

**Legal Description for
Lot 3, Ina F. Pearce Estate**

Beginning at a point, said point being located on the western right of way of Averette Road, N 02°30'06" W 472.75' from the centerline intersection of Averette Road and Jones Dairy Road, Thence N 85°04'39" W a distance of 162.39' to an existing iron pipe; Thence N 85°14'17" W a distance of 505.12' to a new iron pipe located on the Northern right of way of Jones Dairy Road; Thence along said right of way N 55°23'54" W a distance of 84.84' to a new iron pipe; Thence leaving said right of way N 00°15'37" E a distance of 997.81' to a new iron pipe; Thence S 85°30'10" E a distance of 838.83' to a new iron pipe located on the Western right of way of Averette Road; Thence along said right of way S 05°14'28" W a distance of 229.73' to a bent existing iron pipe; Thence leaving said right of way N 85°28'45" W a distance of 250.03' to an existing iron pipe; Thence S 05°59'03" W a distance of 156.01' to an existing iron pipe; Thence S 05°58'21" W a distance of 194.95' to an existing iron pipe; Thence S 85°25'42" E a distance of 250.07' to an existing iron pipe located on the western right of way of Averette Road; Thence along said right of way S 06°00'56" W a distance of 460.56' to the point and place of Beginning Containing 731,104 square feet, **16.784 Acres** as shown on a survey prepared by CMP Professional Land Surveyors, Dated May 14, 2021.