

SURVEYED LEGAL DESCRIPTION
Commercial Zoning – 18.115± Acres

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 82 & 83 OF THE 2ND LAND DISTRICT OF LEE COUNTY, GEORGIA, CONTAINING 18.115± ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD (150' R/W) AND THE SOUTH RIGHT OF WAY OF ROBERT B. LEE DRIVE (100' R/W) GO ALONG THE SOUTHERN RIGHT OF WAY OF ROBERT B. LEE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 2063.65 FEET; DEPARTING THE RIGHT OF WAY OF ROBERT B. LEE DRIVE GO SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 300.00 FEET TO A POINT; THENCE GO NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 1488.41 FEET TO A POINT; THENCE GO SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 563.82 FEET TO A POINT; THENCE GO NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 217.88 FEET TO A POINT ON THE EASTERLY RIGHT OF THE NORFOLK SOUTHERN RAILROAD; THENCE GO ALONG THE EASTERLY RIGHT OF WAY OF THE NORTHFOLK SOUTHERN RAILROAD NORTH 22 DEGREES 25 MINUTES 29 SECONDS WEST A DISTANCE OF 934.83 FEET TO A POINT AND BEING THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 18.115± ACRES ~ 789,081± SQ. FT.

SURVEYED LEGAL DESCRIPTION
Residential Zoning – 112.076± Acres

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 81, 82, 83, 110, 111 AND 112 OF THE 2ND LAND DISTRICT OF LEE COUNTY, GEORGIA, CONTAINING 112.076± ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD (150' R/W) AND THE SOUTH RIGHT OF WAY OF ROBERT B. LEE DRIVE (100' R/W) GO ALONG THE SOUTHERN RIGHT OF WAY OF ROBERT B. LEE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 2063.65 FEET TO A POINT AND BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE ALONG THE SOUTH RIGHT OF WAY OF ROBERT B. LEE DRIVE SOUTH 89 DEGREES 57 MINTUTES 00 SECONDS EAST A DISTANCE OF 784.96 FEET TO A POINT; DEPARTING THE RIGHT OF WAY OF ROBERT B. LEE DRIVE GO NORTH 00 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE COMMON PROPERTLY LINE SHARED NOW OR FORMERLY WITH YMCA A DISTANCE OF 711.19 FEET TO A POINT; THENCE GO SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OFF 469.92 FEET TO A POINT; THENCE GO ALONG A CURVE HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 190.02 FEET, SUBTENDED BY A CHORD BEARING OF SOUTH 79 DEGREES 34 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 188.98 FEET TO A POINT; THENCE GO SOUTH 69 DEGREES 12 MINUTES 46 MINUTES EAST A DISTANSCE OF 176.63 FEET TO A POINT; THENCE GO ALONG A CURVE HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 531.49 FEET, SUBTENDED BY A CHORD BEARING OF NORTH 55 DEGREES 25 MINUTES 07 SECONDS EAST AND A CHORD DISTANCE OF 452.55 FEET TO A POINT; THENCE GO SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 1223.11 FEET TO A POINT; THENCE GO SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST ALONG A COMMON PROPERTLY LINE NOW OR FORMERLY SHARED WITH HERBERT P HALEY FAMILY FARMS LLLP FOR A DISTANCE OF 3298.29 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD; THENCE GO ALONG THE EASTERLY RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD NORTH 22 DEGREES 25 MINUTES 29 SECONDS WEST A DISTANCE OF 1010.84 FEET TO A POINT; DEPARTING THE EASTERLY RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD GO SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 217.88 FEET TO A POINT; THENCE GO NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 563.82 FEET TO A POINT; THENCE GO SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 1488.41 FEET TO A POINT; THENCE GO NORTH 00 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 300.00 FEET TO A POINT AND BEING THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 112.076± ACRES ~ 4,882,027± SQ. FT.

LEC #22181
January 31, 2025

Legal Description
RINS PARK PROPERTIES LEESBURG LLC

All that certain tract or parcel of land situate lying and being part of Land Lot 83 of the Second Land District, being in the City of Leesburg, Lee County Georgia and being more particularly described as follows:

Begin at the Southwest corner of Lot 1, as shown on the Minor Subdivision Plat, Property of Phillips and Spurlock as recorded in Plat Cabinet e, Slide E-16, said point being on the East right-of-way of U.S. Route 19 / Walnut Street (100' r/w), and go North 01 degree 00 minutes 00 seconds West a distance of 400.00 feet; go thence South 89 degrees 01 minute 00 seconds East a distance of 800.00 feet; go thence South 01 degree 00 minutes 00 seconds East a distance of 400.00 feet; go thence North 89 degrees 01 minute 00 seconds West a distance of 800.00 feet to the point of beginning.

Said tract or parcel contains 7.34 acres.

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