

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO DELETE CONDITION(S) OF A RESOLUTION BY SANDY SPRINGS MAYOR AND CITY COUNCIL APPROVING PETITION RZ06-020 ON AUGUST 1, 2006 FOR PROPERTY LOCATED AT 5965 RIVERSIDE DRIVE

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on April 15, 2014 at 6:00 p.m. as follows:

SECTION 1. That the condition(s) of a Resolution by the Sandy Springs Mayor and City Council on August 1, 2006, for petition RZ06-020 that allowed the property to be rezoned to R-2 (Single Family Residential District) be changed for the property located at 5965 Riverside Drive, consisting of a total of approximately 1.11 acres, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 133 of the 17th District, Fulton County, Georgia by the attached legal description; and

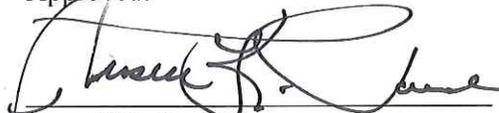
SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

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 That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

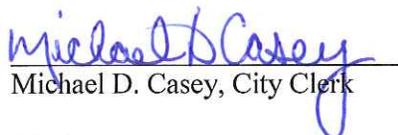
SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

APPROVED AND ADOPTED this the 15th day of April, 2014.

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



CONDITIONS OF APPROVAL

2014000372
5965 Riverside Drive

Please be advised, the City of Sandy Springs Mayor and City Council approved the modification of the condition 1.b. and denied the request for deletion of condition 3.c. of RZ06-020, with regard to the above referenced property currently zoned R-2 (Single Family Residential District). Zoning Modification petition 2014000372 was approved by the Mayor and City Council at the April 15, 2014 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. One (1) single family residential lot at a density of 0.90 units per acre.
 - b. ~~The maximum heated floor area per dwelling unit shall be 4,500 square feet.~~
 - c. The maximum building height shall be two (2) stories.

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on ~~May 2, 2006~~ February 6, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.

3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate 30' of right-of-way to the City of Sandy Springs along entire property frontage along Riverside Drive.
 - b. The owner/developer shall dedicate 25' of right-of-way to the City of Sandy Springs along entire property frontage along Coldstream Court.
 - c. There shall be no direct access to Riverside Drive.

201400372

WHEN RECORDED PLEASE RETURN TO:
COYLE & REEMSNYDER, LLC
11625 RAINWATER DRIVE, SUITE 350
ALPHARETTA, GA 30009
(678) 222-2170 (678) 222-2171 FAX

Deed Book 47795 Pg 76
Filed and Recorded Apr-06-2009 08:34am
2009-0074462
Real Estate Transfer Tax \$340.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

RE: 384

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

This **Indenture** made March 31, 2009, Ebrahim Mahdavi, as party or parties of the first part, hereinafter called Grantor, and Kayode Fasae and Philomina Fasae, as Joint Tenants with Rights of Survivorship, and not as tenants in common, party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

See Exhibit "A" attached

Being known as: 5965 Riverside Drive, Sandy Springs, Georgia 30328

This conveyance is subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

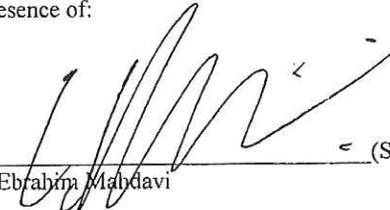
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor had hereunto set grantor's hand and seal this day and year first above-written.

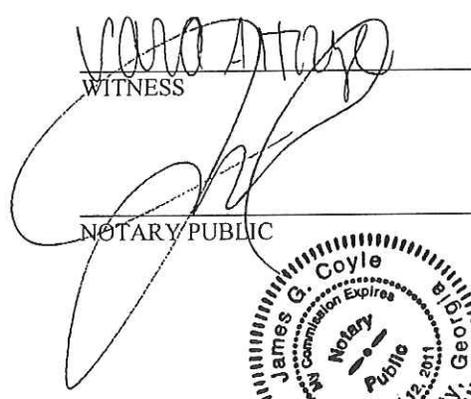
Signed, sealed and delivered in the presence of:



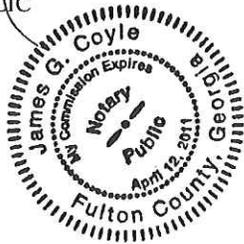
WITNESS



Ebrahim Mahdavi (Seal)



NOTARY PUBLIC



RECEIVED
FEB 06 2014
City of Sandy Springs
Community Development

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 133 of the 17th District of Fulton County, Georgia, and being a portion of Lot 14 in Coldstream Subdivision, Unit Two, as per plat thereof filed and recorded in Plat Book 87, Page 58, Fulton County, Georgia records, and being more particularly described as follows:

To find the true point of beginning, commence at an iron pin found at the intersection of the easterly right of way line of Riverside Drive and the northerly right of way line of Coldstream Court (a 50 foot right of way) said right of way lines were extended to form a 90 degree angle; thence North 01 degree 15 minutes 18 seconds West a distance of 26 feet to an iron pin and the true point of beginning; thence North 01 degree 15 minutes 18 seconds West a distance of 195.4 feet to a ½ inch rebar found; thence South 87 degrees 29 minutes 33 seconds East a distance of 204.88 feet to an iron pin found; thence South 09 degrees 40 minutes 32 seconds East a distance of 225.00 feet to an iron pin found; thence north 87 degrees 29 minutes 27 seconds West a distance of 212.90 feet to a ½ inch rebar set; thence North 44 degrees 22 minutes 23 seconds West a distance of 36.5 feet to a ½ inch rebar set and the true point of beginning.

A handwritten signature in black ink, appearing to be 'C. Robinson', written over a horizontal line.