

## 1057 Boulevard Legal Description

All that tract or parcel of land lying and being in Land Lot 42 of the 14<sup>th</sup> District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

Commencing at the intersection of the westerly right of way of Boulevard (a 60-foot right of way) with the northerly right of way of Englewood Avenue (a 60-foot right of way), thence run northerly along the westerly right of way of Boulevard a distance of 968.39 feet to a nail and cap set at the centerline of Schuyler Street (40-foot right of way) and the TRUE POINT OF BEGINNING; run thence North 89 degrees 21 minutes 04 seconds West a distance of 672.71 feet to a 5/8-inch rebar set at the westerly right of way of South Park Avenue (abandoned); thence leaving the centerline of Schuyler Street, run along the westerly right of way of South Park Avenue (abandoned) North 01 degrees 22 minutes 45 seconds East a distance of 199.23 feet to a 1-inch open top pipe set on the southerly right of way of the CSX Transportation Company (formerly The Atlanta and West Point Railroad)(200-foot right of way); thence run along said CSX Transportation Company right of way North 69 degrees 18 minutes 54 seconds East a distance of 491.29 feet to a 1-inch open top pipe set; thence leaving said right of way, run South 00 degrees 43 minutes 21 seconds West a distance of 267.15 feet to a 5/8-inch rebar set; thence run South 89 degrees 21 minutes 04 seconds East a distance of 174.48 feet to a 5/8-inch rebar set on the westerly right of way of Boulevard (60-foot right of way); thence run along the westerly right of way of Boulevard (60-foot right of way) South 00 degrees 43 minutes 44 seconds West a distance of 120 feet to a nail and cap set and the TRUE POINT OF BEGINNING.

Said tract contains 163,983 square feet, or 3.765 acres, more or less as, as shown on that certain survey prepared for The Trust for Public Land, et al. by Robert T. Armstrong, G.R.L.S. No. 1901 of Armstrong Land Surveying, Inc., dated September 21, 2005, as last revised December 12, 2005.