

Legal Description: Tract 1

All that tract or parcel of land lying and being in Land Lot 80, 10th Land District, Hall County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for Connie Allen & Marcus T. Allen, dated November 1st, 2023, last revised August 8th, 2024 and being more particularly described as follows:

Commencing at a PK Nail found at the centerline intersection of Short Road (40' wide right-of-way) & Sardis Road, located at Georgia State Plane Coordinate Northing 1591710.00, Easting 2377083.74, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 79 degrees 48 minutes 12 seconds East for a distance of 137.13 feet to a 1/2" rebar pin found on the Southerly right-of-way line of said Short Road and said point being the TRUE POINT OF BEGINNING.

Thence following the Southerly right-of-way line of said Short Road the following courses:

Thence North 71 degrees 13 minutes 10 seconds East for a distance of 232.81 feet to a point;
Thence North 69 degrees 36 minutes 43 seconds East for a distance of 49.65 feet to a point;
Thence along a curve to the left having a radius of 482.70 feet and an arc length of 83.47 feet, being subtended by a chord of North 63 degrees 47 minutes 35 seconds East for a distance of 83.36 feet to a 1/2" rebar pin found;

Thence leaving said Short Road the following courses:

Thence South 54 degrees 16 minutes 52 seconds East for a distance of 103.84 feet to a 1/2" rebar pin set; Thence South 43 degrees 06 minutes 09 seconds East for a distance of 369.68 feet to a 1/2" rebar pin set; Thence South 14 degrees 52 minutes 30 seconds West for a distance of 20.13 feet to a 1" solid iron rod found; Thence North 71 degrees 50 minutes 18 seconds West for a distance of 708.80 feet to a 1/2" rebar pin found and said point being the POINT OF BEGINNING.

Said property contains 2.01 acres more or less.



LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029



HALL COUNTY SURVEYOR

SCALE:
N/A

LEGAL DESCRIPTION FOR:
**CONNIE ALLEN &
MARCUS T. ALLEN**
(TRACT 1)
- LOCATED IN -
**LAND LOT 80
10TH LAND DISTRICT
HALL COUNTY, GEORGIA**

DATE:
08/08/2024

23-097.dwg
JN. 23-097

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Thence leaving said Short Road the following courses:

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Thence continuing along the Southerly right-of-way line of said Short Road the following courses:

Thence along a curve to the left having a radius of 503.22 feet and an arc length of 79.29 feet, being subtended by a chord of North 53 degrees 05 minutes 19 seconds East for a distance of 79.21 feet to a point; Thence North 48 degrees 50 minutes 22 seconds East for a distance of 20.84 feet to a point; Thence North 48 degrees 50 minutes 20 seconds East for a distance of 27.56 feet to a point; Thence North 46 degrees 44 minutes 41 seconds East for a distance of 92.96 feet to a point; Thence North 45 degrees 48 minutes 10 seconds East for a distance of 37.57 feet to a 1/2" rebar pin found;

Thence leaving the Southerly right-of-way line of said Short Road the following courses:

Thence South 43 degrees 25 minutes 18 seconds East for a distance of 241.76 feet to a 1/2" rebar pin found; Thence South 00 degrees 44 minutes 11 seconds West for a distance of 167.57 feet to a 1/2" rebar pin found; Thence South 00 degrees 44 minutes 11 seconds West for a distance of 79.52 feet to a 1/2" rebar pin found; Thence South 14 degrees 52 minutes 30 seconds West for a distance of 79.87 feet to a 1/2" rebar pin set; Thence North 43 degrees 06 minutes 09 seconds West for a distance of 369.68 feet to a 1/2" rebar pin set; Thence North 54 degrees 16 minutes 52 seconds West for a distance of 103.84 feet to a 1/2" rebar pin found and said point being the POINT OF BEGINNING.

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LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029



HALL COUNTY SURVEYOR

LEGAL DESCRIPTION FOR:

**CONNIE ALLEN &
MARCUS T. ALLEN**

(TRACT 2)

- LOCATED IN -

**LAND LOT 80
10TH LAND DISTRICT
HALL COUNTY, GEORGIA**

SCALE:
N/A

DATE:
08/08/2024

23-097.dwg
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