

LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 165 of the 2nd District of White County, Georgia being Tract 1 as per a survey for Edgar & Erica Mitchell (Tract 1) & Baylon & Brianna Mitchell (Tract 2) by Richard Webb & Associates dated July 13, 2022, being more fully described as follows:

The True Point of Beginning is at an IPS #4RB at the southeastern R/W Intersection of Stephens Drive (30' R/W) and Webster Lake Road (80' R/W).

Thence along the said R/W of Webster Lake Road
N28°21'29"E a distance of 36.66' to a Point;
Thence N24°22'13"E a distance of 73.91' to a Point;
Thence N23°20'26"E a distance of 18.27' to an IPF #3RB;
Thence leaving said R/W
S70°04'15"E a distance of 174.70' to an IPS #4RB;
Thence S66°49'15"E a distance of 94.50' to an IPS #4RB;
Thence S73°38'15"E a distance of 77.80' to an IPS #4RB;
Thence N70°05'45"E a distance of 38.20' to an IPS #4RB;
Thence S24°51'15"E a distance of 48.60' to an IPS #4RB;
Thence S37°16'01"E a distance of 55.40' to a Rock;
Thence S87°14'04"E a distance of 1093.21' to an IPS #4RB
On the western Land Lot Line of Land Lot 165;
Thence leaving said Land Lot Line
S33°15'40"W a distance of 691.30' to an IPS #4RB;
Thence N44°12'41"W a distance of 679.77' to an IPS #4RB;
Thence S43°13'37"W a distance of 407.93' to an IPS #4RB
On the northern R/W of First Corinthians 13 Way (60' R/W Allowed);
Thence along said R/W
N67°41'37"W a distance of 81.45' to a Point;
Thence N66°22'19"W a distance of 70.95' to a;
Thence N68°56'05"W a distance of 99.49' to a;
Thence N65°34'19"W a distance of 69.26' to a;
Thence N68°39'10"W a distance of 92.97' to a;
Thence N68°10'10"W a distance of 85.99' to an IPS #4RB
At the northeastern R/W intersection of the said R/W of
First Corinthians 13 Way and the said R/W of Stephens Drive;
Thence along the said R/W of Stephens drive
N07°08'18"E a distance of 40.24' to a Point;
Thence N06°18'33"E a distance of 64.89' to a Point;
Thence N06°14'18"E a distance of 72.56' to a Point;
Thence N06°13'02"E a distance of 67.98' to a Point;
Thence N03°27'13"E a distance of 84.73' to an IPS #4RB;
Which is the True Point of Beginning,
Together with and subject to covenants, easements, and
restrictions of record.
Having an Area of 13.270 Acres, 578,057.81 Square Feet