



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LEGAL DESCRIPTION – 30 Foot Access and Utility Easement

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 302 of the 14th District, 2nd Section, of Cherokee County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at the intersection of the historic right-of-way of Georgia Highway #20 (R/W varies) and Wheeler Martin Drive (40' R/W), leaving said historic right-of-way of Georgia Highway #20, and along the southwest right-of-way of Wheeler Martin Drive, proceed 457.36 feet to a point (PK Nail Found); Thence proceed South 36°38'07" East, a distance of 22.06 feet to a point; Thence proceed, South 37°24'33" East, a distance of 60.17 feet to a point; Thence proceed, South 35°12'43" East, a distance of 59.64 feet to a point; Thence proceed, South 30°30'38" East, a distance of 46.52 feet to a point; Thence proceed South 22°42'53" East, a distance of 13.67 feet to a point; Said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, and along said right-of-way of Wheeler Martin Drive, proceed South 22°42'53" East, a distance of 30.04 feet to a point (Iron Pin Set, Capped Rebar); Thence leaving said right-of-way of Wheeler Martin Drive, proceed South 73°09'50" West, a distance of 75.44 feet to a point; Thence proceed along a curve to the right having a radius of 107.01 feet a distance of 34.90 feet along an arc (said curve being subtended by a chord bearing of South 43°21'00" East and a chord distance of 34.75 feet) to a point; Thence, along a line to said curve, proceed South 63°15'40" West, a distance of 30.34 feet to a point; Thence proceed along a curve to the left having a radius of 77.01 feet a distance of 52.93 feet along an arc (said curve being subtended by a chord bearing of North 56°33'06" West and a chord distance of 51.89 feet) to a point; Thence proceed along a curve to the right having a radius of 180.00 feet a distance of 25.16 feet along an arc (said curve being subtended by a chord bearing of South 88°37'29" West and a chord distance of 25.14 feet) to a point; Thence proceed along a curve to the left having a radius of 60.00 feet a distance of 96.23 feet along an arc (said curve being subtended by a chord bearing of South 46°41'01" West and a chord distance of 86.24 feet) to a point; Thence proceed, South 00°44'18" West, a distance of 35.15 feet to a point; Thence proceed, South 63°15'40" West, a distance of 102.02 feet to a point (Iron Pin Set, Capped Rebar); Thence proceed, South 89°54'38" West, a distance of 7.11 feet to a point; Thence proceed, North 00°05'22" West, a distance of 30.00 feet to a point (Iron Pin Set, Capped Rebar); Thence proceed, North 63°15'40" East, a distance of 76.70 feet to a point (Iron Pin Set, Capped Rebar); Thence proceed, North 00°44'18" East, a distance of 16.94 feet to a point; Thence proceed along a curve to the right having a radius of 90.00 feet a distance of 144.34 feet along an arc (said curve being subtended by a chord bearing of North 46°41'01" East and a chord distance of 129.36 feet) to a point; Thence proceed along a curve to the left having a radius of 150.00 feet a distance of 50.72 feet along an arc (said curve being subtended by a chord bearing of North 82°56'29" East and a chord distance of 50.48 feet) to a point; Thence proceed, North 73°15'14" East, a distance of 84.38 feet to a point (Iron Pin Set, Capped Rebar) along the said right-of-way of Wheeler Martin Drive; said point being the POINT OF BEGINNING.