

**VA-2024-08**

Legal Description of E-A zone to be rezoned

All that tract or parcel of land situate, lying and being located in Land Lots 72 and 113 of the 11<sup>th</sup> Land District, Lowndes County, Georgia containing 2.084 acres and being more particularly described as follows: For a point of reference begin at the a concrete monument located at the north east intersection of the north right-of-way margin of Avenue H and the east right-of-way margin of Ga S.R. Hwy No. 31 - Madison Highway (100' r/w) and proceed north 81 degrees 37 minutes 17 seconds west 100.01 feet to a point located on the west right-of-way margin Madison Highway; thence along the arc of a curve to the right for a length of 363.76 feet, having a radius of 5679.38 feet, a chord bearing of south 10 degrees 15 minutes 49 seconds west with a distance of 363.70 feet to a 5/8" rebar being the POINT OF BEGINNING; thence continuing along said right-of-way along the arc of a curve to the right for a length of 401.95 feet, having a radius of 5679.58 feet, a chord bearing of south 14 degrees 07 minutes 33 seconds west with a distance of 401.87 feet to a 5/8" rebar; thence leaving said right-of-way proceed north 79 degrees 30 minutes 58 seconds west 269.43 feet to a point; thence north 19 degrees 44 minutes 17 seconds east 315.94 feet to a point; thence north 80 degrees 24 minutes 31 seconds east 259.94 feet to the POINT OF BEGINNING.

Legal Description of Con zone to be rezoned

All that tract or parcel of land situate, lying and being 1.125 acres and being more particularly described as follows: For a point of reference begin at the a concrete monument located at the north east intersection of the north right-of-way margin of Avenue H and the east right-of-way margin of Ga S.R. Hwy No. 31 - Madison Highway (100' r/w) and proceed north 81 degrees 37 minutes 17 seconds west 100.01 feet to a point located on the west right-of-way margin Madison Highway; thence along the arc of a curve to the right for a length of 363.76 feet, having a radius of 5679.38 feet, a chord bearing of south 10 degrees 15 minutes 49 seconds west with a distance of 363.70 feet to a 5/8" rebar to a point; thence continuing along said right-of-way along the arc of a curve to the right for a length of 401.95 feet, having a radius of 5679.58 feet, a chord bearing of south 14 degrees 07 minutes 33 seconds west with a distance of 401.87 feet to a 5/8" rebar; thence leaving said right-of-way proceed north 79 degrees 30 minutes 58 seconds west 269.43 feet to the POINT OF BEGINNING; thence north 79 degrees 30 minutes 58 seconds west 115.18 feet to a 5/8" rebar; thence north 09 degrees 38 minutes 47 seconds west 235.91 feet to a 3/8" rebar; thence north 80 degrees 24 minutes 31 seconds east 263.17 feet to a point; thence south 19 degrees 44 minutes 17 seconds west 315.94 feet to the POINT OF BEGINNING.