

201068:5

Proposed Purchase Area Legal Description

All that tract or parcel of land lying and being in Land Lot 90 of the 17th District, Fulton County, Georgia, City of Sandy Springs, being Part of Lot 7 and Part of Lot 8, Block B, Bristol Hills Subdivision, as per plat recorded in Plat Book 56, Page 93, Fulton County records, and being more particularly described as follows:

To find the POINT OF BEGINNING commence at a 1/2" Rebar Found on the Southerly right of way line of Cliftwood Drive (Variable Right of Way), said 1/2" Rebar Found being located a distance of 812.30 Feet from the intersection of the Westerly right of way line of Roswell Road (Variable Right of Way) with the Southerly right of way line of Cliftwood Drive and having Grid North Georgia West Coordinates of N:1424403.228, E:2231240.293; thence along said Southerly right of way line of Cliftwood Drive proceeding North 89 Degrees 21 Minutes 10 Seconds West a distance of 105.11 feet to a 1/2" Rebar Found; thence North 89 Degrees 32 Minutes 09 Seconds West a distance of 115.80 feet to a 1/2" Rebar Found (Bent); thence leaving said Southerly right of way line of Cliftwood Drive proceeding South 03 Degrees 38 Minutes 22 Seconds West a distance of 2.47 feet to a calculated point on the Proposed Right of Way Line of Cliftwood Drive and the TRUE POINT OF BEGINNING; thence leaving said proposed right of way line proceeding South 03 Degrees 38 Minutes 22 Seconds West a distance of 163.17 feet to a 1/2" Rebar Set; thence North 89 Degrees 45 Minutes 32 Seconds West a distance of 70.46 feet to a calculated point on the proposed Easterly right of way line of Sandy Springs Circle (Variable Right of Way); thence along said proposed right of way line proceeding North 00 Degrees 15 Minutes 42 Seconds East a distance of 20.71 feet to a calculated point; thence North 33 Degrees 23 Minutes 58 Seconds East a distance of 37.55 feet to a calculated point; thence North 01 Degrees 52 Minutes 53 Seconds West a distance of 31.31 feet to a calculated point; thence North 16 Degrees 53 Minutes 22 Seconds East a distance of 56.35 feet to a calculated point; thence North 00 Degrees 27 Minutes 51 Seconds East a distance of 25.69 feet to a calculated point on the proposed Southerly right of way line of Cliftwood Drive; thence along said Southerly right of way line proceeding South 89 Degrees 27 Minutes 22 Seconds East a distance of 44.50 feet to a calculated point and the POINT OF BEGINNING; having an area of 8,933 Sq. Ft., 0.205 Acres, as shown and described as Proposed Purchase Area on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 202068:5.