

## **LAND DESCRIPTION TRACT TWO**

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3<sup>rd</sup> Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Land Lot Lines common to Land Lots 132, 133, 138 & 139; THENCE leaving said Intersection, North 34 degrees 33 minutes 53 seconds West for a distance of 160.86 feet to a Point on the centerline of branch, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a distance of 25.31 feet to a Point;

THENCE North 14 degrees 35 minutes 40 seconds West for a distance of 27.66 feet to a Point; THENCE North 33 degrees 39 minutes 27 seconds West for a distance of 20.98 feet to a Point; THENCE North 13 degrees 03 minutes 06 seconds West for a distance of 23.99 feet to a Point; THENCE North 22 degrees 23 minutes 51 seconds West for a distance of 17.76 feet to a Point; THENCE North 14 degrees 11 minutes 34 seconds West for a distance of 17.31 feet to a Point; THENCE North 18 degrees 43 minutes 04 seconds West for a distance of 24.35 feet to a Point; THENCE North 56 degrees 25 minutes 27 seconds West for a distance of 7.37 feet to a Point; THENCE North 69 degrees 37 minutes 15 seconds West for a distance of 7.35 feet to a Point; THENCE North 68 degrees 51 minutes 19 seconds West for a distance of 8.91 feet to a Point; THENCE North 40 degrees 05 minutes 39 seconds West for a distance of 4.88 feet to a Point; THENCE North 18 degrees 23 minutes 48 seconds East for a distance of 3.32 feet to a Point; THENCE North 47 degrees 47 minutes 52 seconds East for a distance of 11.13 feet to a Point; THENCE North 11 degrees 08 minutes 08 seconds West for a distance of 13.79 feet to a Point; THENCE North 26 degrees 57 minutes 16 seconds West for a distance of 23.89 feet to a Point; THENCE North 07 degrees 45 minutes 32 seconds West for a distance of 19.51 feet to a Point; THENCE North 12 degrees 41 minutes 48 seconds West for a distance of 27.80 feet to a Point; THENCE North 08 degrees 05 minutes 53 seconds West for a distance of 16.11 feet to a Point; THENCE North 32 degrees 59 minutes 09 seconds West for a distance of 19.20 feet to a Point; THENCE North 02 degrees 28 minutes 35 seconds West for a distance of 22.54 feet to a Point; THENCE North 19 degrees 59 minutes 08 seconds West for a distance of 18.23 feet to a Point; THENCE North 24 degrees 32 minutes 21 seconds West for a distance of 22.63 feet to a Point; THENCE North 15 degrees 16 minutes 05 seconds West for a distance of 21.82 feet to a Point; THENCE North 08 degrees 46 minutes 33 seconds West for a distance of 23.26 feet to a Point; THENCE North 19 degrees 38 minutes 52 seconds West for a distance of 31.95 feet to a Point; THENCE North 17 degrees 51 minutes 14 seconds West for a distance of 26.19 feet to a Point; THENCE North 21 degrees 45 minutes 44 seconds West for a distance of 50.61 feet to a Point; THENCE North 11 degrees 02 minutes 54 seconds West for a distance of 41.51 feet to a Point; THENCE North 18 degrees 33 minutes 32 seconds West for a distance of 31.99 feet to a Point; THENCE North 16 degrees 20 minutes 37 seconds West for a distance of 29.31 feet to a Point; THENCE North 21 degrees 38 minutes 30 seconds West for a distance of 26.18 feet to a Point; THENCE North 08 degrees 09 minutes 49 seconds West for a distance of 31.32 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 17.223 Acres.