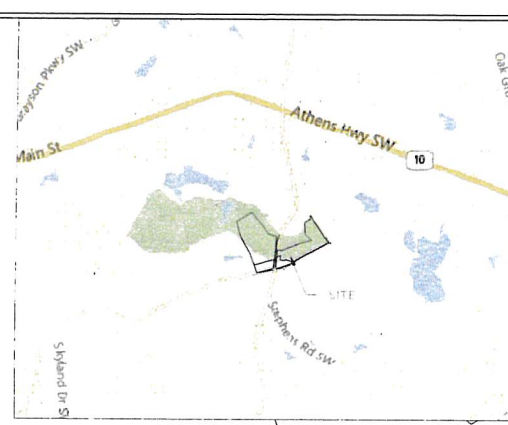
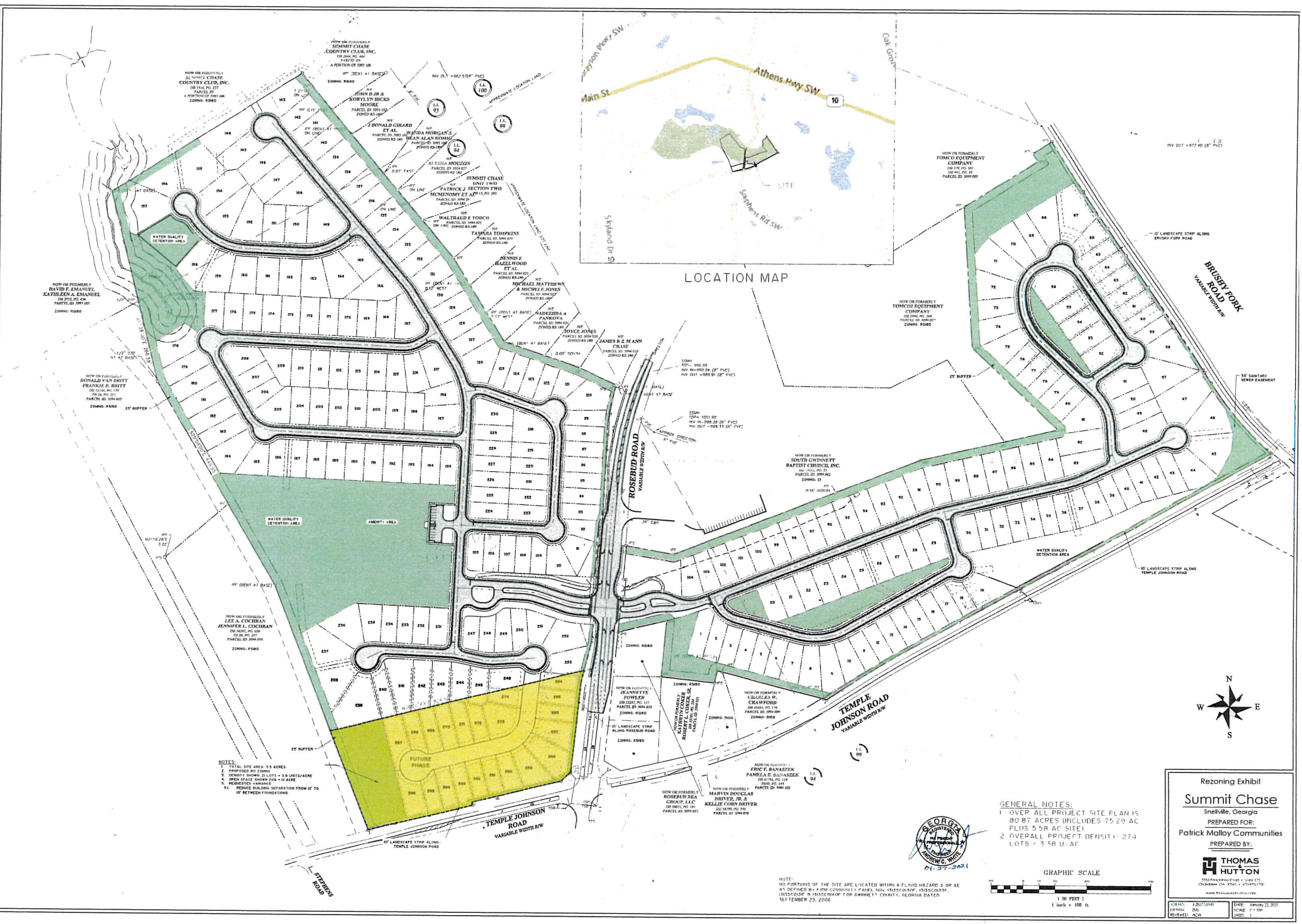




LOCATION MAP



- NOTES:
1. TOTAL SITE AREA: 1.5 ACRES
 2. PROPOSED LOT SIZES: 1/2 TO 1/4 ACRE
 3. PROPOSED LOT DENSITY: 1.5 UNITS/ACRE
 4. OPEN SPACE: 0.5 ACRES
 5. REDUCED BUILDING SEPARATION FROM 10' TO 15' BETWEEN FOUNDATIONS

- GENERAL NOTES:
1. OVER ALL PROJECT SITE PLAN IS 80.87 ACRES (INCLUDES 75.29 AC PLUS 5.58 AC SITE)
 2. OVERALL PROJECT DENSITY: 27.4 LOTS / 3.58 U. AC



Rezoning Exhibit
Summit Chase
 Snellville, Georgia
 PREPARED FOR:
 Patrick Malloy Communities
 PREPARED BY:
THOMAS HUTTON
 155 Peachtree Street, Suite 170
 Cherokee, GA 30615 • 404.251.1717
 www.thomashutton.com

DATE: 1.20.2019	SCALE: 1" = 100'
BY: THH	DATE: 09/29/2017
REVISION: 2019	DATE: 1/20/19

NOTE:
 NO PORTIONS OF THE SITE ARE LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA COMMUNITY PANEL NO. 13352-0001, FLOODPLAIN, (DISSEMINATED BY STATE OF GEORGIA FOR 6000111 COUNTY, GEORGIA DATED SEPTEMBER 23, 2006)

LEGAL DESCRIPTION - TRACT 2

All that tract or parcel of land lying and being in Land Lot 94 of the 5th District, City of Savannah, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the westerly right-of-way line of Rosebud Road (having a variable width right-of-way) with the northwesterly right-of-way line of Temple Johnson Road (having a variable width right-of-way), said iron pin set being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leave said intersection and run southwesterly along the northwesterly right-of-way line of Temple Johnson Road the following courses and distances: S76°06'43"W a distance of 290.00 feet to a point; S13°53'17"E a distance of 10.25 feet to a point; S76°07'26"W a distance of 139.38 feet to a point; S76°32'12"W a distance of 111.68 feet to a point; S76°24'43"W a distance of 78.94 feet to a point; S75°29'38"W a distance of 9.07 feet to a point; thence leave said right-of-way line and run N20°49'41"W a distance of 336.54 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N76°06'43"E a distance of 824.80 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located on the westerly right-of-way line of Rosebud Road; thence run southwesterly along the westerly right-of-way line of Rosebud Road the following courses and distances: S14°22'53"W a distance of 38.92 feet to a point; along the arc of a curve to the right, an arc distance of 23.68 feet to a point, said curve having a radius of 9,940.00 feet and being subtended by a chord bearing S06°06'35"W and a chord distance of 23.68 feet; S06°11'25"W a distance of 101.63 feet to a point; along the arc of a curve to the right, an arc distance of 161.02 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); said curve having a radius of 6,420.00 feet and being subtended by a chord bearing S06°34'32"W and a chord distance of 161.02 feet; S46°10'33"W a distance of 41.29 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033") located at the intersection of the westerly right-of-way line of Rosebud Road with the northwesterly right-of-way line of Temple Johnson Road, said iron pin set being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 5.588 acres.

CURVE	LENGTH	RADIUS	CHORD BEAR.	CHORD
C1	25.68'	9940.00'	S06°06'55" W	25.68'
C2	161.02'	6420.00'	S08°54'32" W	161.02'

CURVE	LENGTH	RADIUS	CHORD BEAR.	CHORD
C1	25.68'	9940.00'	S06°06'55" W	25.68'
C2	161.02'	6420.00'	S06°54'32" W	161.02'

COURSE	BEARING	DISTANCE
L1	S76°06'43"W	290.00'
L2	S13°53'17"E	10.25'
L3	S76°07'26"W	139.36'
L4	S76°32'12"W	111.68'
L5	S76°24'43"W	78.94'
L6	S75°29'38"W	9.07'
L7	S14°22'53"W	38.92'
L8	S06°11'25"W	101.63'
L9	S46°10'53"W	41.29'

COURSE	BEARING	DISTANCE
L1	S76°06'43"W	290.00'
L2	S13°53'17"E	10.25'
L3	S76°07'26"W	139.38'
L4	S76°32'12"W	111.68'
L5	S76°24'43"W	78.94'
L6	S75°29'38"W	9.07'
L7	S14°42'53"W	38.92'
L8	S06°11'25"W	101.63'
L9	S46°10'53"W	41.28'





Tax Assessor's Office

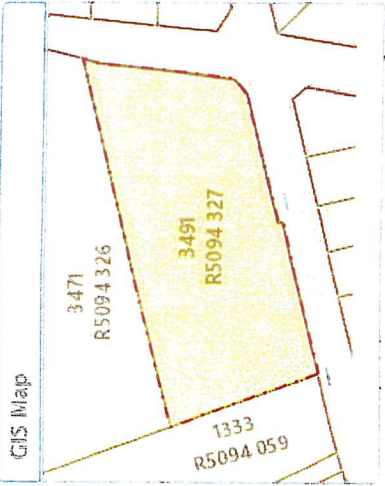
I Want To [Tax Assessor](#)



Property Detail

[Go Back](#) [Neighborhood Sales](#) [Property Report](#)

General Info	SUMMIT CHASE C C INC		Property ID	R5094 327
	PO BOX 606		Alternate ID	33390319
	SNELLVILLE GA 30078-0606		Address	3491 ROSEBUD RD
			Property Class	Commercial Auxiliary Imp
			Neighborhood	9310
			Deed Acres	5.5800



Value History

Year	2020
Reason New Parcel	
Land Val	\$634,800
Imp Val	\$30,900
Total Appr	\$665,700
Land Assd	\$253,920
Land Use	\$0
Imp Assd	\$12,360
Total Assd	\$266,280

Transfer History

Sales history does not exist for this account.

C01

[Attributes](#) [Floor Areas](#)

Story	Use	Attribute	Code	Detail
		Class	83	Clay