

having a 55' r/w) and thence proceed along said easterly r/w margin South 24 degrees 31 minutes 56 seconds East for a distance of 218.57 feet to a 1/2" iron pin being the POINT OF BEGINNING; thence leaving said easterly r/w margin proceed North 47 degrees 46 minutes 47 seconds East for a distance of 124.52 feet to a point; thence proceed North 54 degrees 59 minutes 41 seconds East for a distance of 101.66 feet to a 1/2" iron pin; thence proceed North 58 degrees 55 minutes 20 seconds East for a distance of 26.31 feet to a point; thence proceed North 58 degrees 55 minutes 20 seconds East for a distance of 74.52 feet to a 5/8" iron pin; thence proceed North 60 degrees 58 minutes 23 seconds East for a distance of 101.56 feet to a 4"x4" concrete monument located on the westerly r/w margin of South Oak Street (said road having a 60' r/w); thence proceed along said westerly r/w margin South 24 degrees 23 minutes 16 seconds East a distance of 17.05 feet to a 4"x4" concrete monument; Thence proceed South 60 degrees 53 minutes 17 seconds West for a distance of 100.00 feet to a 3/4" open top pipe; thence proceed South 59 degrees 13 minutes 26 seconds West for a distance of 100.07 feet to a 5/8" iron pin; thence proceed South 54 degrees 53 minutes 12 seconds West for a distance of 19.73 feet to a point; thence proceed South 58 degrees 43 minutes 06 seconds West for a distance of 37.85 feet to a point; thence proceed North 31 degrees 18 minutes 17 seconds West for a distance of 2.05 feet to a point; thence proceed South 59 degrees 26 minutes 12 seconds West for a distance of 15.65 feet to a point; thence proceed South 42 degrees 41 minutes 25 seconds West for a distance of 27.53 feet to a point; thence proceed South 47 degrees 40 minutes 07 seconds West for a distance of 128.74 feet to a 1/2" iron pin located on the easterly r/w margin of said South Briggs Street; thence proceed along said easterly r/w margin North 24 degrees 45 minutes 09 seconds West for a distance of 17.84 feet to the POINT OF BEGINNING.

Said Tract 2 (West Savannah Avenue) property is also shown and described as "Tract 2" on that certain Plat of Survey for Board of Commissioners of Lowndes County prepared by Michael D. Cooper, Georgia registered land surveyor, ASA Engineering & Surveying, LLC, platted January 19, 2021, revised February 1, 2021, and recorded in Plat Record Book \_\_\_\_\_, at Page \_\_\_\_\_, in the public plat records of the Lowndes County, Georgia Clerk of Superior Court. Said recorded plat is by reference incorporated herein for all purposes in aid of description.

### **Tract 3 (Briggs Street)**

All that tract or parcel of land situate, lying and being in Land Lot 62 of the 11th Land District, City of Valdosta, Lowndes County, Georgia, containing 0.181 acres and being more particularly described as follows:

COMMENCE at a 5/8" iron pin with "ASA" cap found marking the intersection of the easterly right-of-way (r/w) margin of South Briggs Street (said road having a 55' r/w) and the southerly r/w margin of West Savannah Avenue (said road having a 55' r/w) and thence proceed along said easterly r/w margin South 24 degrees 31 minutes 56 seconds East for a distance of 218.57 feet to a 1/2" iron pin; thence leaving said easterly r/w proceed South 60 degrees 19 minutes 14