

Written Description: 24011 Benefield Road (Overall for Zoning)

All that tract or parcel of land lying and being in the Morgan District (Georgia Militia District 385), Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 3/4" crimped top pipe found at the intersection of the southerly right of way of Benefield Road (a.k.a. Old Mill Road) (80' right of way) and the northwest corner of the property now or formerly of Danish and Daniyal, LLC (Deed Book 9040, Page 269), as shown on Plat Book 131, Page 126, Hall County, Georgia records, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence in an easterly direction along said southerly right of way the following courses and distances:

S25°05'02"E for a distance of 378.68 feet to a point;

S26°27'56"E for a distance of 85.78 feet to a point;

S31°12'28"E for a distance of 64.03 feet to a point;

S38°32'11"E for a distance of 81.27 feet to a point;

S47°45'10"E for a distance of 94.04 feet to a point;

S52°51'10"E for a distance of 49.68 feet to a point;

S54°12'24"E for a distance of 74.08 feet to a point;

S55°14'04"E for a distance of 215.91 feet to a 1/2" rebar set;

thence leaving said southerly right of way S62°08'19"W for a distance of 108.53 feet to a 1/2" rebar

set; thence S48°54'59"W for a distance of 297.65 feet to a 1/2" rebar set; thence S52°53'29"E for a

distance of 489.35 feet to a point; thence N88°22'13"E for a distance of 97.23 feet to a 1/2" rebar set;

thence S31°48'19"E for a distance of 263.67 feet to a 3/4" open top pipe found; thence S37°06'31"W

for a distance of 995.73 feet, more or less, to a point at the centerline of Cooper Creek; thence in a

westerly direction along the centerline of said creek, following the meanderings thereof, for a distance

of 3080.1 feet, more or less, to a point, said creek following a traverse line as follows:

N46°01'42"W for a distance of 330.63 feet to a point;

N14°53'32"E for a distance of 31.63 feet to a point;

N50°10'11"W for a distance of 445.15 feet to a point;

N60°51'14"W for a distance of 367.34 feet to a point;

N30°28'24"W for a distance of 590.42 feet to a point;

N18°39'39"W for a distance of 324.96 feet to a point;

N18°42'25"W for a distance of 429.07 feet to a point;

N10°12'51"W for a distance of 374.71 feet to a point;

N03°00'34"W for a distance of 137.19 feet to a point;

thence leaving the centerline of said creek N70°58'44"E for a distance of 771.13 feet, more or less, to a

1-1/2" open top pipe found; thence N69°39'34"E for a distance of 256.77 feet to a 1/2" rebar set at the

southerly right of way of Benefield Road (a.k.a. Old Mill Road) (80' right of way); thence in a

southeasterly direction along said southerly right of way S20°18'42"E for a distance of 70.99 feet to a

point; thence continuing along said southerly right of way S25°34'02"E for a distance of 412.77 feet to

a 3/4" crimped top pipe found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 68.835 acres, more or less.