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MAR 14 2023

RZ-23-0001, VC-23-0002, VC-23-0003

PLANNING & ZONING

LEGAL DESCRIPTION OF PARCEL "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 299 and 330 of the First Land District, Fulton County, Georgia, and being more particularly described as follows:

To locate the Point of Beginning, start at the intersection of the centerline of Medlock Bridge Road and State Bridge Road;

Thence North 84 degrees 35 minutes 15 seconds East for a distance of 99.15 feet to a point;

Thence South 49 degrees 40 minutes 56 seconds East for a distance of 192.69 feet on the northerly line of State Bridge Road, which is a line parallel to and 71 feet northerly of the centerline of the road, to the **POINT OF BEGINNING**;

Thence North 40 degrees 19 minutes 04 seconds East for a distance of 41.49 feet to a point;

Thence North 20 degrees 46 minutes 04 seconds East for a distance of 193.98 feet to a point;

Thence North 21 degrees 18 minutes 02 seconds West for a distance of 19.99 feet to a point;

Thence along a curve to the right having a radius of 285.00 feet and an arc length of 84.25 feet, being subtended by a chord of North 33 degrees 05 minutes 54 seconds West for a distance of 83.94 feet to a point;

Thence along a curve to the left having a radius of 195.00 feet and an arc length of 108.96 feet, being subtended by a chord of North 40 degrees 38 minutes 15 seconds West for a distance of 107.55 feet to a point;

Thence North 75 degrees 59 minutes 54 seconds West for a distance of 56.73 feet to a point;

Thence North 75 degrees 59 minutes 53 seconds West for a distance of 30.00 feet to a point;

Exhibit "A-1" to Amendment to Declaration of Reciprocal Easements
and Covenants

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Thence North 14 degrees 00 minutes 06 seconds East for a distance of 49.43 on the easterly right-of-way line of Medlock Bridge Road, which is on a line parallel to and 60 feet easterly of the centerline of the road;

Thence leaving said easterly right-of-way line of Medlock Bridge Road and running South 76 degrees 00 minutes 09 seconds East for a distance of 78.80 feet to a point;

Thence along a curve to the right having a radius of 245.00 feet and an arc length of 153.59 feet, being subtended by a chord of South 41 degrees 57 minutes 24 seconds East for a distance of 151.09 feet to a point;

Thence along a curve to the left having a radius of 245.00 feet and an arc length of 51.14 feet, being subtended by a chord of South 29 degrees 58 minutes 39 seconds East for a distance of 51.05 feet to a point;

Thence North 82 degrees 24 minutes 19 seconds East for a distance of 17.60 feet to a point;

Thence North 20 degrees 46 minutes 04 seconds East for a distance of 157.08 feet to a point;

Thence North 10 degrees 48 minutes 00 seconds West for a distance of 147.20 feet to a point which is South 69 degrees 13 minutes 56 seconds East 214.06 feet from the Easterly right-of-way line of Medlock Bridge Road;

Thence South 69 degrees 13 minutes 56 seconds East for a distance of 681.69 feet on the southerly line of St. Ives Country Club;

Thence South 40 degrees 19 minutes 04 seconds West for a distance of 249.24 feet to a 1/2" rebar set;

Thence South 49 degrees 40 minutes 56 seconds East for a distance of 145.00 feet to a 1/2" rebar set;

Thence South 40 degrees 19 minutes 04 seconds West for a distance of 106.73 feet to a 1/2" rebar set;

Thence North 49 degrees 40 minutes 56 seconds West for a distance of 53.73 feet to a 1/2" rebar set;

Thence North 69 degrees 13 minutes 56 seconds West for a distance of 101.38 feet to a 1/2" rebar set;

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Thence South 20 degrees 46 minutes 04 seconds West for a distance of 318.04 feet to a 1/2" rebar set;

Thence South 40 degrees 19 minutes 04 seconds West for a distance of 40.92 feet to a 1/2" rebar set;

Thence South 40 degrees 19 minutes 04 seconds West for a distance of 29.00 feet to a point on the northerly right-of-way line of State Bridge Road located 71 feet from the centerline of said State Bridge Road;

Thence North 49 degrees 40 minutes 56 seconds West for a distance of 488.79 feet on said right-of-way line of State Bridge Road, to the **POINT OF BEGINNING**.

Said property consists of TRACT A and contains 8.656 acres more or less and is more accurately depicted on that certain survey prepared for Wal-Mart Stores, Inc. and Chicago Title Insurance Company by Calvin A. Kytle (Georgia Registered Land Surveyor No. 2244) of Cross, Floyd & Kytle dated July 27, 1992 and most recently revised April 9, 1993.

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Legal Description of New Out Parcel:

All that tract or parcel of land lying in and being in Land Lot 330 of the 1st District, 1st section, Fulton County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Metlock Bridge Road (having a publicly dedicated variable width right of way) and State Bridge Road (having a publicly dedicated variable width right of way), thence leaving said centerline intersection North 84 degrees 35 minutes 15 seconds East a distance of 99.15 feet to a point on the northeasterly right of way of State Bridge Road; Thence continuing along said right of way South 49 degrees 41 minutes 21 seconds East a distance of 368.10 feet to a 5/8 inch capped rebar set, said 5/8 inch capped rebar being the TRUE POINT OF BEGINNING.

Thence leaving said right of way North 40 degrees 18 minutes 03 seconds East a distance of 71.20 feet to a mag nail set; Thence South 49 degrees 41 minutes 57 seconds East a distance of 152.36 feet to a mag nail set; Thence North 40 degrees 18 minutes 03 seconds East a distance of 58.17 feet to a mag nail set; Thence South 50 degrees 51 minutes 15 seconds East a distance of 139.30 feet to a 5/8 inch capped rebar set; Thence South 20 degrees 46 minutes 04 seconds West a distance of 66.27 feet to a mag nail found; Thence South 40 degrees 19 minutes 12 seconds West a distance of 40.92 feet to a 5/8 inch capped rebar set; Thence South 41 degrees 04 minutes 24 seconds West a distance of 28.86 feet to a concrete monument found on the northeasterly right of way of State Bridge Road; Thence continuing along said right of way North 49 degrees 41 minutes 21 seconds West a distance of 313.38 feet to a 5/8 inch capped rebar found, said 5/8 inch capped rebar is the TRUE POINT OF BEGINNING.

Said tract of land contains 0.719 acres (31,300 square feet).