

Everything Green Properties LLC Parcel "D" 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, Northeasterly along said right-of-way miter on a bearing of North 60 degrees 20 minutes 48 seconds East, for a distance of 23.93 feet to a point at the westerly right-of-way of Lewis Road (Variable Right-of-Way); THENCE, northerly along said westerly right-of-way on a bearing of North 08 degrees 13 minutes 38 seconds East, for a distance of 15.17 feet to a point; THENCE, northerly on a bearing of North 03 degrees 46 minutes 56 seconds East, for a distance of 50.93 feet to a point; THENCE, northerly on a bearing of North 03 degrees 46 minutes 42 seconds East, for a distance of 44.01 feet to a point; THENCE, northerly on a bearing of North 03 degrees 46 minutes 42 seconds East, for a distance of 53.57 feet to a point at the beginning of a curve at the intersection of the Southern right-of-way line of Marietta Street (Variable Right-of-Way) with the Westerly right-of-way line of Lewis Road (Variable Right-of-Way); THENCE, northwesterly along said curve to the left having a radius of 43.50 feet and an arc length of 69.87 feet, being subtended by a chord of North 42 degrees 14 minutes 18 seconds West, for a distance of 62.60 feet to a point; THENCE, southerly along a tie-line on a bearing of South 11 degrees 44 minutes 40 seconds West, for a distance of 8.24 feet to the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and easterly on a bearing of South 88 degrees 25 minutes 43 seconds East, for a distance of 15.79 feet to a point;
THENCE, southeasterly on a bearing of South 43 degrees 27 minutes 54 seconds East, for a distance of 16.81 feet to a point;
THENCE, southerly on a bearing of South 01 degrees 55 minutes 59 seconds West, for a distance of 33.53 feet to a point;
THENCE, westerly on a bearing of North 88 degrees 00 minutes 41 seconds West, for a distance of 27.72 feet to a point;
THENCE, northerly on a bearing of North 01 degrees 53 minutes 10 seconds East, for a distance of 45.21 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.