

PROPERTY DESCRIPTION

A PORTION OF TAX PARCEL NUMBER 60986 01002

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/STATE ROUTE 307 AND THE SOUTHERN RIGHT OF WAY LINE OF THE SAVANNAH AND ATLANTA RAILWAY; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/STATE ROUTE 307 S 58°57'32" W A DISTANCE OF 51.55 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 31°02'38" E A DISTANCE OF 19.00 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 03°06'07" E A DISTANCE OF 27.86 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 58°57'23" W A DISTANCE OF 35.42 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE N 32°16'24" W A DISTANCE OF 24.62 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE N 31°02'38" W A DISTANCE OF 19.00 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 58°57'32" W A DISTANCE OF 39.59 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 136.32 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 136.31 FEET, AND A CHORD BEARING S 57°21'58" W TO A CONCRETE MONUMENT; THENCE S 34°01'42" E A DISTANCE OF 40.00 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE S 55°40'17" W A DISTANCE OF 28.90 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE N 34°37'42" W A DISTANCE OF 40.00 FEET TO AN IRON PIPE; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 201.76 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 201.72 FEET, AND A CHORD BEARING S 53°18'25" W TO A POINT; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST/STATE ROUTE 307 ROAD, ALONG THE FORMER DEAN FOREST ROAD RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 1125.30 FEET, A RADIUS OF 567.14 FEET, A CHORD LENGTH OF 949.58 FEET, AND A CHORD BEARING S 31°34'38" W TO A POINT; THENCE ALONG THE FORMER DEAN FOREST ROAD RIGHT OF WAY S 88°12'51" W A DISTANCE OF 256.06 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/STATE ROUTE 307; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF DEAN FOREST ROAD/ STATE ROUTE 307 N 39°48'32" E A DISTANCE OF 544.54 FEET TO A POINT; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 485.92 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 485.31 FEET, AND A CHORD BEARING N 44°34'17" E TO A POINT; THENCE ALONG THE AFORESAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 83.02 FEET, A RADIUS OF 2799.81 FEET, A CHORD LENGTH OF 83.02 FEET, AND A CHORD BEARING N 50°23'34" E TO A POINT, THE SAID POINT OF BEGINNING, HAVING AN AREA OF 293,958 SQUARE FEET OR 6.75 ACRES