

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN LAND LOTS 636, 637.660 AND 661, 15TH DISTRICT. 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY. GEORGIA, THE BEARINGS OF WHICH ARE BASED ON STATE PLANE GRID SYSTEM (GEORGIA WEST ZONE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CORP OF ENGINEERS MONUMENT MARKED 660/661 FOR ALLATOONA RESERVOIR AT THE SOUTHWEST CORNER OF LAND LOT 661; THENCE ALONG THE WEST LINE OF LAND LOT 661 AND THE ALLATOONA RESERVOIR NORTH 00 DEGREES 31 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 677.62 FEET TO A CORP OF ENGINEERS MONUMENT MARKED L 4-2; THENCE LEAVING SAID LAND LOT LINE AND RUNNING WEST ALONG THE ALLATOONA RESERVOIR NORTH 89 DEGREES 02 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 652.07 FEET TO A BROKEN CORP OF ENGINEERS MONUMENT DESIGNATION L 04-1; THENCE LEAVING SAID LINE AND RUNNING NORTH ALONG THE ALLATOONA RESERVOIR NORTH 00 DEGREES 42 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 560.91 FEET TO A 5/8 INCH RE-BAR AT THE SOUTHWEST CORNER OF LOT 241 OF THE FALLS OF CHEROKEE UNIT-9, PLAT BOOK 80 PAGE 55, AS RECORDED IN CHEROKEE COUNTY, GEORGIA RECORDS; THENCE NORTHEASTERLY ALONG SAID SUBDIVISION LINE AND INTO LAND LOT 637, NORTH 53 DEGREES 21 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 728.04 FEET TO A 1/2 INCH RE-BAR AT THE INTERSECTION OF THE ABANDONED OLD TRANSART PARKWAY AND PROPERTY OF UNKNOWN OWNERSHIP; THENCE ALONG SAID ABANDONED OLD ROAD SOUTH 73 DEGREES 40 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 86.97 FEET TO A 1/2 INCH CAPPED RE-BAR; THENCE CONTINUING ALONG SAID ABANDONED OLD ROAD INTO LAND LOT 636, SOUTH 82 DEGREES 08 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 69.86 FEET TO A 1/2 INCH CAPPED RE-BAR; THENCE NORTH 89 DEGREES 17 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 142.73 FEET TO A 1/2 INCH RE-BAR AT PROPERTY NOW OR FORMERLY OWNED BY GROUP REALTY (TRANSART), LLC; THENCE ALONG SAID PROPERTY SOUTH 06 DEGREES 26 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 292.98 FEET TO A 1/2 INCH CAPPED RE-BAR AT THE INTERSECTION OF SAID LINE WITH THE NORTH LINE OF LAND LOT 661; THENCE ALONG SAID PROPERTY LINE AND LAND LOT LINE SOUTH 88 DEGREES 44 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 896.15 FEET TO WESTERLY RIGHT-OF-WAY OF INTERSTATE 575 AT A 1/2 INCH RE-BAR 0.14 FEET EAST OF RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY 581.04 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 06 DEGREES 01 MINUTES 14 SECONDS, A RADIUS OF 5,529.54 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 15 MINUTES 10 SECONDS WEST AND 580.77 FEET TO A CONCRETE R/W MONUMENT THENCE SOUTH 40 DEGREES 13 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 195.61 FEET TO A CONCRETE R/W MONUMENT; THENCE SOUTH 34 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 383.45 FEET TO A CONCRETE R/W MONUMENT; THENCE SOUTH 28 DEGREES 49 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 201.63 FEET TO A CONCRETE R/W MONUMENT; THENCE SOUTH 38 DEGREES 19 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 238.89 FEET TO A 1/2 INCH RE-BAR AT THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTH LINE OF LAND LOT 661; THENCE ALONG SAID LAND LOT LINE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 316.88 FEET TO A CORP OF ENGINEERS MONUMENT MARKED 660/661 FOR ALLATOONA RESERVOIR

AT THE SOUTHWEST CORNER OF LAND LOT 661 THE POINT OF BEGINNING OF SAID TRACT. CONTAINING 37.66 ACRES OR 1,640,529 SQUARE FEET BEING MORE SPECIFICALLY SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR CHEROKEE COUNTY, GEORGIA BY ROSS CONSULTING ENGINEERS, P.C., DATED: JUNE 11, 2010, LAST REVISED: JUNE 17, 2010, (JOB NO. 10029) UNTO WHICH REFERENCE IS HEREBY MADE.