

William H. Arroyo

From: Scott Tomlinson <scott@pbwatlanta.com>
To: <WHArroyo10@BellSouth.net>
Sent: Tuesday, September 23, 2003 12:48 PM
Attach: LandPlan.jpg
Subject: Land Use Plan

The web site I referred to is at: <http://wms.co.fulton.ga.us/>
 Select "Zoning/Land Use" in left margin. You might print the one page of instructions when you have the option to see instructions. Select "Continue to Interactive Map". In the "Search by" drop-down menu, select "Land Lot", then in "tax district" select "14F" and type in "76" for the land lot. It should return "14F-0076" for you to select. You should see your land lot. If you have questions from that point that are not covered in the instructions, please give me a call.

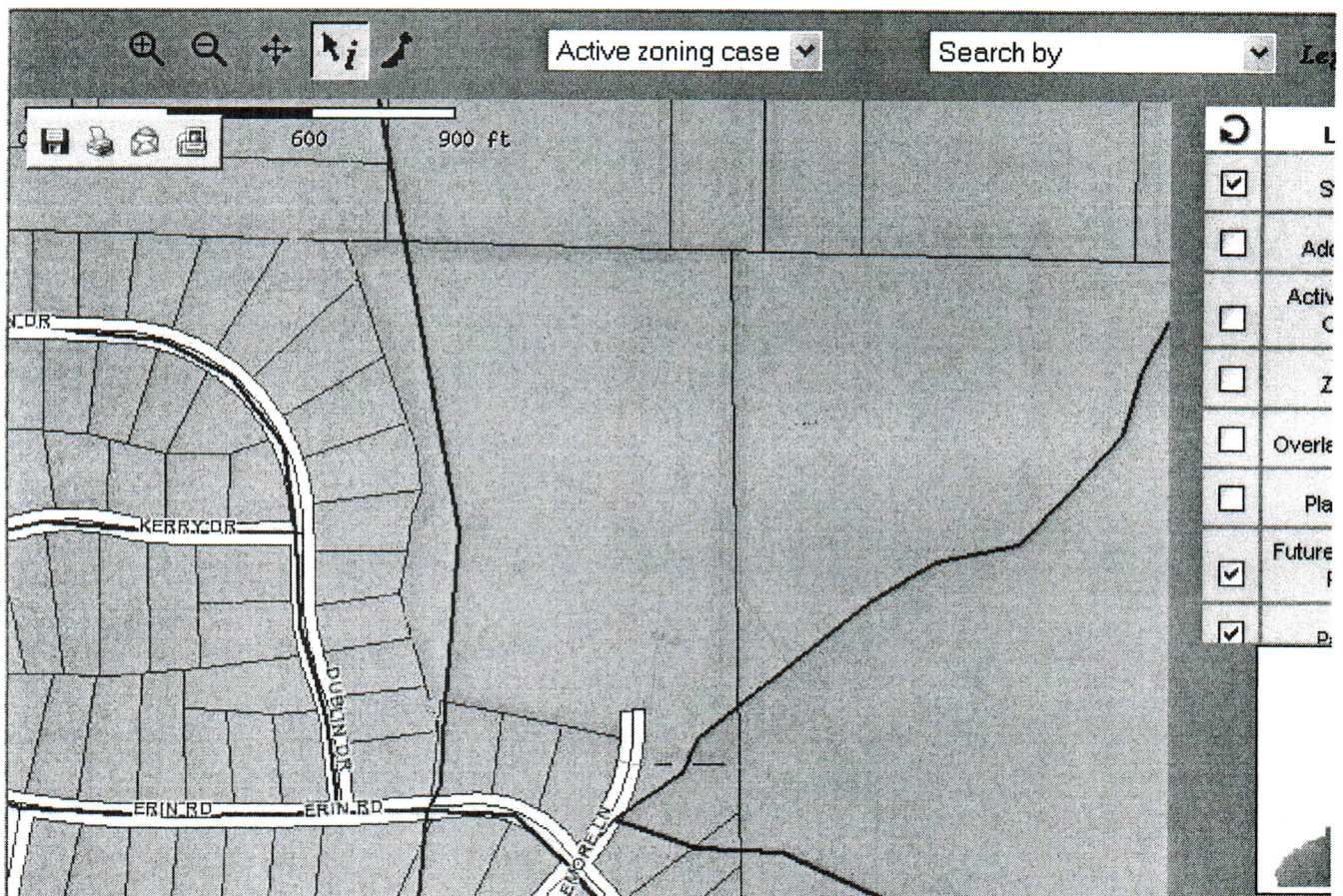
The attached image is a screen shot of the results when I told the program to show these things graphically on the map:

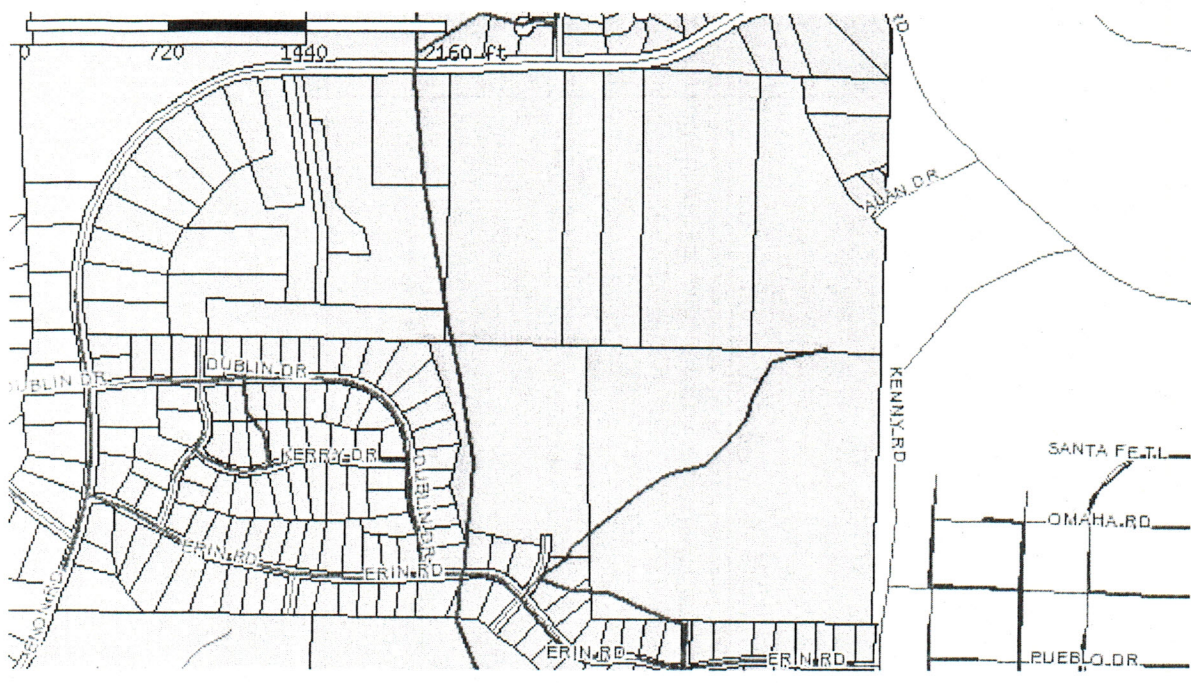
Streets, Future Land Use Plan, Parcels, and Sanitary Sewer Lines. The text panel at the bottom reports on what I selected in "Query"; Future Land Use Plan. That panel gives me the actual designation. The map graphic just shows what parcels share the same designation (color). The text panels tells you what that color corresponds to; the legend.

This is a nice tool. The aerial photos are recent and from relatively low altitude.

To confirm the Land Use Plan designation, I suggest starting with a Planner that handles South Fulton, at the Dept. of Environment & Community Development. The staff directory is at <http://www.fultonecd.org/planning/staff.htm>

-Scott





Future Landuse Plan Query Results	Landuse Code	Landuse	Area (Sq. Ft)
	R2-3	2 to 3 Units/Acre - Residential	725889.642

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**FULTON COUNTY,
GEORGIA**
(UNINCORPORATED AREAS)

PANEL 150 OF 270

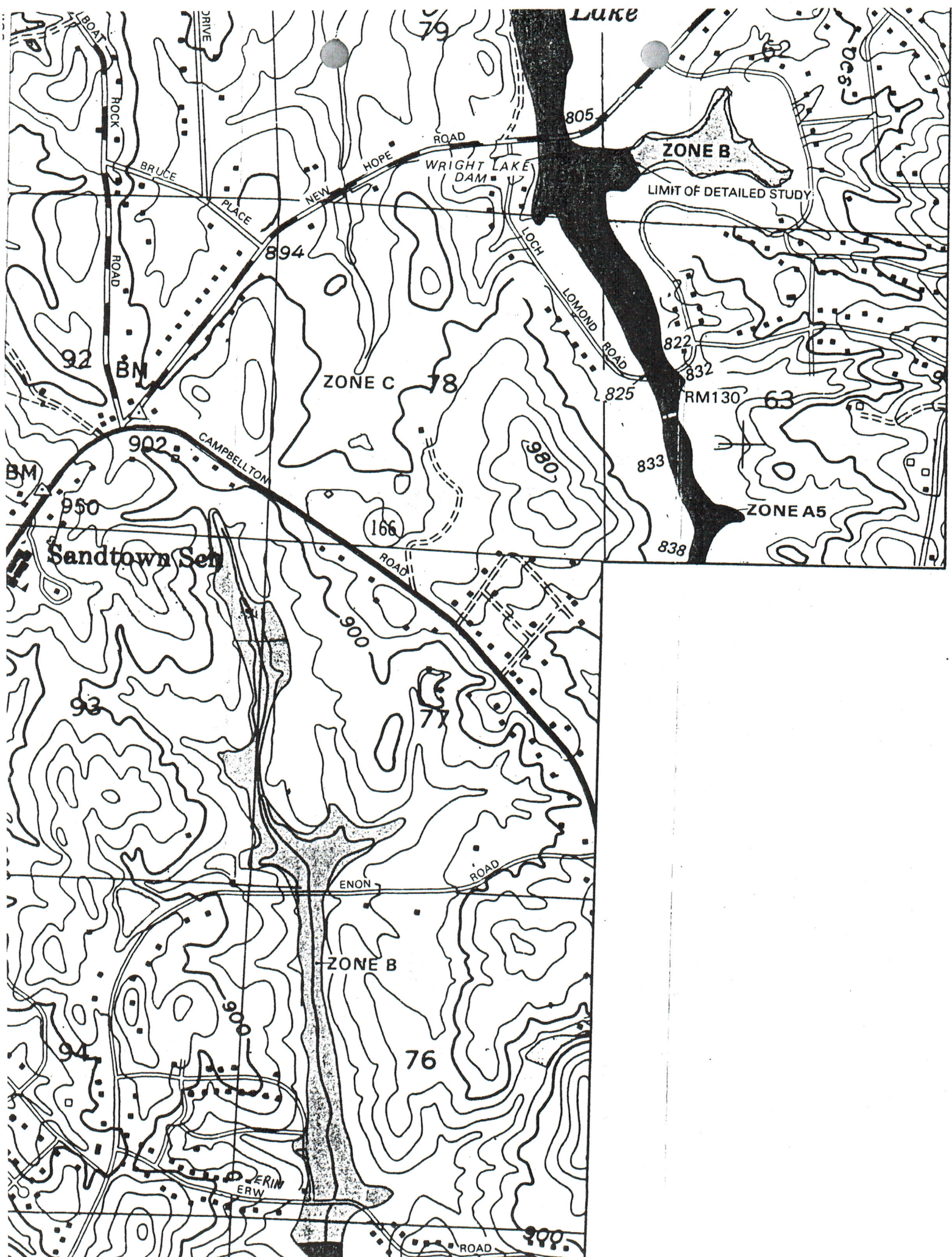
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
135160 0150 C

MAP REVISED:
AUGUST 19, 1985



Federal Emergency Management Agency



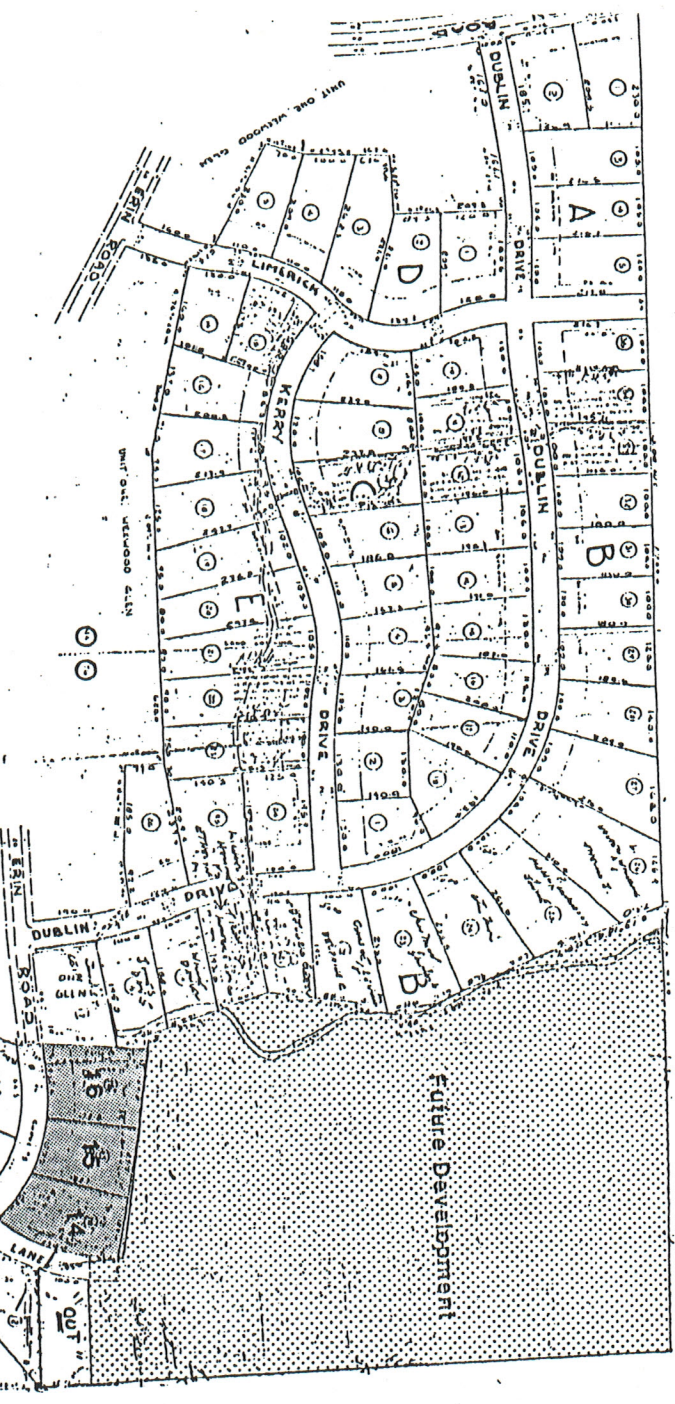
Site Plan
 Wexwood Glen
 Subdivision

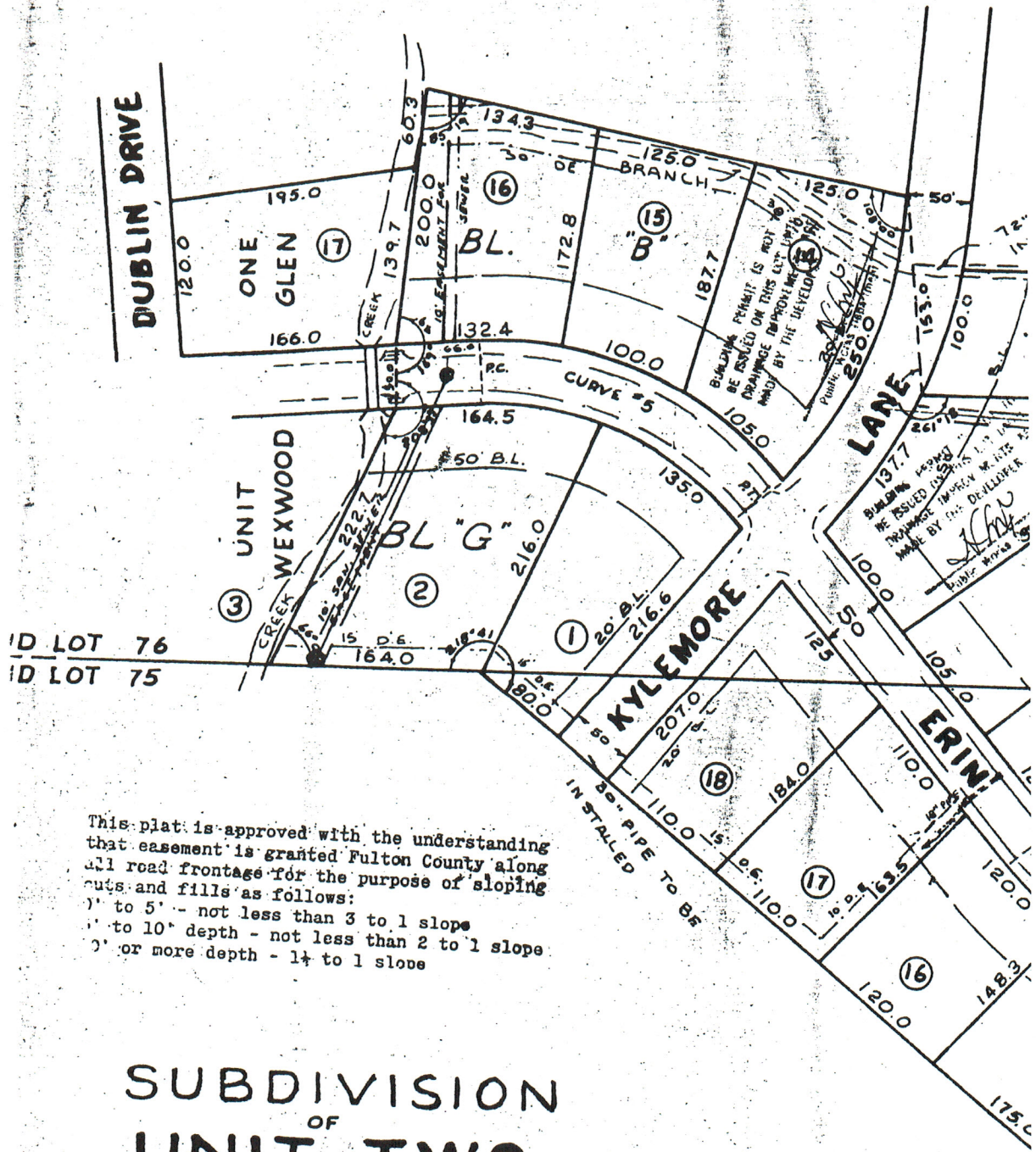
LAND LOTS 74 & 84, WEXWOOD DISTRICT,
 FULTON COUNTY, GEORGIA
 HAROLD L. BUSH & ASSOCIATES, INC.
 ARCHITECTS & ENGINEERS



Harold L. Bush
 ARCHITECT & ENGINEER

NOTICE: This site plan is a preliminary plan and is subject to change without notice. It is not to be used for any purpose other than that for which it is intended. The owner of the land is advised that this plan is not a guarantee of any kind and that the owner should consult with the appropriate authorities before relying on it. The plan is based on the information provided to the architect and engineer and is not to be used for any purpose other than that for which it is intended. The plan is based on the information provided to the architect and engineer and is not to be used for any purpose other than that for which it is intended.





ID LOT 76
 ID LOT 75

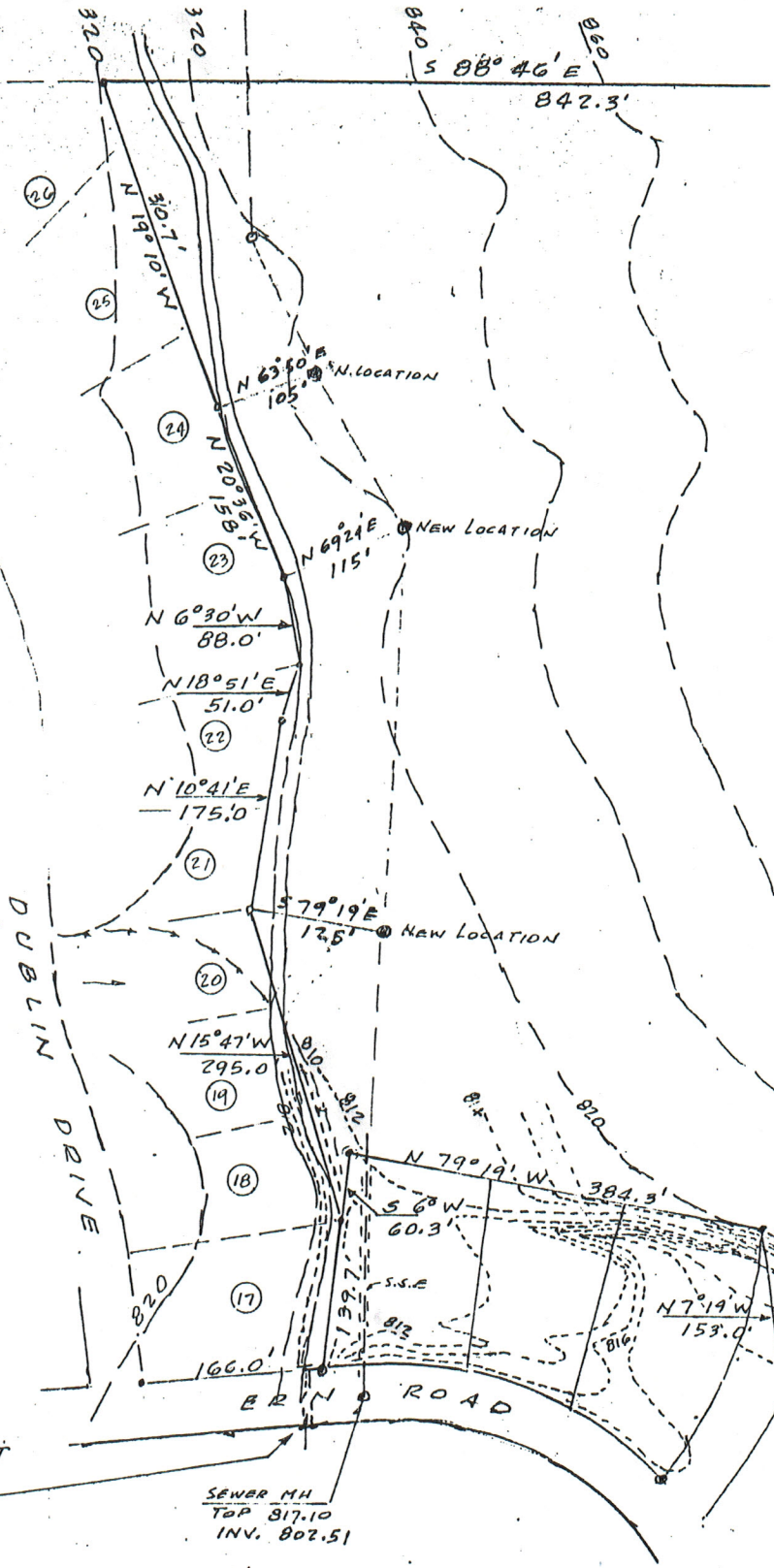
This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping cuts and fills as follows:
 1' to 5' - not less than 3 to 1 slope
 1' to 10' depth - not less than 2 to 1 slope
 2' or more depth - 1 1/2 to 1 slope

SUBDIVISION
 OF
 UNIT TWO
 MEXWOOD GLEN
 FOR
 WILLIAM C. CATO

IN
 S 75 & 76, 14TH F.F., DISTRICT,
 FULTON COUNTY, GEORGIA

31, 1965 SCALE: 1"=100'

BY D L. BUSH & ASSOCIATES INC.



100 YR FLOOD
LEVEL 818.25
AT ERIN ROAD
8'x12' ARCH CULVERT
AT ERIN ROAD.
INVERT IN. 805.7

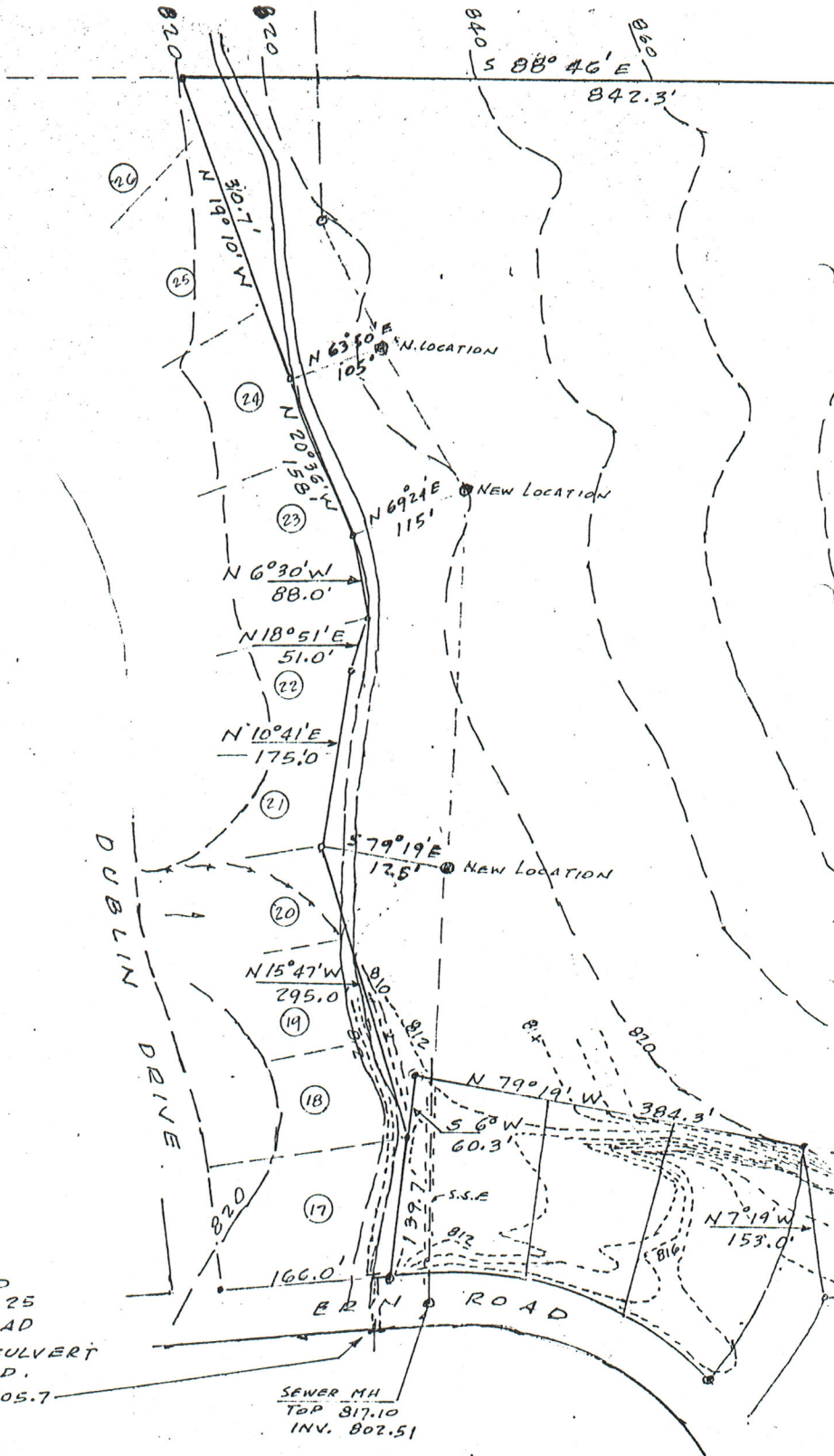
SEWER MH
TOP 817.10
INV. 802.51



SUGGESTED LOCATION OF
MANHOLES, FOR SAN, SEWER LINE
THROUGH WEYWOOD GLEN S.D. UNIT
SCALE 1" = 100'

5 JAN 1987





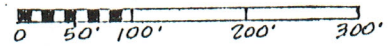
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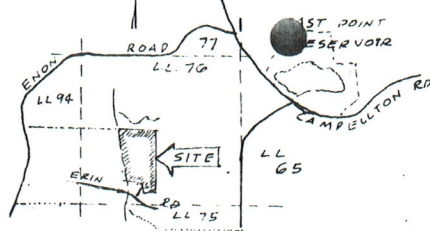
SEWER MH
TOP 817.10
INV. 802.51



SUGGESTED LOCATION OF
MANHOLES, FOR SAN. SEWER LINE
THROUGH WEYWOOD GLEN S.D. UNIT II
SCALE 1" = 100'

5 JAN 1987





LOCATION PLAN
1" = 2000'

BLOCK A 15 LOTS
 BLOCK B 3 LOTS
 BLOCK C 8 LOTS
 MINIMUM AREA 1/2 ACRE
 BUILDING LINE SETBACK 50'

WEXWOOD GLEN SUBDIVISION UNIT III
 PRELIMINARY LAYOUT

PROPERTY OF: W. H. ARROYO		SECTION		UNIT III
SUBDIVISION WEXWOOD GLEN		LAND LOT 76		OF THE 14 TH DISTRICT
COUNTY OF FULTON		GEORGIA		
	IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.		RAOUL N. ARROYO P.E. ENGINEERS 3696 SHADOW LANE, N.E. ATLANTA, GEORGIA 30319 451-2402	
	<small>PLAT NUMBER</small> CA 812 NO 1574	<small>DATE</small>	<small>SCALE</small>	<small>DRAWN BY</small>

SEWER EASEMENT

GEORGIA, FULTON COUNTY.

This indenture entered into this _____ day of DECEMBER, 19 87 between WILLIAM H. ARROYO AND RAOUL N. ARROYO, SR. of said state and county, party of the first part, and Fulton County, Georgia, party of the second part.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of sewer line through my property, said party of the first part has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement through my property located in land lot 76 of the 14FF District of Fulton County, Georgia, and more particularly described as follows: To wit:

ENON ROAD SEWER NO. 2: Being a fifty (50) foot temporary construction easement reverting to a twenty (20) foot permanent easement, with the remainder of thirty (30) feet being temporary to completion of project, according to excerpt plat attached of plans on file in Fulton County Public Works Department (approximately 1203 linear feet).

The right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction and maintenance of sewer through same according to location and size as shown on map and profile of same now on file in the office of the Sewer Department of Fulton County.

Special Provisions

- 1. The party of the second part to pay \$601.50 as payment in full to the parties of the first part for this easement.

Said party of the first part hereby waives for themselves their heirs, and assigns all rights to any further compensation of claim to damages on account of the construction or maintenance of said sewer for the use of the property as herein agreed.

IN WITNESS HEREOF said party parties of the first part have hereunto affixed their hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of

Jewell Cowen
Lyndall A. McLawin

Notary Public, Fulton County, Georgia
My Comm. Expires on 12/31/81

Notary Public, Fulton County, Georgia

William H. Arroyo (L.S.)
Raoul N. Arroyo, SR. (L.S.)

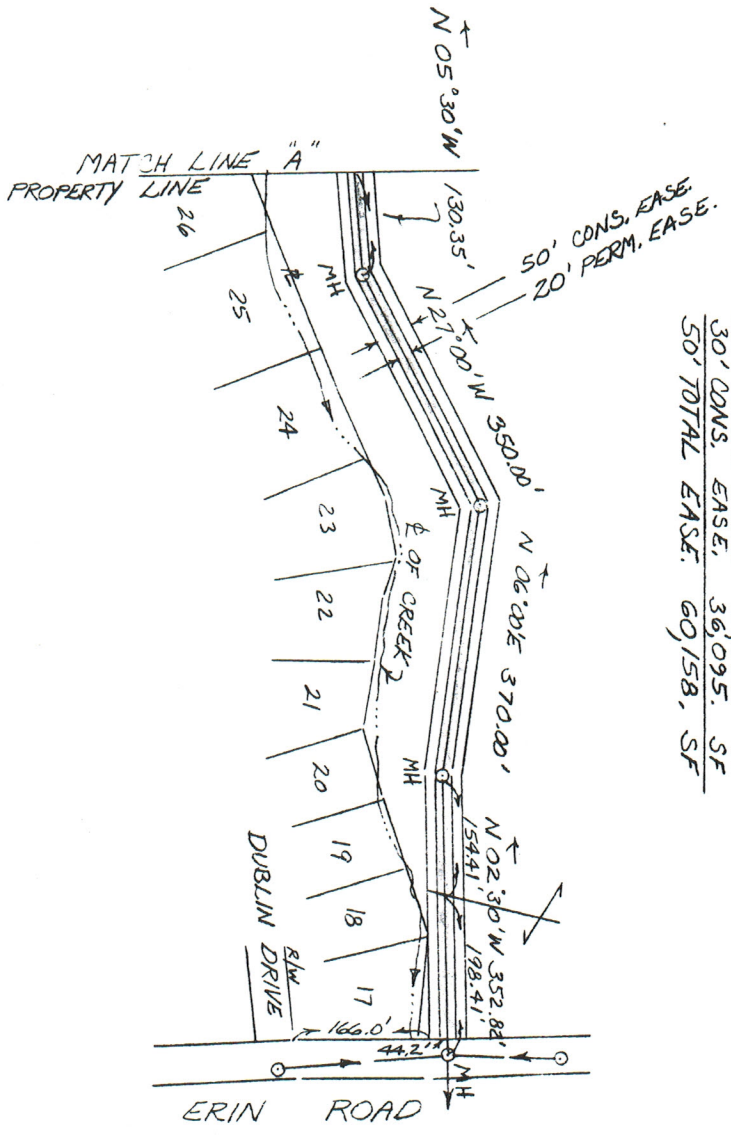
SCALE 1" = 200'



1203 LINEAR FEET

WILLIAM H. ARROYO & RAOUL N. ARROYO, SR.

20' PERM. EASE. 24063 SF
 30' CONS. EASE. 36,095 SF
 50' TOTAL EASE. 60,158 SF



RE: DWG. BY WATTS & BROWNING-ENGERS. FOR WHISPERING PINES SUBD. DATED AUG. 3, 1987

ERIN ROAD OF #2
 FULTON COUNTY DEPARTMENT OF
 PUBLIC WORKS
 ROOM 500 ADMINISTRATION BLDG., ATLANTA, GA

EASEMENT PLAT
 WILLIAM H. ARROYO &
 RAOUL N. ARROYO, SR.

DIST 14 FF LL 76

DESIGNED BY WATTS & BROWNING-ENGERS	DATE AUG. 1987	REVIEWED BY [Signature]
CHECKED BY [Signature]	DATE AUG. 1987	DATE AUG. 1987
APPROVED BY [Signature]	DATE AUG. 1987	

SHEET 1 OF 2