

115 Cliftwood Drive

Legal Description

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 90 of the 17th District of Fulton County, Georgia, and being all of Lot 9, Block B, Bristol Hills Subdivision, as per plat recorded in Plat Book 56, page 93, Fulton County, Georgia Records, to which plat reference is made for incorporation herein.

ALSO

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 90, of the 17th District of Fulton County, Georgia, and being a 19.7' wide strip of real property situated within and adjacent to the western boundary of Lot 8, Block B, Bristol Hills Subdivision, as per plat recorded in Plat Book 56, page 93, Fulton County, Georgia Records, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the point of intersection of the centerline of Sandy Springs Circle (a 70-foot right-of-way) and the centerline of Cliftwood Drive (a 70-foot right-of-way) and run thence south 65 degrees 40 minutes 39 seconds west along the centerline of said Cliftwood Drive, a distance of 27.21 feet to a point located on the centerline of the said Cliftwood Drive; run thence south 20 degrees 47 minutes 06 seconds east a distance of 35.23 feet to an iron pin located on the southerly right-of-way line of Cliftwood Drive and the TRUE POINT OF BEGINNING (said point also being the northwest corner of Lot 8, Block B, Bristol Hills Subdivision); run thence north 65 degrees 40 minutes 18 seconds east along the southerly right-of-way- of Cliftwood Drive, a distance of 19.7 feet to a point; thence run south 20 degrees 47 minutes 06 seconds east a distance of 166.95 feet to a point located on the southern boundary line of Lot 8, Block B, Bristol Hills Subdivision per aforesaid plat; thence run south 65 degrees 14 minutes 02 seconds west along the southerly boundary of said Lot 8, a distance of 19.7 feet to an iron pin, said point being the original southwestern corner of said Lot 8; thence run north 20 degrees 47 minutes 06 seconds west, a distance of 166.95 feet, more or less, along the line dividing the said Lot 8 and Lot 9, Block B, Bristol Hills Subdivision, per aforesaid plat, to a point on the southerly right-of-way line of Cliftwood Drive and the TRUE POINT OF BEGINNING; and being all of the aforesaid Lot 8, less and except that portion of the said Lot 8 previously conveyed by EILEEN E. CURLEY to Fulton County by Warranty Deed dated June 12, 1990, and recorded in Deed Book 13483, page 4, Fulton County, Georgia Records.