

Friendship LUXE Development

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT 392, HALL COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF MONUMENT FOUND AT THE NOTHEASTERN INTERSECTION OF THE RIGHT OF WAY OF FRIENDSHIP ROAD, A.K.A. SR 347 (RIGHT OF WAY VARIES) AND THE RIGHT OF WAY OF REUNION WAY (RIGHT OF WAY VARIES):

THENCE South 86 degrees 17 minutes 18 seconds East for a distance of 25.64 feet TO A POINT ON THE NORTHERN RIGHT OF WAY OF FRIENDSHIP ROAD;

THENCE along said right of way along curve to the left having a radius of 2750.00 feet and an arc length of 166.42 feet, being subtended by a chord of North 57 degrees 24 minutes 10 seconds East for a distance of 166.39 feet TO A POINT ON THE SAID RIGHT OF WAY OF FRIENDSHIP ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE leaving said right of way North 34 degrees 56 minutes 40 seconds West for a distance of 274.70 feet TO A 1/2 INCH REBAR FOUND on the common property line with Reunion Golf Course;

THENCE along said property line North 44 degrees 51 minutes 47 seconds East for a distance of 839.44 feet to a 1/2 INCH REBAR FOUND;

THENCE along common property line with Reunion Subdivision Phase 4 North 44 degrees 52 minutes 08 seconds East for a distance of 389.13 feet to a 1/2 INCH REBAR FOUND;

THENCE continuing along said property line North 44 degrees 49 minutes 24 seconds East for a distance of 59.41 feet TO A POINT;

THENCE leaving said Subdivision property line South 23 degrees 58 minutes 16 seconds East for a distance of 432.18 feet TO A POINT on the Northern right of way of Friendship Road;

THENCE continuing along said right of way South 66 degrees 07 minutes 09 seconds West for a distance of 23.23 feet TO A POINT;

THENCE continuing along said right of way South 24 degrees 17 minutes 19 seconds East for a distance of 100.00 feet TO A POINT;

THENCE continuing along said right of way along a curve to the left having a radius of 1532.00 feet and an arc length of 337.65 feet, being subtended by a chord of South 59 degrees 19 minutes 23 seconds West for a distance of 336.96 feet TO A RIGHT OF WAY MONUMENT FOUND;

THENCE continuing along said right of way South 63 degrees 20 minutes 11 seconds West for a distance of 339.74 feet TO A POINT;

THENCE continuing along said right of way South 53 degrees 05 minutes 23 seconds West for a distance of 200.00 feet TO A POINT;

THENCE continuing along said right of way South 36 degrees 30 minutes 04 seconds West for a distance of 157.93 feet TO A RIGHT OF WAY MONUMENT FOUND;

THENCE continuing along said right of way along a curve to the right having a radius of 2750.00 feet and an arc length of 122.29 feet, being subtended by a chord of South 54 degrees 23 minutes 43 seconds West for a distance of 122.28 feet TO A POINT ON SAID RIGHT OF WAY OF FRIENDSHIP ROAD AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS APPROXIMATELY 10.07 ACRES OF