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9/9/2024

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.


APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Livia Mocanu</u>	Name: <u>Livia Mocanu</u>
Address: <u>992 Bailey Woods Rd</u>	Address: <u>992 Bailey Woods Rd</u>
City: <u>Dacula</u>	City: <u>Dacula</u>
State: <u>GA</u> ZIP: <u>30019</u>	State: <u>GA</u> ZIP: <u>30019</u>
Phone: <u>678 602 9112</u>	Phone: <u>678 602 9112</u>
Email: <u>mocanus@hotmail.com</u>	Email: <u>mocanus@hotmail.com</u>
Contact Person: <u>Maria Mocanu</u> Phone: <u>678 602 9112</u>	
Contact's Email: <u>mocanus@hotmail.com</u>	
<b>APPLICANT IS THE:</b>	
<input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Current Zoning District(s): <u>RA-200</u>	Requested Zoning District: <u>R-100</u>
Parcel Number(s): <u>2001 022</u>	Acreage: <u>1.67</u>
Property Address(es): <u>992 Bailey Woods Rd Dacula, GA 30019</u>	
Proposed Development: <u>new single family home</u>	
Variance(s): _____ Waiver(s): _____	
<b>RESIDENTIAL DEVELOPMENT</b>	<b>NON-RESIDENTIAL DEVELOPMENT</b>
No. of Dwelling Units: <u>1</u>	No. of Buildings: _____
Dwelling Unit Sq. Ft.: <u>4500</u>	Total Building Sq. Ft.: _____
Density: <u>1.37</u>	Floor Area Ratio: _____
Floor Area Ratio (LRR, MRR, HRR): _____	
<b>MIXED-USE DEVELOPMENT</b>	
No. of Dwelling Units: _____	Dwelling Unit Sq. Ft.: _____
Total Non-Residential Sq. Ft.: _____	Floor Area Ratio: _____

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**REZONING APPLICANT'S CERTIFICATION**

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

 7/29/24

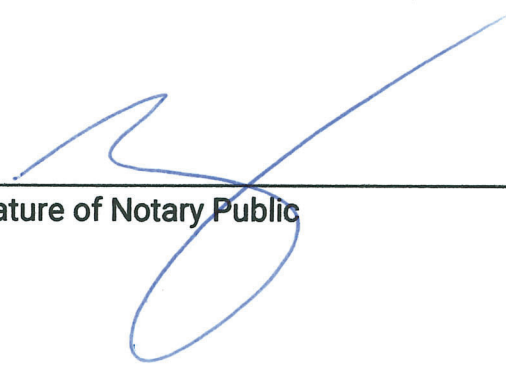
---

Signature of Applicant Date

Liviu L. Mocanu Owner

---

Type or Print Name and Title

 07/29/2024

---

Signature of Notary Public Date Notary Seal



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**REZONING PROPERTY OWNER'S CERTIFICATION**

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.



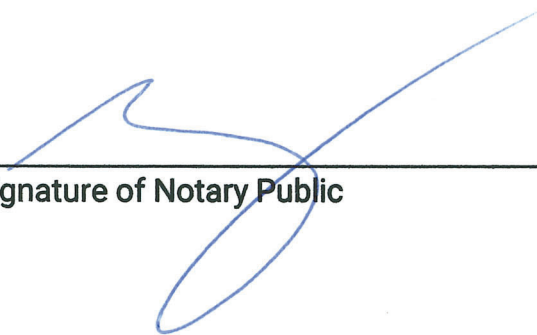
Signature of Property Owner

7/29/24

Date

LIVIU L. MOCANU owner

Type or Print Name and Title



Signature of Notary Public

07-29-2024

Date



Notary Seal

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

Parcel I.D. Number: 2001022  
(Map Reference Number)

*Livio L. Mocanu*  
Signature of Applicant

7/26/24  
Date

Livio L. Mocanu      owner  
Type or Print Name and Title

**PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.**

**TAX COMMISSIONERS USE ONLY**

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

*T. Finley*  
Name  
July 26, 2024  
Date

*TSA*  
Title



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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Maria Mocarum      9-9-24      Maria Mocarum  
Signature of Applicant      Date      Type of Print Name and Title

Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title  
Geneva F Vaughn  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Commission Expires  
09/28/2027  
Geneva F. Vaughn      09/9/2024  
Signature of Notary Public      Date      Notary Seal

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners?

Yes       No      Maria Mocarum (Your Name)

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

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## Letter of Intent

### Rezoning

### Gwinnett County

I, Liviu L Mocanu, am requesting rezoning with Gwinnett County for parcel ID 2001-022.

The parcel address is 992 Bailey Woods Rd Dacula Ga 30019. The property is 1.547 acres and stretches almost 400' along Bailey Woods Rd currently zoned RA-200. The proposed zoning being requested is R100. The neighborhoods around our parcel are all small parcels. Also, in the last years, on Bailey Woods Rd several areas were developed with new dwellings.

I would like the rezoning approval based on the attached site plan. The site plan showed two (2) single family homes with a common private driveway coming off to Bailey Woods Rd. This zoning was encouraged during the pre-application meeting as well.

The site will be on public water, septic sewer and electrical only.

We started living at 992 Bailey Woods Rd in spring of 2014. Since then, we remodeled the place which improved the look of the property and the neighborhood. We want to do the same for the new parcel.

Respectfully,

Liviu L Mocanu

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**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to requirements of the Unified Development Ordinance, the Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use attachment as necessary:

(A) Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes it will match the neighborhood

(B) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

No

(C) Whether the property to be affected by a proposed rezoning has reasonable economic use as currently zoned:

Yes

(D) Whether the proposed rezoning will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

No

(E) Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map:

Yes it fits context of the area

(F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

No



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**GENERAL NOTES:**  
 1: This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.  
 2: This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site.  
 5: This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GWINNETT COUNTY  
 ZONING: RA-200  
 MINIMUM FRONT SETBACK - 35' LOCAL STREET,  
 50' MAJOR THOROUGHFARE  
 MINIMUM SIDE SETBACK - 15' ONE YARD,  
 35' TWO YARDS  
 MINIMUM REAR SETBACK - 40'

FIELD DATA:  
 DATE OF FIELD SURVEY 11-9-23.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: SP 85  
 SN: 6129500077  
 NETWORK: TRIMBLE VRS Now RTK GNSS

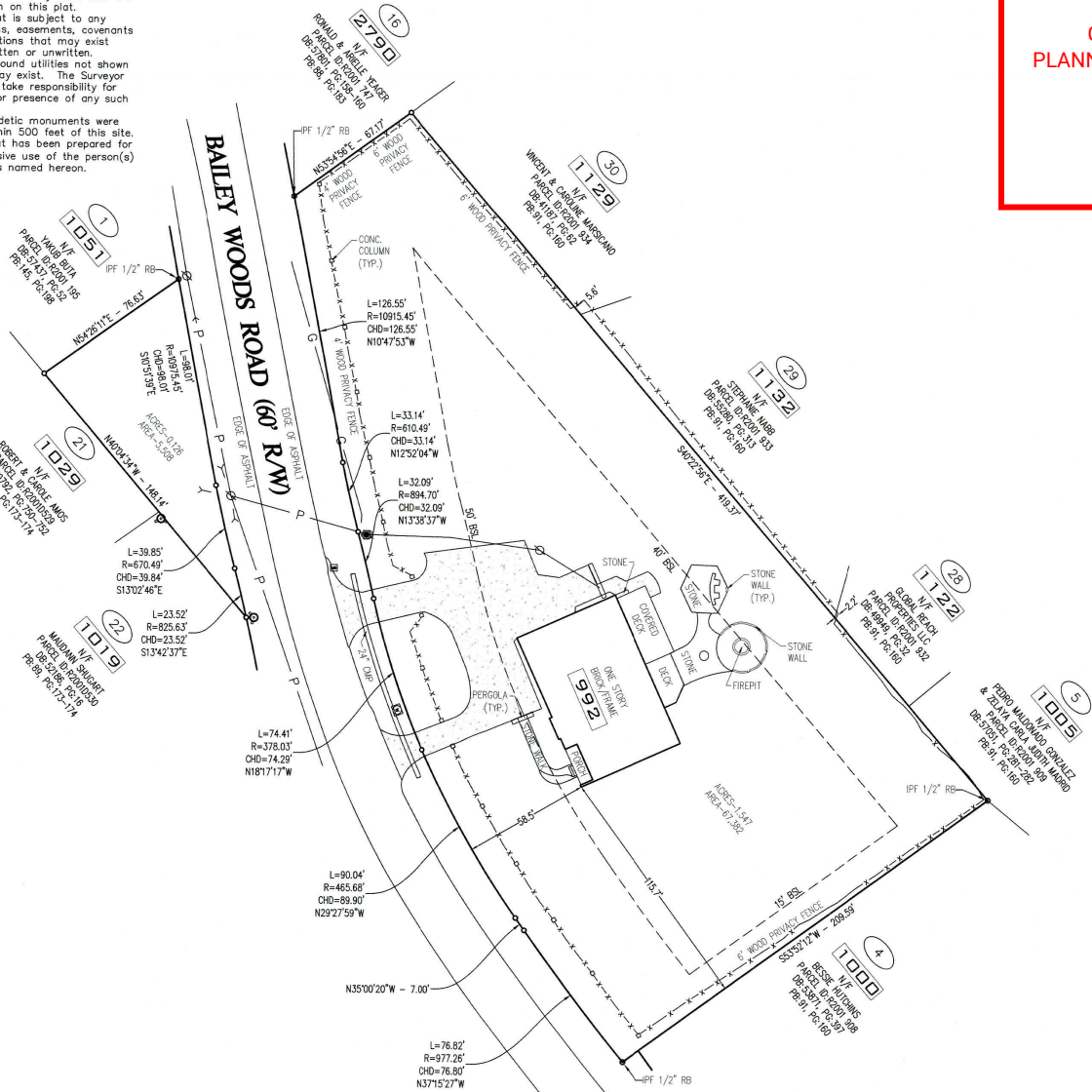
TOTAL AREA: 72,890 SQ FT, 1,673 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 386,473 FEET

SURVEY DATA:  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 59928 PG 475-478  
 PROPERTY OWNER AT TIME OF SURVEY: LIVIU & MARIA MOCANU  
 PARCEL NUMBER: R2001 022

REFERENCE: PLAT BOOK 88 PG 183  
 PLAT BOOK 89 PG 173  
 PLAT BOOK 91 PG 160  
 PLAT BOOK 145 PG 198  
 DEED BOOK 59928 PG 475-478

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0048F EFFECTIVE DATE SEPTEMBER 29, 2006



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
DEE	DRAINAGE EASEMENT (SEWER)
SE	SEWANTARY SEWER EASEMENT
EDP	EDGE OF PAVEMENT (CURB)
FLW	FRONT OF WAY
L/W	SIDEWALK
FFE	FINISHED FLOOR ELEVATION
DPE	DRAINAGE FLOOR ELEVATION
WFE	WALL FINISHED FLOOR ELEVATION
I	PROPOSED FLOW ARROW
~	PROPOSED SILT FENCE
~	POWER POLE
⊠	IRON REBAR SET
⊠	IRON PIN FOUND
⊠	REBAR
~	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	METER VALVE
⊠	GAS VALVE
⊠	GAS METER
⊠	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE NUMBER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SEWANTARY SEWER MANHOLE
⊠	LEFT WIND CATCH BASIN
⊠	RIGHT WIND CATCH BASIN
⊠	DOUBLE WIND CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

This plot 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, plat, or other instruments which created the parcel or parcels are stated hereon. 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

SCALE: 1"=40'

GRAPHIC SCALE - IN FEET

DESIGNED BY: JTF SHEET NUMBER: 1 of 1 FILE NAME: 992 BAILEY WOODS ROAD\_LN

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**BOUNDARY SURVEY FOR**

**992 BAILEY WOODS ROAD**

G.M.D. 1587  
 GWINNETT COUNTY, GEORGIA 30019

REVISIONS

1	
2	
3	
4	
5	

CLIENT: MARIA MOCANU

DATE: 11-16-2023 JOB NUMBER: SURV-1919



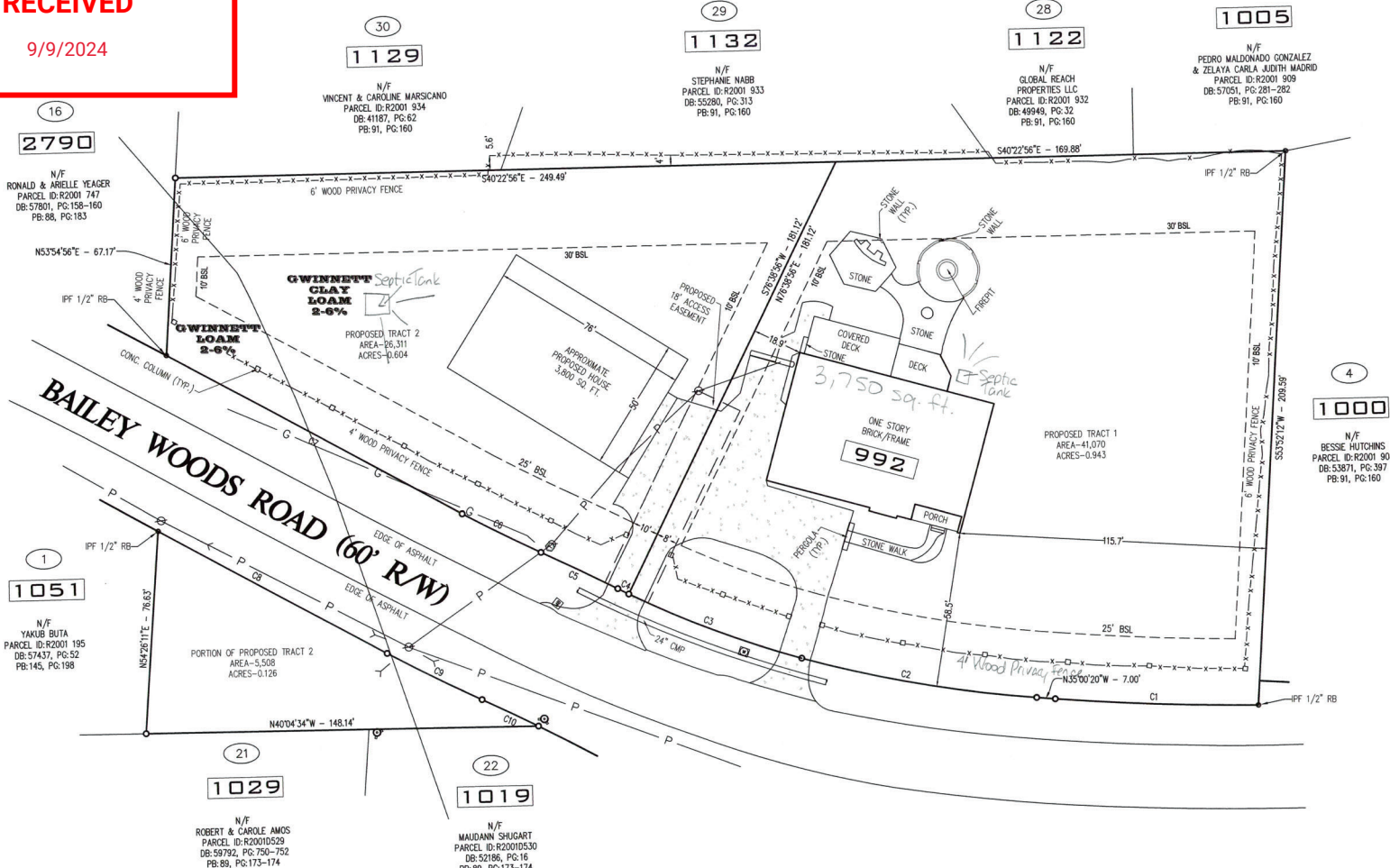
**KEYSTONE LAND SURVEYING, INC.**

262 WEST CROGAN STREET  
 LAWRENCEVILLE, GEORGIA 30046  
 770.545.8700  
 www.keystonelandsurveying.com

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LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
FFE	FINISHED FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
MFFE	MIN. FINISHED FLOOR ELEVATION
→	PROPOSED FLOW ARROW
~	PROPOSED SILT FENCE
⊗	POWER POLE
⊕	1/2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	GAS VALVE
⊙	GAS METER
⊙	LIGHT POLE
⊙	CONCRETE PAD
⊙	TELEPHONE MARKER
⊙	AIR CONDITIONER UNIT
⊙	MAIL BOX
⊙	CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊙	LEFT WING CATCH BASIN
⊙	RIGHT WING CATCH BASIN
⊙	DOUBLE WING CATCH BASIN
⊙	DROP INLET
⊙	HEADWALL

GWINNETT COUNTY  
ZONING: R-100  
MINIMUM FRONT SETBACK - 25'  
MINIMUM SIDE SETBACK - 10'  
MINIMUM REAR SETBACK - 30'  
MINIMUM LOT SIZE - SEWER: 15,000 SQ. FT.  
MINIMUM HEATED FLOOR AREA - 1,400 SQ. FT.  
MAXIMUM BUILDING HEIGHT - 35 FT.  
MAXIMUM COVERAGE - 45%

PROPOSED HEATED FLOOR AREA - 3,800 SQ. FT.  
PROPOSED BUILDING HEIGHT - 25 FT.  
PROPOSED COVERAGE - > 45%

TOTAL AREA: 72,890 SQ FT, 1.673 AC

TRACT 1: 41,070 SQ. FT, 0.943 AC.

TRACT 2: 31,919 SQ. FT, 0.730 AC.

CALCULATED PLAT CLOSURE: 1 FOOT IN 386,473 FEET

SOILS SHOWN ARE APPROXIMATE, BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY.

Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	76.82	977.26	N37°15'27"W	76.80
C2	90.04	465.68	N29°27'59"W	89.90
C3	69.78	378.03	S18°38'19"E	69.68
C4	4.63	378.03	N12°59'59"W	4.63
C5	32.09	894.70	N13°38'37"W	32.09
C6	33.14	610.49	N12°52'04"W	33.14
C7	126.55	10915.45	N10°47'53"W	126.55
C8	98.01	10975.45	S10°51'39"E	98.01
C9	39.85	670.49	S13°02'46"E	39.84
C10	23.52	825.63	S13°42'37"E	23.52

SCALE: 1"=30'

GRAPHIC SCALE - IN FEET

DESIGNED BY: LAR SHEET NUMBER: 1 of 1 FILE NAME: 992 BAILEY WOODS ROAD\_CONCEPT

DATE: 5-30-2024 JOB NUMBER: SURV-1919

CLIENT: MARIA MOCANI

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**CONCEPTUAL PLAN FOR REZONING**

**992 BAILEY WOODS ROAD**

G.M.D. 1587  
GWINNETT COUNTY, GEORGIA 30049  
R E V I S I O N S

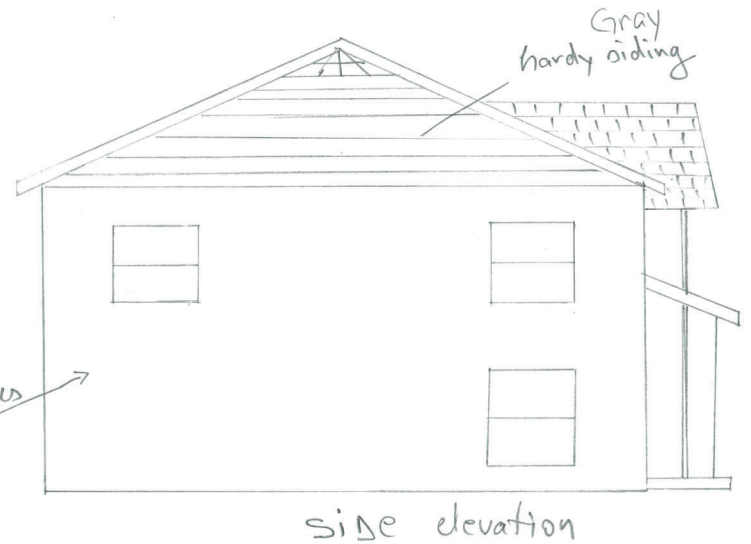
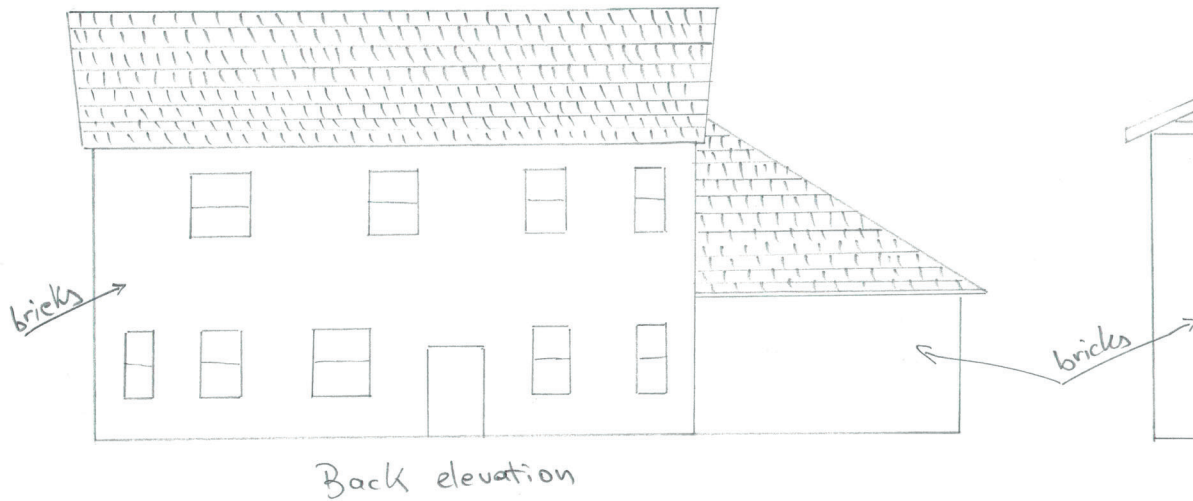
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992 Bailey Woods Rd, Dulac, Ga

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22-2468 (Ref: 14-1900)

**LEGAL DESCRIPTION** (Measured)

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ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 1587, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, **COMMENCE** AT THE POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HARBINS FARM DRIVE WITH THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD, SAID POINT BEING **THE POINT OF COMMENCEMENT**.

**THENCE** FROM SAID POINT OF COMMENCEMENT AS THUS ESTABLISHED AND IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD FOR A DISTANCE OF 342.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

**THENCE** FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND IN A SOUTHWESTERLY DIRECTION, ALONG A CHANGE IN RIGHT OF WAY WIDTH OF BAILEY WOODS ROAD, SOUTH 53 DEGREES 52 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 9.17 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD, SAID POINT BEING 30.00 FEET OUT OF THE CENTERLINE OF SAID ROAD;

**THENCE** IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY, SAID RIGHT OF WAY HAVING A WIDTH OF 60 FEET AND ALONG THE ARC OF A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 76.82 FEET, SAID ARC HAVING A RADIUS OF 977.26 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 37 DEGREES 47 MINUTES 43 SECONDS WEST FOR A CHORD DISTANCE OF 76.80 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE** CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY, NORTH 35 DEGREES 32 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 7.00 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE** CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 90.04 FEET, SAID ARC HAVING A RADIUS OF 465.68 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 30 DEGREES 00 MINUTES 15 SECONDS WEST FOR A CHORD DISTANCE OF 89.90 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE** CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 74.41 FEET, SAID ARC HAVING A RADIUS OF 378.03 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 18 DEGREES 49 MINUTES 33 SECONDS WEST FOR A CHORD DISTANCE OF 74.29 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE** CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 32.09 FEET, SAID ARC HAVING A RADIUS OF 894.70 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 14 DEGREES 10 MINUTES 53 SECONDS WEST FOR A CHORD DISTANCE OF 32.09 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE** CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 33.14 FEET, SAID ARC HAVING A RADIUS OF 610.49 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 13 DEGREES 24 MINUTES 20 SECONDS WEST FOR A CHORD DISTANCE OF 33.14 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE** CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 125.42 FEET, SAID ARC HAVING A RADIUS OF 10,915.45 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 11 DEGREES 16 MINUTES 21 SECONDS WEST FOR A CHORD DISTANCE OF 125.42 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE** IN A NORTHEASTERLY DIRECTION ALONG A CHANGE IN RIGHT OF WAY WIDTH AND THEN DEPARTING THE RIGHT OF WAY OF BAILEY WOODS ROAD ALONG THE PROPERTY LINE COMMON WITH MAGRUDER PLANTATION SUBDIVISION AS RECORDED IN PLAT BOOK 88, PAGE 152, GWINNETT COUNTY, GEORGIA RECORDS, NORTH 53 DEGREES 57 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 67.17 FEET TO A POINT;

**THENCE** ALONG THE PROPERTY LINE COMMON WITH HARBINS PLANTATION SUBDIVISION AS RECORDED IN PLAT BOOK 91, PAGE 160, GWINNETT COUNTY, GEORGIA RECORDS, SOUTH 40 DEGREES 33 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 419.37 FEET TO A POINT;

**THENCE** CONTINUING ALONG THE PROPERTY LINE COMMON WITH HARBINS PLANTATION SUBDIVISION AS RECORDED IN PLAT BOOK 91, PAGE 160, GWINNETT COUNTY, GEORGIA RECORDS, SOUTH 53 DEGREES 52 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 197.45 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND KNOWN AS A PART OF GWINNETT COUNTY PARCEL ID (PIN) **2001 022**, HAVING A STREET NUMBER OF **992** ACCORDING TO THE CURRENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA AND BEING **TRACT "A"** AS DEPICTED ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR LIVIU MOCANU, PREPARED BY SOLAR LAND SURVEYING COMPANY, JOB NO. 14-1900, CERTIFIED BY JOHN W. STANZILIS, JR., DATED MAY 17, 2014 WHICH HAS AN AREA OF **66,759 SQ. FT. OR 1.53 ACRES**, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OR RECORD.

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**TOGETHER WITH:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 1587, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, **COMMENCE** AT THE POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HARBINS FARM DRIVE WITH THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD, SAID POINT BEING **THE POINT OF COMMENCEMENT**.

**THENCE** FROM SAID POINT OF COMMENCEMENT AS THUS ESTABLISHED AND IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD FOR A DISTANCE OF 342.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD;

**THENCE** IN A SOUTHWESTERLY DIRECTION, ALONG A CHANGE IN RIGHT OF WAY WIDTH OF BAILEY WOODS ROAD, SOUTH 53 DEGREES 52 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 9.17 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF BAILEY WOODS ROAD;

**THENCE** CONTINUING INTO SAID RIGHT OF WAY, SOUTH 53 DEGREES 52 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 3.38 FEET TO A POINT;

**THENCE** IN A NORTHWESTERLY DIRECTION, TRAVERSING SAID RIGHT OF WAY, NORTH 40 DEGREES 33 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 270.83 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BAILEY WOODS ROAD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

**THENCE** FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING SAID RIGHT OF WAY AND CONTINUING IN A NORTHWESTERLY DIRECTION, NORTH 40 DEGREES 33 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 148.14 FEET TO A POINT ON THE PROPERTY LINE COMMON WITH THE PROPERTY NOW OR FORMERLY OWNED BY BETTY R. ALFORD AND SAMUEL THOMAS ALFORD AS DESCRIBED IN DEED BOOK 50288, PAGE 123, GWINNETT COUNTY, GEORGIA RECORDS;

**THENCE** ALONG SAID COMMON PROPERTY LINE, NORTH 53 DEGREES 57 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 76.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BAILEY WOODS ROAD, SAID POINT BEING 30.00 FEET OUT OF THE CENTERLINE OF SAID RIGHT OF WAY;

**THENCE** IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY, SAID RIGHT OF WAY HAVING A WIDTH OF 60 FEET, AND ALONG THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 98.01 FEET, SAID ARC HAVING A RADIUS OF 10,975.45 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 11 DEGREES 20 MINUTES 45 SECONDS EAST FOR A CHORD DISTANCE OF 98.01 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE** CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 36.92 FEET, SAID ARC HAVING A RADIUS OF 670.49 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 13 DEGREES 24 MINUTES 20 SECONDS EAST FOR A CHORD DISTANCE OF 36.91 FEET TO A POINT ON SAID RIGHT OF WAY;

**THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 26.46 FEET, SAID ARC HAVING A RADIUS OF 834.70 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 14 DEGREES 18 MINUTES 03 SECONDS EAST FOR A CHORD DISTANCE OF 26.46 FEET TO A POINT ON SAID RIGHT OF WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND KNOWN AS A PART OF GWINNETT COUNTY PARCEL ID (PIN) **2001 022**, HAVING A STREET NUMBER OF **992** ACCORDING TO THE CURRENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA AND BEING **TRACT "B"** AS DEPICTED ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR LIVIU MOCANU, PREPARED BY SOLAR LAND SURVEYING COMPANY, JOB NO. 14-1900, CERTIFIED BY JOHN W. STANZILIS, JR., DATED MAY 17, 2014 WHICH HAS AN AREA OF **5,507 SQ. FT. OR 0.13 ACRES**, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OR RECORD.

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**RECEIVED**

7/30/2024