

LEGAL DESCRIPTION: TRACT "3"

255 Smithonia Road Winterville Ga

All that tract or parcel of land lying and being in 220th G.M.D., Clarke County, Georgia as shown on a subdivision survey prepared by SPG for Randy Williams, dated October 1st, 2025 and being shown as "Tract 3" being more particularly described as follows:

Commencing at the 1/2" Iron Pin Set as the Point of Beginning (POB) as shown on the South West corner of Tract 3 along the Charlie Bolton Right of way, THENCE North 5 degrees 51 minutes 25 seconds East for a distance of 414.65 feet to a calculated point

Thence North 5 degrees 30 minutes 55 seconds East for a distance of 430.55 feet to a 1/2" iron pin set also being the Point of Beginning for Tract 4.

Thence leaving the right of way of Charlie Bolton Road North 79 degrees 43 minutes 02 seconds East for a distance of 972.46 feet to a 1/2" iron pin set

Thence South 08 degrees 02 minutes 58 seconds East for a distance of 723.46 feet to a 1 1/2" iron rod. Thence continue South 07 degrees 09 minutes 28 seconds East for a distance of 89.82 feet to a 1/2" iron pin set

Thence South 79 degrees 43 minutes 02 seconds West for a distance of 1171.85 feet to a 1/2" Iron Pin Set and said point being the POINT OF BEGINNING.

Said property contains 20.00 acres more or less.

LEGAL DESCRIPTION: TRACT "4"

255 Smithonia Road Winterville Ga

All that tract or parcel of land lying and being in 220th G.M.D., Clarke County, Georgia as shown on a subdivision survey prepared by SPG for Randy Williams, dated October 1st, 2025 and being shown as "Tract 4" more particularly described as follows:

Commencing at the ½" Iron Pin Set as the Point of Beginning (POB) as shown on the South West corner of Tract 4 along the Charlie Bolton Right of way, THENCE North 05 degrees 30 minutes 55 seconds East for a distance of 11.60 feet along L7 to a calculated point. Thence North 04 degrees 10 minutes 46 seconds East for a distance of 208.18 feet to a calculated point. Thence North 01 degrees 15 minutes 55 seconds East for a distance of 129.79 feet along L8 to a calculated point. Thence North 00 degrees 48 minutes 44 seconds East for a distance of 142.58 feet along L9 to a #4 Rebar Found.

Thence leaving the right of way of Charlie Bolton Road North 80 degrees 42 minutes 49 seconds East for a distance of 872.08 feet to a 3/4" iron pin found.

Thence South 11 degrees 19 minutes 01 seconds East for a distance of 176.49 feet to a #4 Rebar found. Thence continue South 08 degrees 02 minutes 58 seconds East for a distance of 288.40 feet to a 1/2" iron pin set

Thence South 79 degrees 43 minutes 02 seconds West for a distance of 972.46 feet to a 1/2" Iron Pin Set and said point being the POINT OF BEGINNING.

Said property contains 10.00 acres more or less.