

STATE OF GEORGIA  
COUNTY OF FULTON

**TO REZONE TO R-3A (SINGLE FAMILY DWELLING DISTRICT) TO ALLOW THE  
DEVELOPMENT OF SIX (6) SINGLE FAMILY LOTS, PROPERTY LOCATED AT 4040  
AND 4100 SPALDING DRIVE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on July 16, 2013 at 6:00 p.m. as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at 4040 and 4100 Spalding Drive, consisting of a total of approximately 3.74 acres, be changed from AG-1 (Agricultural District) to R-3A (Single Family Dwelling District) to allow the development of six (6) single family lots, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lots 312 of the 6<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the property shall be developed in compliance with the Sandy Springs Code of Ordinances; and

**SECTION 3.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 4.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

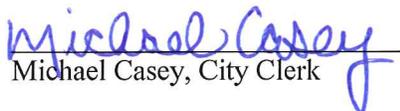
**SECTION 5.** This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

**APPROVED AND ADPOTED** this the 16<sup>th</sup> day of July, 2013.

Approved:

  
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Eva Galambos, Mayor

Attest:

  
Michael Casey, City Clerk

(Seal)



**LEGAL DESCRIPTION**

Tax Parcel # 06 312 LL0100 & 06 312 LL0183

All that tract or parcel of land lying in Land Lot 312, 6th District, within the City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

To find the POINT OF COMMENCEMENT, begin at a 1" crimp top found at the intersection of the Land Lot Line common to Land Lots 336 and 337 and the northern right-of-way of Spalding Drive (r/w varies).

From the POINT OF COMMENCEMENT, as thus established, leaving said Land Lot Line and along said right-of-way, commence North 79 degrees 21 minutes 08 seconds East a distance of 78.33 feet to a 1" crimp top found;  
THENCE South 70 degrees 22 minutes 05 East a distance of 24.42 feet to an iron pin set, said pin being the POINT OF BEGINNING.

From the POINT OF BEGINNING, as thus established, leaving said right-of-way, proceed North 52 degrees 03 minutes 05 seconds East a distance of 64.32 feet to an iron pin set;  
THENCE North 58 degrees 40 minutes 06 seconds East a distance of 282.48 feet to a 1/2 inch rebar found;  
THENCE North 58 degrees 39 minutes 52 seconds East a distance of 172.83 feet to a 1/2 inch rebar found;  
THENCE North 58 degrees 43 minutes 01 seconds East a distance of 50.45 feet to an iron pin set;  
THENCE South 31 degrees 21 minutes 41 seconds East a distance of 17.49 feet to a one inch open top pipe found;  
THENCE South 32 degrees 14 minutes 55 seconds East a distance of 202.91 feet to a 3/4" rod found;  
THENCE South 07 degrees 53 minutes 56 seconds East a distance of 126.35 feet to a one inch open top pipe found;  
THENCE South 14 degrees 02 minutes 42 seconds West a distance of 200.04 feet to a one inch rod found on the northern right-of-way of Spalding Drive (r/w varies);  
THENCE, along said right-of-way, North 69 degrees 58 minutes 54 seconds West a distance of 206.12 feet to a two inch open top found;  
THENCE North 69 degrees 55 minutes 09 seconds West a distance of 112.72 feet to a point;  
THENCE North 70 degrees 55 minutes 19 seconds West a distance of 207.88 feet to a 1/2 inch rebar found;  
THENCE North 70 degrees 22 minutes 05 seconds West a distance of 77.44 feet to an iron pin set, said pin being the POINT OF BEGINNING.

Said tract or parcel of land containing 3.74 acres, and being shown on and described according to that certain plan titled "Site Plan for 4040 Spalding Drive", dated May 9th, 2013, prepared by Southeastern Engineering, Inc., said plan being made part of this description by reference.

**RECEIVED**

MAY 10 2013

City of Sandy Springs  
Community Development