



## LEGAL DESCRIPTION (OVERALL)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 6 of the 5th, District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a #4 iron pin set located at the intersection of the northwesterly Right-of-Way (R/W) line of Georgia Highway 124 (Variable R/W) and the northerly R/W line of Ashworth Lake Road (60' R/W Public) and State Plane Coordinates: N-1400051.13 E-2339632.63, said point being THE TRUE POINT OF BEGINNING; thence along said northwesterly R/W line of Georgia Highway 124 (Variable R/W) South 49 degrees 06 minutes 23 seconds West a distance of 58.31' to a R/W monument found; thence South 44 degrees 19 minutes 03 seconds West a distance of 47.80' to a R/W monument found; thence South 41 degrees 32 minutes 25 seconds West a distance of 159.75' to a point; thence South 49 degrees 41 minutes 11 seconds West a distance of 387.81' to a #4 iron pin set; thence leaving said northwesterly R/W line of Georgia Highway 124 (Variable R/W) North 29 degrees 50 minutes 48 seconds West a distance of 562.21' to a #4 iron pin found; thence North 29 degrees 43 minutes 10 seconds West a distance of 106.61' to a point; thence North 29 degrees 51 minutes 05 seconds West a distance of 199.61' to a 1" open top pipe; thence North 60 degrees 24 minutes 37 seconds East a distance of 279.83' to a 1" open top pipe; thence North 60 degrees 29 minutes 30 seconds East a distance of 374.17' to a #4 rebar set; thence

North 50 degrees 43 minutes 39 seconds East a distance of 6.50' to a point; thence South 77 degrees 52 minutes 10 seconds East a distance of 635.75' to a point; thence South 23 degrees 41 minutes 43 seconds West a distance of 15.22' to a concrete monument found; thence South 41 degrees 04 minutes 00 seconds East a distance of 34.97' to a concrete monument found; thence with a curve turning to the right with an arc length of 140.54', with a radius of 2024.28', with a chord bearing of South 27 degrees 18 minutes 26 seconds West, with a chord length of 140.51' to a point; thence North 52 degrees 46 minutes 49 seconds West a distance of 171.23' to a point; thence South 37 degrees 14 minutes 07 seconds West a distance of 327.73' to a point; thence

South 28 degrees 23 minutes 35 seconds East a distance of 201.75' to a #4 iron pin set; and THE TRUE POINT OF BEGINNING.

Said tract having an area of 14.724 acres.

LEGAL DESCRIPTION (TRACT 1)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 6 of the 5th, District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a #4 iron pin set located at the intersection of the northwesterly Right-of-Way (R/W) line of Georgia Highway 124 (Variable R/W) and the northerly R/W line of Ashworth Lake Road (60' R/W Public) and State Plane Coordinates: N-1400051.13 E-2339632.63, said point being THE TRUE POINT OF BEGINNING; thence along said northwesterly R/W line of Georgia Highway 124 (Variable R/W) South 49 degrees 06 minutes 23 seconds West a distance of 58.31' to a R/W monument found; thence South 44 degrees 19 minutes 03 seconds West a distance of 47.80' to a R/W monument found; thence South 41 degrees 32 minutes 25 seconds West a distance of 159.75' to a point; thence South 49 degrees 41 minutes 11 seconds West a distance of 387.81' to a #4 iron pin set; thence leaving said northwesterly R/W line of Georgia Highway 124 (Variable R/W) North 29 degrees 50 minutes 48 seconds West a distance of 562.21' to a #4 iron pin found; thence North 29 degrees 43 minutes 10 seconds West a distance of 106.61' to a point; thence North 29 degrees 51 minutes 05 seconds West a distance of 199.61' to a 1" open top pipe; thence North 60 degrees 24 minutes 37 seconds East a distance of 279.83' to a 1" open top pipe; thence North 60 degrees 29 minutes 30 seconds East a distance of 374.17' to a #4 rebar set; thence South 28 degrees 23 minutes 35 seconds East a distance of 719.54' to a #4 iron pin set; and THE TRUE POINT OF BEGINNING.

Said tract having an area of 11.844 acres.

LEGAL DESCRIPTION (TRACT 2)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 6 of the 5th, District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a #4 iron pin set located at the intersection of the northwesterly Right-of-Way (R/W) line of Georgia Highway 124 (Variable R/W) and the northerly R/W line of Ashworth Lake Road (60' R/W Public) and State Plane Coordinates: N-1400051.13 E-2339632.63, thence North 28 degrees 23 minutes 35 seconds West a distance of 205.75' to a point said point being THE TRUE POINT OF BEGINNING; thence North 28 degrees 23 minutes 35 seconds West a distance of 513.80' to a #4 iron pin set; thence North 50 degrees 43 minutes 39 seconds East a distance of 6.50' to a point; thence South 77 degrees 52 minutes 10 seconds East a distance of 635.75' to a point; thence South 23 degrees 41 minutes 43 seconds West a distance of 15.22' to a concrete monument found; thence South 41 degrees 04 minutes 00 seconds East a distance of 34.97' to a concrete monument found; thence with a curve turning to the right with an arc length of 140.54', with a radius of 2024.28', with a chord bearing of South 27 degrees 18 minutes 26 seconds West, with a chord length of 140.51' to a point; thence North 52 degrees 46 minutes 49 seconds West a distance of 171.23' to a point; thence South 37 degrees 14 minutes 07 seconds West a distance of 327.73' to a point and THE TRUE POINT OF BEGINNING.

Said tract having an area of 2.880 acres.