

**PROPERTY DESCRIPTION**  
**JONQUIL VILLAGE Overall New Property**

All that tract or parcel of land lying and being in Land Lots 559 and 594 of the 17<sup>th</sup> Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

Beginning at a point found at the intersection of the southwest right of way line of CSX Railroad (having a variable width right of way) with the proposed northeast right of way line of Spring Road (having a variable width right of way); thence, leaving said Point of Beginning and running with the said right of way line of Spring Road the following courses and distances:

1. South 81° 36' 23" West, 7.06 feet; thence,
2. 300.87 feet along the arc of a curve deflecting to the right, having a radius of 1900.00 feet and a chord bearing and distance of South 86° 08' 35" West, 300.56 feet; thence,
3. North 89° 19' 14" West, 569.89 feet to a point on the south end of the mitered intersection of the said right of way line of Spring Road with the east right of way line of Atlanta Road (right of way varies); thence, run along the said mitered intersection
4. North 65° 23' 10" West, 30.85 feet to a point on the north end of the said mitered intersection; thence, running with the said right of way line of Atlanta Road the following courses and distances:
5. North 24° 30' 29" West, 123.49 feet to a point; thence,
6. South 65° 49' 39" West, 8.16 feet to a point; thence,
7. North 23° 29' 40" West, 441.85 feet to a point; thence,
8. 298.74 feet along the arc of a curve deflecting to the right and having a radius of 5687.58 feet and a chord bearing and distance of North 21° 59' 24" West, 298.71 feet to a point; thence,
9. North 12° 13' 50" West, 88.27 feet to a point; thence, leaving the said right of way line of Atlanta Road
10. North 68° 08' 23" East, 131.23 feet to a nail found on the right of way line of the CSX Railroad; thence, running with the said right of way line of the CSX Railroad the following courses and distances:
11. South 42° 31' 53" East, 72.50 feet to a ½" rebar found; thence,
12. South 46° 46' 35" East, 99.82 feet to a ½" rebar found; thence,
13. North 65° 12' 53" East, 31.92 feet to a point; thence,
14. South 50° 16' 06" East, 18.71 feet to a ½" rebar found; thence,
15. South 52° 06' 23" East, 64.54 feet to a ½" rebar found; thence,
16. South 54° 06' 29" East, 64.54 feet to a point; thence,

17. South 55° 46' 52" East, 137.18 feet to a ½" rebar found; thence,
18. South 55° 54' 57" East, 126.46 feet to a point; thence,
19. South 55° 38' 02" East, 119.70 feet to a point; thence,
20. South 54° 19' 07" East, 124.68 feet to a point; thence,
21. South 52° 42' 45" East, 122.55 feet to a point; thence,
22. South 51° 20' 25" East, 123.84 feet to a ½" rebar found; thence,
23. South 50° 27' 07" East, 126.31 feet to a point; thence,
24. South 49° 54' 40" East, 73.86 feet to a point; thence,
25. South 50° 05' 23" East, 88.59 feet to a ½" rebar found; thence,
26. South 50° 02' 48" East, 45.40 feet to a point; thence,
27. South 08° 29' 03" East, 73.79 feet to the Point of Beginning, containing 559,028 square feet or 12.8335 acres of land, more or less.

The herein described tract or parcel of land is subject to all rights of way and easements, both recorded and unrecorded.

## **JONQUIL VILLAGE PARCEL 1**

All that tract or parcel of land lying and being in Land Lot 559 of the 17<sup>th</sup> Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a ½" rebar found at the southernmost end of the mitered intersection of the right of way line of Spring Road (right of way varies) with the east right of way line of Atlanta Road (right of way varies); thence, running with the new right of way line of Atlanta Road North 55° 08' 08" West, 29.37 feet; thence, North 24° 07' 20" West, 639.76 feet; thence, 39.07 feet along the arc of a curve deflecting to the right, having a radius of 6047.63 feet and a chord bearing and distance of North 22° 27' 08" West, 39.07 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running with the said new right of way line of Atlanta Road

1. 83.39 feet along the arc of a curve deflecting to the right, having a radius of 6047.63 feet and a chord bearing and distance of North 21° 52' 18" West, 83.39 feet; thence,
2. North 20° 59' 53" West, 99.33 feet; thence,
3. North 13° 54' 36" West, 88.07 feet; thence, leaving the said line of Atlanta Road and running
4. North 68° 08' 23" East, 125.73 feet to a nail found on the right of way line of the CSX Railroad; thence, running with the said line of the CSX Railroad the following courses and distances:
5. South 42° 31' 53" East, 72.50 feet; thence,
6. South 46° 46' 35" East, 99.82 feet; thence, leaving the said line of CSX Railroad and running
7. South 45° 57' 24" East, 2.58 feet; thence,
8. South 36° 34' 01" West, 184.57 feet; thence,
9. 46.20 feet along the arc of a curve deflecting to the right, having a radius of 85.00 feet and a chord bearing and distance of South 52° 08' 18" West, 45.64 feet; thence,
10. South 68° 17' 01" West, 6.97 feet to the Point of Beginning, containing 39,897 square feet or 0.9159 acres of land, more or less.

The herein described tract or parcel of land is subject to all rights of way and easements, both recorded and unrecorded.

## **JONQUIL VILLAGE PARCEL 2**

All that tract or parcel of land lying and being in Land Lot 559 of the 17<sup>th</sup> Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a ½" rebar found at the southernmost end of the mitered intersection of the right of way line of Spring Road (right of way varies) with the east right of way line of Atlanta Road (right of way varies); thence, running with the new right of way line of Atlanta Road North 55° 08' 08" West, 29.37 feet; thence, North 24° 07' 20" West, 326.64 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running with the said new right of way line of Atlanta Road

1. North 24° 07' 20" West, 313.12 feet; thence,
2. 39.07 feet along the arc of a curve deflecting to the right, having a radius of 6047.63 feet and a chord bearing and distance of North 22° 27' 08" West, 39.07 feet; thence, leaving the said line of Atlanta Road and running
3. North 68° 17' 01" East, 6.97 feet; thence,
4. 46.20 feet along the arc of a curve deflecting to the left, having a radius of 85.00 feet and a chord bearing and distance of North 52° 08' 18" East, 45.64 feet; thence,
5. North 36° 34' 01" East, 184.57 feet; thence,
6. North 45° 57' 24" West, 2.58 feet to a ½" rebar; thence,
7. North 65° 12' 53" East, 31.92 feet; thence,
8. South 50° 16' 06" East, 18.71 feet a ½" rebar; thence,
9. South 52° 06' 23" East, 64.54 feet; thence,
10. South 54° 06' 29" East, 64.54 feet; thence,
11. South 55° 46' 52" East, 137.18 feet to a ½" rebar; thence,
12. South 55° 54' 57" East, 126.46 feet; thence,
13. South 55° 38' 02" East, 119.70 feet; thence,
14. South 54° 19' 07" East, 62.02 feet; thence,
15. South 36° 33' 54" West, 340.76 feet; thence,
16. North 53° 26' 08" West, 233.28 feet; thence,
17. 78.43 feet along the arc of a curve deflecting to the left, having a radius of 55.00 feet and a chord bearing and distance of South 85° 42' 43" West, 71.95 feet; thence,
18. 43.88 feet along the arc of a curve deflecting to the right, having a radius of 115.00 feet and a chord bearing and distance of South 55° 47' 33" West, 43.62 feet; thence,

19. South 66° 43' 56" West, 25.54 feet to the Point of Beginning, containing 211,790 square feet or 4.8620 acres of land, more or less.

The herein described tract or parcel of land is subject to all rights of way and easements, both recorded and unrecorded.

### **JONQUIL VILLAGE PARCEL 3**

All that tract or parcel of land lying and being in Land Lot 559 of the 17<sup>th</sup> Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

Beginning at a ½" rebar found at the southernmost end of the mitered intersection of the right of way line of Spring Road (right of way varies) with the east right of way line of Atlanta Road (right of way varies); thence, running with the new right of way line of Atlanta Road

1. North 55° 08' 08" West, 29.37 feet; thence,
2. North 24° 07' 20" West, 326.64 feet; thence, leaving the said line of Atlanta Road
3. North 66° 43' 56" East, 25.54 feet; thence,
4. 43.88 feet along the arc of a curve deflecting to the left, having a radius of 115.00 feet and a chord bearing and distance of North 55° 47' 33" East, 43.62 feet; thence,
5. 78.43 feet along the arc of a curve deflecting to the right, having a radius of 55.00 feet and a chord bearing and distance of North 85° 42' 43" East, 71.95 feet; thence,
6. South 53° 26' 08" East, 305.26 feet; thence,
7. 51.50 feet along the arc of a curve deflecting to the right, having a radius of 66.96 feet and a chord bearing and distance of South 30° 45' 02" East, 50.24 feet; thence,
8. South 08° 43' 20" East, 74.45 feet; thence,
9. 13.89 feet along the arc of a curve deflecting to the right, having a radius of 85.02 feet and a chord bearing and distance of South 04° 03' 01" East, 13.87 feet; thence,
10. South 00° 36' 24" West, 45.47 feet; thence,
11. North 89° 19' 14" West, 256.37 feet to the Point of Beginning, containing 93,456 square feet or 2.1455 acres of land, more or less.

The herein described tract or parcel of land is subject to all rights of way and easements, both recorded and unrecorded.

## **JONQUIL VILLAGE PARCEL 4**

All that tract or parcel of land lying and being in Land Lots 559 and 594 of the 17<sup>th</sup> Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

Beginning at a point found at the intersection of the southwest right of way line of CSX Railroad (having a variable width right of way) with the proposed northeast right of way line of Spring Road (having a variable width right of way); thence, leaving said Point of Beginning and running with the said right of way line of Spring Road the following courses and distances:

1. South 81° 36' 23" West, 7.06 feet; thence,
2. 300.87 feet along the arc of a curve deflecting to the right, having a radius of 1900.00 feet and a chord bearing and distance of South 86° 08' 35" West, 300.56 feet; thence,
3. North 89° 19' 14" West, 313.52 feet; thence, leaving the said line of Spring Road and running
4. North 00° 36' 24" East, 45.47 feet; thence,
5. 13.89 feet along the arc of a curve deflecting to the left, having a radius of 85.02 feet and a chord bearing and distance of North 04° 03' 01" West, 13.87 feet; thence,
6. North 08° 43' 20" West, 74.45 feet; thence,
7. 51.50 feet along the arc of a curve deflecting to the left, having a radius of 66.96 feet and a chord bearing and distance of North 30° 45' 02" West, 50.24 feet; thence,
8. North 53° 26' 08" West, 71.98 feet; thence,
9. North 36° 33' 54" East, 340.76 feet to the southwest right of way line of the CSX Railroad; thence, running with the said line of the CSX Railroad the following courses and distances:
10. South 54° 19' 07" East, 62.67 feet; thence,
11. South 52° 42' 45" East, 122.55 feet; thence,
12. South 51° 20' 25" East, 123.84 feet to a ½" rebar; thence,
13. South 50° 27' 07" East, 126.31 feet; thence,
14. South 49° 54' 40" East, 73.86 feet; thence,
15. South 50° 05' 23" East, 88.59 feet to a ½" rebar; thence,; thence,
16. South 50° 02' 48" East, 45.40 feet; thence,
17. South 08° 29' 03" East, 73.79 feet to the Point of Beginning, containing 204,837 square feet or 4.7024 acres of land, more or less.

The herein described tract or parcel of land is subject to all rights of way and easements, both recorded and unrecorded.

## **JONQUIL VILLAGE RIGHT OF WAY TAKE**

All that tract or parcel of land lying and being in Land Lot 559 of the 17<sup>th</sup> Land District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

Beginning at a ½" rebar found at the southernmost end of the mitered intersection of the right of way line of Spring Road (right of way varies) with the east right of way line of Atlanta Road (right of way varies); thence, running with the said right of way line of Atlanta Road

1. North 65° 23' 10" West, 30.85 feet; thence,
2. North 24° 30' 29" West, 123.49 feet; thence,
3. South 65° 49' 39" West, 8.16 feet; thence,
4. North 23° 29' 40" West, 441.85 feet; thence,
5. 298.74 feet along the arc of a curve deflecting to the right, having a radius of 5687.58 feet and a chord bearing and distance of North 21° 59' 24" West, 298.71 feet; thence,
6. North 12° 13' 50" West, 88.27 feet; thence, leaving the said line of Atlanta Road and running
7. North 68° 08' 23" East, 5.50 feet; thence,
8. South 13° 54' 36" East, 88.07 feet; thence,
9. South 20° 59' 53" East, 99.33 feet; thence,
10. 122.47 feet along the arc of a curve deflecting to the left, having a radius of 6047.63 feet and a chord bearing and distance of South 22° 03' 25" East, 122.46 feet; thence,
11. South 24° 07' 20" East, 639.76 feet; thence,
12. South 55° 08' 08" East, 29.37 feet to the Point of Beginning, containing 9,048 square feet or 0.2077 acres of land, more or less.

The herein described tract or parcel of land is subject to all rights of way and easements, both recorded and unrecorded.