

LEGAL DESCRIPTION

LOT 57A 0.856 ACRES

All that tract or parcel of land lying and being located in Land Lot 56 of the 12th Land District, Lowndes County, Georgia, containing 0.856 acres, and being more particularly described as follows:

For a POINT OF REFERENCE, begin at a point marking the intersection of the projected southerly right-of-way (r/w) line of Deercrest Drive (said road having a 50' r/w) and the westerly r/w line of Springruff Drive (said road having a 50' r/w), and proceed thence S 10° 00' 32" W for a distance of 20.00 feet to a point located on the westerly r/w line of Springruff Drive; thence along said westerly r/w line of Springruff Drive S 10° 00' 32" W for a distance of 41.21 feet to a point; thence along said rw line along the arc of a curve to the left for a distance of 53.92 feet, said curve having a radius of 450.00 feet, and being subtended by a chord distance of 53.89 feet, with a chord bearing of S 13° 26' 30" E to a point; thence along said rw line along the arc of a curve to the left for a distance of 20.43 feet, said curve having a radius of 450.00 feet, and being subtended by a chord distance of 20.43 feet, with a chord bearing of S 18° 10' 30" E to a point, being the POINT OF BEGINNING; thence along said rw line along the arc of a curve to the left for a distance of 20.30 feet, said curve having a radius of 450.00 feet, and being subtended by a chord distance of 20.30 feet, with a chord bearing of S 20° 46' 04" E to a point; thence S 50°38'24" W a distance of 125.85 feet to a point; thence S 34°54'29" E a distance of 60.26 feet to a point; thence S 34°54'29" E a distance of 60.07 feet to a point; thence S 49°37'59" W a distance of 78.77 feet to a point; thence N 69°56'24" W a distance of 49.58 feet to a point; thence N 69°56'24" W a distance of 11.21 feet to a point; thence N 74°52'04" W a distance of 70.11 feet to a point; thence N 74°52'04" W a distance of 14.72 feet to a point; thence S 87°13'59" W a distance of 70.22 feet to a point; thence S 70°17'59" W a distance of 98.86 feet to a point located on the northerly rw line of Dockside Drive, (said road having a 50' r/w); thence along said r/w line; thence along said rw line along the arc of a curve to the left for a distance of 29.34 feet, said curve having a radius of 300.00 feet, and being subtended by a chord distance of 29.34 feet, with a chord bearing of N 37° 44' 34" W to a point; thence N 60°08'51" E a distance of 288.86 feet to a point; thence N 63°29'53" E a distance of 168.60 feet to the POINT OF BEGINNING.