

OVERALL  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 411 G.M.D. of Hall County, Georgia, being more particularly described as follows

Beginning at a concrete monument found at the intersection of the easterly right-of-way of Georgia State Route 365 and the existing southerly right-of-way of Howard Road;

THENCE along said existing southerly right-of-way of Howard Road South 60 degrees 21 minutes 53 seconds East for a distance of 83.01 feet to a point;  
THENCE continuing along said right-of-way along a curve to the left having a radius of 2598.27 feet, with an arc length of 73.52 feet, being subtended by chord bearing of South 43 degrees 58 minutes 26 seconds East for a chord distance of 73.52 feet to a point;  
THENCE continuing along said right-of-way South 44 degrees 42 minutes 44 seconds East for a distance of 178.31 feet to a point at the abandoned southerly right-of-way of Howard Road, said point being the TRUE POINT OF BEGINNING;

THENCE continuing along said right-of-way along a curve to the left having a radius of 247.69 feet, with an arc length of 190.78 feet, being subtended by chord bearing of South 66 degrees 48 minutes 35 seconds East for a chord distance of 186.08 feet to a point on the proposed easterly right-of-way of Howard Road;

THENCE along said right-of-way North 44 degrees 42 minutes 44 seconds West for a distance of 136.36 feet to a point on the existing easterly right-of-way of Howard Road;  
THENCE along said right-of-way the following six (6) courses: North 44 degrees 42 minutes 44 seconds West for a distance of 61.29 feet to a point;

THENCE North 47 degrees 27 minutes 13 seconds West for a distance of 15.72 feet to a point;

THENCE North 44 degrees 21 minutes 01 seconds West for a distance of 78.88 feet to a point;

THENCE North 44 degrees 33 minutes 58 seconds West for a distance of 99.33 feet to a point;

THENCE North 35 degrees 51 minutes 44 seconds West for a distance of 96.30 feet to a point;

THENCE North 00 degrees 01 minutes 56 seconds West for a distance of 47.98 feet to a point on the proposed northerly right-of-way of Howard Road;

THENCE along said right-of-way South 23 degrees 31 minutes 54 seconds East for a distance of 33.03 feet to a point;

THENCE continuing along said right-of-way South 40 degrees 18 minutes 54 seconds East for a distance of 179.47 feet to a point on the proposed northerly right-of-way of Howard Way;

THENCE along said right-of-way the following four (4) courses: South 72 degrees 27 minutes 13 seconds East for a distance of 31.01 feet to a point;

THENCE along a curve to the left having a radius of 315.19 feet, with an arc length of 198.54 feet, being subtended by chord bearing of North 37 degrees 23 minutes 49 seconds East for a chord distance of 195.27 feet to a point

THENCE North 18 degrees 46 minutes 14 seconds East for a distance of 19.30 feet to a point;

THENCE North 16 degrees 26 minutes 01 seconds East for a distance of 133.62 feet to a point;

THENCE leaving said right-of-way North 57 degrees 07 minutes 58 seconds West for a distance of 244.22 feet to a point on the southerly right-of-way of Georgia State Route 365;

THENCE along said right-of-way the following eight (8) courses: North 32 degrees 51 minutes 15 seconds East for a distance of 84.70 feet to a point;  
THENCE along a curve to the right having a radius of 2622.04 feet, with an arc length of 249.65 feet, being subtended by chord bearing of North 33 degrees 12 minutes 08 seconds East for a chord distance of 249.56 feet to a point;  
THENCE along a curve to the right having a radius of 2622.04 feet, with an arc length of 34.03 feet, being subtended by chord bearing of North 36 degrees 18 minutes 06 seconds East for a chord distance of 34.03 feet to a point;  
THENCE North 48 degrees 37 minutes 40 seconds East for a distance of 39.77 feet to a point;  
THENCE along a curve to the right having a radius of 160.02 feet, with an arc length of 166.99 feet, being subtended by chord bearing of North 24 degrees 42 minutes 45 seconds East for a chord distance of 159.51 feet to a point;  
THENCE along a curve to the right having a radius of 30.00 feet, with an arc length of 47.54 feet, being subtended by chord bearing of South 80 degrees 12 minutes 13 seconds East for a chord distance of 42.72 feet to a point;  
THENCE along a curve to the left having a radius of 60.00 feet, with an arc length of 238.77 feet, being subtended by chord bearing of North 25 degrees 09 minutes 42 seconds East for a chord distance of 109.62 feet to a point;  
THENCE North 36 degrees 08 minutes 56 seconds East for a distance of 147.19 feet to a  $\frac{1}{2}$  inch rebar found;  
THENCE leaving said right-of-way South 35 degrees 39 minutes 13 seconds East for a distance of 877.25 feet to a  $\frac{1}{2}$  inch open top pipe found;  
THENCE North 80 degrees 35 minutes 37 seconds East for a distance of 1197.53 feet to a  $\frac{3}{4}$  inch open top pipe found;  
THENCE South 12 degrees 59 minutes 04 seconds East for a distance of 2278.00 feet to a 1 inch iron bar found at a marked oak tree;  
THENCE South 12 degrees 43 minutes 04 seconds East for a distance of 428.02 feet to an iron pin set;  
THENCE South 60 degrees 19 minutes 30 seconds West for a distance of 2823.97 feet to an iron pin set;  
THENCE North 22 degrees 22 minutes 29 seconds East for a distance of 2276.52 feet to an iron pin set on the proposed westerly right-of-way of Howard Road;  
THENCE along said right-of-way along a curve to the left having a radius of 1165.00 feet, with an arc length of 160.50 feet, being subtended by chord bearing of North 40 degrees 43 minutes 43 seconds West for a chord distance of 160.37 feet to a point;  
THENCE continuing along said right-of-way North 44 degrees 42 minutes 57 seconds West for a distance of 1473.29 feet the TRUE POINT OF BEGINNING.

Said property contains 145.633 acres.