

## Legal Description

All that Tract or Parcel of land lying and being in Land Lot 102 of the 8th Land District, Hall County Georgia, being depicted on a Retracement Survey for Stonewall Investments, LLC dated September 12, 2020, prepared by ABE Consulting, Inc. and certified by Stacy C. Carroll, Ga. PLS #2729, recorded in Plat Book 883 page 250 Hall County Records and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of Old Federal Road and Jim Crow Road (Said PK nail having a Georgia West Zone State Plane Coordinate value of N:1,535,507.18' E:2,365,437.46'; Thence North 52 Degrees 30 Minutes 00 Seconds West a distance of 46.64 feet to a point at the intersection of the Northern right of way of Old Federal Road(50' R/W) and the Western right of way of Jim Crow Road(40' R/W), the Point of Beginning;

Thence North 84 Degrees 54 Minutes 47 Seconds West a distance of 14.74 feet with the Northern right of way of Old Federal Road to a point;

Thence continuing with said Northern right of way, along the arc of a curve to the left (said curve having a radius of 940.52 feet, an arc length of 86.65 feet, a chord bearing of North 87 Degrees 33 Minutes 08 Seconds West and a chord length of 86.62 feet) to a point;

Thence continuing with said Northern right of way, South 89 Degrees 48 Minutes 30 Seconds West a distance of 120.39 feet to a point;

Thence continuing with said Northern right of way, along the arc of a curve to the right (said curve having a radius of 1272.90 feet, an arc length of 189.74 feet, a chord bearing of North 85 Degrees 55 Minutes 16 Seconds West and a chord length of 189.56 feet) to a point;

Thence continuing with said Northern right of way, North 81 Degrees 39 Minutes 03 Seconds West a distance of 84.53 feet to a one-half inch rebar found at a common corner with lands of Ryan and Brandi Humphrey;

Thence North 31 Degrees 10 Minutes 49 Seconds West a distance of 202.35 feet along the common line with Ryan and Brandi Humphrey to a one-half inch rebar found at a common corner with other lands of Stonewall Investments, LLC;

Thence North 54 Degrees 20 Minutes 19 Seconds East a distance of 350.56 feet along the common line with Stonewall Investments, LLC to a point on the Western right of way of Jim Crow Road. Said point bears South 54 Degrees 20 Minutes 19 Seconds West 3.84 feet from an axle found;

Thence with the Western right of way of Jim Crow Road South 30 Degrees 40 Minutes 27 Seconds East a distance of 149.73 feet to a point;

Thence continuing with said Western right of way along the arc of a curve to the left (said curve having a radius of 711.47 feet, an arc length of 187.74 feet, a chord bearing of South 38 Degrees 14 Minutes 02 Seconds East and a chord length of 187.20 feet) to a point;

Thence continuing with said Western right of way South 45 Degrees 47 Minutes 36 Seconds East a distance of 110.86 feet to a point;

Thence continuing with said Western right of way along the arc of a curve to the right (said curve having a radius of 251.56 feet, an arc length of 69.56 feet, a chord bearing of South 37 Degrees 52 Minutes 18 Seconds East and a chord length of 69.34 feet) to the Point of Beginning,

Said Parcel having an area of 128142 Square Feet or 2.942 Acres, more or less.

Subject to any easements and/or rights of way heretofore granted.