

Legal Description

All that tract or parcel of land lying and being in Land lots 143 and 144, of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of easterly right of way of Pike Park Drive (aka Plant Road) (apparent 80' right of way) (private drive) and the southerly right of way of GA Highway 120 (aka West Pike Street) (right of way varies), said point being the **POINT OF BEGINNING**;

THENCE along the right of way of West Pike Street the following three (3) courses and distances South 54 degrees 24 minutes 06 seconds East for a distance of 38.92 feet to a ½ inch open top pipe; THENCE South 59 degrees 15 minutes 59 seconds East for a distance of 73.08 feet to a ½ inch rebar found with cap; THENCE along a curve turning to the left having a radius of 572.96 feet, an arc length of 77.34 feet and being subtended by a chord having a bearing of South 69 degrees 00 minutes 15 seconds East for a distance of 77.28 feet to an iron pin set; THENCE leaving the said right of way South 13 degrees 47 minutes 54 seconds West for a distance of 219.85 feet to an iron pin set; THENCE South 75 degrees 07 minutes 15 seconds East for a distance of 106.00 feet to an iron pin set; THENCE South 75 degrees 04 minutes 49 seconds East for a distance of 57.45 feet to an iron pin set; THENCE South 29 degrees 16 minutes 34 seconds East for a distance of 210.51 feet to a ½ inch rebar found; THENCE South 30 degrees 02 minutes 58 seconds East for a distance of 131.51 feet to an iron pin set; THENCE South 70 degrees 50 minutes 26 seconds West for a distance of 27.80 feet to an iron pin set; THENCE North 44 degrees 15 minutes 14 seconds West for a distance of 59.99 feet to the centerline of a creek; THENCE along the centerline of a creek the following five (5) courses and distances South 86 degrees 53 minutes 44 seconds West for a distance of 19.04 feet to a point; THENCE South 70 degrees 01 minutes 17 seconds West for a distance of 40.44 feet to a point; THENCE South 85 degrees 10 minutes 18 seconds West for a distance of 42.71 feet to a point; THENCE South 72 degrees 56 minutes 53 seconds West for a distance of 39.77 feet to a point; THENCE South 74 degrees 45 minutes 01 seconds West for a distance of 33.63 feet to a point; THENCE leaving the centerline of a creek South 59 degrees 37 minutes 35 seconds West for a distance of 106.39 feet to a ½ inch rebar found; THENCE North 48 degrees 34 minutes 32 seconds West for a distance of 383.48 feet to a ½ inch rebar found with cap; THENCE North 08 degrees 30 minutes 19 seconds East for a distance of 245.16 feet to a ½ inch rebar found with cap; THENCE North 19 degrees 45 minutes 06 seconds East for a distance of 209.10 feet to a ½ inch rebar found with cap; THENCE North 84 degrees 35 minutes 56 seconds East for a distance of 69.96 feet to a concrete monument found on the right of way of West Pike Street, said point being the **POINT OF BEGINNING**.

The above described tract contains 5.148 Acres