

STATE OF GEORGIA  
COUNTY OF HALL

**A RESOLUTION SEEKING ACCEPTANCE BY HALL COUNTY, GEORGIA OF THE ROADS CURRENTLY MAINTAINED BY THE WINTER HARBOR HOMEOWNERS ASSOCIATION INTO THE HALL COUNTY, GEORGIA ROAD MAINTENANCE SYSTEM AND FURTHER AUTHORIZING THE EXECUTION OF AN ENCROACHMENT AGREEMENT BETWEEN WINTER HARBOR HOMEOWNERS ASSOCIATION AND HALL COUNTY, GEORGIA**

WHEREAS, Winter Harbor Homeowners Association, hereinafter referred to as “Owner”, owner of Winter Harbor Drive, Flowery Branch, Georgia 30542 and Snug Harbor Court, Flowery Branch, Georgia 30542, desires to have the roadways and their associated right-of-way contained within their subdivision currently owned maintained by Owner and more specifically depicted within “Exhibit A” attached hereto and hereby incorporated within, accepted by Hall County, Georgia (hereinafter referred to as “the County”) into the County’s road maintenance system and has petitioned the County to that end (See Exhibit “B” attached hereto and incorporated within); and

WHEREAS, Owner further desires to enter into an Encroachment Agreement a copy of which is attached as “Exhibit A”, with the County which would allow Owner to maintain certain fixtures in the County’s right-of-way in the event the roadways and their associated right-of-way are accepted into the County’s road maintenance system in exchange for Owner assuming any and all maintenance, liability and general responsibility for said fixtures; and

WHEREAS, Owner currently maintains fixtures, referred to herein as “Encroachment” or “Encroachments”, in the right-of-way of Winter Harbor Drive and Snug Harbor Court that are atypical of what would normally be permitted or observed in the right-of-way of County maintained roadways; and

WHEREAS, The Encroachments include, but are not limited to, the following: brick entryway walls flanking the entrance of the subdivision, a guardhouse, landscape features surrounding the brick entryway walls, landscape features surrounding the guardhouse, medians and foliage within the medians, and additional atypical features; and

WHEREAS, the Encroachments are depicted in part within Exhibit B; and

WHEREAS, Owner agrees that in the event that the roadways known as Winter Harbor Drive and Snug Harbor Court and their associated right-of-way are accepted into the County’s Road Maintenance System as petitioned that Owner will accept ALL responsibility for and potential liability related to the aforementioned Encroachment(s) as provided for in “Exhibit A”.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Hall County, Georgia, at its regular meeting duly assembled, hereby accepts the roadways known as

Winter Harbor Drive and Snug Harbor Court and their associated rights-of-way into the Hall County, Georgia road maintenance system and further hereby authorize and direct the Chairman of the Board of Commissioners of Hall County, Georgia, to execute the Encroachment Agreement attached hereto as "Exhibit A" subject to approval of the County Attorney and further that Owner is permitted to maintain the encroachment.

This the \_\_ day of \_\_\_\_\_, 2026.

BOARD OF COMMISSIONERS OF  
HALL COUNTY, GEORGIA

By: \_\_\_\_\_  
Chairman

ATTEST: \_\_\_\_\_ (SEAL)  
Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

ENCROACHMENT AGREEMENT

EXHIBIT A

STATE OF GEORGIA

COUNTY OF HALL

Present Owner: WINTER HARBOR HOA

Address: 6409 Winter Harbor Dr.  
Flowery Branch GA 30542

WHEREAS, Winter Harbor Homeowners Association, hereinafter referred to as "Owner", is the owner of the property described in "Exhibit A" attached hereto and fully incorporated herein.

WHEREAS, Owner has petitioned Hall County, Georgia Public Works Department to accept Winter Harbor Drive and Snug Harbor Court into the Hall County Road Maintenance System and to assume ownership of those roads and their associated right of way as highlighted by the map and curve chart labeled as Exhibit "B" attached hereto and fully incorporated within; and

WHEREAS, the County has conducted an evaluation of potential issues and found cause for concern, as there currently exists an iron gate, a guardhouse, brick walls and arches adjacent to the guardhouse and sidewalks, and landscaped medians at the entrance of Winter Harbor Drive all of which constitute features that would be atypical for a public road and/or public right of way and may pose liability risks for the County should the aforementioned roadways be accepted into its maintenance system; and

WHEREAS, if the Winter Harbor Drive and Snug Harbor Court are accepted into the County's road maintenance system as petitioned, Owner and County agree that the atypical features outlined above would constitute as encroachments onto Hall County's right of way; and

WHEREAS, the atypical features, referred to herein as "Encroachment" or "Encroachments", is hereby defined as and includes, but is not limited to, the following: the brick entryway walls,

the guardhouse, the landscape surrounding the brick entryway walls, the landscaping surrounding the guardhouse, the medians and everything contained within, and any additional atypical features in connection to the streets named, Winter Harbor Drive and/or Snug Harbor Court.

WHEREAS, Owner desires that the County grant its petition to accept the roads into its maintenance system and Owner wishes to maintain the encroachments in exchange for said consideration on the part of the County. Owner is willing to accept, abide by, and agree to the conditions and requirements outlined below pertaining to the management of the encroachments; and

NOW THEREFORE, for and in consideration of the County agreeing to accept Winter Harbor Drive and Snug Harbor Court into its road maintenance system as petitioned by Owner and the County agreeing to allow Owner the right to manage the encroachments located within the County's right of way, Owner accepts, acknowledges and otherwise agrees to comply with the following terms and conditions:

1. The County hereby, on the conditions set forth herein, gives its permission to Owner to manage said encroachments upon the right of way. Owner hereby acknowledges such permission is given on the express understanding and condition, that said maintenance of the encroachments is a permissive use which is revocable by the County in accordance with the terms and conditions set forth herein and below:

2. Owner, at all times, shall ensure that encroachments are properly maintained and that they pose no public safety risk. Owner further hereby acknowledges that the maintenance of said encroachments shall never become the basis of a prescriptive right, easement or title to any portion of the right of way or any interest in the right of way and shall never be or deemed to be

a reduction, termination, or modification of any kind of the County's ownership of the right of way or any portion thereof or any interest or right therein.

3. Owner agrees that within fifteen (15) days of the County's acceptance of the subject roadways and their associated right of way into the County's road maintenance system, Owner shall fully remove the iron gates at the front of Winter Harbor Drive at Owner's sole expense, and shall never build, add, or construct a gate which sections off said roadways from public use. Owner further warrants that, at current, said gates are open and will remain as such until such time as they are removed.

4. Owner further agrees to remove any encroachments, pursuant to a reasonable and good faith request, made solely at the County's discretion, that such removal is necessary for a legitimate public purpose including but not limited to road improvements, construction or maintenance or public safety.

5. In the event the County requests an encroachment be removed and the Owner fails to timely to so, Owner hereby gives the County express permission to enter upon Owner's property, if necessary, and effect such removal without the County incurring any liability whatsoever to Owner. In such an event, Owner shall be solely liable to County for any and all reasonable costs incurred by the County in connection with the removal and shall timely reimburse the County for such costs upon demand by the County. Owner further agrees that in the event County must enter onto Owner's encroachments to remove certain encroachments Owner failed to remove, the County shall not be liable for any damage or damages that may occur to the encroachments as a result of any acts of general road maintenance conducted by the County, either in the right of way, or to the road abutting the encroachments.

6. Owner shall not, nor permit to be done, any of the following acts on said right of way or any portion thereof: (a) expand or add to said encroachment, (b) construct or erect any other encroachments or other structures on said right of way.

7. Owner hereby indemnifies the County and agrees to hold County harmless from any and all liability, loss, cost, damage, and/or expenses (including, but not being limited to, attorney's fees, court costs, and expenses of litigation) arising out of, or in any manner connected with the use, operation, maintenance or removal of any portion of said encroachments, by any person or persons, purposeful or accidental, located upon the right of way. Without limiting the generality of the foregoing indemnification provisions, Owner further agrees that if any third party asserts a claim or files an action against County in connection with any event or circumstance in anyway relating to, or in connection with, the encroachments, the County may defend itself against such claim or action; and in such event, Owner shall fully reimburse the County for any sums paid by County for damages, judgements, or settlement of such claim or action and for any reasonable cost and expenses (including, but not being limited to, attorney's fees, court costs, and expenses of litigation) incurred by the County in defending itself against such claim or action.

8. This agreement and the covenants and conditions contained herein shall be binding upon and inure to the benefit of each of the parties hereto and their respective heirs, assigns, employees, servants, representatives, and successors in title. The covenants and conditions contained herein shall run with the land, and this agreement shall be recorded in the Office of the Clerk of the Superior Court of Hall County, Georgia.

9. Enforcement of the covenants and conditions contained herein shall be by any proceeding at law or in equity. The remedies given to the County herein are distinct, cumulative remedies; and the exercise of any one remedy shall not bar the County from exercising any or all of its

other remedies hereunder or under the aforesaid right of way or any other right or remedy which the County has either at law or in equity.

10. This agreement and the Exhibits attached hereto constitute the full and complete agreement between the County and Owner with respect to all matters contained herein; and evidence of any prior or contemporaneous oral agreement or understanding shall be inadmissible to take from, add to, or alter the terms of this agreement. There is no consideration for this agreement other than the consideration herein expressed.

11. This agreement may not be modified, rescinded, terminated, or amended, in whole or in part, except by written and recorded consent of the parties hereto.

**IN WITNESS WHEREOF**, the parties have hereunto set their hands and seals, or where the context so requires, caused same to be executed by its proper officers and its corporate seal affixed, on the date set opposite the execution of each.

Signed and sealed in our presence this 20<sup>th</sup> day of April, 2026

[Signature]

[Signature]



OWNER

Mitch Peery President HOA

OWNER

Signed and sealed in our presence this 20<sup>th</sup> day of April, 2026

\_\_\_\_\_

HALL COUNTY, GEORGIA

Witness

BY: \_\_\_\_\_

DAVID GIBBS,

CHAIRMAN, BOARD OF COMMISSIONERS

OF HALL COUNTY GEORGIA

\_\_\_\_\_

Notary Public

ATTEST:

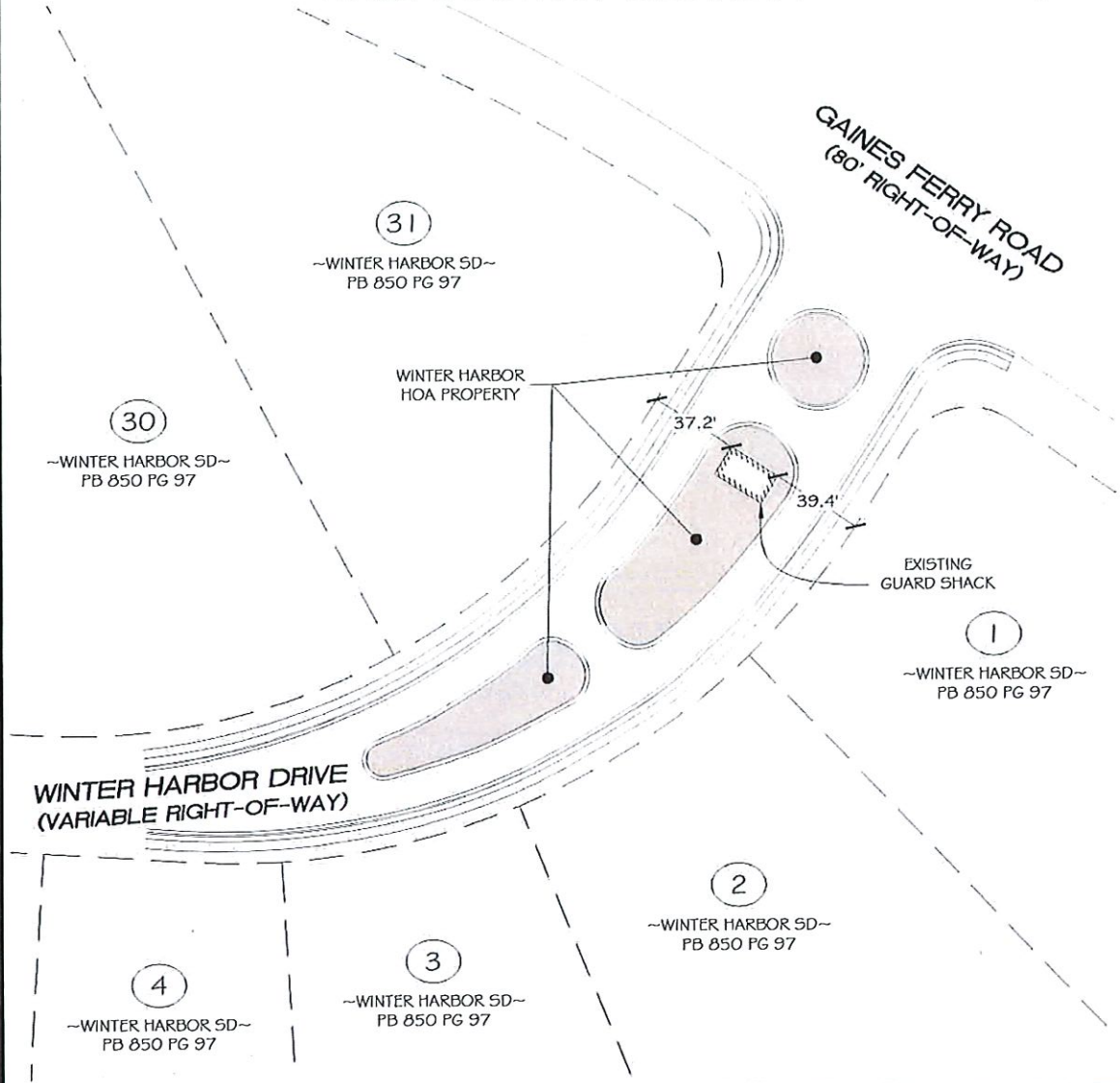
\_\_\_\_\_

CLERK, BOARD OF COMMISSIONERS

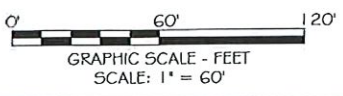
My Commission Expires

**EXHIBIT "A"**  
**ENCROACHMENT AGREEMENT EXHIBIT**  
**WINTER HARBOR SUBDIVISION**  
**LAND LOT 148, 8TH DISTRICT**  
**HALL COUNTY, GEORGIA**

GRID NORTH  
 GEORGIA WEST STATE PLAT #  
 MAP 25 (2011)



REFERENCES:  
 PLAT BOOK 850 PAGE 97



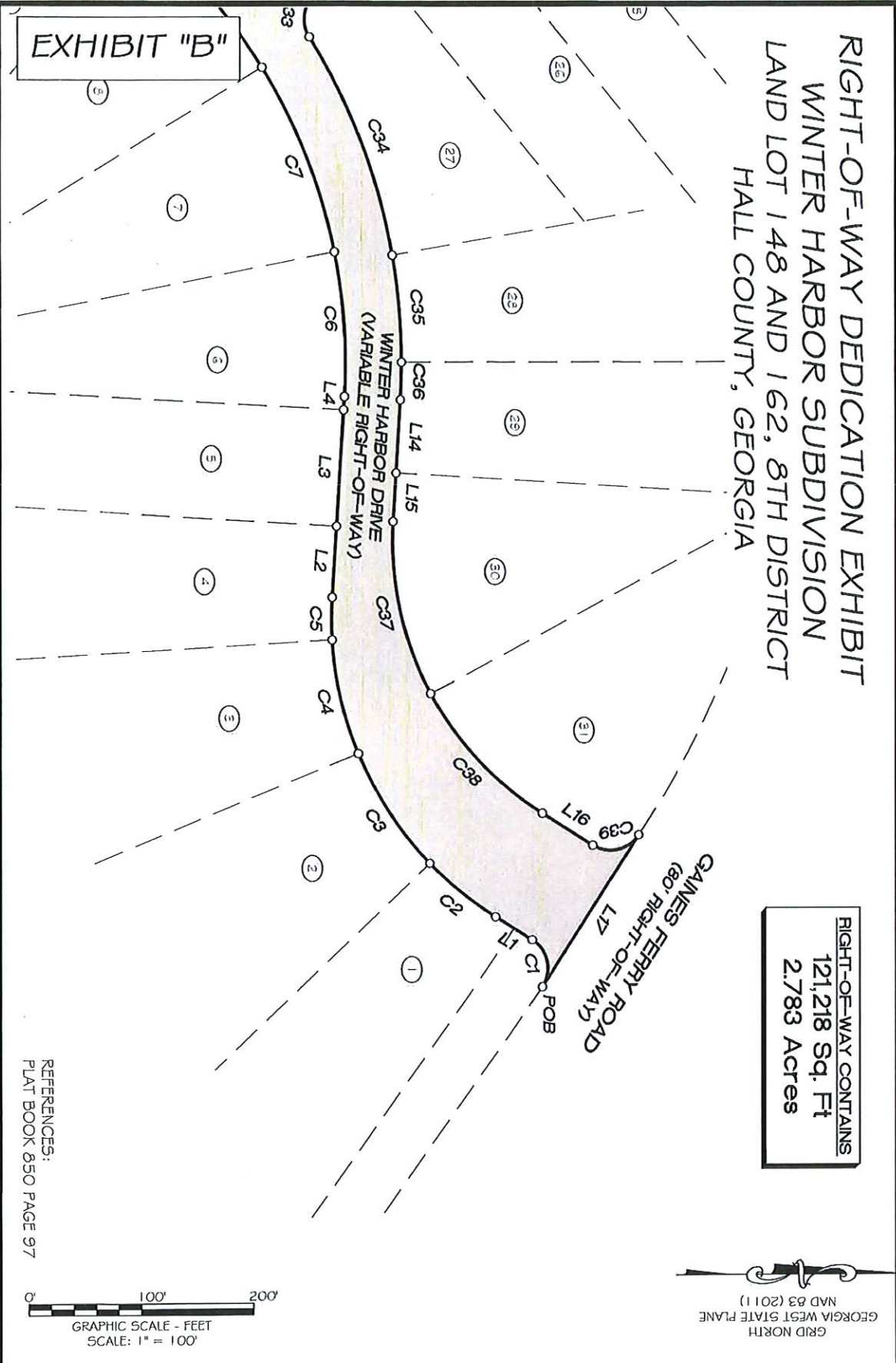
PROJECT #: LJA56276  
 DATE: 02/24/2026  
 DRAWN BY: MCB  
 MAP CHECKED BY: MCB  
 REVIEWED BY: MCB

**LJA SURVEYING INC.**  
 4525 SOUTH LEE STREET      Phone 713.953.5200  
 BUFORD, GA 30518      LSF No. 1390

SHEET  
 1 OF 1

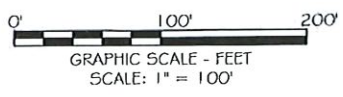
RIGHT-OF-WAY DEDICATION EXHIBIT  
 WINTER HARBOR SUBDIVISION  
 LAND LOT 148 AND 162, 8TH DISTRICT  
 HALL COUNTY, GEORGIA

EXHIBIT "B"



RIGHT-OF-WAY CONTAINS  
 121,218 Sq. Ft  
 2.783 Acres

REFERENCES:  
 PLAT BOOK 850 PAGE 97



GRID NORTH  
 GEORGIA WEST STATE PLANE  
 NAD 83 (2011)

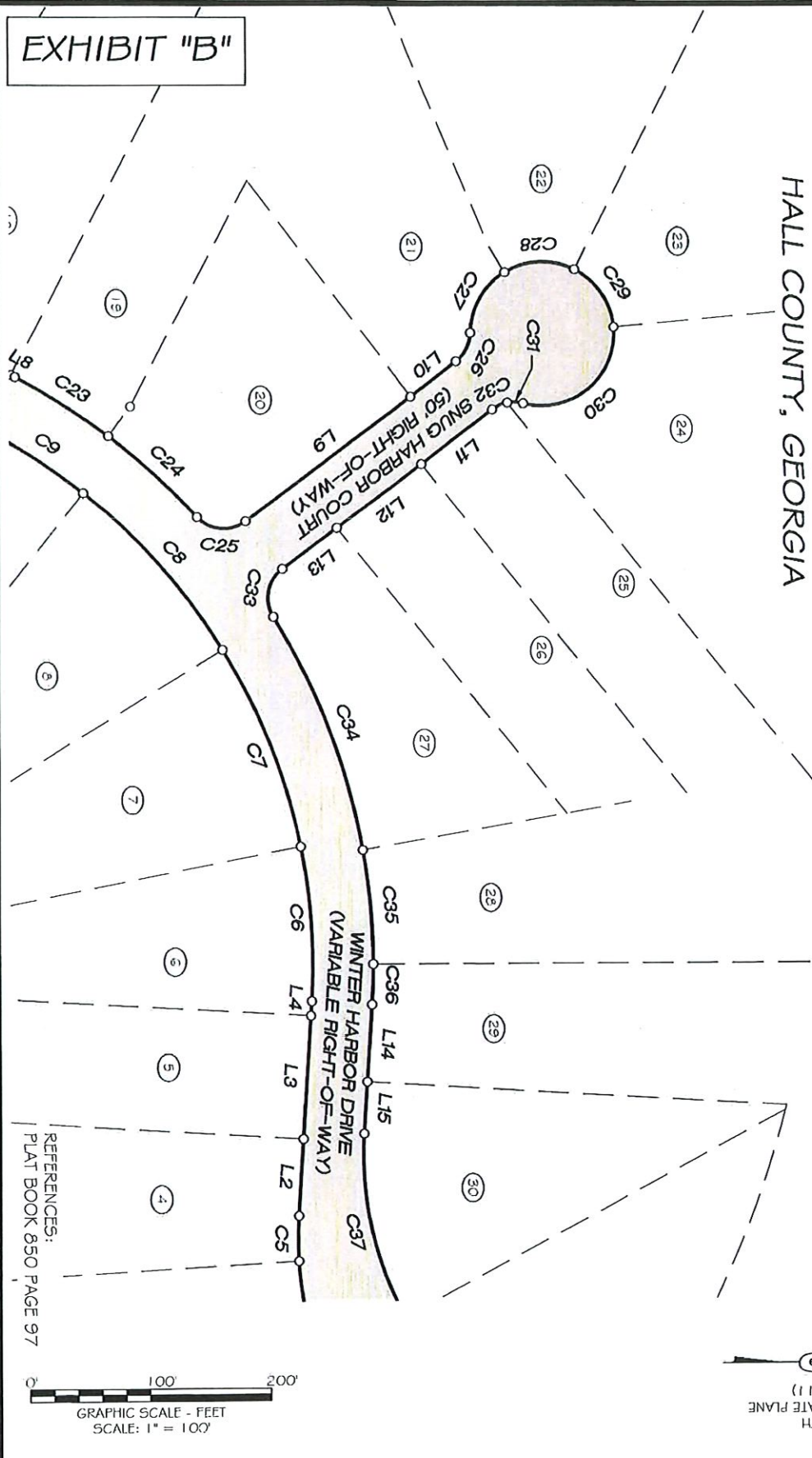
RIGHT OF WAY EXHIBIT FOR:  
 WINTER HARBOR  
 LAND LOT: 148 & 162  
 8TH DISTRICT  
 HALL COUNTY, GEORGIA  
 JOB #: LJA56276-2501  
 DRAWN: 04/01/2026  
 DB: N.B.

DATE	REVISIONS

**LJA SURVEYING INC.**  
 4525 SOUTH LEE STREET Phone 713.953.5200  
 BUFORD, GA 30518 LSF No. 1390

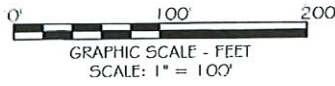
EXHIBIT "B"

RIGHT-OF-WAY DEDICATION EXHIBIT  
 WINTER HARBOR SUBDIVISION  
 LAND LOT 148 AND 162, 8TH DISTRICT  
 HALL COUNTY, GEORGIA



RIGHT-OF-WAY CONTAINS  
 121,218 Sq. Ft  
 2.783 Acres

REFERENCES:  
 PLAT BOOK 850 PAGE 97



GRID NORTH  
 GEORGIA WEST STATE PLANE  
 NAD 83 (2011)

RIGHT OF WAY EXHIBIT FOR:  
 WINTER HARBOR  
 LAND LOT: 148 & 162  
 8TH DISTRICT  
 HALL COUNTY, GEORGIA  
 JOB #: LJA56276-2501  
 DRAWN: 04/01/2026  
 DB: N.B.

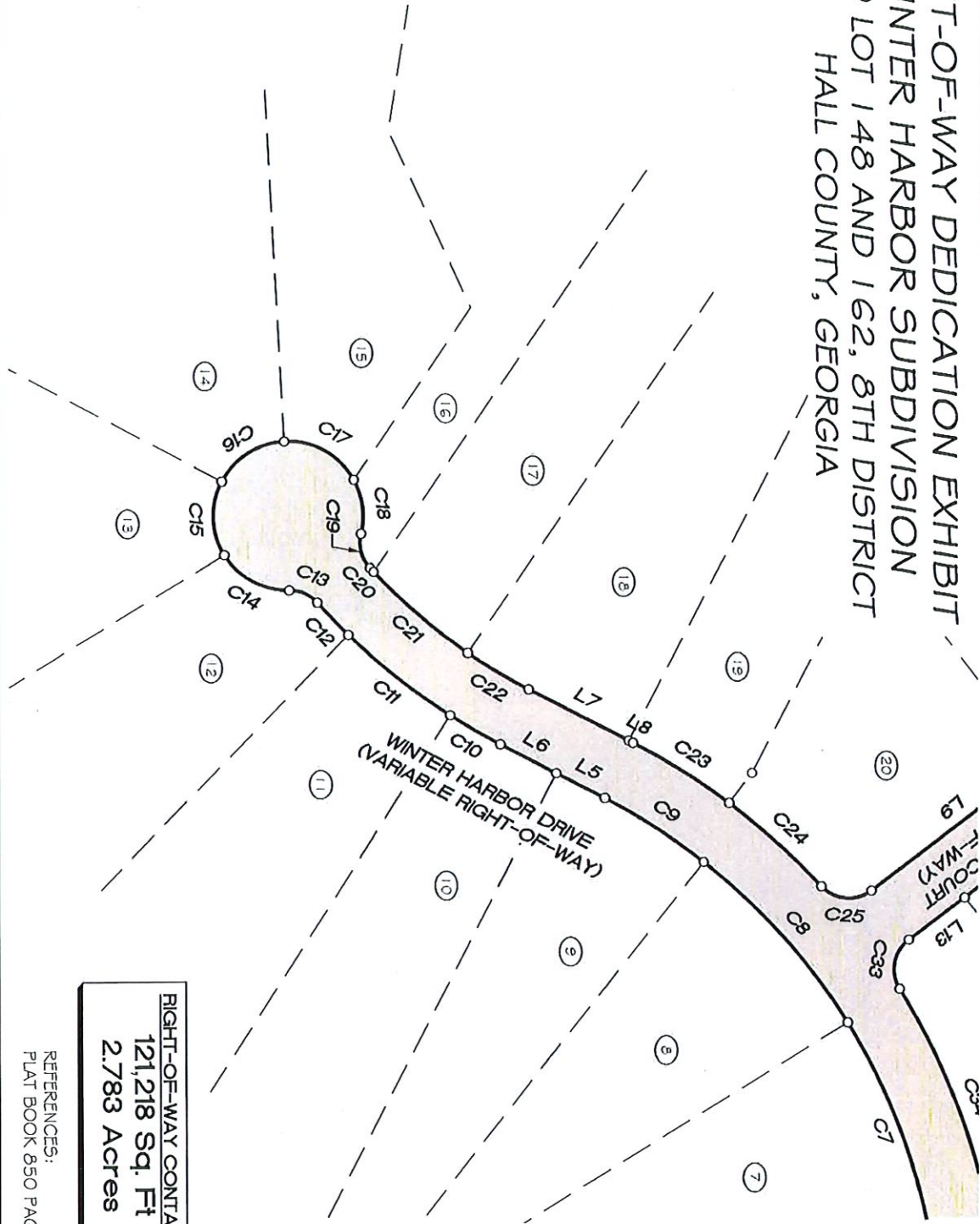
DATE	REVISIONS

**LJA SURVEYING INC.**

4525 SOUTH LEE STREET Phone 713.953.5200  
 BUFORD, GA 30518 15' No. 1390

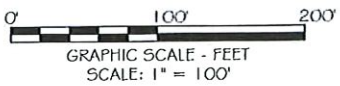
EXHIBIT "B"

RIGHT-OF-WAY DEDICATION EXHIBIT  
 WINTER HARBOR SUBDIVISION  
 LAND LOT 148 AND 162, 8TH DISTRICT  
 HALL COUNTY, GEORGIA



RIGHT-OF-WAY CONTAINS  
 121,218 Sq. Ft  
 2.783 Acres

REFERENCES:  
 PLAT BOOK 850 PAGE 97



GRID NORTH  
 GEORGIA WEST STATE PLANE  
 NAD 83 (2011)

RIGHT OF WAY EXHIBIT FOR:  
 WINTER HARBOR  
 LAND LOT: 148 & 162  
 8TH DISTRICT  
 HALL COUNTY, GEORGIA  
 JOB #: LJASG276-2501  
 DRAWN: 04/01/2026  
 DB: N.B.

DATE	REVISIONS

**LJA SURVEYING INC.**  
 4525 SOUTH LEE STREET Phone 713.953.5200  
 BUFORD, GA 30518 15f No. 1390

EXHIBIT "B"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°19'44" W	38.38'
L2	N 86°25'57" W	63.60'
L3	N 86°25'57" W	103.37'
L4	N 86°25'57" W	71.86'
L5	S 27°34'23" W	43.82'
L6	S 27°34'23" W	50.92'
L7	N 27°34'23" E	90.77'
L8	N 27°34'23" E	3.78'
L9	N 36°59'47" W	170.74'
L10	N 36°59'47" W	48.40'
L11	S 36°59'47" E	74.68'
L12	S 36°59'47" E	88.04'
L13	S 36°59'47" E	56.42'
L14	S 86°25'57" E	64.95'
L15	S 86°25'57" E	43.22'
L16	N 32°19'44" E	53.38'
L17	S 57°19'07" E	160.34'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	30.00'	47.67'	42.81'
C2	313.50'	75.93'	75.74'
C3	313.50'	117.15'	116.47'
C4	313.50'	104.22'	103.79'
C5	313.50'	37.72'	37.70'
C6	500.00'	128.97'	128.61'
C7	500.00'	176.69'	175.77'
C8	500.00'	175.09'	174.20'
C9	500.00'	95.15'	95.01'
C10	525.00'	47.15'	47.13'
C11	525.00'	105.08'	104.91'
C12	525.00'	35.78'	35.77'
C13	30.00'	25.42'	24.67'
C14	60.00'	61.90'	59.19'
C15	60.00'	61.97'	59.25'
C16	60.00'	61.98'	59.26'
C17	60.00'	67.21'	63.75'
C18	60.00'	44.79'	43.76'
C19	30.00'	29.73'	28.53'
C20	475.00'	4.35'	4.35'
C21	475.00'	100.76'	100.57'
C22	475.00'	57.47'	57.43'
C23	550.00'	91.67'	91.56'
C24	550.00'	100.30'	100.16'
C25	30.00'	44.30'	40.38'
C26	30.00'	27.40'	26.46'
C27	60.00'	60.75'	58.19'
C28	60.00'	60.85'	58.28'
C29	60.00'	60.85'	58.28'
C30	60.00'	115.65'	98.56'
C31	30.00'	13.43'	13.32'
C32	30.00'	13.97'	13.84'
C33	30.00'	44.27'	40.36'
C34	550.00'	208.36'	207.12'
C35	550.00'	95.30'	95.18'
C36	550.00'	33.37'	33.36'
C37	286.50'	158.70'	156.68'
C38	286.50'	147.51'	145.89'
C39	30.00'	46.92'	42.28'

CURVE TABLE			
CURVE BEARING	DELTA ANGLE	CHORD BEARING	DELTA ANGLE
S 77°30'33" W	97°02'27"	S 77°30'33" W	97°02'27"
S 39°16'03" W	13°52'35"	S 39°16'03" W	13°52'35"
S 56°54'41" W	21°24'38"	S 56°54'41" W	21°24'38"
S 77°08'42" W	19°03'24"	S 77°08'42" W	19°03'24"
N 89°52'47" W	6°53'39"	N 89°52'47" W	6°53'39"
S 86°10'41" W	14°46'43"	S 86°10'41" W	14°46'43"
S 68°39'55" W	20°14'49"	S 68°39'55" W	20°14'49"
S 48°30'33" W	20°03'51"	S 48°30'33" W	20°03'51"
S 30°08'43" W	5°08'43"	S 30°08'43" W	5°08'43"
S 38°27'07" W	11°28'06"	S 38°27'07" W	11°28'06"
S 46°08'17" W	3°54'16"	S 46°08'17" W	3°54'16"
S 23°48'47" W	48°33'23"	S 23°48'47" W	48°33'23"
S 29°05'34" W	59°06'32"	S 29°05'34" W	59°06'32"
S 88°14'20" W	59°10'29"	S 88°14'20" W	59°10'29"
N 32°34'39" W	59°11'09"	N 32°34'39" W	59°11'09"
N 29°06'17" E	64°10'48"	N 29°06'17" E	64°10'48"
N 82°34'53" E	42°46'27"	N 82°34'53" E	42°46'27"
N 75°34'36" E	56°47'02"	N 75°34'36" E	56°47'02"
N 46°55'13" E	0°31'29"	N 46°55'13" E	0°31'29"
N 31°02'20" E	6°55'54"	N 31°02'20" E	6°55'54"
N 32°20'52" E	9°32'57"	N 32°20'52" E	9°32'57"
N 42°20'47" E	10°26'55"	N 42°20'47" E	10°26'55"
N 52°10'3" E	84°35'53"	N 52°10'3" E	84°35'53"
N 63°09'41" W	52°20'07"	N 63°09'41" W	52°20'07"
N 60°19'16" W	58°00'50"	N 60°19'16" W	58°00'50"
N 27°5'40" W	58°06'44"	N 27°5'40" W	58°06'44"
N 55°50'53" E	58°06'44"	N 55°50'53" E	58°06'44"
S 39°52'54" E	110°26'13"	S 39°52'54" E	110°26'13"
S 23°0'19" W	25°39'11"	S 23°0'19" W	25°39'11"
S 23°39'35" E	26°40'22"	S 23°39'35" E	26°40'22"
S 79°16'10" E	84°32'47"	S 79°16'10" E	84°32'47"
N 69°18'38" E	21°42'22"	N 69°18'38" E	21°42'22"
N 85°07'39" E	9°55'40"	N 85°07'39" E	9°55'40"
S 88°10'14" E	3°28'33"	S 88°10'14" E	3°28'33"
N 77°41'54" E	31°44'16"	N 77°41'54" E	31°44'16"
N 47°04'44" E	29°30'02"	N 47°04'44" E	29°30'02"
N 12°28'45" W	89°36'19"	N 12°28'45" W	89°36'19"

RIGHT OF WAY EXHIBIT FOR:  
 WINTER HARBOR  
 LAND LOT: 148 & 162  
 8TH DISTRICT  
 HALL COUNTY, GEORGIA  
 JOB #: LJA56276-2501  
 DRAWN: 04/01/2026  
 DB: N.B.

DATE	REVISIONS

**LJA SURVEYING INC.**  
 4525 SOUTH LEE STREET Phone 713.953.5200  
 BUFORD, GA 30516 LSP No 1330

Exhibit B – Winter Harbor Drive

A parcel of land lying in Land Lots 148 and 162, of the 8<sup>th</sup> District, Hall County, Georgia, and being more particularly described as follows:

Begin at a point being the intersection of the southwesterly right-of-way of Gaines Ferry Road (80' right-of-way) and the southeasterly right-of-way of Winter Harbor Drive (variable right-of-way), said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 91 degrees 02 minutes 27 seconds, chord bearing of South 77 degrees 50 minutes 33 seconds West, and a chord length of 42.81 feet; thence leaving said right-of-way of Gaines Ferry Road, run along the arc of said curve and said right-of-way of Winter Harbor Drive for a distance of 47.67 feet to a point; thence run South 32 degrees 19 minutes 44 seconds West along said right-of-way for a distance of 38.38 feet to a point, said point lying on a curve to the right, said curve having a radius of 313.50 feet, a central angle of 13 degrees 52 minutes 35 seconds, chord bearing of South 39 degrees 16 minutes 03 seconds West, and a chord length of 75.74 feet; thence run along the arc of said curve and said right-of-way for a distance of 75.93 feet to a point, said point lying on a curve to the right, said curve having a radius of 313.50 feet, a central angle of 21 degrees 24 minutes 38 seconds, chord bearing of South 56 degrees 54 minutes 41 seconds West, and a chord length of 116.47 feet; thence run along the arc of said curve and said right-of-way for a distance of 117.15 feet to a point, said point lying on a curve to the right, said curve having a radius of 313.50 feet, a central angle of 19 degrees 03 minutes 24 seconds, chord bearing of South 77 degrees 08 minutes 42 seconds West, and a chord length of 103.79 feet; thence run along the arc of said curve and said right-of-way for a distance of 104.27 feet to a point, said point lying on a curve to the right, said curve having a radius of 313.50 feet, a central angle of 06 degrees 53 minutes 39 seconds, chord bearing of North 89 degrees 52 minutes 47 seconds West, and a chord length of 37.70 feet; thence run along the arc of said curve and said right-of-way for a distance of 37.72 feet to a point; thence run North 86 degrees 25 minutes 57 seconds West along said right-of-way for a distance of 63.60 feet to a point; thence run North 86 degrees 25 minutes 57 seconds West along said right-of-way for a distance of 103.37 feet to a point; thence run North 86 degrees 25 minutes 57 seconds West along said right-of-way for a distance of 11.86 feet to a point, said point lying on a curve to the left, said curve having a radius of 500.00 feet, a central angle of 14 degrees 46 minutes 43 seconds, chord bearing of South 86 degrees 10 minutes 41 seconds West, and a chord length of 128.61 feet; thence run along the arc of said curve and said right-of-way for a distance of 128.97 feet to a point, said point lying on a curve to the left, said curve having a radius of 500.00 feet, a central angle of 20 degrees 14 minutes 49 seconds, chord bearing of South 68 degrees 39 minutes 55 seconds West, and a chord length of 175.77 feet; thence run along the arc of said curve and said right-of-way for a distance of 176.69 feet to a point, said point lying on a curve to the left, said curve having a radius of 500.00 feet, a central angle of 20 degrees 03 minutes 51 seconds, chord bearing of South 48 degrees 30 minutes 33 seconds West, and a chord length of 174.20 feet; thence run along the arc of said curve and said right-of-way for a distance of 175.09 feet to a point, said point lying on a curve to the left, said curve having a radius of 500.00 feet, a central angle of 10 degrees 54 minutes 14 seconds, chord bearing of South 33 degrees 01 minutes 30 seconds West, and a chord length of 95.01 feet; thence run along the arc of said curve and said right-of-way for a distance of 95.15 feet to a point; thence run South 27 degrees 34 minutes 23 seconds West along said right-of-way for a distance of 43.82 feet to a point; thence run South 27 degrees 34 minutes 23 seconds West along said right-of-way for a distance of 50.92 feet to a point, said point lying on a curve to the right, said curve having a radius of 525.00 feet, a central angle of 05 degrees 08 minutes 43 seconds, chord bearing of South 30 degrees 08 minutes 43 seconds West, and a chord length of 47.13 feet; thence run along the arc of said curve and said right-of-way for a distance of 47.15 feet to a point, said point lying on a curve to the right, said curve having a radius of 525.00 feet, a central angle of 11 degrees 28 minutes 06 seconds, chord bearing of South 38 degrees 27 minutes 07 seconds West, and a chord length of 104.91 feet; thence run along the arc of said curve and said right-of-way for a distance

Exhibit B – Winter Harbor Drive

of 105.09 feet to a point, said point lying on a curve to the right, said curve having a radius of 525.00 feet, a central angle of 03 degrees 54 minutes 16 seconds, chord bearing of South 46 degrees 08 minutes 17 seconds West, and a chord length of 35.77 feet; thence run along the arc of said curve and said right-of-way for a distance of 35.78 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 48 degrees 33 minutes 23 seconds, chord bearing of South 23 degrees 48 minutes 47 seconds West, and a chord length of 24.67 feet; thence run along the arc of said curve and said right-of-way for a distance of 25.42 feet to a point; said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 59 degrees 06 minutes 32 seconds, chord bearing of South 29 degrees 05 minutes 34 seconds West, and a chord length of 59.19 feet; thence run along the arc of said curve and said right-of-way for a distance of 61.90 feet to a point; said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 59 degrees 10 minutes 29 seconds, chord bearing of South 88 degrees 14 minutes 20 seconds West, and a chord length of 59.25 feet; thence run along the arc of said curve and said right-of-way for a distance of 61.97 feet to a point; said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 59 degrees 11 minutes 09 seconds, chord bearing of North 32 degrees 34 minutes 39 seconds West, and a chord length of 59.26 feet; thence run along the arc of said curve and said right-of-way for a distance of 61.98 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 64 degrees 10 minutes 48 seconds, chord bearing of North 29 degrees 06 minutes 17 seconds East, and a chord length of 63.75 feet; thence run along the arc of said curve and said right-of-way for a distance of 67.21 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 42 degrees 46 minutes 27 seconds, chord bearing of North 82 degrees 34 minutes 53 seconds East, and a chord length of 43.76 feet; thence run along the arc of said curve and said right-of-way for a distance of 44.79 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 56 degrees 47 minutes 02 seconds, chord bearing of North 75 degrees 34 minutes 36 seconds East, and a chord length of 28.53 feet; thence run along the arc of said curve and said right-of-way for a distance of 29.73 feet to a point, said point lying on a curve to the left, said curve having a radius of 475.00 feet, a central angle of 00 degrees 31 minutes 29 seconds, chord bearing of North 46 degrees 55 minutes 13 seconds East, and a chord length of 4.35 feet; thence run along the arc of said curve and said right-of-way for a distance of 4.35 feet to a point, said point lying on a curve to the left, said curve having a radius of 475.00 feet, a central angle of 12 degrees 09 minutes 14 seconds, chord bearing of North 40 degrees 34 minutes 53 seconds East, and a chord length of 100.57 feet; thence run along the arc of said curve and said right-of-way for a distance of 100.76 feet to a point, said point lying on a curve to the left, said curve having a radius of 475.00 feet, a central angle of 06 degrees 55 minutes 54 seconds, chord bearing of North 31 degrees 02 minutes 20 seconds East, and a chord length of 57.43 feet; thence run along the arc of said curve and said right-of-way for a distance of 57.47 feet to a point; thence run North 27 degrees 34 minutes 23 seconds East along said right-of-way for a distance of 90.77 feet to a point, thence run North 27 degrees 34 minutes 23 seconds East along said right-of-way for a distance of 3.78 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 09 degrees 32 minutes 57 seconds, chord bearing of North 32 degrees 20 minutes 52 seconds East, and a chord length of 91.56 feet; thence run along the arc of said curve and said right-of-way for a distance of 91.67 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 10 degrees 26 minutes 55 seconds, chord bearing of North 42 degrees 20 minutes 47 seconds East, and a chord length of 100.16 feet; thence run along the arc of said curve and said right-of-way for a distance of 100.30 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 84 degrees 35 minutes 53 seconds, chord bearing of North 05 degrees 21 minutes 03 seconds East, and a chord length of 40.38 feet; thence run along the arc of said curve and said right-of-way for a distance of 44.30 feet to a point; thence run North 36 degrees 59

Exhibit B – Winter Harbor Drive

minutes 47 seconds West along said right-of-way for a distance of 170.74 feet to a point; thence run North 36 degrees 59 minutes 47 seconds West along said right-of-way for a distance of 48.40 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 52 degrees 20 minutes 07 seconds, chord bearing of North 63 degrees 09 minutes 41 seconds West, and a chord length of 26.46 feet; thence run along the arc of said curve and said right-of-way for a distance of 27.40 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 58 degrees 00 minutes 50 seconds, chord bearing of North 60 degrees 19 minutes 16 seconds West, and a chord length of 58.19 feet; thence run along the arc of said curve and said right-of-way for a distance of 60.75 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 58 degrees 06 minutes 44 seconds, chord bearing of North 02 degrees 15 minutes 40 seconds West, and a chord length of 58.28 feet; thence run along the arc of said curve and said right-of-way for a distance of 60.86 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 58 degrees 06 minutes 44 seconds, chord bearing of North 55 degrees 50 minutes 53 seconds East, and a chord length of 58.28 feet; thence run along the arc of said curve and said right-of-way for a distance of 60.86 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 110 degrees 26 minutes 13 seconds, chord bearing of South 39 degrees 52 minutes 54 seconds East, and a chord length of 98.56 feet; thence run along the arc of said curve and said right-of-way for a distance of 115.65 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 25 degrees 39 minutes 11 seconds, chord bearing of South 02 degrees 30 minutes 19 seconds West, and a chord length of 13.32 feet; thence run along the arc of said curve and said right-of-way for a distance of 13.43 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 26 degrees 40 minutes 22 seconds, chord bearing of South 23 degrees 39 minutes 35 seconds East, and a chord length of 13.84 feet; thence run along the arc of said curve and said right-of-way for a distance of 13.97 feet to a point; thence run South 36 degrees 59 minutes 47 seconds East along said right-of-way for a distance of 74.68 feet to a point; thence run South 36 degrees 59 minutes 47 seconds East along said right-of-way for a distance of 88.04 feet to a point; thence run South 36 degrees 59 minutes 47 seconds East along said right-of-way for a distance of 56.42 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 84 degrees 32 minutes 47 seconds, chord bearing of South 79 degrees 16 minutes 10 seconds East, and a chord length of 40.36 feet; thence run along the arc of said curve and said right-of-way for a distance of 44.27 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 21 degrees 42 minutes 22 seconds, chord bearing of North 69 degrees 18 minutes 38 seconds East, and a chord length of 207.12 feet; thence run along the arc of said curve and said right-of-way for a distance of 208.36 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 09 degrees 55 minutes 40 seconds, chord bearing of North 85 degrees 07 minutes 39 seconds East, and a chord length of 95.18 feet; thence run along the arc of said curve and said right-of-way for a distance of 95.30 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 03 degrees 28 minutes 33 seconds, chord bearing of South 88 degrees 10 minutes 14 seconds East, and a chord length of 33.36 feet; thence run along the arc of said curve and said right-of-way for a distance of 33.37 feet to a point; thence run South 86 degrees 25 minutes 57 seconds East along said right-of-way for a distance of 64.95 feet to a point; thence run South 86 degrees 25 minutes 57 seconds East along said right-of-way for a distance of 43.22 feet to a point, said point lying on a curve to the left, said curve having a radius of 286.50 feet, a central angle of 31 degrees 44 minutes 16 seconds, chord bearing of North 77 degrees 41 minutes 54 seconds East, and a chord length of 156.68 feet; thence run along the arc of said curve and said right-of-way for a distance of 158.70 feet to a point, said point lying on a curve to the left, said curve having a radius of 286.50 feet, a central angle of 29 degrees 30 minutes 02 seconds, chord bearing of North 47 degrees 04

Exhibit B – Winter Harbor Drive

minutes 44 seconds East, and a chord length of 145.89 feet; thence run along the arc of said curve and said right-of-way for a distance of 147.51 feet to a point; thence run North 32 degrees 19 minutes 44 seconds East along said right-of-way for a distance of 53.38 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 89 degrees 36 minutes 19 seconds, chord bearing of North 12 degrees 28 minutes 45 seconds West, and a chord length of 42.28 feet; thence run along the arc of said curve and said right-of-way for a distance of 46.92 feet to a point at the intersection of the northwesterly right-of-way of the aforementioned Winter Harbor Drive and the aforementioned southwesterly right-of-way of Gaines Ferry Road; thence leaving said right-of-way of Winter Harbor Drive, run South 57 degrees 19 minutes 09 seconds East for a distance of 160.34 feet to the POINT OF BEGINNING.

Said parcel contains 121,218 square feet, or 2.783 acres.

# EXHIBIT B



## Hall County Government PUBLIC WORKS AND UTILITIES

### HALL COUNTY PETITION FOR ROAD IMPROVEMENT

We, the undersigned property owners, hereby certify that we constitute all the property owners that abut and have access to a portion of (Road Name)

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

Winter Harbor Drive and Snow Harbor Ct described below, and we respectfully request

that said road be improved by Hall County as follows:

t: 770.531.6800 | f: 770.531.3945

(Describe section or length of road in question)

DIRECTOR  
Bill Nash, P.E.

Winter Harbor Drive is approximately 1500 ft  
Snow Harbor Ct is approximately 360 ft

ASSISTANT DIRECTOR  
William "Bill" King III, P.E.

We are making this request for the following reasons: (Use back of form, if necessary)

ASSISTANT DIRECTOR  
Jason Skarda, PLS

1. The Original Developer never dedicated streets to the county
2. they installed gates that have never been activated
3. The streets have always been accessible to the public. The residents are protesting that the county accept them since they are effectively "public streets"

Print Name	Signature	Address	Phone Number
1. Paul Boykemeier	<i>[Signature]</i>	6430 Winter Harbor Dr. Flowery Branch, GA	770-363-4856
2. Sandra Richards	<i>[Signature]</i>	6422 Winter Harbor Dr. Flowery Branch GA	678-849-4074
3. Sam Anello	<i>[Signature]</i>	6411 Winter Harbor Dr. Flowery Branch GA 30542	770-841-1200
4. William Albino	<i>[Signature]</i>	6458 Winter Harbor Drive Flowery Branch, GA 30542	(678) 271-7300
5. Daniel Paeng	<i>[Signature]</i>	6427 Winter Harbor Dr. Flowery Branch GA 30542	770 355 2531
6. Mitch Perry	<i>[Signature]</i>	6438 Winter Harbor Dr.	770-361-8444
7. Zack Layfield	<i>[Signature]</i>	6435 Winter Harbor Dr. Flowery Branch, GA 30542	678-828-7909
8. Zack Layfield	<i>[Signature]</i>	6431 Winter Harbor Dr. Flowery Branch, GA 30542	678-828-7909
9. Cesar Campos	<i>[Signature]</i>	6518 Snow Harbor Ct	678-499-2245
10. Arden R. Wise	<i>[Signature]</i>	6426 Winter Harbor Dr	517-3046801
11. Joe W. Parris	<i>[Signature]</i>	6506 Snow Harbor Ct.	202391-8648

12.	Peter Paul Xuereb	<i>[Signature]</i>	6450 Winter Harbor Dr Flowery Branch GA 30542	404-226-3571
13.	JEFFREY MELTON	<i>[Signature]</i>	6412 WINTER HARBOR DR FLOWERY BRANCH GA 30542	470-8460442
14.	Michael Allen	<i>[Signature]</i>	6419 Winter Harbor Dr	678-616-7416
15.	Chris Estrada	<i>[Signature]</i>	6415 Winter Harbor Dr	678-386-4342
16.	E. ROBERTS	<i>[Signature]</i>	6423 WINTER HARBOR DR	770-658-2028 <del>678</del>
17.	Fifi	<i>[Signature]</i>	6455 Winter Harbor Dr	470-326-9998
18.	<i>[Signature]</i>	<i>[Signature]</i>	6510 Snow Harker Ct.	678-409-9118 <del>2005</del>
19.	Ralph Doughty	Ralph Doughty	6514 Snow Harbor Ct	70-372-1366
20.	KAREN OLSON	<i>[Signature]</i>	6257 GERMAN TOWN	678-723-0932
21.	John Sweeney	<i>[Signature]</i>	6443 Winter Harbor	770 861 0419
22.	ROBERT CABAN	<i>[Signature]</i>	6513 SNOW HARBOR CT FLOWERY BRANCH 30542	770/490-8644
23.	Jennifer Mandall	<i>[Signature]</i>	6454 Winter Harbor Dr. Flowery Branch, GA 30542	4049442948
24.	KEVIN OLSON	<i>[Signature]</i>		678-465-1069
25.	Jong hee	<i>[Signature]</i>	6434 Winter Harbor Dr. Flowery Br. GA 30542	770-540-2614
26.	Jaepil Choi	<i>[Signature]</i>	6451 Winter Harbor Dr. Flowery Branch, GA 30542	941)224-2500
27.	JAMES KRAMER	<i>[Signature]</i>	6446 Winter Harbor Dr Flowery Branch GA 30542	407-947-6469
28.	<i>[Signature]</i>	<i>[Signature]</i>	6509 Snow Harbor Ct.	307-252-9010
29.	Timothy M. Stov	<i>[Signature]</i>	6462 Winter Harbor Dr. Flowery Branch GA 30542	786-2990640
30.	Mike Henderson	<i>[Signature]</i>	6439 Winter Harbor Dr Flowery Branch GA 30542	404-406-4499
31.				
32.				
33.				
34.				
35.				

MA







