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Fee Amt: Page 1 of 11  
Douglas County Georgia  
Cindy Chaffin Clerk Superior Court

EXCEPTION 11  
Schedule B - Part II  
RTG#2-14163

BK 1937 Pg 658-668

FILED 4-2-04  
TIME 11:00 AM  
CINDY W. CHAFFIN  
DOUGLAS CO., GA

Space above this line for recording data

RECORDED  
AFTER RECORDING RETURN TO:  
Suzan E. Roth, Esq.  
Scoggins & Goodman, P.C.  
245 Peachtree Center Avenue,  
Suite 2800  
Atlanta, Georgia 30303

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (the "Declaration") is executed as of the 30<sup>th</sup> day of March, 2004 by MIRROR MIRROR, LLC, a Georgia limited liability company, and PACIFIC 3, L.L.C., a Georgia limited liability company (collectively, "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of that certain real property located in Douglas County, Georgia, which is more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Mirror Parcel"); and

WHEREAS, Sofran Mirror Lake, L.P. ("Sofran") is the Owner of that certain tract of real property which is more particularly described in Exhibit "B" attached hereto and made a part hereof (the "Sofran Parcel") a portion of which is burdened by a Sanitary Sewer Easement Agreement in favor of Declarant and dated on or about the date hereof and recorded or to be recorded in the aforesaid records on or about the date hereof; and

WHEREAS, Declarant desires to place restrictive covenants on the use and development of the Mirror Parcel for the benefit of the Sofran Parcel.

NOW, THEREFORE, Declarant hereby declares that the Mirror Parcel shall be held, conveyed, encumbered and used subject to the following restrictions:

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1. For a period ending on the earlier of three hundred sixty-five (365) days following the date of recordation hereof in the Office of the Clerk of the Superior Court of Douglas County, Georgia or the date on which Sofran has leased ninety percent (90%) of shops developed upon the Sofran Parcel, (the "Restriction Period") Declarant shall not, without the prior written consent of Sofran, sell, lease, or otherwise cause or allow the Mirror Parcel to be used for any of the following:

- (a) Indoor seating restaurant;
- (b) Fast food, including coffee shop or specialty food provider requiring a site greater than six-tenths (.6) of an acre; and
- (c) Any "in-line" shop space user not then present on the Sofran Parcel. (For example, if Sofran has not entered into a lease for a dry cleaner, Declarant shall not enter into a lease with a dry cleaner during the Restriction Period.)

2. Notwithstanding the foregoing, Declarant shall not be restricted from the sale, lease or other use of the Mirror Parcel for any of the following:

- (a) Drug store;
- (b) Bank;
- (c) Mini warehouse;
- (d) Convenience store or fuel facility; or
- (e) Daycare facility.

3. Should Sofran lease or sell to any user and concurrently place a restriction on the Sofran Parcel for the benefit of such user prohibiting similar uses, then Declarant shall no longer be restricted from selling or leasing to another party that intends to conduct a similar use. (For example, should Sofran lease or sell to McDonald's and place a restrictive covenant on the Sofran Parcel prohibiting Sofran from selling or leasing to another fast food burger operation, then Declarant would be allowed to sell or lease to Burger King.)

4. In the event of a violation of the provisions hereof, Sofran shall be entitled to pursue all remedies available at law or in equity.

5. This Declaration shall bind and inure to the benefit of the Declarant, Sofran and their respective heirs, administrators, personal representatives, successors and assigns.

[Declarant Signature Begins on Next Page]

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IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the day and year first above written.

**DECLARANT:**

Signed, sealed and delivered in the presence of:

**MIRROR MIRROR, LLC**, a Georgia limited liability company (SEAL)

Sandy M Kidd  
Witness

By: *Steven M. Schwartz*  
Steven M. Schwartz, Manager

Shirley Clapp  
Notary Public

(NOTARIAL SEAL)

My Commission Expires:

7.11.04



[Signatures continue on next page]

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Signed, sealed and delivered in the presence of:

PACIFIC 3, L.L.C., a Georgia limited liability company (SEAL)

Sandy McKidd  
Witness

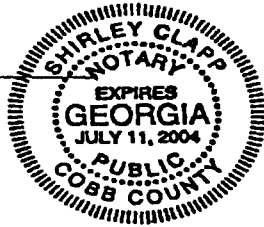
By: [Signature]  
Harold Cunliffe, Manager

Shirley Clapp  
Notary Public

(NOTARIAL SEAL)

My Commission Expires:

7.11.04



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## EXHIBIT "A"

**0.55 ACRE TRACT:**

All that tract or parcel of land lying and being in Land Lot 175 of the 2nd District, 5th Section, Douglas County, Georgia, being more particularly described as follows:

Commencing at a right of way monument found at the southwesterly point of the mitered intersection of the westerly side of the right of way of Mirror Lake Boulevard (right of way varies) and the northerly side of the right of way of Connors Road (right of way varies); and from said point of beginning as thus established, running in a southwesterly direction along the northerly side of the right of way of Connors Road, south 81 degrees 48 minutes 17 seconds west, a distance of 65.62 feet to an iron pin set; thence continuing along said right of way, north 68 degrees 41 minutes 53 seconds west a distance of 66.63 feet to a right of way monument found on the northwesterly point of the mitered intersection of the northerly side of the right of way of Connors Road and the easterly side of the right of way of Liberty Road (a/k/a Pumpkintown Road); thence along the easterly side of the right of way of Liberty Road (a/k/a Pumpkintown Road) north 10 degrees 27 minutes 59 seconds west, a distance of 145.28 feet to an iron pin found; running thence north 80 degrees 56 minutes 11 seconds east, a distance of 115.66 feet to an iron pin set on the westerly side of the right of way of Mirror Lake Boulevard; thence in a southeasterly direction along the western side of the right of way of Mirror Lake Boulevard along a curve to the right having a radius of 1345.15 feet and an arc length of 120.68 feet, being subtended by a chord bearing south 30 degrees 21 minutes 51 seconds east, for a distance of 120.64 feet to a right of way monument found at the northeasterly point of the mitered intersection of the westerly side of the right of way of Mirror Lake Boulevard and the northerly side of the right of way of Connors Road; thence continuing along said right of way in a southwesterly direction south 16 degrees 51 minutes 42 seconds west, a distance of 75.08 feet to a right of way monument found, which right of way monument marks the true point of beginning.

Said tract or parcel of land contains 0.55 acres, and is shown on and described in that certain survey dated April 24, 2003 prepared for Pacific 3, L.L.C., Mirror Mirror, LLC and Chicago Title Insurance Company by Pioneer Land Surveying Co.

Together with:

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EXHIBIT "A"

3.83 ACRE TRACT:

All that tract or parcel of land lying and being in Land Lots 146 and 175 of the 2nd District, 5th Section, Douglas County, Georgia, being more particularly described as follows:

Commencing at a right of way monument found at the southeasterly point of the mitered intersection of the westerly side of the right of way of Mirror Lake Boulevard (right of way varies), and the southerly side of the right of way of Conners Road (right of way varies); and from said point of beginning as thus established, running thence in a southeasterly direction along the westerly side of the right of way of Mirror Lake Boulevard along a curve to the right having a radius of 1345.15 feet and an arc length of 503.65 feet, being subtended by a chord bearing south 07 degrees 21 minutes 15 seconds east for a distance of 500.71 feet to a right of way monument found; thence continuing along the westerly side of the right of way of Mirror Lake Boulevard, south 03 degrees 22 minutes 20 seconds west, a distance of 197.69 feet to a right of way monument found; thence leaving said right of way, running north 86 degrees 37 minutes 40 seconds west, a distance of 183.56 feet to a right of way monument found on the easterly side of the right of way of Liberty Road (a 50 foot right of way); thence running in a northwesterly direction along the easterly side of the right of way of Liberty Road, north 10 degrees 57 minutes 49 seconds west, a distance of 105.01 feet to an iron pin set; thence continuing along the easterly side of the right of way of Liberty Road, north 10 degrees 57 minutes 49 seconds west, a distance of 71.91 feet to a point; thence in a northwesterly direction along the easterly side of the right of way of Liberty Road along a curve to the right having a radius of 1796.24 feet and an arc length of 324.49 feet, being subtended by a chord bearing north 07 degrees 57 minutes 41 seconds west, for a distance of 324.05 feet to a point; thence continuing along the easterly side of the right of way of Liberty Road, north 02 degrees 47 minutes 10 seconds west, a distance of 147.77 feet to a right of way monument found at the southwesterly point of the mitered intersection of the southerly side of the right of way of Conners Road and the easterly side of the right of way of Liberty Road; thence continuing along said mitered intersection north 43 degrees 22 minutes 44 seconds east, a distance of 40.48 feet to a right of way monument found; thence continuing along said mitered intersection north 08 degrees 14 minutes 50 seconds west, a distance of 29.53 feet to a right of way monument found at the northeasterly point of the mitered intersection of the easterly side of the right of way of Liberty Road and the southerly side of the right of way of Conners Road; thence running along the southerly side of the right of way of Conners Road, north 84 degrees 17 minutes 52 seconds east, a distance of 147.78 feet to a right of way monument found at the northwesterly point of the mitered intersection of the southerly side of the right of way of Conners Road and the westerly side of the right of way of Mirror Lake Boulevard; thence continuing along said right of way south 54 degrees 45 minutes 57 seconds east a distance of 56.17 feet to a right of way monument found, which right of way monument marks the true point of beginning.

Said tract or parcel of land contains 3.83 acres, and is shown on and described in that certain survey dated April 24, 2003 prepared for Pacific 3, L.L.C., Mirror Mirror, LLC and Chicago Title Insurance Company by Pioneer Land Surveying Co.

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## EXHIBIT "B"

Sofran Parcel

All that tract or parcel of land lying and being in Land Lot 175 of the 2<sup>nd</sup> District, 5<sup>th</sup> Section of Douglas County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a 1/2 inch rebar set at the southeasterly end of a miter formed by the intersection of the northerly right-of-way line of Connors Road (right-of-way varies) and the northeasterly right-of-way line of Mirror Lake Parkway (right-of-way varies); thence running in a northwesterly direction along the northeasterly right-of-way line of Mirror Lake Parkway the following courses and distances: North 52 degrees 05 minutes 03 seconds West a distance of 55.19 feet to a 1/2 inch rebar set at the northwesterly end of said miter; along the arc of a curve to the left an arc distance of 198.86 feet to a 1/2 inch rebar set and the TRUE POINT OF BEGINNING (said arc having a radius of 1502.00 feet and being subtended by a chord bearing North 27 degrees 08 minutes 04 seconds West a distance of 198.72 feet); thence continuing along said northeasterly right-of-way line along the arc of a curve to the left an arc distance of 78.02 feet to a 1/2 inch rebar set (said arc having a radius of 1502.00 feet and being subtended by a chord bearing North 32 degrees 24 minutes 56 seconds West a distance of 78.01 feet); thence leaving said northeasterly right-of-way line and running North 56 degrees 29 minutes 47 seconds East a distance of 98.45 feet to a 1/2 inch rebar set; thence running South 33 degrees 30 minutes 13 seconds East a distance of 10.00 feet to a 1/2 inch rebar set; thence running North 56 degrees 29 minutes 47 seconds East a distance of 120.59 feet to a 1/2 inch rebar set; thence running North 43 degrees 31 minutes 52 seconds West a distance of 200.72 feet to a 1/2 inch rebar set; thence running North 28 degrees 50 minutes 02 seconds West a distance of 261.00 feet to a 1/2 inch rebar set; thence running North 53 degrees 08 minutes 54 seconds East a distance of 115.00 feet to a 1/2 inch rebar set; thence running South 82 degrees 51 minutes 54 seconds East a distance of 458.00 feet to a 1/2 inch rebar set; thence running South 69 degrees 06 minutes 57 seconds East a distance of 457.40 feet to a 1/2 inch rebar set on the westerly boundary line of Beacon Village at Mirror Lake; thence running along said westerly boundary line South 13 degrees 54 minutes 13 seconds East a distance of 104.00 feet to a 1/2 inch rebar set; thence continuing along said westerly boundary line South 24 degrees 42 minutes 31 seconds East a distance of 243.30 feet to a 1/2 inch rebar set; thence leaving said westerly boundary line of Beacon Village at Mirror Lake and running South 70 degrees 59 minutes 10 seconds West a distance of 331.54 feet to a 1/2 inch rebar set; thence running South 85 degrees 50 minutes 08 seconds West a distance of 30.16 feet to a 1/2 inch rebar set; thence running South 33 degrees 57 minutes 15 seconds West a distance of 19.18 feet to a 1/2 inch rebar set; thence running South 04 degrees 09 minutes 52 seconds East a distance of 97.91 feet to a 1/2 inch rebar set; thence running North 85 degrees 50 minutes 08 seconds East a distance of 27.72 feet to a 1/2 inch rebar set; thence running South 04 degrees 09 minutes 52 seconds East a distance of 40.02 feet to a 1/2 inch rebar set on the northerly right-of-way line of Connors Road; thence running along said northerly right-of-way line South 85 degrees 53 minutes 42 seconds West a distance of 15.72 feet to a 1/2 inch rebar set; thence continuing along said northerly right-of-way line South 85 degrees 50 minutes 08 seconds West a distance of 62.00 feet to a 1/2 inch rebar set; thence leaving said northerly right-of-way line and running North 04 degrees 09 minutes 52 seconds West a distance of 153.00 feet to a 1/2 inch rebar set; thence running South 85 degrees 50 minutes 08 seconds West a distance of 291.84 feet to a

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1/2 inch rebar set on the easterly boundary line of property now or formerly owned by West Georgia National Bank; thence running along said easterly boundary line North 26 degrees 29 minutes 24 seconds West a distance of 218.66 feet to a 1/2 inch rebar set; thence leaving said easterly boundary line and running along the northerly boundary line of said West Georgia National Bank property the following courses and distances: South 56 degrees 29 minutes 47 seconds West a distance of 194.00 feet to a 1/2 inch rebar set; South 33 degrees 30 minutes 13 seconds East a distance of 12.00 feet to a 1/2 inch rebar set; South 56 degrees 29 minutes 47 seconds West a distance of 40.52 feet to a 1/2 inch rebar set on the northeasterly right-of-way line of Mirror Lake Parkway and the TRUE POINT OF BEGINNING, said property containing 11.217 acres, more or less, and being shown as "Shopping Center Tract" on that certain survey entitled "Survey for Sofran Mirror Lake, L.P., Bank of America, N.A. and Lawyers Title Insurance Corporation", prepared by Turner Engineering and Land Surveying, bearing the seal and certification of John S. Turner, Georgia Registered Land Surveyor No. 2078, dated April 28, 2003, last revised May 28, 2003.

AND

Outparcel 1

All that tract or parcel of land lying and being in Land Lot 175 of the 2<sup>nd</sup> District, 5<sup>th</sup> Section of Douglas County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a 1/2 inch rebar set at the southeasterly end of a miter formed by the intersection of the northerly right-of-way line of Conners Road (right-of-way varies) and the northeasterly right-of-way line of Mirror Lake Parkway (right-of-way varies); thence running in a northwesterly direction along the northeasterly right-of-way line of Mirror Lake Parkway the following courses and distances: North 52 degrees 05 minutes 03 seconds West a distance of 55.19 feet to a 1/2 inch rebar set at the northwesterly end of said miter; along the arc of a curve to the left an arc distance of 198.86 feet to a 1/2 inch rebar set (said arc having a radius of 1502.00 feet and being subtended by a chord bearing North 27 degrees 08 minutes 04 seconds West a distance of 198.72 feet); along the arc of a curve to the left an arc distance of 78.02 feet to a 1/2 inch rebar set (said arc having a radius of 1502.00 feet and being subtended by a chord bearing North 32 degrees 24 minutes 56 seconds West a distance of 78.01 feet); along the arc of a curve to the left an arc distance of 74.88 feet to a 1/2 inch rebar set (said arc having a radius of 1502.00 feet and being subtended by a chord bearing North 35 degrees 19 minutes 55 seconds West a distance of 74.87 feet); North 36 degrees 45 minutes 36 seconds West a distance of 147.37 feet to a 1/2 inch rebar set and the TRUE POINT OF BEGINNING; thence continuing along said northeasterly right-of-way line North 33 degrees 06 minutes 11 seconds West a distance of 197.24 feet to a 1/2 inch rebar set; thence continuing along said northeasterly right-of-way line North 36 degrees 46 minutes 50 seconds West a distance of 16.00 feet to a 1/2 inch rebar set; thence leaving said northeasterly right-of-way line and running North 53 degrees 08 minutes 54 seconds East a distance of 216.00 feet to a 1/2 inch rebar set; thence running South 28 degrees 50 minutes 02 seconds East a distance of 241.00 feet to a 1/2 inch rebar set; thence running South 60 degrees 40 minutes 49 seconds West a distance of 197.00 feet to a 1/2 inch rebar set on the northeasterly right-of-way line of Mirror Lake Parkway and the TRUE POINT OF BEGINNING, said property containing 1.07 acres, more or less, and being shown as "Outparcel 1" on that certain survey entitled "Survey for Sofran Mirror



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Lake, L.P., Bank of America, N.A. and Lawyers Title Insurance Corporation", prepared by Turner Engineering and Land Surveying, bearing the seal and certification of John S. Turner, Georgia Registered Land Surveyor No. 2078, dated April 28, 2003, last revised May 28, 2003.

AND

Outparcel 2

All that tract or parcel of land lying and being in Land Lot 175 of the 2<sup>nd</sup> District, 5<sup>th</sup> Section of Douglas County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a 1/2 inch rebar set at the southeasterly end of a miter formed by the intersection of the northerly right-of-way line of Connors Road (right-of-way varies) and the northeasterly right-of-way line of Mirror Lake Parkway (right-of-way varies); thence running in a northwesterly direction along the northeasterly right-of-way line of Mirror Lake Parkway the following courses and distances: North 52 degrees 05 minutes 03 seconds West a distance of 55.19 feet to a 1/2 inch rebar set at the northwesterly end of said miter; along the arc of a curve to the left an arc distance of 198.86 feet to a 1/2 inch rebar set (said arc having a radius of 1502.00 feet and being subtended by a chord bearing North 27 degrees 08 minutes 04 seconds West a distance of 198.72 feet); along the arc of a curve to the left an arc distance of 78.02 feet to a 1/2 inch rebar set and the TRUE POINT OF BEGINNING (said arc having a radius of 1502.00 feet and being subtended by a chord bearing North 32 degrees 24 minutes 56 seconds West a distance of 78.01 feet); thence continuing along said northeasterly right-of-way line along the arc of a curve to the left an arc distance of 74.88 feet to a 1/2 inch rebar set (said arc having a radius of 1502.00 feet and being subtended by a chord bearing North 35 degrees 19 minutes 55 seconds West a distance of 74.87 feet); thence continuing along said northeasterly right-of-way line North 36 degrees 45 minutes 36 seconds West a distance of 147.37 feet to a 1/2 inch rebar set; thence leaving said northeasterly right-of-way line and running North 60 degrees 40 minutes 49 seconds East a distance of 197.00 feet to a 1/2 inch rebar set; thence running South 28 degrees 50 minutes 02 seconds East a distance of 20.00 feet to a 1/2 inch rebar set; thence running South 43 degrees 31 minutes 52 seconds East a distance of 200.72 feet to a 1/2 inch rebar set; thence running South 56 degrees 29 minutes 47 seconds West a distance of 120.59 feet to a 1/2 inch rebar set; thence running North 33 degrees 30 minutes 13 seconds West a distance of 10.00 feet to a 1/2 inch rebar set; thence running South 56 degrees 29 minutes 47 seconds West a distance of 98.45 feet to a 1/2 inch rebar set on the northeasterly right-of-way line of Mirror Lake Parkway and the TRUE POINT OF BEGINNING, said property containing 1.029 acres, more or less, and being shown as "Outparcel 2" on that certain survey entitled "Survey for Sofran Mirror Lake, L.P., Bank of America, N.A. and Lawyers Title Insurance Corporation", prepared by Turner Engineering and Land Surveying, bearing the seal and certification of John S. Turner, Georgia Registered Land Surveyor No. 2078, dated April 28, 2003, last revised May 28, 2003.

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AND

Outparcel 3

All that tract or parcel of land lying and being in Land Lot 175 of the 2<sup>nd</sup> District, 5<sup>th</sup> Section of Douglas County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a 1/2 inch rebar set at the southeasterly end of a miter formed by the intersection of the northerly right-of-way line of Conners Road (right-of-way varies) and the northeasterly right-of-way line of Mirror Lake Parkway (right-of-way varies); thence running in an easterly direction along the northerly right-of-way line of Conners Road North 85 degrees 37 minutes 31 seconds East a distance of 100.77 feet to a 1/2 inch rebar set; thence continuing along said northerly right-of-way line North 86 degrees 04 minutes 47 seconds East a distance of 121.14 feet to a 1/2 inch rebar set at the southeast corner of property now or formerly owned by West Georgia National Bank and the TRUE POINT OF BEGINNING; thence leaving said northerly right-of-way line and running along the easterly boundary line of said West Georgia National Bank property North 26 degrees 29 minutes 24 seconds West a distance of 154.80 feet to a 1/2 inch rebar set; thence leaving said easterly boundary line and running North 85 degrees 50 minutes 08 seconds East a distance of 291.84 feet to a 1/2 inch rebar set; thence running South 04 degrees 09 minutes 52 seconds East a distance of 153.00 feet to a 1/2 inch rebar set on the northerly right-of-way line of Conners Road; thence running along said northerly right-of-way line the following courses and distances: South 85 degrees 50 minutes 08 seconds West a distance of 198.08 feet to a 1/2 inch rebar set; North 03 degrees 55 minutes 04 seconds West a distance of 9.65 feet to a 1/2 inch rebar set; South 86 degrees 04 minutes 47 seconds West a distance of 35.00 feet to a 1/2 inch rebar set and the TRUE POINT OF BEGINNING, said property containing .907 acres, more or less, and being shown as "Outparcel 3" on that certain survey entitled "Survey for Sofran Mirror Lake, L.P., Bank of America, N.A. and Lawyers Title Insurance Corporation", prepared by Turner Engineering and Land Surveying, bearing the seal and certification of John S. Turner, Georgia Registered Land Surveyor No. 2078, dated April 28, 2003, last revised May 28, 2003.

AND

Outparcel 4

All that tract or parcel of land lying and being in Land Lot 175 of the 2<sup>nd</sup> District, 5<sup>th</sup> Section of Douglas County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a 1/2 inch rebar set at the southeasterly end of a miter formed by the intersection of the northerly right-of-way line of Conners Road (right-of-way varies) and the northeasterly right-of-way line of Mirror Lake Parkway (right-of-way varies); thence running in an easterly direction along the northerly right-of-way line of Conners Road the following courses and distances: North 85 degrees 37 minutes 31 seconds East a distance of 100.77

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feet to a 1/2 inch rebar set; North 86 degrees 04 minutes 47 seconds East a distance of 156.14 feet to a 1/2 inch rebar set; South 03 degrees 55 minutes 04 seconds East a distance of 9.65 feet to a 1/2 inch rebar set; North 85 degrees 50 minutes 08 seconds East a distance of 260.08 feet to a 1/2 inch rebar set; North 85 degrees 53 minutes 42 seconds East a distance of 15.72 feet to a 1/2 inch rebar set and the TRUE POINT OF BEGINNING; thence leaving said northerly right-of-way line and running North 04 degrees 09 minutes 52 seconds West a distance of 40.02 feet to a 1/2 inch rebar set; thence running South 85 degrees 50 minutes 08 seconds West a distance of 27.72 feet to a 1/2 inch rebar set; thence running North 04 degrees 09 minutes 52 seconds West a distance of 97.91 feet to a 1/2 inch rebar set; thence running North 33 degrees 57 minutes 15 seconds East a distance of 19.18 feet to a 1/2 inch rebar set; thence running North 85 degrees 50 minutes 08 seconds East a distance of 30.16 feet to a 1/2 inch rebar set; thence running North 70 degrees 59 minutes 10 seconds East a distance of 331.54 feet to a 1/2 inch rebar set on the westerly boundary line of Beacon Village at Mirror Lake; thence running along said westerly boundary line South 24 degrees 42 minutes 31 seconds East a distance of 117.00 feet to a 1/2 inch rebar set; thence continuing along said westerly boundary line South 04 degrees 06 minutes 18 seconds East a distance of 128.81 feet to a 1/2 inch rebar set on the northerly right-of-way line of Conners Road; thence leaving said westerly boundary line of Beacon Village at Mirror Lake and running along said northerly right-of-way line South 85 degrees 53 minutes 42 seconds West a distance of 375.68 feet to a 1/2 inch rebar set and the TRUE POINT OF BEGINNING, said property containing 1.732 acres, more or less, and being shown as "Outparcel 4" on that certain survey entitled "Survey for Sofran Mirror Lake, L.P., Bank of America, N.A. and Lawyers Title Insurance Corporation", prepared by Turner Engineering and Land Surveying, bearing the seal and certification of John S. Turner, Georgia Registered Land Surveyor No. 2078, dated April 28, 2003, last revised May 28, 2003.