

City of Powder Springs Parcel "B" of Parcel Swap

All that tract or parcel of land lying and being in Land Lot 875 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a right-of-way monument at the southwesterly-most point of a right-of-way miter at the intersection of the Northern right-of-way line of Hotel Avenue (Variable Right-of-Way) with the Westerly right-of-way line of Lewis Road (Variable Right-of-Way); THENCE, westerly along said Northerly Right-of-Way of Hotel Avenue on a bearing of North 86 degrees 47 minutes 45 seconds West, for a distance of 125.80 feet to a right-of-way monument; THENCE, continuing along said Right-of-Way of Hotel Avenue on a bearing of North 74 degrees 30 minutes 13 seconds West, for a distance of 10.64 feet to a #4 rebar on the common property line with Everything Green Properties LLC; THENCE, leaving said Right-of-Way of Hotel Avenue and following along the common property line with Everything Green Properties LLC on a bearing of North 46 degrees 35 minutes 16 seconds West, for a distance of 42.55 feet to a point at the east right-of-way of Broad Street (33' Right-of-Way); THENCE, northerly along said easterly right-of-way of Broad Street on a bearing of North 03 degrees 24 minutes 59 seconds East, for a distance of 65.72 feet to a point; said point also being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and following northerly along said easterly right-of-way of Broad Street on a bearing of North 03 degrees 24 minutes 59 seconds East, for a distance of 120.21 feet to a point at the southerly right-of-way of Marietta Street (Variable Right-of-Way); THENCE, easterly along said southerly right-of-way on a bearing of South 87 degrees 48 minutes 29 seconds East, for a distance of 11.93 feet to a point; THENCE, southerly leaving said southerly right-of-way and along the westerly face of a building on a bearing of South 04 degrees 48 minutes 47 seconds West, for a distance of 41.79 feet to a point; THENCE, westerly and leaving said westerly face of building on a bearing of North 86 degrees 05 minutes 19 seconds West, for a distance of 4.87 feet to a point; THENCE, southerly on a bearing of South 05 degrees 48 minutes 28 seconds West, for a distance of 14.36 feet to a point; THENCE, easterly on a bearing of South 83 degrees 06 minutes 50 seconds East, for a distance of 5.12 feet to a point at the westerly face of a building; THENCE, southerly along said westerly face of a building on a bearing of South 04 degrees 48 minutes 47 seconds West, for a distance of 64.09 feet to a point; THENCE, westerly leaving said westerly face of a building on a bearing of North 86 degrees 35 minutes 01 seconds West, for a distance of 8.99 feet to the POINT OF BEGINNING.

The herein described area of land contains 1,186 Square Feet or 0.027 Acres of land, more or less. The above described property is subject to any and all Easements, Encumbrances and/or Restrictions of record.