

Legal Description (a portion of Tax Parcel 154 036E):

All that tract or parcel of land, together with improvements thereon, lying and being in GMD 219, Athens-Clarke County, Georgia, containing 0.353 acres of land, more or less, and being more particularly described as:

COMMENCING at the centerline intersection of McClung Road (60' right-of-way) and Nease Drive (60' private drive); thence with a bearing of South 66°56'44" West a distance of 57.88 feet to a point on the northerly right-of-way of McClung Road (60' right-of-way); thence along said right-of-way with a bearing of North 36°15'25" East a distance of 51.19 feet to a point; thence with a bearing of North 36°17'20" East a distance of 31.13 feet to a point; thence in a northeasterly direction with a tangent curve turning to the left with a radius of 223.11 feet, having a chord bearing of North 34°01'18" East, a chord distance of 17.65 feet, and an arc length of 17.66 feet to a point; thence in a northerly direction with a non-tangent curve turning to the left with a radius of 220.00 feet, having a chord bearing of North 12°58'07" East, a chord distance of 142.30 feet, and an arc length of 144.90 feet to a ½" rebar; thence with a bearing of North 54°10'20" West a distance of 20.72 feet to a ½" rebar; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 60.00 feet, having a chord bearing of North 40°13'11" West, a chord distance of 95.93 feet, and an arc length of 111.16 feet to a ½" rebar; said point being the TRUE POINT OF BEGINNING.

Thence leaving said right-of-way with a bearing of North 44°39'16" West a distance of 141.37 feet to a ½" rebar; thence with a bearing of North 73°11'39" East a distance of 152.25 feet to a point; thence with a bearing of South 65°30'14" East a distance of 54.37 feet to a point; thence with a bearing of South 07°11'23" West a distance of 82.48 feet to a ½" rebar on the northerly right-of-way of McClung Road (60' right-of-way); thence in a westerly direction with a non-tangent curve turning to the left with a radius of 60.00 feet, having a chord bearing of South 87°20'53" West, a chord distance of 58.99 feet, and an arc length of 61.66 feet to a point; thence in a southwesterly direction with a non-tangent curve turning to the left with a radius of 60.07 feet, having a chord bearing of South 35°22'53" West, a chord distance of 45.97 feet, and an arc length of 47.17 feet to a ½" rebar; said point being the TRUE POINT OF BEGINNING.