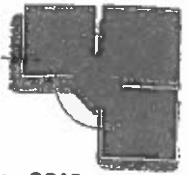




DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



AUG 31 2016

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: Application No.: SLUP-16-20981

APPLICANT NAME: JAC. BISQUIT ROWLING HOTEL TIME COMET PUB & LAMES

Daytime Phone #: 470-225-1931 Fax #: N/A

Mailing Address: 2619 N. DECATUR RD DECATUR GA 30033

E-mail: ethan@trains.net

OWNER NAME: S. Stephen Selig III
(If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-374-5511 Fax #: 404-375-2629

Mailing Address: 1100 SPRING ST. SUITE 550 ATLANTA GA 30309-2345

E-mail:

SUBJECT PROPERTY ADDRESS OR LOCATION: SUBURBAN PLAZA, LOWER LEVEL, 2619 NORTH DECATUR ROAD, DeKalb County, GA, 30030

District(s): 18 Land Lot(s): 49 Block(s): 04 Parcel(s): 028

Acreage or Square Feet: 852,932 SF Commission District(s): 2/6 Existing Zoning: C-1

Proposed Special Land Use (SLUP): LATE-NIGHT ESTABLISHMENT EXTENDED OPERATING HOURS

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: X Signature of Applicant: [Signature] Printed Name of Applicant: ETHAN R WURTZEL

Notary Signature and Seal: Misty Palmer-Clayton

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

50



**AUG 31 2016**

August 31, 2016

DeKalb County  
Department of Planning and Sustainability  
330 West Ponce De Leon Avenue  
Decatur, Georgia 30030

Re: The Comet Pub and Lanes 2619 North Decatur Road  
Special Land Use Permit Letter of Application

To Whom it May Concern,

This Special Land Use Permit Application is for the site known as The Comet Pub & Lanes (The Comet) to extend its operating hours after 12:30am, as a late-night establishment per section 4.2.32 of the 2015 Zoning Code. The extended hours are proposed as follows:

Monday: 12:30am to 1:00am  
Tuesday: 12:30am to 1:00am  
Wednesday: 12:30am to 1:00am  
Thursday: 12:30am to 1:00am  
Friday: 12:30am to 2:00am  
Saturday: 12:30am to 2:00am  
Monday: 12:30am to 1:00am

A total of 5.5 additional operating hours per week for the site.

The site is located in an existing C-1 zoning district, and this application does not intend to modify the use or zoning of the site, which has been a bowling alley (Indoor Recreation use) for nearly six decades. Site area is 29,503 s.f. in the lower level of a two-level shopping center with a total area of 328,133 s.f. Overall building is 36 feet tall at the two-story areas, and approximately 24-30 feet tall at the single story elevations. This Special Land Use Permit is not intended to modify any part of the site or the building and is limited to late-night operating hours.

Thanks,

A handwritten signature in black ink, appearing to read "John O'Connell", is written over a light blue horizontal line.

John O'Connell  
Fusica Architects & Brewworks

SOUTH BOULEVARD  
PUBLIC VARIABLE HWY  
1/4" = 100' 0"

10477.21' 21.00"  
10477.21' 21.00"  
10477.21' 21.00"  
10477.21' 21.00"

MEDLOCK ROAD  
PUBLIC VARIABLE HWY

SITE ADDRESS  
CORNER 1 NORTH 40  
204 N DECATUR ROAD  
MICHIGAN IS SUBURBAN PLAZA

SITE AREA  
18,800.3 AC  
0.000000 AC  
0.000000 AC

NORTH DECATUR ROAD  
PUBLIC VARIABLE HWY



AUG 31 2016

AREA UNDER CONSTRUCTION  
ENTIRELY UNDEVELOPED  
NOT SHOWN

ATKINSON LAND TITLE SURVEY FOR  
SELIG ENTERPRISES, INC., SUBURBAN PLAZA, LLC,  
PRINCIPAL INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS INCLUDED  
AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
LOCATED IN  
LAND LOT 48  
18TH DISTRICT  
DEKALB COUNTY, GEORGIA



DATE	08/31/2016
PROJECT	ATKINSON LAND TITLE SURVEY FOR SELIG ENTERPRISES, INC., SUBURBAN PLAZA, LLC, PRINCIPAL INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS INCLUDED AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PREPARED BY	W&B ENGINEERS, INC.
CHECKED BY	W&B ENGINEERS, INC.
APPROVED BY	W&B ENGINEERS, INC.

**W&B**  
W&B ENGINEERS, INC.  
CIVIL, SURVEYING & LAND SURVEYING  
1000 N. DECATUR ROAD, SUITE 100  
MARIETTA, GEORGIA 30067-3020  
770 932 8300  
WWW.WANDBENGINEERS.COM

DATE	08/31/2016
PROJECT	ATKINSON LAND TITLE SURVEY FOR SELIG ENTERPRISES, INC., SUBURBAN PLAZA, LLC, PRINCIPAL INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS INCLUDED AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PREPARED BY	W&B ENGINEERS, INC.
CHECKED BY	W&B ENGINEERS, INC.
APPROVED BY	W&B ENGINEERS, INC.

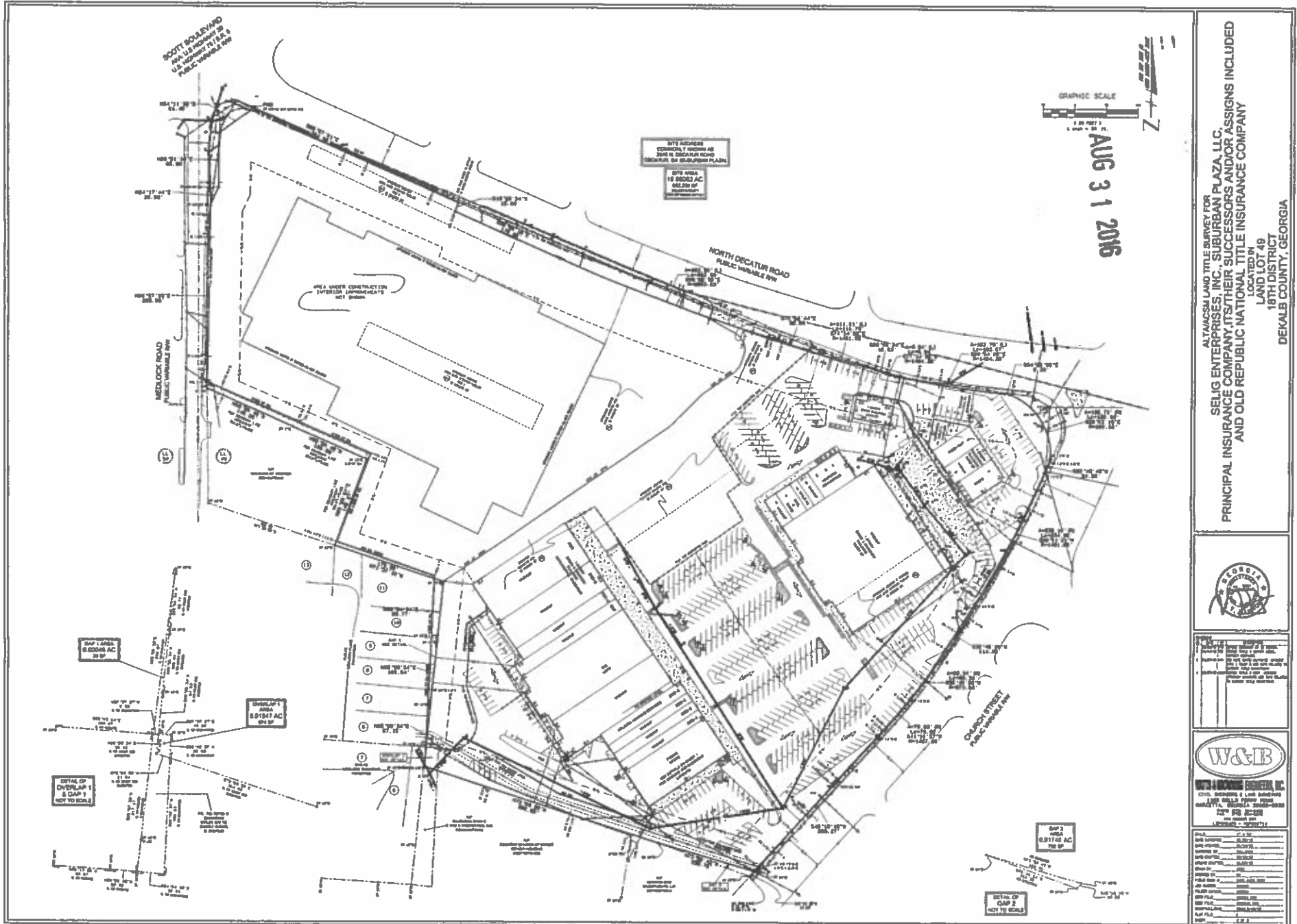
GAP 1 AREA  
8,000.0 AC  
0.000000 AC

OVERLAP 1  
AREA  
8,918.7 AC  
0.000000 AC

DETAIL OF  
OVERLAP 1  
& GAP 1  
NOT TO SCALE

GAP 2  
AREA  
8,817.8 AC  
0.000000 AC

DETAIL OF  
GAP 2  
NOT TO SCALE





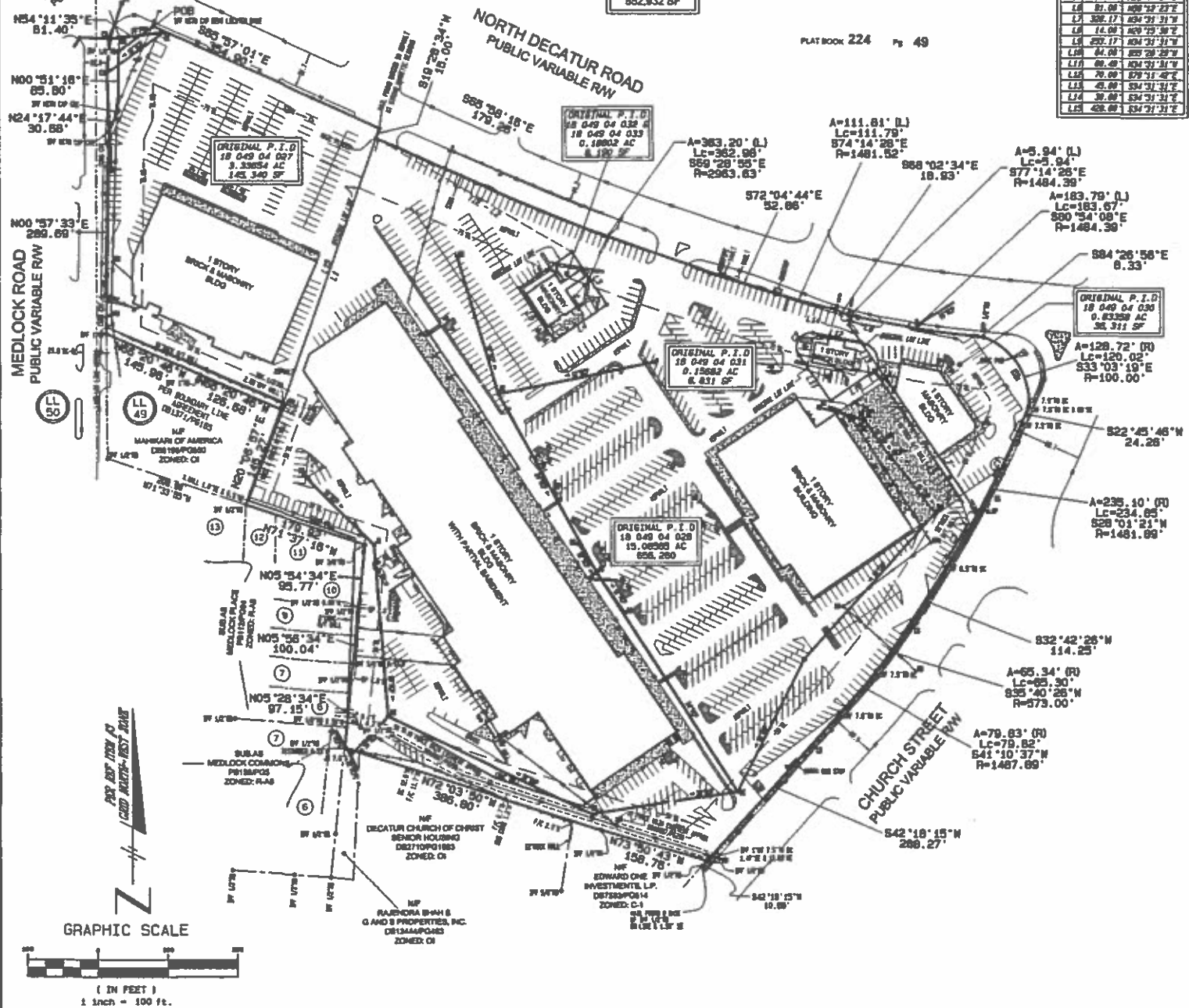
SCOTT BOULEVARD  
 W. U.S. HIGHWAY 28  
 U.S. HIGHWAY 781 S.R. 1  
 PUBLIC VARIABLE RW

SITE AREA  
 19.58062 AC  
 852,932 SF

TAX PARCEL CURVE DATA				
CURVE AC	CHORD BEARING	CHORD LENGTH	ANGLES	
CA	145.83	S24°17'44"E	145.76	181.88
CB	48.89	S83°08'23"E	37.81	26.30
CC	88.27	S30°30'34"W	88.25	148.83

TAX PARCEL LINE DATA				
LINE	DISTANCE	CHORD BEARING	CHORD LENGTH	ANGLES
L1	413.88	N75°28'34"E		
L2	325.34	S89°38'44"E		
L3	88.00	S33°47'37"E		
L4	81.00	S59°32'23"E		
L5	81.00	S33°47'37"E		
L6	81.00	S28°12'23"E		
L7	336.17	N54°21'31"E		
L8	14.00	N29°25'50"E		
L9	82.17	N04°31'31"E		
L10	84.00	S85°28'28"E		
L11	88.49	N04°31'31"E		
L12	70.00	S79°11'49"E		
L13	45.00	S94°31'31"E		
L14	30.00	S34°31'31"E		
L15	428.00	S34°31'31"E		

PLAT BOOK 224 Pg 49



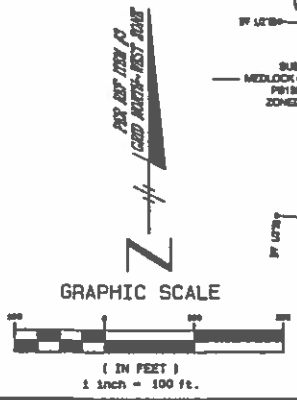
EXISTING TAX PARCELS  
**LOT CONSOLIDATION PLAT**  
 OF  
**SUBURBAN PLAZA**  
 FOR  
**SELIG ENTERPRISE, INC.**  
 LOCATED IN  
 LAND LOT 49  
 18TH DISTRICT  
 DEKALB COUNTY,  
 GEORGIA



REV.	DATE	BY	DESCRIPTION
1	01/11/12	WFB	ADDRESS COUNTY CORRECTED, 225 EXISTING CONDITION SHEET, REVERSE SHEET CORRECTED.
2	01/05/12	WFB	ADD REV.
3	11/14/12	WFB	ADDRESS COUNTY REVERSE CORRECTED

**W&B**  
**WATTS & BROWNING ENGINEERS, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1180 BELLS FERRY ROAD  
 MARIETTA, GEORGIA 30066-6030  
 PHONE: (678) 324-8182  
 FAX: (770) 664-6870  
 WWW.WBENR.COM

SCALE:	1" = 100'
DATE SURVEYED:	02/28/12
DATE UPDATED:	N/A
SURVEYED BY:	CALLAHAN
DATE DRAFTED:	02/27/12
UPDATE DRAFTED:	N/A
DRAWN BY:	MIKE VTN
CHECKED BY:	WFB
FIELD BOOK #:	2002, 2002, 2302
JOB NUMBER:	120204
FOLDER NUMBER:	120204
COORD. FILE #:	N/A
DESC. FILE #:	120204-LOT-CONSD-PLAT
COUNTY/AL/R/R:	DEKALB/02/18
PLAT FILE #:	0
SHEET:	2 OF 4



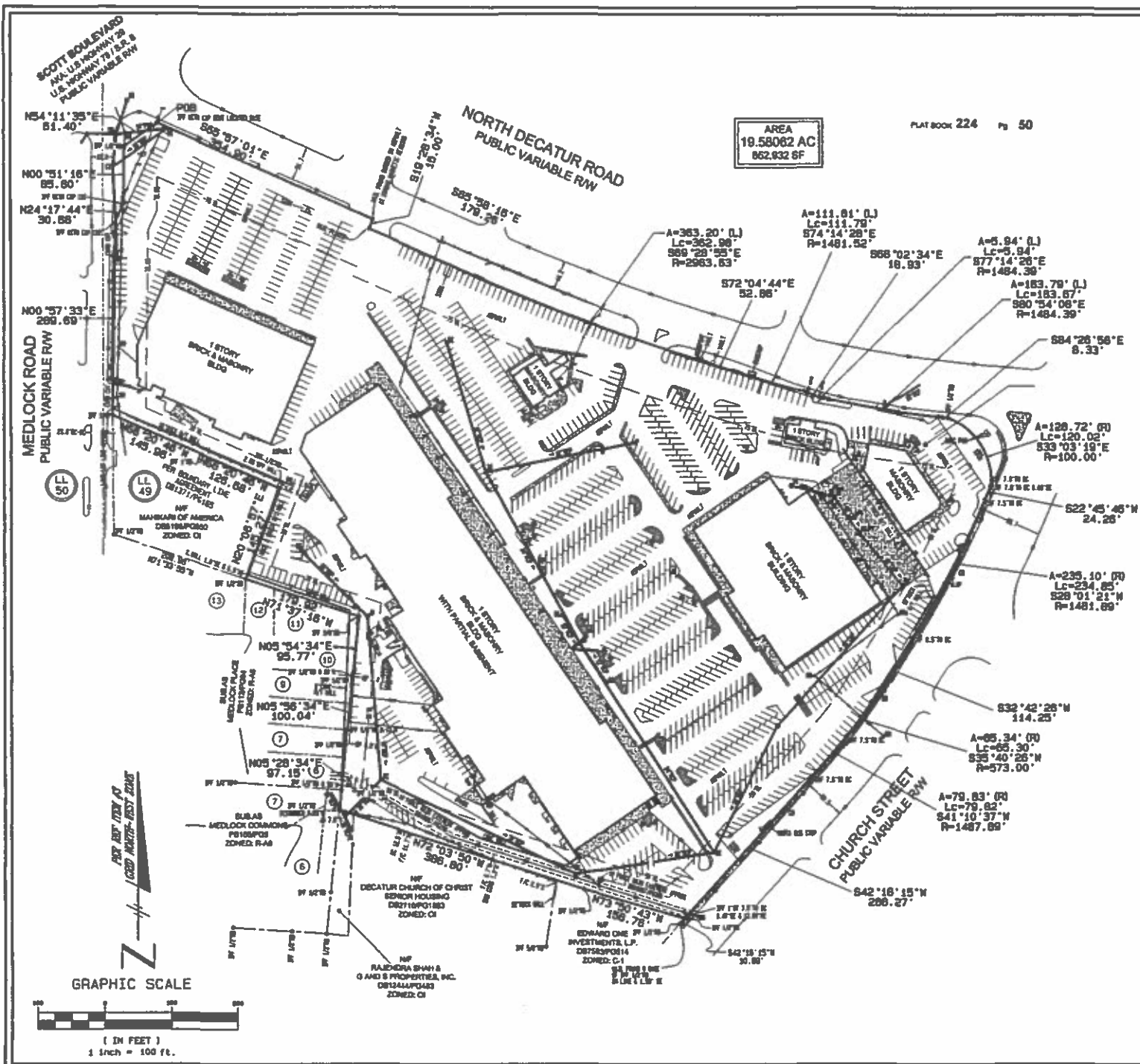
PROPOSED TAX PARCEL

LOT CONSOLIDATION PLAT  
OF  
SUBURBAN PLAZA  
FOR  
SELIG ENTERPRISE, INC.  
LOCATED IN  
LAND LOT 49  
18TH DISTRICT  
DEKALB COUNTY,  
GEORGIA



AREA  
19.58062 AC  
862.932 SF

PLAT BOOK 224 P. 50

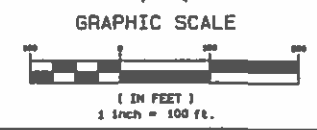


NO.	DATE	BY	DESCRIPTION
1	06/17/12	PH	ADDRESS COUNTY COMMENTS AND EXISTING CONDITIONS SHEET REVIEW CHECK DATE: 06/17/12
2	06/25/12	PH	ADD PIV.
3	11/14/12	PH	ADDRESS COUNTY REVIEW COMMENTS



**WATTS & BROWNING ENGINEERS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1180 BELLS FERRY ROAD  
MARIETTA, GEORGIA 30066-6030  
PHONE: (678) 324-6182  
FAX: (770) 854-6670  
WWW.WEBENR.COM

SCALE:	1" = 100'
DATE SURVEYED:	02/26/12
DATE UPDATED:	N/A
SURVEYED BY:	CALLAHAN
DATE DRAFTED:	06/27/12
UPDATE DRAFTED:	N/A
DRAWN BY:	ANIKYTH
CHECKED BY:	PH
FIELD BOOK P.	2455, 2456, 2382
JOB NUMBER:	120204
FOLDER NUMBER:	120204
COORD FILE:	N/A
DESC FILE:	20204-LT-COVER.DWG
COUNTY/ALD/R/E:	DEKALB/04/18
PLAT FILE:	0
SHEET:	1 OF 4





AUG 31 2016

August 31, 2016

DeKalb County  
Department of Planning and Sustainability  
330 West Ponce De Leon Avenue  
Decatur, Georgia 30030

Re: The Comet Pub & Lanes 2619 North Decatur Road  
Special Land Use Permit Criteria

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;  
*Site is a component and tenant of a shopping center that has just completed renovations and has been reviewed by the Department of Planning and Sustainability for continued use and compliance with the zoning of the property. The extended operating hours requested under the SLUP will not impact this item.*
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;  
*Site has been in use as a bowling center for nearly six decades. Of the uses and tenants in the renovated shopping center, it is the only use in the facility to remain substantially as originally constructed. The extended operating hours requested under the SLUP will not impact the land use of this site.*
- C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;  
*Site is operational and operates successfully with the public services and utilities already provided. The extended operating hours requested under the SLUP will not impact this item as they are during times of lowest use of these services and facilities.*
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;  
*The extended operating hours requested under the SLUP will not impact this item as they are during times of lowest traffic and congestion in the area.*
- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;  
*The extended operating hours requested under the SLUP will not impact this item as they are during times of lowest traffic and congestion in the area. Traffic volume impact from this SLUP is expected to be minimal.*
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;  
*The extended operating hours requested under the SLUP will not impact this item as they do not modify the current configuration of ingress or egress.*



- G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;  
*The extended operating hours requested under the SLUP will not impact this item as the site will not be modifying its operations during these hours.*
- H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;  
*The extended operating hours requested under the SLUP are substantially similar to the extended operating hours used by this site under previous ownership.*
- I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;  
*The operation of this site is intended to be unchanged from its operation over the previous nearly six decades.*
- J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;  
*This site is in a C-1 zoning district. Bowling Alley is a permitted Indoor Recreation use in that zoning district.*
- K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;  
*This site's overall use as a shopping center is consistent with the Comprehensive Plan.*
- L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;  
*The extended operating hours requested under the SLUP will not impact this item as the site is already developed.*
- M. Whether or not there is adequate provision of refuse and service areas;  
*Refuse and service areas were previously reviewed and approved and are not impacted by this SLUP application.*
- N. Whether the length of time for which the special land use permit is granted should be limited in duration;  
*The extended operating hours requested under the SLUP are requested to be permanent.*
- O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;  
*The SLUP will not impact this item as the site is already developed.*
- P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;  
*The SLUP will not impact this item as the site is already developed.*
- Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit;  
*The Special Land Use Permit application will comply with supplemental requirements in Sec. 27-1542. - Late-night establishments and night clubs.*
- R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building;  
*The SLUP will not impact this item as the site is already developed.*
- S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

*The extended operating hours requested under the SLUP will not impact this item. Bowling alleys are expensive facilities to develop and are not likely to proliferate solely due to potential for extended operating hours.*

- T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

*This site has been in operation for nearly six decades, and has been shown to be a compatible use for the neighborhood consistent with the needs of the neighborhood.*

Thanks,



John O'Connell  
Fusica Architects & Brewworks



AUG 31 2016

SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 8/31/2016

TO WHOM IT MAY CONCERN:

(I) (WE), S. Stephen Selig III  
 Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

THE COMET PUB & LANES / EYHAN WURTZEL  
 Name of Applicant or Agent

to file an application on my (our) behalf.



Jodi Johnson  
 Notary Public

[Signature]  
 Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



### Letter of Entertainment

READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM

- Both the tenant and property owner are required to sign the form.
- All signatures must be original. Fax and Xerox signatures are not acceptable.
- Both signatures must be individually notarized (two seals, two stamps, etc.).
- "Agents (holding companies, property managers, attorneys, etc.) signer for property owner must attach any and all documentation necessary to prove they have authorization to act on behalf of the owner. Failure to provide such information will delay approval of all permits and licenses necessary to open this business.

**DEPARTMENT USE ONLY**

TAX ID# \_\_\_\_\_

AP# \_\_\_\_\_

Name of business: DOG BISCUIT BOWLING LLC. D/B/A COMET PUB & LANES  
 Address of business: 2619 N. DECATUR RD DECATUR GA 30033

**EACH OF THE FOLLOWING QUESTIONS MUST BE ANSWERED COMPLETELY:**

- (A) Are you going to have entertainment?  Yes  No  
 If "Yes", is it going to be "Adult Entertainment" as defined by the DeKalb County Zoning and Adult Entertainment licensing and alcohol beverages ordinances?  Yes  No
- (B) Is this a sit down restaurant only?  Yes  No  
Definition of Restaurant: An establishment where food and drink are prepared, served, and consumed primarily within the principal building.
- (C) Is this a late night establishment?  Yes  No  
Definition of Late Night Establishment: Any establishment licensed to dispense alcoholic beverages for consumption on premises where such establishment is open for use by patrons beyond 12:30a.m.
- (D) Is this a night club?  Yes  No  
Definition of Nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment is allowed.

Describe in detail the entertainment and business operation you are going to have, include hours of operation:

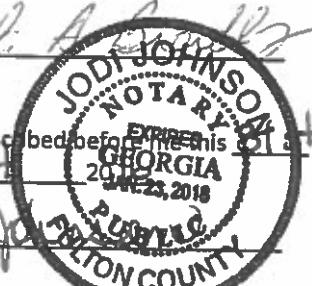
THE COMET PUB & LANES IS A 32 LANE BOWLING CENTER SERVING PREPARED FOODS BURGERS, PIZZA, OUR SERVICES INCLUDE BEER, WINE AND LIQUOR AND ADDITIONAL RENTAL GAMES LIKE DARTS AND SHUFFLEBOARD. OUR HOURS ARE M-F 5pm-1am Tu-Th 10am-1am F/S 10am-2am Su-V 11am-1am

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT I HAVE ANSWERED THE ABOVE QUESTIONS AND STATEMENTS TRUTHFULLY AND ACCURATELY AND I UNDERSTAND THAT THE BUILDING PERMIT(S) AND CERTIFICATE(S) OF OCCUPANCY ISSUED IN RELATION TO THIS "ENTERTAINMENT STATEMENT" ARE CONDITIONED ON THE ANSWERS TO THE ABOVE QUESTIONS AND STATEMENTS.

I ALSO UNDERSTAND THAT SHOULD I, IN THE FUTURE, OFFER ADULT ENTERTAINMENT OR ANY USE NOT EXPRESSLY PERMITTED AS DEFINED BY THE DEKALB COUNTY ZONING, ALCOHOL BEVERAGE AND ADULT ENTERTAINMENT LICENSING ORDINANCES, AND/OR CHANGE THE USE OF THE ESTABLISHMENT FROM THE APPROVED PERMITTED USE, THAT MY CERTIFICATE OF OCCUPANCY SHALL BE IMMEDIATELY NULL AND VOID.

Sworn to and subscribed before me this 30 day of August 2016

[Signature]  
 Notary Public



Sworn to and subscribed before me this 30 day of August 2016

[Signature]  
 Notary Public

[Signature]  
 Sign \_\_\_\_\_  
 Authorized agent  
 (Print/Type Name) EMILY A. BRADLEY

[Signature]  
 Sign \_\_\_\_\_  
 Property owner or authorized agent  
 (Print/Type Name) S. Stephen Selig III

\*PLEASE NOTE: The County will not be held responsible for failure to comply with #4.

**NOTICE DATE: TUESDAY, AUGUST 2, 2016**

## **PUBLIC NOTICE**

**TO**

**REQUEST FOR A SPECIAL LAND USE PERMIT,  
FOR A LATE NIGHT ESTABLISHMENT**

**FILED BY: The Comet Pub & Lanes**

**Located: 2619 N. Decatur Rd.  
Decatur GA, 30033**

**Current Use- The Comet Pub & Lanes...Bowling Alley, Restaurant**

**Proposed Use- SAME...Bowling Alley, Restaurant**

**Hours of operation**

**Current: Monday-Saturday 10am-12:30am. Weekday hours will start  
8/8/2016.**

**Proposed: Monday-Wednesday 10am-12:30, Thursday 10am-1am,  
Friday-Saturday 10am-2am, Sunday 11am-12:30am.**

**PRE-SUBMITTAL COMMUNITY MEETING BEING  
HELD AT: The Comet Pub & Lanes**

**Location: 2619 N. Decatur Rd., Decatur GA, 30033**

**Date & Time: Wednesday August 17<sup>th</sup> at 7:00 pm.**

**Contact Info: Comet phone: 470-225-1931,  
email: ethan@twains.net**



AUG 31 2016

EXHIBIT "A"

SUBURBAN PLAZA

All that tract or parcel of land lying and being in Lot 49 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

**BEGINNING** at an iron pin found (rebar with cap) which forms the northeasterly end of a miter forming the intersection of the southwesterly right of way line of North Decatur Road (variable r/w) the southeasterly right of way line of Scott Boulevard, also known as U. S. Highway 29 / U. S. Highway 78 / State Route 8, (variable r/w) and the northeasterly right of way line of Medlock Road (variable r/w) and proceed in a southeasterly direction along the southwesterly right of way line of North Decatur Road (variable r/w) the following courses and distances: 1) South 65°57'01" East, 354.90 feet to a nail placed; 2) South 19°28'34" West, 15.00 feet to a nail placed; 3) South 65°58'16" East for a distance of 179.26 feet to a point; 4) thence 363.20 feet along the arc of a curve to the left, said curve having a radius of 2963.63 feet and being subtended by a chord of South 69°28'55" East, 362.98 feet to a point; 5) thence South 72°04'44" East for a distance of 52.86 feet to a point; 6) thence 111.81 feet along the arc of a curve to the left, said curve having a radius of 1481.52 feet and being subtended by a chord of South 74°14'28" East, 111.79 feet to an iron pin placed (1/2" rebar); 7) thence South 68°02'34" East for a distance of 18.93 feet to an iron pin placed (1/2" rebar); 8) thence 5.94 feet along the arc of a curve to the left, said curve having a radius of 1484.39 feet and being subtended by a chord of South 77°14'26" East, 5.94 feet to a point; 9) thence 183.79 feet along the arc of a curve to the left, said curve having a radius of 1484.39 feet and being subtended by a chord of South 80°54'08" East, 183.67 feet to a point; 10) thence South 84°26'58" East for a distance of 8.33 feet to an iron pin placed (1/2" rebar) at the northwesterly end of a radius forming the intersection of the southeasterly right of way line of North Decatur Road (variable r/w) with the northwesterly right of way line of Church Street (variable r/w); thence, along said radius 128.72 feet along the arc of a curve to the right, said curve having a radius of 100.00 feet and being subtended by a chord of South 33°03'19" East, 120.02 feet to a concrete right-of-way monument found on the northwesterly right of way line of Church Street (variable r/w); thence in a southwesterly direction along the northwesterly right of way line of Church Street (variable r/w) the following courses and distances: 1) South 22°45'46" West, a distance of 24.26 feet to a concrete right-of-way monument found; 2) thence 235.10 feet along the arc of a curve to the right, said curve having a radius of 1481.89 feet and being subtended by a chord of South 28°01'21" West, 234.85 feet to a concrete right-of-way monument found; 3) thence South 32°42'26" West for a distance of 114.25 feet to a point; 4) thence 65.34 feet along the arc of a curve to the right, said curve having a radius of 573.00 feet and being subtended by a chord of South 35°40'26" West, 65.30 feet to a concrete right-of-way monument found; 5) thence 79.83 feet along the arc of a curve to the right, said curve having a radius of 1487.89 feet and being subtended by a chord of South 41°10'37" West, 79.82 feet to a concrete right-of-way monument found; 6) thence South 42°18'15" West for a distance of 288.27 feet to an iron pin found (1/2" re-bar); thence departing said northwesterly right of way line of Church Street (variable r/w) and proceed North 73°50'43" West for a distance of 158.76 feet to an iron pin found (1/2" rebar); thence North 72°03'50" West for a distance of 386.80 feet to an iron pin found (1/2" rebar); thence North 05°28'34" East for a distance of 97.15 feet to an iron pin placed (1/2" rebar); thence North 05°56'34" East for a distance of 100.04 feet to an iron pin placed (1/2" rebar); thence North 05°54'34" East for a distance of 95.77 feet to an iron pin found

(3/8" rebar); thence North 71°37'16" West for a distance of 179.92 feet to an iron pin found (1/2" rebar); thence North 20°06'57" East for a distance of 145.27 feet to an iron pin found (1/2" rebar); thence North 66°20'46" West for a distance of 126.68 feet to an iron pin found (1" rebar); thence North 66°20'46" West for a distance of 145.96 feet to an iron pin found (1" open top pipe) on the easterly right of way line of Medlock Road (variable r/w); thence in a northerly direction along the easterly and northeasterly right of way line of Medlock Road (variable r/w) the following courses and distances: 1) North 00°57'33" East for a distance of 289.69 feet to an iron pin found (rebar with cap); 2) thence North 24°17'44" East for a distance of 30.68 feet to an iron pin found (rebar with cap); 3) thence North 00°51'16" East for a distance of 85.80 feet to an iron pin placed (1/2" rebar with cap) at the southwesterly end of the aforementioned miter forming the intersection of the southwesterly right of way line of North Decatur Road (variable r/w), the southeasterly right of way line of Scott Boulevard, also known as U.S. Highway 29 / U.S. Highway 78 / State Route 8 (variable r/w), and the northeasterly right of way line of Medlock Road (variable r/w); thence along said miter North 54°11'35" East for a distance of 61.40 feet to the **Point of Beginning**.

Said tract or parcel containing 19.58062 acres, or 852,932 square feet.



