

CITY OF MONROE, GEORGIA



MURAL & PUBLIC ART PROGRAM

A GUIDE FOR MURALS & PUBLIC ART

BY: BRAD CALLENDER, AICP CNU-A

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Introduction

Thank you for your interest in having a decorative mural or public art for your business in the City of Monroe. Mural and public art projects are an investment in cultural capital that goes far beyond tourism, improved aesthetics, increased business traffic and building occupancy, and eradication of blight. Murals and public art are an investment in a city's unique identity and its cultural cohesiveness, and contribute to its public art.

To effectively implement a successful mural and public art program, which will ensure consistency and aesthetic value in the community; it is important that applicants adhere to the following guidelines, which will ensure the best possible results. The application process and guidelines that follow are intended to provide mural and public art applicants with a reasonable process that will safeguard the interests of the community, as well as those of the individual property owner or building owner.

Allowance of painted, decorative murals and sculpted or structural art pieces are intended to extend into commercial areas of the City of Monroe in order to enhance the cultural experience of the public.

Applications for mural designs and public art pieces on privately-owned property and commercial buildings in the City of Monroe must be approved by the Downtown Development Authority through the Mural and Public Art Design Review Application approval process described below.

To make an appointment for reviewing the resource material, mural or public art review for approval, and/or for further information, please contact Brad Callender, the Planning & Zoning Director at (770) 266-5111 or bcallender@monroega.gov.

Guidelines

MURALS

1. Theme / Design Criteria:

- a. Murals on privately-owned buildings must reflect the character, culture and history of the area/neighborhood. Murals will adhere to creative themes including historic downtown Monroe (photos for reference are available through the Monroe Museum and/or the Downtown Development Authority Office), the former cotton mills, historic buildings or residences, and rustic life or activity of the City. An emphasis should be reflective of the specific area, building, or neighborhood in which the mural will be placed.
- b. Appropriate thematic and other relationships to the surrounding environment. Avoid contrasts in colors or details with surrounding walls or buildings.
- c. No signage or subject matter that could be construed as advertising, copy, symbols or references directly promoting any product, business, brand, organization, service, cause, or political messages.
 - i. Signs must adhere to the Zoning Ordinance and are permitted through the Code Office. Signs themselves are not considered murals, as described Chapters 3, 4, and 5 of the Report on Murals, Signs, and Public Art.

2. Site Selection Criteria:

- a. The building owner submits a Mural & Public Art Application with the required mural details from these guidelines to the Downtown Development Authority Director for processing and consideration. The request must include the proposed idea or theme; a photograph of the wall on which the proposed mural will be created; and photographs of the

surrounding area, including structures immediately adjacent to the building. The application letter must include proof in writing that the required private funds and/or in-kind contributions are secured, as well as, a minimum 10-year maintenance plan.

- b. The submittal must include a letter from the property owner (if different from applicant) authorizing their approval of the proposed mural to be on their building and acknowledge they, and if applicable also the applicant themselves, are responsible for upkeep over the course of the required 10-year maintenance period.

3. Required Minimum Materials:

- a. Applicant shall provide a complete list of paints to be used in the mural, and any additional material or external elements to be attached to the mural. Murals shall be required to provide glazing to prevent graffiti. Investigate the different paints available and strive for the most durable whenever possible.
- b. For historic and older buildings, especially ones containing brick, the applicant shall provide a report from a qualified expert for historic buildings regarding the appropriate paint types acceptable to cover the brick, including sealing the mural with graffiti proof glaze.

4. Planning Considerations:

- a. Once a mural is painted in an outdoor location, it then becomes public art. There are several factors that need to be taken into consideration before a mural is started.
- b. The artist and the building owner should agree upon the content of the mural with an estimate of the cost.
- c. A written contract should be signed between all parties involved, i.e. artist, building owner or leaser) prior to work beginning.

- i. A façade easement will need to be established once the contract is executed. The artist/applicant will need to coordinate with the building owner and prepare a façade easement that will be recorded with the Clerk of the Superior Court of Walton County. It is strongly recommended to engage with a land use attorney to prepare and draft the façade easement document to ensure the proper legal exhibits and language necessary to protect both parties are included in the façade agreement. A template façade easement document which can be used as a guide is found at the end of this document **(SEE LAST SECTION)**.
 - ii. The contract and façade agreement should designate the lifetime of the mural (five, ten, twenty or other, agreed upon years) that the mural will be left undisturbed, after which the mural can be painted back to the original color or submit a new application for a new or alternative mural replacement.
- d. Attaching plywood or other large paintable, sturdy surfaces to walls (with appropriate brackets or mounts) is strongly recommended for historic buildings to avoid unintentional water damage caused by paints applied to older brick. Consider the location of the wall in which to attach plywood for the mural to be displayed. This method would also be beneficial to the artist as new murals can be regenerated in the same location over and over. An advantage of using this method when mounted in this manner is the mural can be routinely replaced with new murals. The process for replacing the mural will be submission of an application for administrative approval to ensure continuity with the intent of the original approval and these guidelines.
- i. The process for administrative approval shall be checked for the Theme and Design Criteria outlined in Section 1 and shall be approved or denied by the

Planning & Zoning Director or deferred to the DDA for further consideration.

1. Applicants for administrative denials shall have the right to appeal the decision to the Downtown Development Authority. Appeals must be received within thirty (30) days of the action.
- e. In the Historic Districts of Monroe, careful consideration of the historic fabric and historic setting should be considered. Murals should not compromise the character defining features of a historic building or district, as this may compromise its eligibility for the National Register of Historic Places now and/or in the future. In some cases, attaching the mural as described in the previous section can help protect historic fabric, but can also cause other preservation issues if not maintained.
 - f. Identify the person responsible for the mural in the event the mural is damaged or vandalized. This is required in keeping with a minimum 10-year maintenance period.
 - g. Take into account the surrounding businesses and residents when planning the mural. Be considerate of neighboring businesses or buildings in terms of scale and/or offensive content.
5. Prohibitions:
- a. For the purposes of preserving the small town and rural feel of the City of Monroe, sculptures, statues, and public works of art displays shall refrain from containing profanity or gratuitous displays of nudity.
 - i. The City will take into consideration exceptions if applicable to historical events or persons specific to the City of Monroe.

STAND-ALONE STRUCTURES/SCULPTURES

1. Theme / Design Criteria:

- a. Public art display pieces created as stand-alone structures, sculptures, or statues located on privately-owned property must reflect the character, culture and history of the area/neighborhood. The piece or display will adhere to creative themes including: historic downtown Monroe (photos for reference are available through the Monroe Museum and/or the Downtown Development Authority Office), the former cotton mills, historic buildings or residences, and rustic life or activity of the City. An emphasis should be reflective of the specific area, property, or neighborhood in which the piece or display will be placed.
- b. Appropriate thematic and other relationships to the surrounding environment. Avoid conflicts with adjacent structures, walls, or buildings.

2. Site Selection Criteria:

- a. The property owner submits a Mural & Public Art Application with the required piece or display details from these guidelines to the Downtown Development Authority Director for processing and consideration. The request must include the proposed idea or theme; a photograph of the location where the proposed piece or display will be placed; and photographs of the surrounding area, including structures immediately adjacent to the building. The application letter must include proof in writing that the required private funds and/or in-kind contributions are secured, as well as a minimum 10-year maintenance plan.
- b. The submittal must include a letter from the property owner (if different from applicant) authorizing their approval of the proposed piece or display to be on their property and acknowledge they, and if applicable also the

applicant themselves, are responsible for upkeep over the course of the required 10-year maintenance period.

3. Required Minimum Materials:

- a. Applicant shall identify the type of material the piece or display will be constructed of, including pedestal and foundation information for supporting the piece or display.

4. Planning Considerations:

- a. Once a piece or display is erected in an outdoor location, it then becomes public art. There are several factors that need to be taken into consideration before a piece or display is started.
- b. The artist and the property owner should agree upon the content of the piece or display with an estimate of the cost.
- c. A written contract should be signed between all parties involved, i.e. artist, building owner or leaser) prior to work beginning.
- d. The contract should designate the lifetime of the piece or display.
- e. In the Historic Districts of Monroe, careful consideration of the historic fabric and historic setting should be considered. Pieces and displays should not compromise the character defining features of a historic property or the underlying district, as this may compromise its eligibility for the National Register of Historic Places now and/or in the future.
- f. Identify the person responsible for the piece or display in the event there is damage or vandalization. This is required in keeping with a minimum 10-year maintenance period.
- g. Take into account the surrounding businesses and residents when planning the piece or display. Be

considerate of neighboring businesses or buildings in terms of scale and/or offensive content.

5. Prohibitions:

- a. For the purposes of preserving the small town and rural feel of the City of Monroe, all sculptures, statues, and public works of art displays shall refrain from containing profanity or gratuitous displays of nudity.
 - i. The City will take into consideration exceptions if applicable to historical events or persons specific to the City of Monroe.

Administration, Procedures, and Enforcement

APPLICATIONS

1. Applications shall be provided by the Planning & Zoning Department.
2. Applications for mural designs and public art pieces on privately-owned property and commercial buildings in the City of Monroe must be approved by the Downtown Development Authority through the Mural and Public Art Design Review Application approval process described below.
3. To make an appointment for reviewing the resource material, mural or public art review for approval, and/or for further information, please contact Brad Callender, the Planning & Zoning Director at (770) 266-5111 or bcallender@monroega.gov.

PROCEDURES

1. Applications received by the Planning & Zoning Department shall be reviewed for completeness upon receipt. Completed applications shall be forwarded to Downtown Development Authority at the next available meeting that can be reasonably accommodated.
2. The Planning & Zoning Director shall provide a brief report summarizing the proposed application to the Downtown Development Authority at the scheduled meeting for the application.
3. This guide shall be interpreted and administered by the Planning & Zoning Director on behalf of the Downtown Development Authority.
4. Appeals:
 - i. Appeals of the Downtown Development Authority:

1. Any person aggrieved by any action by the Downtown Development Authority may appeal to the City Council within thirty (30) days of the action. Appeals shall be filed in writing with the Code Enforcement Officer and shall enumerate specific grounds for the appeal. The Code Enforcement Officer shall compile and safeguard all documents that constitute the record upon which the action appealed from was based.
- ii. Stay of Proceedings Pending Appeal.
1. An appeal stays all activity permitted by the action appealed from, unless the Downtown Development Authority opines in writing to the Council that based on specific facts, a stay would cause imminent peril to life or property. Alternatively, activity may be stayed by an order issued by the Council, or by a restraining order or injunction issued by a court of competent jurisdiction.
 2. Appellate Procedure.
 - a. Any person or persons who may have a substantial interest in any decision of the Mayor and Council may appeal said final decision to the Superior Court of Walton County, Georgia. Such appeal shall be filed with the Clerk of said Court by filing a notice of appeal in writing, setting forth plainly, fully, and distinctly wherein such decision is contrary to law. Such notice of appeal shall be filed within thirty (30) days after the decision of the Mayor and Council is rendered. A copy of the notice of appeal shall be served on the Mayor and Council.

Sample Façade Document

The following is an example of agreement between two parties for a façade agreement to place a mural on a wall owned by a third-party individual. In this case, the example provided was the City of Monroe seeking a façade easement to place a city branded sign, instead of a mural, on a private building.

Return To: Preston and Malcom, P. C. 110 Court Street Post Office Box 984 Monroe, Georgia 30655 File 05.247.01	Recorded 04/20/2018 10:47AM KATHY K. TROST WALTON COUNTY CLERK OF COURT Bk 04218 Pg 0142-0150	Deed Doc: EASE
[Space above this line for recording data]		
<u>EASEMENT FOR FACADE IMPROVEMENT AND PRESERVATION</u>		
STATE OF GEORGIA COUNTY OF WALTON		
<p>This EASEMENT FOR FAÇADE IMPROVEMENT AND PRESERVATION (hereinafter the "Agreement") is made and entered into this <u>14th</u> day of <u>April</u>, 2018, by and between the DOWNTOWN DEVELOPMENT AUTHORITY of the CITY OF MONROE, a Municipal Corporation chartered under the laws of the STATE OF GEORGIA (hereinafter the "DDA" or "Grantee") and Ant Savings, Inc., a Florida Corporation, (hereinafter "Grantor").</p>		
PREAMBLE:		
<p>WHEREAS, this Agreement pertains to an easement regarding the installation of an artwork mural and outdoor string lights (the "Façade Improvement") on the east-facing facade to that certain structure (the "Building") located on that certain tract of land (the "Property") more particularly described in <u>EXHIBIT A</u>, attached hereto and incorporated fully herein, and known more commonly as 133 S. Broad St., Monroe, Georgia 30655; and,</p>		
<p>WHEREAS, the Property is currently located in the City of Monroe, Georgia (the "City"); and,</p>		
<p>WHEREAS, the City desires to promote economic development and beautification of the City for the benefit of residents and visitors of the City; and,</p>		
<p>WHEREAS, the DDA of the City is more particularly tasked with the promotion of economic development and beautification of the City for the benefit of residents and visitors of the City; and,</p>		
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WHEREAS, the owner of the Property is the Grantor; and,

WHEREAS, the Grantor desires to help the City and more particularly the DDA in this undertaking; and,

WHEREAS, the parties to this Agreement seek to enter it for the benefit and purpose of the DDA undertaking to cause that certain Façade Improvement to be affixed, painted or created on the east-facing façade of the Building; and,

WHEREAS, the Grantor seeks to complete the requisite conditions and requirements in accordance with this Agreement; and,

WHEREAS, the DDA and Grantor are willing to execute this Agreement to verify and achieve all of said purposes; and,

WHEREAS, this Agreement will become effective upon the execution by both parties and shall be complied with in accordance to its terms.

NOW, THEREFORE, for and inconsideration of the covenants and agreement hereinafter stated and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

AGREEMENT:

1. Grantor is the owner in fee simple of the Property and Building located at 133 S. Broad Street, Monroe GA 30655, situated in Walton County, State of Georgia.
2. This Agreement will assist in the creation, preservation and protection of the Façade Improvement to be installed on the east-facing façade of the Building.
3. The Grantor desires to maintain the commercial nature of the Building and Property of which it is a part, and desires that the Building remain a viable structure devoted to commercial use.
4. This Agreement shall create an easement granted to the DDA for the Façade Improvement on the Building and Property to be in place for a period of ten (10) years from the date of this Agreement. If the Facade Improvement is not maintained in a good and appropriate manner by the DDA, then this easement may be terminated by the Grantor after giving written notice to the DDA specifying in detail where the Façade Improvement has not been maintained, in a good and proper manner, and the DDA shall have ninety (90) days thereafter in which to make any repairs or replacements of the Façade Improvement, and if such repairs and improvements are

not commenced or finalized within the ninety (90) days from the date of receipt of the written notice, then this Agreement shall terminate.

5. Grantor agrees that the Facade Improvement will be made to the east exterior of the Building.

6. The Facade Improvement will be made by the DDA at no cost to the Grantor and shall be maintained by the DDA for the duration of this Agreement or until such time as the DDA terminates this Agreement, or as otherwise provided herein. Grantor agrees that the DDA shall, at its sole cost and expense, have the right to replace, rebuild, repair and reconstruct the Facade Improvement from time to time, as the DDA deems necessary. Any damage to the Building caused by the making, maintaining, replacing, rebuilding, repairing, and reconstructing of the Facade Improvement shall be promptly repaired by the DDA, at its sole cost and expense.

7. Grantor promises that it will abide by this Agreement and do (and refrain from doing as the case may be) upon the Building and Property each of the following stipulations, which stipulations it is agreed contribute to a public purpose, in that they aid significantly in the conservation of the Facade Improvement:

- a. Without the express written permission of the DDA, no construction, alteration, or remodeling or any other thing shall be undertaken or permitted to be undertaken on the Property, which would affect the Façade Improvement except in the case of an emergency that may affect the structural integrity of the Building or pose a threat to the health and well being of occupants of the Building.
- b. Nothing may be erected on the Property which will obscure any part of the Facade Improvement from being visible from street level (except for temporary structures, such as scaffolding to assist workmen).
- c. If a portion of the Facade Improvement consists of windows and glass doors, no sign, signal, illumination, window covering or advertisement may be placed in the Building or on a window or glass door so as to be visible through any such window or glass door from street level, except such signs and window covering of the character and quantity as are visible on the specifications and designs, hereto, and except for normal indoor lighting for commercial purposes.

8. In the event of a violation of any covenant, stipulation or restriction herein, in addition to any remedies now or hereafter provided by law, (i) DDA may, following notice to Grantor, institute a suit to enjoin by temporary restraining order, preliminary injunction, and permanent injunction, such violation and so require the restoration of the building to match the Façade Improvement; or (ii) representatives of the DDA may enter upon the Property and Building, correct any such violation, hold Grantor responsible for the cost thereof, and such cost until repaid shall constitute a lien on the Property. The DDA shall have available all legal and equitable remedies at law to enforce Grantor's obligations hereunder, and in the event Grantor is found to have violated any of its obligations, Grantor shall reimburse city for any costs, architect and/or attorney's fees. The exercise by the DDA of one remedy hereunder shall not have the effect of waiving or limiting any other remedy and the failure to exercise and remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

9. Restrictions, stipulations and covenants contained in this instrument shall be inserted by Grantor, verbatim or by express reference, in any subsequent deed or other legal instrument by which it divests itself of either the fee simple title to or any lesser estate in the premises or any party thereof, including but not limited to, a lease of the Building or Property.

10. The following provisions govern the effectiveness, interpretation, and duration of this instrument:

- a) Any rule of strict construction designed to limit the breadth of restrictions or alienation or use of real property shall not apply in the construction or interpretation of this instrument, and this instrument shall be interpreted broadly to affect the transfer of right and the restrictions on use herein contained.
- b) This instrument shall extend to, shall be binding upon and shall inure to the benefit of the DDA and the Grantor and all persons hereafter claiming under or through Grantor, and the word "Grantor" when used herein shall include all such persons, whether or not such persons have signed this instrument. Any right, title or interest herein granted to the DDA shall be personal to the city but the DDA shall have the right to delegate any duty hereunder.
- c) Nothing contained in this instrument grants, nor shall be interpreted to grant, to the public any right to enter on the Property, the Building or the Façade Improvement.

d) For purposes of furthering the preservation of the Building and of furthering the other purposes of this instrument, and to meet changing conditions, Grantor and DDA are free to amend jointly the terms of this instrument in writing without notice to any party, and such amendment shall become effective upon recording among the land records of the county of Walton, State of Georgia.

e) Except as provided in Paragraph 4 herein, it is the intent of the parties to agree and to bind themselves, their successors and their assigns for the term of this Agreement to each term of this instrument whether this instrument be unenforceable by reason of any statute, common law or private agreement either in existence now or at any time subsequent hereto. This instrument shall be rerecorded at any time by any person if the effect of such re-recording is to make more certain the enforcement of this instrument or any part thereof. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability of any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter hereof.

f) Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance relating to building materials, construction methods or use. In the event of any conflict between any such ordinance and the terms hereof, Grantor promptly shall notify DDA of such conflict and shall co-operate with the city to accommodate the purposes of both this instrument and such ordinances.

g) This instrument reflects the entire agreement of Grantor and the DDA. Any prior or simultaneous correspondence, understandings, agreements and representations are null and void upon execution hereof, unless set out in this instrument.

11. Grantor at its expense shall keep the premises covered by insurance against loss or damage resulting from fire, windstorm, vandalism, explosion and such other hazards.

12. Any notice which either party hereto may desire or be required to give to the other party shall be in writing and shall be mailed postage pre-paid by first-class mail, or hand delivered:

To Grantor:

Ant Savings, Inc.
c/o Abhiram C. Garapati
3844 Hartwood Lane
Jacksonville, FL 32216

To DDA:

Monroe Downtown Development Authority
c/o Sadie Krawczyk
215 North Broad Street
Monroe, Georgia 30655

With a copy to:

Paul L. Rosenthal, Esq.
Preston & Malcom, P.C.
110 Court St.
P.O. Box 984
Monroe, Georgia 30655

or to the respective successor or assign of each. Each party may change the address set forth herein by a notice to such effect to the other party.

13. Upon request by the DDA, the Grantor shall promptly provide the DDA with evidence or the Grantor's compliance with any obligation of the Grantor contained herein.

[Remainder of page intentionally left blank. Signature page to follow.]


IN WITNESS WHEREOF, the parties have affixed their signatures hereto on the date first written above.

Signed, sealed and delivered
in the presence of:

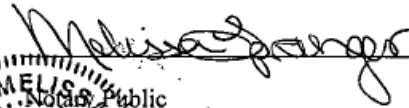
ANT SAVINGS, INC.

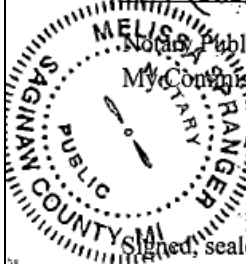


LISA ERWIN
Unofficial Witness



By: Abhiram C. Garapati, President
Owner of the Property



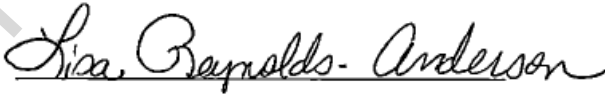
Notary Public
My Commission expires _____

MELISSA SPRANGER
Notary Public, State of Michigan
County of Saginaw
My Commission Expires Jul. 04, 2023
Acting in the County of Saginaw

Signed, sealed and delivered
in the presence of:

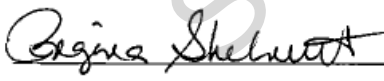
DOWNTOWN DEVELOPMENT AUTHORITY



Unofficial Witness



By: Lisa Reynolds Anderson
Title: Chairman
Downtown Development Authority



Notary Public
My Commission expires _____


REGINA SHEL MUTT
NOTARY PUBLIC
EXPIRES
GEORGIA
SEPT. 9, 2018
WALTON COUNTY

Attest: 

Sadie Krawczyk, Director
(DDA) 
SEAL

4/13/2018

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PR

Return Recorded Document to:
PRESTON & MALCOM, P.C.
Attorneys at Law
Post Office Box 984
110 Court Street
Monroe, Georgia 30655
FILE #: 15-23911

Deed Doc: WD Ref#: 243843
Recorded 09/29/2015 08:46AM
Georgia Transfer Tax Paid : \$315.00
KATHY K. TROST
Clerk Superior Court, WALTON County, GA
Bk 03825 Pg 0242-0243

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE effective as of the 25th day of September, 2015, between L.L.J. WILLIAMS PROPERTIES, INC., a Georgia corporation, as party or parties of the first part, hereinafter called Grantor, and ANT SAVINGS, INC., a Florida corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See Exhibit "A" attached hereto and made a part hereof by reference.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

L.L.J. Williams Properties, Inc.
a Georgia corporation

By: *Manile S. Williams* (Seal)
Manile S. Williams, CEO

Sherry A. Spratt
Unofficial Witness
Tom Beesley
Notary Public

SEAL AFFIXED

(Corporate Seal)



SEAL AFFIXED



4/13/2018

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Exhibit "A"

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, located in the City of Monroe, Town G.M.D. 419, containing an area of 10,449.608 square feet, which equals to 0.240 acre, according to a plat of survey entitled, "Survey for J. Booth Williams", dated December 20, 1973, prepared by Gregg & Associate, certified by William J. Gregg, Sr., Registered Professional Land Surveyor #1438, recorded in Plat Book 17, page 239, Clerk's Office, Walton County, Georgia records. Reference to said plat of survey and the record thereof being hereby made for a more complete description.

Said property is more particularly described as follows: to find the TRUE POINT OF BEGINNING, first locate an iron pin 3.0 feet from the corner wall at the intersection of South Broad Street and Washington Street and from said TRUE POINT OF BEGINNING, thence run North 06° 53' West 104.99 feet to a nail set; thence North 83° 14' 26" East 100.10 feet to a nail set; thence South 05° 48' 45" East 103.87 feet to a nail set; thence South 82° 38' 08" West 109.03 feet back to the TRUE POINT OF BEGINNING.

Said property being known as 133, 135, 137, 139, and 141 South Broad Street, Monroe, GA 30655, according to the present system of numbering properties in the City of Monroe, Walton County, Georgia.

SAMPLE

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