



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

As Surveyed Legal Description 2481 Church Street Tax Parcel: R5027 124 Client ID: Tract 9, Parcel 20

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 5/8" rebar with cap set (LSF 0946) at the southeasterly end of the mitered intersection of the southerly right-of-way line of U.S. 78 (variable width r/w) and the westerly right-of-way line of Church Street (variable width r/w) per DB 46962, PG 844;

Thence the following calls along the westerly r/w line of Church Street:

Thence, South 22°43'31" West, a distance of 296.82 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 19°53'46" West, a distance of 159.41 feet to a 5/8" rebar with cap set (LSF 0946); Thence, along a curve to the left an arc distance of 181.03 feet to a 5/8" rebar with cap set (LSF 0946), said curve having a radius of 302.49 feet, a chord bearing South 01°14'

Thence, along a curve to the left an arc distance of 181.03 feet to a 5/8" rebar with cap set (LSF 0946), said curve having a radius of 302.49 feet, a chord bearing South 01°14' 43" East and a chord distance of 178.34 feet; Thence, South 21°52'20" East, a distance of 8.39 feet to a 1" iron rod found; Thence, South 24°21'10" East, a distance of 54.78 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 24°58'09" East, a distance of 57.17 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 28°51'56" East, a distance of 19.42 feet to a 5/8" rebar with cap set (LSF 0946), said rebar being the Point of Beginning of the herein described parcel of land; Thence, South 28°51'56" East, continuing along the southwesterly r/w line of Church Street, a distance of 117.74 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 63°30'34" West, leaving said southwesterly r/w line of Church Street, a distance of 192.08 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, South 74°53'19" West, a distance of 214.22 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, North 30°17'40" West, a distance of 75°18 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, North 29°17'40" West, a distance of 75.18 feet to a 5/8" rebar with cap set (LSF 0946); Thence, North 63°28'11" East, a distance of 408.89 feet to a 5/8" rebar with cap set (LSF 0946) on the southwesterly r/w line of Church Street at the Point of Beginning of the herein described tract of land.

Said property contains 0.98 acre of land.

As Surveyed Legal Description 2501 Church Street Tax Parcel: R5027 009 Client ID: Tract 8, Parcel 19

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 5/8" rebar with cap set (LSF 0946) at the southeasterly end of the mitered intersection of the southerly right-of-way line of U.S. 78 (variable width r/w) and the westerly right-of-way line of Church Street (variable width r/w) per DB 46962, PG 844;

Thence the following calls along the westerly r/w line of Church Street:

Thence, South 22°43'31" West, a distance of 296.82 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 19°53'46" West, a distance of 159.41 feet to a 5/8" rebar with cap set (LSF 0946); Thence, along a curve to the left an arc distance of 181.03 feet to a 5/8" rebar with cap set (LSF 0946), said curve having a radius of 302.49 feet, a chord bearing South 01°14' 43" East and a chord distance of 178.34 feet;

Thence, South 21°52'20" East, a distance of 8.39 feet to a 1" iron rod found at the Point of Beginning of the herein described parcel of land;

Thence, South 24°21'10" East, continuing along the southwesterly right-of-way line of Church Street, a distance of 54.78 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 24°58'09" East, continuing along the southwesterly right-of-way line of Church Street, a distance of 57.17 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 28°51'56" East, continuing along the southwesterly right-of-way line of Church Street, a distance of 19.42 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 63°28'11" West, leaving said southwesterly r/w line of Church Street, a distance

of 400.89 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, South 29°17'40" East, a distance of 75.18 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, North 74°53'19" East, a distance of 214.22 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, North 74°53 19° East, a distance of 214.22 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, North 63°30'34" East, a distance of 192.08 feet to a 5/8" rebar with cap set (LSF 0946) on the southwesterly r/w line of Church Street;
Thence, South 28°54'29" East, along the southwesterly r/w line of Church Street, a distance

of 124.15 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 60°15'35" West, leaving the southwesterly r/w line of Church Street, a distance

of 347.91 feet to a 1/2" open top pipe found; Thence, South 60°15'35" West, a distance of 405.11 feet to a 1/2" rebar found;

Thence, South 60°15'35" West, a distance of 405.11 feet to a 1/2" rebar found; Thence, North 37°27'36" West, a distance of 225.79 feet to a 1/4" rebar found;

Thence, North 37°15'31" West, a distance of 20.02 feet to a 1/2" open top pipe found; Thence, North 37°17'50" West, a distance of 131.79 feet to a 1/2" rebar found; Thence, North 61°20'50" East, a distance of 167.34 feet to a 1/2" open top pipe found;

Thence, North 60°06'26" East, a distance of 649.79 feet to a 1" iron road found on the southwesterly r/w line of Church Street at the Point of Beginning of the herein described tract of land.

Said property contains 5.70 acres of land.

As Surveyed Legal Description
2551 Church Street
Tax Parcel: R5027 113
Client ID: Tract 10, Parcel 21 and Tract 11 Parcel 22

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at the intersection of the southwesterly right-of-way line of Church Street (30' r/w) per DB 55627, PG 460, DB 41927, PG 190, PB 38, PG 55 and the centerline of Maple Street (50' r/w) per DB 41927, PG 190;

Thence, North 30°07'04" West, leaving said intersection and along the southwesterly r/w line of Church Street, a distance of 302.64 feet to a 1/2" rebar found;

Thence, North 30°07'04" West, continuing along the southwesterly r/w line of Church Street, a distance of 140.16 feet to a 1/2" rebar found;

Thence, North 29°02'09" West, continuing along the southwesterly r/w line of Church Street, a

Thence, North 29°02'09" West, continuing along the southwesterly r/w line of Church Street, a distance of 209.91 feet to a 1/2" rebar found at the point the right-of-way of Church Street becomes a variable width r/w,

Thence, South 60°20'43" West, continuing along the southwesterly r/w line of Church Street, a

distance of 7.20 feet to a 5/8" rebar with cap set (LSF 0946) on the southwesterly r/w line of Church Street at the Point of Beginning of the herein described tract of land.

Thence, South 60°20'43" West, leaving the southwesterly r/w line of Church Street, a distance

of 349.17 feet to a 1/2" rebar found;
Thence, North 29°10'47" West, a distance of 110.09 feet to a 1/2" open top pipe found;
Thence, North 60°15'25" Fact, a distance of 247.01 feet to a 5/8" repar with cap set (LSE 0046) on the

Thence, North 60°15'35" East, a distance of 347.91 feet to a 5/8" rebar with cap set (LSF 0946) on the southwesterly r/w line of Church Street; Thence, South 29°50'03" East, along said southwesterly r/w line of Church Street, a distance of 110.61 feet to a 5/8" rebar with cap set (LSF 0946) at the Point of Beginning of the herein described

2099\002\CAD\Survey\FBC Snellville\_Boundary\_Final\_03-25-2024\_REV1.dwg, 24x36 (3), dan.collins, Mar 25, 2024 - 1:23pm

Said property contains 0.88 acre of land.

tract of land.

As Surveyed Legal Description
Church Street
Tax Parcel: R5027 007
Client ID: Tract 1, Parcel 1-10

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett

Commence at the intersection of the southwesterly right-of-way line of Church Street (30' r/w) per DB 55627, PG 460, DB 41927, PG 190, PB 38, PG 55 and the centerline of Maple Street (50' r/w) per DB 41927, PG 190;

Thence, North 30°07'04" West, leaving said intersection and along the southwesterly r/w line of Church Street, a distance of 302.64 feet to a 1/2" rebar found;

Thence, North 30°07'04" West, continuing along the southwesterly r/w line of Church Street, a

County, Georgia and being more particularly described as follows:

distance of 140.16 feet to a 1/2" rebar found at the Point of Beginning of the herein described tract of land.

Thence, South 60°24'02" West, leaving the southwesterly r/w line of Church Street, a distance

Thence, North 29°10'44" West, a distance of 209.56 feet to a 1/2" rebar found;
Thence, North 60°20'43" East, a distance of 349.17 feet to a to a 5/8" rebar with cap set (LSF 0946);
Thence, North 60°20'43" East, a distance of 7.20 feet to a 1/2" rebar found on the southwesterly r/w line of Church Street;
Therea South 30°00'00" East, along said southwesterly r/w line of Church Street, a distance

Thence, South 29°02'09" East, along said southwesterly r/w line of Church Street, a distance of 209.91 feet to a 1/2" rebar found at the Point of Beginning of the herein described tract of land.

Said property contains 1.72 acres of land.

of 355.84 feet to a 1/2" open top pipe found;

As Surveyed Legal Description 2476 Pine Street Tax Parcel: R5027 097 Client ID: Tract 7, Parcel 18

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett

Commence at a 1 1/4" open top pipe found at the intersection of the northerly right-of-way line of Pine Street (30' r/w) per PB F, PG 280 and the easterly right-of-way line of South Pate Street (50' r/w) per PB 55627 PG 460:

Thence, leaving said intersection and along the northerly r/w line of Pine Street, the following calls:

Thence, North 64°41'01" East, a distance of 202.69 feet to a point;
Thence, North 64°41'01" East, a distance of 125.00 feet to a concrete monument found;
Thence, North 59°34'15" East, a distance of 151.00 feet to a 1" open top pipe found;
Thence, North 51°44'56" East, a distance of 99.77 feet to a 1" iron rod found;
Thence, North 53°13'15" East, a distance of 97.50 feet to a 1" open top pipe found;
Thence, South 49°26'47" East, leaving said northerly r/w line of Pine Street, a distance of 30.76 feet to a 5/8" rebar with cap set (LSF 0946), on the southerly r/w line of Pine Street

Thence, along the southerly r/w line of Pine Street, the following calls:

Thence, North 62°53'22" East, a distance of 125.00 feet to a point;
Thence, North 65°26'55" East, a distance of 125.20 feet to a 5/8" rebar with cap set (LSF 0946); Thence, North 60°54'12" East, a distance of 125.95 feet to a 5/8" rebar with cap set (LSF 0946) at the Point of Beginning of the herein described tract of land.

Thence, leaving the southerly r/w line of Pine Street and along a curve to the left an arc distance of 104.28 feet to a 5/8" rebar with cap set (LSF 0946), said curve having a radius of 544.94 feet, a chord bearing North 54°22'07" East and a chord distance of 104.12 feet; Thence, along a curve to the right an arc distance of 61.63 feet to a 5/8" rebar with cap set (LSF 0946), said curve having a radius of 493.64 feet, a chord bearing North 52°27'09" East and a chord distance of 61.59 feet;

Thence, South 37°17'56" East, a distance of 161.56 feet to a 1/2" open top pipe found; Thence, South 61°20'50" West, a distance of 167.34 feet to a 1/2" rebar found; Thence, North 37°23'33" West, a distance of 139.17 feet to a 5/8" rebar with cap set (LSF 0946) at the Point of Beginning of the herein described tract of land.

Said property contains 0.57 acre of land.

As Surveyed Legal Description 2486 Pine Street Tax Parcel: R5027 020 Client ID: Tract 6, Parcel 17

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 1 1/4" open top pipe found at the intersection of the northerly right-of-way line of Pine Street (30' r/w) per PB F, PG 280 and the easterly right-of-way line of South Pate Street (50' r/w) per DB 55627, PG 460;

Thence, leaving said intersection and along the northerly r/w line of Pine Street, the following calls:

Thence, North 64°41'01" East, a distance of 202.69 feet to a point;
Thence, North 64°41'01" East, a distance of 125.00 feet to a concrete monument found;
Thence, North 59°34'15" East, a distance of 151.00 feet to a 1" open top pipe found;
Thence, North 51°44'56" East, a distance of 99.77 feet to a 1" iron rod found;
Thence, North 53°13'15" East, a distance of 97.50 feet to a 1" open top pipe found;

a 5/8" rebar with cap set (LSF 0946), on the southerly r/w line of Pine Street

Thence, along the southerly r/w line of Pine Street, the following calls:

Thence, North 62°53'22" East, a distance of 125.00 feet to a point; Thence, North 65°26'55" East, a distance of 125.20 feet to 5/8" rebar with cap set (LSF 0946) at the Point of Beginning of the herein described tract of land.

Thence, South 49°26'47" East, leaving said northerly r/w line of Pine Street, a distance of 30.76 feet to

Thence, North 60°54'12" East, continuing along the southerly r/w line of Pine Street, a distance of 125.95 feet to a 5/8" rebar with cap set (LSF 0946).

Thence, South 37°23'33" East, leaving the southerly r/w line of Pine Street, a distance of 139.17 feet

to a 1/2" rebar found; Thence, South 59°57'32" West, a distance of 233.00 feet to a 5/8" rebar with cap set (LSF 0946); Thence, North 02°27'40" East, a distance of 166.12 feet to a 5/8" rebar with cap set (LSF 0946) at the

Thence, North 02°27'40" East, a distance of 166.12 feet to a 5/8" rebar with cap set (LSF 0946) at Point of Beginning of the herein described tract of land.

Said property contains 0.57 acre of land.

As Surveyed Legal Description 2535 Pine Street Tax Parcel: R5027 021 Client ID: Tract 5, Parcel 16

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 1 1/4" open top pipe found at the intersection of the northerly right-of-way line of Pine Street (30' r/w) per PB F, PG 280 and the easterly right-of-way line of South Pate Street (50' r/w) per DB 55627, PG 460;

Thence, leaving said intersection and along the northerly r/w line of Pine Street, the following calls:

Thence, North 64°41'01" East, a distance of 202.69 feet to a point;
Thence, North 64°41'01" East, a distance of 125.00 feet to a concrete monument found;
Thence, North 59°34'15" East, a distance of 151.00 feet to a 1" open top pipe found;
Thence, North 51°44'56" East, a distance of 99.77 feet to a 1" iron rod found;
Thence, North 53°13'15" East, a distance of 97.50 feet to a 1" open top pipe found;
Thence, South 49°26'47" East, leaving said northerly r/w line of Pine Street, a distance of 30.76 feet to a 5/8" rebar with cap set (LSF 0946), on the southerly r/w line of Pine Street at the Point of Beginning of the herein described tract of land.

Thence, North 62°53'22" East, continuing along the southerly r/w line of Pine Street a distance of 125.00 feet to a point;

Thence, North 65°26'55" East, continuing along the southerly r/w line of Pine Street a distance

of 125.20 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 02°27'40" West, leaving the southerly r/w line of Pine Street, a distance of 166.12 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 60°23'11" West, a distance of 249.99 feet to a 1/2" open top pipe found;
Thence, North 00°12'51" West, a distance of 180.51 feet to a 5/8" rebar with cap set (LSF 0946) at the Point of Beginning of the herein described tract of land.

Said property contains 0.88 acre of land.

As Surveyed Legal Description 2515 Pine Street Tax Parcel: R5027 016A Client ID: Tract 4, Parcel 15

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 1 1/4" open top pipe found at the intersection of the northerly right-of-way line of Pine Street (30' r/w) per PB F, PG 280 and the easterly right-of-way line of South Pate Street (50' r/w) per DB 55627, PG 460;

Thence, leaving said intersection and along the northerly r/w line of Pine Street, the following calls:

Thence, North 64°41'01" East, a distance of 202.69 feet to a point;
Thence, North 64°41'01" East, a distance of 125.00 feet to a concrete monument found;
Thence, North 59°34'15" East, a distance of 151.00 feet to a 1" open top pipe found;
Thence, North 51°44'56" East, a distance of 99.77 feet to a 1" iron rod found at the Point of Beginning of the herein described tract of land.

Thence, North 16°21'00" West, leaving the northerly r/w line of Pine Street, a distance of 214.51 feet to a 1" open top pipe found; Thence, North 62°37'59" East, a distance of 42.11 feet to a 1 1/4" open top pipe found;

Thence, North 62°28'40" East, a distance of 69.58 feet to a 1 1/4" open top pipe found; Thence, North 62°28'40" East, a distance of 63.31 feet to a feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 04°12'10" West, a distance of 228.84 feet to a 1" open top pipe found on the northerly

r/w line of Pine Street;
Thence, South 53°13'15" West, along the northerly r/w line of Pine Street, a distance of 97.50 feet to a 1" iron rod found at the Point of Beginning of the herein described tract of land.

Said property contains 0.62 acre of land.

As Surveyed Legal Description 2525 Pine Street Tax Parcel: R5027 016 Client ID: Tract 3, Parcel 14

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett

Commence at a 1 1/4" open top pipe found at the intersection of the northerly right-of-way line of Pine Street (30' r/w) per PB F, PG 280 and the easterly right-of-way line of South Pate Street (50' r/w) per DB 55627, PG 460;

Thence, leaving said intersection and along the northerly r/w line of Pine Street, the following calls:

Thence, North 64°41'01" East, a distance of 202.69 feet to a point;
Thence, North 64°41'01" East, a distance of 125.00 feet to a concrete monument found;
Thence, North 59°34'15" East, a distance of 151.00 feet to a 1" open top pipe found at the Point of Beginning of the herein described tract of land.

Thence, North 17°44'34" West, leaving the northerly r/w line of Pine Street, a distance of 232.42 feet to a 1 1/2" open top pipe found;
Thence, North 62°29'42" East, a distance of 100.11 to a 1" open top pipe found;

Thence, South 16°21'00" East, a distance of 214.51 feet to a 1" iron rod found on the northerly r/w line of Pine Street;
Thence, South 51°44'56" West, along the northerly r/w line of Pine Street, a distance of 99.77 feet to a 1" open top pipe found at the Point of Beginning of the herein described tract of land.

Said property contains 0.49 acre of land.

As Surveyed Legal Description 2535 Pine Street Tax Parcel: R5027 015 Client ID: Tract 2 Parcel 13

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 1 1/4" open top pipe found at the intersection of the northerly right-of-way line of Pine Street (30' r/w) per PB F, PG 280 and the easterly right-of-way line of South Pate Street (50' r/w) per DB 55627, PG 460;

Thence, leaving said intersection and along the northerly r/w line of Pine Street, the following calls:

Thence, North 64°41'01" East, a distance of 202.69 feet to a point; Thence, North 64°41'01" East, a distance of 125.00 feet to a concrete monument found at the Point of Beginning of the herein described tract of land

Thence, North 01°40'29" West, leaving the northerly r/w line of Pine Street, a distance of 263.76 feet to a 1 1/2" open top pipe found; Thence, North 62°59'10" East, a distance of 75.29 feet to a 1 1/2" open top pipe found; Thence, South 17°44'34" East, a distance of 232.42 feet to a 1" open top pipe found on the northerly r/w line of Pine Street;

Thence, South 59°34'15" West, along the northerly r/w line of Pine Street, a distance of 151.00 feet to a concrete monument found at the Point of Beginning of the herein described tract of land.

Said property contains 0.60 acre of land.

As Surveyed Legal Description A part of 2400 East Main Street A part of Tax Parcel: R5027 011

Client ID: Parcel 1B

All that tract or parcel of land lying and being in Land Lot 27, 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 1 1/4" open top pipe found at the intersection of the northerly right-of-way line of Pine Street (30' r/w) per PB F, PG 280 and the easterly right-of-way line of South Pate Street (50' r/w) per DB 55627, PG 460;

Thence, leaving said intersection and along the northerly r/w line of Pine Street, the following calls:

Thence, North 64°41'01" East, a distance of 202.69 feet to a point; Thence, North 64°41'01" East, a distance of 125.00 feet to a concrete

monument found;
Thence, North 59°34'15" East, a distance of 151.00 feet to a 1" open top pipe found;
Thence, North 51°44'56" East, a distance of 99.77 feet to a 1" iron rod found;
Thence, North 53°13'15" East, a distance of 97.50 feet to a 1" open top pipe

at the Point of Beginning of the herein described tract of land.

Thence, North 04°12'10" East, leaving the northerly r/w line of Pine Street, a distance of 228.84 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 62°28'40" West, a distance of 63.31 feet to a 1 1/4" open top

pipe found;
Thence, South 62°28'40" West, a distance of 69.58 feet to a 1 1/4" open top pipe found;
Thence, South 62°37'59" West, a distance of 42.11 feet to a 1" open top pipe

Thence, South 62°29'42" West, a distance of 100.11 feet to a 1 1/2" open top pipe found;
Thence, South 62°59'10" West, a distance of 75.29 feet to a 1 1/2" open top

Thence, South 62°37'47" West, a distance of 147.30 feet to a 1/2" capped rebar found;
Thence, North 05°42'58" East, a distance of 69.93 feet to 1/2" rebar found;

Thence, North 67°28'54" West, a distance of 160.33 feet to a 5/8" rebar with cap set (LSF 0946) on the easterly r/w line of South Pate Street (50' r/w); Thence, North 00°35'42" East, along said easterly r/w line of South Pate Street, a distance of 4.14 feet to a 5/8" rebar with cap set (LSF 0946) on the southerly r/w line of Henry Clower Boulevard (r/w varies); Thence, North 62°11'28" East, along said southerly r/w line of Henry Clower

found;
Thence, South 26°26'55" East, continuing along said southerly r/w line of Henry Clower Boulevard (r/w varies), a distance of 5.80 feet to a concrete monument

Boulevard (r/w varies), a distance of 593.84 feet to a concrete monument

Thence, North 69°34'10" East, continuing along said southerly r/w line of Henry Clower Boulevard (r/w varies), a distance of 123.51 feet to a concrete monument found;

Thence, South 28°53'31" East, leaving said southerly r/w line of Henry Clower Boulevard (r/w varies), a distance of 351.76 feet to a 5/8" rebar with cap

set (LSF 0946);
Thence, North 63°48'28" East, a distance of 264.49 feet to a 5/8" rebar with cap set (LSF 0946);
The court 27017|56||5014 and 5140 and 5140

Thence, South 37°17'56" East, a distance of 12.23 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, along a curve to the left an arc distance of 61.63 feet to a 5/8" rebar with cap set (LSF 0946), said curve having a radius of 493.64 feet, a chord bearing South 52°27'09" West and a chord distance of 61.59 feet;
Thence, along a curve to the right an arc distance of 104.28 feet to a 5/8" rebar with cap set (LSF 0946), said curve having a radius of 544.94 feet, a chord

bearing South 54°22'07" West and a chord distance of 104.12 feet to a 5/8" rebar with cap set (LSF 0946); Thence, North 38°09'03" West, a distance of 29.85 feet to a 5/8" rebar with cap set (LSF 0946) on the northerly r/w line of Pine Street; Thence, along the northerly r/w line of Pine Street, the following calls,

Thence, South 61°06'29" West, a distance of 118.87 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, South 65°13'23" West, a distance of 137.97 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 62°10'58" West, a distance of 125.26 feet to a 1" open top pipe found; at the Point of Beginning of the herein described tract of land.

Said property contains 3.95 acres of land.

ONE FOOT IN 177,397 FEET FOR TAX PARCEL R5027 124

AND ONE FOOT IN 617,035 FEET FOR TAX PARCEL R5027 009,

AND ONE FOOT IN 232,218 FFFT FOR TAX PARCEL R5027 113.

AND ONE FOOT IN 314,768 FEET FOR TAX PARCEL R5027 007.

AND ONE FOOT IN 173,431 FEET FOR TAX PARCEL R5027 097,

AND ONE FOOT IN 284,324 FEET FOR TAX PARCEL R5027 020.

AND ONE FOOT IN 151,624 FEET FOR TAX PARCEL R5027 021,

AND ONE FOOT IN 609,345 FEET FOR TAX PARCEL R5027 016A,

AND ONE FOOT IN 111,780 FEET FOR TAX PARCEL R5027 016.

AND ONE FOOT IN 133,562 FEET FOR TAX PARCEL R5027 015,

AND ONE FOOT IN 1,923,770 FEET FOR THE OVERALL PARCEL.

THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.

OFFICE: (678) 814-4346 FAX: (678) 814-4348

1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253

10. THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS DECEMBER 13, 2023.

TO THE N.A.D.83. GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.

GENERAL NOTES:

PROPERTY ARE SHOWN.

SEPTEMBER 29, 2006

WASHER (INSCRIBED LSF0946).

WWW.LAND.ENGINEERING

REFERENCE NUMBER: 2099-002

As Surveyed Legal Description Combined Parcels

All that tract or parcel of land lying and being in Land Lot 27, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 5/8" rebar with cap set (LSF 0946) at the southeasterly end of the mitered intersection of the southerly right-of-way line of U.S. 78 (variable width r/w) and the westerly right-of-way line of Church Street (variable width r/w) per DB 46962, PG 844;

Thence the following calls along the westerly r/w line of Church Street:

Thence, South 22°43'31" West, a distance of 296.82 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 19°53'46" West, a distance of 159.41 feet to a 5/8" rebar with cap set (LSF 0946); Thence, along a curve to the left an arc distance of 181.03 feet to a 5/8" rebar with cap set (LSF 0946), said curve having a radius of 302.49 feet, a chord bearing South 01°14' 43" East and a chord distance of 178.34 feet;

Thence, South 21°52'20" East, a distance of 8.39 feet to a 1" iron rod found at the Point of Beginning of the herein described parcel of land;

Thence, South 24°21'10" East, continuing along the southwesterly right-of-way line of Church Street, a distance of 54.78 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 24°58'09" East, continuing along the southwesterly right-of-way line of Church Street, a distance of 57.17 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 28°51'56" East, continuing along the southwesterly right-of-way line of Church Street, a distance of 19.42 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 28°51'56" East, continuing along the southwesterly r/w line of Church Street, a

distance of 117.74 feet to a 5/8" rebar with cap set (LSF 0946); Thence, South 28°54'29" East, continuing along the southwesterly r/w line of Church Street, a distance of 124.15 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 29°50'03" East, continuing along said southwesterly r/w line of Church Street, a distance of 110.61 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, North 60°20'43" East, continuing along said southwesterly r/w line of Church Street, a distance of 7.20 feet to a 1/2" rebar found;

Thence, South 29°02'09" East, continuing along said southwesterly r/w line of Church Street, a distance of 209.91 feet to a 1/2" rebar found;
Thence, South 60°24'02" West, leaving the southwesterly r/w line of Church Street, a distance

of 355.84 feet to a 1/2" open top pipe found;
Thence, North 29°10'44" West, a distance of 209.56 feet to a 1/2" rebar found;
Thence, North 29°10'47" West, a distance of 110.09 feet to a 1/2" open top pipe found;
Thence, South 60°15'35" West, a distance of 405.11 feet to a 1/2" rebar found;
Thence, North 37°27'36" West, a distance of 225.79 feet to a 1/4" rebar found;
Thence, North 37°15'31" West, a distance of 20.02 feet to a 1/2" open top pipe found;
Thence, North 37°17'50" West, a distance of 131.79 feet to a 1/2" rebar found;
Thence, South 59°57'32" West, a distance of 233.00 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, South 60°23'11" West, a distance of 249.99 feet to a 1/2" open top pipe found;
Thence, North 00°12'51" West, a distance of 180.51 feet to a 5/8" rebar with cap set (LSF 0946) on the southerly r/w line of Pine Street;

Thence, along the southerly r/w line of Pine Street, the following calls,
Thence, North 62°53'22" East, a distance of 125.00 feet to a point;
Thence, North 65°26'55" East, a distance of 125.20 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, North 60°54'12" East, a distance of 125.95 feet to a 5/8" rebar with cap set (LSF 0946).
Thence, North 38°09'03" West, leaving the southerly r/w line of Pine Street, a distance of 29.85 feet

to a 5/8" rebar with cap set (LSF 0946) on the northerly r/w line of Pine Street;
Thence, along the northerly r/w line of Pine Street, the following calls,
Thence, South 61°06'29" West, a distance of 118.87 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, South 65°13'23" West, a distance of 137.97 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, South 62°10'58" West, a distance of 125.26 feet to a 1" open top pipe found;
Thence, South 53°13'15" West, a distance of 97.50 feet to a 1" open top pipe found;
Thence, South 51°44'56" West, a distance of 99.77 feet to a 1" open top pipe found;
Thence, South 59°34'15" West, a distance of 151.00 feet to a concrete monument found;

Thence, North 01°40'29" West, leaving the northerly r/w line of Pine Street, a distance of 263.76 feet to a 1 1/2" open top pipe found;
Thence, South 62°37'47" West, a distance of 147.30 feet to a 1/2" capped rebar found;
Thence, North 05°42'58" East, a distance of 69.93 feet to 1/2" rebar found;
Thence, North 67°28'54" West, a distance of 160.33 feet to a 5/8" rebar with cap set (LSF 0946) on the easterly r/w line of South Pate Street (50' r/w);

Thence, North 00°35'42" East, along said easterly r/w line of South Pate Street, a distance of 4.14 feet to a 5/8" rebar with cap set (LSF 0946) on the southerly r/w line of Henry Clower Boulevard (r/w varies);

Thence, North 62°11'28" East, along said southerly r/w line of Henry Clower Boulevard (r/w

varies), a distance of 593.84 feet to a concrete monument found;
Thence, South 26°26'55" East, continuing along said southerly r/w line of Henry Clower
Boulevard (r/w varies), a distance of 5.80 feet to a concrete monument found;
Thence, North 69°34'10" East, continuing along said southerly r/w line of Henry Clower
Boulevard (r/w varies), a distance of 123.51 feet to a concrete monument found;
Thence, South 28°53'31" East, leaving said southerly r/w line of Henry Clower Boulevard (r/w
varies), a distance of 351.76 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, North 63°48'28" East, a distance of 264.49 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 37°17'56" East, a distance of 12.23 feet to a 5/8" rebar with cap set (LSF 0946);
Thence, South 37°17'56" East, a distance of 161.56 feet to a 1/2" open top pipe found;
Thence, North 60°06'26" East, a distance of 649.79 feet to a 1" iron rod found on the southwesterly r/w line of Church Street at the Point of Beginning of the herein described tract of land.

Said property contains 16.96 acres of land.

THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND

ONLY INFORMATION PROVIDED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT FILE NO.: 5521-012, DATE OF

POLICY: OCTOBER 23, 2023 AT 8:00AM WAS ADDRESSED HEREON. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST

A ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON

COMPASS RULE ADJUSTMENT METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED

THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BEYOND THE SCOPE OF SERVICES CONTRACTED FOR THIS PROJECT. NO ATTEMPT WAS MADE TO TRACE, MARK, OR SURVEY THE LOCATION OF UNDERGROUND UTILITIES. ONLY ABOVE GROUND APPURTENANCES BASED ON OBSERVED EVIDENCE ARE SHOWN

ACCORDING TO INFORMATION PROVIDED BY CITY OF SNELLVILLE PLANNING & DEVELOPMENT ONLINE ZONING MAP, THE PROPERTY IS CURRENTLY ZONED RS-30 (SINGLE-FAMILY RESIDENTIAL). ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NO

REFLECT ANY ALTERNATE, CONDITIONAL OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND DIMENSIONAL

THIS PROPERTY IS LOCATED IN A ZONE X, PER F.I.R.M. MAP OF DEKALB COUNTY, GEORGIA. PANEL NUMBER 129 OF 155, MAP NUMBER 13135C0129F, EFFECTIVE DATE

THE SUBJECT PROPERTIES ARE CURRENTLY OWNED BY FIRST BAPTIST CHURCH OF SNELLVILLE. TAX PARCEL NUMBERS R5027 011, R5027 124, R5024 009, R5027 113

R5027 007, R5027 097, R5027 020, R5027 021, R5027 016A, R5027 016 AND R5027 015. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION

8. ALL MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 5/8" REBAR WITH CAP (INSCRIBED LSF0946) OR A NAIL WITH

HEREON. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.

REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.

VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.

WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 58,649 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE

LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS

ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN

AND ONE FOOT IN 392,754 FEET FOR A PART OF TAX PARCEL R5027 011 SHOWN AS PARCEL 1B,

OBTAINED FROM THE GWINNETT COUNTY TAX ASSESSORS OFFICE AS OF DECEMBER 29,2023.

ENGI

1601 S Zack Hinton Parkway McDonough, Georgia 30253 T 678.814.4346, F 678.814.4348 www.land.engineering GA COA LSF0946 / PEF6180

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY LAND ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO LAND ENGINEERING, INC. COPYRIGHT LAND ENGINEERING. INC. 2024





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Project Number: 2099-002 Drawn By: KLC

No. Date

Date: 3/20/2024

Submittals:

Revisions:

No. Date Description

1 3/25/2024 ADD OVERALL LEGAL DESCRIPTION

Client / Prepared for:

ARRIS ACQUISITIONS, LLC

2700 APPLE VALLEY ROAD, SUITE 50

BROOKHAVEN, GEORGIA 30319

Project Name:

FIRST BAPTIST CHURCH OF SNELLVILLE, INC.

Project Location:

MAIN STREET E & HENRY CLOWER BLVD
Land Lot: 27
District: 5TH
Section: City: SNELLVILLE
County: GWINNETT
State: GEORGIA

Drawing Scale: NONE

Sheet Title:

**BOUNDARY SURVEY** 

Drawing Number: Total Sheets:

3

Revision: