

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V-25-06

PH #: \_\_\_\_\_

Property Taxes & Code Violations Verified

Fee Paid Initial: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. If applications will not be accepted.
3. Prior to **N/A** and submitting your application please check all information supplied on the following pages to ensure that all applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submission dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form please contact the Community Development Department by calling 678-297-6070.

304-268-3768

### Contact Information:

Contact Name: Dameron Heath Telephone: 770-471-4751

Address: Ivan Allen Jr Blvd Suite: 400

City: Atlanta State: GA Zip: 30308 Fax: \_\_\_\_\_

Mobile Tel: \_\_\_\_\_ Email: cheath@drbgroup.com

### Subject Program Information:

Address: 265 Charlotte Drive Current Zoning: R-22

District: 2 Section: 2 Land Lot: 1245 Parcel ID: 22 434012450230

Proposed Zoning: \_\_\_\_\_ Current Use: \_\_\_\_\_

240-527-6213

### This Application For (Check All That Apply):

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment             | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning        | <input type="checkbox"/> Master Plan Review                |   |
| <input type="checkbox"/> Variance        | <input checked="" type="checkbox"/> Public Hearing         |   |
| <input type="checkbox"/> Exception       | <input checked="" type="checkbox"/> Other (Specify): _____ |   |

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# APPLICANT REQUEST AND INTENT

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What is the proposed use(s) of the property?

See approved Zoning Case Z-24-13

Applicant's Request (Please itemize the proposal):

Request is to reduce the zoning waiting period from 12 months to 6 months

Applicant's Intent *(Please describe what the proposal would facilitate).*

The intent is to expedite DRB's zoning amendment request to be heard immediately after the waiting period variance is granted. The zoning amendment will contemplate the elimination of the curb and gutter condition along Charlotte Drive. DRB is under strict and expedited contractual deadlines with the existing owner to Close on the property.

# PROPERTY OWNER AUTHORIZATION

**Property Owner Information:**

as Executor Under the  
Last Will and  
Testament of Carroll  
Emmett Byers

Contact Name: John Joseph Smith

Telephone: 404-481-5067

Address: 241 Lake Forrest Lane, NE

Suite: \_\_\_\_\_

City Atlanta

State: GA

Zip: 30342

**Authorization:**

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.*

*As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.*

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input type="checkbox"/> Rezoning (amendment) | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other           |

**Property Owner's Authorized Applicant (if applicable):**

Name of Authorized Applicant: DRB Group Georgia, LLC

Telephone: 240-527-6213

Address: 55 Ivan Allen Jr. Blvd.

Suite: 400

City Atlanta

State: GA

Zip: 30308

**So Sworn and Attested:**

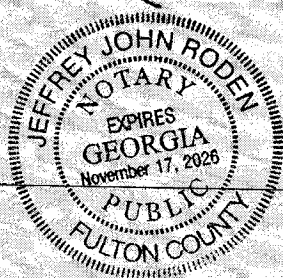
Owner Signature: \_\_\_\_\_

Date: 2/13/25

Notary: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

Date: 02/13/2025



# DISCLOSURE FORM

*The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).*

*Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.*

Name of Applicant or Opponent: DRB Group Georgia, LLC

Subject Public Hearing Case: Variance to reduce the City 12 month waiting period after rezoning approval to 6 months

## Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.*

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

2/11/25

# DISCLOSURE FORM

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Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: John Joseph Smith as Executor Under the Last Will and Testament of Carroll Emmett Byers

Subject Public Hearing Case: Variance to reduce the City 12 month waiting period after rezoning approval to 6 months

## Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: \_\_\_\_\_

Description of Contribution: N/A Value: \_\_\_\_\_

Description of Contribution: N/A Value: \_\_\_\_\_

Description of Contribution: N/A Value: \_\_\_\_\_

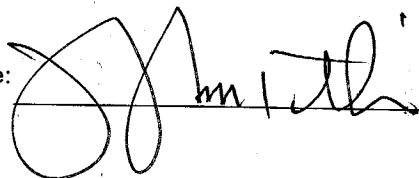
Description of Contribution: N/A Value: \_\_\_\_\_

Description of Contribution: N/A Value: \_\_\_\_\_

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I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

2/13/20

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# BOARD OF ZONING APPEALS REVIEW CRITERIA

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Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

No

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. The curb and gutter condition along Charlotte Drive was not contemplated in DRB's zoning site plan and would impact the originally intended tree save in the area. Furthermore, this condition was not required on the other recently approved subdivisions along Charlotte Drive creating a unnecessary financial burden on DRB's development and reduct the "rural and consistant feel" that DRB and the City intended to maintain along Charlotte Drive.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

This curb and gutter condition is peculiar to the subject property in that it does not match existing immediately adjacent communities along Charlotte Drive.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No, the public will not be harmed by the elimination of the curb and gutter along Charlotte Drive. DRB will still be installing a 6 foot planter and 5 foot sidewalk at the back of the ROW for safe walking along this road, mirroring the subdivision across the street.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

# CITIZEN PARTICIPATION FORM - PART A

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: 12265 Charlotte Drive

Contact Name: DRB Group Georgia, LLC Telephone: 240-527-6213

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

All property owners within 500 feet of the property will be

notified by letter regarding the application and given

Applicant's contact information to discuss the proposal.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Letter    | <input type="checkbox"/> Personal Visits               |
| <input checked="" type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting                 |
| <input checked="" type="checkbox"/> Email     | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

The owners contacted will be given Applicant's contact information to discuss and answer questions about the proposal prior to the hearing.



February 3, 2025

RE: Letter of Intent  
Proposed Variance to City 12 Month Waiting Period Requirement for Zoning Decisions  
on the Same Property

Dear City of Alpharetta,

DRB Group Georgia, LLC (“DRB”) is requesting a variance to the City of Alpharetta’s 12 month waiting period requirement for zoning decisions on the same property. DRB is pursuing a reduction of the waiting period from 12 months to 6 months, which matches the Georgia State Law.

On the night of October 21, 2024, DRB received rezoning approval of case Z-24-13 which proposed a luxury subdivision containing 41 single-family detached, for sale homes located at 12265 Charlotte Drive. DRB and the City partnered closely to develop a subdivision plan that satisfied the City’s vision of land use for the area.

Upon DRB immediately pursuing a land disturbance permit following the zoning approval, it became evident that there was a misunderstanding between DRB and the City around zoning condition #7 which required curb and gutter to be installed along Charlotte Drive. The site plan provided by DRB in the zoning process coincides with the remaining conditions but did not show such curb and gutter improvements. DRB is pursuing a separate application to elaborate on the context and intent of the elimination of the curb and gutter requirement but needs to rectify the misunderstanding as soon as possible. The company faces strict contractual obligations with the current owner around the Closing on the property, and DRB’s development commencement is eminent upon receiving land disturbance permit approval.

DRB believes this variance request is in the best interest of both parties and thanks you for your consideration of this application.

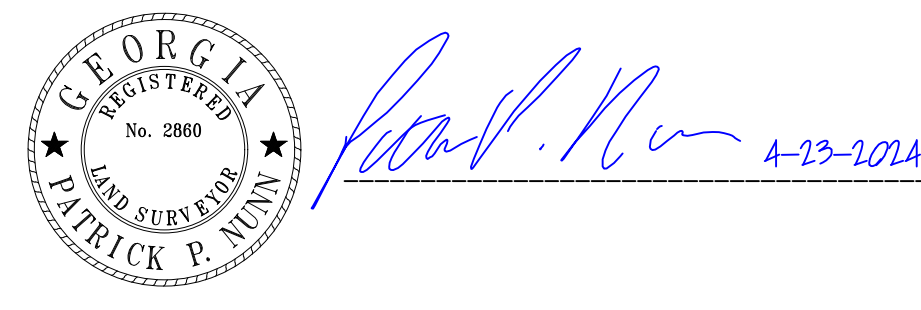
Sincerely,

*Cameron Heath*

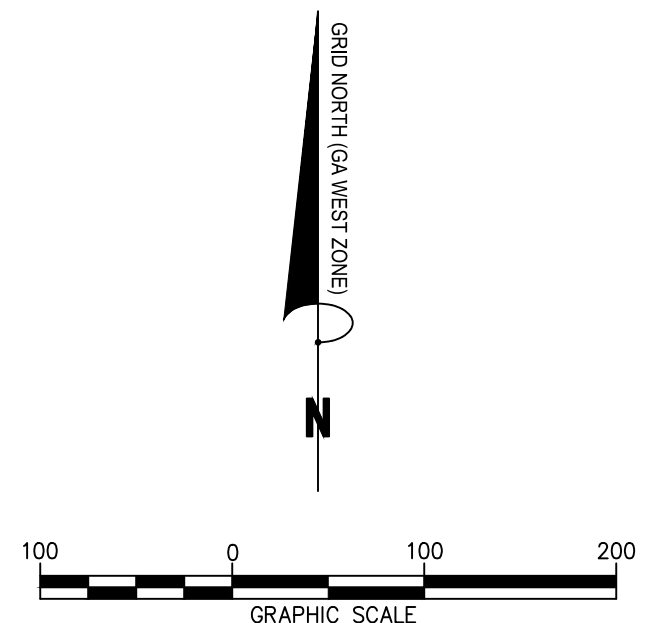
Cameron Heath  
Land Entitlements Manager  
DRB Group Georgia, LLC



**SURVEYOR'S CERTIFICATION BOX**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



SUPERIOR COURT RECORD INFORMATION



SUBDIVIDED AS:  
 CHARLOTTE ESTATES  
 UNIT TWO  
 PB 103, PG 97

**UTILITY NOTE**

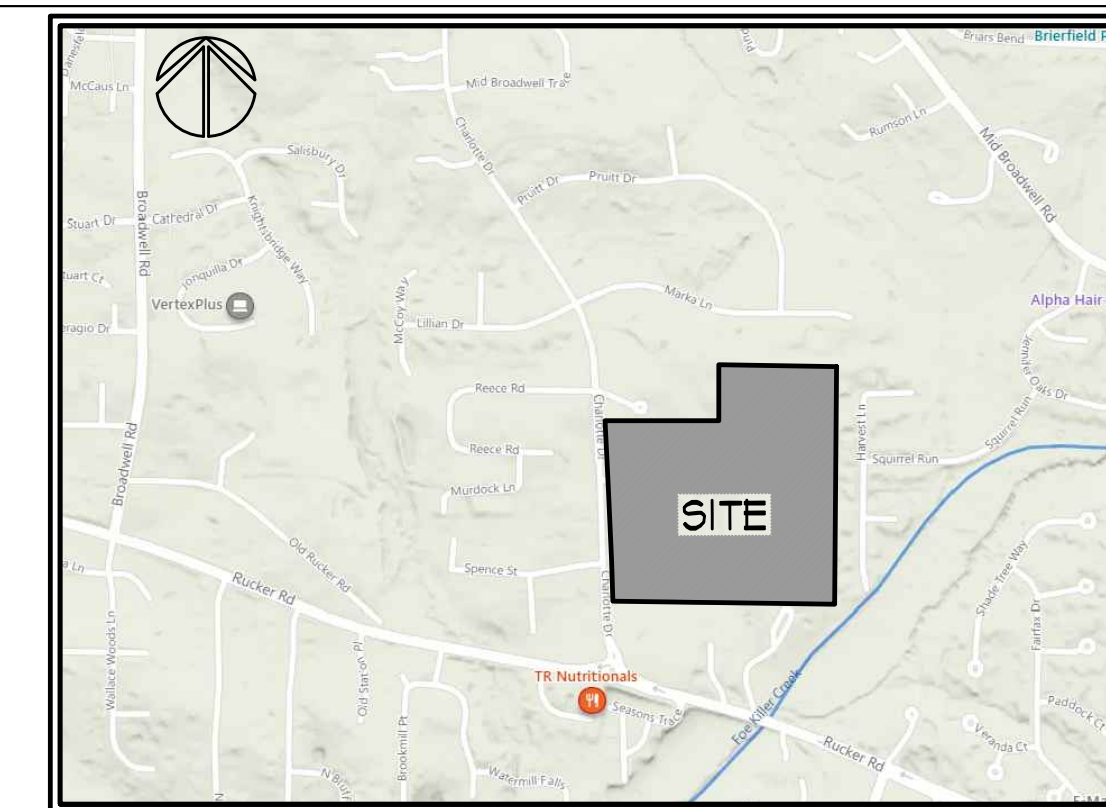
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS BY:

UTILITY MARKING, LLC  
 678-357-1946

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED ACCURATELY BASED ON GROUND SURFACE MARKINGS PROVIDED TO SURVEYOR.

**FLOOD HAZARD NOTE:**

FIRM MAP NUMBER 13121C0054F, EFFECTIVE 09-18-2013, INDICATES THAT A PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD (ZONE "A").



**LOCATION MAP**  
 N.T.S.

LEGEND	ABBREVIATIONS
	INV INVERT ELEVATION
	CMP CORRUGATED METAL PIPE
	RCP REINFORCED CONCRETE PIPE
	DIP DUCTILE IRON PIPE
	FFE FINISHED FLOOR ELEVATION
	TBM TEMPORARY BENCHMARK
	GV GAS VALVE
	FOCB FIBER OPTIC BOX
	GLM GAS LINE MARKER
	WLM WATER LINE MARKER
	PB PLAT BOOK
	DB DEED BOOK
	N/F NOW OR FORMERLY
	SSMH SANITARY SEWER MANHOLE
	DWCB DOUBLE WING CATCH BASIN
	SWCB SINGLE WING CATCH BASIN
	P.O.B. POINT OF BEGINNING
	CONC CONCRETE
	OHP OVERHEAD POWER
	OTP OPEN TOP PIPE
	CTP CRIMP TOP PIPE

TO: DRB GROUP GEORGIA, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 8, 9, 11(b), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2024.

DATE: 4-23-2024 PATRICK P. NUN REGISTRATION NUMBER: 2860



- REFERENCES:**
- DEED BOOK 2479, PAGE 542
  - DEED BOOK 3963, PAGE 56
  - DEED BOOK 3963, PAGE 389
  - PLAT BOOK 76, PAGE 43

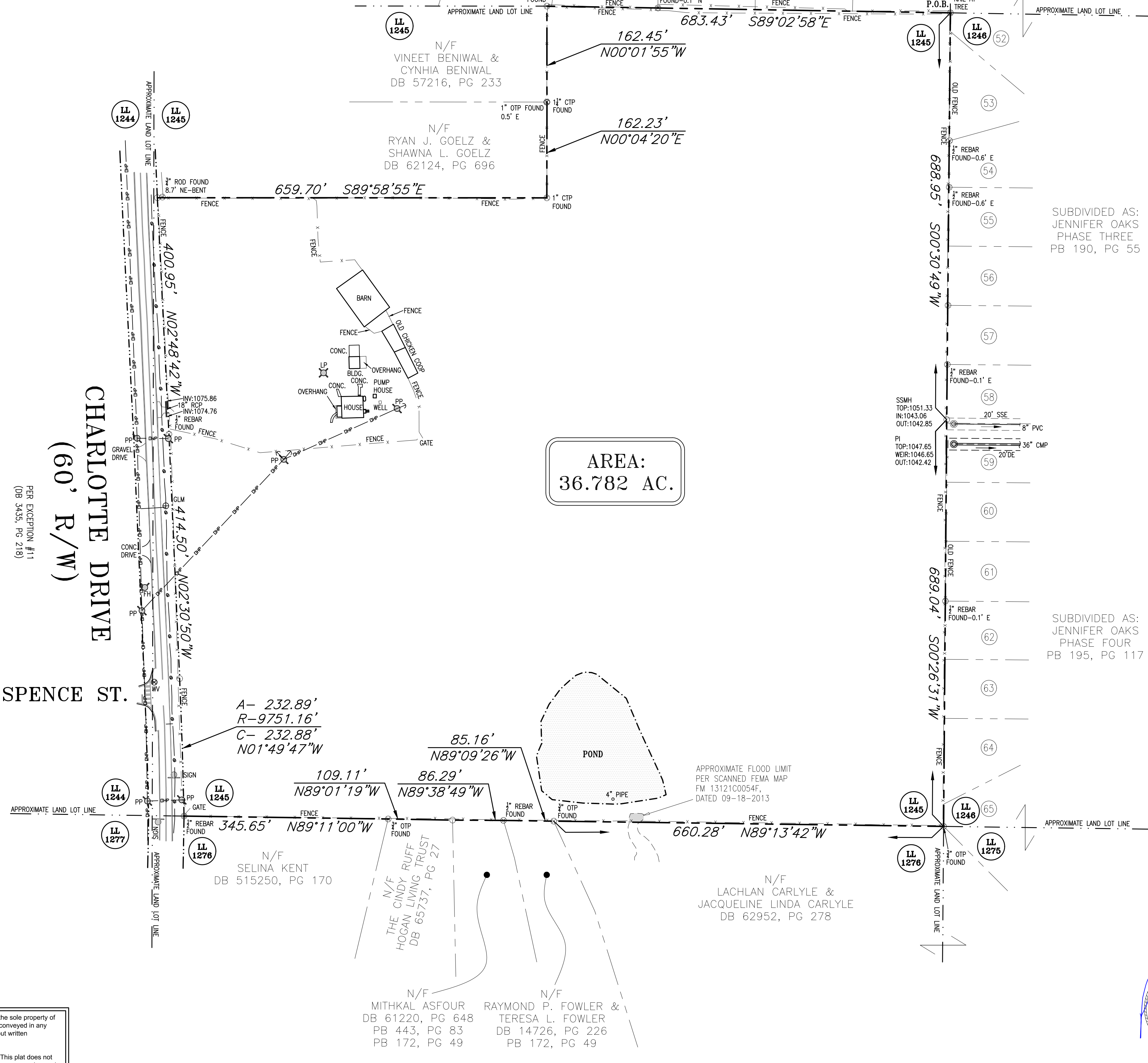
- NOTES:**
- THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.
  - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUND OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - RECORDED LEGAL DESCRIPTION AND SURVEYED LEGAL DESCRIPTION DESCRIBED THE SAME PROPERTY.

**CURRENT ZONING:**  
 AG

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-7 OF THE 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, 43-15-4, 43-15-6, 43-15-19, 43-15-22.2.

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of Bowman Consulting Group Ltd. unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated herein without written authorization from and due compensation to Bowman Consulting Group Ltd.

This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express recognition of the surveyor naming such person, persons, or entity.



- TITLE EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: CONST-240285, COMMITMENT DATE: MARCH 3, 2024**
- RIGHT-OF-WAY EASEMENT FROM CHARLES D. STEWART JR. TO GEORGIA POWER COMPANY, DATED MARCH 18, 1957, FILED FOR RECORD APRIL 3, 1957, RECORDED IN DEED BOOK 3208, PAGE 655, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS THE PROPERTY - CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)
  - EASEMENTS IN THAT CERTAIN RIGHT OF WAY DEED FROM MRS. G. B. BROADWELL, ET AL. TO FULTON COUNTY, DATED FEBRUARY 14, 1959, FILED FOR RECORD MARCH 18, 1959, RECORDED IN DEED BOOK 3435, PAGE 218, FULTON COUNTY, GEORGIA RECORDS. (SHOWN AS 60 FEET RIGHT OF WAY OF CHARLOTTE DRIVE)
  - EASEMENT FROM CHARLES STEWART TO GEORGIA POWER COMPANY, DATED APRIL 28, 1959, FILED FOR RECORD JUNE 10, 1959, RECORDED IN DEED BOOK 3465, PAGE 528, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS THE PROPERTY - CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION; BLANKET IN NATURE)
  - EASEMENTS TAKEN BY CONDEMNATION ACTION ENTITLED FULTON COUNTY V. 0.014 ACRES OF LAND AND CERTAIN EASEMENTS; CARROLL E. BYERS; AND WILLIAM LEE ROBERTS, FILED JUNE 19, 1986, RECORDED IN DEED BOOK 10163, PAGE 160, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS THE PROPERTY - NOT PLOTTABLE)

**Legal Description**  
 (PER SURVEY)

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 1245, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 1203, 1204, 1245 and 1246, that is the POINT OF BEGINNING; thence along the Land Lot Line common to Land Lots 1245 and 1246 South 00°30'49" West a distance of 688.95 feet to a point; thence continuing along said Land Lot Line South 00°26'31" West a distance of 689.04 feet to a point located at the Land Lot corner common to Land Lots 1245, 1246, 1275 and 1276; thence along the Land Lot Line common to Land Lots 1245 and 1276 the following courses and distances: North 89°13'42" West a distance of 660.28 feet to a point; thence North 89°09'26" West a distance of 85.16 feet to a point; thence North 89°38'49" West a distance of 86.29 feet to a point; thence North 89°01'19" West a distance of 109.11 feet to a point; thence North 89°11'00" West a distance of 345.65 feet to a point located on the eastern right of way of Charlotte Drive (60 feet right of way); thence leaving said Land Lot Line and along said right of way the following courses and distances: 232.89 feet along a curve to the left, said curve having a chord of North 01°49'47" West 232.88 feet and a radius of 9751.16 feet to a point; thence North 02°30'50" West a distance of 414.50 feet to a point; thence North 02°48'42" West a distance of 400.95 feet to a point; thence leaving said right of way South 89°58'55" East a distance of 659.70 feet to a point; thence North 00°04'20" East a distance of 162.23 feet to a point; thence North 00°01'55" West a distance of 162.45 feet to a point located on the Land Lot Line common to Land Lots 1204 and 1245; thence along said Land Lot Line South 89°02'58" East a distance of 683.43 feet to a point, being the POINT OF BEGINNING. Said tract contains 36.782 Acres.

The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company, Commitment No.: CONST-240285, Commitment Date: March 3, 2024.

**Legal Description**  
 (RECORDED)

All that tract or parcel of land lying and being in the Second District, Second Section of Fulton County, Georgia, being all of Land Lot 1245 as conveyed by Warranty Deed dated January 28, 1950, from Troy Rucker to Charles Stewart, recorded Deed Book 2479, Page 542, Fulton County Records; less and except the two and one-half (2 1/2) acres conveyed to J. D. Summerour by Charles D. Stewart by Deed dated October 26, 1962, recorded Deed Book 3963, Page 56, Fulton County Records and more fully shown on plat by C. E. Abercrombie, R.L.S., dated September 8, 1962, recorded Plat Book 76, Page 43, incorporated herein by reference; and less and except the two and one-half (2 1/2) acres conveyed to Kenneth H. Blackwell by Charles D. Stewart, Jr. by Deed dated October 26, 1962, recorded Deed Book 3963, Page 389, Fulton County Records and more fully shown on Plat by C.E. Abercrombie, R.L.S., dated September 8, 1962, and recorded Plat Book 76, Page 43, incorporated herein by reference thereto. Said portion conveyed of Land Lot 1245 containing 35 acres more or less and being more particularly described as follows:

Beginning at a point on the Eastern side of Charlotte Drive (having a 60 feet right-of-way), said point being located 325.6 feet South of the intersection of the Eastern side of Charlotte Drive with the North line of Land Lot 1245, as measured along the Eastern side of Charlotte Drive, said point also being the Southwest corner of the property now or formerly owned by J. D. Summerour; running thence Easterly along the South line of said Summerour property a distance of 660 feet to the Southeast corner of said Summerour property; running thence Northerly along the East line of said Summerour property a distance of 162.5 feet to the Southeast corner of the property now or formerly owned by Kenneth H. Blackwell; running thence Northerly along the Easterly line of said Blackwell property a distance of 162.5 feet to a point located on the North line of Land Lot 1245; running thence Easterly along the North line of Land Lot 1245 to the Northeast corner of Land Lot 1245; running thence Southerly along the East line of Land Lot 1245 to the Southeast corner of Land Lot 1245; running thence Westerly along the South line of Land Lot 1245 to a point located at the intersection of the South land Lot line of Land Lot 1245 with the East side of Charlotte Drive; running thence Northerly along the East side of Charlotte Drive to the Southwest corner of the said Summerour property and the Point of Beginning.

LESS AND EXCEPT the land taken by Condemnation Action entitled Fulton County v. 0.014 acres of land and certain easements; Carroll E. Byers; and William Lee Roberts, filed June 19, 1986, recorded in Deed Book 10163, Page 160, Records of Fulton County, Georgia.

ALTA/NSPS LAND TITLE SURVEY FOR:  
 DRB GROUP GEORGIA, LLC AND  
 FIRST AMERICAN TITLE INSURANCE COMPANY

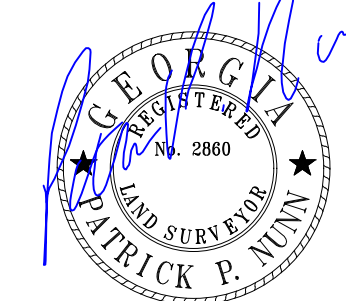
LOCATED IN:  
 LAND LOTS 1245  
 2ND DISTRICT, 2ND SECTION  
 FULTON COUNTY, GEORGIA

DATE: APRIL 23, 2024

REVISION	DATE

**Bowman**  
 Bowman Consulting Group, Ltd.  
 474 Silver Peak Parkway  
 Suwanee, Ga. 30024  
 Phone (770) 862-6550  
 www.bowmanconsulting.com

BCG PROJECT NO: 200547-01-001 TASK: 0001 SURVEY DATE: APRIL 1, 2024 SHEET 1 OF 1



4-19-2024