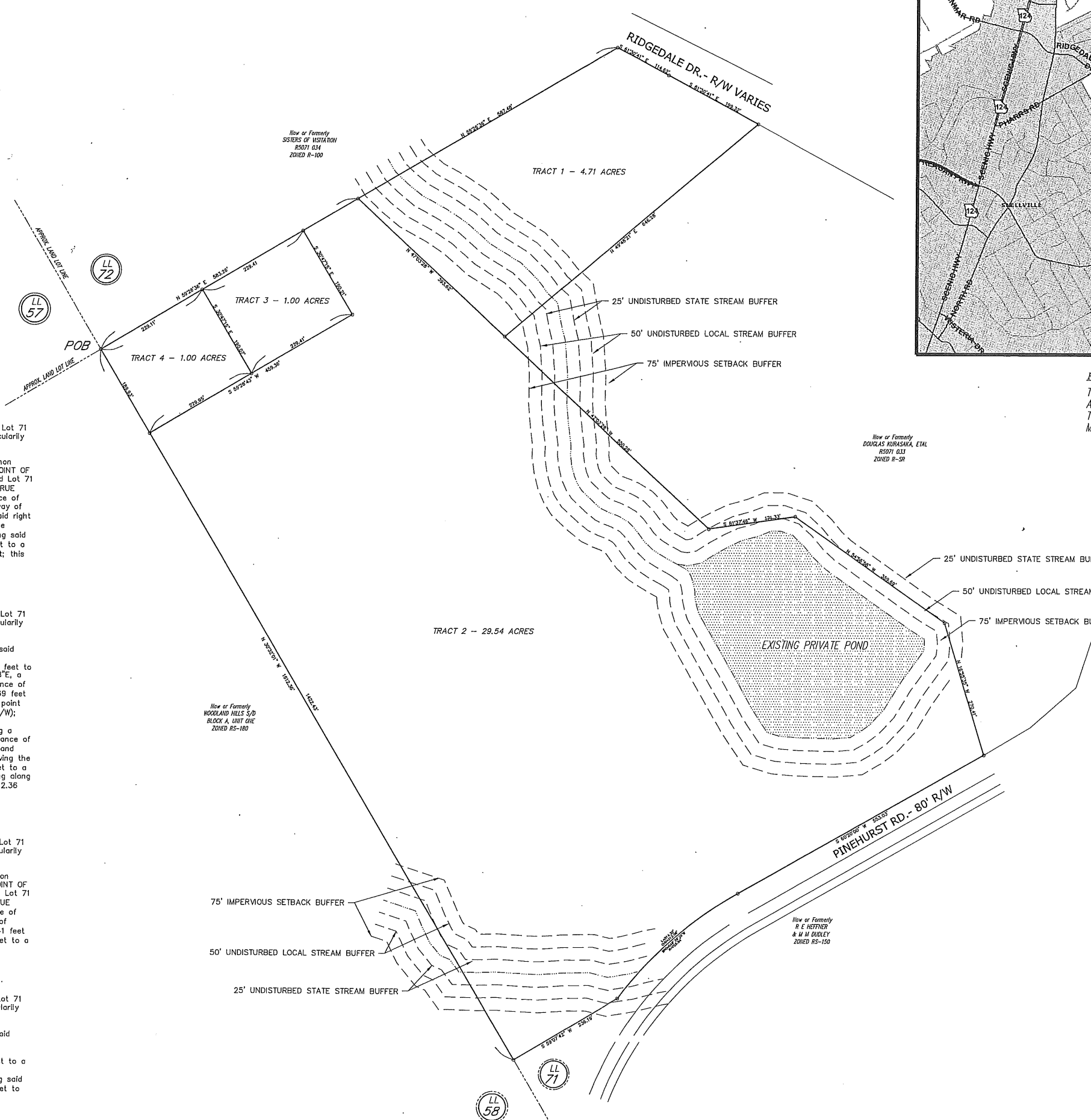
All that certain tract or parcel of land lying and being in Land Lot 71 of the 5th District, Gwinnett Co., Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at the common corner of Land Lots 57, 58, 71 and 72, said point being the POINT OF COMMENCEMENT; Thence running along the northerly line of Land Lot 71 N59°26'36"E, a distance of 229.11 feet to a point BEING THE TRUE POINT OF BEGINNING; and running thence N59°26'36"E, a distance of 229.41 feet to a point; thence running S30°47'15"E, a distance of 190.21 feet to a point; thence S59°28'43"W, a distance of 229.41 feet to a point, thence running N30°47'15"W, a distance of 190.07 feet to a point; this point being the POINT OF BEGINNING.

TRACT 4 - 1.00 ACRES
LEGAL DESCRIPTION

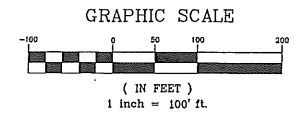
All that certain tract or parcel of land lying and being in Land Lot 71 of the 5th District, Gwinnett Co., Georgia and being more particularly described as follows:

Begin at the common corner of Land Lots 57, 58, 71 and 72, said point being the POINT OF BEGINNING; Thence running along the northerly line of Land Lot 71 N59°26'36"E, a distance of 229.11 feet to a point; thence running S30°47'15"E, a distance of 190.07 feet to a point; thence S59°28'43"W, a distance of 229.95 feet to a point located on the westerly line of Land Lot 71, thence running along said westerly line of Land Lot 71 N30°32'01"W, a distance of 189.93 feet to a point; this point being the POINT OF BEGINNING.



FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CITY OF SNELLVILLE F.I.R.M. PANEL 0129F MAP # 13135C01239F, DATED: SEPT. 29, 2006

RECEIVED
JUN 13 2017
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT



centerline
Surveying and Land Planning, Inc.
190 SHILOH ROAD, SUITE 210, KENNESAW, GA. 30144
PHONE: (770) 424-0388 FAX: (770) 424-5339

ANNEXATION BOUNDARY RETACEMENT PLAN FOR
ADVENTUR LIVING
LAND LOT 71, 5TH DISTRICT
CITY OF SNELLVILLE AND GWINNETT COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: DP
CHECKED BY: DP
DATE: 6-9-17
SCALE: 1" = 100'
PROJECT No.: 417032AP

SHEET No. 1