

LEGAL DESCRIPTION

TRACTS A & B (Twiggs Street & Watkins Street Right-of-Way)

All that tract or parcel of land lying and being located in the 87th G. M. D. of Augusta, Richmond County, Georgia and being more particularly described as follows:

COMMENCING at a point situated at the northwest right-of-way intersection of 6th (Washington) Street (R/W Varies) and Fenwick Street (R/W Varies), thence North 67 degrees 53 minutes 02 seconds West, for a distance of 194.84 feet to a point situated at the northeast right-of-way intersection of Fenwick Street (R/W Varies) and Twiggs Street (R/W Varies), said point being the POINT OF BEGINNING.

BEGINNING at said point, thence running along northern right-of-way line of Fenwick Street, North 69 degrees 50 minutes 41 seconds West, for a distance of 62.06 feet to a point;

Thence, leaving said right-of-way of Fenwick Street and running along the westerly right-of-way line of Twiggs Street (R/W Varies) North 33 degrees 13 minutes 48 seconds East, for a distance of 365.31 feet to a point situated at the northwestern right-of-way intersection of Twiggs Street (R/W Varies) and Watkins Street (R/W Varies);

Thence, along the northerly right-of-way line of Twiggs Street (R/W Varies) South 67 degrees 24 minutes 24 seconds East, for a distance of 66.14 feet to a point situated at the northeast right-of-way intersection of Twiggs Street (R/W Varies) and Watkins Street (R/W Varies);

Thence, leaving said right-of-way of Twiggs Street (R/W Varies) and running along the northerly right-of-way line of Watkins Street (R/W Varies) South 67 degrees 24 minutes 24 seconds East, for a distance of 123.62 feet to a point situated at the northwest right-of-way intersection of Watkins Street (R/W Varies) and 6th (Washington) Street (R/W Varies);

Thence, along the westerly right-of-way line of 6th (Washington) Street (R/W Varies) South 22 degrees 19 minutes 18 seconds West, for a distance of 73.03 feet to a point situated at the southwest right-of-way intersection of Watkins Street (R/W Varies) and 6th (Washington) Street (R/W Varies);

Thence, leaving said right-of-way of 6th (Washington) Street (R/W Varies) and running along southerly right-of-way line of Watkins Street (R/W Varies) North 67 degrees 19 minutes 19 seconds West, for a distance of 147.45 feet to a point situated at the southeast right-of-way intersection of Watkins Street (R/W Varies) and Twiggs Street (R/W Varies);

Thence, leaving said right-of-way of Watkins Street (R/W Varies) and running along easterly right-of-way line of Twiggs Street (R/W Varies) South 32 degrees 13 minutes 00 seconds West, for a distance of 287.63 feet to the POINT OF BEGINNING.

Said tract or parcel of land contains 0.715 acres.

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