

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104, 10th DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MITERED INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF SOUTHERS ROAD (R/W VARIES) WITH THE SOUTHWESTERN RIGHT-OF-WAY OF THOMPSON BRIDGE ROAD, A.K.A. STATE ROUTE 60 (R/W VARIES); THENCE ALONG THE RIGHT OF WAY OF SAID SOUTHERS ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 21°31'45" WEST, A DISTANCE OF 11.71 FEET TO A POINT; THENCE 112.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 495.57 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 59°49'31" WEST, 111.99 FEET TO A POINT; THENCE SOUTH 68°06'49" WEST, A DISTANCE OF 47.09 FEET TO A POINT; THENCE 190.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 526.80 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 57°46'17" WEST, 189.17 FEET TO A POINT; THENCE 129.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1431.66 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44°35'02" WEST, 129.32 FEET TO A POINT; THENCE SOUTH 41°59'54" WEST, A DISTANCE OF 125.26 FEET TO A POINT; THENCE 39.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1563.32 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 42°42'35" WEST, 39.98 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF DIANE CATHERINE SOUTHER AND DAVEY LAMAR SOUTHER, NORTH 14°10'27" WEST, A DISTANCE OF 236.78 FEET TO AN AXLE FOUND; THENCE NORTH 22°57'55" WEST, A DISTANCE OF 132.73 FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"); THENCE SOUTH 56°18'02" WEST, A DISTANCE OF 164.40 FEET TO AN IRON PIN FOUND (1-3/4" OPEN TOP PIPE); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LAMAR SOUTHER, DELORES MILLER, TERESA BARRETT AND RITA MILLER, SOUTH 54°30'13" WEST, A DISTANCE OF 999.38 FEET TO AN IRON PIN SET (1/2" REBAR WITH A

YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"); THENCE SOUTH 89°18'10" WEST, A DISTANCE OF 176.93 FEET TO AN IRON PIN SET (1/2" YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484") ON THE LINE COMMON WITH LAND LOT 104 AND LAND LOT 99, AFOREMENTIONED DISTRICT; THENCE ALONG SAID LAND LOT LINE, NORTH 00°29'05" WEST, A DISTANCE OF 423.81 FEET TO AN IRON PIN FOUND (1-1/4" OPEN TOP PIPE); THENCE CONTINUE ALONG SAID LAND LOT LINE AND ALONG THE SUBDIVISION NOW OR FORMERLY KNOWN AS WALNUT GROVE, UNIT ONE, NORTH 00°46'26" EAST, A DISTANCE OF 801.20 FEET TO AN AXLE FOUND; THENCE LEAVING SAID LAND LOT LINE AND ALONG THE SUBDIVISION NOW OR FORMERLY KNOWN AS PRICE PLACE THE FOLLOWING COURSES AND DISTANCES: SOUTH 56°48'08" EAST, A DISTANCE OF 274.32 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 17°16'28" EAST, A DISTANCE OF 665.06 FEET TO A POINT; THENCE NORTH 77°23'30" WEST, A DISTANCE OF 102.29 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 17°08'12" EAST, A DISTANCE OF 389.60 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 72°50'50" WEST, A DISTANCE OF 99.90 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 17°21'05" WEST, A DISTANCE OF 145.49 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE) ON PRICE ROAD, A.K.A. STATE ROUTE 136 (R/W VARIES); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 71°08'14" EAST, A DISTANCE OF 36.93 FEET TO A POINT; THENCE SOUTH 73°14'37" EAST, A DISTANCE OF 62.44 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH CAP); THENCE SOUTH 77°08'41" EAST, A DISTANCE OF 103.19 FEET TO A CONCRETE MONUMENT FOUND (R/W-DISTURBED); THENCE SOUTH 66°52'56" EAST, A DISTANCE OF 246.11 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY BELONGING TO WEBB & SONS, LLC, THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°01'23" WEST, A DISTANCE OF 101.85 FEET TO AN IRON PIN FOUND (5/8" REBAR); THENCE SOUTH 11°20'35" WEST, A DISTANCE OF 60.91 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE SOUTH 30°38'51" WEST, A DISTANCE OF 258.93 FEET TO AN IRON PIN FOUND (3/4" OPEN TOP PIPE); THENCE SOUTH 59°21'09" EAST, A DISTANCE OF 141.80 FEET TO AN IRON PIN FOUND (1/2"

REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484"); THENCE NORTH 43°23'58" EAST, A DISTANCE OF 416.73 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484") ON THE SOUTHWESTERN RIGHT-OF-WAY OF SAID THOMPSON BRIDGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 34°45'14" EAST, A DISTANCE OF 217.07 FEET TO A POINT; THENCE SOUTH 34°12'07" EAST, A DISTANCE OF 720.21 FEET TO A CONCRETE MONUMENT FOUND (R/W); THENCE 168.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.24 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 34°38'12" EAST, 168.58 FEET; THENCE SOUTH 27°42'04" EAST, A DISTANCE OF 60.81 FEET TO A POINT; THENCE 88.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11,517.21 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 35°37'47" EAST, 88.14 FEET TO A POINT; THENCE SOUTH 35°50'56" EAST, A DISTANCE OF 0.61 FEET TO A POINT; THENCE 116.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11401.28 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 35°33'26" EAST, 116.11 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 43.887 ACRES.