

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>RDW Real Estate Company, LLC</u>	NAME: <u>Christ Fellowship Church of North Atlanta, Inc.</u>
ADDRESS: <u>3000 Old Alabama Road, S-119-152</u>	ADDRESS: <u>2662 Holcomb Bridge Road, S-310,</u>
CITY: <u>Johns Creek</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>GA</u> ZIP: <u>30076</u>
PHONE: <u>678-861-8254</u>	PHONE: _____
CONTACT PERSON: <u>Duane Wood</u> PHONE: <u>678-861-8254</u>	
CONTACT'S E-MAIL: <u>duane.rdwco@gmail.com</u>	

APPLICANT IS THE:		
<input checked="" type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>AG1</u> REQUESTED ZONING DISTRICT: <u>SUP-Church</u>		
DISTRICT/SECTION: <u>1st/1st</u> LAND LOT(S): <u>134</u> ACREAGE: <u>4.872 acres</u>		
ADDRESS OF PROPERTY: <u>10505-10595-10625 Jones Bridge Road, Johns Creek, GA 30022</u>		
PROPOSED DEVELOPMENT: <u>Church Buildings</u>		
CONCURRENT VARIANCES: <u>Yes, requesting three variances as detailed on the site plan and letter of intent.</u>		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: _____	No. of Buildings/Lots: <u>Two</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>22,500 SF</u>
Density: _____	Density: <u>22500/212238=10.60%</u>

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SPECIAL USE PERMIT CONSIDERATION FORM

Analyze the impact of the proposed special use and provide a written point-by-point response to the following questions:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the Mayor and City Council;

The current AG1 zoning allows Church buildings with the issuance of a Special Use Permit. There is a previously issued special use permit to allow the building of a 10,000 SF church on the site. We are seeking a special use permit for 22,500 SF.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

A Church building is very compatible with the land uses and zoning districts in the vicinity and a benefit to serving the community.

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

The proposed use does not violate local, state and/or federal statutes or regulations governing land development.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

The peak traffic generation for the use is at the least congested time in the immediate impacted area. Sunday mornings through 1 PM. A proposed two-way left-turn lane is shown on the drawings provided to us for the Jones Bridge Widening project.

5. The location and number of off-street parking spaces;

The site plan shows 192 parking spaces which exceeds the required parking ratio based on the use.

6. The amount and location of open space;

The site plan shows approximately 2.14 acres or 44% of the site as open space.

7. Protective screening;

The plan is to provide a 20' landscape strip to the south and 25' strip on the west of the site where we are requesting grading and a building setback variance in the undisturbed buffer areas.

8. Hours and manner of operation;

The Church will be open for services on Sunday Mornings from 8 AM to 1 PM and will be open for smaller gatherings throughout the week as required. The Church will have less than 10 employees daily M-F on site.

9. Outdoor lighting;

Life safety lighting for the building and parking lot will be designed in accordance with the applicable building codes for Johns Creek to provide security and adhere to lighting and noise ordinances.

10. Ingress and egress to the property.

The site plan shows two ingress/egress points. The first is a fully functional entrance with left in and out and the second point is an existing drive to be relocated to the eastern edge for RI/RO only. Accel - Decel lanes and turn lanes will be added.

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The proposed project is a Church Development consisting of two buildings totaling 22,500 SF. Currently the site contains two residential buildings that are unoccupied with the site being primarily undeveloped trees and natural land with some trails, roadways, fences, out buildings, and an inground pool.

The adjacent properties: East boundary - Jones Bridge Hills (single-family homes in a NPU zoning) subdivision seven (7) homes share a boundary with the project; South boundary – i) approximately 95 linear feet of shared border where the shared sewer access for multiple parcels meets is located with 340 Bardolier (ID: 11 039001350318 a single family home on 5 acres of land), ii) approximately 323 linear feet of shared border with Fulton County Schools (Dolvin Elementary); West boundary – 1503 Jones Bridge Road (ID: 11 038001340279 a single building) listed as Land Use Code: 620-Churches, Synagogue, Mosque on 2.02 acres zoned AG1; North boundary – Jones Bridge Road a two-to four lane highway.

The proposed project is in keeping with the use to the west boundary (AG1 – Churches, Synagogue, Mosque) and the majority of the south boundary (School – Dolvin Elementary), the highway on the northern boundary, and is typically compatible with the eight (8) single-family homes that share a border with the property. The land use plan in the future envisions these AG1 sites being rezoned to Residential and are shown existing as AG1. Refer to the Comprehensive Land Use Plan adopted in 2018 on pages 109-122.

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

a. Wetlands

- Not Applicable

b. Floodplain

- Not Applicable

c. Streams/stream buffers

- Not Applicable

d. Slopes Exceeding 25 percent over 10-foot rise in elevation.

- The site is engineered to not have any slopes to exceed a 2 to 1 slope. Any area over a 2 to 1 slope will be addresses with a retaining wall.

e. Vegetation

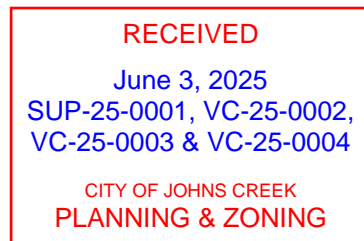
- Trees and predominately pine needles on the ground.

f. Wildlife Species (including fish)

- Recently occupied developed home site. No visible evidence of wildlife species on site.

g. Archeological/Historical Sites

- Recently occupied developed home site. No known or visible archeological/historical evidence on site.



3. PROJECT IMPLEMENTATION MEASURES.

- a. Prudent care will be taken to not impact any floodplain, slopes and river corridors from our site development.
- b. Prudent care will be taken to protect water quality from our site development.
- c. The proposed project development plan will seek to minimize negative impacts on existing infrastructure (if any).
- d. The proposed project development plan will seek to minimize negative impacts on archeological/historically significant areas (if any).
- e. The proposed project development plan will seek to minimize negative impacts on any environmentally stressed communities (if any).
- f. The proposed project development plan seeks to maintain open and green spaces throughout the site as evidenced by the buffers and landscaping strips.
- g. The proposed project development plan will minimize and protect citizens from the negative impacts of noise and lighting beyond permitted life safety lighting for buildings and parking lots.
- h. The proposed project development plan will seek to minimize negative impacts on parks and recreational green space (if any).
- i. The proposed project development plan will seek to minimize negative impacts on wildlife habitats (if any).

PUBLIC PARTICIPATION PLAN

1. The City of Johns Creek will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?

We will send letters to the eight (8) single family homes that share a boundary with the proposed project base on the Fulton County tax assessors public information.

2. How do plan to contact any interested parties, either before making application or after the city Public Participation Meeting, regarding the rezoning/use permit application?

By mail to arrange a mutually convenient time to discuss the proposed project if requested.

3. In addition to the City of Johns Creek Public Participation Meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?

Yes, we will seek to have meetings for homeowners that share a boundary with the proposed project.

4. What is your schedule for completing the Public Participation Plan?

Late June to Mid July 2025.

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CITY OF JOHNS CREEK
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APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.



Signature of Applicant

05/30/2025

Date

R. Duane Wood, President

Type or Print Name and Title



Signature of Notary Public

5/30/25

Date

CHRIS VADNAIS
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires July 04, 2026

Notary Seal

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PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

I, E. John Wood, authorize, R. Duane Wood,
(Property Owner) (Applicant)

to file for SUP, at 10505 Jones Bridge Road, Johns Creek, GA 30022
(RZ, SUP, CV) (Address)

on this date June 2, 2025
(Month) (Day)

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- I understand that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the City Council.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Johns Creek Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.


Signature of Property Owner

05/30/2025

Date

E. John Wood, Church Elder

Type or Print Name and Title


Signature of Notary Public

5/30/25
Date

CHRIS VADNAIS
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires July 04, 2026
Notary Seal

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: **YES** (if YES, complete points 1 through 4); **NO** (if NO, complete only point 4)

1. **CIRCLE ONE:** **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)
 In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1. Christ Fellowship Church of North Atlanta	5.	<div>RECEIVED June 3, 2025 SUP-25-0001, VC-25-0002, VC-25-0003 & VC-25-0004 CITY OF JOHNS CREEK PLANNING & ZONING</div>
2. E. John Wood, Elder-Authorized Rep	6.	
3.	7.	
4.	8.	

3. CAMPAIGN CONTRIBUTIONS: NONE - (No Campaign Contributions)

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) R. Duane Wood
Signature:  Date: 05/30/2025

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TITLE LEGAL DESCRIPTIONS

EXHIBIT A

TRACT 1:

All that tract or parcel of land lying and being in LL 134, 1st Dist., 1st section, Fulton Co., GA, being more particularly described as BEGINNING at the point marked by an iron pin on the land lot line dividing land lots 134 and 135 of said district and section, a distance of 212.0 feet easterly as measured along the land lot line that divides land lots 134 & 135 from the point of intersection of land lots 114, 115, 134 & 135. From the point of beginning North 06 degrees 26 minutes 00 seconds west a distance of 421.5 feet to the southeast right of way of Jones Bridge Road (60 foot right-of-way) to an iron pin; thence north 51 degrees 21 minutes 45 seconds east a distance of 114.47 feet along the southeast right-of-way line of Jones Bridge Road; Thence South 26 degrees 06 minutes 15 seconds east a distance of 88.81 feet; thence south 51 degrees 21 minutes 45 seconds west a distance of 90.57 feet; thence south 06 degrees 31 minutes 40 seconds east a distance of 97.16 feet; thence south 31 degrees 21 minutes 44 seconds east a distance of 83.04 feet; thence north 58 degrees 38 minutes 16 seconds east a distance of 98.10 feet; thence North 31 degrees 21 minutes 16 seconds east a distance of 67.10 feet; thence north 31 degrees 21 minutes 44 seconds west a distance of 23 feet; thence north 58 degrees 38 minutes 16 seconds east a distance of 36.37 feet; thence north 13 degrees 50 minutes 05 seconds east a distance of 40.88 feet. Thence north 26 degrees 06 minutes 15 seconds west a distance of 189.03 feet; thence north 51 degrees 32 minutes 17 seconds east along said right-of-way a distance of 192.62 feet to an iron pin found; thence proceeding south 10 degrees 47 minutes 00 seconds east a distance of 695.05 feet to an iron pin found. Thence proceeding North 89 degrees 25 minutes 57 seconds west a distance of 140.90 feet to an iron pin on the southerly land lot line of land lot 134; thence north 88 degrees 46 minutes 00 seconds west a distance of 268.7 feet along said dividing line of land lots 134 & 135 of said distance and section to the true point of beginning.

TRACT 1 CONTINUED

All that tract or parcel of land lying and being in LL 134, 1st Dist., 1st section, Fulton Co., GA, being more particularly described as BEGINNING at the point marked by an iron pin on the land lot line dividing land lots 134 and 135 of said district and section, a distance of 212.0 feet easterly as measured along the land lot line that divides land lots 134 & 135 from the point of intersection of land lots 114, 115, 134 & 135. From the point of beginning North 06 degrees 26 minutes 00 seconds west a distance of 421.5 feet to the southeast right of way of Jones Bridge Road (60 foot right-of-way) to an iron pin; thence north 51 degrees 21 minutes 45 seconds east a distance of 114.47 feet along the southeast right-of-way line of Jones Bridge Road; Thence South 26 degrees 06 minutes 15 seconds east a distance of 88.81 feet; thence south 51 degrees 21 minutes 45 seconds west a distance of 90.57 feet; thence south 06 degrees 31 minutes 40 seconds east a distance of 97.16 feet; thence south 31 degrees 21 minutes 44 seconds east a distance of 83.04 feet; thence north 58 degrees 38 minutes 16 seconds east a distance of 98.10 feet; thence North 31 degrees 21 minutes 16 seconds east a distance of 67.10 feet; thence north 31 degrees 21 minutes 44 seconds west a distance of 23 feet; thence north 58 degrees 38 minutes 16 seconds east a distance of 36.37 feet; thence north 13 degrees 50 minutes 05 seconds east a distance of 40.88 feet. Thence north 26 degrees 06 minutes 15 seconds west a distance of 189.03 feet; thence north 51 degrees 32 minutes 17 seconds east along said right-of-way a distance of 192.62 feet to an iron pin found; thence proceeding south 10 degrees 47 minutes 00 seconds east a distance of 695.05 feet to an iron pin found. Thence proceeding North 89 degrees 25 minutes 57 seconds west a distance of 140.90 feet to an iron pin on the southerly land lot line of land lot 134; thence north 88 degrees 46 minutes 00 seconds west a distance of 268.7 feet along said dividing line of land lots 134 & 135 of said distance and section to the true point of beginning. Less and except the Right of Way to City of Johns Creek recorded in Deed Book 67267, page 211 and Deed Book 67270, page 696, Fulton County, Georgia records.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 134 of the 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point marked by an iron pin on the Land Lot Line dividing Land Lots 134 and 135 of said District and Section, a distance of 212.0 feet easterly as measured along Land Lot Line that divides Land Lots 134 and 134 from the point of intersection of Land Lots 114, 115, 134 and 135, thence North 06 degrees 26 minutes 00 seconds west a distance of 421.50' to the southeast right-of-way line of Jones Bridge Road (60' right-of-way" to an iron pin; thence north 51 degrees 21 minutes 45 seconds east a distance of 114.47' along the southeast right-of-way line of Jones Bridge Road. From the Point of Beginning south 26 degrees 06 minutes 15 seconds east a distance of 88.81'; thence south 51 degrees 21 minutes 45 seconds west a distance of 90.57'; thence south 06 degrees 31 minutes 40 seconds east a distance of 97.17'; thence south 31 degrees 21 minutes 44 seconds east a distance of 83.04; thence north 58 degrees 38 minutes 16 seconds east a distance of 98.10'; thence north 31 degrees 21 minutes 44 seconds west a distance of 23'; thence north 58 degrees 38 minutes 16 seconds east a distance of 67.10'; thence north 31 degrees 21 minutes 44 seconds west a distance of 45'; thence north 58 degrees 38 minutes 16 seconds east a distance of 36.37'; thence north 13 degrees 50 minutes 05 seconds east a distance of 40.88'; thence north 26 degrees 06 minutes 15 seconds west a distance of 189.03'; thence south 51 degrees 21 minutes 45 seconds west a distance of 110.00' along the southeast right-of-way lines of Jones Bridge Road to the True Point of Beginning.

Survey Legal Description - Tract 1

A parcel of land lying in Land Lot 134, 1st District, 1st Section, Fulton County, Georgia and being more particularly described as follows:

Begin at a set 5/8" capped rebar (L.S.F. #1390) being the northwesterly corner of Lot 1, of Jones Bridge Road Subdivision as recorded in Plat Book 327 Page 15, Fulton County Court Records, and lying on the Southerly right-of-way of Jones Bridge Road (variable right of way); thence leaving said right of way run South 11 degrees 13 minutes 40 seconds East for a distance of 692.85 feet to a set 5/8" capped rebar (L.S.F. # 1390) on a line common to Land Lots 134 and 135; thence run North 89 degrees 14 minutes 05 seconds West along said common line for a distance of 141.27 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 88 degrees 34 minutes 08 seconds West along said common line for a distance of 269.41 feet to a found 1/2" rebar; thence leaving said common line, run North 06 degrees 37 minutes 53 seconds West for a distance of 417.09 feet to a set 5/8" capped rebar (L.S.F. # 1390) on the southeasterly right of way of aforementioned Jones Bridge Road; thence run North 51 degrees 11 minutes 05 seconds East along said right of way for a distance of 115.98 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence leaving said right of way run South 26 degrees 18 minutes 11 seconds East for a distance of 84.93 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run South 51 degrees 09 minutes 49 seconds West for a distance of 90.57 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run South 06 degrees 43 minutes 36 seconds East for a distance of 97.16 feet; thence run South 31 degrees 33 minutes 40 seconds East for a distance of 83.04 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 58 degrees 26 minutes 20 seconds East for a distance of 98.10 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 31 degrees 33 minutes 40 seconds West for a distance of 23.00 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 58 degrees 26 minutes 20 seconds East for a distance of 67.10 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 31 degrees 33 minutes 40 seconds West for a distance of 45.00 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 58 degrees 26 minutes 20 seconds East for a distance of 36.37 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 13 degrees 38 minutes 09 seconds East for a distance of 40.88 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 26 degrees 18 minutes 11 seconds West for a distance of 185.11 feet to a set 5/8" capped rebar (L.S.F. # 1390) on the southeasterly right of way of the aforementioned Jones Bridge Road; thence run North 51 degrees 20 minutes 08 seconds East along said right of way for a distance of 61.19 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run South 38 degrees 39 minutes 56 seconds East along said right of way for a distance of 10.00 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 51 degrees 20 minutes 04 seconds East along said right of way for a distance of 59.00 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 38 degrees 39 minutes 56 seconds West along said right of way for a distance of 7.50 feet to a set 5/8" capped rebar (L.S.F. # 1390); thence run North 51 degrees 20 minutes 04 seconds East along said right of way for a distance of 67.08 feet to the POINT OF BEGINNING. Said parcel contains 169,097 square feet or 3.882 acres.

Survey Legal Description - Tract 2

A parcel of land lying in Land Lot 134, of the 1st District, 1st Section, Fulton County, Georgia, and being more particularly described as follows: Commence at a set 5/8" capped rebar (L.S.F. #1390) being the northwesterly corner of Lot 1, of Jones Bridge Road Subdivision as recorded in Plat Book 327 Page 15, Fulton County Court Records, and lying on the Southerly right-of-way of Jones Bridge Road (variable right of way); thence run South 51 degrees 20 minutes 04 seconds West along said right-of-way for a distance of 67.08 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 38 degrees 39 minutes 56 seconds East along said right-of-way for a distance of 7.50 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 51 degrees 20 minutes 04 seconds West along said right-of-way for a distance of 59.00 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 38 degrees 39 minutes 56 seconds West along said right-of-way for a distance of 10.00 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 51 degrees 20 minutes 08 seconds West along said right-of-way for a distance of 61.19 feet to a set 5/8" capped rebar (L.S.F. #1390), said point being the POINT OF BEGINNING of the parcel herein described. Thence leaving said right-of-way, run South 26 degrees 18 minutes 11 seconds East for a distance of 185.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 13 degrees 38 minutes 09 seconds West for a distance of 40.88 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 58 degrees 26 minutes 20 seconds West for a distance of 36.37 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 31 degrees 33 minutes 40 seconds East for a distance of 45.00 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 58 degrees 26 minutes 20 seconds West for a distance of 67.10 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 31 degrees 33 minutes 40 seconds East for a distance of 23.00 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 58 degrees 26 minutes 20 seconds West for a distance of 98.10 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 33 minutes 40 seconds West for a distance of 83.04 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 06 degrees 43 minutes 36 seconds West for a distance of 97.16 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 51 degrees 09 minutes 49 seconds East for a distance of 90.57 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 26 Degrees 18 Minutes 11 Seconds West for a distance of 84.93 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the aforementioned Southerly right-of-way of Jones Bridge Road; thence run North 51 Degrees 11 Minutes 19 Seconds East along said right-of-way for a distance of 109.99 feet to the POINT OF BEGINNING. Said parcel contains 43,141 square feet, or 0.990 acres.

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