

REAL ESTATE INVESTMENTS

SEXTON
REALTY

LEO SEXTON

PROPERTY FOR LEASE

Address: 355 E. Crossville Rd. Roswell, GA Business property.

Three bedroom, three and one half bath, all brick home, on 2+ acres, in the heart of the City of Roswell, overlooking a beautiful pond.

Additional adjacent acreage is available.

Currently zoned Parkway Village. See attached for a partial list of potential uses, and recent survey of subject property.

Property has all utilities.

Main living/working area consists of 2,195 square feet, with a partially finished basement of 1,512 square feet.

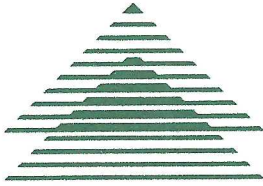
For additional information and photos, or to schedule a visit to the property, please contact Leo Sexton, Broker, Sexton Realty, Inc. 404-906-9700.

leosexton@hotmail.com

Owners are asking \$4,500.00 per month, with a 3-5 year lease Agreement.

Owners will assist with any remodeling tenant requires.

Would work well for a live/work situation.



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PARKWAY VILLAGE PARTIAL LIST OF PERMITTED USES

1. Single family
2. Two family
3. Townhouse
4. Multi-family
5. Hospice
6. Club or Lodge
7. Bed and Breakfast
8. Animal care
9. Art Gallery
- 10 Adult care
- 11 Gym/Studio
- 12 All Medical
- 13 All Office

Final approval of intended use must be provided by the City of Roswell, GA.

MAGNETIC
N

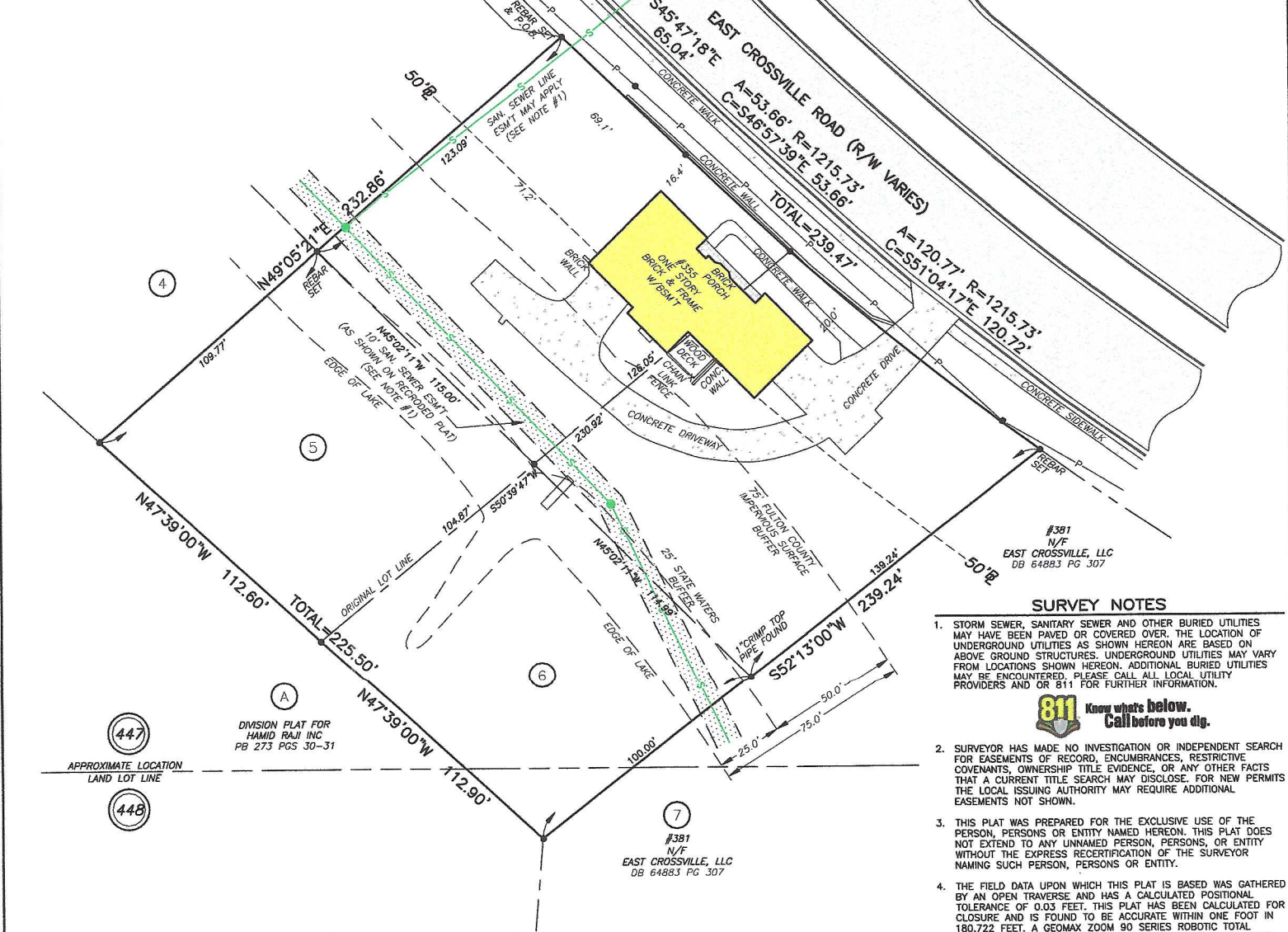
REFERENCE MATERIAL

- DEED OF ASSENT IN FAVOR OF SARA FRANCES PURVIS MAUNEY DEED BOOK 10890 PAGE 388 FULTON COUNTY, GEORGIA
- DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA R/W MAPS PROJECT #FR-185-1(47) C7 283 FULTON COUNTY, GEORGIA

492.53' TO WEST LINE OF LAND LOT 447

LEGEND

- B DENOTES BUILDING LINE
- R/W DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- F DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- CB DENOTES CABLE BOX
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT



SURVEY NOTES

- 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. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- 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. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- 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 CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,722 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BASIS OF BEARINGS: PLAT BOOK 100 PAGE 104.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY THE CITY OF ROSWELL, FULTON COUNTY, AND/OR THE STATE OF GEORGIA.



SURVEYOR'S CERTIFICATE

This plat 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, plats, 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles
Michael R. Noles Georgia RLS No. 2646 6-8-23

FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL NO. 13121C0081F SHADED ZONE "X" EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

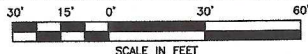
SURVEY FOR
JOBIN TAVAKOL

355 EAST CROSSVILLE ROAD
ROSWELL, GEORGIA
TOTAL AREA= 1.226± ACRES
OR 53,408± SQ. FT.

PART OF LOTS 5 & 6
R.E. COLHRAN



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752



NO.	REVISIONS	DATE

LAND LOTS 447 & 448
1ST: DISTRICT 2ND SECTION
FULTON COUNTY, GEORGIA
PLAT PREPARED: 6-8-23
FIELD: 6-7-23 SCALE: 1"=30' JOB#261360-5&6 PB 100 PG 104