

Legal Description

All that tract or parcel of land lying and being in **Land Lot 240 of the 13th District of Clayton County, Georgia**, containing **0.040 acre**, as shown on plat of survey for Diamond Pawn & Jewelry Inc. and Doris O. Sanders by Alvin B. Vaughn & Assoc., Inc., certified by A.E. Vaughn, Georgia Registered Land Surveyor No. 1629, dated November 14, 1995, revised February 25, 1996, and being more particularly described as follows:

BEGINNING at an iron pin located on the southwesterly side of Georgia Highway 3 (also known as North Main Street and having a 60 foot right-of-way) a distance of **121.14 feet southeasterly**, as measured along the southwesterly side of said Georgia Highway 3 and along the arc of a curve to the right, from the intersection of the southwesterly side of said Georgia Highway 3 with the south side of Haines Street (said arc being subtended by a chord of **121.07 feet** as measured along a bearing of **South 38 degrees 07 minutes 22 seconds East**); thence southeasterly and continuing along the southwesterly side of said Georgia Highway 3, and along the arc of a curve to the right, a distance of **16.10 feet** to an iron pin (said arc being subtended by a chord of **16.10 feet** as measured along a bearing of **South 34 degrees 23 minutes 34 seconds East**);

thence **South 58 degrees 17 minutes 29 seconds West** a distance of **67.92 feet** to a point;

thence **North 12 degrees 49 minutes 41 seconds West** a distance of **41.10 feet** to an iron pin;

thence **North 81 degrees 14 minutes 29 seconds East** a distance of **58.50 feet** to an iron pin located on the southwesterly side of Georgia Highway 3 and the **point of beginning**.

All that tract or parcel of land lying and being in **Land Lot 240 of the 13th District of Clayton County, Georgia**, being more particularly described as follows:

BEGINNING at the southwesterly intersection of **Dixie Avenue (Georgia Highway 3 / North Main Street)** and **Haines Street (30-foot right-of-way)**;

thence **South 40°43'28" East** along the westerly right-of-way of Dixie Avenue **122.00 feet** to a point;

thence **South 84°55'41" West 58.50 feet** to a point;

thence **South 12°17'39" East 134.40 feet** to a point;

thence **North 81°22'07" West 207.66 feet** to a point;

thence **North 06°13'51" East 216.67 feet** to a point on the southerly right-of-way of Haines Street;

thence **South 82°23'38" East** along the southerly right-of-way of Haines Street **133.00 feet** to its intersection with the westerly right-of-way of Dixie Avenue and the **point of beginning**.

LESS AND EXCEPT from the above described property that portion conveyed to **Doris Olivia Sanders** by **Quitclaim Deed dated October 14, 1996**, recorded in **Deed Book 2890, Page 107, Clayton County Records**.

Property Reference Information (for forms)

Property: **249 N Main St, Jonesboro, GA 30236**

County: **Clayton County, Georgia**

Land Lot: **240**

District: **13th District**

Parcel ID: **13240B A005**

Deed: **Book 13043 Page 716**

Owner: **4805 Austell Powder Springs LLC**

Date Acquired: **06/22/2022**

Subdivision: **NONE (Metes & Bounds)**

Commercial Lease Property Description Clause

Premises

The premises leased under this Agreement are located at **249 N Main Street, Jonesboro, Clayton County, Georgia 30236**, being a portion of the real property owned by 4805 Austell Powder Springs LLC, and identified by Clayton County Parcel Number **13240B A005**.

The property lies in **Land Lot 240 of the 13th District of Clayton County, Georgia**, and is more particularly described in **Deed Book 13043, Page 716, Clayton County Records**.

The leased premises include the building and improvements located on the property together with all appurtenant rights of access, parking areas, and common areas unless otherwise specified in this Lease.

For purposes of identification, the premises are the same property conveyed to Landlord by Limited Warranty Deed recorded in **Deed Book 13043, Page 716, Clayton County, Georgia**.

The Premises consist of the real property commonly known as **249 N Main Street, Jonesboro, Clayton County, Georgia 30236**, identified as Clayton County Parcel **13240B A005**, lying and being in **Land Lot 240 of the 13th District of Clayton County, Georgia**, and being the same property conveyed to Landlord by Limited Warranty Deed recorded in **Deed Book 13043, Page 716, Clayton County Records**.

PROPERTY DESCRIPTION FOR PT-61 FORM

Property Address: 249 N Main St, Jonesboro, GA 30236

Owner / Buyer: 4805 Austell Powder Springs LLC

Seller: *Georgian Investment Properties, LLC*

Parcel / Map #: 13-02408 A005

Subdivision: NONE - *Metes and Bounds*

Land Lot: _____ **District:** _____

Acreage: 0.97 acres

Deed Book & Page: 13043 / 716

Date Acquired: 06/22/2022 - *Present*

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot _____ of the _____ District, *Clayton County, Georgia*, and being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way of North Main Street at the southwest corner of the property;

- North [____° ____' ____"] East [____] feet] to a point;
- South [____° ____' ____"] East [____] feet] to a point;
- South [____° ____' ____"] West [____] feet] to a point on North Street;
- North [____° ____' ____"] West along North Main Street [____] feet] to the point of beginning;

Containing approximately 0.97 acres, more or less.

Being the same property conveyed to 4805 Austell Powder Springs LLC by Warranty Deed recorded in Deed Book 13043, Page 716, Clayton County, Georgia.