

Land Description

6804 Spout Springs Road - Tract 1

All that tract or parcel of land lying and being in the 1419 G.M.D. Hall County Georgia containing 20.30 acres, as shown in a survey prepared by Blue Landworks LLC and being more particularly described as follows:

Beginning at an iron pin found (1 3/4" flat Bar) being on the Western margin of Spout Springs Road (R/W Varies) and having a State Plane Coordinate of N:1506008.09 E:2382433.04 Georgia West Zone. Said pin being the **True Point of Beginning**.

Thence continuing along said margin South 22 degrees 57 minutes 42 seconds East 105.15 feet to a concrete R/W monument found.

Thence South 12 degrees 39 minutes 28 seconds East 358.04 feet to an iron pin found (1/2" Rebar);

Thence departing said margin South 58 degrees 43 minutes 00 seconds West 145.22 feet to an iron pin found (1/2" Rebar);

Thence North 71 degrees 36 minutes 29 seconds West 303.58 feet to an iron pin found (1/2" Rebar);

Thence South 67 degrees 47 minutes 43 seconds West 990.13 feet to an iron pin found (1/2" Rebar W/ Cap);

Thence North 01 degrees 29 minutes 49 seconds East 980.57 feet to an iron pin found (1 3/4" Flat Bar);

Thence South 80 degrees 43 minutes 58 seconds East 123.03 feet to an iron pin found (1/2" Rebar W/ Cap);

Thence South 84 degrees 48 minutes 42 seconds East 180.02 feet to an iron pin found (1/2" Rebar W/ Cap);

Thence North 85 degrees 42 minutes 41 seconds East 139.98 feet to an iron pin found (1/2" Rebar W/ Cap);

Thence North 77 degrees 17 minutes 25 seconds East 168.08 feet to an iron pin found (1/2" Rebar W/ Cap);

Thence South 83 degrees 33 minutes 38 seconds East 87.00 feet to an iron pin found (1/2" Rebar W/ Cap);

Thence North 45 degrees 47 minutes 50 seconds East 93.60 feet to an iron pin found (Axle);

Thence South 46 degrees 25 minutes 30 seconds East 404.52 feet to an iron pin found (1" CTP);

Thence North 76 degrees 34 minutes 50 seconds East 136.65 feet to an iron pin found (1 3/4" Flat Bar) said pin being on the Western margin of Spout Springs Road (R/W Varies) and being the **True Point of Beginning**.