City Council
Atlanta, Georgia

07- O -0859

AN ORDINANCE
BY ZONING COMMITTEE

Z-07-48
Date Filed: 4-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1116 Murphy Avenue, S.W.,** be changed from the I-2 (Heavy Industrial) District to the LW (Live-Work) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 119, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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EXHIBIT 'A'

LEGAL DESCRIPTION

TRACT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 119 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING TRACT "A", CONTAINING 0.323 ACRES AS SHOWN ON PLAT OF SURVEY FOR 1116 MURPHY, LLC, PREPARED BY CONROY & ASSOCIATES, P.C., BEARING THE SEAL OF DANIEL F. CONROY, GEORGIA RLS NO. 2350, SHOWING A SURVEY DATE OF AUGUST 2, 2006, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF AVON AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF SYLVAN ROAD (50' R/W); THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY OF SYLVAN ROAD NORTH 02 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 450.64 FEET TO AN IRON PIN FOUND AND THE **TRUE POINT OF BEGINNING**; FROM SAID POINT OF BEGINNING, THENCE DEPART THE WEST RIGHT OF WAY OF SYLVAN ROAD AND RUN NORTH 87 DEGREES 29 MINUTES 25 SECONDS WEST 215.09 FEET TO A IRON PIN FOUND; THENCE RUN NORTH 02 DEGREES 47 MINUTES 33 SECONDS EAST A DISTANCE OF 7.48 FEET TO AN IRON PIN FOUND; THENCE RUN ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 180.86 FEET AND A RADIUS OF 586.71 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 66 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 180.18 FEET TO POINT; THENCE RUN ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 96.77 FEET AND A RADIUS OF 340.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 50 DEGREES 40 MINUTES 07 SECONDS WEST, A DISTANCE OF 96.45 FEET TO AN IRON PIN FOUND; THENCE RUN NORTH 45 DEGREES 20 MINUTES 49 SECONDS WEST 15.92 FEET TO AN IRON PIN FOUND; THENCE RUN ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 100.52 FEET AND A RADIUS OF 356.64 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 50 DEGREES 40 MINUTES 04 SECONDS EAST, A DISTANCE OF 100.19 FEET TO POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 189.56 FEET AND A RADIUS OF 602.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 66 DEGREES 52 MINUTES 19 SECONDS EAST, A DISTANCE OF 188.78 FEET TO AN IRON PIN FOUND; THENCE RUN NORTH 05 DEGREES 16 MINUTES 18 SECONDS EAST 26.49 FEET TO AN IRON PIN FOUND; THENCE RUN NORTH 76 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 42.45 FEET TO AN IRON PIN FOUND; THENCE RUN SOUTH 45 DEGREES 04 MINUTES 33 SECONDS EAST 7.32 FEET TOAN IRON PIN SET; THENCE RUN ALONG A CURVE TO THE LEFT, AN ARC

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LENGTH OF 115.62 FEET AND A RADIUS OF 295.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 76 DEGREES 14 MINUTES 47 SECONDS EAST, A DISTANCE OF 114.88 FEET TO AN IRON PIN SET; THENCE RUN SOUTH 87 DEGREES 36 MINUTES 12 SECONDS EAST A DISTANCE OF 56.33 FEET TO AN IRON PIN FOUND ON THE WEST RIGHT OF WAY LINE OF SYLVAN ROAD; THENCE RUN ALONG THE WEST RIGHT OF WAY OF SYLVAN ROAD SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST 35.29 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

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TOGETHER WITH:

TRACT B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 119 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING TRACT "B", CONTAINING 3.27 ACRES AS SHOWN ON PLAT OF SURVEY FOR 1116 MURPHY, LLC, PREPARED BY CONROY & ASSOCIATES, P.C., BEARING THE SEAL OF DANIEL F. CONROY, GEORGIA RLS NO. 2350, SHOWING A SURVEY DATE OF AUGUST 2, 2006, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF AVON AVENUE WITH THE WEST RIGHT-OF-WAY OF SYLVAN ROAD (50' R/W); THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY OF SYLVAN ROAD NORTH 02 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 450.64 FEET TO AN IRON PIN FOUND; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY NORTH 02 DEGREES 42 MINUTES 09 SECONDS EAST 35.29 FEET TO AN IRON PIN FOUND; THENCE DEPART THE WEST RIGHT OF WAY OF SYLVAN ROAD AND RUN NORTH 87 DEGREES 36 MINUTES 12 SECONDS WEST 56.33 FEET TO A IRON PIN SET; THENCE RUN ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 115.62 FEET AND A RADIUS OF 295.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 76 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 114.88 FEET TO AN IRON PIN SET; THENCE RUN NORTH 45 DEGREES 04 MINUTES 33 SECONDS EAST A DISTANCE OF 7.32 FEET TO AN IRON PIN FOUND AND **THE TRUE POINT OF BEGINNING**; FROM SAID TRUE POINT OF BEGINNING, THENCE RUN SOUTH 76 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 42.45 FEET TO AN IRON PIN FOUND; THENCE RUN SOUTH 05 DEGREES 16 MINUTES 18 SECONDS WEST A DISTANCE OF 26.49 FEET TO AN IRON PIN FOUND; THENCE RUN ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 189.56 FEET AND A RADIUS OF 602.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 66 DEGREES 52 MINUTES 19 SECONDS WEST, A DISTANCE OF 188.78 FEET TO AN IRON PIN FOUND; THENCE RUN ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 100.52 FEET AND A RADIUS OF

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356.64 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 50 DEGREES 40 MINUTES 04 SECONDS WEST, A DISTANCE OF 100.19 FEET TO POINT; THENCE RUN NORTH 44 DEGREES 28 MINUTES 53 SECONDS WEST 399.02 FEET TO AN IRON PIN SET; THENCE RUN NORTH 44 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 10.78 FEET TO AN IRON PIN SET; THENCE RUN NORTH 40 DEGREES 00 MINUTES 26 SECONDS EAST A DISTANCE OF 120.23 FEET TO AN IRON PIN SET; THENCE RUN NORTH 43 DEGREES 52 MINUTES 27 SECONDS EAST A DISTANCE OF 74.90 FEET TO AN IRON PIN FOUND; THENCE RUN ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 136.02 FEET AND A RADIUS OF 552.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 70 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 135.68 FEET TO AN IRON PIN FOUND; THENCE RUN SOUTH 44 DEGREES 57 MINUTES 07 SECONDS EAST A DISTANCE OF 227.89 FEET TO AN IRON PIN SET; THENCE RUN SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST A DISTANCE OF 5.32 FEET TO AN IRON PIN SET; THENCE RUN SOUTH 44 DEGREES 57 MINUTES 20 SECONDS EAST A DISTANCE OF 32.88 FEET TO AN IRON PIN SET; THENCE RUN NORTH 45 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 5.32 FEET TO AN IRON PIN SET; THENCE RUN SOUTH 44 DEGREES 56 MINUTES 56 SECONDS EAST A DISTANCE OF 177.82 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

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