

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 1690, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF S.R. 365, A.K.A. CORNELIA HIGHWAY, A.K.A. U.S. 23 (R/W VARIES) WITH THE NORTHEASTERN RIGHT-OF-WAY OF KUBOTA WAY (60' R/W); THENCE NORTH 54°04'21" EAST, A DISTANCE OF 5905.05 FEET TO A (4"x4" R/W) CONCRETE MONUMENT FOUND ON THE NORTHWESTERN RIGHT-OF-WAY OF SAID S.R. 365 BEING THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF SIS GROUP, LLLP NORTH 34°39'48" WEST, A DISTANCE OF 225.02 FEET TO A NAIL WITH CAP; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LANIER FREEZER NORTH 34°39'48" WEST, A DISTANCE OF 655.69 TO AN IRON PIN FOUND (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"); THENCE NORTH 57°20'59" EAST, A DISTANCE OF 489.64 FEET TO A NAIL FOUND IN A ROCK; THENCE LEAVING THE PROPERTY OF SAID LANIER FREEZER, LLC NORTH 02°18'01" WEST, A DISTANCE OF 424.29 FEET TO A NAIL FOUND AT THE BASE OF A 14" HICKORY TREE; THENCE SOUTH 78°24'43" WEST, A DISTANCE OF 132.97 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LANIER FREEZER, LLC NORTH 20°21'43" WEST, A DISTANCE OF 221.84 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE SOUTHEASTERN RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: 525.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 64°46'23" EAST, 524.94 FEET TO A POINT; THENCE SOUTH 22°21'32" EAST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE 820.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5629.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 71°42'54" EAST, 819.52 FEET TO A POINT; THENCE NORTH 13°51'32" WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE 1170.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 81°31'06" EAST, 1168.55 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF SIMPSON TRUCKING & GRADING INC. THE FOLLOWING COURSES AND DISTANCES: SOUTH 55°24'13" EAST, A DISTANCE OF 29.32 FEET TO A POINT; THENCE SOUTH 26°41'26" EAST, A DISTANCE OF 201.07 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"); THENCE SOUTH 28°23'34" EAST, A DISTANCE OF 139.44 FEET TO A (4"x4") CONCRETE MONUMENT FOUND ; THENCE SOUTH 44°18'20" EAST, A DISTANCE OF 487.47 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSLF000484") ON THE NORTHERN RIGHT-OF-WAY OF SAID S.R. 365; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 57°01'32" WEST, A DISTANCE OF 423.44 FEET TO A (4"x4" R/W) CONCRETE MONUMENT FOUND BENT WITH NAIL AT BASE); THENCE SOUTH 61°34'58" WEST, A DISTANCE OF 600.00 FEET TO A POINT; THENCE SOUTH 79°35'13" WEST, A DISTANCE OF 210.30 FEET TO A (4"x4" R/W) CONCRETE MONUMENT FOUND ; THENCE SOUTH 55°52'10" WEST, A DISTANCE OF 753.37 FEET TO A POINT; THENCE 1094.68 FEET ALONG A THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5904.53 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 56°24'35" WEST, 1093.11 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 80.030 ACRES.