

LEGAL DESCRIPTION

2808 MADISON STREET SMYRNA, GA 30080

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 632, 17TH DISTRICT, CITY OF SMYRNA, COBB COUNTY, GEORGIA, AS SHOWN ON A BOUNDARY SURVEY PREPARED FOR SMYRNA PET SPA BY MITCHELL SURVEYING AND CONSULTING, LLC, HAROLD RYAN HONICAN, GEORGIA RLS 3293, DATED 01-26-17, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH SIDE OF SPRING STREET (VARIABLE R/W), AND THE EAST SIDE OF MADISON STREET (50' R/W), GO THENCE NORTH 45 DEGREES 27 MINUTES 11 SECONDS EAST A CHORD DISTANCE OF 42.86 FEET, ARC DISTANCE 47.74 FEET TO A POINT ON THE EAST RIGHT OF WAY OF MADISON STREET, GO THENCE NORTH 06 DEGREES 03 MINUTES 02 SECONDS A CHORD DISTANCE OF 68.75 FEET, ARC LENGTH 68.87 FEET ALONG THE EAST RIGHT OF WAY OF MADISON STREET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, GO THENCE NORTH 23 DEGREES 03 MINUTES 16 SECONDS WEST A CHORD DISTANCE OF 128.91 FEET, ARC DISTANCE 129.73 FEET ALONG THE EAST RIGHT OF WAY OF MADISON STREET TO A POINT, GO THENCE SOUTH 53 DEGREES 45 MINUTES 38 SECONDS WEST A DISTANCE OF 158.83 FEET TO A POINT, GO THENCE SOUTH 65 DEGREES 06 MINUTES 42 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT, GO THENCE SOUTH 88 DEGREES 25 MINUTES 06 SECONDS EAST A DISTANCE OF 133.28 FEET TO A POINT ON THE EAST RIGHT OF WAY OF MADISON STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.27 ACRES.