



August 13, 2024

Mr. Barry A. Burton
County Administrator
Pinellas County Board of County Commissioners
315 Court Street
Clearwater, FL 33756

RE: Submittal of Voluntary Annexation to Pinellas County

Please be advised that the City of Oldsmar is proceeding with the voluntary annexation of the following property. The first reading of the annexation ordinance will be at the City Council meeting of Tuesday, August 27, 2024:

Owner:	James Wheeler/ Phoenix Avenue LLC
Applicant:	James Wheeler
Project Name:	Annexation into City of Oldsmar
Address:	Unaddressed Phoenix Avenue
Parcel Number:	22-28-16-96660-010-0090
Land Use Designation:	Residential Urban
Ordinance Number:	2024-16
Local Planning Agency:	City of Oldsmar
Public First Reading:	September 03, 2024
Public Second Reading:	September 17, 2024

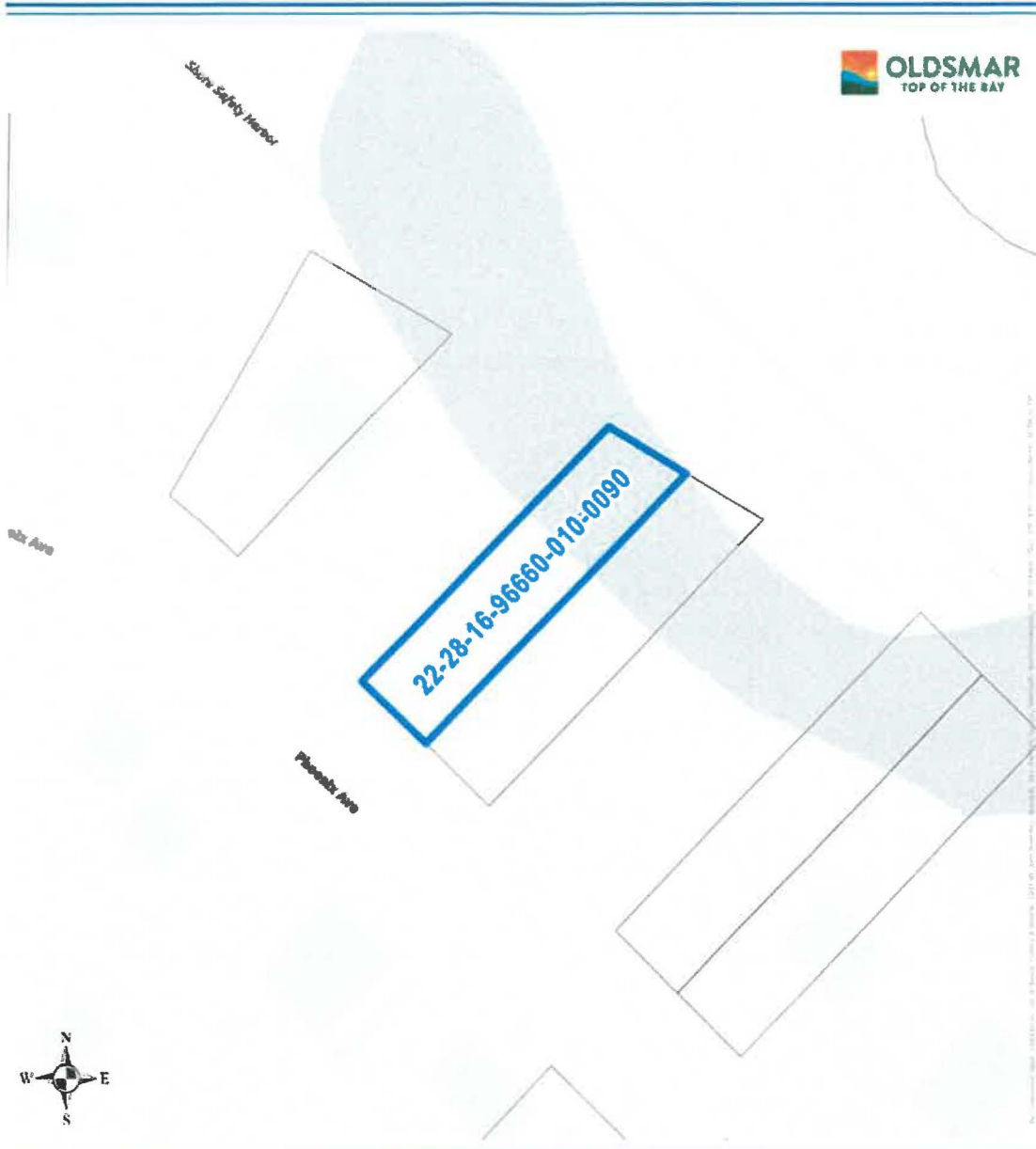
Copies of this application, map, and legal description are enclosed. Please feel free to contact me if any further information is requested.

Sincerely,

Matt Jackson

Matt Jackson
Principal Planner
813.749.1137
mjackson@oldsmarfl.gov


LOCATOR MAP



LOCATOR MAP FOR ANNEXATION

22-28-16-96660-010-0090
PHOENIX AVE
OLDSMAR, FL
LOT 9, BLOCK 10, MAP OF SECTION NO. 1 WEST OLDSMAR
JUNE 2024

Legend

 FOCUS PROPERTY



CITY OF OLDSMAR
 100 State Street West Oldsmar,
 Florida 34677-3655
 (813) 749-1100
 Email: Planredev@myoldsmar.com
 Website: www.myoldsmar.com

Date Received	3/8/2024
Application No.	ANN 24-01
Fee Received	N/A
By	
Receipt No.	

ANNEXATION APPLICATION

NOTICE TO APPLICANT

1. Processing will not be started, and the application will not be officially accepted until all the following items have been completed.

The applicant or his/her authorized representative must be present at any requested meeting and any requested public hearing considering the application and it is the duty of the applicant or his/her authorized representative to obtain the time, date, and place of all public hearings and/or meetings at the Office of the City Clerk.

2. **Electronic Plan Submittal:** Please submit an electronic disc (CD) in PDF format containing the application, attachments and all plans along with the original application. (Additional copies may be requested.)

A. APPLICATION: The application must be complete and signed by the property owner. ✓

B. CONTIGUOUS LAND STATEMENT: State as to whether or not the owner applicant has a proprietary interest, or in any way has other contractual interest in any land which is contiguous to the land which is the subject of this request. If so, also attach a legal description of the property and identify as "Additional Land Holdings in the Area". State the interest in such land.

C. CERTIFICATE OF OWNERSHIP: Submit a certificate from a duly licensed title or abstract company or a licensed attorney-at-law showing that the owner is the present titleholder of record. **(WARRANTY DEEDS, TITLE INSURANCE DOCUMENTS, TAX RECEIPTS, ETC., ARE NOT ACCEPTABLE AS PROOF OF OWNERSHIP)**

D. LIST OF SURROUNDING PROPERTY OWNERS WITHIN 200' ON MAILING LABELS: This may be obtained from the Pinellas County Property Appraisers Office. ✓

E. LEGAL DESCRIPTION OF THE PROPERTY: Please include this with the application. ✓

F. CERTIFIED BOUNDARY SURVEY OF THE PROPERTY: Survey must be current, within the last 12 months, and sealed.

Applicant's Name	James Wheeler	Telephone No.	813-285-1229
Mailing Address	12651 N DALE MABRY HWY UNIT 272991 TAMPA, FL 33688-9121	FAX No.	
Owners Name	PHOENIX AVE LLC	E-mail	wheeleremails@gmail.com
Mailing Address	12651 N DALE MABRY HWY UNIT 272991 TAMPA, FL 33688-9121	Telephone No.	813-285-1229
		FAX No.	
		E-mail	wheeleremails@gmail.com

PROPERTY INFORMATION

Present Land Use Residential Urban Present Zoning R-4

Subject Property Street Address and Parcel ID# Phoenix Avenue, Oldsmar, FL 34677 22-28-16-96660-010-0090

Property Size In Square Feet and Acres 0.2372 acres | 10,332 sf

Present use of the property Vacant Proposed use of the property Single Family Residence

Describe the existing structures on the property None Projected date of buildout 2024/2025

VALUE INFORMATION

Pinellas County Tax Assessor's current Assessed Property valuation \$27,662 Date Purchased 2/2024

Estimated property valuation after project completion Purchase price of property \$65,000

Estimated fair market value of property \$99,959

A Copy of Certificate of Ownership is required to be filed with this application. If you do not have clear title to the property, when will the closing occur?

List any and all encumbrances on the property

PHYSICAL FEATURES AND FLOODING

List any outstanding Physical Features of the property (i.e. Soils, Topography, Wetlands, or other Preservation or Conservation Designations). Estuarine and Marine Wetland

Does any part of the property lie under water or in a 100 year flood zone? [X] YES [] NO Base Flood Elevation 13

If Yes, Provide relevant details Coastal A Zone as delineated on the FIRM by the LiMWA

This application is the initial step in the annexation process. Requirements of the City of Oldsmar Code of Ordinances and Land Development Regulations will be addressed by city staff in the review of this application. Please consult with the Planning & Redevelopment Department for further information regarding water, sewer, traffic, garbage and parks issues.

CERTIFICATION

I HEREBY CERTIFY that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the use of the subject property.

Date Mar 8, 2024 [Signature]
Signature of owner or owner's authorized representative

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization

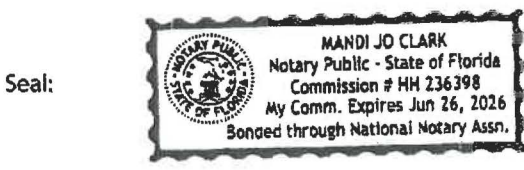
this 8 day of March year 2024

By James Harold Wheeler

Personally known to me Produced identification

Type of identification W460-448-660-335-D

[Signature]
Notary Signature



Print Form

Reset Form

Contiguous Land Statement

Check statement that applies:

The owner has a proprietary or contractual interest in any land which is contiguous to the land subject to this request. If so, also attach a legal description of the property and identify as "Additional land Holding in the Area". State the interest in said land


or

The owner does not have propriety or contractual interest in any land which is subject to this request.

Owner Name James Wheeler

Subject Property Street Address 3178 Phoenix Avenue

Property Parcel ID # 22-28-16-96660-010-0080



Signature of Owner/Agent/Owner's Representative

Contiguous Land



Parcel Summary (as of 07-Mar-2024) | **Parcel Map**

Parcel Number
22-28-16-96660-010-0080

Owner Name
 WHEELER, JAMES

Property Use
 0000 Vacant Residential - lot & acreage less than 5 acres

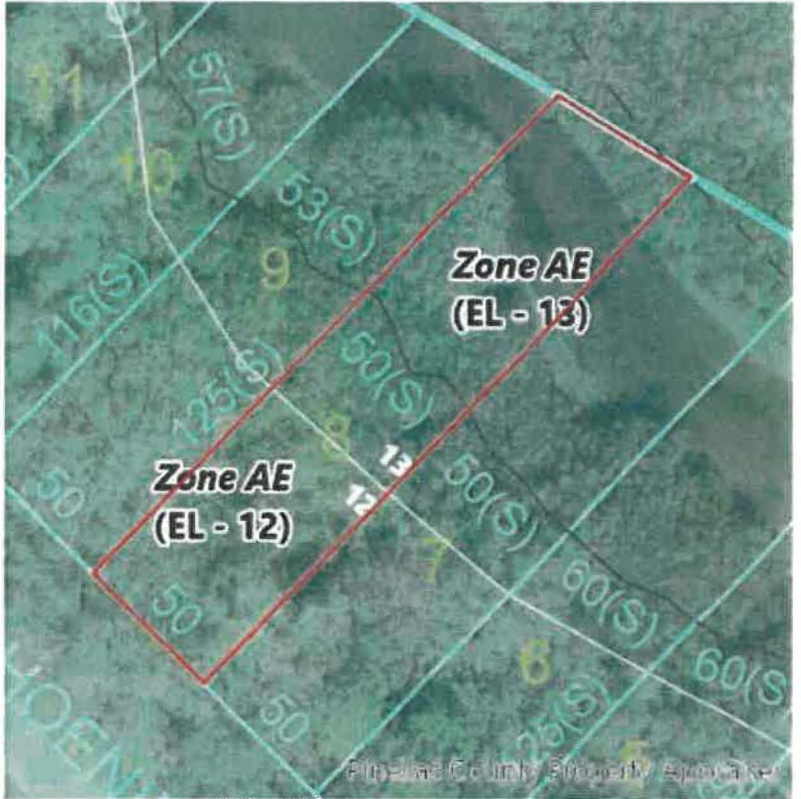
Site Address
 PHOENIX AVE
 OLDSMAR, FL 34677

Mailing Address
 12651 N DALE MABRY HWY UNIT 272991
 TAMPA, FL 33688-9121

Legal Description
 WEST OLDSMAR SEC NO. 1 BLK 10, LOT 8 (MAP N-22-28-16)

Current Tax District
 OLDSMAR (OM)

Year Built



Living SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22495/1051	\$118,000	121030273203	A	Current FEMA Maps	Check for EC	Zoning Map	9/79

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$99,960	\$55,418	\$55,418	\$99,960	\$55,418

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$115,661	\$50,380	\$50,380	\$115,661	\$50,380
2021	N	\$90,304	\$45,800	\$45,800	\$90,304	\$45,800
2020	N	\$41,636	\$41,636	\$41,636	\$41,636	\$41,636
2019	N	\$23,754	\$23,754	\$23,754	\$23,754	\$23,754
2018	N	\$35,001	\$35,001	\$35,001	\$35,001	\$35,001

2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	17.4412	(OM)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Jun-2023	\$60,000	Q	V	ARIAS ANGELA	WHEELER JAMES	22495/1051
14-Mar-2019	\$50,000	Q	V	DAYTON TIMOTHY	ARIAS ANGELA	20464/0868
02-Mar-2018	\$43,000	Q	V	RICAPP LLC	DAYTON JAIME	19961/2047
20-Jun-2017	\$25,000	U	V	PINELLAS CLERK OF THE CIRCUIT COURT	RICAPP LLC	19675/1020
04-Oct-2010	\$100	U	V	TAIPAN PROPERTY IV L L C	ITC COMMERCIAL FUNDING LLC	17049/1680

2023 Land Information

Land Area: 0.2495 acres | 10,868 sf

Frontage and/or View: Park/Cons/Pres

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant	50x122	\$2,000	50.00	FF	1.1449	\$114,490
Wasteland/Marsh/Sand Dunes	0x0	\$1,000	0.1100	AC	1.0000	\$110

2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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No Extra Features on Record.

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
---------------	-------------	------------	-----------------

No Permits on Record.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PHOENIX AVE LLC

Filing Information

Document Number L24000065346
FEI/EIN Number NONE
Date Filed 02/05/2024
State FL
Status ACTIVE

Principal Address

12651 N DALE MABRY HWY
#272991
Tampa, FL 33688

Changed: 02/19/2024

Mailing Address

12651 N DALE MABRY HWY
#272991
Tampa, FL 33688

Changed: 02/19/2024

Registered Agent Name & Address

REPUBLIC REGISTERED AGENT LLC
1150 NW 72ND AVE TOWER I
STE 455
MIAMI, FL 33126

Authorized Person(s) Detail

Name & Address

Title AMBR

WHEELER, JAMES
12651 N DALE MABRY HWY #272991
TAMPA, FL 33688

Annual Reports

No Annual Reports Filed

Document Images

02/05/2024 -- Florida Limited Liability

[View image in PDF format](#)

Florida Department of Banking Services



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 08 Mar 2024

Subject Parcel: 22-28-16-96660-010-0090

Radius: 200 feet

Parcel Count: 16

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

ROWSLEY, JESSE L TRE
ONE WAY OUR WAY REV LIV TRUST
1101 DAVIS ST
CARUTHERSVILLE, MO 63830-2626

HOSTETTLER, MARK K
HOSTETTLER, GINA M
1220 ALEXANDER WAY
CLEARWATER, FL 33756-1714

STEFFENS, HENRY JAMES
STEFFENS, YVONNE C
138 HUNTER LAKE DR UNIT C
OLDSMAR, FL 34677-4536

KNOX, ROBERT II
KNOX, JANELLE
3187 PHOENIX AVE
OLDSMAR, FL 34677-5634

DEEGAN, BRIEN P
DEEGAN, MI Y
1441 MARTINE AVE
SCOTCH PLAINS, NJ 07076-2501

POUZANOV, ANDREI
KUDRYAVTSEVA, VICTORIA
11618 BRANCH MOORING DR
TAMPA, FL 33635-6275

PIPER, CURTIS
3160 PHOENIX AVE
OLDSMAR, FL 34677-5608

KWAK, PAUL
10403 LIMA ST
HOLLYWOOD, FL 33026-4552

BYZKOWSKI, WIESLAW
3183 PHOENIX AVE
OLDSMAR, FL 34677-5634

C T M CAPITAL LLC
2520 N MCMULLEN BOOTH RD STE B214
CLEARWATER, FL 33761-4181

WHEELER, JAMES
12651 N DALE MABRY HWY UNIT 272991
TAMPA, FL 33688-9121

GRIMME, DONALD G
3175 PHOENIX AVE
OLDSMAR, FL 34677-5682

WILLIAMS, LAURA
1328 CASSIDY RD
CAMDEN, SC 29020-9510

CAPITOSTI, SHEILA J
3195 PHOENIX AVE
OLDSMAR, FL 34677-5634

I CARE MANAGEMENT LLC
346 SHORE DR E
OLDSMAR, FL 34677-3916

KELPIS, ELIZABETH
10278 W ARKANSAS AVE
LAKEWOOD, CO 80232-5008



Parcel Summary (as of 08-Mar-2024)

Parcel Map

Parcel Number

[Map Image](#)

22-28-16-96660-010-0090

Owner Name

PHOENIX AVE LLC

PHOENIX AVE LLC
12651 N DALE MABRY HWY UNIT 272991
TAMPA, FL 33618

Property Use

0000 Vacant Residential - lot & acreage less than 5 acres

Site Address

PHOENIX AVE
OLDSMAR, FL 34677 (Unincorporated)

Mailing Address

12651 N DALE MABRY HWY UNIT 272991
TAMPA, FL 33618

Legal Description

WEST OLDSMAR SEC NO. 1 BLK 10, LOT 9 (MAP N-22-28-16)

Current Tax District

SAFETY HARBOR FIRE (HTF)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22711/1852	\$118,000	121030273203	Current FEMA Maps	Check for EC	Zoning Map	9/79	

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$99,959	\$27,662	\$27,662	\$99,959	\$27,662

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$116,693	\$25,147	\$25,147	\$116,693	\$25,147
2021	N	\$92,345	\$22,861	\$22,861	\$92,345	\$22,861
2020	N	\$38,746	\$20,783	\$20,783	\$38,746	\$20,783
2019	N	\$22,077	\$18,894	\$18,894	\$22,077	\$18,894
2018	N	\$32,550	\$17,176	\$17,176	\$32,550	\$17,176

2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	17.6217	(HTF)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Feb-2024	\$65,000	<u>Q</u>	V	PIPER CURTIS	PHOENIX AVE LLC	22711/1852
30-Jun-2014	\$20,000	<u>Q</u>	V	CERES HOLDINGS INC	PIPER CURTIS	18454/2145
03-May-2014	\$100	<u>U</u>	V	HICKEY INVESTMENT GROUP INC	CERES HOLDINGS INC	18454/2144
21-Apr-2014	\$100	<u>U</u>	V	WILLIAMS CHERAY	HICKEY INVESTMENT GROUP INC	18385/0554
25-Feb-2014	\$100	<u>U</u>	V	ALUMNI PARTNERS II LLC	CERES HOLDINGS INC	18328/1401

2023 Land Information

Land Area: 0.2372 acres | 10,332 sf

Frontage and/or View: Park/Cons/Pres

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant	50x122	\$2,000	50.00	FF	1.1449	\$114,490
Wasteland/Marsh/Sand Dunes	0x0	\$1,000	0.1000	AC	1.0000	\$100

2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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No Extra Features on Record.

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
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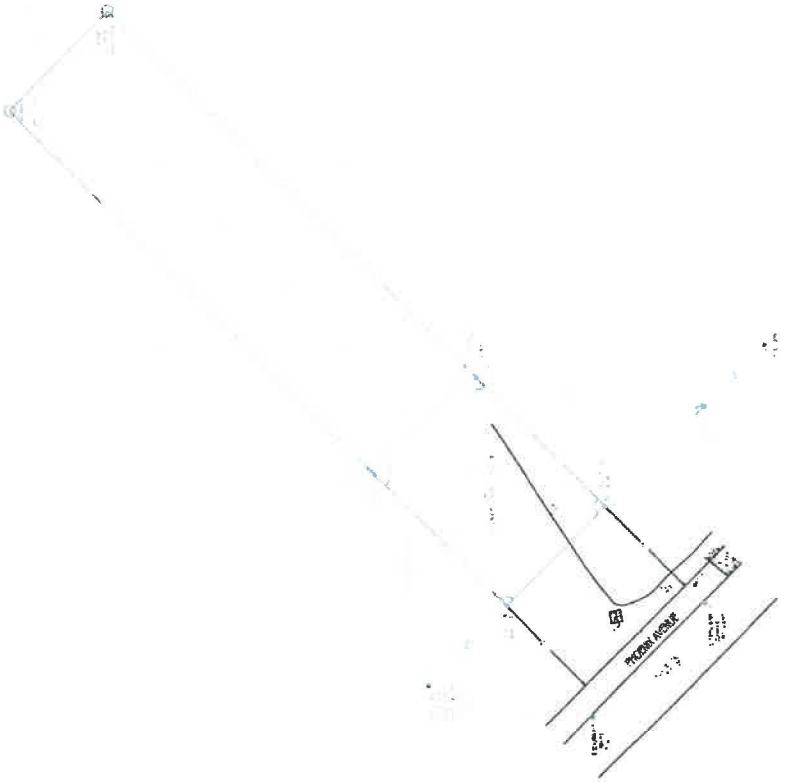
No Permits on Record.



Page 1 of 1
 Survey Related Information
 SCALE: 1"=30'



Survey Related Information



NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE CITY OF CHICAGO	05/15/2024	JAMES HENDERSON
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
7	REVISIONS		
8	REVISIONS		
9	REVISIONS		
10	REVISIONS		
11	REVISIONS		
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45	REVISIONS		
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47	REVISIONS		
48	REVISIONS		
49	REVISIONS		
50	REVISIONS		

CERTIFIED TO
 JAMES HENDERSON, PROJECTS AND LLC

Surveyor's Declaration
 I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that I am the author of the foregoing and that the same is a true and correct copy of the original as the same appears on my files.
 Date: 2024.05.15
 14615-508-00000
 James Henderson
 Professional Engineer
 State of Illinois
 License No. 14615-508-00000

Electronic Edition
 Surveyor's Declaration
 I, the undersigned, being a duly licensed Professional Engineer in the State of Illinois, do hereby certify that I am the author of the foregoing and that the same is a true and correct copy of the original as the same appears on my files.
 Date: 2024.05.15
 14615-508-00000
 James Henderson
 Professional Engineer
 State of Illinois
 License No. 14615-508-00000

ALL FIELD NOTES SHALL BE MADE THROUGH THE COURSE OF THE SURVEY.
 THE SURVEY SHALL BE MADE THROUGH THE COURSE OF THE SURVEY.

Blowing Rock
 The survey shall be made through the course of the survey.
 The survey shall be made through the course of the survey.

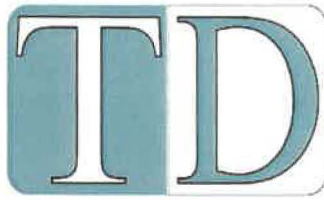
Blowing Rock
 The survey shall be made through the course of the survey.
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Blowing Rock
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Blowing Rock
 The survey shall be made through the course of the survey.
 The survey shall be made through the course of the survey.



LANDTEC
 14615-508-00000
 James Henderson
 Professional Engineer
 State of Illinois
 License No. 14615-508-00000



**T R A S K
D A I G N E A U L T**
—**LLP**—
A T T O R N E Y S

THOMAS J. TRASK, B.C.S.*
JAY DAIGNEAULT, B.C.S.*
ERICA F. AUGELLO, B.C.S.*
RANDY D. MORA, B.C.S.*
ROBERT M. ESCHENFELDER, B.C.S.*
NANCY S. MEYER, B.C.S.*
MEGAN R. HAMISEVICZ

** Board Certified by the Florida Bar in City, County and Local Government Law*

June 25, 2024

ATTORNEY'S CERTIFICATION OF TITLE

**RE: Phoenix Avenue, Oldsmar, Florida 34677
Parcel ID No.: 22-28-16-96660-010-0090**

This is to certify that I, Megan R. Hamisevicz, Esq., an attorney-at-law licensed to practice law in the State of Florida, have examined the Title Search Report from Attorneys' Title Fund Services, LLC, Fund File No. 1541579, effective date from June 21, 2024 at 9:00 A.M., regarding the following described real property (the "Property"):

Lot 9, Block 10, Map of Section No. 1 - West Oldsmar, according to the map or plat thereof, as recorded in Plat Book 9, Page 79, of the Public Records of Pinellas County, Florida.

TITLE:

Based upon said Title Search Report, title to the Property is vested by Warranty Deed recorded in Official Records Book 22711, Page 1852, of the Public Records of Pinellas County, Florida, in PHOENIX AVE, LLC, a Florida limited liability company.

MORTGAGE:

No open mortgage(s) were found of record.

EASEMENTS AND ENCUMBRANCES:

The Property is subject to the following easements and other encumbrances:

1. All matters contained on the Plat of Section No. 1 West Oldsmar, as recorded in Plat Book 9, Page 79, of the Public Records of Pinellas County, Florida.
2. Sewer Service Area and Supply Agreement recorded in Official Records Book 5564, Page 1820, which was re-recorded in Official Records Book 6197, Page 104, of the Public Records of Pinellas County, Florida.
3. Water Service Area and Supply Agreement recorded in Official Records Book 5564, Page 1832, of the Public Records of Pinellas County, Florida.

4. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 1012, Page 129, of the Public Records of Pinellas County, Florida.

REAL ESTATE TAXES:

2023 taxes were paid under receipt number 1665-23-TAX-082639, on November 9, 2023, Parcel/Account ID# 22-28-16-96660-010-0090, the gross amount being \$916.75.

If you have any questions or concerns, please feel free to contact me.

Respectfully,

TRASK DAIGNEAULT, L.L.P.

Megan R. Hamisevicz
Megan R. Hamisevicz, Esquire

22-28-16-96660-010-0090

PHOENIX AVE LLC

PHOENIX AVE

OLDSMAR, FL 34677

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN BLOCK 10, WEST OLDSMAR SEC NO. 1, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 79, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTMOST CORNER OF SAID BLOCK 10, THENCE N45°27'01"W A DISTANCE OF 335.7 FEET, THENCE N59°34'56"W A DISTANCE OF 174.8 FEET TO THE POINT OF BEGINNING. THENCE N59°35'32"W A DISTANCE OF 58.9 FEET, THENCE S44°19'07"W A DISTANCE OF 226.6 FEET, THENCE S45°25'53"E A DISTANCE OF 56.8 FEET, THENCE N44°24'58"E A DISTANCE OF 241.1 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.24 ACRES MORE OR LESS.