

**APPLICATION FOR REZONING
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: _____

Hearing Date: _____

APPLICANT: Kimberly Norwood Properties, LLC

Name: Sean J. Murphy and Rick Kolb
(Representative's name, printed)

Address: 3282 Lee Street SE, Smyrna, GA 30080

Business Phone: 770-630-9205 Cell Phone: Rick - 404-518-3542
770-630-9205 Fax Number: na

E-Mail Address: sjassenmurphy@gmail.com and rkolb3553@aol.com

Signature of Representative: RICK KOLB

TITLEHOLDER

Name: Howard and Linda Abercrombie
(Titleholder's name, printed)

Address: 506 Thoreau Street Smyrna, GA 30082

Business Phone: _____ Cell Phone: (770) 789-1633 Home Phone: (770) 432-0259

E-mail Address: Lindaabercrombie47@yahoo.com Abercrombiehowar@bellsouth.net

Signature of Titleholder: Linda Abercrombie Howard Abercrombie
(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING REQUEST

From Future Commercial (FC) to RAD COND
Present Zoning Proposed Zoning

LAND USE

From Single Family residential to Single Family Residential
Present Land Use Proposed Land Use

For the Purpose of Developing two single family units for sale

Size of Tract 0.446 AC

Location 990 Dell Ave SE Smyrna, GA 30080
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 452 District 17th (2nd Section)

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no x there are such assets. If any, they are as follows:

There are no visible land marks of archaeological significance.

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: ROW and R15 _____

East: FC _____

South: LC - (City park) _____

West: FC (City Park Access) _____

CONTIGUOUS LAND USE

North: ROW and Single Family Residential _____

East: Single Family Residential _____

South: Public Greenspace (Park) _____

West: Single Family Residential and Public Park _____

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

Letters are provided as required. Water is public water from the City of Smyrna. Sewer is public sewer from the city of Smyrna.

TRANSPORTATION

Access to Property? Off Dell Ave Se via curb cuts as shown on submitted plans.

Improvements proposed by developer? Sidewalk along public road frontage.

Comments:

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

NO

If so, describe the nature and extent of such interest:

NA

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?


NO

If so, describe the relationship and the nature and extent of such interest:

NA

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 1st day of August, 2017.


(Applicant's Signature)

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

Russell G. Martin

From: Sean Murphy <SMurphy@bcstudio.com>
Sent: Monday, August 14, 2017 1:15 AM
To: Russell G. Martin
Cc: Richard Kolb; Ken Suddreth
Subject: 990 Dell Ave - Rezoning
Attachments: 1268 Pierce Avenue_low-4.jpg; Zoning Plans-PRELIM PLAT.pdf; 2017RezoningApplication.pdf

Rusty,

My clients submitting 990 Dell Ave for rezoning would like to request a variance to the standard conditions that do not allow siding on facades facing the street.

Mrs. Norwood and company (represented by Rick Kolb as usual), do not want to have the two homes look the same and like they did on Pierce Ave they want to do a specific "American Farm Style" home with the wide white siding. As you know this style is very popular right now and is quite attractive. You may have noted a home was just done like this over on Lee Street to "fix" the awful blue color.

My clients are requesting that in addition to rezoning of the lot for RAD Conditional that the zoning conditions be exempted from the limitation against having siding on the front facing public ROW for the one lot.

The Shelby plan shown in the zoning plans will look like the attached picture (of the home Norwood/Kolb did on Pierce).

If you have questions about this please let us know.

Thank you,

Sean J. Murphy
770-630-9205

Russell G. Martin

From: Sean Murphy <SMurphy@bcstudio.com>
Sent: Monday, August 14, 2017 1:11 AM
To: Russell G. Martin; Richard Kolb
Subject: 990 Deli Fees request for confirmation.

Rusty,

Mr. Kolb will be bring the check by for the applications I dropped off this morning. He needs to know the fee. Prior to dedication of ROW we are 4.48 UPA but after dedication we are 4.6.

Existing zoning is FC and existing use if residential proposed is RAD conditional

I believe its \$500 for 0-5 acres <4.5 UPA and then \$500 for tree protection review fee.

So \$1000 total. Please confirm and CC All.

Sean J. Murphy, RLA | Design Director

b+c Studio, Inc.

Land Planning and Landscape Architecture

1320 Ellsworth Industrial Blvd | Suite A-1400 | Atlanta, GA 30318

Main 678.990.7691 | Cell 770.630.9205

smurphy@bcstudio.com

www.bcstudio.com

REZONING ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the rezoning request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

~~The proposed use is the same as the existing use. It will be the same as the contiguous properties. In addition the proposed use matches other recent proposed developments in the same neighborhood block. For this reason it is logical that the "use" proposed would be "suitable" in view of the use and development of adjacent property.~~

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

~~The proposed use and zoning proposal is the same as the existing use with a slightly density. Therefore it is logical that the use and zoning would have no impact on the "usability" of adjacent and nearby property. Nothing in this proposal should impact either the access, or enjoyment of the adjacent properties any more than the current use does.~~

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

~~The property is currently zoned as Future Commercial. The property is currently developed with a single family structure from the 1950's. The current zoning as future commercial is not compatible with the surrounding residential development and this lot has no direct access to a major commercial road that a business typically would require. However, FC allows for residential Dwellings. The existing lot therefore has an economic use as currently zoned and developed.~~

REZONING ANALYSIS (CONTINUED)

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

~~The zoning proposal will add one additional residential structure. The impact of one additional family using public facilities in this neighborhood will not be "excessive or burdensome" with regard to use of existing streets, transportation facilities, or schools.~~

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

~~The zoning proposal calls for a density of 4.48 UPA which is just below medium density threshold of 4.5 UPA. IF the city requires a donation of ROW the new density will be over 4.5 UPA making the development a medium density use that is directly in line with the future land use map which calls for this lot to become "medium density" residential.~~

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

~~A large number of lots have been redeveloped in this neighborhood specifically by this same developer over the last few years. In particular, a lot of nearly the same size and orientation was approved for rezoning to RAD Cond in the block just to the north of this one for exactly the same purpose less than 6 months prior to this application and serves as a clear precedent. Furthermore other lots along the same road frontage and facing the same side have been redeveloped into new homes making any possibility of the land to be developed commercially (under Future Commercial) much more difficult if not impossible. Therefore the current change is the neighborhood would support approval of this proposal.~~

REZONING ANALYSIS (CONTINUED)

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

~~Development of this lot as proposed would involve the construction of two new homes that will greatly enhance the architectural standards and aesthetics of the neighborhood. The development will remove an aging 1950's bungalow and replace it with modern homes and new construction standards.~~

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

~~Two new homes are proposed to replace one aging home and the use proposed remains single family as it is currently. New homes could not therefore logically be seen as creating a "nuisance or being "incompatible" with the existing use as they are the same use.~~

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

~~The proposed use in land would be similar to the adjacent uses with a maximum lot coverage of 35%. The distance of separation between the adjacent homes would offset any potential negative impact of the height of the new and larger homes that are proposed.~~

RE
1/10

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 3rd day of May in the year ~~one thousand nine hundred and one~~ (2001) ~~two~~

LINDA C. ABERCROMBIE

of the County of Cobb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

LINDA C. ABERCROMBIE and WILLIAM HOWARD ABERCROMBIE, as Joint Tenants With Right of Survivorship

of the County of Cobb, and State of Georgia, 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 ~~with~~ ^{love and affection,} ~~and in consideration of the sum of one dollar (\$1.00) in cash, valuable considerations in hand paid at the time of the signing and delivery of these presents, the receipt whereof is hereby acknowledged,~~ by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

A one-half undivided interest in an to all that tract or parcel of land lying and being in Land Lots 451 and 452 of the 17th District, 2nd Section of Cobb County, Georgia, being Lot 1, Block E of the Subdivision of the "Estate of Mary A. Dunton," as per plat recorded in Plat Book 8, page 137, Cobb County Records, which plat is incorporated herein and made a part hereof by reference, and being more particularly described as follows:

BEGINNING at the southeast corner of the intersection of Dell Avenue and Evelyn Street and running thence east along the south side of Dell Avenue 114 feet; thence south 150 feet; thence west 145 feet to the easterly side of Evelyn Street; thence northeast along the easterly side of Evelyn Street 156 feet to the Point of Beginning.

Deed Book 13365 Pg 4773
Filed and Recorded May-16-2001 04:17pm
2001-0079343
Real Estate Transfer Tax \$0.00

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

TO HAVE AND TO HOLD the said described premises to 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 said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Linda C. Abercrombie (Seal)
LINDA C. ABERCROMBIE
Kay Cowan (Unofficial witness)
Royce D. [Signature] (Notary Public)
OFFICE OF THE CLERK OF SUPERIOR COURT
GEORGIA
MAY 23 2001
COBB COUNTY

LIMITED
WARRANTY DEED

Return to: DOWNEY & CLEVELAND, LLP
288 Washington Avenue
Marietta, GA 30060

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, Made the 3rd day of May, in the year
~~one thousand nine hundred~~ (2001), between
two one

CAROLYN SUE WIX

of the County of Cobb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

LINDA C. ABERCROMBIE and WILLIAM HOWARD ABERCROMBIE,
as Joint Tenants With Right of Survivorship

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 dollars and other good and valuable considerations (\$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,

A one-half undivided interest in an to all that tract or parcel of land lying and being in Land Lots 451 and 452 of the 17th District, 2nd Section of Cobb County, Georgia, being Lot 1, Block E of the Subdivision of the "Estate of Mary A. Dunton," as per plat recorded in Plat Book 8, page 137, Cobb County Records, which plat is incorporated herein and made a part hereof by reference, and being more particularly described as follows:

BEGINNING at the southeast corner of the intersection of Dell Avenue and Evelyn Street and running thence east along the south side of Dell Avenue 114 feet; thence south 150 feet; thence west 145 feet to the easterly side of Evelyn Street; thence northeast along the easterly side of Evelyn Street 156 feet to the Point of Beginning.

Deed Book 13360 Pg 6096
Filed and Recorded May-07-2001 03:54pm
2001-0072799
Real Estate Transfer Tax \$42.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the 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.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

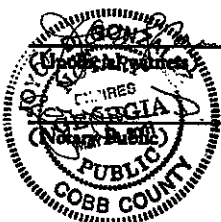
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Carolyn Sue Wix (Seal)
CAROLYN SUE WIX

[Signature] (Seal)

[Signature] (Seal)





08/07/2017 11:49
mhickenbottom

City of Smyrna
Real Estate Paid Tax Statement

P 1
txtaxstm

PARCEL: 17-0452-0-0080

LOCATION: 990 DELL AVE

CURRENT OWNER:
ABERCROMBIE LINDA C ETAL
506 THOREAU ST
SMYRNA GA 30082

CURRENT STATUS:
SQ FT: 0
LAND VALUATION: 40,000
BUILDING VALUATION: 59,840
EXEMPTIONS: 0
TAXABLE VALUATION : 99,840

DEED DATE:		BOOK/PAGE:					
YEAR	TYPE	DUE DATE	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
2016	RE-R 1	11/15/2016	359.02	.00	09/21/2016	PD	359.02
	BILL #	115	359.02	.00			359.02
GRAND TOTALS			359.02	.00			359.02

*All property taxes are
paid in full as of
8-7-17.*

Mike Herbert

**CITY OF SMYRNA
PROPERTY TAX OFFICE
P. O. BOX 1226
SMYRNA GA 30081**

L. G. ABERCROMBIE
W. H. ABERCROMBIE
506 THOREAU ST.
SMYRNA, GA 30082

2430

64-7148/2811

9-19-16

DATE

PAY TO THE ORDER OF City of Smyrna Tax Dept.

\$ 359.02

Three Hundred Fifty Nine and 02/100 DOLLARS



PrimeTime

FOR Bill No. 115

L. C. Abercrombie

⑆ 26 117 1480 ⑆ 7 100800 1397 17 ⑆ 0 2430

Vertical text on the left side of the check, including routing and account information.

PAY TO THE ORDER OF
SUNTRUST
FOR DEPOSIT ONLY
CITY OF SMYRNA
GENERAL FUND ACCOUNT
830009220

①

CITY OF SMYRNA
 Tax Department
 PO Box 1226
 Smyrna, GA 30081-1226
 770-434-6600

2016 Property Tax Notice

*RD 9-19-16
 CK # 2430*

ABERCROMBIE LINDA C ETAL
 506 THOREAU ST
 SMYRNA, GA 30082

Please Make Check or Money Order Payable to:
 City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:

- 1) \$10,000 Age sixty-two (62) or older by January 1.
- 2) \$22,000 Disabled with limited income.
- 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2016 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
115	990 DELL AVE	17-0452-0-0080	99,840	39,936		39,936	8.990000	359.02

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

Important Messages - Please Read

Total of Bills by Tax Type

<p>Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00</p>	<p>Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600</p> <p>If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100</p>	Pen	0.00
		Int	0.00
		Fees	0.00
		Adjustments	0.00
		Payments	0.00
		Back Taxes	0.00
		TOTAL DUE	359.02
		DATE DUE	11/15/2016

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

2



Printed: 8/3/2017

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LINDA C & W H ABERCROMBIE

ABERCROMBIE LINDA C ETAL

Payment Date: 9/9/2016

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2016	17045200080	10/17/2016	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,029.95	\$0.00



Scan this code with your mobile phone to view this bill!



CITY OF SMYRNA

2800 King Street / P.O. Box 1226, Smyrna, Georgia 30081
(770) 434-6600 / www.smyrnacity.com

CITY OF SMYRNA

Water and Sewer Availability

The City of Smyrna has determined that sanitary sewer and water are available to the proposed development.

Sanitary sewer is available within Dell Avenue at a starter manhole. The proposed western lot will be required to bore into the existing manhole.

Water is available to the proposed development and located on the northern side of Dell Avenue. All water taps will be required to be bored across the road.

All existing water and sewer taps are to be used where possible. All abandoned taps must be killed at the main by the developer. Elevations are the responsibility of the developer.

This information is based upon a boundary, topographic and tree survey for Kimberly Norwood Properties by SPG Surveying dated 7/26/17.

Sincerely,

Scott Stokes
Director Public Works

MAYOR
A. MAX BACON

CITY COUNCIL

WARD 1
DEREK NORTON

WARD 2
ANDREA BLUSTEIN

WARD 3
TERI ANULEWICZ

WARD 4
CHARLES A. WELCH

WARD 5
SUSAN WILKINSON

WARD 6
DOUG STONER

WARD 7
RON FENNEL

CITY ADMINISTRATOR
MICHAEL L. JONES, P.E.

CITY CLERK
TERRI GRAHAM

CITY ATTORNEY
SCOTT A. COCHRAN

MUNICIPAL COURT JUDGE
E. ALTON CURTIS, JR.

Legal Description
Lot 1 (overall)

All that tract or parcel of land lying and being in Land Lot 486 of the 17th Land District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1" open top pipe along the southern right-of-way line of Dell Avenue (40' r/w) at the northeast property corner of Lot 1, Block E, Estate of Mary A. Dunton, said point being the **TRUE POINT OF BEGINNING**;

thence along said southern right-of-way line of Dell Avenue, thence N 80°00'00" W a distance of 114.00 feet to a point,
thence leaving said right-of-way line, S 24°37'17" W a distance of 156.00 feet to a 1" open top pipe,
thence S 80°34'11" E a distance of 145.05 feet to a ½" rebar,
thence N 13°11'25" E a distance of 149.74 feet to a point, and the **TRUE POINT OF BEGINNING**;

Said property contains 0.446 acres, more or less and more particularly shown on that drawing labeled "Boundary, Topographic and Tree Survey, Lot 1, Block E, Estate of Mary A. Dunton", for Kimberly Norwood Properties, LLC, prepared by SPG Surveying, LLC, dated 7/26/17.

**Legal Description
Lot 1A**

All that tract or parcel of land lying and being in Land Lot 486 of the 17th Land District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1" open top pipe along the southern right-of-way line of Dell Avenue (40' r/w) at the northeast property corner of Lot 1, Block E, Estate of Mary A. Dunton, thence S 13°11'25" W a distance of 5.00 feet to a point on the new southern right-of-way line of Dell Avenue, thence along said new southern right-of-way line, N 80°00'00" W a distance of 63.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

thence continuing along said new southern right-of-way line of Dell Avenue, thence N 80°00'00" W a distance of 52.03 feet to a point, thence leaving said right-of-way line, S 24°37'17" W a distance of 150.83 feet to a 1" open top pipe, thence S 80°34'11" E a distance of 85.05 feet to a point, thence N 11°59'38" E a distance of 145.19 feet to a point, and the **TRUE POINT OF BEGINNING**;

Said property contains 0.229 acres, more or less.

Legal Description
Lot 1B

All that tract or parcel of land lying and being in Land Lot 486 of the 17th Land District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1" open top pipe along the southern right-of-way line of Dell Avenue (40' r/w) at the northeast property corner of Lot 1, Block E, Estate of Mary A. Dunton, thence S 13°11'25" W a distance of 5.00 feet to a point on the new southern right-of-way line of Dell Avenue, said point being the **TRUE POINT OF BEGINNING**;

thence along said new southern right-of-way line of Dell Avenue, thence N 80°00'00" W a distance of 63.00 feet to a point, thence leaving said right-of-way line, S 11°59'38" W a distance of 145.19 feet to a point, thence S 80°34'11" E a distance of 60.00 feet to a ½" rebar, thence N 13°11'25" E a distance of 144.73 feet to a point, and the **TRUE POINT OF BEGINNING**;

Said property contains 0.204 acres, more or less.