



**Notice To Applicant**  
City of Atlanta - Bureau of Planning

APPLICATION NUMBER: **V-11-071**

City Council District:            Neighborhood Planning Unit (NPU):

Address of Property: **1215 East Rock Springs RD NE**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, July 7, 2011 at 12:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU F is:

**Jane Rawlings**  
**2116 Lenox Road**  
**Atlanta, GA 30324**

**404-315-8408**

**[chair@npufatlanta.org](mailto:chair@npufatlanta.org)**

Contact info for adjacent NPUs is provided below if necessary:

The contact person for NPU is:

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

**Sign Posting** - The property owner is required to post a sign or signs in a conspicuous place on the property at least 15 days before the hearing date shown above. One sign shall be placed every 600 feet along each street the property abuts. A sign posting affidavit must be returned to the Bureau of Planning to confirm posting.

Signed,

JFK, for Director, Bureau of Planning

Ken Smith



# CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVENUE, S.W. SUITE 3900 – ATLANTA, GEORGIA 30335  
404-330-6175 – FAX: 404-658-6979  
Internet Home Page: www.atlantaga.gov

KASIM REED  
MAYOR

James E. Sheiby  
Commissioner  
Dept. of Planning &  
Community Development

Don Rosenthal  
Director  
Office of Buildings

## REFERRAL CERTIFICATE

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER V-115071

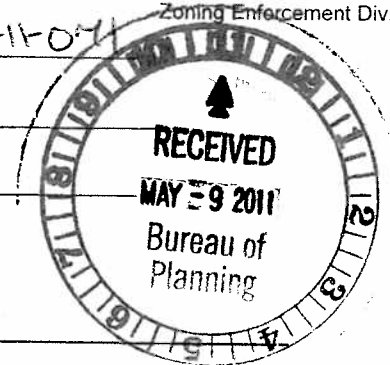
NPU \_\_\_\_\_ DATE FILED \_\_\_\_\_

1. Ken Smith

Name of Applicant

### BUILDING PERMIT AUTHORIZING

Detached garage addition



at 1215 E. Rock Springs Rd., N.E. 18<sup>th</sup> / 55  
Street Address Quadrant District & Land Lot

to be used for \_\_\_\_\_ Residential \_\_\_\_\_ purposes

The property is zoned R-4 District

#### 2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from zoning regulations to reduce the west side yard setback from 7ft.(required) to 0ft., and increase the maximum rear yard coverage for an accessory structure and/or use from 25%(required) to 31.5% to allow for a two-story detached garage addition to an existing single-family house. Applicant seeks no other variances at this time.

### 1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)

Chapter 28 Section 16-28.004 Paragraph (3)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Department of Planning and Development  
Office of Buildings  
Don Rosenthal, Director  
Ann Heard, Chief Zoning Division

Applicant: [Signature] 5911 Zoning Plan Reviewer: [Signature]

APPLICATION FOR VARIANCE  
City of Atlanta



Date Filed \_\_\_\_\_ Application Number V-11-11-0115  
Name of Applicant Ical Smith Daytime Phone 678-300-3117  
Company Name N/A e-mail ICSMITH@WINTER-CONSTRUCTION.COM  
Address 1215 EAST ROCKSPRINGS RD, ATL GA 30306  
street city state zip code

Name of Property Owner Ical Smith Phone 678-300-3117  
Address 1215 EAST ROCKSPRINGS RD, ATL, GA 30306  
street city state zip code

Description of Property

Address of Property 1215 E. ROCKSPRINGS RD, NE, ATL, GA OR  
the subject property fronts 60 feet on the SOUTH side of E. ROCKSPRINGS RD, NE, and begins \_\_\_\_\_ feet from the \_\_\_\_\_ corner of \_\_\_\_\_.

Depth: \_\_\_\_\_ Area: \_\_\_\_\_ Land Lot: 55 District: 18, DECATUR County, GA.

Property is zoned: R-4, Council District: \_\_\_\_\_, Neighborhood Planning Unit: F

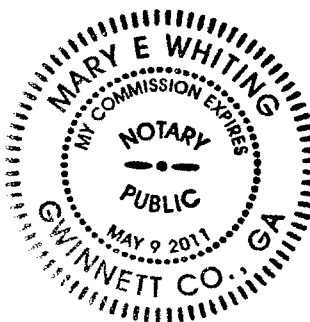
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Sworn To And Subscribed Before Me This 16 Day Of May, 2011.

Ical Smith  
Owner or Agent for Owner (Applicant)

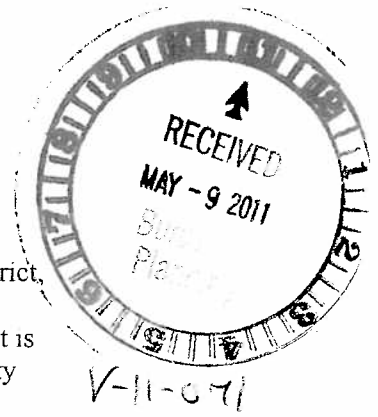
Ical Smith  
APPLICANT'S NAME IN PRINTED LETTERS



Mary E Whiting  
NOTARY PUBLIC

EXHIBIT "A"  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 55 of the 18th District, Dekalb County, Georgia, being Lot 17, Block A of Hylan Park, as per plat recorded in Plat Book 11, Page 4, Dekalb County, Georgia records; which plat is hereby referred to and made a part of this description; being improved property known as 1215 East Rock Springs Road according to the present system of numbering in the City of Atlanta, Dekalb County, Georgia.

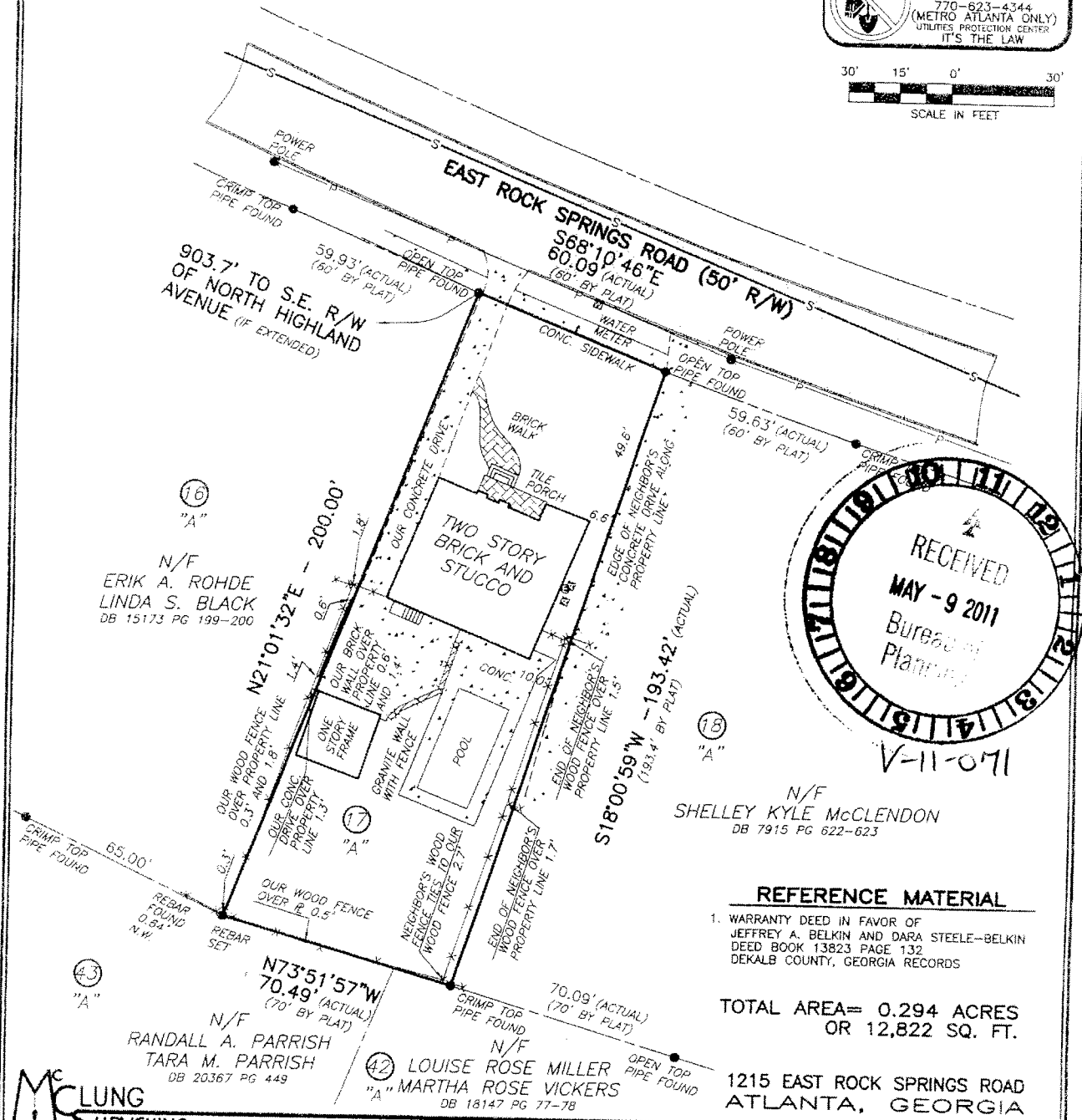


**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.  
THROUGH OUT GEORGIA 1-800-282-7411
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

**SURVEY NOTES**

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PLAT NOT INTENDED FOR RECORDING.



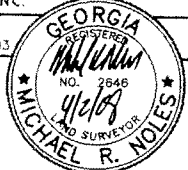
**REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF JEFFREY A. BELKIN AND DARA STEELE-BELKIN DEED BOOK 13823 PAGE 132 DEKALB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.294 ACRES  
OR 12,822 SQ. FT.

1215 EAST ROCK SPRINGS ROAD  
ATLANTA, GEORGIA

**McCLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG  
JOB#225670

LEGEND	
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
○	POWER POLE
○	LIGHT POLE
○	POWER METER
○	POWER BOX
○	AIR CONDITION
○	TELEPHONE BOX
○	GAS METER
○	GAS VALVE
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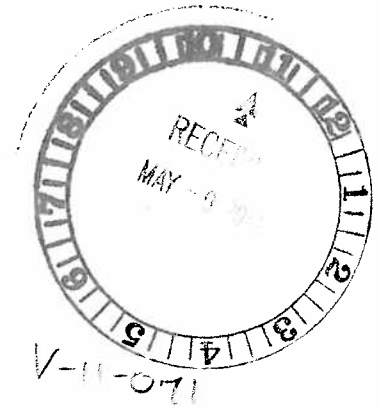
PROPERTY OF	
CHARMAINE WILLIAMS	
KEN SMITH	
LOT 17, BLOCK "A"	
HYLAN PARK	
LAND LOT 55	
DISTRICT 18TH.	SECTION
COUNTY DEKALB	
GEORGIA	
PLAT PREPARED: 4-2-08	
FIELD: 4-1-08	SCALE: 1"=30'

This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.

PB 11  
PG 4  
DB  
PC  
cb-d



May 5, 2011

Re: 1215 East Rock Springs Rd  
Garage Variance Application

**Summary of Proposed Changes to the Site** (example: "Construct a 10-foot by 10-foot, one story room addition on the first floor of the house." Include square footages and stories:

Demolish existing 2-car detached carport and replace with a new 22'x30' – 660 sf 2-car detached garage with a walk up attic storage in the same location. Remove and replace existing concrete driveway in its current location and configuration.

**Proposed Lot Coverage (After Construction):** Calculate total square footage of all lot coverage on the entire property after construction would be finished, including existing and proposed buildings and other structures, sidewalks, driveways, parking pads, patios, gravel, etc; everything except natural planted or undisturbed areas.

6125 covered square feet / 12822 total lot square feet = 48% proposed lot coverage  
50 % maximum allowed lot coverage

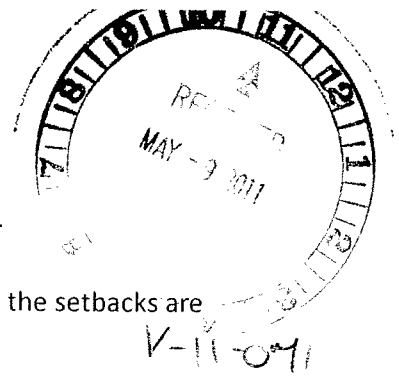
**Justification for Variance:**

*(1) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;*

Our home was built in the 1930's, prior to the admittance of the 7-foot side yard set back requirement. Additionally, our property is only 60 feet wide at the street. As such, our existing driveway and detached carport are constructed on or immediately adjacent to the property line on the west side of our property. We wish to replace our existing carport with a new 2-car garage in the same location in order to provide more secure parking for our vehicles as well as much needed additional storage space. This placement allows us to utilize the existing configuration of the driveway, will not require us to disturb any existing trees or other amenities on our property and conforms to similar garage placements on our street and in our neighborhood.

*(2) the application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship;*

Without this variance we would be unable to make the needed improvements to accommodate our family and security concerns without sacrificing usable green space in our rear yard. We would feel more comfortable have a secure lockable place to park our vehicles in order to prevent break-ins and thefts. A variance would allow us to address these concerns. It will also allow us to conserve the maximum amount of green space in or rear yard.



*(3) such conditions are peculiar to the particular piece of property involved;*

The placement and construction of driveways, carports and garages within the setbacks are peculiar to our neighborhood as well as our home.

*(4) relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta.*

It is very important to my family that we maintain the original look of our house as viewed from the street in order to maintain the architectural integrity of the neighborhood. As such we have designed the garage to blend with the existing exterior finishes and features of our house. We have also tried to ensure that the scale if the garage is similar to the scale of other detached garages on our street and in our neighborhood. It is our intent that the garage look as if it was constructed with the original house in the 1930's.

RECEIPT

CITY OF ATLANTA  
ATLANTATEST  
55 TRINITY AVE SW

**Application:** V-11-071  
**Application Type:** Planning/BZA/Variance/NA  
**Address:** 1215 EAST ROCK SPRINGS RD , ATLANTA, GA 30306  
**Owner Name:** BELKIN JEFFREY A OR STEELE-BELKIN DARA  
**Owner Address:**  
**Application Name:**

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Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
259676		\$100.00	05/09/2011	CGOODE		

**Owner Info.:** BELKIN JEFFREY A OR STEELE-BELKIN DARA

**Work Description:** Reduce side yard setback from 7ft to 0ft and increase maximum rear yard coverage for an accessory structure and/or use from 25% to 31.5% to allow for a two-story detached garage addition to an existing single-family house.

PAID  
CITY OF ATLANTA  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR  
*Cash*  
*ce*

**SURVEY NOTES**

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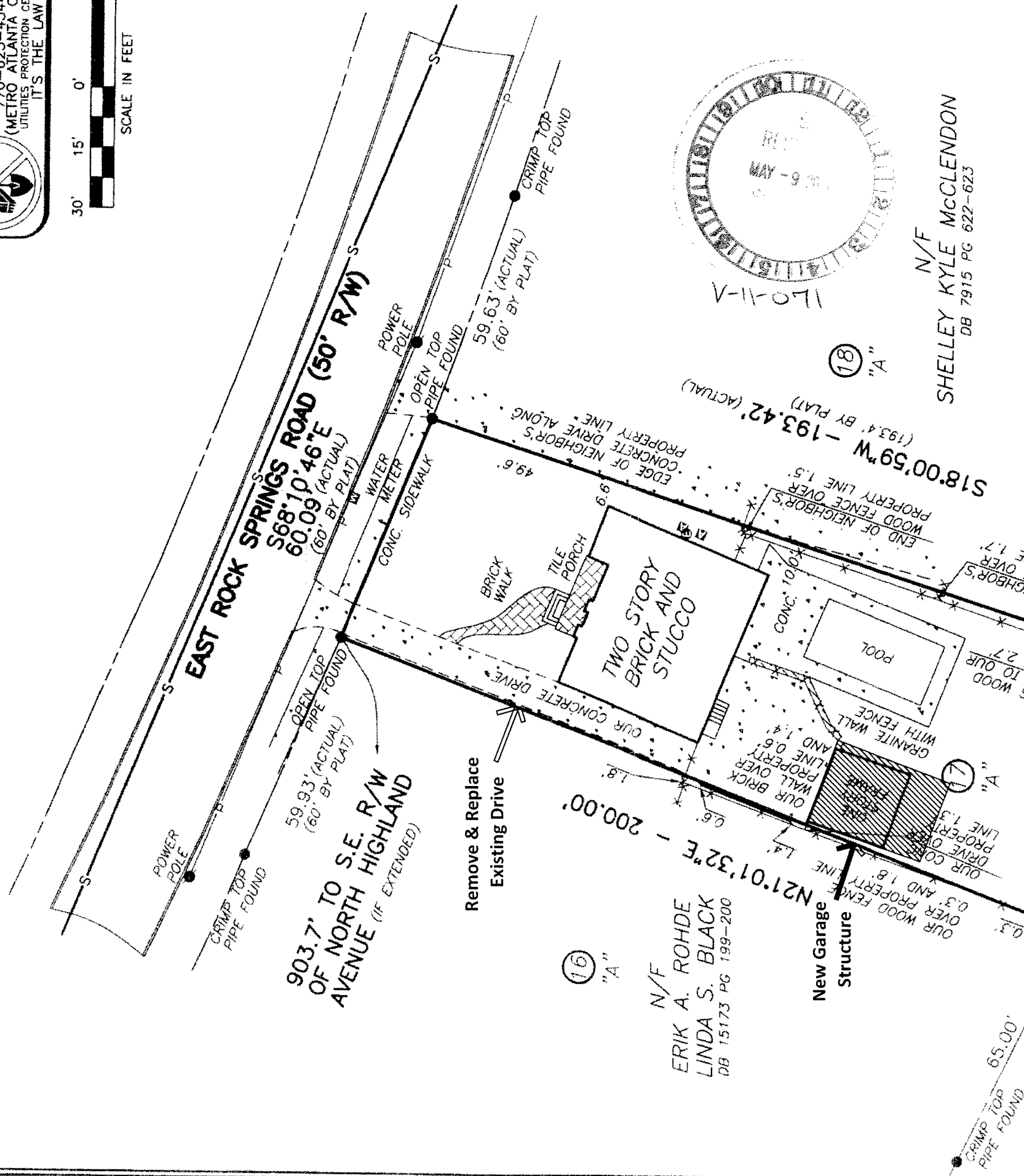
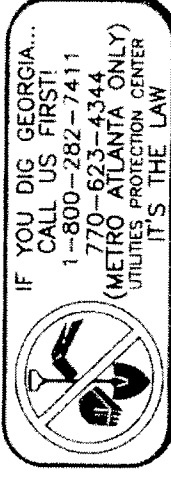
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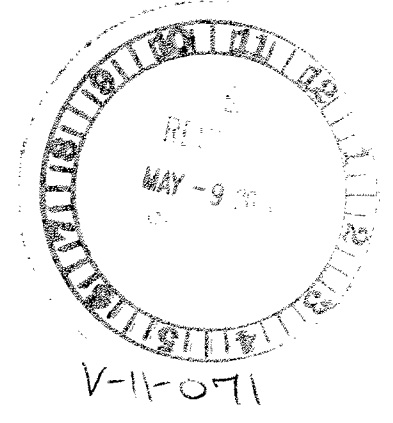


N/F  
ERIK A. ROHDE  
LINDA S. BLACK  
DB 15173 PG 199-200

N/F  
SHELLEY KYLE MCCLENDON  
DB 7915 PG 622-623

N/F  
RANDALL A. PARRISH  
TARA M. PARRISH  
DB 20367 PG 449

N/F  
LOUISE ROSE MILLER  
"A" MARTHA ROSE VICKERS  
DB 18147 PG 77-78



**REFERENCE MATERIAL**

- WARRANTY DEED IN FAVOR OF JEFFREY A. BELKIN AND DARA STEELE-BELKIN DEED BOOK 13823 PAGE 132 DEKALB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.294 ACRES  
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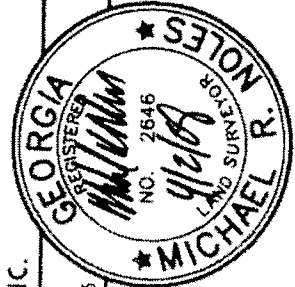
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Michael R. Noles  
Georgia RLS #2646  
Member SAMSOC  
JOB#225670

**LEGEND**

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- CMP CORRUGATED METAL PIPE
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- ⊖ SANITARY SEWER MANHOLE

PROPERTY OF  
CHARMAINE WILLIAMS  
KEN SMITH

LOT 17, BLOCK "A"  
HYLAN PARK

LAND LOT 55  
DISTRICT 18TH,  
COUNTY DEKALB  
GEORGIA

SECTION  
PLAT PREPARED: 4-2-08  
FIELD: 4-1-08 SCALE: 1"=30'

PB 11  
PG 4  
DB  
PG  
cb-b

Ken & Charmaine Smith  
1215 East Rock Springs Rd, NE  
Atlanta, GA 30306

April 30, 2011

Re: 1215 East Rock Springs Rd, NE  
Garage Addition Proposal



Dear Neighbor:

We are in the process of planning the addition of a detached garage to replace the existing 2-car carport on our property at 1215 East Rock Springs Rd, NE. This enclosed garage will allow us a more secure place to park our vehicles as well as provide much needed additional storage space. We are planning to construct the new garage in the same location as our existing carport. As such, we are going to need a variance from the City of Atlanta for the encroachment upon our side yard set back. We plan to begin this process in the coming weeks by presenting our plans to the Morningside/Lenox Park Neighborhood Planning Unit (F). We would greatly appreciate your support of our submission to the NPU and the City.

We have provided drawings and a rendering of our proposed garage. If you could please review these and let us know of any questions or concerns. If you have no objections to our plans, we would greatly appreciate your signing and returning this letter as an endorsement.

Please feel free to stop by or call with any questions.

Sincerely,

Ken & Charmaine Smith  
1215 East Rock Springs Rd  
678-300-3117

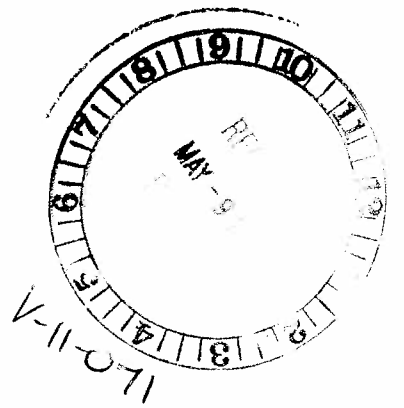
**Signature of Approval**

I have reviewed the plans referenced above and have no objection to the garage addition at 1215 East Rock Springs Rd. NE, Atlanta GA

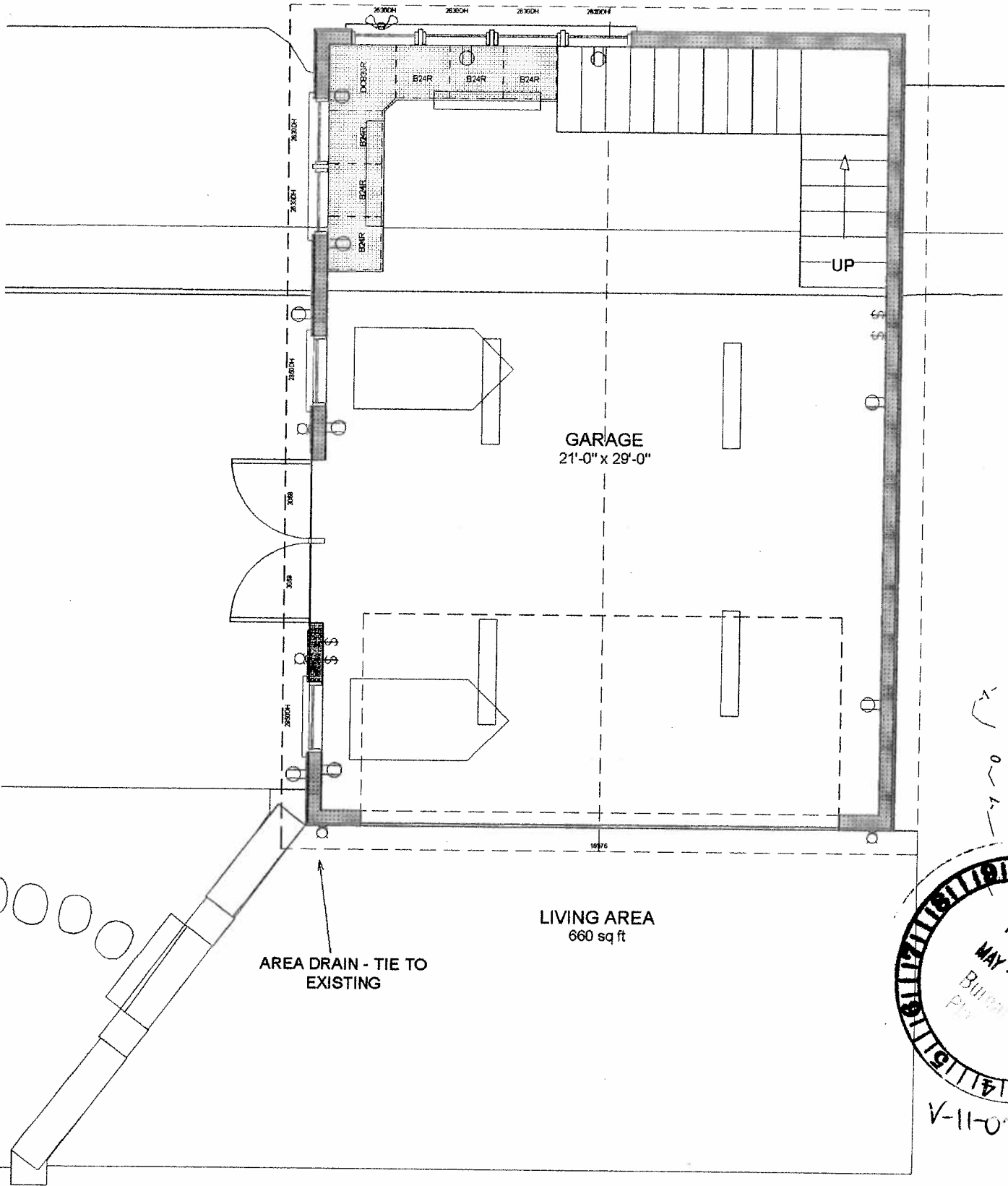
*Erik Rohde*

Name: Erik Rohde

Address: 1209 East Rock Springs Rd NE





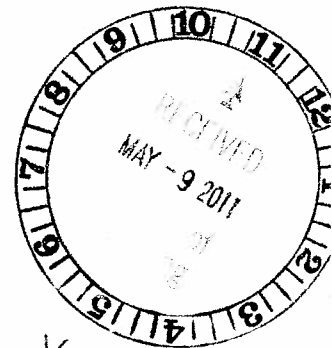
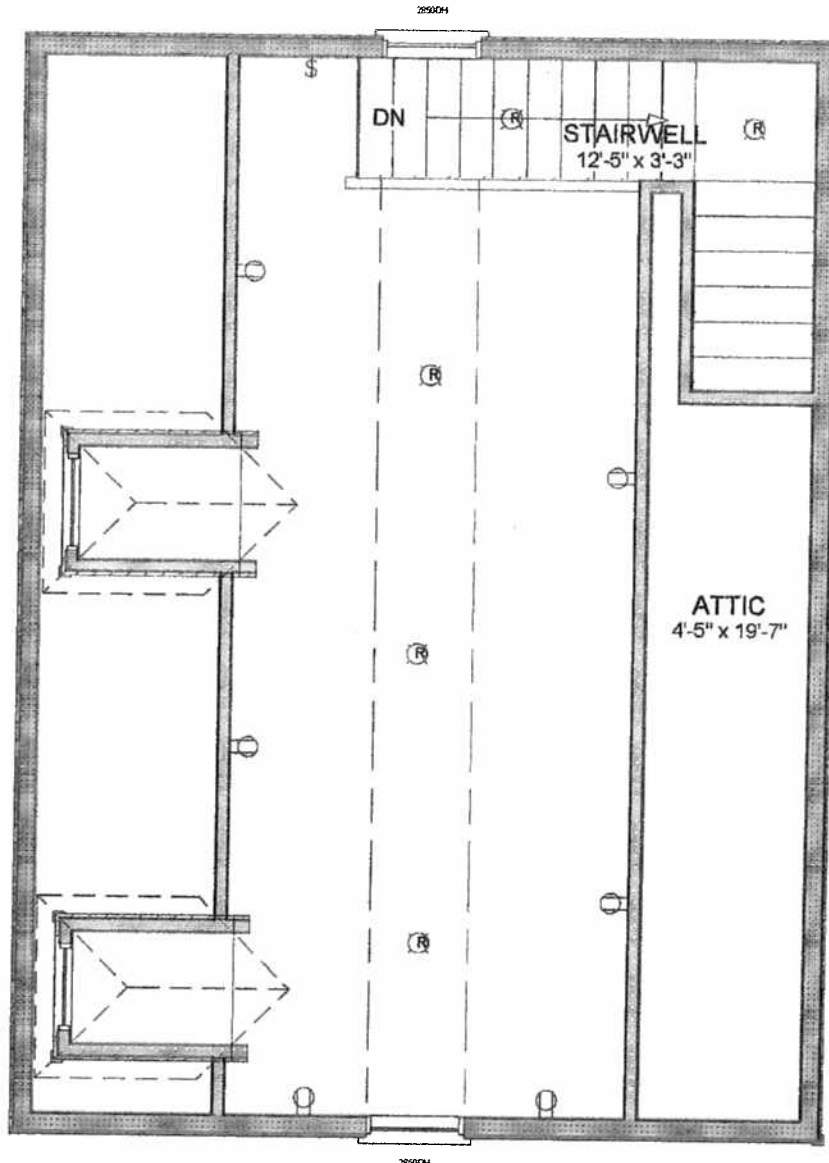


**SMITH GARAGE**  
**1215 East Rock Springs Rd, NE**  
**Atlanta GA, 30306**

**FIRST FLOOR**  
**PLAN**

**A2**

04/07/11

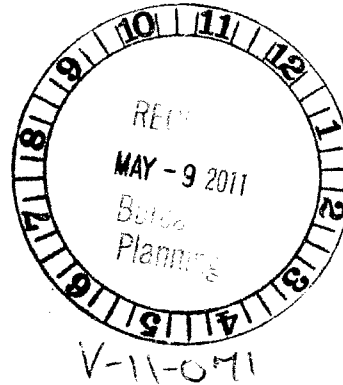


V-11-071

LIVING AREA  
475 sq ft

<p><b>SMITH GARAGE</b>  <b>1215 East Rock Springs Rd, NE</b>  <b>Atlanta GA, 30306</b></p>	<p><b>SECOND          FLOOR          PLAN</b></p>	<p><b>A3</b></p> <hr/> <p>04/07/11</p>
----------------------------------------------------------------------------------------------------	-----------------------------------------------------------	----------------------------------------

After Recording, Please Return to:  
Campbell & Brannon, L.L.C.  
3060 Peachtree Road  
One Buckhead Plaza, Suite 1735  
Atlanta, Georgia 30305



20080430

### ENCROACHMENT AGREEMENT

This **ENCROACHMENT AGREEMENT** (the "Agreement") is made and entered into as of the \_\_\_ day of April, 2008, by and between **JEFFREY A. BELKIN AND DARA STEELE-BELKIN** (hereafter collectively, "Belkin") and **ERIK A. ROHDE AND LINDA S. BLACK** (hereafter "Rohde/Black").

### WITNESSETH:

**WHEREAS**, Belkin is the owner of Lot 17 in Block A of Hylan Park Subdivision as per plat recorded at Plat Book 11, Page 4, DeKalb County Records, Said Lot Being Located in Land Lot 55 of the 18<sup>th</sup> District of DeKalb County, Georgia and having a street address of 1215 East Rock Springs Road NE, Atlanta, Georgia, and

**WHEREAS**, Rohde/Black is the owner of Lot 16 in Block A of said subdivision which has a street address of 1209 East Rock Springs Road NE, Atlanta, Georgia, and

**WHEREAS**, Belkin's fence encroaches onto the property of Rohde/Black, and

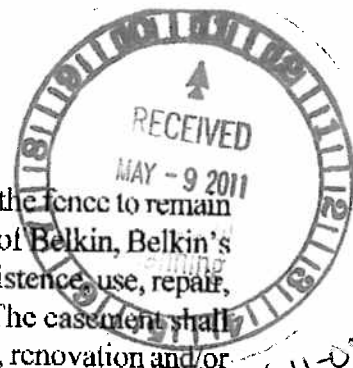
**WHEREAS**, Belkin's brick wall encroaches onto the property of Rohde/Black, and

**WHEREAS**, Belkin's driveway encroaches onto the property of Rohde/Black, and

**WHEREAS**, these encroachments are shown on the survey attached hereto as Exhibit "A" and made a part hereof, and

**WHEREAS**, the parties desire to provide for the rights and obligations of the parties concerning said encroachments.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements set forth in this Agreement, and for the sum of Ten Dollars (\$10.00) in hand paid by Belkin to Rohde/Black, and for other good and valuable consideration, all of which each party hereto agrees constitutes sufficient consideration received at or before execution of this Agreement, Rohde/Black and Belkin agree as hereinafter set forth.

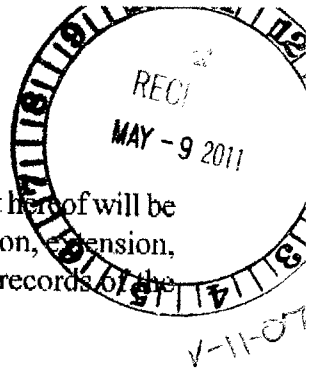


1. **Fence Encroachment.** Rohde/Black does hereby agree to allow the fence to remain as currently located. Rohde/Black does hereby grant and establish for the benefit of Belkin, Belkin's heirs, successors, successors-in-title and assigns, an exclusive easement for the existence, use, repair, maintenance, renovation, and/or replacement of the fence as currently located. The easement shall be sufficient to allow necessary access to the fence for its use, repair, maintenance, renovation and/or replacement. Belkin hereby disclaims any right, title or interest in any portion of Rohde/Black's property by reason of said encroachment and acknowledges that the permissive use of the area enclosed by the fence located on Rohde/Black's property shall never ripen into prescriptive title.

2. **Brick Wall Encroachment.** Rohde/Black does hereby agree to allow the brick wall to remain as currently located. Rohde/Black does hereby grant and establish for the benefit of Belkin, Belkin's heirs, successors, successors-in-title and assigns, an exclusive easement for the existence, use, repair, maintenance, renovation, and/or replacement of the brick wall as currently located. The easement shall be sufficient to allow necessary access to the brick wall for its use, repair, maintenance, renovation and/or replacement. Belkin hereby disclaims any right, title or interest in any portion of Rohde/Black's property by reason of said encroachment and acknowledges that the permissive use of the brick wall located on Rohde/Black's property shall never ripen into prescriptive title.

3. **Driveway Encroachment.** Rohde/Black does hereby agree to allow the driveway to remain as currently located and to allow the driveway north of the gate as currently located to be widened by approximately 1.8' at the location of the gate on a straight line to intersect the current driveway at approximately 10' north of the gate, as shown on the attached Exhibit B (which is an enlarged image of the survey in Exhibit A) as the "proposed easement area". Rohde/Black does hereby grant and establish for the benefit of Belkin, Belkin's heirs, successors, successors-in-title and assigns, an exclusive easement for the existence, use, repair, maintenance, renovation, and/or replacement, including repaving, of the driveway. The easement shall be sufficient to allow necessary access to the driveway for its use, repair, maintenance, renovation and/or replacement. Belkin hereby disclaims any right, title or interest in any portion of Rohde/Black's property by reason of said encroachment and acknowledges that the permissive use of the driveway located on Rohde/Black's property shall never ripen into prescriptive title.

4. **Covenants Run with the Land.** This Agreement and the rights and obligations created hereby shall run with the respective parcels and shall inure to the benefit of and be binding on the heirs, executors, successors, representatives, lessees, invitees, licensees, transferees and assigns of the parties hereto. The parties hereto and any person or entity acquiring fee title to any parcel described herein (or any interest therein) shall be bound by this Agreement only during the period such person or entity is the fee owner of such parcel or portion thereof (or interest therein), except as to obligations, liabilities or responsibilities that accrue during said period. Although persons or entities may be released under this Section, the easements, covenants and restrictions in this Agreement shall continue to be benefits and servitudes upon said parcels and to run with the title thereto in accordance with the terms hereof. This Agreement supercedes any other agreement between the owners of Lots 16 & 17 regarding said encroachments.



5. **Amendments.** No termination, extension, modification or amendment hereof will be otherwise effective until a written instrument setting forth the terms of such termination, extension, modification or amendment has been executed, acknowledged and recorded in the records of the Office of the Clerk of the Superior Court of DeKalb County, Georgia.

6. **Construction.** This Agreement shall be construed in accordance with the laws of the State of Georgia. Nothing contained in this Agreement will be deemed to be a gift, conveyance or dedication of any portion of the respective parcels to the other party or to or for the general public or for any public purpose whatsoever, it being the intention of the parties hereto that this Agreement will be strictly limited to and for the purpose expressed herein. Nothing contained herein shall be deemed to create a partnership, agency or venture between the parties hereto.

7. **Prevailing Party.** Either party may enforce this Agreement by appropriate action and the party prevailing in any such action shall be entitled to recover, as part of such party's costs, all reasonable attorneys' fees incurred in connection with such action.

8. **Severability.** If any term contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, except those terms which are made subject to or conditioned upon such invalid or unenforceable term shall not be affected thereby, and each term of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

9. **Notices.** All notices, statements, demands, approvals or other communications to be given under or pursuant to this Agreement will be in writing, addressed to the respective parties at their respective addresses provided below, and will be delivered either in person or by a nationally recognized overnight courier (having a verifiable means of receipt) or by certified or registered mail, return receipt requested, with all postage prepaid. Notices shall be deemed properly served upon receipt or refusal of receipt.

[Signatures Appear on Following Pages]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and sealed, as of the date and year first above set forth.



V-11-071

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Jeffrey A. Belkin

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Dara Steele-Belkin

Address: 1215 East Rock Springs Road NE  
Atlanta, Georgia

My Commission Expires: \_\_\_\_\_

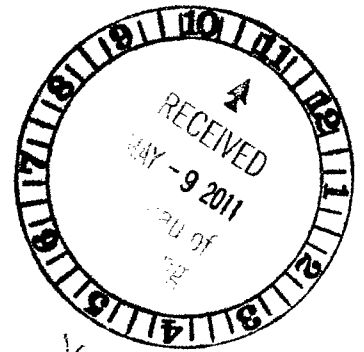
[NOTARIAL SEAL]

[signatures continued on following page]



Exhibit A

[See Attached]



10-11-1

UP UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PLAT NOT INTENDED FOR RECORDING.

MAGNETIC  
N

THROUGH OUT GEORGIA 1-800-282-7411

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

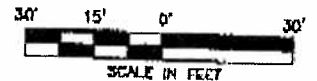
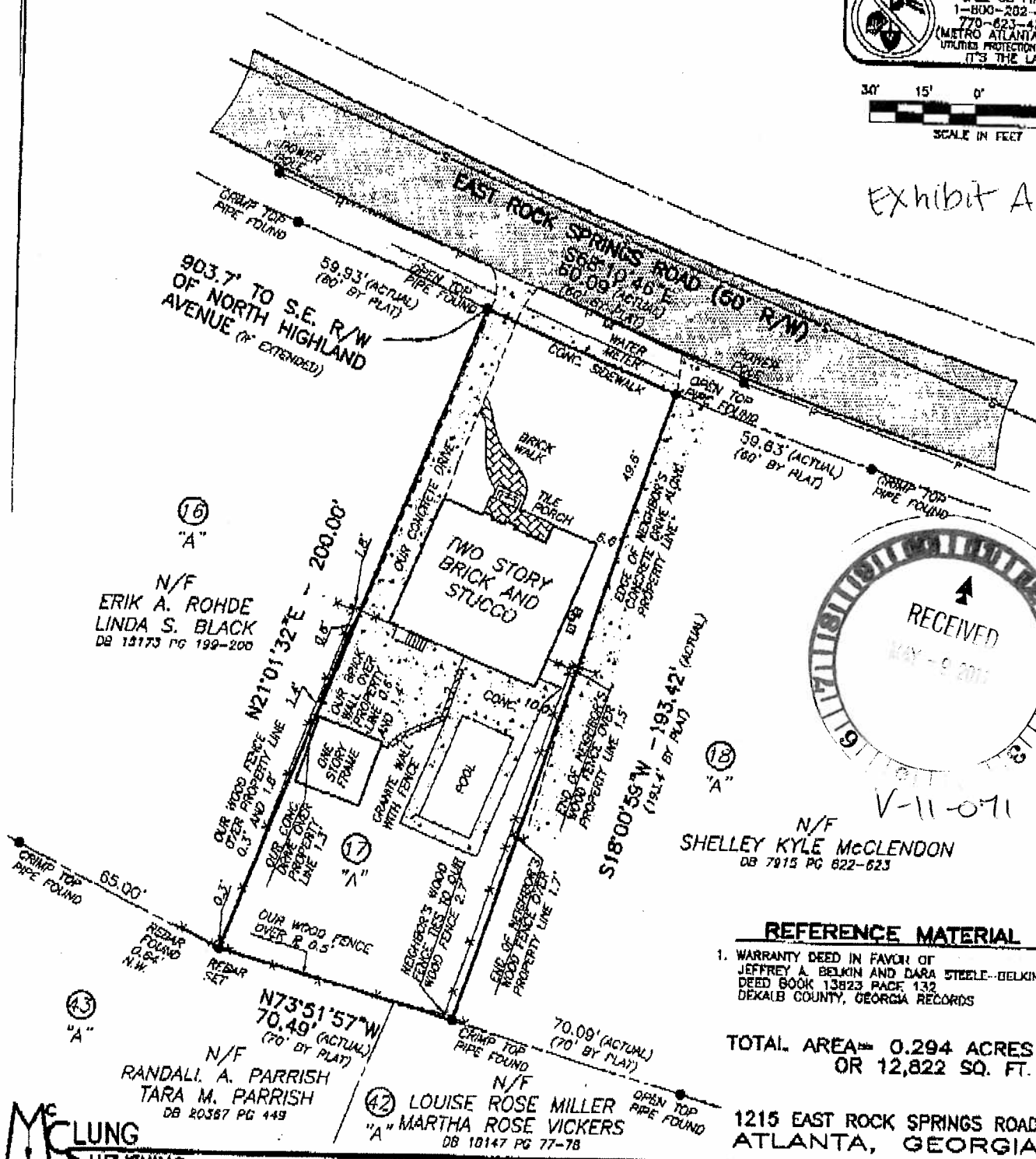
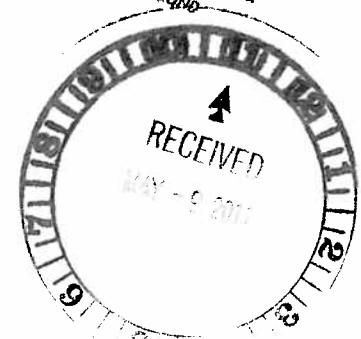


Exhibit A



(16)  
"A"  
N/F  
ERIK A. ROWDE  
LINDA S. BLACK  
DB 12173 PG 199-200

N/F  
SHELLEY KYLE McCLENDON  
DB 7915 PG 822-823

**REFERENCE MATERIAL**

- WARRANTY DEED IN FAVOR OF JEFFREY A. BELKIN AND DARA STEELE-BELKIN DEED BOOK 13823 PAGE 132 DEKALB COUNTY, GEORGIA RECORDS

TOTAL AREA = 0.294 ACRES  
OR 12,822 SQ. FT.

1215 EAST ROCK SPRINGS ROAD  
ATLANTA, GEORGIA

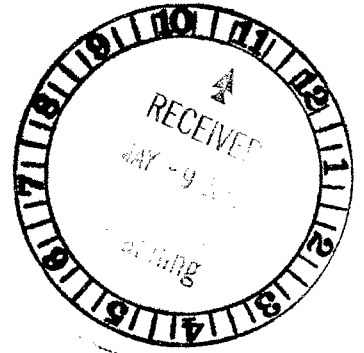
**McLUNG**  
SURVEYING SERVICES, INC.

**LEGEND**

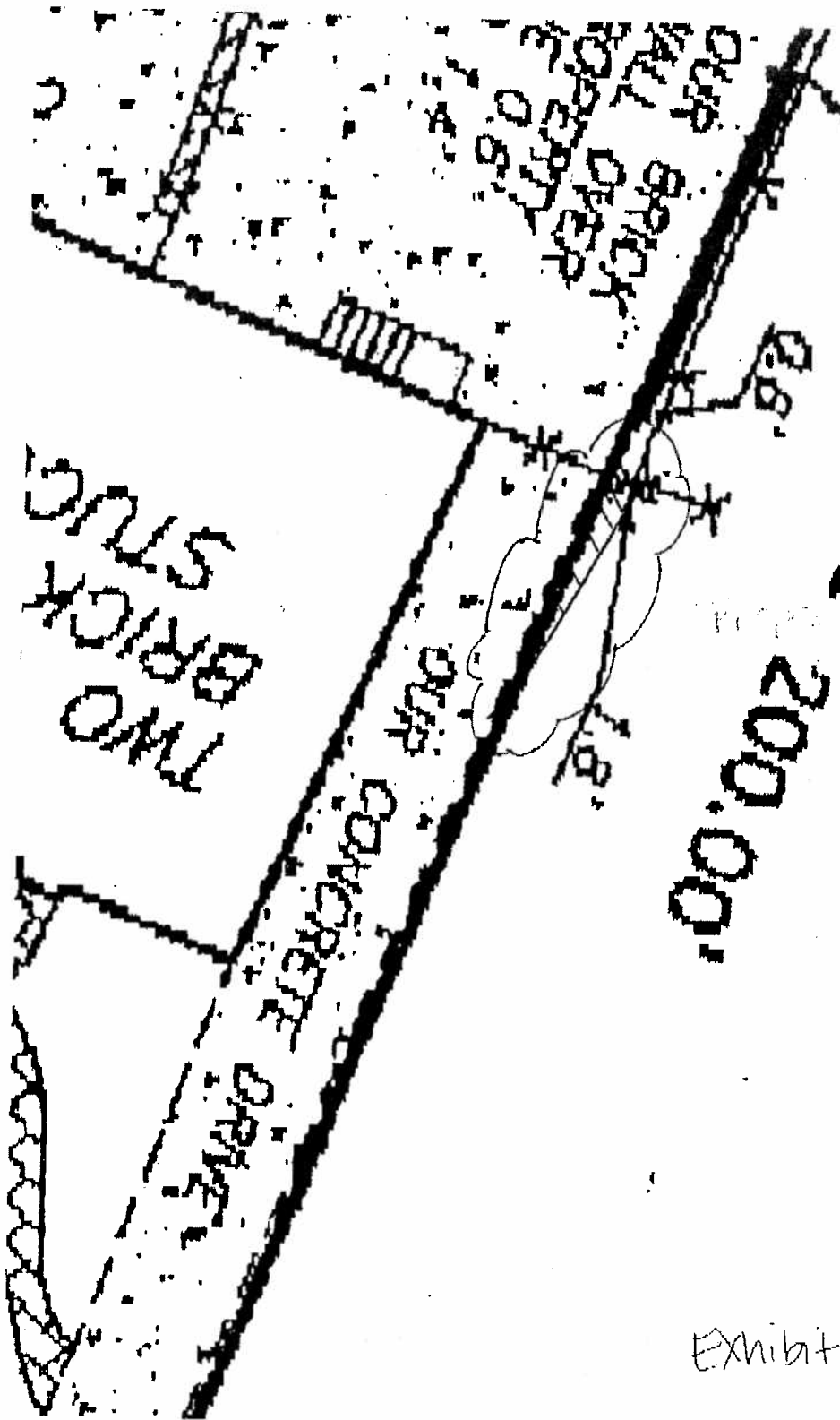
PROPERTY OF  
CHADMAINE WILLIAMS

**Exhibit B**

[See Attached]

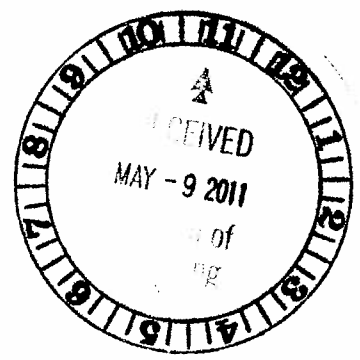


V-11-071



127° 07' 32" E

200.00'



120-11-1

Exhibit B