

LEGAL DESCRIPTION (TOTAL TRACT)

ALL THAT TRACT OR PARCEL OF LAND lying and being in land lot 95 of the 17th land district of Fulton County, City of Atlanta, Georgia, according to a plat prepared by Maxwell-Reddick and Associates dated August 14, 2018 containing 3.095 acres more or less and being more particularly described as follows:

COMMENCING at a point located at the intersection of the western right-of-way of Roswell Road (65' right-of-way) and the southern right-of-way of West Wieuca Road NE, (40' right-of-way) THENCE along the arc of a curve counterclockwise (Arc length 30.18', Radius of 44.17'), which subtends a chord of NORTH 09°33'16" WEST a distance of 29.60' to a point. THENCE along the right-of-way of West Wieuca Road NE, NORTH 58°10'25" WEST a distance of 167.35' to a point; THENCE along the right-of-way of West Wieuca Road NE, NORTH 28°38'35" EAST a distance of 8.04' to a point; THENCE along the right-of-way of West Wieuca Road NE, NORTH 57°27'26" WEST a distance of 224.90' to a one-inch crimped top pipe found (1" CTPF) which is the POINT OF BEGINNING.

BEGINNING at said one-inch crimped top pipe found (1" CTPF) located on the southern right-of-way of West Wieuca Road NE, (40' right-of-way) THENCE leaving the right-of-way of West Wieuca Road NE, SOUTH 22°31'05" WEST a distance of 276.73' to a p-k nail set (PKNS); THENCE NORTH 84°19'06" WEST a distance of 53.30' to a one-half inch rebar found (1/2" RBF); THENCE NORTH 84°21'20" WEST a distance of 90.90' to a one and one-half inch open top pipe found (1.5" OTPF); THENCE NORTH 84°19'04" WEST a distance of 82.98' to a capped rebar set (CRBS); THENCE NORTH 84°15'27" WEST a distance of 83.04' to a capped rebar set (CRBS); THENCE NORTH 84°18'09" WEST a distance of 73.57' to a one-half inch rebar found (1/2" RBF); THENCE NORTH 22°15'53" EAST a distance of 150.37' to a one-inch open top pipe found (1" OTPF); THENCE NORTH 22°26'29" EAST a distance of 294.58' to a one-half inch rebar found (1/2" RBF) located on the southern right-of-way of West Wieuca Road NE, ; THENCE along the right-of-way of West Wieuca Road NE, on the arc of a curve clockwise (Arc length of 98.59', with a Radius of 731.99'), which subtends a chord of SOUTH 64°52'47" EAST a distance of 98.51' to a one-half inch rebar found (1/2" RBF); THENCE along the right-of-way of West Wieuca Road NE, SOUTH 56°09'53" EAST a distance of 200.07' to a one-half inch rebar found (1/2" RBF); THENCE along the right-of-way of West Wieuca Road NE, SOUTH 57°13'02" EAST a distance of 75.02' to a one-inch crimped top pipe found (1" CTPF) which is the POINT OF BEGINNING.

Said Parcel Bounds as Follows:

North by the right-of-way of West Wieuca Road NE.

East by lands of Shirey Investments, LP.

South by lands of the City of Sandy Springs and Various Lots of Chastain East Subdivision.

West by lands of Colin J. Rogers