

**Legal Description
for
#1041 McLinden Ave**

All that tract or parcel of land lying and being in Land Lot 451 of the 17th Land District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way line of McLinden Avenue (40' r/w) and the easterly right-of-way line of Evelyn Street (40' r/w), thence easterly along the northerly right-of-way line of McLinden Avenue, 352 feet to a crimp top pipe, said point being the **TRUE POINT OF BEGINNING**;

thence leaving said right-of-way line, N 7°46'30" E a distance of 185.45 feet to 1" open top pipe on the southerly right-of-way line (50' r/w) of Medlin Street,

thence along said right-of-way line, N 80°24'02" E a distance of 84.00 feet to a ¾" rod,

thence leaving said right-of-way line, S 7°49'20" W a distance of 211.62 feet to a ½" rebar on the northerly right-of-way line of McLinden Avenue,

thence along said right-of-way line, N 81°26'56" W a distance of 80.00 feet to a said crimp top pipe, and the **TRUE POINT OF BEGINNING**;

Said property contains 0.365 acres, more or less and more particularly shown on that drawing labeled "Boundary and Topographic Survey, Lot 5, Block A, Estate of Mary A. Dunton, for Sean Murphy, prepared by SPG Surveying, LLC, dated July 12, 2013.