

QT #1791 Powder Springs – Overall As-Surveyed Legal Description

A parcel of land lying in Land Lot 789, of the 19th District, Cobb County, Georgia, and being more particularly described as follows:

Begin at a set 5/8" capped rebar (L.S.F. #1390) being the intersection of the southerly right-of-way of Crane Drive (50' right-of-way) and the northwesterly right-of-way of Powder Springs Road (variable right-of-way); thence leaving said intersection run South 55 degrees 43 minutes 38 seconds West along said northwesterly right-of-way of Powder Springs Road for a distance of 146.82 feet to a set 5/8" capped rebar (L.S.F. #1390) being the northeastern end of the mitered corner intersection of said right-of-way and the northeasterly right-of-way of Ernest Barrett Parkway (variable right-of-way); thence run South 85 degrees 38 minutes 46 seconds West along said mitered corner for a distance of 35.48 feet to a set 5/8" capped rebar (L.S.F. #1390) being the southwest end of said mitered corner; thence leaving said mitered corner intersection run North 67 degrees 03 minutes 39 seconds West along said northeasterly right-of-way of Ernest Barrett Parkway for a distance of 175.22 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 66 degrees 34 minutes 52 seconds West along said right-of-way for a distance of 4.80 feet to a found concrete right-of-way monument, . said point lying on a curve to the right , said curve having a radius of 1,048.19 feet, a central angle of 19 degrees 50 minutes 14 seconds, chord bearing of North 56 degrees 39 minutes 45 seconds West , and a chord length of 361.10 feet, thence run along the arc of said curve and said right-of-way for a distance of 362.91 feet to a found 5/8" capped rebar (L.S.F. #1371); thence leaving said right-of-way run North 01 degrees 22 minutes 43 seconds East for a distance of 89.81 feet to a found 5/8" capped rebar (L.S.F. #1390) on the aforementioned southerly right-of-way of Crane Drive; thence run South 88 degrees 16 minutes 46 seconds East along said right-of-way for a distance of 347.22 feet to a set 5/8" capped rebar (L.S.F. #1390), said point lying on a curve to the right , said curve having a radius of 190.43 feet, a central angle of 53 degrees 52 minutes 24 seconds, chord bearing of South 61 degrees 20 minutes 34 seconds East , and a chord length of 172.54 feet, thence run along the arc of said curve and said right-of-way for a distance of 179.06 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 34 degrees 28 minutes 30 seconds East along said right-of-way for a distance of 218.22 feet to the Point of Beginning.

Said parcel contains 135,214 square feet, or 3.104 acres.