



Community Development Annexation Check List

(As of 7/13)

Name of request: _____ Dixie Avenue _____

Date Received: _____ 10/13/2017 _____

Location/Property Address: _____ 2475, 2485 &2495 Dixie Avenue _____

Size/Acres: _____ 1.3 Acres _____

Applicant/Petitioner: _____ Longo Homes, Inc. _____

Representative (if applicable): _____ Vincent Longo _____

What annexation method is being used: X 100% _____ 60%

Will zoning be the same as Cobb County's? _____ Yes X No

 ○ Cobb County Zoning: _____ R-20 _____

 ○ Cobb County Future Land Use: _____ LDR _____

Has all required paperwork submitted? _____ X Yes _____ No

Does it meet with all of the IGA
(Intergovernmental Agreement)
agreements with Cobb County? _____ X Yes _____ No

If yes, must notify County within 7 calendar days of receiving request.

 ○ Submit application material to City Clerk

 ■ Date submitted: _____ 10/23/17 _____

 ● Via Certified Mail – Receipt # _____

 ● Via Hand Delivery _____

 ○ City Clerk sends it to County Clerk

 ■ Date submitted: _____

Annexation Application Form Check List

Using this checklist as a guide, please review application materials with applicant or representative before accepting application.

1. APPLICATION FORM

- Correct Application Form Used (for 60% method or 100% method as applicable)
- Original form with original signature(s), address(es) and telephone number(s) obtained
- Check to make certain all signatures can be read. If signature(s) is/are illegible, make certain the applicant names are typed or legibly printed near the corresponding signature. (the notation "L.S." on the form stands for *legal signature*)
- All legal owners of the property have signed the application form

2. LEGAL DESCRIPTION

- Legal description of the subject property accompanies application
- Ask the applicant or representative if an electronic copy of the legal description is available; if so, make arrangements for the electronic information to be furnished to either the Community Development Department or City Clerk's Office

3. SECTION 5 VOTING RIGHTS ACT QUESTIONNAIRE

- Completed *Section 5 Voting Rights Act Questionnaire* accompanies application

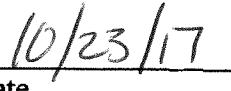
4. MAP OF PROPERTY TO BE ANNEXED

- A tax plat, map or other graphic representation of the subject parcel(s) accompanies the application

I have reviewed the annexation application with the applicant(s) and/or representative(s) and have found the submitted paperwork to be complete and in good order.



City staff member signature



Date

City of Smyrna
Application for Annexation

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

2475 Dixie Ave.
Smyrna, GA 30080

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Longo Homes, Inc
VINCENT Longo, President

Owner's Printed Name
2451 CUMBERLAND PKWY SW #3408
ATLANTA, GA 30339 678-300-2236

Address Telephone#

Owner's Printed Name

Address Telephone#

Allison Cashman

Witness the hands and seals of 100% of the record title holders of the land described above:

10-9-17

Owner's Legal Signature/Date

Owner's Legal Signature/Date

Return To:
GANEK PC
Gillen Joachim
600 TownPark Lane, Suite 370
Kennesaw, GA 30144
Phone: (678) 265-8078 Fax: (866)398-4588
WC170473

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 31st day of August, 2017 between ALAN C. LEET, as party or parties of the first part, hereinafter called Grantor, and LONGO HOMES, INC., as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in original Land Lots Nos. 490 and 519 of the 17th District, 2nd Section, Cobb County, Georgia, and being Parts of subdivided Lot Nos. 66, 67 and 68 of J.H. Taylor Subdivision, as shown on plat made by R.E. Smith, Surveyor, dated June 10, 1944, and recorded in Plat Book 5, Page 81, Cobb County, Georgia records, and being more Particularly described as follows:

Beginning at a point on the Northeast side of Railroad Street, which point is located 88 feet Southeast from the Southwest intersection of Belmont Avenue and Railroad Street and running thence Southeasterly along the Northeast side of Railroad Street for a distance of 91 feet to a point and corner, which point is located 25 feet Southeast from the Southwest corner of Subdivided Lot No. 67 of said Subdivision; and running thence Northeasterly for a distance of 290 feet, more or less, to the Southwest corner of Subdivided Lot No. 65 and Southeast corner of subdivided Lot No. 67 of said Subdivision; thence North along the West line of Subdivided Lot No. 65 for a distance of 80 feet to the point and corner, which point is the Northeast corner of Subdivided Lot No 67; thence West along the line dividing Subdivided Lot Nos. 66 and 67 of said Subdivision for a distance of 149 feet, more or less, to a point and corner; thence Northerly for a distance of 69 feet to a point and corner within Subdivided Lot No. 66 of said Subdivision, which point is located 82 feet South of Belmont Avenue; thence Southwesterly for a distance of 200 feet, more or less, to the Northeast side of Railroad Street and the point of beginning, being improved property having located thereon a four-room dwelling known as 2475 Dixie Avenue, Smyrna, Georgia 30082, according to the present system of numbering.

Parcel ID#: 17051900680

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2018 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered
this 31st day of August, 2017
in the presence of:

Alan C. Leet

Al Leet

Legal Description of 2475 Dixie Avenue

All that tract or parcel of land located in Land Lots 490 and 519 of the 17th District, 2nd Section of Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way monument at the Northeast right-of-way intersection of the North right-of-way of Pierce Avenue and the Northeastern right-of-way of Dixie Avenue, running thence along said right-of-way of Dixie Avenue North 54 degrees, 23 minutes, 45 seconds West for a distance 7.45 feet to an iron pin placed; continuing along said right-of-way an arc distance of 125.11 feet; said arc being subtended by chord bearing of North 33 degrees, 49, minutes, 58 seconds West and a chord distance of 124.94 feet to a point; continuing along said right-of-way an arc distance of 37.78 feet, said arc being subtended by a chord bearing of North 26 degrees, 59 minutes, 40 seconds West, a distance of 37.78 feet to a point; continuing along said right-of-way North 26 degrees, 37 minutes, 18 seconds West for a distance 78.39 feet to a point; continuing along said right-of-way an arc distance of 4.90 feet said arc being subtended by a chord bearing of North 26 degrees 33 minutes, 25 seconds West and a chord distance of 4.90 feet to an iron pin placed and the True Point of Beginning; continuing along said right-of-way an arc distance of 94.57', said arc being subtended by a North 24 degrees, 29 minutes, 53 seconds West and a chord distance of 94.55 feet to an iron pin placed; leaving said right-of-way running thence North 60 degrees, 35 minutes, 30 East for a distance of 161.68 feet to an iron pin placed; running thence South 20 degrees, 01 minutes, 58 seconds East for a distance of 67.74 feet to an iron pin found; running thence South 89 degrees, 11 minutes, 41 seconds East for a distance of 148.09 feet to an iron pin found; running thence South 00 degrees, 59 minutes, 07 seconds West for distance of 78.03 feet to an iron pin placed; running thence South 85 degrees, 26 minutes, 07 seconds West for a distance of 272.44 feet to an iron pin placed and the Point of Beginning.

Also being house number 2475 Dixie Avenue Smyrna, Georgia 30080

Said tract containing 31,014 square feet or 0.71 acres.

2017 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# 17051900680 - L

City Ward# _____ Census Tract# _____

Copies of annexation ordinance (council meeting minutes) are attached, marked:
Exhibit _____

Responsible body: Mayor and Council of the City of Smyrna
P.O. Box 1226
Smyrna, GA 30081
Telephone (770) 434-6600

THIS SECTION TO BE COMPLETED BY APPLICANT. PLEASE BE SURE THIS INFORMATION IS ACCURATE – IT WILL BE USED TO ESTABLISH EMERGENCY SERVICE THROUGH OUR 911 SYSTEM.

1. Is the property to be annexed vacant? Yes No
2. If NO, name of resident(s): N/A
3. Complete street address: 2475 DIXIE AVE SMYRNA, GA 30080
4. Telephone Number 678-300-2236
5. Number of registered voters before annexation: 0
Number and type of minorities or minority language groups: 0
6. Number of registered voters after annexation: 2 OR MORE AFTER NEW HOME IS BUILT AND SOLD
Number and type of minorities or minority language groups: UNKNOWN
7. Use of property before annexation (i.e., vacant, business, residential): RESIDENTIAL (VACANT)
8. Zoning classification before annexation: R-20 SFR
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: RESIDENTIAL (SFR) # UNITS = 1.26
10. Zoning classification being requested (if any): RAD- CONDITIONAL - SFR
11. Effect of change on members of racial or minority groups: NONE
12. Total number of acres being annexed: 0.71 (1.31 ACRES OVERALL)



Cobb County Georgia Online Mapping



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Man Notes



1: 1,200

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Cobb County Georgia

City of Smyrna
Application for Annexation

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

2485 DIVIE AVE
SMYRNA, GA. 30080

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Longo Homes, Inc.

VINCENT Longo, President

Owner's Printed Name
2451 CUMBELAND PKWY SUITE 3408
ATLANTA, GA 30339 678-300-2236

Owner's Printed Name

Address

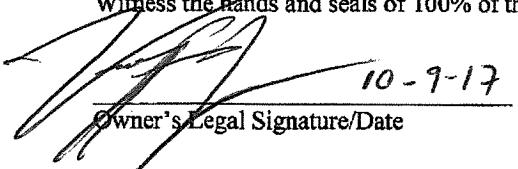
Telephone#

Address

Telephone#

Allison Cashman

Witness the hands and seals of 100% of the record title holders of the land described above:


10-9-17

Owner's Legal Signature/Date

Owner's Legal Signature/Date

Return To:
GANEK PC
Gillen Joachim
600 TownPark Lane, Suite 370
Kennesaw, GA 30144
Phone: (678) 265-8078 Fax: (866)398-4588
WC170471

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 31st day of August, 2017 between **TAUNUS ASSOCIATES LLC**, as party or parties of the first part, hereinafter called Grantor, and **LONGO HOMES, INC.**, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 490, of the 17th District, 2nd Section of Cobb County, Georgia, being Lot 5 of the Subdivision of Reeves Electric Company Property, according to plat which is recorded in Plat Book 7, Page 26, Cobb County Records and said plat is made part hereof by reference.

Parcel ID#: 17051900670

This conveyance is made subject to the following:

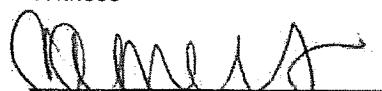
1. Ad Valorem real property taxes and assessments for 2018 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

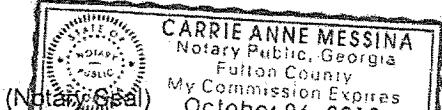
Signed, sealed and delivered
this 31st day of August, 2017
in the presence of:

Witness



Notary Public

My Commission Expires:



Taunus Associates LLC



(Seal)

By: Alan C. Leet
Its: Manager

Legal Description of 2485 Dixie Avenue

All that tract or parcel of land located in Land Lots 490 and 519 of the 17th District, 2nd Section of Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way monument at the Northeast right-of-way intersection of the North right-of-way of Pierce Avenue and the Northeastern right-of-way of Dixie Avenue, running thence along said right-of-way of Dixie Avenue North 54 degrees, 23 minutes, 45 seconds West for a distance 7.45 feet to a an iron pin placed ; continuing along said right-of-way an arc distance of 125.11 feet; said arc being subtended by chord bearing of North 33 degrees, 49, minutes, 58 seconds West and a chord distance of 124.94 feet to an iron pin placed and the True Point of Beginning ; continuing along said right-of-way an arc distance of37.78 feet, said arc being subtended by a chord bearing of North 26 degrees, 59 minutes, 40 seconds West, a distance of 37.78 feet to a point; continuing along said right-of-way North 26 degrees, 37 minutes, 18 seconds West for a distance 78.39 feet to a point; continuing along said right-of-way an arc distance of4.90 feet said arc being subtended by a chord bearing of North 26 degrees 33 minutes, 25 seconds West and a chord distance of 4.90 feet to an iron pin placed; leaving said right of way running thence North 85 degrees, 26 seconds, 07 minutes East 272.44 feet to an iron pin found; running thence South 44 degrees, 12 minutes, and 19 seconds 170.10 feet to an iron pin placed and the Point of Beginning.

Also being house number 2485 Dixie Avenue Smyrna, Georgia 30080.

Said tract containing 9,732 square feet or 0.22 acres.

2017 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____

LL/Parcel# 17051900670 - LL 519/490

City Ward# _____

Census Tract# _____

Copies of annexation ordinance (council meeting minutes) are attached, marked:
Exhibit _____

Responsible body: Mayor and Council of the City of Smyrna
P.O. Box 1226
Smyrna, GA 30081
Telephone (770) 434-6600

THIS SECTION TO BE COMPLETED BY APPLICANT. PLEASE BE SURE THIS INFORMATION IS ACCURATE – IT WILL BE USED TO ESTABLISH EMERGENCY SERVICE THROUGH OUR 911 SYSTEM.

1. Is the property to be annexed vacant? Yes No
2. If NO, name of resident(s): N/A
3. Complete street address: 2485 DIXIE AVE SMYRNA, GA 30080
4. Telephone Number 678-300-2236 (OWNER)
5. Number of registered voters before annexation: 0
Number and type of minorities or minority language groups: 0
6. Number of registered voters after annexation: 2 OR MORE AFTER NEW HOME IS BUILT AND SOLD
Number and type of minorities or minority language groups: UNKNOWN
7. Use of property before annexation (i.e., vacant, business, residential): RESIDENTIAL (VACANT)
8. Zoning classification before annexation: R-20 - SFR
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: RESIDENTIAL - (SINGLE FAMILY) # UNITS = 1 OR 2
10. Zoning classification being requested (if any): RAD - CONDITIONAL - SFR
11. Effect of change on members of racial or minority groups: NONE
12. Total number of acres being annexed: 0.22 (1.31 ACRES OVERALL)



Cobb County Georgia Online Mapping



Map Notes:



1: 1,200

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

200.0

100.0

0

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Cobb County, Georgia

City of Smyrna
Application for Annexation

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

2495 Dixie Ave.
Smyrna, GA 30080

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

Longo Homes, Inc

VINCENT Longo, President

Owner's Printed Name
2451 CUMBERLAND PKWY SUITE 3408
ATLANTA, GA 30339 678-300-2236

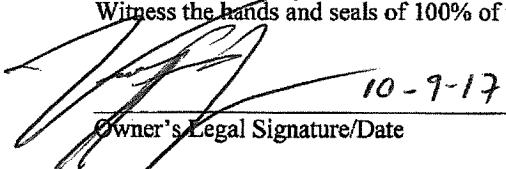
Address Telephone#

Owner's Printed Name

Address Telephone#

Allison Cashman

Witness the hands and seals of 100% of the record title holders of the land described above:


10-9-17

Owner's Legal Signature/Date

Owner's Legal Signature/Date

Deed Book 15474 Pg 4465
Filed and Recorded Sep-05-2017 03:10pm
2017-0100575
Real Estate Transfer Tax \$115.00
0332017021654

Return To:
GANEK PC
Gillen Joachim
500 TownPark Lane, Suite 370
Kennesaw, GA 30144
Phone: (678) 265-8078 Fax: (866)398-4588
WC170507

Rebecca Keaton
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 31st day of August, 2017 between **TODD A. BEASLEY**, as party or parties of the first part, hereinafter called Grantor, and **LONGO HOMES INC.**, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 490 and 519 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 4, Reeves Electric Company Property, as per plat recorded in Plat Book 7, at Page 26, Cobb County Deed Records; and being known as 2495 Dixie Avenue, according to the present system of numbering in the vicinity.

Parcel ID#: 17051900660

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2018 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered
this 31st day of August, 2017
in the presence of:

[Signature]
Witness

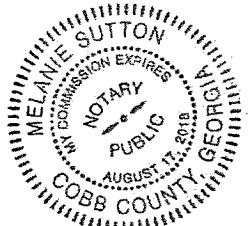
Todd A. Beasley (Seal)
Todd A. Beasley

[Signature]
Notary Public

My Commission Expires: 8/17/18

(Notary Seal)

WC170507



Legal Description of 2495 Dixie Avenue

All that tract or parcel of land located in Land Lots 490 and 519 of the 17th District, 2nd Section of Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way monument at the Northeast right-of-way intersection of the North right-of-way of Pierce Avenue and the Northeastern right-of-way of Dixie Avenue, running thence along said right-of-way of Dixie Avenue North 54 degrees, 23 minutes, 45 seconds West for a distance 7.45 feet to a point and the True Point of Beginning; continuing along said right-of-way an arc distance of 125.11 feet; said arc being subtended by chord bearing of North 33 degrees, 49, minutes, 58 seconds West and a chord distance of 124.94 feet to a point; leaving said right-of-way running thence North 44 degrees, 12 minutes, 19 seconds East 170.10 feet to an iron pin found; running thence North 85 degrees, 26 minutes, 07 seconds East 54.81 feet to an iron pin found, running thence South 24 degrees, 15 minutes, 23 seconds West for a distance of 252.36 to an iron pin placed and the Point of Beginning.

Also being house number 2495 Dixie Avenue Smyrna, Georgia 30080.

Said tract containing 16,737 square feet or 0.38 Acres

2017 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# 17051900660 _____

City Ward# _____ Census Tract# _____

Copies of annexation ordinance (council meeting minutes) are attached, marked:
Exhibit _____

Responsible body: Mayor and Council of the City of Smyrna
P.O. Box 1226
Smyrna, GA 30081
Telephone (770) 434-6600

THIS SECTION TO BE COMPLETED BY APPLICANT. PLEASE BE SURE THIS INFORMATION IS ACCURATE – IT WILL BE USED TO ESTABLISH EMERGENCY SERVICE THROUGH OUR 911 SYSTEM.

1. Is the property to be annexed vacant? Yes [] No
2. If NO, name of resident(s): STEVEN BUCHANON (TENANT - RENTAL)
3. Complete street address: 2495 DIXIE AVE SMYRNA, GA 30080
4. Telephone Number STEVEN (TENANT) 404-643-9815 VINCENT (OWNER) 678-300-2236
5. Number of registered voters before annexation: 1
Number and type of minorities or minority language groups: 0
6. Number of registered voters after annexation: 2 OR MORE AFTER NEW HOME IS BUILT AND SOLD
Number and type of minorities or minority language groups: UNKNOWN
7. Use of property before annexation (i.e., vacant, business, residential): RESIDENTIAL - (RENTAL UNIT)
8. Zoning classification before annexation: R-20 SFR
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: RESIDENTIAL (SFR) # UNITS = 1,22
10. Zoning classification being requested (if any): RAD - CONDITIONAL - SFR
11. Effect of change on members of racial or minority groups: NONE
12. Total number of acres being annexed: 0.38 (1.34 ACRES overall)



Cobb County Georgia Online Mapping



200.0 0 100.0 200.0 feet

Map Notes:



1: 1,200

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legal Description of 2475, 2485 and 2495 Dixie Avenue

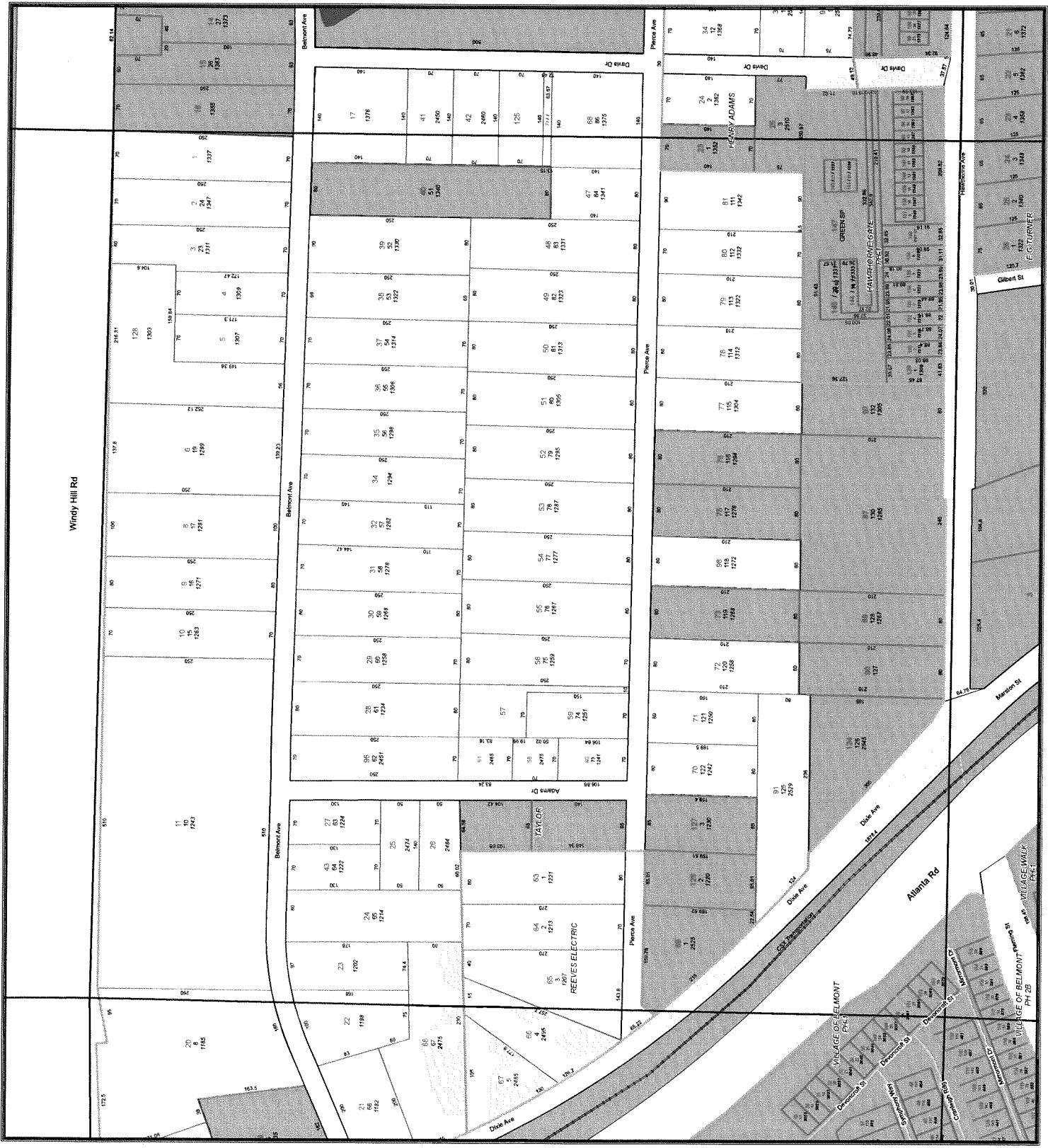
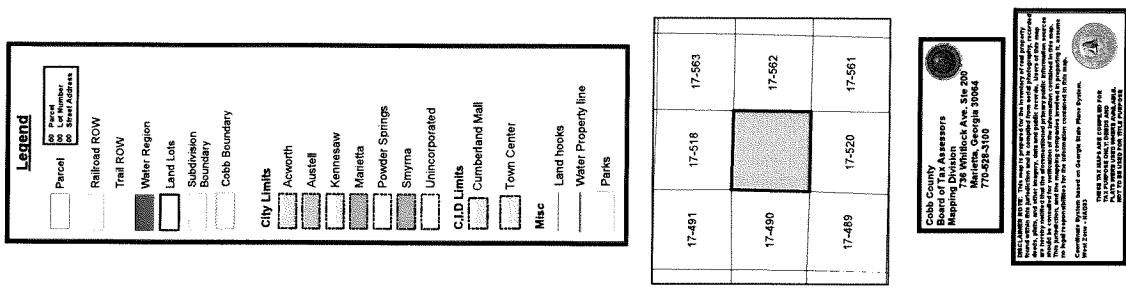
All that tract or parcel of land located in Land Lots 490 and 519 of the 17th District, 2nd Section of Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way monument at the Northeast right-of-way intersection of the North right-of-way of Pierce Avenue and the Northeastern right-of-way of Dixie Avenue, running thence along said right-of-way of Dixie Avenue North 54 degrees, 23 minutes, 45 seconds West for a distance 7.45 feet to a point and the True Point of Beginning; continuing along said right-of-way an arc distance of 125.11 feet; said arc being subtended by chord bearing of North 33 degrees, 49, minutes, 58 seconds West and a chord distance of 124.94 feet to a point; continuing along said right-of-way an arc distance of 37.78 feet, said arc being subtended by a chord bearing of North 26 degrees, 59 minutes, 40 seconds West, a distance of 37.78 feet to a point; continuing along said right-of-way North 26 degrees, 37 minutes, 18 seconds West for a distance 78.39 feet to a point; continuing along said right-of-way an arc distance of 4.90 feet said arc being subtended by a chord bearing of North 26 degrees 33 minutes, 25 seconds West and a chord distance of 4.90 feet to a point; continuing along said right-of-way an arc distance of 94.57', said arc being subtended by a North 24 degrees, 29 minutes, 53 seconds West and a chord distance of 94.55 feet to an iron pin placed; leaving said right-of-way running thence North 60 degrees, 35 minutes, 30 East for a distance of 161.68 feet to an iron pin placed; running thence South 20 degrees, 01 minutes, 58 seconds East for a distance of 67.74 feet to an iron pin found; running thence South 89 degrees, 11 minutes, 41 seconds East for a distance of 148.09 feet to an iron pin found; running thence South 00 degrees, 59 minutes, 07 seconds West for distance of 78.03 feet to an iron pin placed; running thence South 85 degrees, 26 minutes, 07 seconds West for a distance of 44.02 feet to an iron pin found; running thence South 24 degrees, 15 minutes, 23 seconds West for a distance of 252.36 to an iron pin placed and the Point of Beginning.

Said tract containing 1.3202 acres

17-519

2





Cobb County Georgia Online Mapping

