

Legal Description

PARCEL B

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:

COMMENCING at the Northwest corner of Land Lot 372; THEN South 49 degrees 11 minutes 19 seconds East for 856.22 feet to a point located on the North Right of Way of the Silver Comet Trail (150 foot width) which is the POINT OF BEGINNING;

THEN from said POINT OF BEGINNING along the North Right of Way of said Silver Comet Trail on a curve turning to the right with an arc length of 367.35 feet, a radius of 1352.49 feet, a chord bearing of North 73 degrees 09 minutes 23 seconds West , and a chord length of 366.22 feet to a point; THEN North 65 degrees 22 minutes 48 seconds West for 94.13 feet to a point at the intersection of the North Right of Way line of the Silver Comet Trail and the South Right of Way line of West Avenue (40 foot width); THEN along the South Right of Way line of West Avenue South 68 degrees 02 minutes 09 seconds East for 22.34 feet to a point; THEN South 67 degrees 25 minutes 17 seconds East for 86.14 feet to a point; THEN South 67 degrees 41 minutes 22 seconds East for 24.26 feet to a point; THEN with a curve turning to the left with an arc length of 75.27 feet, a radius of 318.82 feet, a chord bearing of South 75 degrees 20 minutes 27 seconds East , and a chord length of 75.09 feet to a point; THEN with a curve turning to the left with an arc length of 117.63 feet, a radius of 230.00 feet, a chord bearing of North 81 degrees 11 minutes 24 seconds East , and a chord length of 116.36 feet to a point; THEN North 61 degrees 18 minutes 37 seconds East for 163.98 feet to a point; THEN leaving said Right of Way South 05 degrees 59 minutes 46 seconds West for 173.18 feet to the POINT OF BEGINNING;

This parcel contains 0.487 Acre more or less and is shown as Parcel B on the Retracement Survey for JCH Construction by Elite Surveying, LLC dated October 23, 2025.