

Legal Description
POD C & D Boundary Survey
Belmont Hills, Smyrna, Georgia

ALL That tract or parcel of land lying or being in Land Lots 489, 490, 519 & 520 of the 17th District, City of Smyrna, Cobb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southwesterly right-of-way line of Atlanta Road (right-of-way varies) and the northwesterly right-of-way line of Fleming Street (right-of-way varies) said point being the POINT OF BEGINNING;

THENCE along the said northwesterly right-of-way line of Fleming Street South 69 degrees 25 minutes 15 seconds West, a distance of 152.35 feet to a point;

THENCE continuing along the said northwesterly right-of-way line of Fleming Street South 68 degrees 32 minutes 31 seconds West, a distance of 466.94 feet to a point;

THENCE continuing along the said northwesterly right-of-way line of Fleming Street South 68 degrees 53 minutes 20 seconds West, a distance of 148.68 feet to a point at the intersection of the mitered right-of-way of Belmont Place (64-foot right-of-way);

THENCE leaving the said northwesterly right-of-way line of Fleming Street proceed along the said mitered right-of-way line of Belmont Place (64-foot right-of-way) North 66 degrees 18 minutes 27 seconds West, a distance of 19.75 feet to a point;

THENCE along the northeasterly right-of-way line of Belmont Place (64-foot right-of-way) North 21 degrees 19 minutes 15 seconds West, a distance of 70.59 feet to a point;

THENCE continuing along the northeasterly right-of-way line of Belmont Place a distance of 178.62 feet along the arc of a curve to the left, having a radius of 1034.00 feet and being subtended by a chord which bears North 26 degrees 16 minutes 12 seconds West, for a distance of 178.40 feet, to a point;

THENCE continuing along the northeasterly right-of-way line of Belmont Place North 31 degrees 13 minutes 08 seconds West, a distance of 194.77 feet to a point;

THENCE continuing along the northeasterly right-of-way line of Belmont Place northwesterly a distance of 88.01 feet along the arc of a curve to the right, having a radius of 966.00 feet and being subtended by a chord which bears North 28 degrees 36 minutes 31 seconds West, for a distance of 87.98 feet, to a point;

THENCE continuing along the northeasterly right-of-way line of Belmont Place North 25 degrees 59 minutes 54 seconds West, a distance of 69.18 feet to a point on the mitered right-of-way of Belmont Place (64-foot right-of-way) and a Future Road (90-foot right-of-way);

THENCE along the said mitered right-of-way North 19 degrees 53 minutes 04 seconds East, a distance of 64.59 feet to a point on the southeasterly right-of-way of a Future Road (90-foot right-of-way);

THENCE along the said southeasterly right-of-way of a Future Road (90-foot right-of-way) North 63 degrees 59 minutes 55 seconds East, a distance of 521.35 feet to a point at the mitered intersection of Atlanta Road (right-of-way varies);

THENCE along the said mitered intersection South 83 degrees 49 minutes 28 seconds East, a distance of 33.79 feet to a point on the southwesterly right-of-way line of Atlanta Road (right-of-way varies);

THENCE along the said southwesterly right-of-way line of Atlanta Road southeasterly a distance of 271.83 feet along the arc of a curve to the left, having a radius of 1,573.80 feet and being subtended by a chord which bears South 36 degrees 48 minutes 44 seconds East, for a distance of 271.50 feet, to a point;

THENCE continuing along the said southwesterly right-of-way line of Atlanta Road South 42 degrees 59 minutes 37 seconds East, a distance of 59.17 feet to a point;

THENCE continuing along the said southwesterly right-of-way line of Atlanta Road South 46 degrees 28 minutes 53 seconds East, a distance of 100.73 feet to a point;

THENCE continuing along the said southwesterly right-of-way line of Atlanta Road South 43 degrees 56 minutes 35 seconds East, a distance of 142.27 feet to a point;

THENCE continuing along the said southwesterly right-of-way line of Atlanta Road South 44 degrees 31 minutes 51 seconds East, a distance of 161.25 feet to the POINT OF BEGINNING.

Said tract or parcel of land containing 455,370 Square Feet or 10.454 Acres, more or less.