

## PROPERTY DESCRIPTION

### MITCHELL ROAD RIGHT-OF-WAY DEDICATION

All that tract or parcel of land lying and being in Land Lot 684, 17<sup>th</sup> District, 2<sup>nd</sup> Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the northwest end of a mitered corner at the intersection of the Northeasterly Right-of-Way Line of Mitchell Road (having an apparent variable width right-of-way), and the Northeasterly Right-of-Way Line of Oakdale Road (variable r/w per Cobb County DOT Project #7404-27), thence, leaving said point and running along the miter between the two roads, South 25° 22' 27" East, 58.14 feet; thence, leaving the said miter and the said line of Oakdale Road and running with the said line of Mitchell Road, South 73° 45' 57" East, 13.93 feet; thence, South 16° 14' 03" West, 9.36 feet; thence, South 74° 17' 51" East, 265.69 feet; thence, South 72° 14' 32" East, 71.43 feet; thence, 50.38 feet along the arc of a curve deflecting to the right, having a radius of 260.51 feet and a chord bearing and distance of South 66° 38' 53" East, 50.30 feet to the True Point of Beginning; thence, leaving said point and the said line of Mitchell Road and running

1. 34.93 feet along the arc of a curve deflecting to the left, having a radius of 58.80 feet and a chord bearing and distance of North 69° 17' 57" East, 34.42 feet; thence,
2. 188.69 feet along the arc of a curve deflecting to the right, having a radius of 50.00 feet and a chord bearing and distance of South 21° 21' 37" East, 95.04 feet to a point on the aforesaid line of Mitchell Road; thence, running with the said line of Mitchell Road
3. North 40° 33' 41" West, 98.42 feet; thence,
4. 3.23 feet along the arc of a curve deflecting to the left, having a radius of 260.51 feet and a chord bearing and distance of North 60° 45' 09" West, 3.23 feet to the Point of Beginning, containing 6,978 square feet or 0.1602 of an acre of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.