

### **Survey Legal Description - Tract 3B**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southwesterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 - Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to an iron pin set; thence leaving said right-of-way line of River View Road South 61 degrees 26 minutes 03 seconds East a distance of 167.21 feet to an iron pin set being the TRUE POINT OF BEGINNING and having Georgia West Zone State Plane Coordinates of Northing: 1383119.12 - Easting: 2194709.42;

From the TRUE POINT OF BEGINNING, thus established thence South 61 degrees 26 minutes 03 seconds East a distance of 126.79' to a point more or less to a point at the western bank of the Chattahoochee River, said point being referred to as Point "C"; thence along the western bank of the Chattahoochee River and the meanderings thereof to Point "D", having the following courses: South 13 degrees 00 minutes 28 seconds West a distance of 95.43 feet to a point; South 17 degrees 36 minutes 06 seconds West a distance of 109.66 feet to a point; South 28 degrees 35 minutes 00 seconds West a distance of 109.86 feet to a point; South 26 degrees 56 minutes 40 seconds West a distance of 76.80 feet to a point; South 29 degrees 25 minutes 44 seconds West a distance of 70.34 feet to a point; South 32 degrees 05 minutes 02 seconds West a distance of 91.93 feet to a point; South 29 degrees 44 minutes 53 seconds West a distance of 57.64 feet to a point; South 40 degrees 25 minutes 39 seconds West a distance of 61.25 feet to a point; South 31 degrees 41 minutes 32 seconds West a distance of 12.64 feet to a point; South 42 degrees 46 minutes 52 seconds West a distance of 88.97 feet to a point; South 41 degrees 49 minutes 31 seconds West a distance of 113.12 feet to a point; South 43 degrees 53 minutes 55 seconds West a distance of 104.99 feet to a point; South 42 degrees 27 minutes 46 seconds West a distance of 99.90 feet to a point; South 47 degrees 15 minutes 19 seconds West a distance of 114.43 feet to a point; thence South 47 degrees 21 minutes 39 seconds West a distance of 17.53 feet to a point to a Point "D"; thence leaving said western bank of Chattahoochee River North 47 degrees 16 minutes 48 seconds West a distance of 355.53 feet to an iron pin set on said right-of-way line of River View Road; thence along said right-of-way line of River View Road the following courses and distances: North 50 degrees 59 minutes 41 seconds East a distance of 230.93 feet to a point on along a curve turning to the left with an arc length of 56.77 feet, with a radius of 820.29 feet, being subtended by a chord bearing of North 49 degrees 00 minutes 44 seconds East, with a chord length of 56.76 feet to a point; along a curve turning to the left with an arc length of 190.08 feet, with a radius of 820.29 feet, being subtended by a chord bearing of North 40 degrees 23 minutes 29 seconds East, with a chord length of 189.65 feet to an iron pin set; thence leaving said right of way line of River View Road and proceed South 49 degrees 05 minutes 19 seconds East a distance of 30.61 feet to an iron pin set; South 40 degrees 34 minutes 46 seconds West a distance of 30.32 feet to an iron pin set; South 49 degrees 25 minutes 02 seconds East a distance of 30.50 feet to an iron pin set; North 40 degrees 34 minutes 58 seconds East a distance of 30.14 feet to an iron pin set; South 49 degrees 05 minutes 19 seconds East a distance of 124.39 feet to an iron pin set; North 41 degrees 19 minutes 44 seconds East a distance of 31.91 feet to an iron pin set; South 59 degrees 28 minutes 13 seconds East a distance of 33.67 feet to an iron pin set; North 28 degrees 44 minutes 55 seconds East a distance of 323.88 feet to an iron pin set; South 61 degrees 29 minutes 09 seconds East a distance of 18.82 feet to an iron pin set; North 62

degrees 12 minutes 16 seconds East a distance of 28.84 feet to an iron pin set; North 28 degrees 30 minutes 51 seconds East a distance of 36.00 feet to an iron pin set; South 65 degrees 08 minutes 54 seconds East a distance of 27.24 feet to an iron pin set; North 24 degrees 51 minutes 40 seconds East a distance of 151.29 feet to an iron pin set; thence North 28 degrees 19 minutes 57 seconds West a distance of 43.06 feet to a point; North 27 degrees 41 minutes 22 seconds East a distance of 11.85 feet to an iron pin set; North 00 degrees 19 minutes 58 seconds West a distance of 110.26 feet to an iron pin set said point being the TRUE POINT OF BEGINNING.

Said tract containing  $\pm 5.576$  acres, (242,895 SQ. FT) more or less.