

5709 McEver Road, Flowery Branch, GA

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT LAND LYING AND BEING IN LAND LOT 111, OF THE 8TH DISTRICT, OF HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT 1/2" REBAR SET AT THE INTERSECTION RIGHT OF WAY OF LIGHTS FERRY ROAD (A.K.A IRON BRIDGE ROAD 80' RIGHT OF WAY) AND THE SOUTHERN RIGHT OF WAY OF MCEVER ROAD; THENCE, ALONG THE RIGHT OF WAY NORTH 73°05'05" EAST FOR A DISTANCE OF 531.76 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 26°23'37" EAST FOR A DISTANCE OF 220.58 FEET TO AN AXLE FOUND; THENCE, SOUTH 28°59'11" EAST FOR A DISTANCE OF 299.38 FEET TO A 5/8" REBAR FOUND; THENCE, SOUTH 58°10'36" WEST FOR A DISTANCE OF 183.77 FEET TO AN AXLE FOUND; THENCE, SOUTH 58°22'53" WEST FOR A DISTANCE OF 277.96 FEET TO A 1/2" REBAR SET ON THE EASTERN RIGHT OF WAY OF LIGHTS FERRY ROAD; THENCE, ALONG SAID RIGHT OF WAY NORTH 30°15'01" WEST FOR A DISTANCE OF 331.28 FEET TO A 1/2" REBAR SET; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF A CURVE HAVING A RADIUS OF 1528.23 FEET, AN ARC DISTANCE OF 324.87 FEET, A CHORD BEARING OF NORTH 36°20'25" WEST AND A CHORD DISTANCE OF 324.26 FEET TO THE POINT OF BEGINNING.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111, 8 DISTRICT, HALL COUNTY, GEORGIA, BEING 6.376 ACRES AS SHOWN ON A SURVEY FOR BRETT BARWICK, DATED SEPTEMBER 15, 2004, PREPARED BY FARLEY-COLLINS-WHIDDEN ASSOC., GEORGIA REGISTERED LAND SURVEYORS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET LOCATED ON THE EASTERN RIGHT OF WAY OF LIGHTS FERRY ROAD (A/K/A IRON BRIDGE ROAD) (80' RIGHT OF WAY) AND THE SOUTHERN RIGHT OF WAY OF HOLIDAY MCEVER ROAD, SAID IRON PIN LOCATED SOUTH 70°03'04" EAST 84.56 FEET FROM THE CENTERLINE INTERSECTION OF HOLIDAY MCEVER ROAD AND LIGHTS FERRY ROAD; RUNNING THENCE FROM SAID IRON PIN SET NORTH 73°41'44" EAST 531.76 FEET TO AN IRON PIN SET; THENCE SOUTH 25°44'45" EAST 220.44 FEET TO AN AXLE FOUND; THENCE ALONG A FENCE SOUTH 28°24'00" EAST 299.52 FEET TO AN IRON PIN FOUND; THENCE ALONG A BARBED WIRE FENCE SOUTH 58°47'15" WEST 183.86 FEET TO AN AXLE FOUND; THENCE CONTINUING ALONG SAID BARBED WIRE FENCE SOUTH 58°59'33" WEST 277.87 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF LIGHTS FERRY ROAD; THENCE ALONG THE EASTERN RIGHT OF WAY OF LIGHTS FERRY ROAD NORTH 29°38'22" WEST 331.28 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY A CURVE HAVING A RADIUS OF 1528.23 FEET, AN ARC DISTANCE OF 324.87 FEET, A CHORD BEARING OF NORTH 35°43'46" WEST AND A CHORD DISTANCE OF 324.26 FEET TO THE BEGINNING POINT.