

PROPERTY DESCRIPTION

ALLGOOD-75 IND. PROPS., INC. MITCHELL ROAD RIGHT-OF-WAY TRACT 1

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 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, 26.83 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 69° 14' 16" East, 26.82 feet to the True Point of Beginning; thence, leaving said point and the said line of Mitchell Road and running

1. 26.78 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 63° 20' 32" East, 26.77 feet; thence,
2. South 40° 33' 41" East, 57.38 feet; thence, leaving the aforesaid line of Mitchell Road and running along the Access and Utility Easement (End of Mitchell Road right-of-way) per deed recorded among the Land Records of Cobb County, Georgia in Deed Book 15580, Page 1641
3. South 50° 48' 17" West, 5.41 feet; thence,
4. North 73° 31' 19" West, 22.73 feet; thence,
5. South 40° 43' 03" East, 59.52 feet; thence, leaving the aforesaid Access and Utility Easement and running
6. South 51° 46' 48" West, 7.12 feet; thence,
7. 121.66 feet along the arc of a curve deflecting to the left, having a radius of 220.51 feet and a chord bearing and distance of North 54° 01' 29" West, 120.12 feet; thence,
8. North 42° 20' 27" East, 42.66 feet across the Mitchell Road right-of-way to the Point of Beginning, containing 3,071 square feet or 0.0705 of an acre of land, more or less.

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