

LEGAL DESCRIPTION

LOT 57 0.791 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 0.791 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, being the POINT OF BEGINNING; 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; thence S 63°29'53" W a distance of 168.60 feet to a point; thence S 60°08'51" W a distance of 288.86' 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 along the arc of a curve to the left for a distance of 30.64 feet, said curve having a radius of 300.00 feet, and being subtended by a chord distance of 30.64 feet, with a chord bearing of N 43° 28' 20" W to a point; thence N 55°45'45" E a distance of 92.09 feet to a point; thence N 34°46'55" W a distance of 74.28 feet to a point; thence N 47°07'26" W a distance of 58.43 feet to a point; thence along the arc of a curve to the left for a distance of 32.01 feet, said curve having a radius of 1258.74 feet, and being subtended by a chord distance of 32.01 feet, with a chord bearing of N 86° 55' 44" E to a point; thence along the arc of a curve to the left for a distance of 65.96 feet, said curve having a radius of 1258.74 feet, and being subtended by a chord distance of 65.96 feet, with a chord bearing of N 84° 41' 57" E to a point; thence along the arc of a curve to the left for a distance of 66.38 feet, said curve having a radius of 1258.74 feet, and being subtended by a chord distance of 66.38 feet, with a chord bearing of N 81° 41' 14" E to a point; thence along the arc of a curve to the left for a distance of 5.13 feet, said curve having a radius of 1258.74 feet, and being subtended by a chord distance of 5.13 feet, with a chord bearing of N 80° 03' 36" E to a point; thence N 79°59'28" E a distance of 61.24 feet to a point; thence N 79°59'28" E a distance of 66.37 feet to a point; thence N 79°59'28" E a distance of 66.37 feet to a point; thence N 79°59'28" E a distance of 66.81 feet to the POINT OF BEGINNING.