

## **Legal Description:**

All that tract or parcel of land lying and being in Land Lot No. 261 of the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described by plat of survey by Whitfield Engineering Company dated September 28, 1989, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING of the tract of land herein described, commence at point located at the intersection of the east right of way line of Market Street and the south right of way line of Walnut Avenue; thence south 03 degrees 06 minutes 00 seconds west, along the east right of way line of Market Street a distance of 217.75 feet to a point; thence south 20 degrees 03 minutes 00 seconds west, along the east right of way line of Market Street a distance of 679.52 feet to the southeast terminus of the existing right of way of Market Street; thence south 20 degrees 03 minutes west, along the proposed east right of way line of Market Street a distance of 3.96 feet; thence along an arc with a radius of 65 feet a distance of 15.03 feet along the proposed east right of way of Market Street; thence south 02 degrees 53 minutes 45 seconds west, along the proposed east right of way line of Market Street a distance of 37.88 feet to a point which is the TRUE POINT OF BEGINNING of the tract of land herein described; from the TRUE POINT OF BEGINNING thus established, thence south 87 degrees 06 minutes 15 seconds east a distance of 165 feet to an iron pin; thence south 02 degrees 53 minutes 45 seconds west a distance of 140 feet to an iron pin; thence north 87 degrees 06 minutes 15 seconds west a distance of 165 feet to an iron pin on the proposed east right of way line of Market Street; thence north 02 degrees 53 minutes 45 seconds east a distance of 140 feet to an iron pin which is THE POINT OF BEGINNING.

TOGETHER WITH and subject to a non-exclusive perpetual easement 50 feet in width for the purpose of ingress and egress as well as for the placement of utility services above, upon and/or below the following described real estate, to-wit:

BEGINNING at the southeast terminus of Market Street, said point being located in a southerly direction, as measured along said right of way line, a distance of 897.27 feet from the point of intersection of said right of way line and the south right of way line of Walnut Avenue; thence south 20 degrees 03 minutes west a distance of 3.96 feet to a point; thence along an arc with a radius of 65 feet a distance of 15.03 feet to a point; thence south 02 degrees 53 minutes 45 seconds west a distance of 177.88 feet to an iron pin; thence north 87 degrees 06 minutes 15 seconds west a distance of 50 feet, more or less, to the property now or formerly owned by Cracker Barrel Old Country Store, Inc.; thence in a northerly direction along the eastern boundary of property now or formerly owned by Cracker Barrel Old Country Store, Inc. to the southwesterly terminus of the public right of way designated as Market Street; thence in an easterly direction along the southern terminus of the public right of way designated as Market Street to its southeasterly terminus and THE POINT OF BEGINNING.

For prior title, see Deed Book 6649 Page 672, Whitfield County, Georgia Land Records.