

AN ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **3705 & 3709 Gentian Boulevard** (parcel # 069-011-003 & 069-011-001) from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the aforementioned property from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District. A legal description is attached hereto as Exhibit "A" and made a part hereof by reference, as per that Limited Warranty Deed between Karen A. Gill also known as Karen Gill and Larry Love as Trustees of The Vine Trust, as Grantor, and Johami Development, LLC, a Georgia limited liability company, as Grantee, dated December 14, 2017 and recorded on December 15, 2017 in Deed Book 12264, Pages 301-303 of the Muscogee County, Georgia Deed Records.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____, 2018; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2018 and adopted at said meeting by the affirmative vote of _____ members of said Council.

| | |
|-------------------|--------------|
| Councilor Allen | voting _____ |
| Councilor Baker | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Pugh | voting _____ |
| Councilor Thomas | voting _____ |
| Councilor Woodson | voting _____ |

Tiny B. Washington
Clerk of Council

Teresa Pike Tomlinson
Mayor

Exhibit "A"

JOHAMI DEVELOPMENT, LLC,
a Georgia limited liability company

Legal Description

(GENTIAN CORNERS SHOPPING CENTER)

All that lot, tract or parcel of land being situate, lying and being in the State of Georgia, County of Muscogee and City of Columbus, and being known and designated as PARTS OF LOTS 6, 7, 8 and 9 of the S. B. HATCHER TRACT OF THE "M. M. MASSEY PLACE", the property hereby conveyed being more particularly described as follows:

Beginning at an iron pin which designated the point of intersection of the southeasterly line or the Southern Railway right-of-way with the southwesterly line of Reese Road and from said POINT OF BEGINNING running South 40 degrees 46 minutes East along the southwest line of Reese Road, a distance of 97.91 feet to an iron pin; thence running South 54 degrees 51 minutes East along the southwest line of Reese Road, a distance of 103.17 feet to an iron pin; thence running South 68 degrees 32 minutes 06 seconds West, a distance of 128.05 feet to an iron pin, thence running South 23 degrees 05'30" East, a distance of 100.18 feet to a concrete monument on the north line of Gentian Boulevard; thence running South 69 degrees 23'32" West along the North line of Gentian Boulevard, a distance of 107.41 feet to a drill hole; thence running South 68 degrees 47'01" West along the North line of Gentian Boulevard, a distance of 72.34 feet to an iron pin; thence running North 21 degrees 42'32" West along the line dividing Lot 9 from Lot 10 of the S. B. Hatcher Tract of the M.M. Massey Place, a distance of 328.69 feet to an iron pin located on the Southeast right of way line of Southern Railway; thence running North 55 degrees 43'36" East along the Southeast right-of-way line of Southern Railway, a distance of 174.90 feet to an iron pin; thence running North 53 degrees 15' East along the Southeast right-of-way line of Southern Railway, a distance of 14 feet to the iron pin which designates the POINT OF BEGINNING of the tract hereby conveyed.

Said tract containing **1.791 acres**, more or less and is shown on that certain map or plat of said property prepared by French & Associates, dated May 10, 1996, recorded in **Plat Book 131, Folio 2**, of the records in the Office of the Clerk of Superior Court of Muscogee County, Georgia and to which reference is made for a more complete and accurate description of the property herein conveyed. This is the identical real property conveyed to Karen A. Gill and Larry Love as Trustees of The Vine Trust by Limited Warranty Deed, dated December 19, 2013, recorded in **Deed Book 11139, Page 202**, Muscogee County, Georgia records.

Said property is presently assigned street address of **3709 Gentian Boulevard, Columbus, Georgia 31907** according to the present system of assigning street addresses in Muscogee County, Georgia. Muscogee County Tax Parcel: **069-011-001**.

Less and except any portion of the above-described property conveyed to Columbus, Georgia for road right of way, including, but not limited to, as described on those certain Right-of-Way Deeds recorded in **Deed Book 1212, Page 531, Deed Book 1414, Page 285, Deed Book 1927, Page 281 and Deed Book 3489, Page 162**, of the records in the Office of the Clerk of Superior Court of Muscogee County, Georgia.