

City Council
Atlanta, Georgia

13- 0 -0110

AN ORDINANCE
BY: ZONING COMMITTEE

Z-12-49
Date Filed: 12-11-12

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 **2131 AND 2137 COLLEGE AVENUE, N.E. AND 364 AND 370 MURRAY HILL, N.E.**, be changed from the R4 A (Single Family Residential) and C-1 (Community Business District) to the R-4A (Single Family Residential) District, to wit:

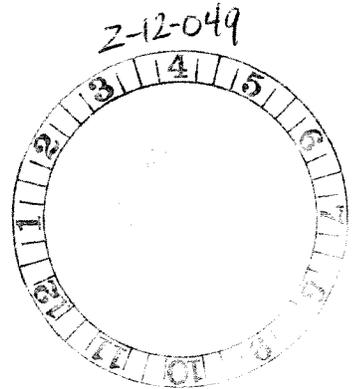
ALL THAT TRACT or parcel of land lying in Land Lot 150, 15th District, Dekalb County, Georgia, being more particularly described by the attached legal description and/or survey.

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 That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Record and Return to:
PARTNERSHIP TITLE COMPANY, LLC
2921 PIEDMONT ROAD, SUITE B
ATLANTA, GEORGIA 30305
12-1870 B KNAPP



WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, Made the 2nd day of August, 2012, between

DENISE BOWDEN,

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

STEPHEN KNAPP,

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 00/100 (\$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 212 of the 15th District of DeKalb County, Georgia and being more particularly described as follows;

TO ARRIVE AT THE TRUE POINT OF BEGINNING begin at a brass disk located at the southwestern intersection of College Ave. and Murray Hill Ave., said disk being located at coordinates N1,369,139.794 and, E454,346.550 thence running along the southerly right-of-way of College Ave. along the arc of a curve to the left 80.55 feet to a point, said curve having a chord distance of 80.54 feet on a bearing of south 66 degrees 33 minutes 21 seconds west and a radius of 1,407.40 feet; thence continuing south 54 degrees 44 minutes 49 seconds west 74.89 feet to an iron pin, which iron pin is THE TRUE POINT OF BEGINNING; thence running south 07 degrees 11 minutes 41 seconds east 202.96 feet to an iron pin; thence running south 70 degrees 44 minutes 08 seconds west 77.49 feet to an iron pin; thence running north 20 degrees 12 minutes 10 seconds west 163.76 feet to a point, said point being located on the southerly right-of-way of College Ave.; thence running along said right-of-way north 54 degrees 54 minutes 55 seconds east 127.44 feet to THE TRUE POINT OF BEGINNING. Said tract or parcel of land contains 16,573 square feet.

Coordinates, bearings and distances are based on the 1927 Georgia Transverse Mercator Grid System, West Zone as adjusted in 1974 for Metropolitan Atlanta Rapid Transit Authority.

This legal description was prepared from that certain Property Disposal Map for the MARTA East Line, Drawing No, DCE58, dated April 18, 1983.

TAX ID: 15 212 05 027 & 15 212 05 026

SUBJECT to restrictive covenants and general utility easements of record.

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.

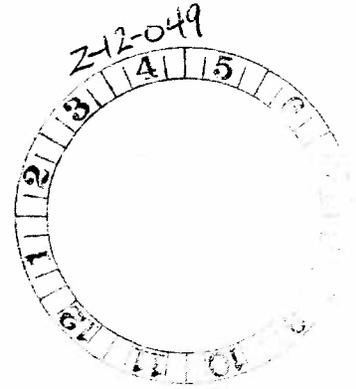
Signed, sealed and delivered in presence of:

Unofficial Witness
Notary Public
STEPHEN KNAPP
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
SEPT. 10TH 2012
COMMISSION # 21115

DENISE BOWDEN

The purpose of this deed is to wind up the affairs of Bethesda Holdings, LLC for purposes of dissolution.

Record and Return to:
PARTNERSHIP TITLE COMPANY, LLC
2921 PIEDMONT ROAD, SUITE B
ATLANTA, GEORGIA 30305
12-1870 D KNAPP



WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, Made the 2 day of August, 2012, between

BETHESDA HOLDINGS, LLC,

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

STEPHEN KNAPP,

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 00/100 (\$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,

TRACT ONE:

All that tract or parcel of land lying and being in Land Lot 212 of the 15th District of DeKalb County, Georgia, and more particularly described as follows:

BEGINNING at the southwest corner of Murray Hill and College Avenues (formerly DeKalb Avenue) and thence running in a westerly direction along College Avenue one hundred fifty (150) feet, thence in a southerly direction fifty (50) feet, thence in an easterly direction one hundred fifty (150) feet, thence in a northerly direction along Murray Hill Avenue fifty (50) feet to the point of beginning.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 212 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the west side of Murray Hill Avenue, fifty (50) feet south of the Southwest corner of College Avenue and Murray Hill Avenue, and running thence South on Murray Hill Avenue a distance of one hundred (100) feet, thence west a distance of one hundred forty-two and three-tenths (142.3) feet, thence North a distance of forty-five and seven tenths (45.7) feet along the west line of Lot number three (3) to an iron pipe, thence east a distance of one hundred fifty (150) feet to Murray Hill Avenue to the point of beginning, being Lot Number One (1) according to plat made by Gordon Nalley, C.E., under date of September 12, 1934.

TAX ID: 15 212 05 025

SUBJECT to restrictive covenants and general utility easements of record.

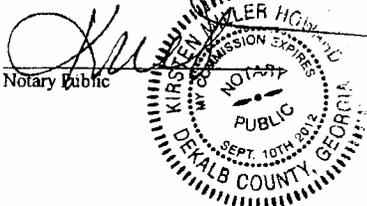
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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:

Suzette Boock
Unofficial Witness



[Signature]
BETHESDA HOLDINGS, LLC
BY DENISE BOWDEN BOESEL, MANAGER

RCS# 2519
1/22/13
3:27 PM

Atlanta City Council

MULTIPLE

13-O-0108/13-O-0109/13-O-0110/13-O-0111

REFER/ZRB/ZC

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	NV Bond
Y Hall	Y Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	Y Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE