

Legal Description for: Downtown Smyrna Development Authority

All that tract or parcel of land lying and being in Land Lots 485, and 486 of the 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a #4 rebar & cap set at the intersection of the South Right-of-Way line of Dell Avenue (40' Right-of-Way) with the Western Right-of-Way line of Dunton Street (Variable Right-of-Way) and also being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and along said Westerly Right-of-Way line of Dunton Street on a bearing of South 15 degrees 58 minutes 10 seconds East, for 221.75 feet to a #4 rebar & cap set;

THENCE, along the mitered intersection of Dunton Street and Concord Road (Variable Right-of-Way) on a bearing of South 21 degrees 26 minutes 18 seconds West, for 56.48 feet to a #4 rebar & cap set;

THENCE, leaving said mitered Right-of-Way and along the Northerly Right-of-Way line of Concord Road the following calls and distances:

THENCE, a bearing of South 68 degrees 22 minutes 54 seconds West, a distance of 45.53 feet to a #4 rebar & cap set;

THENCE, a bearing of South 60 degrees 58 minutes 57 seconds West, a distance of 77.65 feet to a #4 rebar & cap set;

THENCE, a bearing of South 68 degrees 22 minutes 54 seconds West, a distance of 74.99 feet to a #4 rebar & cap set at the common property line now or formerly owned by James M & Freda A Drinkwater;

THENCE, leaving the Northern Right-of-Way of Concord Road and along said common property line on a bearing of North 15 degrees 22 minutes 37 seconds West, a distance of 124.63 feet to a #4 rebar & cap set at the common property line with Karen H Childs;

THENCE, leaving the Drinkwater parcel and along the common line with Karen H Childs on a bearing of North 15 degrees 22 minutes 37 seconds West, a distance of 149.99 feet to a #4 rebar found on the South Right-of-Way of Dell Avenue;

THENCE, leaving said common property line and along the Southerly Right-of-Way of Dell Avenue on a bearing of North 68 degrees 38 minutes 44 seconds East, a distance of 228.06 feet to the POINT OF BEGINNING.

The herein described tract of land contains 60,666 Square Feet or 1.39 Acres of land, more or less. The above described property is subject to any and all Easements, Encumbrances and or Restrictions of record.