

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 100 & 101 of the 10th District, Hall County, Georgia and being more particularly described as follows:

Commencing a rock witnessed by a 2 inch open top pipe, said rock being the apparent Land Lot Corner common to Land Lots 100, 101, 102 & 103; thence proceeding along the apparent Land Lot Line common to Land Lots 100 & 101 South 89°43'37" West, a distance of 862.57 feet to a 1/2 inch rebar found being the TRUE POINT OF BEGINNING;

Thence leaving said Land Lot Line and proceeding along the property now or formerly of Riverbrook Village Development Partners South 01°59'33" West, a distance of 1538.24 feet to a point; thence South 01°57'06" West, a distance of 250.06 feet to a point; thence proceeding along the property now or formerly of Brian Garrett North 88°18'07" West, a distance of 210.12 feet to a point; thence South 01°49'34" West, a distance of 420.05 feet to a point; thence North 88°15'47" West, a distance of 207.67 feet to a point; thence South 02°11'37" West, a distance of 625.45 feet to a point on the northern right of way of State Route 136, aka Price Road, said right of way being 80 feet in width; thence proceeding along said right of way the following courses and distances: North 89°22'38" West, a distance of 50.00 feet to a 1/2 inch rebar found; North 89°29'36" West, a distance of 66.73 feet to a point; thence North 89°27'09" West, a distance of 126.63 feet to a 1/2 inch rebar found; and North 88°45'17" West, a distance of 333.00 feet to a point; thence leaving said right of way and proceeding along the property now or formerly of Doris J. Farr along with lots 28 thru 37, 44 & 45 of Smith Trace Subdivision North 02°00'40" East, a distance of 2729.33 feet to a 1/2 inch rebar; thence South 83°21'27" East, a distance of 12.86 feet to a point; thence South 86°49'59" East, a distance of 48.69 feet to a point in the centerline of a branch; thence proceeding along said branch centerline the following courses and distances: North 54°29'43" East, a distance of 25.13 feet to a point; North 15°18'58" East, a distance of 17.04 feet to a point; North 55°30'56" West, a distance of 25.99 feet to a point; North 01°31'46" East, a distance of 23.16 feet to a point; North 50°39'53" East, a distance of 20.07 feet to a point; North 50°39'53" East, a distance of 42.72 feet to a point; North 82°58'43" East, a distance of 25.50 feet to a point; thence North 67°40'44" East, a distance of 17.26 feet to a point; North 44°39'55" East, a distance of 18.45 feet to a point; North 02°55'13" East, a distance of 31.33 feet to a point; North 86°10'55" East, a distance of 29.61 feet to a point; North 27°21'55" East, a distance of 30.48 feet to a point; North 46°02'35" East, a distance of 50.75 feet to a point; North 27°54'21" West, a distance of 36.11 feet to a point; North 11°52'54" East, a distance of 21.19 feet to a point; South 57°48'43" East, a distance of 8.71 feet to a point; North 70°52'49" East, a distance of 40.27 feet to a point; South 67°58'44" East, a distance of 36.96 feet to a point; North 33°39'01" East, a distance of 10.91 feet to a point; North 16°11'41" West, a distance of 14.48 feet to a point; North 17°38'01" East, a distance of 26.71 feet to a point; North 56°17'59" East, a distance of 29.99 feet to a point; North 00°20'25" West, a distance of 18.16 feet to a point; North 38°26'29" East, a distance of 46.27 feet to a point; North 17°16'52" East, a distance of 39.51 feet to a point; North 56°53'21" East, a distance of 16.83 feet to a point; North 09°35'31" East, a distance of 19.40 feet to a point; North 54°58'58" East, a distance of 25.85 feet to a point; North 08°37'14" East, a distance of 12.79 feet to a point; North 34°33'01" East, a distance of 18.70 feet to a point; thence South 63°37'22"

East, a distance of 40.60 feet to a point; North $86^{\circ}17'41''$ East, a distance of 38.16 feet to a point; North $55^{\circ}04'05''$ East, a distance of 65.20 feet to a point; North $11^{\circ}12'43''$ East, a distance of 15.21 feet to a point; and North $34^{\circ}46'01''$ West, a distance of 25.01 feet to a point; thence leaving said branch centerline and proceeding along lot 7 of Blueridge Overlook Subdivision North $03^{\circ}46'41''$ East, a distance of 28.60 feet to a US Army Corps of Engineers concrete monument # 101-6; thence proceeding along the property now or formerly of US Army Corps of Engineers, Buford Dam Reservoir, aka "Lake Sydney Lanier" the following courses and distances: South $35^{\circ}05'21''$ East, a distance of 62.18 feet to a US Army Corps of Engineers concrete monument # 101-5; North $49^{\circ}42'47''$ East, a distance of 371.53 feet to a US Army Corps of Engineers concrete monument # 101-4; South $87^{\circ}50'43''$ East, a distance of 325.29 feet to a US Army Corps of Engineers concrete monument # 101-3; and South $56^{\circ}26'54''$ East, a distance of 155.34 feet to a point; thence proceeding along the property now or formerly of Clinton Tate South $33^{\circ}25'08''$ West, a distance of 200.35 feet to a point; thence South $55^{\circ}10'00''$ West, a distance of 749.70 feet to a point; thence North $89^{\circ}41'27''$ East, a distance of 278.13 feet to a point; thence North $89^{\circ}41'27''$ East, a distance of 109.19 feet to the TRUE POINT OF BEGINNING.

Said Tract contains 65.632 acres, more or less, based on a composite of available deeds and plats of record.