

**MERCHANTS DRIVE PROPERTY
LEGAL DESCRIPTION**

A tract or parcel of land situated in Land Lot 273, 2nd District, City of Dallas, Paulding County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Beginning at a 3/4" O.T. Pipe at the common corner of Land Lots 232, 233, 272 and 273 of said county and district and having State Plane Coordinates of N-1,428,576.90 and E-2,095,672.55, said point being the **POINT OF BEGINNING**; thence along the common line of said Land Lots 272 and 273S 00°35'56" E for a distance of 744.18 feet to a point; thence leaving said Land Lot Line S 44°31'52" W for a distance of 301.67 feet to a #4 Rebar; thence S 58°17'05" W for a distance of 44.72 feet to a point; thence S 77°09'33" W for a distance of 44.30 feet to a point; thence N 81°58'59" W for a distance of 61.94 feet to a point; thence S 58°55'38" W for a distance of 38.27 feet to a point; thence S 00°06'07" W for a distance of 49.63 feet to a point; thence S 15°55'13" E for a distance of 74.10 feet to a point; thence S 01°09'36" E for a distance of 55.18 feet to a point; thence S 49°54'43" W for a distance of 58.31 feet to a point; thence S 68°37'33" W for a distance of 98.79 feet to a #4 Rebar set at the Northeasterly right-of-way of Merchants Drive (100' R/W); thence along said Northeasterly right-of-way N 27°40'09" W for a distance of 892.65 feet to a #4 Rebar; thence leaving said Northeasterly right-of-way S 80°52'16" E for a distance of 158.68 feet to an Angle Iron; thence N 00°46'27" E for a distance of 225.02 feet to a #3 Rebar; thence N 12°36'35" W for a distance of 168.73 feet to a T-Post; thence S 86°49'55" E for a distance of 18.15 feet to a #4 Rebar set; thence N 00°30'22" E for a distance of 90.00 feet to a #4 Rebar set; thence N 89°29'38" W for a distance of 200.00 feet to a #4 Rebar set at the Easterly right-of-way of Legion Road (100' R/W); thence along said Easterly right-of-way 16.22 feet along the arc of a curve to the left having a radius of 571.19 feet, a central angle of 1°37'36", and a chord bearing and distance of N 10°04'25" E and 16.22 feet to a #4 Rebar set at the intersection of said Easterly right-of-way and the common line of Land Lots 232 and 273; thence leaving said Easterly right-of-way and along said Land Lot Line the following 2 courses and distances: {S 89°29'38" E for a distance of 482.00 feet to a #3 Rebar; S 89°29'42" E for a distance of 482.29 feet} to said 3/4" O.T. Pipe at the **POINT OF BEGINNING**.

Containing **18.01 acres or 784,475 square feet** being more specifically shown on an ALTA Survey prepared for Kerley Family Homes, LLC, by Mitchell Surveying & Consulting, LLC, dated June 26, 2023 (Job No. 22032), unto which reference is hereby made.

**MERCHANTS DRIVE PROPERTY
TRACT 1
LEGAL DESCRIPTION**

A tract or parcel of land situated in Land Lot 273, 2nd District, City of Dallas, Paulding County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Commencing at a 3/4" O.T. Pipe at the common corner of Land Lots 232, 233, 272 and 273 of said county and district and having State Plane Coordinates of N-1,428,576.90 and E-2,095,672.55; thence along the common line of said Land Lots 232 and 273 N 89°29'42" W for a distance of 482.29 feet to a #3 Rebar to the **POINT OF BEGINNING**; thence leaving said Land Lot Line S 00°29'54" W for a distance of 236.89 feet to a #3 Rebar; thence S 28°00'30" E for a distance of 249.83 feet to a #3 Rebar; thence N 63°31'34" W for a distance of 426.94 feet to a #3 Rebar; thence N 12°36'35" W for a distance of 168.73 feet to a T-Post; thence S 86°49'55" E for a distance of 18.15 feet to a #4 Rebar set; thence N 00°30'22" E for a distance of 90.00 feet to a #4 Rebar set; thence N 89°29'38" W for a distance of 200.00 feet to a #4 Rebar set at the Easterly right-of-way of Legion Road (100' R/W); thence along said Easterly right-of-way 16.22 feet along the arc of a curve to the left having a radius of 571.19 feet, a central angle of 1°37'36", and a chord bearing and distance of N 10°04'25" E and 16.22 feet to a #4 Rebar set at the intersection of said Easterly right-of-way and the common line of said Land Lots 232 and 273; thence leaving said Easterly right-of-way and along said Land Lot Line S 89°29'38" E for a distance of 482.00 feet to said #3 Rebar at the **POINT OF BEGINNING**.

Containing **2.44 acres or 106,402 square feet** being more specifically shown on an ALTA Survey prepared for Kerley Family Homes, LLC, by Mitchell Surveying & Consulting, LLC, dated June 26, 2023 (Job No. 22032), unto which reference is hereby made.

**MERCHANTS DRIVE PROPERTY
TRACT 2
LEGAL DESCRIPTION**

A tract or parcel of land situated in Land Lot 273, 2nd District, City of Dallas, Paulding County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Beginning at a 3/4" O.T. Pipe at the common corner of Land Lots 232, 233, 272 and 273 of said county and district and having State Plane Coordinates of N-1,428,576.90 and E-2,095,672.55, said point being the **POINT OF BEGINNING**; thence along the common line of said Land Lots 272 and 273 S 00°35'56" E for a distance of 744.18 feet to a #4 Rebar set; thence leaving said Land Lot Line S 44°31'52" W for a distance of 301.67 feet to a #4 Rebar; thence S 58°17'05" W for a distance of 44.72 feet to a point; thence S 77°09'33" W for a distance of 44.30 feet to a point; thence N 81°58'59" W for a distance of 61.94 feet to a point; thence S 58°55'38" W for a distance of 38.27 feet to a point; thence S 00°06'07" W for a distance of 49.63 feet to a point; thence S 15°55'13" E for a distance of 74.10 feet to a point; thence S 01°09'36" E for a distance of 55.18 feet to a point; thence S 49°54'43" W for a distance of 58.31 feet to a point; thence S 68°37'33" W for a distance of 98.79 feet to a #4 Rebar set at the Northeasterly right-of-way of Merchants Drive (100' R/W); thence along said Northeasterly right-of-way N 27°40'09" W for a distance of 892.65 feet to a #4 Rebar; thence leaving said Northeasterly right-of-way S 80°52'16" E for a distance of 158.68 feet to an Angle Iron; thence N 00°46'27" E for a distance of 225.02 feet to a #3 Rebar; thence S 63°31'34" E for a distance of 426.94 feet to a #3 Rebar; thence N 28°00'30" W for a distance of 249.83 feet to a #3 Rebar; thence N 00°29'54" E for a distance of 236.89 feet to a #3 Rebar at the common line of said Land Lots 232 and 273; thence along said Land Lot Line S 89°29'42" E for a distance of 482.29 feet to said 3/4" O.T. Pipe at the **POINT OF BEGINNING**.

Containing **15.57 acres or 678,073 square feet** being more specifically shown on an ALTA Survey prepared for Kerley Family Homes, LLC, by Mitchell Surveying & Consulting, LLC, dated June 26, 2023 (Job No. 22032), unto which reference is hereby made.