

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 380 OF THE 17TH DISTRICT 2ND SECTION, OF COBB COUNTY (CITY OF SMYRNA), GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;;

COMMENCING AT A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388") ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE (AKA STATE ROUTE 280; 200 FOOT TOTAL RIGHT OF WAY WIDTH), 200 FEET NORTHWESTERLY, AS MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE, FROM ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF CONCORD DRIVE (70 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE, NORTH 19 DEGREES 26 MINUTES 37 SECONDS WEST, 200.00 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE, NORTH 17 DEGREES 15 MINUTES 00 SECONDS WEST, 288.43 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388"), SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE, SOUTH 72 DEGREES 56 MINUTES 35 SECONDS WEST, 164.99 FEET TO A P.K. NAIL SET;

THENCE NORTH 17 DEGREES 03 MINUTES 25 SECONDS WEST, 279.43 FEET TO A P.K. NAIL SET;

THENCE NORTH 72 DEGREES 56 MINUTES 35 SECONDS EAST, 13.73 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE NORTH 53 DEGREES 45 MINUTES 01 SECONDS EAST, 11.80 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE NORTH 73 DEGREES 26 MINUTES 21 SECONDS EAST, 54.72 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 105.94 FEET, AN ARC LENGTH OF 40.32 FEET, AND BEING SUBTENDED BY A CHORD OF NORTH 56 DEGREES 56 MINUTES 56 SECONDS EAST, 40.08 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE NORTH 74 DEGREES 27 MINUTES 40 SECONDS EAST, 5.10 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE SOUTH 16 DEGREES 59 MINUTES 18 SECONDS EAST, 11.80 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388");

THENCE NORTH 73 DEGREES 00 MINUTES 42 SECONDS EAST, 40.83 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER RLS 2388") ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COBB DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 17 DEGREES 15 MINUTES 00 SECONDS EAST, 281.90 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.0711 ACRES (46,660 SQUARE FEET).