

Legal Description

PARCEL A

All the tract of land lying in or being in Land Lot 372, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at a half inch rebar being the Northwest corner of Land Lot 372; THEN along the North line of Land Lot 372 South 89 degrees 37 minutes 59 seconds East for 660.01 feet to a half inch rebar; THEN leaving said Land Lot Line South 00 degrees 40 minutes 46 seconds West for 343.15 feet to a point located on the North Right of Way Line of West Avenue (40 foot width); THEN along said Right of Way South 61 degrees 18 minutes 37 seconds West for 172.32 feet to a point; THEN with a curve turning to the right with an arc length of 94.73 feet, a radius of 190.00 feet, a chord bearing of South 81 degrees 20 minutes 45 seconds West , and a chord length of 93.75 feet to a point; THEN with a curve turning to the right with an arc length of 64.79 feet, a radius of 278.82 feet, a chord bearing of North 75 degrees 17 minutes 49 seconds West , and a chord length of 64.65 feet to a point; THEN North 67 degrees 41 minutes 22 seconds West for 23.84 feet to a point; THEN North 67 degrees 25 minutes 17 seconds West for 86.26 feet to a point; THEN North 68 degrees 02 minutes 09 seconds West for 52.51 feet to a point; THEN with a curve turning to the left with an arc length of 61.55 feet, a radius of 359.56 feet, a chord bearing of North 72 degrees 05 minutes 28 seconds West , and a chord length of 61.48 feet to a point; THEN with a curve turning to the left with an arc length of 58.14 feet, a radius of 175.98 feet, a chord bearing of North 85 degrees 55 minutes 41 seconds West , and a chord length of 57.87 feet to a point; THEN with a curve turning to the left with an arc length of 20.59 feet, a radius of 131.52 feet, a chord bearing of South 82 degrees 05 minutes 11 seconds West , and a chord length of 20.57 feet to a half inch rebar set at the intersection of the North Right of Way of West Avenue (40 foot width) and the North Right of Way of the Silver Comet Trail (150 foot width); THEN along the Right of Way of said Silver Comet Trail North 65 degrees 22 minutes 48 seconds West for 76.40 feet to a point located on the West line of Land Lot 372; THEN along said Land Lot Line leaving said Right of Way North 01 degrees 15 minutes 42 seconds East for 314.04 feet to the POINT OF BEGINNING;

This parcel contains 5.864 Acres more or less and is shown as Parcel A on the Retracement Survey for JCH Construction by Elite Surveying, LLC dated October 23, 2025.