

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LAND LOTS 41 AND 56, 2ND DISTRICT OF WHITE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A SET NAIL AT THE CENTERLINE INTERSECTION OF DONALD E. THURMOND PARKWAY AND HIGHWAY 75 (50' R/W), THENCE S 43°58'33" E FOR A DISTANCE OF 784.33' TO A FOUND 1/2" REBAR ON THE SOUTHWESTERLY RIGHT OF WAY SAID HIGHWAY 75, SAID POINT BEING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY

S 51°20'03" E A DISTANCE OF 65.16' TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY S 16°17'37" W A DISTANCE OF 54.93' TO A FOUND 1/2" REBAR;

THENCE S 16°17'37" W A DISTANCE OF 208.77' TO A FOUND NAIL;

THENCE S 53°07'13" E A DISTANCE OF 106.96' TO A FOUND 3/4" OPEN TOP PIPE;

THENCE S 89°28'19" W A DISTANCE OF 126.50' TO A FOUND 1/2" REBAR;

THENCE S 89°38'27" W A DISTANCE OF 292.89' TO A FOUND 2" OPEN TOP PIPE, SAID POINT HAVING STATE PLANE VALUE OF N:1665110.95, E:2420328.34, GA WEST ZONE;

THENCE S 01°29'57" W A DISTANCE OF 1029.21' TO A FOUND 1/2" REBAR;

THENCE S 67°47'56" W A DISTANCE OF 154.23' TO A FOUND 1/2" REBAR;

THENCE S 77°30'57" W A DISTANCE OF 83.48' TO A FOUND 1/2" REBAR;

THENCE S 84°59'42" W A DISTANCE OF 100.01' TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF UNDERWOOD FARM ROAD (40' R/W);

THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING COURSES:

N 64°09'41" W A DISTANCE OF 40.73' TO A POINT;

THENCE N 64°41'06" W A DISTANCE OF 28.28' TO A POINT;

THENCE N 66°25'44" W A DISTANCE OF 58.29' TO A POINT;

THENCE N 68°46'21" W A DISTANCE OF 74.53' TO A POINT;

THENCE N 69°50'38" W A DISTANCE OF 56.18' TO A POINT;

THENCE N 72°20'00" W A DISTANCE OF 28.74' TO A POINT;

THENCE N 69°56'40" W A DISTANCE OF 77.36' TO A POINT;

THENCE N 68°13'35" W A DISTANCE OF 79.81' TO A POINT;

THENCE N 67°54'45" W A DISTANCE OF 58.84' TO A POINT;

THENCE N 68°03'11" W A DISTANCE OF 70.29' TO A POINT;

THENCE N 69°02'17" W A DISTANCE OF 65.88' TO A POINT;

THENCE N 72°30'25" W A DISTANCE OF 28.42' TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY N 03°28'30" E A DISTANCE OF 754.50' TO A POINT ON THE CENTERLINE OF A CREEK;

THENCE ALONG SAID CENTERLINE OF CREEK FOR THE FOLLOWING COURSES:

S 85°26'58" E A DISTANCE OF 18.20' TO A POINT;

THENCE N 75°35'27" E A DISTANCE OF 24.20' TO A POINT;

THENCE N 29°38'18" E A DISTANCE OF 31.36' TO A POINT;  
THENCE N 51°57'24" E A DISTANCE OF 41.38' TO A POINT;  
THENCE N 62°24'44" E A DISTANCE OF 52.30' TO A POINT;  
THENCE N 56°16'28" E A DISTANCE OF 27.58' TO A POINT;  
THENCE N 85°16'24" E A DISTANCE OF 40.40' TO A POINT;  
THENCE N 60°33'31" E A DISTANCE OF 48.94' TO A POINT;  
THENCE N 38°52'59" E A DISTANCE OF 40.92' TO A POINT;  
THENCE N 41°01'23" E A DISTANCE OF 48.39' TO A POINT;  
THENCE N 10°54'20" E A DISTANCE OF 40.17' TO A POINT;  
THENCE N 49°09'57" E A DISTANCE OF 50.28' TO A POINT;  
THENCE N 67°56'26" E A DISTANCE OF 32.85' TO A POINT;  
THENCE N 89°01'10" E A DISTANCE OF 52.58' TO A POINT;  
THENCE N 41°30'31" E A DISTANCE OF 47.88' TO A POINT;  
THENCE N 87°28'42" E A DISTANCE OF 60.47' TO A POINT;  
THENCE S 81°42'32" E A DISTANCE OF 18.93' TO A POINT;  
THENCE N 69°02'39" E A DISTANCE OF 111.65' TO A POINT;  
THENCE N 31°27'53" E A DISTANCE OF 31.25' TO A POINT;  
THENCE N 56°51'54" E A DISTANCE OF 60.52' TO A POINT;  
THENCE LEAVING SAID CENTERLINE OF CREEK S 34°02'01" E A DISTANCE OF 48.71' TO A FOUND  
5/8" REBAR;  
THENCE N 88°49'02" E A DISTANCE OF 517.19' TO A FOUND 1/2" REBAR;  
THENCE N 16°44'47" E A DISTANCE OF 97.14' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27.19 ACRES AND SHOWN AS TRACT 1 ACCORDING TO A SURVEY FOR  
BLACK, E. RAY, ET AL PREPARED BY CLARKCANADAY, LLC DATED 8/27/24. SAID SURVEY IS  
INCORPORATED HEREIN FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.