

PROPERTY DESCRIPTION

WATKINS ROAD RIGHT-OF-WAY DEDICATION

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

To find the Point of Beginning, commence at the northeast end of a mitered corner at the intersection of the Southerly Right-of-Way Line of Watkins 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 the said line of Oakdale Road and running with the said line of Watkins Road, 103.64 feet along the arc of a curve deflecting to the left, having a radius of 591.70 feet and a chord bearing and distance of South 77° 36' 07" East, 103.51 feet; thence, South 82° 37' 21" East, 45.76 feet; thence, South 79° 40' 06" East, 73.99 feet; thence, South 80° 55' 58" East, 70.00 feet; thence, North 86° 45' 27" East, 67.10 feet to a 1.5 inch open topo pipe found; thence, North 03° 54' 08" East, 18.75 feet; thence, 26.36 feet along the arc of a curve deflecting to the left, having a radius of 140.03 feet and a chord bearing and distance of North 69° 25' 40" East, 26.32 feet to the True Point of Beginning; thence, leaving said point and continuing along the said line of Watkins Road

1. 102.78 feet along the arc of a curve deflecting to the left, having a radius of 1,593.03 feet and a chord bearing and distance of North 62° 11' 12" East, 102.76 feet; thence; leaving the aforesaid line of Watkins Road and running
2. South 32° 12' 11" East, 9.78 feet; thence,
3. South 55° 54' 03" West, 48.76 feet; thence,
4. South 25° 51' 04" West, 28.34 feet; thence,
5. South 04° 10' 06" East, 49.00 feet; thence,
6. South 85° 49' 54" West, 25.00 feet; thence,
7. North 04° 10' 06" West, 42.90 feet; thence,
8. 27.99 feet along the arc of a curve deflecting to the left, having a radius of 23.48 feet and a chord bearing and distance of North 38° 17' 02" West, 26.36 feet; thence,
9. North 81° 46' 54" West, 2.57 feet to the Point of Beginning, containing 2,976 square feet or 0.0683 of an acre of land, more or less.

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