

LEGAL DESCRIPTION

FOR

PARCEL #2

A certain tract or parcel of land known as Parcel #2, containing 10.65 acres located in the City of Springfield, 11th G.M.D., Effingham County, Georgia.

Said lot is bounded as follows:

North by Parcel 3 located in the City of Springfield, East by lands of John Bradley Long and Marion Bruce, South by lands of Vera Lamb, East by lands of Marion B. Reddick.

Commencing at a 5/8" rebar found on the northern side of Cedar Street where lands of Timothy Harper and Nicole Harper adjoin other lands of the City of Springfield and heading:

THENCE South 39 degrees 00 minutes 05 seconds East for a distance of 201.49 feet to a concrete marker found known as the point of beginning.

THENCE North 48 degrees 41 minutes 39 seconds East for a distance of 150.00 feet 5/8" rebar set;

THENCE North 39 degrees 00 minutes 07 seconds West for a distance of 125.19 feet to a 5/8" rebar set;

THENCE North 70 degrees 58 minutes 51 seconds East for a distance of 202.01 feet to a 5/8" rebar set;

THENCE North 74 degrees 42 minutes 16 seconds East for a distance of 850.71 feet to a 5/8" rebar set 28' offset;

THENCE North 75 degrees 30 minutes 51 seconds East for a distance of 28.00 feet to a point;

THENCE South 07 degrees 37 minutes 15 seconds West for a distance of 67.23 feet to a point;

THENCE South 64 degrees 16 minutes 30 seconds West for a distance of 106.27 feet to a point;

THENCE South 22 degrees 58 minutes 30 seconds East for a distance of 162.16 feet to a point;

THENCE North 47 degrees 45 minutes 10 seconds East for a distance of 161.74 feet to a point;

THENCE South 09 degrees 20 minutes 19 seconds West for a distance of 135.95 feet to a point;

THENCE South 18 degrees 02 minutes 42 seconds East for a distance of 35.93 feet to a point;

THENCE North 57 degrees 17 minutes 45 seconds East for a distance of 84.36 feet to a point;

THENCE South 18 degrees 18 minutes 07 seconds East for a distance of 63.62 feet to a point;

THENCE South 06 degrees 10 minutes 48 seconds West for a distance of 59.17 feet to a point;

THENCE South 28 degrees 58 minutes 33 seconds West for a distance of 115.19 feet to a 5/8" rebar found 20.0' offset;

THENCE South 73 degrees 26 minutes 11 seconds West for a distance of 724.86 feet to a 1.25" iron pipe found;

THENCE North 42 degrees 28 minutes 38 seconds West for a distance of 420.22 feet to an axle found;

THENCE South 48 degrees 41 minutes 43 seconds West for a distance of 211.21 feet to a 2" iron pipe found;

THENCE North 39 degrees 16 minutes 00 seconds West for a distance of 49.89 feet to a concrete marker found known as the point of beginning.

Reference is hereby made to the Poythress plat dated October 7th, 2022 and recorded in the office of the Clerk of Courts of Effingham County, Georgia in Plat Book -----, Page _____.

Said tract contains 10.65 acres.