

PROPERTY DESCRIPTION

WATKINS ROAD RIGHT-OF-WAY ABANDONMENT

All that tract or parcel of land lying and being in Land Lots 684 & 685, 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; thence, 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 to the True Point of Beginning; thence, leaving said point and the said southerly line of Watkins Road and running across Watkins Road

1. North 32° 12' 11" West, 30.03 feet to a point on the Northerly Right-of-Way Line of Watkins Road; thence, running along the said northerly line of Watkins Road
2. 54.15 feet along the arc of a curve deflecting to the left, having a radius of 1563.03 feet and a chord bearing and distance of North 59° 23' 41" East, 54.15 feet; thence,
3. North 58° 24' 08" East, 137.21 feet; thence,
4. North 56° 18' 53" East, 47.84 feet to a point on the Land Lot Line common to Land Lots 684 and 685; thence, leaving the said common land lot line and continuing along the said northerly line of Watkins Road
5. North 56° 18' 53" East, 60.40 feet; thence,
6. 85.02 feet along the arc of a curve deflecting to the right, having a radius of 234.20 feet and a chord bearing and distance of North 66° 42' 53" East, 84.56 feet to a ½ inch rebar found; thence,
7. North 77° 06' 53" East, 230.37 feet; thence,
8. North 45° 48' 50" East, 69.35 feet; thence, leaving the aforesaid northerly line of Watkins Road and running along the line at the apparent end of the Watkins Road right-of-way
9. South 41° 50' 11" East, 14.09 feet to a point on the aforesaid southerly line of Watkins Road; thence, running with the said southerly line of Watkins Road; thence,
10. South 45° 48' 50" West, 80.84 feet to a ½ inch rebar found; thence,
11. South 77° 06' 53" West, 212.76 feet; thence,
12. South 51° 29' 35" East, 14.98 feet; thence,
13. South 77° 06' 53" West, 23.96 feet; thence,
14. 74.13 feet along the arc of a curve deflecting to the left, having a radius of 204.20 feet and a chord bearing and distance of South 66° 42' 53" West, 73.73 feet; thence,
15. South 56° 16' 54" West, 80.32 feet to a 1 inch crimp top pipe found; thence,
16. South 52° 12' 15" West, 59.19 feet to a 1.5 inch crimp top pipe found; thence,

17. South $61^{\circ} 16' 53''$ West, 107.50 feet; thence,
18. 53.83 feet along the arc of a curve deflecting to the right, having a radius of 1,593.03 feet and a chord bearing and distance of South $59^{\circ} 22' 13''$ West, 53.83 feet to the Point of Beginning, containing 17,293 square feet or 0.3970 of an acre of land, more or less.

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