

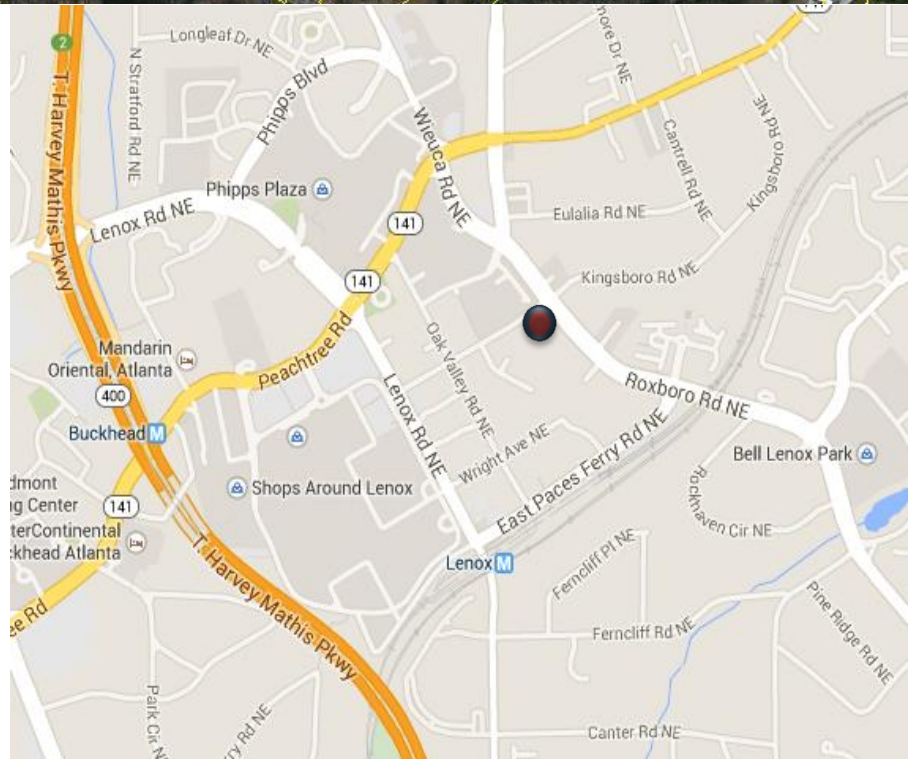
**For Sale**  
**.8 +/- Acres**

**3504, 3520, & 3512 Roxboro Rd.**  
Atlanta, GA 30326



**Property Details:**

- Asking \$700,000.00
- Zoned SPI-12



**Richard Bowers & Co.**  
Real Estate



**Exclusive Agents:**

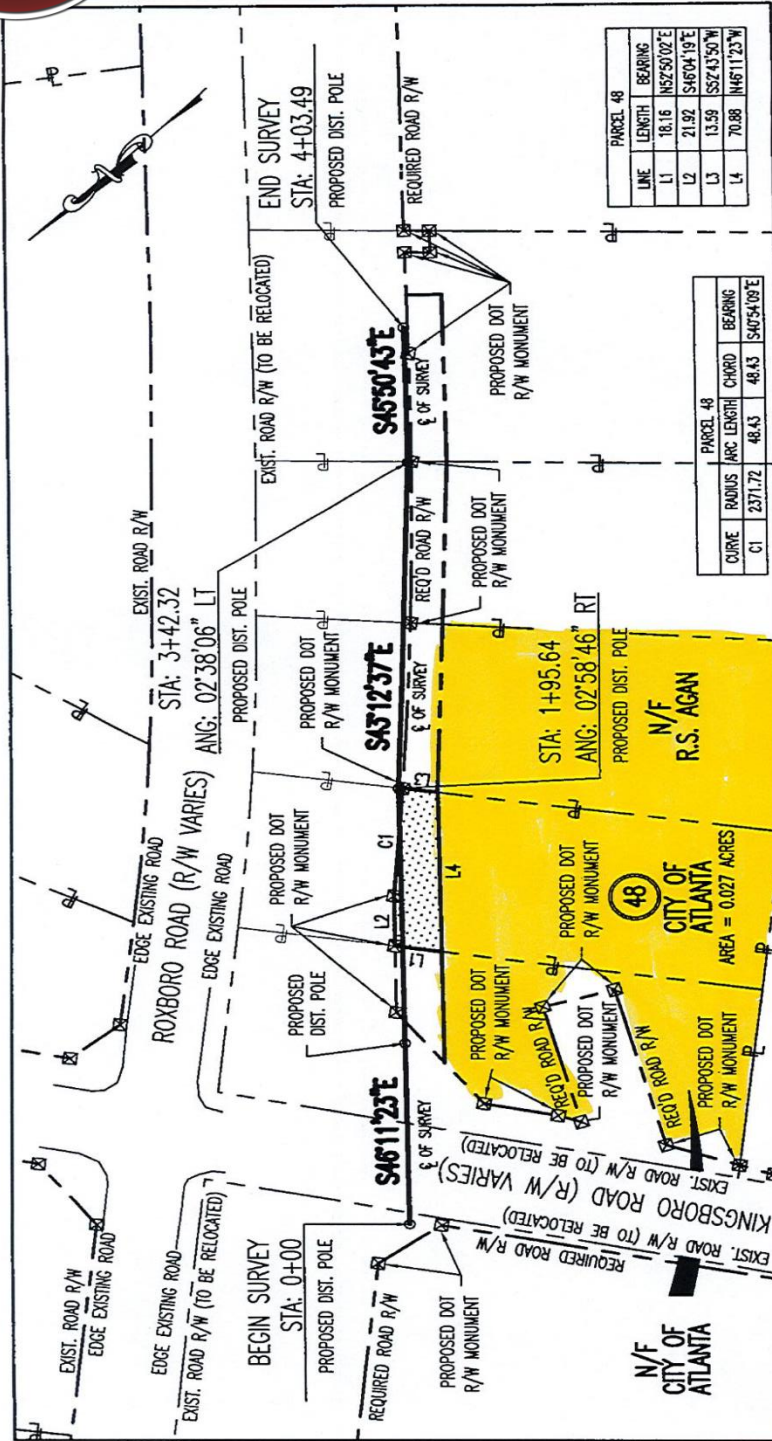
**Michael Cheney, CCIM**

mcheney@richardbowers.com

C: (404) 644-6699

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**.8 +/- Acres**

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**Atlanta, GA 30326**



PARCEL 48	
LINE	BEARING
L1	N52°50'02"E
L2	S46°04'19"E
L3	S52°43'50"W
L4	N46°11'23"W

PARCEL 48	
CURVE	CHORD
C1	48.43
C2	48.43
C3	48.43
C4	48.43

**REFERENCE:**

**SYMBOL LEGEND**

- DEPOSITS IRON PIN SET
- ⊙ DEPOSITS IRON PIN FOUND
- ⊗ DEPOSITS IRON PIN MARKER
- ⊕ DEPOSITS CONTROL MONUMENT
- DEPOSITS EXISTING SPC POLE
- ⊙ DEPOSITS PROPOSED SPC POLE
- ⊗ DEPOSITS POINT OF BEGINNING (POB)
- ⊕ DEPOSITS ACQUIRED R/W

**GEORGIA POWER COMPANY - LAND DEPARTMENT**

**ROXBORO ROAD DISTRIBUTION CONFLICT**

**DEPARTMENT OF TRANSPORTATION CONFLICT**

CROSSING THE PROPERTY OF

**CITY OF ATLANTA**

LAND LOT 9, 17th DISTRICT - FULTON COUNTY, GEORGIA

**PARCEL No. 48**

**DATE:** 10/22/2003  
**SCALE:** 1" = 50'  
**DRAWN BY:** dmj  
**EXHIBIT A**  
**SHT 1 OF 1**