

Tract 1 – Legal Description

All that tract or parcel of land lying and being in Land Lots 70 & 75, 14th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a 1/2 inch rebar found on the easterly line of Tract 2 of a Minor Subdivision for Mark & Jo Lynn Hall, said point also being shown as a corner of the property now or formerly owned by David & Kelly Beedle (Deed Book 12595, Page 350); thence N38°50'43"W a distance of 47.03 feet, said line also being the southwesterly line of the property now or formerly owned by Jo & Mark Hall (Deed Book 14173, PG. 1034), to a point; thence N38°17'58"W a distance of 309.29 feet to a 1/2 inch rebar set and the POINT OF BEGINNING.

Thence S77°23'59"W a distance of 207.04 feet, more or less, along the northerly line of Tract 2, to a point in the centerline of a branch; said line passes through a reference pin set on line, 187.04 southwesterly from the preceding point; thence continuing along said branch centerline, following the meanderings thereof for a distance of 1,076 feet, more or less, said centerline also being the northeasterly line of the property now or formerly owned by Reinhardt College, to a point at the intersection of said branch centerline and the centerline of a creek: said branch centerline is subtended by the following tie lines, beginning at the reference pin described above: N45°08'07"W 314.09 feet & N80°16'59"W a distance of 594.44 feet; thence leaving said branch centerline and continuing along said creek centerline, following the meanderings thereof for a distance of 705 feet, more or less, said creek centerline also being the southeasterly line of the property now or formerly owned by Cherokee County (Deed Book 10692, Page 379), to a point at the intersection of said creek centerline and the southerly right of way of Ball Field Road (right of way varies); said creek centerline is subtended by a tie line of N51°28'42"E 616.19 feet; thence leaving said creek centerline and continuing along said right of way for the following courses and distances: S84°23'36"E a distance of 40.88 feet to a point; thence along a curve to the left, following the curvature thereof for an arc distance of 119.29 feet, said curve having a radius of 260.00 feet and being subtended by a chord of N82°27'46"E 118.24 feet to a point; thence N69°19'09"E a distance of 40.70 feet to a point; thence N61°51'31"E a distance of 64.96 feet to a 1/2 inch rebar set; thence leaving said right of way of Ball Field Road S07°12'05"E a distance of 49.09 feet, said line also being the westerly line of the property now or formerly owned by Lucas Hall (Deed Book 10438, Page 100), to a point; thence S22°59'40"E a distance of 25.11 feet to a point; thence S22°56'48"E a distance of 27.48 feet to a point; thence S28°56'18"E a distance of 164.72 feet to a 1/2 inch rebar found; thence S04°48'07"E a distance of 290.39 feet, said line also being the westerly line of the property now or formerly owned by Jo & Mark Hall, to a point; thence S30°25'44"E a distance of 146.78 feet to a 1/2 inch rebar found; thence S38°17'58"E a distance of 87.79 feet to the POINT OF BEGINNING. Said tract contains 307,116 square feet or 7.05 acres, more or less, and is shown as Tract 1 on a Minor Plat for Mark & Jo Lynn Hall, prepared by Barton Surveying, Inc., dated June 29, 2018 and recorded in Plat Book 118, Page 1595.