

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MAY BE RECORDED ONLY BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division 141
Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Windward Park Commercial District
Tax Parcel Identification No.: 21549011120492, 21550011771433,
22545011880596, 21549011120500
Land Disturbance Permit No.: 16-021 WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____
N/A

**WATER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 26th day of July, 2023, between Windward Park Master Association Inc, a corporation duly organized under the laws of the State of Georgia, party of the first part (hereinafter referred to as Grantor) and FULTON COUNTY, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 1112, 1177, 1188, 1189, 1st, 2nd Section (if applicable) of District 2nd District, Fulton County, Georgia, and more particularly described as follows: To wit:

Windward Park Commercial District
Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a water line through my property according to the location and size of said water line as shown on the map and profile now on file in

the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said water line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described water line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said water line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 26th
day of July, 2023
in the presence of:

[Signature]
Witness

Betsy B. Marshall
Notary Public
My Commission Expires: June 19, 2027



GRANTOR: Windward Park Master Association, Inc.
Corporate Name

By: [Signature]
Print Name: Robert W. Worthington
Title: President

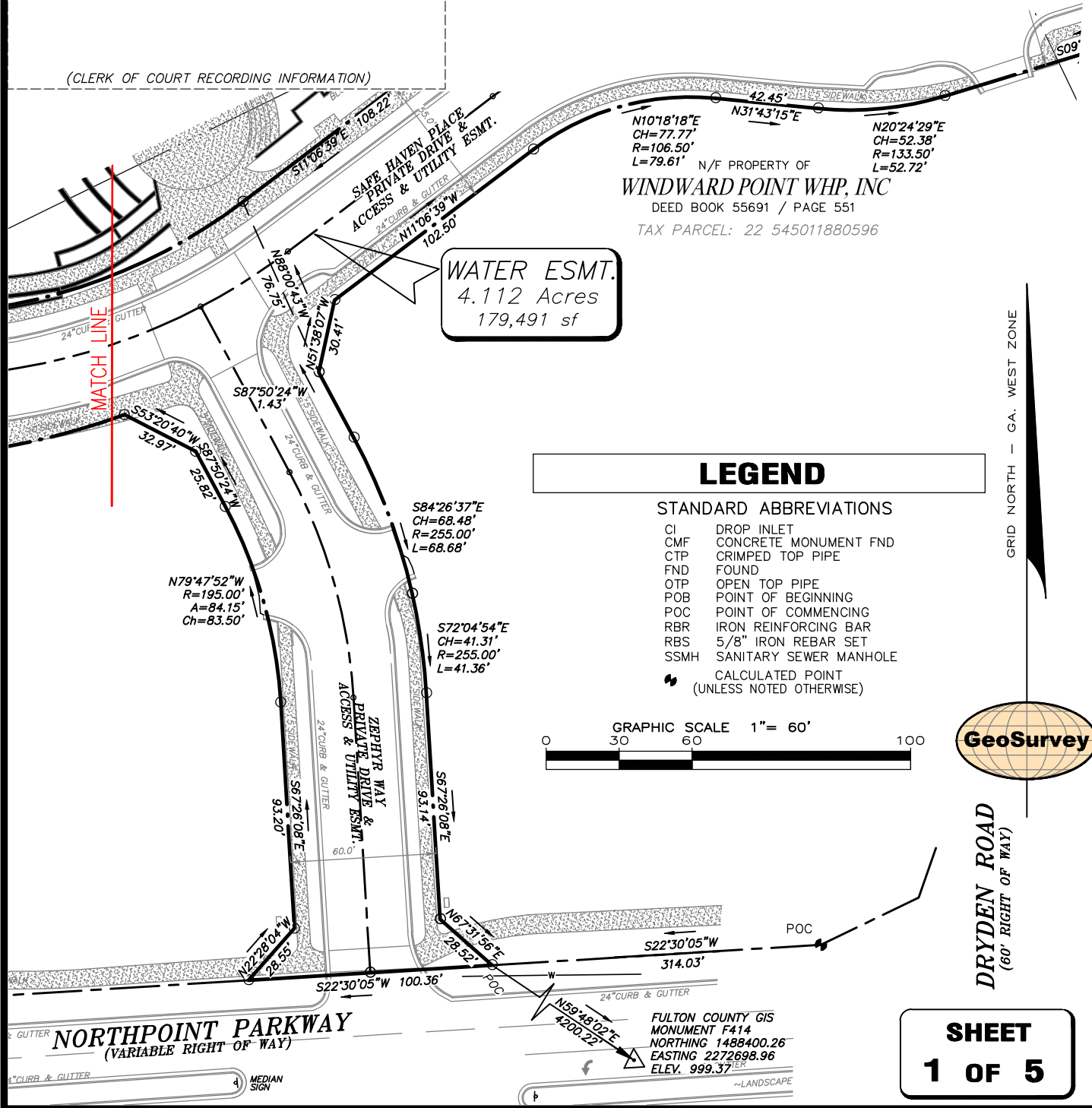
By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]

WINDWARD POINT WHP, INC

GS JOB NO:	20155108	DRAWING SCALE:	1" = 60'
FIELD WORK:	TB	CITY:	ALPHARETTA STATE: GA
PROJ MGR:	CAJ	COUNTY:	FULTON
REVIEWED:		LAND LOTS:	LAND LOT: 1112 & 1177 DISTRICT: 2ND SECTION: 1ST
DWG FILE:	20155108-17-SE		LAND LOT: 1188 & 1189 DISTRICT: 2ND SECTION: 2ND

(CLERK OF COURT RECORDING INFORMATION)



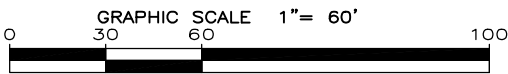
WATER ESMT.
4.112 Acres
179,491 sf

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551
TAX PARCEL: 22 545011880596

LEGEND

STANDARD ABBREVIATIONS

- CI DROP INLET
- CMF CONCRETE MONUMENT FND
- CTP CRIMPED TOP PIPE
- FND FOUND
- OTP OPEN TOP PIPE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- RBR IRON REINFORCING BAR
- RBS 5/8" IRON REBAR SET
- SSMH SANITARY SEWER MANHOLE
- ☉ CALCULATED POINT (UNLESS NOTED OTHERWISE)



GRID NORTH - GA. WEST ZONE
DRYDEN ROAD
(60' RIGHT OF WAY)

SHEET
1 OF 5

4" CURB & GUTTER MEDIAN SIGN

FULTON COUNTY GIS
MONUMENT F414
NORTHING 1488400.26
EASTING 2272698.96
ELEV. 999.37' ELEV

~LANDSCAPE

CLOSURE STATEMENT
 THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,421, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 57,128 FEET. SEE INIT.

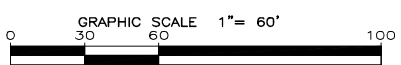
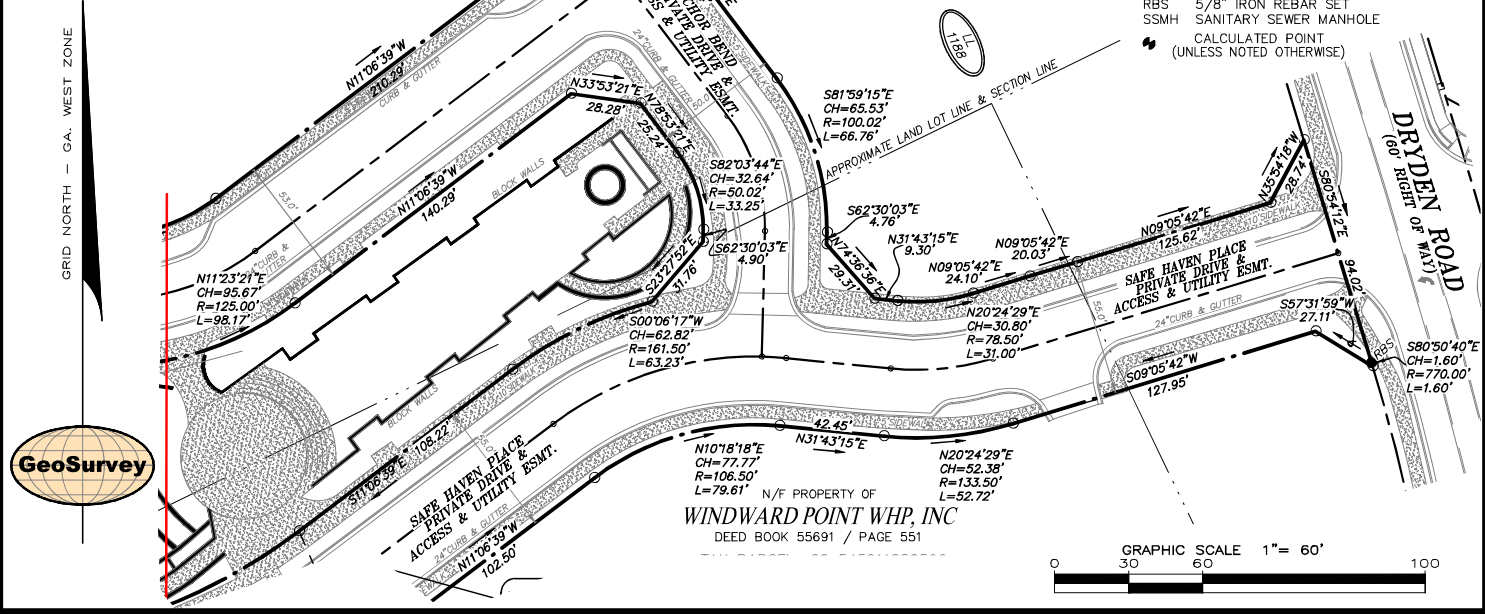
WATER EASEMENT EXHIBIT		EXHIBIT DATE: 07/25/2023
WINDWARD POINT WHP, INC		
GS JOB NO: 20155108	DRAWING SCALE: 1"= 60'	
FIELD WORK: TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR: CAJ	COUNTY: FULTON	
REVIEWED:	LAND LOTS: LAND LOT: 1112 & 1177	DISTRICT: 2ND SECTION: 1ST
DWG FILE: 20155108-17-SE	LAND LOT: 1188 & 1189	DISTRICT: 2ND SECTION: 2ND

**SHEET
2 OF 5**

LEGEND

- STANDARD ABBREVIATIONS**
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(CLERK OF COURT RECORDING INFORMATION)



N/F PROPERTY OF
WINDWARD POINT WHP, INC
 DEED BOOK 55691 / PAGE 551

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**SHEET
3 OF 5**

(CLERK OF COURT RECORDING INFORMATION)

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

WATER ESMT.
4.112 Acres
179,491 sf

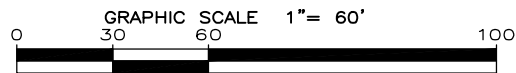
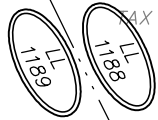
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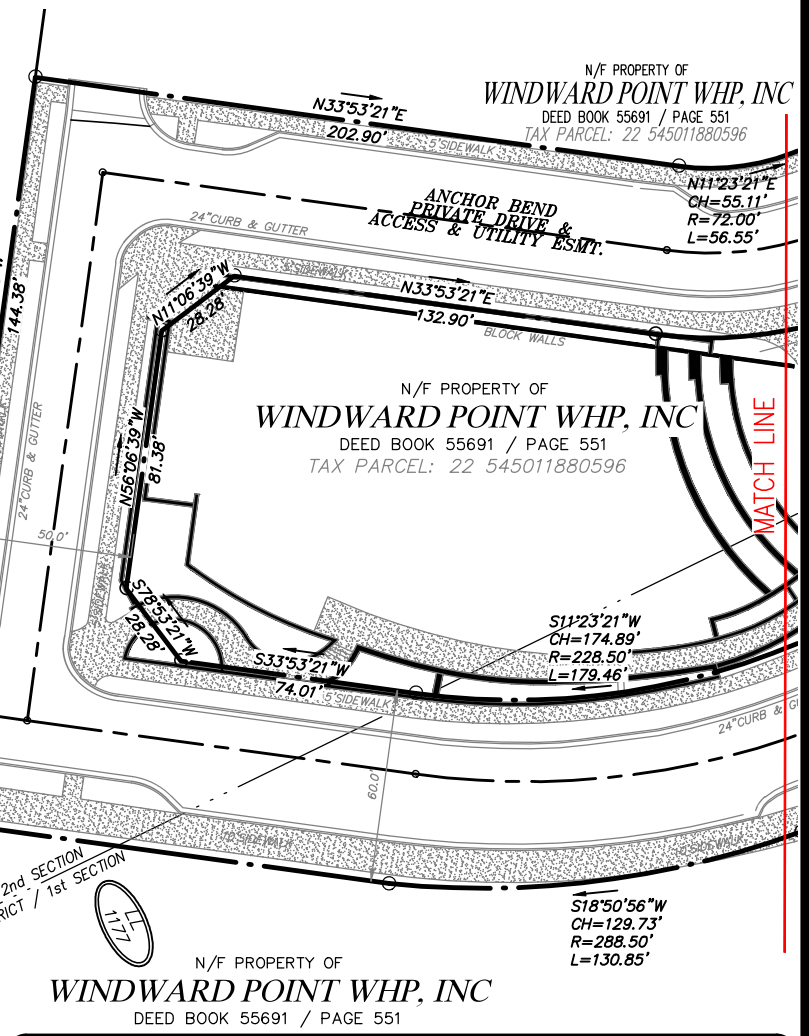
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WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551



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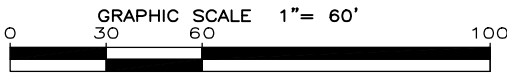
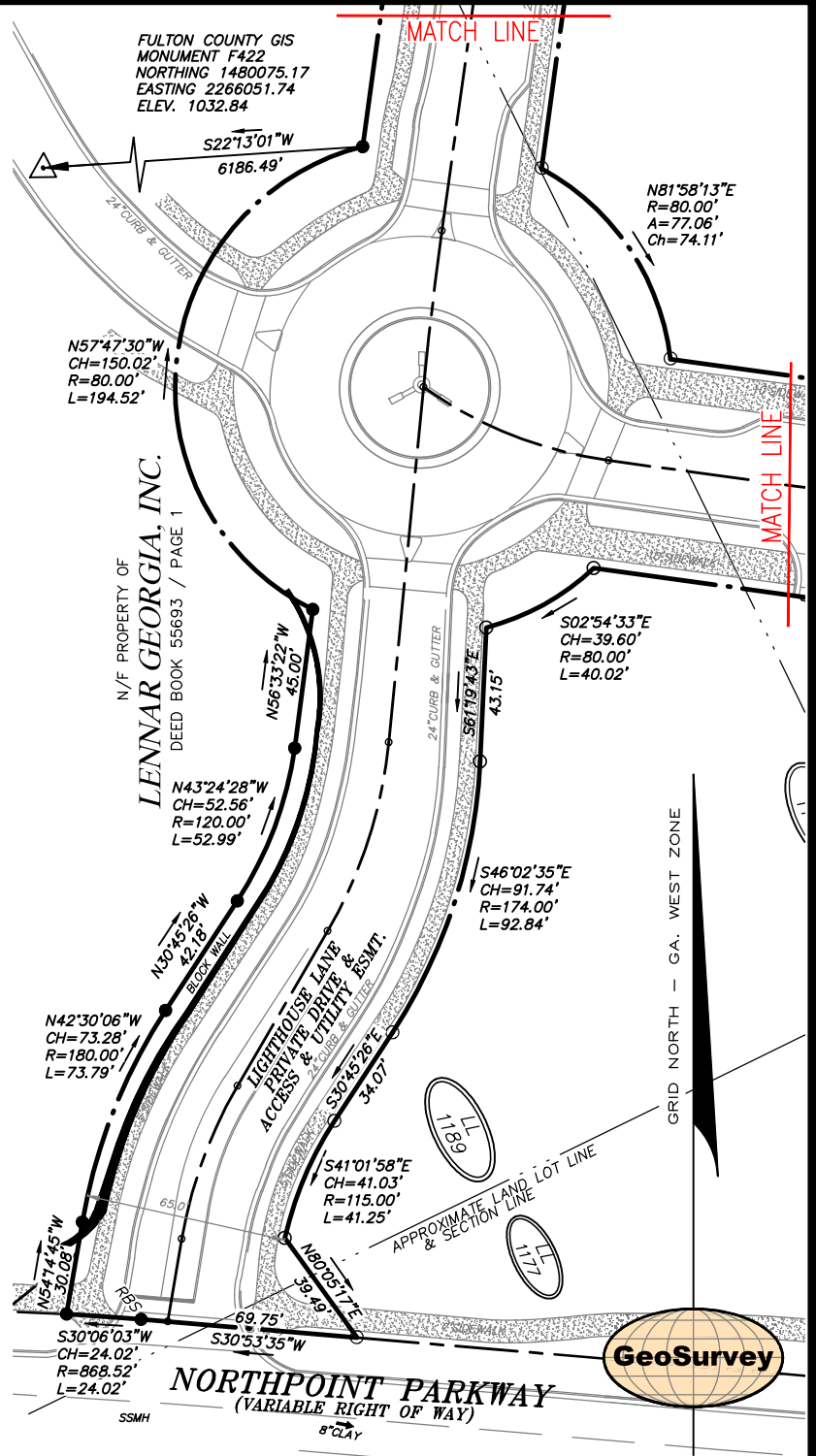
WATER EASEMENT EXHIBIT		EXHIBIT DATE: 07/25/2023
WINDWARD POINT WHP, INC		
GS JOB NO:	20155108	DRAWING SCALE: 1" = 60'
FIELD WORK:	TB	CITY: ALPHARETTA STATE: GA
PROJ MGR:	CAJ	COUNTY: FULTON
REVIEWED:		LAND LOTS: LAND LOT: 1112 & 1177 DISTRICT: 2ND SECTION: 1ST
DWG FILE:	20155108-17-SE	LAND LOT: 1188 & 1189 DISTRICT: 2ND SECTION: 2ND

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SHEET
4 OF 5

WATER EASEMENT EXHIBIT

EXHIBIT DATE:
 07/25/2023

WINDWARD POINT WHP, INC

GS JOB NO:	20155108	DRAWING SCALE:	1" = 60'
FIELD WORK:	TB	CITY:	ALPHARETTA
PROJ MGR:	CAJ	STATE:	GA
REVIEWED:		COUNTY:	FULTON
DWG FILE:	20155108-17-SE	LAND LOTS:	LAND LOT: 1112 & 1177 DISTRICT: 2ND SECTION: 1ST
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(CLERK OF COURT RECORDING INFORMATION)

LEGEND

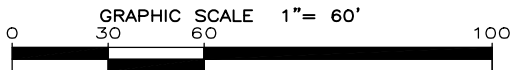
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SURVEYOR CERTIFICATION

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

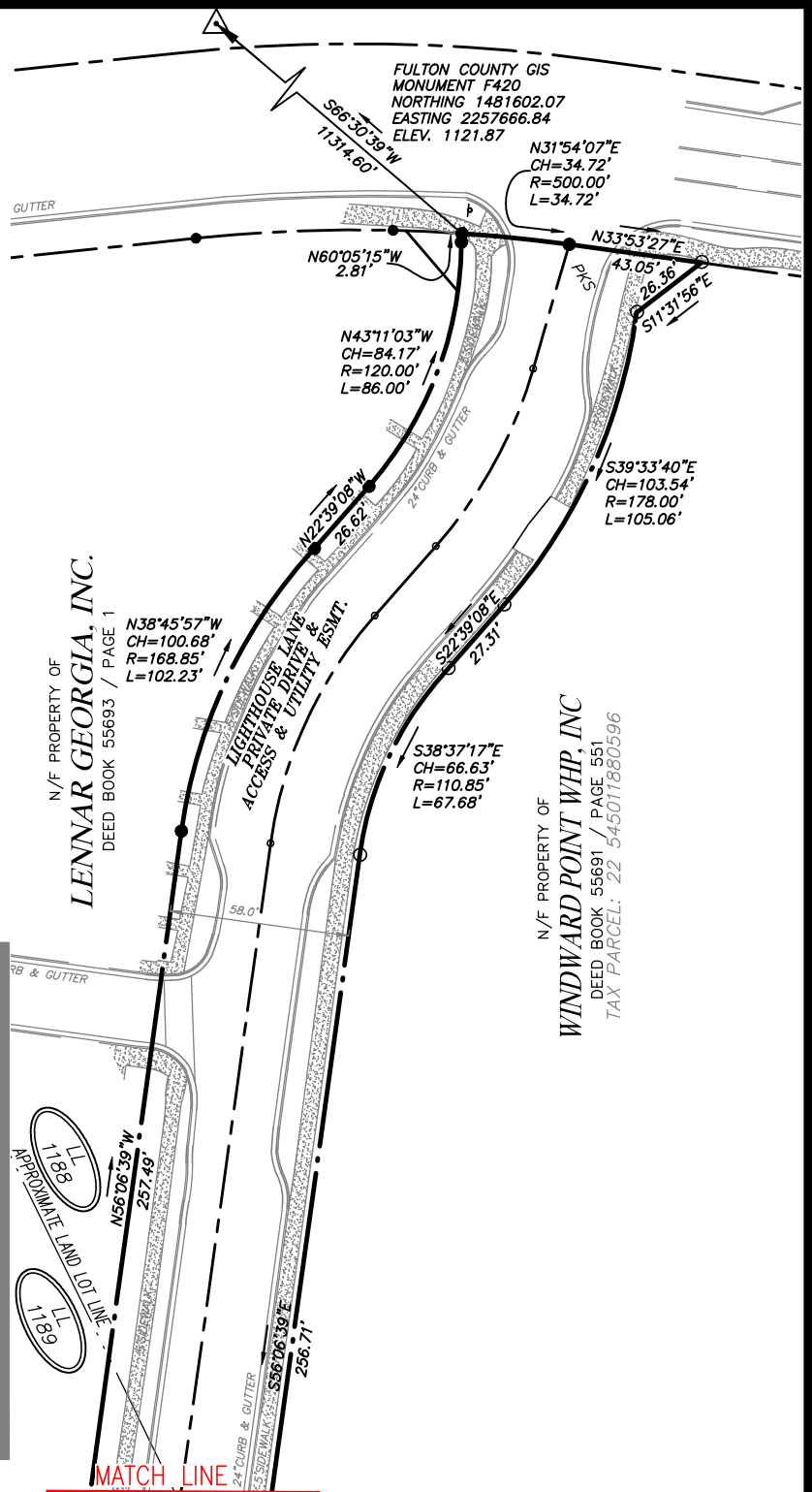


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**SHEET
5 OF 5**



MATCH LINE

WATER EASEMENT EXHIBIT

EXHIBIT DATE:
07/25/2023

WINDWARD POINT WHP, INC

GS JOB NO:	20155108	DRAWING SCALE:	1" = 60'
FIELD WORK:	TB	CITY:	ALPHARETTA
PROJ MGR:	CAJ	STATE:	GA
REVIEWED:		COUNTY:	FULTON
DWG FILE:	20155108-17-SE	LAND LOTS:	LAND LOT: 1112 & 1177 DISTRICT: 2ND SECTION: 1ST LAND LOT: 1188 & 1189 DISTRICT: 2ND SECTION: 2ND

Water Easement

All that tract or parcel of land lying and being in the City of Alpharetta in Land Lots 1112 and 1177, 2nd District, 1st Section and 1188 and 1189, 2nd District, 2nd Section of Fulton County Georgia and being more particularly described as follows.

Commence at the south end of the mitered intersection of Dryden Road having a 60 foot right of way and the western right of way line of North Point Parkway having a variable right of way and then run South 22 degrees 30 minutes 05 seconds West, a distance of 314.03 feet to a point and the Point of Beginning, Thence from said Point of Beginning and running along all Private roads thence South 22 degrees 30 minutes 05 seconds West, a distance of 100.36 feet to a point; thence North 22 degrees 28 minutes 04 seconds West, a distance of 28.55 feet to a point; thence North 67 degrees 26 minutes 08 seconds West, a distance of 93.20 feet to a point; thence along a curve to the left, said curve having an arc length of 26.47 feet with a radius of 195.00 feet, being subtended by a chord bearing of North 71 degrees 19 minutes 28 seconds West, a distance of 26.45 feet to a point; thence along a curve to the left, said curve having an arc length of 20.28 feet with a radius of 195.00 feet, being subtended by a chord bearing of North 78 degrees 11 minutes 33 seconds West, a distance of 20.27 feet to a point; thence along a curve to the left, said curve having an arc length of 37.40 feet with a radius of 195.00 feet, being subtended by a chord bearing of North 86 degrees 39 minutes 57 seconds West, a distance of 37.34 feet to a point; thence South 87 degrees 50 minutes 24 seconds West, a distance of 25.82 feet to a point; thence South 53 degrees 20 minutes 40 seconds West, a distance of 32.97 feet to a point; thence along a curve to the right, said curve having an arc length of 130.85 feet with a radius of 288.50 feet, being subtended by a chord bearing of South 18 degrees 50 minutes 56 seconds West, a distance of 129.73 feet to a point; thence South 33 degrees 53 minutes 21 seconds West, a distance of 381.89 feet to a point; thence along a curve to the right, said curve having an arc length of 40.02 feet with a radius of 80.00 feet, being subtended by a chord bearing of South 02 degrees 54 minutes 33 seconds East, a distance of 39.60 feet to a point; thence South 61 degrees 19 minutes 43 seconds East, a distance of 43.15 feet to a point; thence along a curve to the right, said curve having an arc length of 92.84 feet with a radius of 174.00 feet, being subtended by a chord bearing of South 46 degrees 02 minutes 35 seconds East, a distance of 91.74 feet to a point; thence South 30 degrees 45 minutes 26 seconds East, a distance of 34.07 feet to a point; thence along a curve to the left, said curve having an arc length of 41.25 feet with a radius of 115.00 feet, being subtended by a chord bearing of South 41 degrees 01 minutes 58 seconds East, a distance of 41.03 feet to a point; thence North 80 degrees 05 minutes 17 seconds East, a distance of 39.49 feet to a point; thence South 59 degrees 07 minutes 01 seconds East, a distance of 0.10 feet to a point; thence South 30 degrees 53 minutes 35 seconds West, a distance of 69.75 feet to a point; thence along a curve to the left, said curve having an arc length of 24.02 feet with a radius of 868.52 feet, being subtended by a chord bearing of South 30 degrees 06 minutes 03 seconds West, a distance of 24.02 feet to a point; thence North 54 degrees 14 minutes 45 seconds West, a distance of 30.08 feet to a point; thence along a curve to the right, said curve having an arc length of 73.79 feet with a radius of 180.00 feet, being subtended by a chord bearing of North 42 degrees 30 minutes 06 seconds West, a distance of 73.28 feet to a point; thence North 30 degrees 45 minutes 26 seconds West, a distance of 42.18 feet to a point; thence along a curve to the left, said curve having an arc length of 52.99 feet with a radius of 120.00 feet, being subtended by a chord bearing of North 43 degrees 24 minutes 28 seconds West, a distance of 52.56 feet to a point; thence North 56 degrees 33 minutes 22 seconds West, a distance of 45.00 feet to a point; thence along a curve to the right, said curve having an arc length of 194.52 feet with a radius of 80.00 feet, being subtended by a chord bearing of North 57 degrees 47 minutes 30 seconds West, a distance of 150.02 feet to a point;

thence North 56 degrees 06 minutes 39 seconds West, a distance of 257.49 feet to a point; thence along a curve to the right, said curve having an arc length of 102.23 feet with a radius of 168.85 feet, being subtended by a chord bearing of North 38 degrees 45 minutes 57 seconds West, a distance of 100.68 feet to a point; thence North 22 degrees 39 minutes 08 seconds West, a distance of 26.62 feet to a point; thence along a curve to the left, said curve having an arc length of 86.00 feet with a radius of 120.00 feet, being subtended by a chord bearing of North 43 degrees 11 minutes 03 seconds West, a distance of 84.17 feet to a point; thence North 60 degrees 05 minutes 15 seconds West, a distance of 2.81 feet to a point; thence along a curve to the right, said curve having an arc length of 34.72 feet with a radius of 500.00 feet, being subtended by a chord bearing of North 31 degrees 54 minutes 07 seconds East, a distance of 34.72 feet to a point; thence North 33 degrees 53 minutes 27 seconds East, a distance of 43.05 feet to a point; thence South 11 degrees 31 minutes 56 seconds East, a distance of 26.36 feet to a point; thence along a curve to the right, said curve having an arc length of 105.06 feet with a radius of 178.00 feet, being subtended by a chord bearing of South 39 degrees 33 minutes 40 seconds East, a distance of 103.54 feet to a point; thence South 22 degrees 39 minutes 08 seconds East, a distance of 27.31 feet to a point; thence along a curve to the left, said curve having an arc length of 67.68 feet with a radius of 110.85 feet, being subtended by a chord bearing of South 38 degrees 37 minutes 17 seconds East, a distance of 66.63 feet to a point; thence South 56 degrees 06 minutes 39 seconds East, a distance of 42.90 feet to a point; thence South 56 degrees 06 minutes 39 seconds East, a distance of 21.46 feet to a point; thence South 56 degrees 06 minutes 39 seconds East, a distance of 192.36 feet to a point; thence along a curve to the right, said curve having an arc length of 29.28 feet with a radius of 80.00 feet, being subtended by a chord bearing of North 64 degrees 51 minutes 44 seconds East, a distance of 29.12 feet to a point; thence along a curve to the right, said curve having an arc length of 21.46 feet with a radius of 80.00 feet, being subtended by a chord bearing of North 83 degrees 01 minutes 59 seconds East, a distance of 21.40 feet to a point; thence along a curve to the right, said curve having an arc length of 26.31 feet with a radius of 80.00 feet, being subtended by a chord bearing of South 79 degrees 51 minutes 32 seconds East, a distance of 26.20 feet to a point; thence North 33 degrees 53 minutes 21 seconds East, a distance of 202.65 feet to a point; thence North 11 degrees 06 minutes 39 seconds West, a distance of 28.28 feet to a point; thence North 56 degrees 06 minutes 39 seconds West, a distance of 144.38 feet to a point; thence North 33 degrees 53 minutes 21 seconds East, a distance of 202.90 feet to a point; thence along a curve to the left, said curve having an arc length of 56.55 feet with a radius of 72.00 feet, being subtended by a chord bearing of North 11 degrees 23 minutes 21 seconds East, a distance of 55.11 feet to a point; thence North 11 degrees 06 minutes 39 seconds West, a distance of 168.36 feet to a point; thence North 11 degrees 06 minutes 39 seconds West, a distance of 20.00 feet to a point; thence North 11 degrees 06 minutes 39 seconds West, a distance of 21.92 feet to a point; thence North 78 degrees 53 minutes 21 seconds East, a distance of 98.24 feet to a point; thence along a curve to the right, said curve having an arc length of 66.76 feet with a radius of 100.02 feet, being subtended by a chord bearing of South 81 degrees 59 minutes 15 seconds East, a distance of 65.53 feet to a point; thence South 62 degrees 30 minutes 03 seconds East, a distance of 4.76 feet to a point; thence North 74 degrees 36 minutes 36 seconds East, a distance of 29.31 feet to a point; thence North 31 degrees 43 minutes 15 seconds East, a distance of 9.30 feet to a point; thence along a curve to the left, said curve having an arc length of 31.00 feet with a radius of 78.50 feet, being subtended by a chord bearing of North 20 degrees 24 minutes 29 seconds East, a distance of 30.80 feet to a point; thence North 09 degrees 05 minutes 42 seconds East, a distance of 24.10 feet to a point; thence North 09 degrees 05 minutes 42 seconds East, a distance of 20.03 feet to a point; thence North 09 degrees 05 minutes 42 seconds East, a distance of 81.49 feet to a point; thence North 35 degrees 54 minutes 18 seconds West, a distance of 28.74 feet to a point; thence South 80 degrees 54 minutes 12 seconds East, a distance of 94.02 feet to a point; thence along a curve to the right, said curve having an arc length of 1.60 feet with a radius of 770.00 feet, being subtended by a

chord bearing of South 80 degrees 50 minutes 40 seconds East, a distance of 1.60 feet to a point; thence South 57 degrees 31 minutes 59 seconds West, a distance of 22.34 feet to a point; thence South 57 degrees 31 minutes 59 seconds West, a distance of 4.78 feet to a point; thence South 09 degrees 05 minutes 42 seconds West, a distance of 106.80 feet to a point; thence South 09 degrees 05 minutes 42 seconds West, a distance of 21.15 feet to a point; thence along a curve to the right, said curve having an arc length of 52.72 feet with a radius of 133.50 feet, being subtended by a chord bearing of South 20 degrees 24 minutes 29 seconds West, a distance of 52.38 feet to a point; thence South 31 degrees 43 minutes 15 seconds West, a distance of 42.45 feet to a point; thence along a curve to the left, said curve having an arc length of 79.61 feet with a radius of 106.50 feet, being subtended by a chord bearing of South 10 degrees 18 minutes 18 seconds West, a distance of 77.77 feet to a point; thence South 11 degrees 06 minutes 39 seconds East, a distance of 102.50 feet to a point; thence South 51 degrees 38 minutes 07 seconds East, a distance of 30.41 feet to a point; thence North 87 degrees 50 minutes 24 seconds East, a distance of 1.43 feet to a point; thence North 87 degrees 50 minutes 24 seconds East, a distance of 29.06 feet to a point; thence along a curve to the right, said curve having an arc length of 68.68 feet with a radius of 255.00 feet, being subtended by a chord bearing of South 84 degrees 26 minutes 37 seconds East, a distance of 68.48 feet to a point; thence along a curve to the right, said curve having an arc length of 41.36 feet with a radius of 255.00 feet, being subtended by a chord bearing of South 72 degrees 04 minutes 54 seconds East, a distance of 41.31 feet to a point; thence South 67 degrees 26 minutes 08 seconds East, a distance of 93.14 feet to a point; thence North 67 degrees 31 minutes 56 seconds East, a distance of 28.52 feet to a point with said point being the Point of Beginning.

Said tract of land contains 5.085 Acres

Less and except Park

Commence at the south end of the mitered intersection of Dryden Road having a 60 foot right of way and the western right of way line of North Point Parkway having a variable right of way and then run South 22 degrees 30 minutes 05 seconds West, a distance of 314.03 feet to a point; Thence leaving said right of way and run along the private road South 67 degrees 31 minutes 56 seconds West, a distance of 28.52 feet to a point; thence continue North 67 degrees 26 minutes 08 seconds West, a distance of 93.14 feet to a point; thence along a curve to the left, said curve having an arc length of 41.36 feet with a radius of 255.00 feet, being subtended by a chord bearing of North 72 degrees 04 minutes 54 seconds West, a distance of 41.31 feet to a point; thence along a curve to the left, said curve having an arc length of 68.68 feet with a radius of 255.00 feet, being subtended by a chord bearing of North 84 degrees 26 minutes 37 seconds West, a distance of 68.48 feet to a point; thence South 87 degrees 50 minutes 24 seconds West, a distance of 29.06 feet to a point; thence South 87 degrees 50 minutes 24 seconds West, a distance of 1.43 feet to a point; thence crossing said private drive North 88 degrees 00 minutes 43 seconds West, a distance of 76.75 feet to a point and the Point of Beginning, Thence from said Point of Beginning and run thence along the private road the following courses, curve to the right, said curve having an arc length of 179.46 feet with a radius of 228.50 feet, being subtended by a chord bearing of South 11 degrees 23 minutes 21 seconds West, a distance of 174.89 feet to a point; thence South 33 degrees 53 minutes 21 seconds West, a distance of 74.01 feet to a point; thence South 78 degrees 53 minutes 21 seconds West, a distance of 28.28 feet to a point; thence North 56 degrees 06 minutes 39 seconds West, a distance of 81.38 feet to a point; thence North 11 degrees 06 minutes 39 seconds West, a distance of 28.28 feet to a point; thence North 33 degrees 53 minutes 21 seconds East, a distance of 132.90 feet to a point; thence along a curve to the left, said curve having an arc length of 98.17 feet with a radius of 125.00 feet, being subtended by a chord bearing of North 11 degrees 23

minutes 21 seconds East, a distance of 95.67 feet to a point; thence North 11 degrees 06 minutes 39 seconds West, a distance of 140.29 feet to a point; thence North 33 degrees 53 minutes 21 seconds East, a distance of 28.28 feet to a point; thence North 78 degrees 53 minutes 21 seconds East, a distance of 25.24 feet to a point; thence along a curve to the right, said curve having an arc length of 33.25 feet with a radius of 50.02 feet, being subtended by a chord bearing of South 82 degrees 03 minutes 44 seconds East, a distance of 32.64 feet to a point; thence South 62 degrees 30 minutes 03 seconds East, a distance of 4.90 feet to a point; thence South 23 degrees 27 minutes 52 seconds East, a distance of 31.76 feet to a point; thence along a curve to the left, said curve having an arc length of 63.23 feet with a radius of 161.50 feet, being subtended by a chord bearing of South 00 degrees 06 minutes 17 seconds West, a distance of 62.82 feet to a point; thence South 11 degrees 06 minutes 39 seconds East, a distance of 108.22 feet to a point and the Point of Beginning.

Said tract of land contains 0.972 Acres.