

LEGAL DESCRIPTION

OVERALL

ALL THAT PARCEL OF LAND IN THE CITY OF SNELLVILLE LYING IN LAND LOTS 26 AND 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (60-FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF PATE STREET (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE OF PATE STREET, SOUTH 29°04'07" EAST A DISTANCE OF 225.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE FOLLOWING A MADE LINE THROUGH THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 27728, PAGE 264, GWINNETT COUNTY, GEORGIA, RECORDS) THE FOLLOWING 2 COURSES AND DISTANCES: NORTH 65°41'22" EAST A DISTANCE OF 209.52 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND SOUTH 52°09'45" EAST A DISTANCE OF 95.78 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE CONTINUING ALONG A MADE LINE THROUGH THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37, AFORESAID RECORDS) THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 52°09'45" EAST A DISTANCE OF 133.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND SOUTH 23°58'12" EAST A DISTANCE OF 34.42 FEET TO A 1/2-INCH REBAR WITH CAP SET ON THE LAND LOT LINE BETWEEN LAND LOTS 26 AND 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA; THENCE CONTINUING ALONG A MADE LINE THROUGH THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 47357, PAGE 565, AFORESAID RECORDS) THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 23°58'12" EAST A DISTANCE OF 38.37 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 36.61 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 205.00 FEET AND A CHORD OF SOUTH 29°05'08" EAST A DISTANCE OF 36.56 FEET) TO A 1/2-INCH REBAR WITH CAP SET, AND SOUTH 34°12'03" EAST A DISTANCE OF 52.63 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE CONTINUING ALONG A MADE LINE THROUGH THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37, AFORESAID RECORDS) THE FOLLOWING 4 COURSES AND DISTANCES: SOUTH 34°12'03" EAST A DISTANCE OF 35.78 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 20°54'56" EAST A DISTANCE OF 50.76 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 32°55'18" EAST A DISTANCE OF 68.92 FEET TO A 1/2-INCH REBAR

WITH CAP SET, AND SOUTH 05°41'49" EAST A DISTANCE OF 20.63 FEET TO A 1/2-INCH REBAR WITH CAP SET ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HENRY CLOWER BOULEVARD (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE SOUTH 62°38'50" WEST A DISTANCE OF 540.65 FEET TO A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF HENRY CLOWER BOULEVARD AND THE EASTERLY RIGHT-OF-WAY LINE OF PATE STREET (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE OF PATE STREET THE FOLLOWING 6 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 50.76 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 926.27 FEET AND A CHORD OF NORTH 10°34'15" EAST A DISTANCE OF 50.76 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 11°26'22" EAST A DISTANCE OF 150.88 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 54.58 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 2175.00 FEET AND A CHORD OF NORTH 09°22'06" EAST A DISTANCE OF 54.58 FEET) TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING A CURVE TO THE LEFT A DISTANCE OF 100.63 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 339.50 FEET AND A CHORD OF NORTH 03°31'42" EAST A DISTANCE OF 100.26 FEET) TO A 1/2-INCH REBAR FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 26 AND 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, FOLLOWING A CURVE TO THE LEFT A DISTANCE OF 158.68 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 383.10 FEET AND A CHORD OF NORTH 17°10'12" WEST A DISTANCE OF 157.55 FEET) TO A 1/2-INCH REBAR WITH CAP SET, AND NORTH 29°04'07" WEST A DISTANCE OF 112.34 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 193,580 SQUARE FEET OR 4.444 ACRES.

LEGAL DESCRIPTION

PARCEL 1

ALL THAT PARCEL OF LAND IN THE CITY OF SNELLVILLE LYING IN LAND LOT 26 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (60-FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF PATE STREET (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE OF PATE STREET, SOUTH 29°04'07" EAST A DISTANCE OF 225.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLOWING A MADE LINE THROUGH THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 27728, PAGE 264, GWINNETT COUNTY, GEORGIA, RECORDS) THE FOLLOWING 2 COURSES AND DISTANCES: NORTH 65°41'22" EAST A DISTANCE OF 209.52 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND SOUTH 52°09'45" EAST A DISTANCE OF 95.78 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH TO THE NORTHWEST AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37, AFORESAID RECORDS) TO THE SOUTHEAST, SOUTH 17°56'40" WEST A DISTANCE OF 234.46 FEET TO A 1-INCH OPEN TOP PIPE FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 26 AND 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA; THENCE FOLLOWING SAID LAND LOT LINE SOUTH 60°18'40" WEST A DISTANCE OF 107.35 FEET, SAID LINE ALSO BEING THE DIVISION LINE BETWEEN THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 27728, PAGE 264, AFORESAID RECORDS) TO THE NORTHWEST AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 47357, PAGE 565, AFORESAID RECORDS) TO THE SOUTHEAST, TO A 1/2-INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF PATE STREET (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 158.68 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 383.10 FEET AND A CHORD OF NORTH 17°10'12" WEST A DISTANCE OF 157.55 FEET) TO A 1/2-INCH REBAR WITH CAP SET, AND NORTH 29°04'07" WEST A DISTANCE OF 112.34 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 49,208 SQUARE FEET OR 1.130 ACRES.

LEGAL DESCRIPTION

PARCEL 2

ALL THAT PARCEL OF LAND IN THE CITY OF SNELLVILLE LYING IN LAND LOT 26 THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (60-FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF PATE STREET (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE OF PATE STREET THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 29°04'07" EAST A DISTANCE OF 338.33 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 158.68 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 383.10 FEET AND A CHORD OF SOUTH 17°10'12" EAST A DISTANCE OF 157.55 FEET) TO A 1/2-INCH REBAR FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 26 AND 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING SAID LAND LOT LINE NORTH 60°18'40" EAST A DISTANCE OF 107.35 FEET, SAID LINE ALSO BEING THE DIVISION BETWEEN THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 27728, PAGE 264, GWINNETT COUNTY, GEORGIA, RECORDS) TO THE NORTHWEST AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 47357, PAGE 565, AFORESAID RECORDS) TO THE SOUTHEAST, TO A 1-INCH OPEN TOP PIPE FOUND, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE FOLLOWING THE DIVISION LINE BETWEEN THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 27728, PAGE 264, AFORESAID RECORDS) TO THE NORTHWEST AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37) TO THE SOUTHEAST, NORTH 17°56'40" EAST A DISTANCE OF 234.46 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING A MADE LINE THROUGH THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37) THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 52°09'45" EAST A DISTANCE OF 133.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND SOUTH 23°58'12" EAST A DISTANCE OF 34.42 FEET TO A 1/2-INCH REBAR WITH CAP SET ON THE LAND LOT LINE BETWEEN LAND LOTS 26 AND 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA; THENCE FOLLOWING SAID LAND LOT LINE, SAID LINE ALSO BEING THE DIVISION BETWEEN SAID PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH TO THE NORTHWEST AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 47357, PAGE 565, AFORESAID RECORDS) TO THE SOUTHEAST, SOUTH 60°18'40" WEST A DISTANCE OF 220.99 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 18,546 SQUARE FEET OR 0.426 ACRE.

LEGAL DESCRIPTION

PARCEL 3

ALL THAT PARCEL OF LAND IN THE CITY OF SNELLVILLE LYING IN LAND LOT 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (60-FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT OF WAY LINE OF PATE STREET (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE OF PATE STREET THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 29°04'07" EAST A DISTANCE OF 338.33 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 158.68 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 383.10 FEET AND A CHORD OF SOUTH 17°10'12" EAST A DISTANCE OF 157.55 FEET) TO A 1/2-INCH REBAR FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 26 AND 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING SAID LAND LOT LINE NORTH 60°18'40" EAST A DISTANCE OF 328.34 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID LINE ALSO BEING THE DIVISION BETWEEN THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 47357, PAGE 565, GWINNETT COUNTY, GEORGIA, RECORDS) TO THE SOUTHEAST, AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 27728, PAGE 264, AFORESAID RECORDS) AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37, AFORESAID RECORDS) TO THE NORTHWEST RESPECTIVELY; THENCE LEAVING SAID LAND LOT LINE AND FOLLOWING A MADE LINE THROUGH THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 47357, PAGE 565, GWINNETT COUNTY, GEORGIA RECORDS) THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 23°58'12" EAST A DISTANCE OF 38.37 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 36.61 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 205.00 FEET AND A CHORD OF SOUTH 29°05'08" EAST A DISTANCE OF 36.56 FEET) TO A 1/2-INCH REBAR WITH CAP SET, AND SOUTH 34°12'03" EAST A DISTANCE OF 52.63 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH TO THE NORTHWEST AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37, AFORESAID RECORDS) TO THE SOUTHEAST, SOUTH 66°45'38" WEST A DISTANCE OF 385.63 FEET TO A 1/2-INCH REBAR WITH CAP SET ON THE EASTERLY RIGHT-OF-WAY LINE OF PATE STREET (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE AND FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 100.63 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 339.50 FEET AND A CHORD OF NORTH 03°31'42" EAST A DISTANCE OF 100.26 FEET) BACK TO THE **POINT OF BEGINNING**.

CONTAINING 37,545 SQUARE FEET OR 0.862 ACRES.

LEGAL DESCRIPTION

PARCEL 4

ALL THAT PARCEL OF LAND IN THE CITY OF SNELLVILLE LYING IN LAND LOT 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (60-FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF PATE STREET (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE OF PATE STREET THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 29°04'07" EAST A DISTANCE OF 338.33 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 158.68 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 383.10 FEET AND A CHORD OF SOUTH 17°10'12" EAST A DISTANCE OF 157.55 FEET) TO A 1/2-INCH REBAR FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 26 AND 27 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND FOLLOWING A CURVE TO THE RIGHT A DISTANCE OF 100.63 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 339.50 FEET AND A CHORD OF SOUTH 03°31'42" WEST A DISTANCE OF 100.26 FEET) TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 47357, PAGE 565, GWINNETT COUNTY, GEORGIA, RECORDS) TO THE NORTHWEST AND THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37, AFORESAID RECORDS) TO THE SOUTHEAST, NORTH 66°45'38" EAST A DISTANCE OF 385.63 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING A MADE LINE THROUGH THE PROPERTY OF SNELLVILLE UNITED METHODIST CHURCH (PER DEED BOOK 26109, PAGE 37, AFORESAID RECORDS) THE FOLLOWING 4 COURSES AND DISTANCES: SOUTH 34°12'03" EAST A DISTANCE OF 35.78 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 20°54'56" EAST A DISTANCE OF 50.76 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 32°55'18" EAST A DISTANCE OF 68.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND SOUTH 05°41'49" EAST A DISTANCE OF 20.63 FEET TO A 1/2-INCH REBAR WITH CAP SET ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HENRY CLOWER BOULEVARD (VARIABLE RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY LINE SOUTH 62°38'50" WEST A DISTANCE OF 540.65 FEET TO A 1/2-INCH REBAR FOUND AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE

EASTERLY RIGHT-OF-WAY LINE OF PATE STREET; THENCE LEAVING SAID RIGHT-OF-WAY OF HENRY CLOWER BOULEVARD AND FOLLOWING SAID RIGHT-OF-WAY LINE OF PATE STREET THE FOLLOWING 3 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 50.76 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 926.27 FEET AND A CHORD OF NORTH 10°34'15" EAST A DISTANCE OF 50.76 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 11°26'22" EAST A DISTANCE OF 150.88 FEET TO A 1/2-INCH REBAR WITH CAP SET, AND FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 54.58 FEET (SAID ARC BEING SUBTENDED BY A RADIUS OF 2175.00 FEET AND A CHORD OF NORTH 09°22'06" EAST A DISTANCE OF 54.58 FEET) BACK TO THE **POINT OF BEGINNING**.

CONTAINING 88,281 SQUARE FEET OR 2.027 ACRES.