

## Document Details

- **Filed and Recorded:** January 26, 2001, 2:44pm
  - **Deed Book 29910 Pg 655–660**
  - **Filed in:** Fulton County, Georgia
  - **Declarant:** Marietta Road I, LLC
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## ADDENDUM

**WHEREAS**, The Declaration of Covenants, Conditions, Restrictions and Easements for Adams Crossing was recorded on December 14, 1999 in Deed Book 28150 on Pages 1 through 41, Fulton County Superior Court;

**WHEREAS** the Declarant wishes to include 60 additional lots to the Declaration of Covenants, Conditions, Restrictions and Easements for Adams Crossing under the provisions of Article II, Section 2 of the referenced Declaration;

**WHEREAS** the Declarant wishes to further define the original 15.2 acres of the referenced Declaration.

**NOW THEREFORE**, Declarant hereby declares that the real property described below is added to and is a part of the Declaration of Covenants, Conditions, Restrictions and Easements for Adams Crossing and is subject to all the provisions of the referenced Declaration:

- 5 lots on Adams Overlook recorded in Plat Book 217, Page 8 on January 16, 2001 in the records of the Superior Court, Fulton County, Georgia.
- 9 lots on LaDawn Lane and Mauldin Street recorded in Plat Book 217, Page 9 on January 16, 2001 in the records of the Superior Court, Fulton County, Georgia.
- 4 lots on LaDawn Lane recorded in Plat Book 217, Page 9 on January 16, 2001 in the records of the Superior Court, Fulton County, Georgia.
- 42 lots in Phase III, Adams Crossing, recorded in Plat Book 214, Page 14 on August 17, 2000 in the records of the Superior Court, Fulton County, Georgia.

**AND THEREFORE**, Declarant hereby declares that the real property described in the following four pages of metes and bounds descriptions of 8.800 acres and 6.400 acres totaling 15.200 acres are part of the Declaration of Covenants, Conditions, Restrictions and Easements for Adams Crossing and is subject to all the provisions of the referenced Declaration.

**IN WITNESS WHEREOF**, the Declarant herein has caused this instrument to be executed, under seal, as of the 17th day of January 2001.

Signed, sealed and delivered in the presence of:

Unofficial Witness

MARIETTA ROAD I, LLC

BY: Steve Brock, Manager  
Attest: Mervin E. Brock, Secretary

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## Legal Descriptions (Metes and Bounds)

### Eastern Tract (8.800 acres)

All that parcel of land lying or being in Land Lots 229 and 230, 17th District, Fulton County, Georgia, in the city of Atlanta, as shown on survey by Herndon and Betterton, Inc. for Marietta Road I LLC., dated September 22, 1998. This is the eastern tract which is more particularly described as follows:

- BEGINNING at the intersection of northeasterly right-of-way of Marietta Road (said right-of-way being 40 feet) with the southeasterly right-of-way of Adams Drive (said right-of-way being 40 feet)
- THENCE along the southeasterly right-of-way of Adams Drive North 48 degrees 01 minutes 35 seconds East a distance of 157.20 feet to a point of curve;
- THENCE along a curve to the left having a radius of 286.63 feet, an arc length 235.43 feet and a chord which bears North 24 degrees 29 minutes 48 seconds East having a chord distance of 228.86 feet to a point of tangency;
- THENCE continuing along the eastern right-of-way of Adams Drive North 00 degrees 58 minutes 01 seconds East a distance of 327.91 feet to a point for corner,
- THENCE North 00 degrees 46 minutes 13 seconds East a distance of 48.77 feet to an Iron Pin Found for corner;
- THENCE leaving the right-of-way of Adams Drive North 89 degrees 28 minutes 54 seconds East a distance of 189.11 feet to a point for corner;
- THENCE North 00 degrees 01 minutes 01 seconds West a distance of 200.00 feet to a point for corner;
- THENCE South 89 degrees 28 minutes 15 seconds West a distance of 189.69 feet to a point for corner on the eastern right-of-way of Adams Drive;
- THENCE along the eastern right-of-way of Adams Drive North 00 degrees 37 minutes 55 seconds West a distance of 100.00 feet to a point for corner;
- THENCE leaving the right-of-way of Adams Drive North 89 degrees 32 minutes 15 seconds East a distance of 192.02 feet to an Iron Pin Found for corner.
- THENCE North 89 degrees 34 minutes 28 seconds East a distance of 174.00 feet to a point for corner;
- THENCE South 00 degrees 21 minutes 07 seconds West a distance of 518.23 feet to an Iron Pin Found for corner;
- THENCE South 02 degrees 19 minutes 39 seconds West a distance of 30.51 feet to an Iron Pin Found for corner;
- THENCE South 01 degrees 23 minutes 11 seconds East a distance of 50.00 feet to an Iron Pin Found for corner;
- THENCE South 13 degrees 54 minutes 28 seconds West a distance of 53.87 feet to a point for corner,

- THENCE South 45 degrees 32 minutes 00 seconds West a distance of 72.50 feet to a point for corner;
- THENCE South 39 degrees 01 minutes 00 seconds West a distance of 63.50 feet to a point for corner,
- THENCE South 24 degrees 56 minutes 00 seconds West a distance of 50.00 feet to an Iron Pin Found for corner;
- THENCE South 12 degrees 37 minutes 04 seconds West a distance of 99.91 feet to an Iron Pin Found for corner;
- THENCE South 06 degrees 58 minutes 05 seconds East a distance of 69.39 feet to an Iron Pin Found for corner;
- THENCE South 04 degrees 33 minutes 14 seconds West a distance of 75.65 feet to a point for corner;
- THENCE South 27 degrees 23 minutes 04 seconds West a distance of 138.00 feet to a point for corner;
- THENCE South 43 degrees 10 minutes 04 seconds West a distance of 100.00 feet to a point for corner;
- THENCE South 45 degrees 41 minutes 04 seconds West a distance of 97.87 feet to a point for corner on the northern right-of-way of Marietta Road (said right-of-way being 40 feet);
- THENCE along the northern right-of-way of Marietta Road North 36 degrees 52 minutes 11 seconds West a distance of 386.58 feet to the POINT OF BEGINNING, and containing 383,321.6 square feet or 8.800 acres of land, more or less.

### **Western Tract (6.400 acres)**

All that parcel of land lying or being in Land Lots 229, 230, 244 and 245, 17th District, Fulton County, Georgia, in the city of Atlanta, as shown on survey by Herndon and Betterton, Inc. for Marietta Road I LLC., dated September 22, 1998. This is the western tract which is more particularly described as follows:

- BEGINNING at the intersection of northeasterly right-of-way of Marietta Road (said right-of-way being 40 feet) with the northwesterly right-of-way of Adams Drive (said right-of-way being 40 feet)
- THENCE along the northeasterly right-of-way of Marietta Road North 36 degrees 27 minutes 44 seconds West a distance of 333.53 feet to a point of curve;
- THENCE along a curve to the right having a radius of 794.95 feet, an arc length 160.01 feet and a chord which bears North 30 degrees 41 minutes 44 seconds West having a chord distance of 159.74 feet to a point of tangency;
- THENCE North 24 degrees 55 minutes 45 seconds West a distance of 71.24 feet to the intersection with the southeastern right-of-way of Mauldin Street (said right-of-way being 40 feet) a point for corner;
- THENCE along the southern right-of-way of Mauldin Street North 65 degrees 43 minutes 26 seconds East a distance of 79.40 feet to a point of curve;
- THENCE along a curve to the left having a radius of 68.99 feet, an arc length 79.75 feet and a chord which bears North 32 degrees 36 minutes 29 seconds East having a chord distance of 75.38 feet to a point of tangency;

- THENCE continuing along the eastern right-of-way of Mauldin Street North 00 degrees 30 minutes 28 seconds West a distance of 385.00 feet to a point for corner;
- THENCE leaving the right-of-way of Mauldin Street North 89 degrees 17 minutes 25 seconds East a distance of 199.97 feet to an Iron Pin Found for corner;
- THENCE South 00 degrees 36 minutes 53 seconds East a distance of 49.89 feet to an Iron Pin Found for corner;
- THENCE South 00 degrees 29 minutes 46 seconds East a distance of 299.74 feet to an Iron Pin Found for corner;
- THENCE North 88 degrees 57 minutes 53 seconds East a distance of 198.31 feet to the western right-of-way of Adams Drive (said right-of-way being 40 feet) to a point for corner;
- THENCE continuing along the western right-of-way of Adams Street South 00 degrees 58 minutes 01 seconds West a distance of 326.07 feet to a point of curve;
- THENCE along a curve to the right having a radius of 246.63 feet, an arc length 202.57 feet and a chord which bears South 24 degrees 29 minutes 48 seconds West having a chord distance of 196.92 feet to a point of tangency;
- THENCE South 48 degrees 01 minutes 35 seconds West a distance of 153.34 feet to the POINT OF BEGINNING, and containing 278,794.8 square feet or 6.400 acres of land, more or less.