

AGENDA ADDENDUM
City Council Meeting
Monday, September 19, 2022 – 6:00 p.m.

➤ **OPENING**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Agenda Addendum:** Consideration by the Mayor and Council to amend the City Council agenda to add under the Items for Consideration a resolution to accept the State Properties Commission's Quitclaim Deed.

➤ **FORMAL PUBLIC COMMENT:**

Formal Public Comment – City Council Agenda Protocol

The City of Garden City has identified this portion of the meeting to allow individuals an opportunity to formally address the City Council on issues of importance. Garden City requires that individuals who desire to formally address the City Council submit a written request form outlining the subject matter that they intend to discuss so that they can be placed on the meeting agenda. Members of the public desiring to be placed on the agenda to present or address matters to the City Council must submit a formal ***“REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA”*** form to the Office of the City Manager at least 10 days prior to the requested City Council meeting date that you wish to speak. City Council meetings are held on the first and third Monday of each month so the request must be submitted no later than 5:00 pm on the Friday which constitutes 10 days prior. The request can be done in person, regular mail, fax or e-mail and the speaker should obtain acknowledgement of the request from the City to demonstrate that the 10 day requirement has been met. The request form may be obtained from the Office of the City Manager and on the City's website www.gardencity-ga.gov. The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Manager, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the completion of a request form does not entitle the speaker to be added to the agenda.

➤ PUBLIC HEARINGS

- **PC2227, Rezoning Request:** Receipt of public comment on a request by applicant Scott Allison to rezone 1445 Dean Forest Road from R-A to R-2 for proposed use as a multi-family residential development.

Speaking to a Public Hearing Item Protocol

In the interests of time and to ensure fairness of all persons who appear before the City Council to speak for or against a public hearing item, speakers will be limited to three (3) minutes each to address City Council except as described herein. One speaker for the Petitioner may address the City Council for no more than 10 minutes, unless extended by the Mayor. In an effort help the City Council and the general public to better understand the issues, the Mayor may request that a City staff member address the City Council from the podium. Speakers from the general public may only speak when recognized by the Mayor during the public hearing. Speakers will be asked to come to the podium to address the City Council for three (3) minutes and they shall state their name and resident address for the record.

Speakers addressing City Council on a public hearing item should coordinate comments to respect City Council's time limits. Groups should select a spokesperson to present the major points that summarize their position and opinions. Speakers are urged to be brief and non-repetitive with their comments. Comments shall specifically address the public hearing item before the City Council, and the speaker shall maintain appropriate tone and decorum when addressing the City Council. City Council may ask questions of the applicant, speakers, or staff during these proceedings only for the purpose of clarifying information. The speaker shall not direct derogatory comments to any individual, organization, or business. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. Once the public hearing is closed on an item, there will be no further opportunity for formal or informal public input at a City Council meeting.

***PROCEDURES FOR CONDUCTING PUBLIC HEARINGS ON PROPOSED ZONING DECISIONS BEFORE
GARDEN CITY'S MAYOR AND COUNCIL AND STANDARDS GOVERNING THE EXERCISE OF
CITY COUNCIL'S ZONING POWER***

Procedures for Conducting Public Hearings on Proposed Zoning Decisions:

All public hearings conducted by the Mayor and Council on Garden City, Georgia, on proposed zoning decisions shall be conducted as follows:

- (1) All public hearings by the Mayor and Council on zoning amendments shall be chaired by the Mayor.
- (2) The Mayor shall open the hearing by stating the specific zoning amendment being considered at the public hearing and further stating that printed copies of the adopted standards governing the exercise of the Mayor and Council's zoning power and the procedures governing the hearing are available to the public.
- (3) The Director of the City's Planning and Zoning Department shall advise the Mayor and Council of the recommendation of the Planning Commission when applicable.
- (4) The Mayor shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (5) When there is a large number of individuals wishing to testify at a hearing, the Mayor may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten (10) minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The Mayor may grant additional time; provided, however, an equal period of time shall be granted both sides.
- (6) The petitioner requesting such zoning decision, or the applicant's agent, shall be recognized first and shall be permitted to present and explain the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (7) After all individuals have had an opportunity to speak in accordance with subparagraph (6) above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
- (8) The Mayor may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.
- (9) It shall be the duty of the Mayor to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.
- (10) Once all parties have concluded their testimony, the Mayor shall adjourn the public hearing.

Standards Governing the Exercise of The Zoning Powers of Garden City's Mayor and Council:

Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

- (1) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (2) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (3) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- (4) Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?
- (5) Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- (6) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

➤ Approval of City Council Minutes

- Consideration of August 15, 2022, Pre-Agenda Session Minutes and Council Meeting Minutes, and September 12, 2022, Workshop Synopsis.

City Manager's Report

- Staff reports included with the agenda packet
- Updates and announcements

➤ ITEMS FOR CONSIDERATION

- **Ordinance, Zoning Map Amendment (Bullock Corp.)**: An ordinance to amend the Zoning Ordinance and Map of Garden City, Georgia, as amended, to rezone the portion of Lot 5 of the Burdette Tract in Garden City, Georgia, owned by Bulloch Corporation, LLC, lying south of a county canal, located at 2782 U.S. Highway 80 in Garden City, Georgia, from its present zoning classification of "C-2" to "P-I-1" zoning classification.
- **Resolution, CAT Intergovernmental Agreement**: A resolution approving an intergovernmental agreement for transit services between the Chatham Area Transit Authority (CAT) and Garden City, Georgia, for the expansion of the fixed route bus services being currently provided by CAT within the City
- **Resolution, NextSite Agreement**: A resolution authorizing Garden City, Georgia, to enter into an agreement with NextSite, LLC, for providing research, marketing, and consulting services aimed at recruiting new commercial development and re-development for certain sites/corridors with Garden City.
- **Resolution, Cingular Wireless Agreement**: A resolution approving the renewal of the tower lease agreement with New Cingular Wireless, PSC, LLC.
- **Resolution, Public Information Plan**: A resolution adopting the Garden City Program for Public Information Plan.
- **Resolution, Retiree Medical Coverage Benefit**: A resolution establishing employee medical coverage benefits for city retirees at least 55 years old with at least 20 years of credited service.
- **Resolution, Bazemore Park Parking Lot Area Site Clearing Contract**: A resolution authorizing the City Manager to enter into a contract with Eastern Excavating Company to clear land behind the City's water treatment plant on Bud Brown Drive to create additional parking space for Bazemore Park.
- **Resolution, Police Vehicle Replacement**: A resolution authorizing the City Manager to sign a purchase contract or purchase order for a police patrol vehicle to replace the car taken out of service due to damage sustained in a vehicular accident.
- **Resolution, State Properties Commission's Quitclaim Deed**: A resolution accepting conveyance from the State of Georgia, through its State Properties Commission, of Title to a 1.350-acre portion of the State Farmers Market located in the northwestern quadrant of the intersection of U.S. Highway 80 and Anderson Avenue in Garden City, Georgia, together with temporary construction easement rights to an adjacent 0.481-acre area, for the expansion of Anderson Avenue (future Alfred Street).

➤ [City Council At-Large Seat Appointment](#)

➤ **RECEIPT OF INFORMAL PUBLIC COMMENT:**

➤ **Procedure:** To best manage this meeting section, any person who desires to address the City Council must sign up using the process outlined on the website where this meeting is advertised. Once recognized by the Mayor, the person will be allowed to speak in accordance with the Informal Public Comment – Speaker Protocols outlined below.

Informal Public Comment – Speaker Protocol

The City of Garden City believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment on items within the City Council's jurisdiction, may do so during the Informal Public Comment period of the meeting. However, no formal action will be taken on matters that are not part of the posted agenda. Informal Public Comments are scheduled for a total of fifteen (15) minutes and each person will be limited to three (3) minutes. In order to ensure the opportunity for all those desiring to speak before the Council, there is no yielding of time to another speaker. Speakers not heard during the limited fifteen (15) minute period will be first to present their comments at the next Council meeting. The opportunity to address City Council on a topic of his/her choice shall be used by an individual only one (1) time per month. It may not be used to continue discussion on an agenda item that has already been held as a public hearing. Matters under negotiation, litigation, or related to personnel will not be discussed. If a member of the general public would like to address the City Council during the Informal Public Comment portion of the meeting, please respectfully indicate your desire to address the City Council when the Mayor solicits members of the general public to come forward and speak. You will be recognized by the Mayor and asked to come forward to the podium so that you can address the City Council in accordance with the rules outlined herein. Once the speaker has been recognized to speak, he/she will be given three (3) minutes to address the City Council. The speaker should not attempt to engage the City Council and/or Staff in a discussion/dialogue and the speaker should not ask specific questions with the expectation that an immediate answer will be provided as part of the three (3) minute time frame since that is not the intent of the Informal Public Comment period. If the speaker poses a question or makes a request of the City, the Mayor may refer the issue or request to the City Manager for follow up. At the conclusion of the three (3) minute time period, the speaker will be notified that his/her time has elapsed and the next speaker will be recognized to come forward to the podium and address the City Council. The Mayor may rule out of order any Speaker who uses abusive or indecorous language, if the subject matter does not pertain to the City of Garden City, or if the Speaker(s) attempts to engage the City Council Members in a discussion or dialogue on issues. City Council shall not discuss non-agendized matters because it does not give the public adequate notice. Accordingly, City Council shall be limited to asking factual and clarifying questions of staff, and when appropriate, the Council may consider placing a matter on a future agenda. In addition, it is not reasonable to expect staff to respond to any of a variety of issues on which they may or may not be prepared to respond to on a moment's notice, so the City Manager may respond, or direct staff to respond at a later time.

➤ **ADJOURN**

RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, ACCEPTING CONVEYANCE FROM THE STATE OF GEORGIA, THROUGH ITS STATE PROPERTIES COMMISSION, OF TITLE TO A 1.350-ACRE PORTION OF THE STATE FARMERS MARKET LOCATED IN THE NORTHWESTERN QUADRANT OF THE INTERSECTION OF U.S. HIGHWAY 80 AND ANDERSON AVENUE IN GARDEN CITY, GEORGIA, TOGETHER WITH TEMPORARY CONSTRUCTION EASEMENT RIGHTS TO AN ADJACENT 0.481-ACRE AREA, FOR THE EXPANSION OF ANDERSON AVENUE (FUTURE ALFRED STREET).

WHEREAS, the State of Georgia, through the Department of Agriculture, holds title to approximately 10.32 acres lying and being in the 8th G. M. District, Garden City, Chatham County, Georgia, shown and designated as Lot 2C, Dogwood Tract, known as the State Farmers Market, on a plat of survey, dated April 6, 1972, prepared by Wright C. Powers, Georgia Registered Land Surveyor No. 933, having received such title pursuant to a Quitclaim Deed from Georgia Building Authority, dated June 23, 2009, filed for record and recorded on August 25, 2009, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 354-Q, Folio 720; and,

WHEREAS, the State of Georgia desires to convey the northeasternmost seventy feet (70') of the above-described property, measuring 1.350 acres, more or less (the "Conveyance Parcel"), to Garden City, Georgia, for the southwestern expansion of Anderson Avenue, presently an unopened 20-foot wide right-of-way, together with a temporary construction easement measuring 0.481 acres, running adjacent to and to the Southwest of the Conveyance Parcel which shall expire upon the completion of the Anderson Avenue expansion (future Alfred Street) (the "Temporary Easement Area"), both the Conveyance Parcel and the Temporary Easement Area being more particularly shown and described in that certain plat of survey dated June 28, 2022, prepared by Matthew D. Jones, Georgia Registered Land Surveyor No. 3338, entitled "Right of Way Plat: Anderson Avenue Expansion (Future Alfred Street) Crossing the Lands of State Farmers Market, 8th G.M. District, Garden City, Chatham County, Georgia," (the "Right of Way Plat"), a copy of which plat being attached hereto as Exhibit "A;" and,

WHEREAS, by 2022 Resolution Act No. 805 (H.R.664), approved by the Governor on May 2, 2022, the General Assembly declared that the State, through the State Properties Commission, was authorized to execute the Quitclaim Deed attached hereto as Exhibit "B" conveying to Garden City, Georgia, title to the Conveyance Parcel and temporary construction easement rights to the Temporary Easement Area with reference to legal descriptions for the Conveyance Parcel and the Temporary Easement Area attached thereto and subject to (i) payment

of consideration by Garden City, Georgia, in the amount of \$10.00; (ii) the restriction that the Conveyance Parcel remain in public use in perpetuity; and (iii) reversion of title to the Conveyance Parcel to the State of Georgia in the event that the Conveyance Parcel ceases to be used for a public purpose (the “Conditions of Conveyance); and,

WHEREAS, the City is agreeable to accepting title to the Conveyance Parcel and temporary construction easement rights to the adjacent Temporary Easement Area subject to the Conveyance Conditions pursuant to the terms of the Quitclaim Deed attached hereto as Exhibit “B”;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, THAT:

Section 1: The foregoing facts and recitations contained in the preamble to this Resolution are hereby adopted and incorporated herein by reference as if fully set forth herein.

Section 2: The City of Garden City hereby accepts from the State of Georgia, through the State Properties Commission, the conveyance of title to the Conveyance Parcel and temporary construction easement rights to the Temporary Easement Area pursuant to the terms of the Quitclaim Deed attached hereto as Exhibit “B”.

Section 3: This Resolution shall be effective from and after its passage by the Mayor and Council of Garden City, Georgia, and approval by the Mayor in accordance with the laws and provisions of the Charter of the Garden City, Georgia, and it is accordingly so resolved.

ADOPTED AND APPROVED this 19th day of September, 2022.

RHONDA FERRELL- BOWLES,
Clerk of Council

RECEIVED AND APPROVED this the 19th day of September, 2022.

BRUCE CAMPBELL, Mayor

EXHIBIT "A"

RIGHT OF WAY PLAT

EXHIBIT “B”

QUITCLAIM DEED

RECORDED
STATE PROPERTIES COMMISSION

After Recording Return to:

AUG 12 2022
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STATE OF GEORGIA,
COUNTY OF FULTON:

REAL PROPERTY RECORDS

AG 0200-MA-02RCA- 1.82 Acres Savannah
Farmers Market [Chatham County] Matter No.:
119836; SPC: 402.60

QUITCLAIM DEED

THIS DEED, (hereinafter referred to as "Deed,") is made and entered into this 12th day of August, 2022, (hereinafter referred to as "the date hereof,") with said date being inserted herein by Grantor at the time of its execution hereof, by and between the **STATE OF GEORGIA**, acting by and through the State Properties Commission, whose address is 270 Washington Street, Suite 2-129, Atlanta, Georgia 30334, Party of the First Part, (hereinafter referred to as "Grantor,") and **GARDEN CITY, GEORGIA**, whose address is 100 Central Avenue, Garden City, Georgia 31405, Party of the Second Part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their successors and assigns where the context requires or permits).

WITNESSETH THAT:

WHEREAS, Grantor is the owner of an approximately 1.350 acres lying and being in the 8th G.M. District, City of Garden City, Chatham County, Georgia, commonly known as the Savannah State Farmers Market, and being more particularly described in Exhibit "A" attached hereto and incorporated by this reference (hereinafter referred to as the "Property"); and

WHEREAS, the Grantor is the owner of an approximately 0.481 acres more or less, lying and being in the 8th G.M. District, City of Garden City, Chatham County, Georgia, and being more particularly described in Exhibit "B" attached hereto and incorporated by this reference (hereinafter referred to as the "Temporary Easement Area"); and

WHEREAS, Grantee desires to acquire the Property and use of the Temporary Easement Area; and

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WHEREAS, the Property and the Temporary Easement Area is under the custody and control of the Georgia Department of Agriculture; and

WHEREAS, by resolution or other official action dated January 18, 2022, the Georgia Department of Agriculture requested to surplus, and has authorized the disposition of the Property through the State Properties Commission; and

WHEREAS, by letter or official action dated February 11, 2022, Grantee approved the acquisition of the Property and use of the Temporary Easement Area; and

WHEREAS, by 2022 Resolution Act No. 805 (H.R. 664), approved by the Governor on May 2, 2022, the General Assembly declared that the State of Georgia is the owner of the Property and authorized the conveyance of the Property through its State Properties Commission to Garden City, so long as the Property is used for public purpose and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia; and

WHEREAS, the State Properties Commission, at its duly called meeting on June 13, 2022, approved conveying the Property as authorized by said Resolution Act for (i) a consideration of TEN DOLLARS AND 00/100 (\$10.00), (ii) the restriction that the Property shall remain in public use in perpetuity; (iii) in the event that the Property ceases to be used for public purpose the Property shall revert back to the State; and

NOW, THEREFORE, Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee any and all right, title and interest of Grantor in and to that certain tract of land more particularly described and shown in Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof and the Temporary Easement, more particularly described and shown in Exhibit "B", attached hereto, incorporated herein, and by this reference made a part hereof, will expire upon completion of the Anderson Avenue Expansion (future Alfred Street) Project.

TO HAVE AND TO HOLD, the said real property unto Grantee, so that neither Grantor, nor any person or persons claiming under Grantor, shall at any time, by any means or ways, have, claim, or demand any right or title to the described real property or appurtenances or rights thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed, sealed and delivered in its name and with its seal affixed, by its State Properties Commission, acting by and through the Governor of the State of Georgia, as Chairman of the State Properties Commission, on the day, month and year first above written.

(Signatures begin on next page and remainder of page is intentionally blank)

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GRANTOR

STATE OF GEORGIA

Acting by and through the
State Properties Commission

By:  (Seal)

GOVERNOR BRIAN P. KEMP
as Chairman of the
State Properties Commission

Attest:


NAME: Marty W. Smith
Title: Executive Director
State Properties Commission

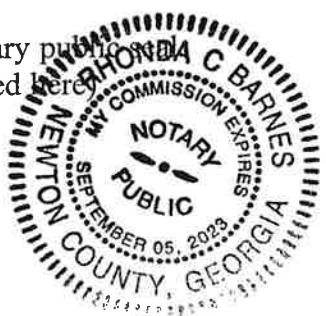


Signed, sealed and delivered
as to the State Properties
Commission in the presence of:


Unofficial Witness


Rhonda C. Barnes
Official Witness, Notary Public
My Commission expires: Sept 5, 2023

(Notary public seal
affixed here)



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EXHIBIT "A"
Legal Description

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF GARDEN CITY, CHATHAM COUNTY, STATE OF GEORGIA, BEING SHOWN AND DEPICTED AS 'ALFRED STREET (PROPOSED 70' R/W EXPANSION' ON THAT "RIGHT OF WAY PLAT OF ANDERSON AVENUE EXPANSION (FUTURE ALFRED STREET), CROSSING THE LANDS OF SAVANNAH STATE FARMERS MARKET", PREPARED FOR GARDEN CITY AND THE STATE OF GEORGIA, BY THOMAS & HUTTON, DATED JUNE 28, 2022, RECORDED IN PLAT BOOK ____, PAGE ____, CHATHAM COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ANDERSON AVENUE (AN UNOPENED 20' RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 80, ALSO KNOWN AS NEW LOUISVILLE ROAD (A VARIABLE PUBLIC RIGHT OF WAY); THENCE CONTINUING ALONG SAID U.S. HIGHWAY 80 RIGHT OF WAY LINE S 54°10'23" W A DISTANCE OF 70.66 FEET TO A 5/8" IRON REBAR; THENCE DEPARTING AFORESAID RIGHT OF WAY LINE N 11°53'41" E A DISTANCE OF 44.76 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE N 43°39'46" W A DISTANCE OF 782.67 FEET TO A 5/8" IRON REBAR; THENCE N 13°36'29" E A DISTANCE OF 83.21 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE ALONG THE WESTERLY OF ANDERSON AVENUE S 43°39'46" E A DISTANCE OF 837.30 FEET TO A POINT; THENCE S 11°53'41" W A DISTANCE OF 44.76 FEET TO A POINT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 58,827 SQUARE FEET OR 1.350 ACRES OF LAND.

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EXHIBIT "B"

Temporary Construction Area:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ANDERSON AVENUE (AN UNOPENED 20' RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 80, ALSO KNOWN AS NEW LOUISVILLE ROAD (A VARIABLE PUBLIC RIGHT OF WAY); THENCE CONTINUING ALONG SAID U.S. HIGHWAY 80 RIGHT OF WAY LINE S 54°10'23" W A DISTANCE OF 70.66 FEET TO A 5/8" IRON REBAR AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 54°10'23" W A DISTANCE OF 29.73 FEET TO A POINT; THENCE DEPARTING AFORESAID RIGHT OF WAY N 11°53'41" E A DISTANCE OF 56.22 FEET TO A POINT; THENCE N 43°39'46" W A DISTANCE OF 336.59 FEET TO A POINT; THENCE N 88°39'46" W A DISTANCE OF 55.15 FEET TO A POINT; THENCE N 43°39'46" W A DISTANCE OF 76.57 FEET TO A POINT; THENCE N 01°20'14" E A DISTANCE OF 55.15 FEET TO A POINT; THENCE N 43°39'46" W A DISTANCE OF 268.13 FEET TO A POINT; THENCE N 13°36'29" E A DISTANCE OF 23.77 FEET TO A 5/8" IRON REBAR; THENCE S 43°39'46" E A DISTANCE OF 782.67 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE S 11°53'41" W A DISTANCE OF 44.76 FEET TO A 5/8" IRON REBAR ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 20,937 SQUARE FEET OR 0.481 ACRES OF LAND.

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