ORDINANCE NUMBER 1598

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING ORDINANCE NUMBERS 1437 AND 1438, BY REDESIGNATING CERTAIN PROPERTIES FROM CLACKAMAS COUNTY LOW DENSITY RESIDENTIAL TO CITY OF MILWAUKIE LOW DENSITY RESIDENTIAL AND REDESIGNATING CERTAIN PROPERTY FROM CITY OF PORTLAND LOW DENSITY RESIDENTIAL TO CITY OF MILWAUKIE LOW DENSITY RESIDENTIAL (CPA-86-02).

WHEREAS, a Comprehensive Plan Map Amendment for these properties was considered at public hearings before the Planning Commission on April 22, 1986, and City Council on May 20, 1986, and

WHEREAS, the City Council finds that the applications should be approved based on the findings listed below,

NOW, THEREFORE, THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The following findings of fact and conclusions are adopted:

FINDINGS:

1. The current Comprehensive Plan Map designation for Parcels 1-8 and 10-12 is Clackamas County Low Density.

2. The current Comprehensive Plan Map designation for Parcel #9 is City of Portland Low Density.

3. This proposal requests approval to change the Comprehensive Plan Map designation for each parcel to City of Milwaukie Low Density Residential.

4. All of the properties have been annexed or transferred to the City of Milwaukie.

5. All parcels are adequately served by public facilities.

6. If the existing Plan designation for each parcel is not removed and the City Comprehensive Plan designation applied, then the existing Clackamas County and City of Portland Comprehensive Plan and Zoning ordinances must be applied at the time of development.

7. If the Comprehensive Plan designations for these parcels are amended to City Low Density, and the corresponding Zone Change enacted, future development may proceed under the goals and policies of the City's Comprehensive Plan.

8. The City Low Density Plan designation most closely approximates the current plan designation for each parcel under consideration.

ORDINANCE NUMBER 1598

CONCLUSIONS:

1. The Comprehensive Plan Amendment proposed to City of Milwaukie Low Density Residential conforms with the goals, policies and spirit of the Comprehensive Plan.

2. Public need is met by this proposal.

3. Public need is best satisfied by this particular request.

4. This request will have no adverse affects on the health, safety and welfare of the community.

Section 2. Plan Map Amendment. Figure 6 of Ordinance Number 1437 is amended by changing the Land Use Plan Map designation for the properties described in Exhibit "A" attached from Clackamas County Low Density to City of Milwaukie Low Density and the property described in Exhibit "B" attached from City of Portland Low Density to City of Milwaukie Low Density.

Read the first time on JUNE 3, 1986, and moved to second reading by UNANIMOUS vote of the City Council.

Read the second time and adopted by the City Council on JUNE 3, 1986.

Signed by the Mayor on JUNE 3, 1986.

Mayor

ATTEST:

Roy Freemantle, Acting Finance Director

Approved as to form:

Greg Eades, City Attorney

ORDINANCE _____ EXHIBIT A, PAGE 1
PARCEL 1, A-80-01, BOUNDARY COMMISSION #1563

A parcel of land in the Southeast quarter of the Northeast quarter of Section 31, Township 1 South, Range 2 East, described as follows:

BEGINNING at a point 1044.25 feet West and 1256.8 feet South from the Northwest corner of the J.D. Garrett D.L.C. No. 38; said point being on the East line of Stanley Avenue, South 320 feet more or less from the Easterly extension of the Southerly line of Harlene Drive; thence East 300 feet to a point on the West line of Lot 4, Sundial Court, thence South 365.6 feet, thence West 300 feet, thence North 365.6 feet to the true point of beginning.

EXCEPTING therefrom a parcel of land described in Clackamas County Records by Deed recorded September 12, 1968, Fee No. 68-18931.

ANNEXATION

CITY OF MILWAUKIE

A part of the George Wills D.L.C. in Section 30, T.1S,R.1E., of the W.M., in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of said Section 30; thence South 83°48' East 653.34 feet; thence South 3°30' East 215 feet; thence North 71°21'40" West 76.44 feet to an iron rod and the true point of beginning of the tract herein to be described; thence South 3°30' East 180.56 feet to an iron rod; thence South 33°19'15" East 30.16 feet; thence South 65° West 190 feet; thence North 82° West a distance of 28.5 feet; thence North 5°35' West 123 feet; thence South 53°10' East a distance of 10 feet; thence North 5°35' West 14 feet to a point; thence North 41°35' West 52.35 feet to the point of curve; thence on a curve to the right with a radius of 36.58 feet (34°16') 21.88 feet; thence continuing on a curve to the right with a radius of 86.56 feet (29°56') 45.22 feet; thence North 24°32' East 87.75 feet; thence North 84°52' East 60.40 feet; thence South 71°36' East 130.16 feet to the true point of beginning.

TOGETHER WITH all that portion of land lying between the Southerly line of the herein described premises and the city limits of the City of Milwaukie.

Annexation

CITY OF MILWAUKIE

A tract of land in Block 7 and in Block 22, and all that part of Magnolia Avenue, vacated, lying between said blocks, all in MINTHORN ADDITION TO THE CITY OF PORTLAND, OREGON, (now vacated), in Section 30 and 31, T 1 S, R 2 E, of the W.M., in the county of Clackamas and State of Oregon, described as follows:

Beginning at the northeast corner of Lot 5, of Block 7, of said vacated MINTHORN Plat; thence Westerly along the north line of said block a distance of 100.00 feet to the northeast corner of Lot 9, Block 7, of said vacated plat; thence Westerly along the north line of said block a distance of 100 feet to the northwest corner of Lot 12 of said block; thence Southerly on a line parallel with Sheridan Street in said Plat a distance of 460.00 feet to the Southwest corner of Lot 37, Block 22, of said plat; thence Easterly along the south line of said block 22 a distance of 100 feet to the southeast corner of Lot 40 in said Block; thence continuing in an easterly direction a distance of 100 feet to the southeast corner of Lot 44, in said block; thence Northerly on a line parallel with Sheridan Street a distance of 460.00 feet to the place of beginning.

ORDINANCE _____ EXHIBIT A, PAGE 4
PARCEL 4, A-80-03, BOUNDARY COMMISSION #1655

Annexation

CITY OF MILWAUKIE

A parcel of land located in the SW¼ of the NE¼ of Section 30, T.1S, R.2E, of the W. M. Clackamas County, Oregon; more particularly described as follows:
Tract 4 (erroneously described in some prior instruments of record as being situated in "Block 2"), GIBSON'S SUBDIVISION OF TRACTS 10, 11, 12, 13 and the West 480 feet of TRACTS 1 and 2 of LOGUS TRACT, in the County of Clackamas and State of Oregon.

ALSO INCLUDING that part of S. E. 55th Avenue lying adjacent to the West boundary of the herein described property, EXCEPTING therefrom the North 50.0 feet and the South 65.0 feet.

Annexation

CITY OF MILWAUKIE

A tract of land located in the northeast quarter of Section 30, T1S, R2E, W.M., Clackamas County, Oregon more particularly described as follows:

Beginning at the southeast corner of Lot or Tract 1 of the "Gibson Subdivision", a duly recorded subdivision filed with Clackamas County Plat Records, said subdivision being part of Tracts 10, 11, 12, and 13 and the west 480 feet of Tracts 1 and 2 of "The Logus Tracts", also a duly recorded subdivision filed with Clackamas County Plat Records; Thence, from said place of beginning along the east line of said Lot or Tracts, 1, 2, & 3 of said "Gibson Subdivision" a distance of 120 feet more or less to the true point of beginning of this description; Thence, north continuing along the said east line of Lot or Tracts 1, 2, & 3 a distance of 366 feet more or less to the center of Johnson Creek; Thence, easterly and up the center of said stream along the center of said Johnson Creek to the east line of Tract 2 of said "The Logus Tracts"; Thence, southerly along the east line of said Tract 2 of "The Logus Tracts" a distance of 435 feet more or less to a point ten feet north of the southeast corner of said Tract 2 of "The Logus Tracts" and the north right of way of Fir Wood Street (County Road No. 1283); Thence, west parallel with the south line of said Tract 2 of "The Logus Tracts" along the said north right of way of Fir Wood Road a distance of 117 feet more or less to a point; Thence, north a distance of 120 feet more or less to a point; Thence, west a distance of 60 feet more or less to the said true point of beginning of this description.

Part of the Hector Campbell D.L.C. #41, in T.1.S.R.2.E. W.M. Described as:

Beginning on the center line of Stanley Avenue 885.2 feet South of Southwest corner of Hollywood Park; thence South along the center line of said Stanley Ave., 216.00 feet to the South line of King St., thence East along the South line of said King St. 140.00 feet; thence North parallel with said center line of Stanley Ave., 216 feet; thence West parallel with the North line of King St., 140 feet to the place of beginning.

Situate in Clackamas County, Oregon

Site Address: 5809 King Road, Milwaukie, Oregon 97222

Annexation
City of Milwaukie

LEGAL DESCRIPTION

Metes and Bounds Description of proposed annexation to City of Milwaukie, more specifically described as property located in Section 6, T2S, R2E, W.M. Clackamas County, Oregon, more particularly described as follows:

Beginning at a point that is the intersection of the center line of Foster County Road, also known as Harmony Road and the North boundary of the Elisha Kellogg D.L.C. #54 (said North boundary also being the South boundary of J.D. Garrett D.L.C).

Thence South *495 FEET MORE OR LESS to a point on the South right-of-way line of Pacific Highway East Cascade Section (State Highway #224), said point being the intersection of said right-of-way and the West boundary of a tract of land conveyed to Joseph I. and Opal D. Condon, by deed recorded in Book 297, Page 519, Deed Records;

Thence South 0° 10' West *10 FT MORE OR LESS to a reentrant corner of said tract, said point being North 89° 18' West, 1139.40 feet and South 0° 10' West, 505 feet from the Northeast corner of said Elisha Kellogg D.L.C.;

Thence North 89° 18' West, 137.5 feet to an iron pipe;

Thence South 0° 10' West, 185.0 feet to the Northeast corner of a tract conveyed to Joseph I. Condon and wife by deed recorded May 14, 1947, in Book 390, Page 200, Deed Records;

Thence North 89° 18' West on the North line of said Condon tract, 137.5 feet to the Northwest corner thereof;

Thence South 0° 10' West 80 feet more or less to an iron pipe driven on the left bank of Kellogg Creek and at the Northeast corner of a tract conveyed to Charles G. and Ethel North, by deed recorded in Book 296, Page 436, Deed Records;

Thence South 82° 11' West, 151.35 feet to an iron pipe drive in the right bank of Kellogg Creek;

Thence South 0° 10' East tracing the East boundary of a tract of land conveyed to A.W. and Mary S. Waha by deed recorded in Book 262, Page 301, Deed Records, 95 feet to an iron pipe driven at the Southeast corner of said tract;

Thence North 89° 50' West tracing the South boundary of said Waha tract and the South boundary of a tract of land conveyed to John W. and Eva Jones by deed recorded in Book 262, Page 285, Deed Records, 335 feet to an iron pipe driven at the Southwest corner of said Jones tract;

Thence North 0° 10' East 90' more or less along the West line of said Jones tract to the center line of Mt. Scott Creek;

Thence downstream along center line of Mt. Scott Creek 250' more or less to the Southeast corner of Lot 66, CASCADE GREENS NO. 2, a duly recorded subdivision;

Thence continuing along center line of Mt. Scott Creek South75° 48'57" West, 99.21 feet;

Thence South 81° 44'26" West, 62.65 feet;

Thence South 80° 40'35" West, 67.90 feet'

Thence South 78° 41'24" West, 86,68 feet;

Thence South 71° 04'31" West, 111.00 feet;

Thence South 62° 17'21" West, 37.63 feet;

Thence departing the center line of said creek North 16° 33'56" West, 143.64 feet to a point on a curve, said point being on the South right-of-way line of Casa Del Rey Drive;

Thence Westerly, 20.14 feet along the arc of a 50.0 foot radius curve to the right (the long cord bears South 73° 26'04" West, 20.0 feet;

Thence South 16° 33'56" East, 147.58 feet returning to the center line of Mt. Scott Creek;

Thence continuing downstream along the center line of said creek South 62° 17'21" West, 53.81 feet;

Thence South 35° 05'45" West, 45.22 feet;

Thence South 24° 02'39" West, 71.18 feet;

Thence South 40° 36'05" West, 43.59 feet to a point where the center line of Mt. Scott Creek intersects the North boundary of North Clackamas Park as described in Instrument No. 77-7739, Parcel "C", Deed Records;

Thence West 432 feet more or less along said boundary to the Northwest corner of said Parcel "C", North Clackamas Park;

Thence South along the West boundary of said Parcel "C", 956.15 feet to the Southwest corner of said Parcel "C";

Thence South 89° 41' East, 1281.25 more or less to the southeast corner of said Parcel "C";

Thence North 255' more or less along the East boundary of said Parcel "C", to the Southwest corner of Parcel "A" described in Instrument No. 77-7739;

Thence East 475' along the South boundary of said Parcel "A" to the Southeast corner of said Parcel "A";

Thence North 0° 10' East, 311.79 feet along the East line of said Parcel "A" and its extension to the North right-of-way line of Kellogg Creek Drive;

Thence East along the North right-of-way line of Kellogg Creek Drive and the North right-of-way line of Rusk Road 967.46 feet, more or less, to the most Westerly corner of a tract conveyed to Clackamas County by deed recorded in Book 270 Page 739, Clackamas County Deed Records;

Thence Northeasterly tracing the Northwesterly boundary of said tract along a 60° 34'15" curve to the left through a central angle of 90° 34' a distance of 149.50 feet to the most Northerly corner of said tract, which point is on the West boundary of the aforesaid Rusk Road;

Thence North 590' more or less along the West right-of-way line of Rusk Road to its intersection with the North right-of-way line of Pacific Highway East Cascade Section (State Highway #224);

Thence Northwesterly 995' more or less along said Highway right-of-way to Highway Station 227 + 40;

Thence Northwesterly 100' more or less to the point of beginning.

FREILINGER, ETC.
ANNEXATION
July 31, 1985

A tract of land in Section 6, Township 2 South, Range 2 East, Willamette Meridian,; more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block 4, FREILINGER ADDITION, a duly recorded subdivision in Clackamas County, Oregon; thence southeasterly upstream along the centerline of Kellogg Creek and the southerly lines of Lots 1,2,3 and 4, Block 4 of said FREILINGER ADDITION, 440 feet, more or less, to the west boundary of Ryan Avenue; thence North along the west line of Ryan Avenue, 412.95 feet, to the easterly extension of the north line of Ryan Court; thence West along the easterly extension of and the north line of Ryan Court, 105.46 feet to the southernmost southwest corner of Lot 14, Block 3, of said FREILINGER ADDITION: thence northwesterly along the northerly line of Ryan Court on an arc of a 10 foot radius curve to the right through a central angle of 65°22'30", 11.41 feet; thence continuing northwesterly along the northerly line of Ryan Court on an arc of a 50 foot radius curve to the left through a central angle of 57°55'03", 50.54 feet to the most westerly corner of said Lot 14, Block 3; thence North 36°09'47" East along the northwesterly line of Lot 14, 65.27 feet to the northwest corner of said Lot 14, said point also being an angle point in the East line of Lot 4, FREILINGER ADDITION No. 2, a duly recorded subdivision in Clackamas County, Oregon; thence North 4°57'14" East along the easterly line of said Lot 4, 101.87 feet to the southerly line of S.E. Brae Street; thence North 2°51'06" East across S.E. Brae Street, 50.0 feet to the northerly line of S.E. Brae Street; thence North 87°08'54" West along the northerly line of S.E. Brae Street, 69.37 feet to the southeast corner of Lot 3 in said FREILINGER ADDITION No.2; thence North along the easterly line of said Lot 3, 135.12 feet to the northeast corner of said Lot 3, which is also a point on the south line of BOWMAN TERRACE, a duly recorded subdivision of Clackamas County, and a point on the north line of Tract 7, ATKINSON, a duly recorded subdivision in Clackamas County, Oregon; thence tracing the north line of said Tract 7 West, 585.0 feet, more or less, to the northwest corner of said Tract 7 and the easterly line of Tract 13 in said ATKINSON; thence North 9°30' East tracing the easterly line of said Tract 13, 171.4 feet, more or less, to a point which is 1714.5 feet from the northeast corner thereof; thence North 75°34'20" West along a line which is at right angles to the westerly line of said Tract 13, 215 feet, more or less, to a point which is 50 feet easterly from a point on the westerly line of said Tract 13 which is 1717 feet from

ANNEXATION OF:

TOWNSHIP 1 SOUTH, RANGE 2 EAST, SECTION 31DA

Tax Lots 900 & 1000

A portion of the J.D. Garrett DLC No.38, in Section 31, Township 1 South, Range 2 East, Willamette Meridian; more particularly described as follows:

Beginning at a point on the east line of the S.E. Stanley Avenue right-of-way 1039.24 feet West and 2580.84 feet South of the northeast corner of said J.D. Garrett DLC; thence East, 328.56 feet; thence South parallel with the east line of said Stanley Avenue, 201.08 feet; thence West, 328.56 feet to the east line of said Stanley Avenue; thence North along the east right-of-way line of said Stanley Avenue, 201.08 feet to the point of beginning.

ANNEXATIONS OF PORTIONS OF:

1S, 2E, 31AD and 1S, 2E, 31DA

generally described as:

East Side of Stanley Avenue,

North and South of Lloyd Street

Part of the J.D. Garrett D.L.C. in Section 31, Township 1 South, Range 2 East, of the Willamette Meridian; more particularly described as follows:

Beginning at the southwest corner of DANA ADDITION, a duly recorded subdivision in Clackamas County, Oregon; thence West, 130.0 feet to the east right-of-way line of S.E. Stanley Avenue; thence North along the east right-of-way line of S.E. Stanley Avenue, 694.50 feet to the south line of PAR ESTATES, a duly recorded subdivision in Clackamas County, Oregon; thence East along the south line of said PAR ESTATES, 145.0 feet; thence South parallel to said Stanley Avenue, 100 feet; thence East, 150 feet to a point on the west line of Lot 3, Block 1, LLOYD'S ADDITION No.2, a duly recorded subdivision in Clackamas County, Oregon; thence South along the west line of said Lot 3, 20.0 feet to an angle point; thence West along the boundary of said Lot 3, 18.4 feet to another angle point; thence South along the west line of said LLOYD'S ADDITION No.2, 309.38 feet to the southwest corner of said LLOYD'S ADDITION No.2 and the north line of the previously mentioned DANA ADDITION; thence West along the north line of said DANA ADDITION, 146.97 feet to the northwest corner of said DANA ADDITION; thence South along the west line of said DANA ADDITION, 264.57 feet to the point of beginning.

ANNEXATION

TOWNSHIP 1S, RANGE 2E, SECTION 31AD

TAX LOTS 11500,11600,11700,11800

A portion of the J.D. Garrett DLC No.38, in Section 31, Township 1 South, Range 2 East, Willamette Meridian; more particularly described as follows:

Beginning at the northeast corner of Lot 3, Block 3, LLOYD'S ADDITION No.2, a duly recorded subdivision in Clackamas County, Oregon; thence West along the north line of said LLOYD'S ADDITION No.2, 346.77 feet to the most northerly northwest corner of Lot 3, Block 1, of said LLOYD'S ADDITION No.2; thence North, 243.96 feet, to the southwest corner of SUNDIAL COURT, a duly recorded subdivision in Clackamas County, Oregon; thence East along the south line of said SUNDIAL COURT subdivision, 357.12 feet to the west right-of-way line of SE 60th Avenue; thence South along the west right-of-way line of SE 60th Avenue, 121.975 feet; thence East, 209.4875 feet; thence South, 243.95 feet; thence West, 219.56 feet, to the west right-of-way line of SE 60th Avenue; thence North along the west right-of-way line of SE 60th Avenue 120.0 feet, more or less, to the point of beginning.

VERNIE AVENUE ANNEXATION

A parcel of land located in Section 1, Township 2 South, Range 1 East, and in Section 6, Township 2 South, Range 2 East, Willamette Meridian; more particularly described as follows:

Beginning at a point on the west line of Tract 18, ATKINSON, a duly recorded subdivision in Clackamas County, Oregon, said point being southwesterly 320.0 feet from the centerline of Lake Road when measured along the westerly boundary of said Tract 18; thence North 68°25' West, 143.0 feet; thence southwesterly parallel with the westerly boundary of said Tract 18, 190.0 feet; thence North 68°25' West, 135.0 feet to the southeasterly right-of-way of S.E. Vernie Avenue; thence southwesterly along the southeasterly right-of-way of S.E. Vernie Avenue and it's southwesterly extension, 922.8 feet to the southwesterly right-of-way of said S.E. Vernie Avenue; thence South 68°25' East along the southwesterly right-of-way of S.E. Vernie Avenue, 66.0 feet; thence South 21°35' West, 374.64 feet to the centerline of Kellogg Creek; thence southeasterly along the center of Kellogg Creek, 235.0 feet, more or less, to the southwest corner of the aforementioned Tract 18; thence northeasterly along the westerly boundary of said Tract 18, 1570.0 feet, more or less, to the point of beginning.

WHERE ELSE LANE ANNEXATION

TOWNSHIP 2 SOUTH, RANGE 1 EAST, SECTION 1AD

TAX LOTS 100, 200 and 300

A parcel of land located in Section 1, Township 2 South, Range 1 East; and in Section 6, Township 2 South, Range 2 East, Willamette Meridian; more particularly described as follows:

Beginning at the southwest corner of Tract 17, ATKINSON, a duly recorded subdivision in Clackamas County, Oregon; said corner being in the centerline of Kellogg Creek; thence North 21°00' East along the northwesterly boundary of said Tract 17, 850 feet, more or less, to the southwest boundary of "HOLLYBERRY", a duly recorded subdivision in Clackamas County, Oregon; thence South 69°00' East along the southwest boundary of said HOLLYBERRY and it's southeasterly extension, 330 feet, more or less, to the southeasterly boundary of Tract 15 in said ATKINSON subdivision; thence South 21°00' West along the southeasterly boundary of said Tract 15, 930.0 feet, more or less, to the centerline of Kellogg Creek; thence northwesterly downstream along the centerline of said Kellogg Creek, 350.0 feet, more or less, to the point of beginning.

Part of Tract 13, ATKINSON, a duly recorded subdivision in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point on the westerly line of said Tract 13, 1717.0 feet southerly from the northwest corner thereof; thence South 16° 43' West, tracing said westerly line of Tract 13, 32.0 feet; thence South 74° 33' East. 50.0 feet thence North 16° 43' East, 32.0 feet, more or less, to a point on a line which is drawn at right angles to the westerly line of said Tract 13 at the point of beginning; thence South 73° 17' East along said line drawn at right angles to the westerly line of Tract 13 from the point of beginning, 215 feet, more or less, to the easterly line of said Tract 13 at a point 1714.50 feet southerly from the northwesterly corner thereof; thence North 9° 30' East, along said easterly line of Tract 13, 125.58 feet, more or less, to a point which is 125.00 feet, when measured at right angles from the aforementioned line drawn at right angles to the westerly line of said Tract 13; thence North 73° 17' West, parallel to the aforementioned line drawn at right angles to the west line of said Tract 13, 253.0 feet, more or less, to the westerly line of said Tract 13; thence southerly tracing the westerly line of said Tract 13, 125.0 feet to the point of beginning.

ORDINANCE _____ EXHIBIT B
PARCEL 9, AN-85-04, BOUNDARY COMMISSION #2177

LEGAL DESCRIPTION

TT-1-85 Q.S. 3934
B.C. #

A boundary description of a tract of land situated in Section 25. T1S, RIE, W.M.

Beginning at the point of intersection of the east line of SE 36th Avenue and the north line of Roswell Street as now laid out in the Tideman Johnson Tract in George Wills D.L.C. No. 58, Section 25, T. 1S.,R.1E.,W.M.; thence southerly following the southerly extension of the east line of SE 36th Avenue a distance of 40 feet, more or less, to a point in the north line of Lot 12, Block 1 of the Town Plat of Floss Acres as recorded in Book 16 at Page 21, Record of Town Plats for Clackamas County; thence westerly following the north line of said Lot 12, Block 1, a distance of 26 feet, more or less, to the northwest corner thereof; thence southerly following the westerly line of Lot 12, Block 1, Floss Acres, 112.8 feet to the southwest corner of said Lot 12; thence westerly along the north line of Lot 14, Block 1, Floss Acres, 83.74 feet to the northwest corner of said Lot 14; thence southerly 109.4 feet to the southwest corner of said Lot 14; thence easterly, following the southerly line of Lots 14 and 13, Block 1, Floss Acres, 144.95 feet to the southeast corner of said Lot 13; thence northerly following the easterly line of Lot 13 and Lot 12, Block 1, Floss Acres, and the northerly extension thereof a distance of 265 feet, more or less, to a point in the north line of said SE Roswell Street; thence westerly along the north line of said Roswell Street 33 feet, more or less, to the point of beginning, and containing 0.5517 acres in total area.