



Home Occupation Permit (HOP) Application

This form is required for home occupation permit (HOP) applications. While this application provides some information regarding the necessary requirements to submit a complete application, the full application requirements can be found at forsythco.com. From the main web page, please choose **Department and Offices**, next choose **Planning & Community Development** from the list, and then select **Long Range Planning Division** on the left side of the page.

A. APPLICANT INFORMATION

Applicant Status: ☒ Owner ☐ Authorized Agent

Name: DAWN DALANGIN HAWK and STEVEN ERIC HAWK

Address: 4630 ANSLEY LANE, CUMMING, GA, 30040

Phone#: 678-787-4488 E-mail Address: dalangin@gmail.com

B. ATTORNEY REPRESENTATION INFORMATION (IF APPLICABLE)

Preferred Contact: ☒ Applicant ☐ Attorney

Name: DAWN DALANGIN HAWK and STEVEN ERIC HAWK

Address: 4630 ANSLEY LANE, CUMMING, GA, 30040

Phone#: 678-787-4488 E-mail Address: dalangin@gmail.com

C. PROPERTY INFORMATION

Tax Map & Parcel #(s): (e.g. xxx-xxx, xxx-xxx) Parcel Number 033 125

Current Zoning: R2R

Proposed Use: Private music lessons by home Property Acreage: 0.836

Please indicate whether this project will be served by septic, county sewer, or city sewer: Septic

Proposed Road Access: From Post Road into Sweetbriar Subdivision

Does the subject property lie partly within or adjacent to the City of Cumming? ☒ Yes ☐ No

D. REQUIRED BUSINESS OR OCCUPATIONAL LICENSES

Required business and/or occupational licenses must be obtained or applied for at the time of the HOP submittal. Please specify below the license number(s). Please provide copies of all applicable federal, state, or local licenses with your HOP application. Otherwise, provide documentation verifying that all license applications have been submitted for approval.

APPLIED (application attached)

FOR STAFF USE ONLY
Application #

HP180603

E. HOME OCCUPATION PROJECT DESCRIPTION

Please provide a written answer to each question below.

1) Provide a detailed description of the Home Occupation including the location and nature of the business:

We (owners: husband & wife) will be providing private music lessons in our home. Our basement area is designated as the teaching space.

Specifically, we teach piano and strings (guitar, violin, cello, viola), which are "softer" instruments (not drums or brass) to not disturb the neighborhood.

2) Will the activities associated with the Home Occupation be conducted within the residence and/or in an existing enclosed accessory structure? Please indicate the total floor area of the domicile and/or accessory building. Also indicate the total floor area that will be used to conduct activities associated with the professional home office. These totals should exclude unheated areas such as porches, unfinished basements, garages and decks.

Yes. It will be conducted inside our home. Total square footage of home = 3180 sq. ft.
Lessons will be taught in the basement area = 500 sq. ft.

3) Will there be alterations (e.g. structural, cosmetic, etc.) to the exterior or interior appearance of the structures associated with this home occupation? If so, please describe in detail.

NO ALTERATIONS

4) How many part- or full-time non-resident employees will be working on the premises?

0

5) Please indicate with a check mark if the activities associated with this home occupation will generate any of the following:

☐ Solid or liquid waste

☐ Noise vibrations or smoke

☐ Heat or glare

☐ Traffic

☐ Water consumption

☐ Dust or odor

☐ Disturbance or interference with the provision of electrical, television, or other utility services

☐ Light spillage unto adjacent property

☐ Create any safety hazards exceeding those which are typically and customarily produced by and / or associated with a residential dwelling and residential uses in the zoning district and surrounding neighborhood within which the subject property and home occupation is located.

6) If any of the above-referenced boxes are checked, please specifically elaborate in the space provided below.

(none)

HOME OCCUPATION PROJECT DESCRIPTION - CONTINUED

7) Will the total area used to conduct activities associated with the home occupation exceed 33% of the total finished space of the residential dwelling, exclusive of unheated areas such as porches, unfinished basements, garages and decks?

NO

8) Will there be any wholesale or retail sales conducted from this property on a regular or year-round basis or as a primary activity or function of the home occupation excluding sales conducted entirely via mail, telephone, or internet? If so, please describe in detail.

NO

9) Will goods, equipment, supplies, materials or products intended for sale or associated with the home occupation be displayed outside the dwelling, accessory structure, or elsewhere on the property? If so, what and where? (Note: This provision is not intended to limit or prohibit the sale of agricultural products grown from the same agricultural property).

NO

10) Will there be any vehicles used in connection with the home occupation? If so, how many? Will there be any truck deliveries or pick-up of supplies or products associated with the home occupation? What types of vehicles will be used and what will the pick-up and delivery hours be?

NO

11) Where will parking areas be located? (Note: All parking areas shall be located in an off-street location on a paved, gravel or other suitable parking surface. Parking on lawn areas is prohibited).

DRIVEWAY (PAVED)
ONE SPACE 9x18 sq. ft.

12) Will there be an exterior sign? If so, what are the proposed dimensions of the sign and where will it be posted? (Note only one (1) sign not greater than two (2) sq. ft. in area mounted flush to the dwelling is allowed).

NO

P. REQUESTED VARIANCE(S) (SEPARATE SHEET REQUIRED FOR EACH REQUESTED VARIANCE)

1) A separate sheet is required for each variance request. The number of this variance request is:

2) Please indicate which section of the Unified Development Code (UDC) is requesting to be varied, e.g. Chapter 16

3) Please check the type of variance being requested:

☐

4) Written Justification. Per UDC § 8-6.3 (B), all variance requests must be accompanied by written documentation justifying the variance and explaining why it should be granted. Additional sheets can be found on the web site at forsythco.com. The justification must specifically address, for each variance request, the below criteria:

a) Describe why the variance would not negate the purpose and intent of the Unified Development Code provision:

b) Describe why the variance would not cause substantial detriment to the public safety, health, or welfare of the public or injurious to other property:

c) Describe why the conditions of your application are unique to the home occupation which relief is sought:

d) Describe how this home occupation has an extraordinary hardship or practical difficulty (as distinguished from a mere inconvenience):

e) Describe why the requested variance is the minimum necessary for the home occupation permit:

G. PROPERTY OWNER(S) AUTHORIZATION AFFIDAVIT: ADD ADDITIONAL SHEETS IF APPLICABLE

This application must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits can be found on the website at forsythco.com. Only the owner or authorized agent (i.e. applicant or representing attorney) may speak on behalf of this application at the public hearing.

The undersigned hereby swear that he/she/they is/are the owner(s) of the subject property as identified on this application.

I/We hereby authorize the authorized agent or attorney listed on the front of this application to speak and act on behalf of the owner(s) in pursuit of the home occupation application on this property. I/We realize that any action granted for this property will be binding on the property regardless of ownership.

Owner Name #1: DAWN DALANGIN HAWK

Address: 4630 ANSLEY LANE, CUMMING, GA 30040

Phone#: 678-787-4488 E-mail Address: dalangin@gmail.com

Signature of Owner: *Dawn Dalangin Hawk* Date: 6/1/18

Signature of Notary: *[Signature]* Date: 6/1/18



Owner Name #2: STEVEN ERIC HAWK

Address: 4630 ANSLEY LANE, CUMMING, GA 30040

Phone#: 352-408-4606 E-mail Address: s.eric.hawk@gmail.com

Signature of Owner: *Steven Eric Hawk* Date: 06/01/18

Signature of Notary: *[Signature]* Date: 6/1/18



Owner Name #3:

Address:

Phone#: E-mail Address:

Signature of Owner: Date:

Signature of Notary: Date:



Owner Name #4:

Address:

Phone#: E-mail Address:

Signature of Owner: Date:

Signature of Notary: Date:



H. CORPORATE ENTITY AUTHORIZATION AFFIDAVIT: ADD ADDITIONAL SHEETS IF APPLICABLE

If owner or authorized agent is a corporate entity, provide the names of officers, directors, and stockholders if controlling 10% or more, unless the corporation has stock that is traded on a national stock exchange. Also identify any parties having a direct financial interest in the zoning application other than the owner and applicant (e.g. developer or anticipated commercial occupant). If such additional parties having a direct financial interest are corporations or companies, then provide the names of officers, directors, company members, stockholders with 10% ownership or greater, unless the corporation has stock that is traded on a national stock exchange. In the event that public disclosure of the developer or commercial occupant may cause such developer or occupant to withdraw from pursuing a project due to competition, trade secret, or proprietary business concerns, then an affidavit affirmatively declaring such shall be tendered with the application and in that event only the owner and or authorized applicant shall be identified:

I am a duly authorized officer/member of the Hawk Music Academy, LLC [corporate entity].
The Hawk Music Academy, LLC [corporate entity] is
the owner of the property seeking Home Occupation Permit approval and I am fully vested with authority to act on behalf of the
Hawk Music Academy, LLC [corporate entity] in
submitting this application. In making this representation, I acknowledge that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state, shall upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both."

Name of Corporate Entity:

HAWK MUSIC ACADEMY, LLC

Name of Officer(s), Director(s) and/or Stockholder(s)

Percentage of Controlling Financial Interest

<u>DAWN DALAN&IN HAWK</u>	<u>50%</u>
<u>STEVEN ERIC HAWK</u>	<u>50%</u>

I. APPLICANT CERTIFICATION: PLEASE READ AND INITIAL THE FOLLOWING 8 STATEMENTS

DDH 1) I have read and understand the requirements as set forth in the Unified Development Code (UDC), Chapter 16, Article III, Home Based Businesses.

DDH 2) I understand that it is my responsibility to notify the Planning and Community Development Director of any changes in conduct of the home occupation that are different from that included in the description above. Such changes may result in the need for a new application.

DDH 3) I understand that I am responsible for maintaining a valid Forsyth County business license and that failure to hold a valid business license will invalidate the home occupation permit.

DDH 4) I understand that approval of this home occupation permit is valid for an initial twelve (12) months unless otherwise specified as a condition of approval by the Planning Commission. After the initial twelve (12) month period, all home occupation permits expire on the 1st day of April.

DDH 5) I understand that the Planning and Community Development Director may revoke a home occupation permit if any of the following circumstances occur:

- (a) Changes occur in the activities or character of the home occupation being conducted that warrant additional review and approval by the Planning and Community Development Director or Planning Commission;
- (b) Whenever the Planning and Community Development Director has reasonable cause to believe that any of the general or specific requirements and/or performance criteria set forth in the Code, or conditions imposed as part of the home occupation permit is being or have been violated, or any activity associated with the conduct of the home occupation becomes hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood and properties.

DDH 6) I understand that if the Planning and Community Development Director does revoke this home occupation, the Director's decision may be appealed to the Zoning Board of Appeals.

DDH 7) I understand that the granting of a home occupation permit shall not constitute a covenant running with the property from which such home occupation is being conducted. A home occupation permit shall not be transferable to another property and shall automatically and immediately terminate and become null and void upon the sale, lease, or transfer of said property to a party different than to whom the home occupation permit was originally granted.

DDH 8) I understand that failure to comply with the provisions of the Unified Development Code (UDC), Chapter 16, Article III, Home Businesses, including failure to obtain a home occupation permit to operate my home based business, shall constitute a misdemeanor and is punishable as provided by the provisions of OCGA Section 36-1-20.

DDH 9) Please list the name(s) and dollar amount of any campaign contribution or gift (for gifts greater than \$100) made to any Forsyth County elected official during the two years immediately preceding the filing of this application. If the applicant is a business, then such disclosure shall pertain to contributions made on behalf of the business as well as on behalf of the individual representing the business for purposes of this application submittal.

Please indicate the name of the elected official, date of gift, and dollar amount of any gift or contribution:

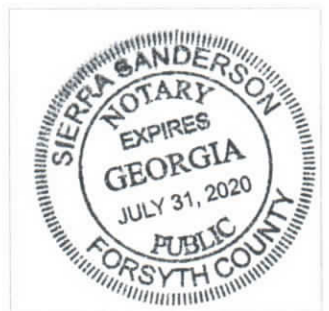
NOT APPLICABLE

The undersigned has personally appeared before me, a Notary Public, and states upon oath and by initialling, that he/she has read, understands, and agrees to comply with each of the above eight (8) applicant certifications.

Printed Name of Applicant: DAWN DALANGIN HAWK Date: 6/1/18

Signature of Applicant: [Signature] Date: 6/1/18

Signature of Notary: [Signature] Date: 6/1/18



J. SIGN ORDINANCE ACKNOWLEDGEMENT

By signing below, applicant acknowledges and affirms that prior to submission of this application for home occupation permit, applicant has read and reviewed the County regulations applying to such application, including the Forsyth County Sign Ordinance, and agrees to comply with the provisions of the Code.

Name:

DAWN DALANGIN HAWK

Signature of Applicant:

Dawn Dalangin Hawk

Date:

6/1/18

K. APPLICANT WITHDRAWAL (ONLY SIGN IF OFFICIALLY WITHDRAWING APPLICATION REQUEST)

Signature of Applicant:

Date:



GEORGIA
CORPORATIONS
DIVISION

GEORGIA SECRETARY OF
STATE
BRIAN P. KEMP

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Hawk Music Academy, LLC	Control Number:	18027614
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Any legal purpose	NAICS Sub Code:	
Principal Office Address:	5834 N. Vickery Street, Suite J5, Cumming, GA, 30040, USA	Date of Formation / Registration Date:	2/27/2018
State of Formation:	Georgia	Last Annual Registration Year:	NONE

REGISTERED AGENT INFORMATION

Registered Agent Name:	UNITED STATES CORPORATION AGENTS, INC.
Physical Address:	1420 Southlake Plaza Dr., Morrow, GA, 30260, USA
County:	Clayton

[Back](#)

[Filing History](#)

[Name History](#)

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2017 Property Tax Statement

Matthew C. Ledbetter
Forsyth County Tax Commissioner
1092 Tribble Gap Rd
Cumming, GA 30040-2236

Bill No Due Date **TOTAL DUE**
2017-233328 11/15/2017 **\$0.00**

Map: 033 125

Last payment made on: 11/01/2017 Today's date:
6/1/2018

Location: 4630 ANSLEY LN
INTEREST, PENALTIES, AND OTHER
FEES WILL APPLY AFTER DUE DATE.

If taxes are paid by your mortgage
company, send them the top portion of your statement
only.

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Forsyth County Tax Commissioner

HAWK DAWN DALANGIN & HAWK STEVEN ERIC
4630 ANSLEY LN

CUMMING, GA 30040-5261

Matthew C. Ledbetter
Forsyth County Tax Commissioner
1092 Tribble Gap Rd
Cumming, GA 30040-2236

Phone: (770) 781-2110 Fax: (678) 455-
1207

Tax Payer: HAWK DAWN DALANGIN
& HAWK STEVEN ERIC
Map Code: 033 125
Description: 3-1 1147 LT 81 PH 2 SEC
SWEETBRIAR
Location: 4630 ANSLEY LN
Bill No: 2017-233328
District: 001 FORSYTH COUNTY
AT LARGE

Building Value	Land Value	Acres	Fair Market Value	Due Date	Exemptions
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\$190,110.00 \$65,000.00 0.8300 \$255,110.00 11/15/2017

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$255,110.00	\$102,044.00	\$0.00	\$102,044.00	0.0000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$255,110.00	\$102,044.00	\$0.00	\$102,044.00	7.4250	\$757.68	\$0.00	\$473.69
SALES TAX CREDIT			\$0.00	\$102,044.00	-2.7830	\$0.00	-\$283.99	\$0.00
COUNTY BOND	\$255,110.00	\$102,044.00	\$0.00	\$102,044.00	1.4190	\$144.80	\$0.00	\$144.80
SCHOOL M&O	\$255,110.00	\$102,044.00	\$0.00	\$102,044.00	17.3000	\$1,765.36	\$0.00	\$1,765.36
SCHOOL BOND	\$255,110.00	\$102,044.00	\$0.00	\$102,044.00	2.4180	\$246.74	\$0.00	\$246.74
FIRE DISTRICT	\$255,110.00	\$102,044.00	\$0.00	\$102,044.00	1.9750	\$201.54	\$0.00	\$201.54
Totals:					27.754	\$3,116.12	-\$283.99	\$2,832.13

Current Due	\$2,832.13
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,832.13
Back Taxes	\$0.00

If Back Taxes Are Due Please Call for correct amount due as interest continues to accrue!

Total Due

\$0.00



2016 Property Tax Statement

Matthew C. Ledbetter
Forsyth County Tax Commissioner
1092 Tribble Gap Rd
Cumming, GA 30040-2236

Bill No	Due Date	TOTAL DUE
2016-231408	11/15/2016	\$0.00

Map: 033 125

Last payment made on: 11/03/2016 Today's date: 6/1/2018

Location: 4630 ANSLEY LN
INTEREST, PENALTIES, AND OTHER
FEES WILL APPLY AFTER DUE DATE.

If taxes are paid by your mortgage
company, send them the top portion of your statement
only.

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Forsyth County Tax Commissioner

HAWK DAWN DALANGIN & HAWK STEVEN ERIC
4630 ANSLEY LN

CUMMING, GA 30040-5261

Matthew C. Ledbetter
Forsyth County Tax Commissioner
1092 Tribble Gap Rd
Cumming, GA 30040-2236

Phone: (770) 781-2110 Fax: (678) 455-
1207

Tax Payer: HAWK DAWN DALANGIN
& HAWK STEVEN ERIC
Map Code: 033 125
Description: 3-1 1147 LT 81 PH 2 SEC
SWEETBRIAR
Location: 4630 ANSLEY LN
Bill No: 2016-231408
District: 001 FORSYTH COUNTY
AT LARGE

Building Value	Land Value	Acres	Fair Market Value	Due Date	Exemptions
\$159,910.00	\$50,000.00	0.8300	\$209,910.00	11/15/2016	L1 L7 SC

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$209,910.00	\$83,964.00	\$83,964.00	\$0.00	0.0000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$209,910.00	\$83,964.00	\$29,604.00	\$54,360.00	7.5340	\$409.55	\$0.00	\$252.34
SALES TAX CREDIT			\$29,604.00	\$54,360.00	-2.8920	\$0.00	-\$157.21	\$0.00
COUNTY BOND	\$209,910.00	\$83,964.00	\$0.00	\$83,964.00	1.4190	\$119.14	\$0.00	\$119.14
SCHOOL M&O	\$209,910.00	\$83,964.00	\$83,964.00	\$0.00	17.3000	\$0.00	\$0.00	\$0.00
SCHOOL BOND	\$209,910.00	\$83,964.00	\$83,964.00	\$0.00	2.4180	\$0.00	\$0.00	\$0.00
FIRE DISTRICT	\$209,910.00	\$83,964.00	\$29,604.00	\$54,360.00	1.9750	\$107.36	\$0.00	\$107.36
Totals:					27.754	\$636.05	-\$157.21	\$478.84

Current Due	\$478.84
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$478.84
Back Taxes	\$0.00

If Back Taxes Are Due Please Call for correct amount due as interest continues to accrue!

Total Due

\$0.00



JUN 7 2018

Forsyth County Department of Planning & Community Development

HP180003

LEGEND

- MONUMENT FOUND/SET
- WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W ROAD RIGHT-OF-WAY LINE
- AB BALEBOX
- SS SANITARY SEWER LINE
- WY WATER VALVE
- CMP CORRUGATED METAL PIPE
- SSWH SANITARY SEWER MANHOLE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- STWMA STORM MANHOLE
- STWH STORM

Course	Bearing	Distance
L1	N 67°23'51" W	52.50'
C1	N 75°00'00" W	52.41'
	N 59°26'29" W	52.41'

Curve	Radius	Length	Chord	Bear.
C1	175.00'	52.61'	52.41'	N 59°26'29" W

SURVEYORS CERTIFICATION:

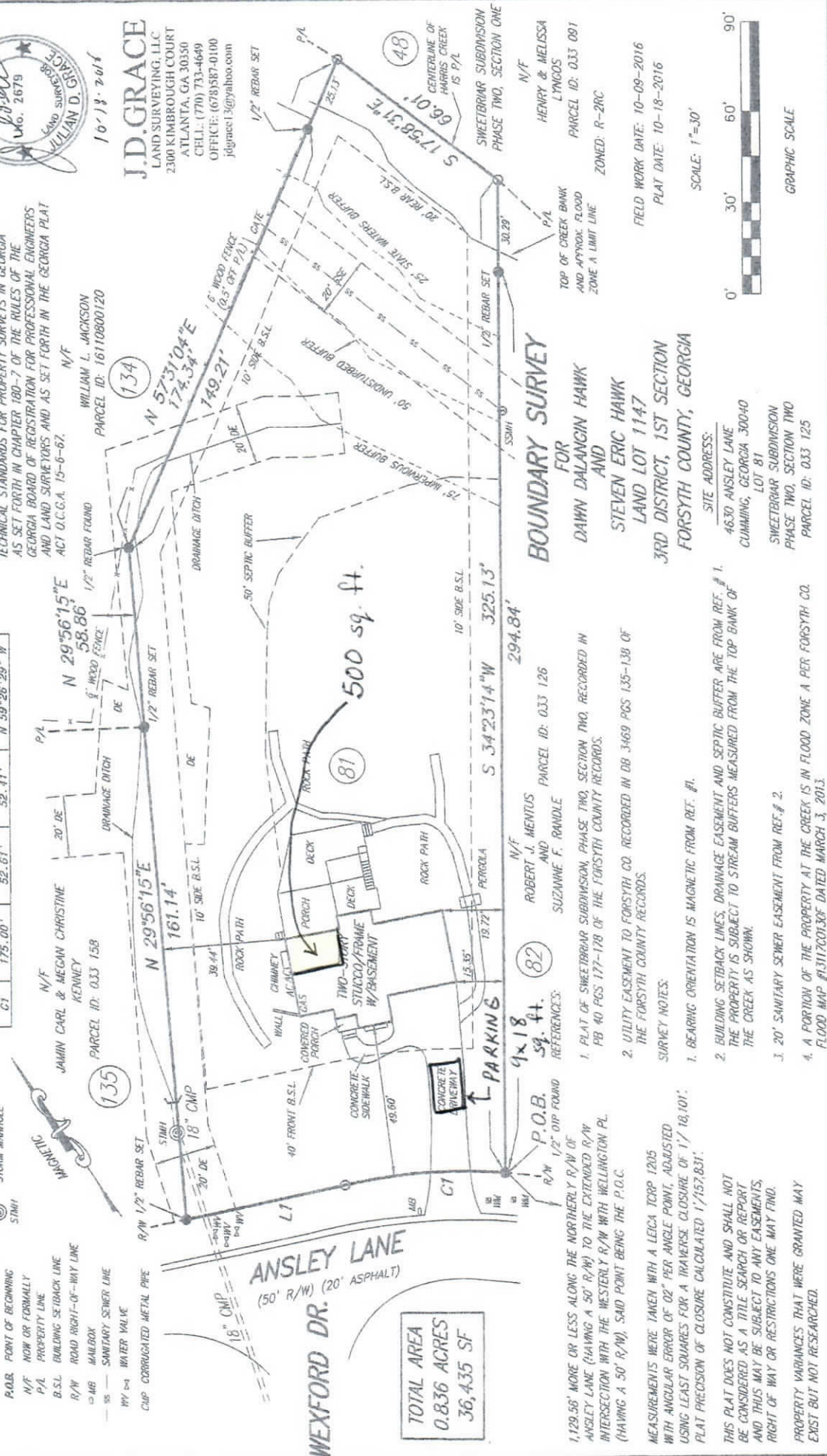
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 19-6-62.

WILLIAM L. JACKSON
PARCEL ID: 16110800120

J.D. GRACE
LAND SURVEYING, LLC
2300 KIMBROUGH COURT
ATLANTA, GA 30350
CELL: (770) 733-4649
OFFICE: (678) 587-0100
jgrace13@yahoo.com



10-18-2018



TOTAL AREA
0.836 ACRES
36,435 SF

BOUNDARY SURVEY

FOR
DAWN DALANCIN HAWK
AND
STEVEN ERIC HAWK
LAND LOT 1147
3RD DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

ROBERT J. MENTUS
AND
SUZANNE F. RANDOLPH
PARCEL ID: 033 126

1. PLAT OF SWEETBRIAR SUBDIVISION, PHASE TWO, SECTION TWO, RECORDED IN FB 40 PGS 177-178 OF THE FORSYTH COUNTY RECORDS.

2. UTILITY EASEMENT TO FORSYTH CO. RECORDED IN DB 3469 PGS 135-138 OF THE FORSYTH COUNTY RECORDS.

SURVEY NOTES:

1. BEARING ORIENTATION IS MAGNETIC FROM REF. #1.

2. BUILDING SETBACK LINES, DRAINAGE EASEMENT AND SEPTIC BUFFER ARE FROM REF. #1. THE PROPERTY IS SUBJECT TO STREAM BUFFERS MEASURED FROM THE TOP BANK OF THE CREEK AS SHOWN.

3. 20' SANITARY SEWER EASEMENT FROM REF. #2.

4. A PORTION OF THE PROPERTY AT THE CREEK IS IN FLOOD ZONE A PER FORSYTH CO. FLOOD MAP #1311700130F DATED MARCH 3, 2013.

FIELD WORK DATE: 10-09-2016
PLAT DATE: 10-18-2016

SCALE: 1"=30'



GRAPHIC SCALE

SITE ADDRESS:
4630 ANSLEY LANE
CUMMING, GEORGIA 30040
LOT 81
SWEETBRIAR SUBDIVISION
PHASE TWO, SECTION TWO
PARCEL ID: 033 125

I.D.	BEARING	DISTANCE
L1	S202°53'E	248.37'
L2	N88°30'W	588.34'
L3	N88°16'W	544.89'
L4	N88°01'W	350.50'
L5	N88°45'W	700.22'
L6	N88°32'E	412.88'
L7	N88°20'E	103.12'
L8	N88°20'E	204.08'
L9	N87°12'W	68.38'
L10	N87°12'W	277.26'
L11	N87°05'E	50.70'
L12	N86°52'E	298.12'
L13	N86°40'E	25.60'
L14	N86°30'E	75.60'
L15	N86°20'E	126.14'
L16	N86°10'E	104.12'
L17	N86°00'E	91.18'
L18	N85°50'E	55.73'
L19	N85°40'E	35.73'
L20	N85°30'E	12.59'
L21	N85°20'E	44.01'
L22	N85°10'E	101.87'
L23	N85°00'E	101.87'
L24	N84°50'E	47.00'
L25	N84°40'E	378.42'
L26	N84°30'E	78.19'
L27	N84°20'E	172.12'
L28	N84°10'E	18.44'
L29	N84°00'E	22.01'
L30	N83°50'E	22.01'
L31	N83°40'E	22.01'
L32	N83°30'E	22.01'
L33	N83°20'E	22.01'
L34	N83°10'E	22.01'

AREA THIS TRACT
1,284,393.20 SQ. FT.
29.4856 ACRES

NOTE:

LIMITS OF 100 YEAR FLOOD ZONE TAKEN FROM FLOOD MAP PREPARED BY CONTRACTING ENGINEERS, INC. P.E. DANNY BENNETT, DATED 8-17-93.

RECORDING DATA:

BOOK PAGE DATE

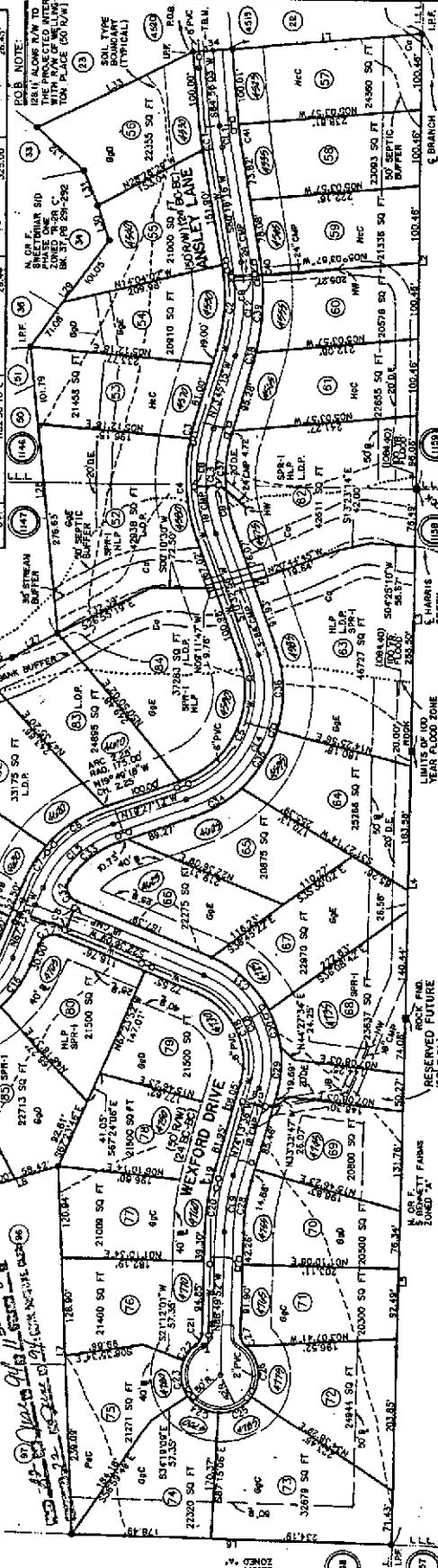
I.D.	DELTA	DEGREE OF CURVE	ARC	TANGENT	RADIUS
C1	04°39'17"	16.2213	38.48'	11.52'	352.50'
C2	25°58'26"	20.5005	124.87'	43.42'	352.50'
C3	35°41'57"	23.2733	140.19'	72.45'	223.00'
C4	38°17'50"	24.322	234.32'	148.81'	100.00'
C5	38°17'50"	24.322	123.52'	74.40'	100.00'
C6	40°06'57"	25.5017	198.88'	125.33'	125.00'
C7	45°50'17"	27.8872	178.48'	106.54'	125.00'
C8	53°13'15"	33.131	161.45'	100.97'	125.00'
C9	14°38'18"	10.0035	76.57'	38.44'	350.00'

NOTE:
SOIL TYPE AND LOCATION TAKEN FROM SOIL SURVEY BY SNEY, JONES & SNEY 10-15-92 AND 11-24-92.

SOIL LEGEND

- CA CATEWAY
- GW GRASS
- HA HARDWOOD
- PA PINE
- PO POND

I.D.	CHORD BEARING	CHORD	RADIUS	ARC
C1	S82°30'10"W	33.51'	350.00'	38.48'
C2	N86°43'32"W	112.37'	250.00'	113.34'
C3	N78°07'52"W	20.74'	250.00'	20.34'
C4	S88°01'10"W	133.39'	250.00'	135.02'
C5	N85°27'17"W	125.00'	125.00'	125.00'
C6	N85°10'31"W	90.50'	175.00'	91.54'
C7	N85°10'31"W	32.45'	175.00'	32.45'
C8	N82°19'37"W	33.44'	150.00'	33.44'
C9	N82°19'37"W	150.00'	150.00'	150.00'
C10	N87°35'00"W	80.38'	150.00'	81.28'
C11	N41°37'21"W	85.38'	150.00'	86.45'
C12	S25°48'27"E	72.73'	100.00'	74.44'
C13	S25°38'04"W	65.50'	100.00'	66.73'
C14	S24°33'32"E	48.52'	100.00'	49.44'
C15	S24°33'32"E	48.52'	100.00'	49.44'
C16	S24°33'32"E	48.52'	100.00'	49.44'
C17	S22°23'31"E	33.42'	200.00'	31.42'
C18	S49°11'17"W	132.75'	100.00'	135.18'
C19	N75°49'54"W	18.14'	325.00'	18.14'
C20	N83°07'41"W	44.59'	325.00'	44.59'
C21	N83°07'41"W	18.80'	20.00'	17.45'
C22	S24°28'05"W	44.59'	325.00'	44.59'
C23	S24°28'05"W	44.59'	325.00'	44.59'
C24	S24°28'05"W	44.59'	325.00'	44.59'
C25	S24°28'05"W	44.59'	325.00'	44.59'
C26	S24°28'05"W	44.59'	325.00'	44.59'
C27	S24°28'05"W	44.59'	325.00'	44.59'
C28	S24°28'05"W	44.59'	325.00'	44.59'
C29	S24°28'05"W	44.59'	325.00'	44.59'
C30	S24°28'05"W	44.59'	325.00'	44.59'
C31	S24°28'05"W	44.59'	325.00'	44.59'
C32	S24°28'05"W	44.59'	325.00'	44.59'
C33	S24°28'05"W	44.59'	325.00'	44.59'
C34	S24°28'05"W	44.59'	325.00'	44.59'
C35	S24°28'05"W	44.59'	325.00'	44.59'
C36	S24°28'05"W	44.59'	325.00'	44.59'
C37	S24°28'05"W	44.59'	325.00'	44.59'
C38	S24°28'05"W	44.59'	325.00'	44.59'
C39	S24°28'05"W	44.59'	325.00'	44.59'
C40	S24°28'05"W	44.59'	325.00'	44.59'
C41	S24°28'05"W	44.59'	325.00'	44.59'



David A. Birre Engineers & Surveyors, Inc.
Consulting - Surveying - Land Planning
11602 Alpharetta Hwy. Suite 100 Roswell, GA 30075 (404) 433-8800

CHECKED _____
DATE 09-20-94
SCALE 1" = 100'
PROJECT 93-1764
SHEET 2 OF 2

FINAL PLAN FOR:
SWEETBRIAR
PHASE TWO SECTION TWO
LAND LOT 1146 & 1147 3rd DISTRICT 1st SECTION FORSYTH CO., GA.

