

LEGAL DESCRIPTION; TRACT #1

All that tract or parcel of land lying and being in Land Lot 26 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated as "Future Development Tract #1" on a plat of survey prepared by Valentino & Associates, Inc. (Job #27016; Drawing/File #27016), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2" iron pin set at the northwesterly corner of the mitered intersection of the southeasterly right-of-way line of Scenic Highway (A.K.A. State Route #124; variable width public r/w) and the northerly right-of-way line of Henry Clower Boulevard (variable width public r/w);

THENCE proceeding along said southeasterly right-of-way line of Scenic Highway, along a curve to the right having a radius of 1856.86 feet for an arc length of 267.00 feet, being subtended by a chord of North 19 degrees 49 minutes 50 seconds East for a distance of 266.77 feet to a 1/2" iron pin set;

THENCE departing said southeasterly right-of-way line of Scenic Highway, South 66 degrees 00 minutes 54 seconds East a distance of 28.70 feet to a 1/2" iron pin set;

THENCE North 23 degrees 59 minutes 06 seconds East a distance of 14.40 feet to a 1/2" iron pin set;

THENCE South 75 degrees 57 minutes 28 seconds East a distance of 188.89 feet to a 1/2" iron pin set;

THENCE South 60 degrees 20 minutes 19 seconds East a distance of 131.24 feet to a 1/2" iron pin set;

THENCE South 28 degrees 55 minutes 43 seconds West a distance of 17.21 feet to a 1/2" iron pin set;

THENCE South 59 degrees 35 minutes 37 seconds East a distance of 11.18 feet to a 1/2" iron pin set;

THENCE South 24 degrees 26 minutes 13 seconds West a distance of 43.03 feet to a 1/2" iron pin set;

THENCE South 24 degrees 42 minutes 22 seconds West a distance of 54.58 feet to a 1/2" iron pin set;

THENCE South 24 degrees 19 minutes 27 seconds West a distance of 83.13 feet to a 1-1/4" steel rod found;

THENCE South 23 degrees 49 minutes 27 seconds West a distance of 16.84 feet to a 3/4" open top pipe found;

THENCE South 15 degrees 20 minutes 26 seconds West a distance of 47.55 feet to a 1/2" rebar found on the aforesaid northerly right-of-way line of Henry Clower Boulevard;

THENCE proceeding northwesterly along said right-of-way line of Henry Clower Boulevard North 67 degrees 21 minutes 13 seconds West a distance of 88.15 feet to a 1/2" iron pin set;

THENCE North 76 degrees 29 minutes 32 seconds West a distance of 228.76 feet to a 1/2" iron pin set at the southeasterly corner of the mitered intersection with the aforesaid southeasterly right-of-way line of Scenic Highway;

THENCE along the miter North 52 degrees 58 minutes 59 seconds West a distance of 29.00 feet to a 1/2" iron pin set on the southeasterly right-of-way line of Scenic Highway, said 1/2" iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 2.243 acres or 97,720 square feet, and is intended to be a portion of the same tracts of land that were previously conveyed in Deed Book 50255, Page 318 and Deed Book 50620, Page 331, Gwinnett County Georgia Records, and is also shown as "Future Development" parcel, per Plat Book 125, Page 290, aforesaid records.