

## **EXHIBIT A**

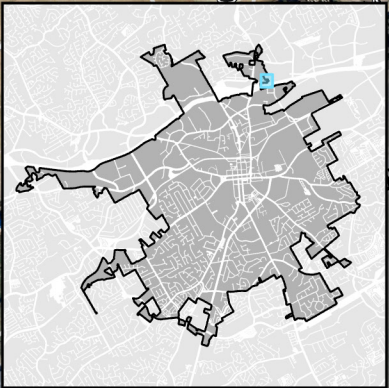
### **LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 12 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING on the east side of an unnamed street at a corner with property now or formerly owned by Bill Phillips, and run thence easterly along property now or formerly of Phillips and property of H.P. Davis 200 feet to a corner; thence southerly along property of H.P. Davis 200 feet to a corner; thence westerly along property of H.P. Davis 200 feet to a point on the east side of said street; thence northerly along the east side of said street 200 feet to a corner with property now or formerly owned by Bill Philips, which is the place or point of beginning.

Also conveyed is Grantors' interest in a 20-foot easement through property formerly owned by H.P. Davis for purposes of ingress of egress to the above property.

This is the same property conveyed by warranty deed from H.P. Davis dated January 10, 1958, recorded in Deed Book 139, Page 138, Gwinnett County Records, and warranty deed from H.P. Davis dated October 12, 1963, recorded in Deed Book 203, Page 293, Gwinnett County Records.



# LAWRENCEVILLE







Planning & Development

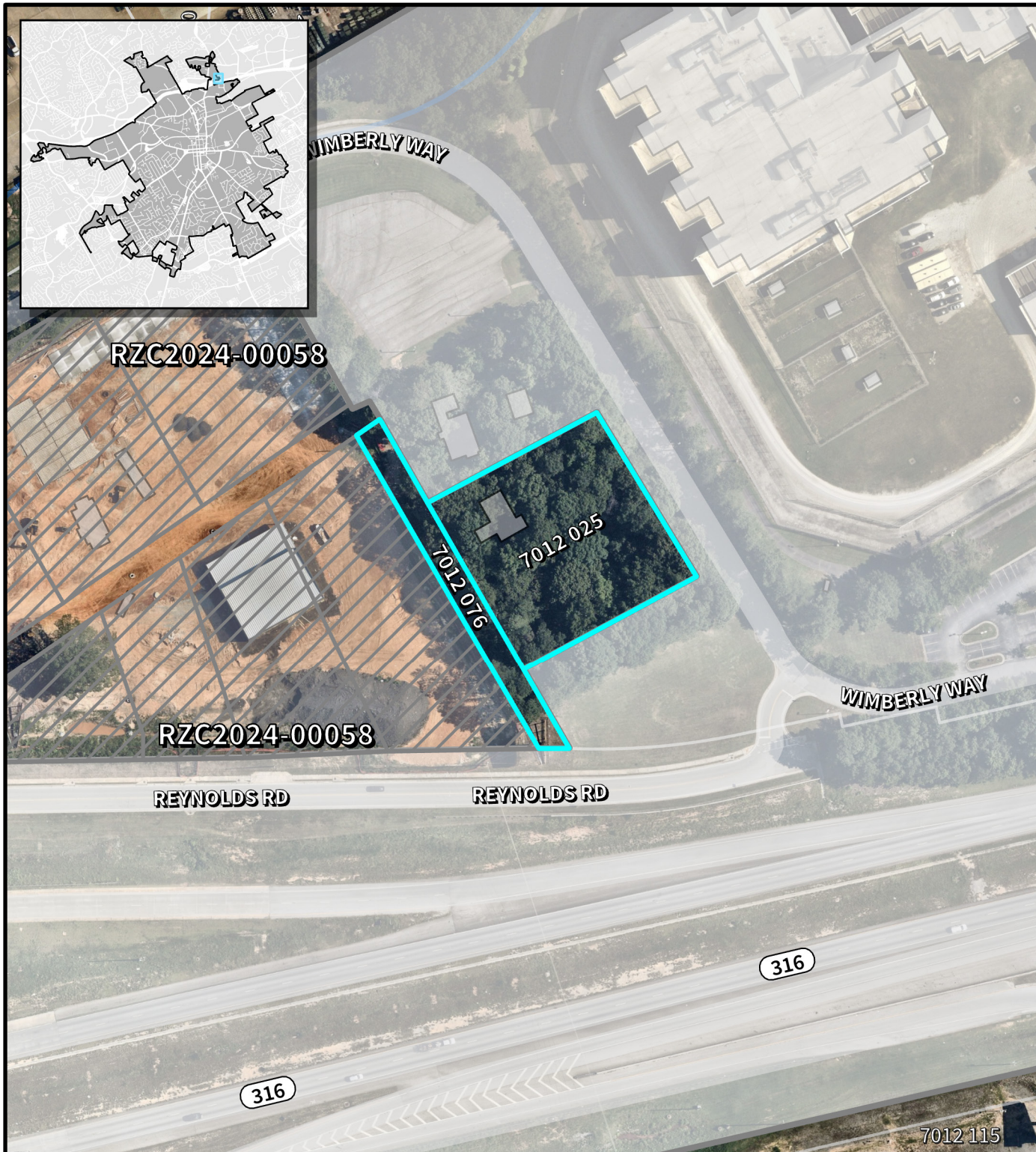
## Location Map & Surrounding Areas

**RZC2025-00070**

Applicant:

City of Lawrenceville

-  Subject Property (~1.19 acres)
-  Previous Zoning Case
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets



Scale: 1:1,800

0 62.5 125 250 Feet





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 Previous Zoning Case

 Lawrenceville City Limits

## Zoning Districts

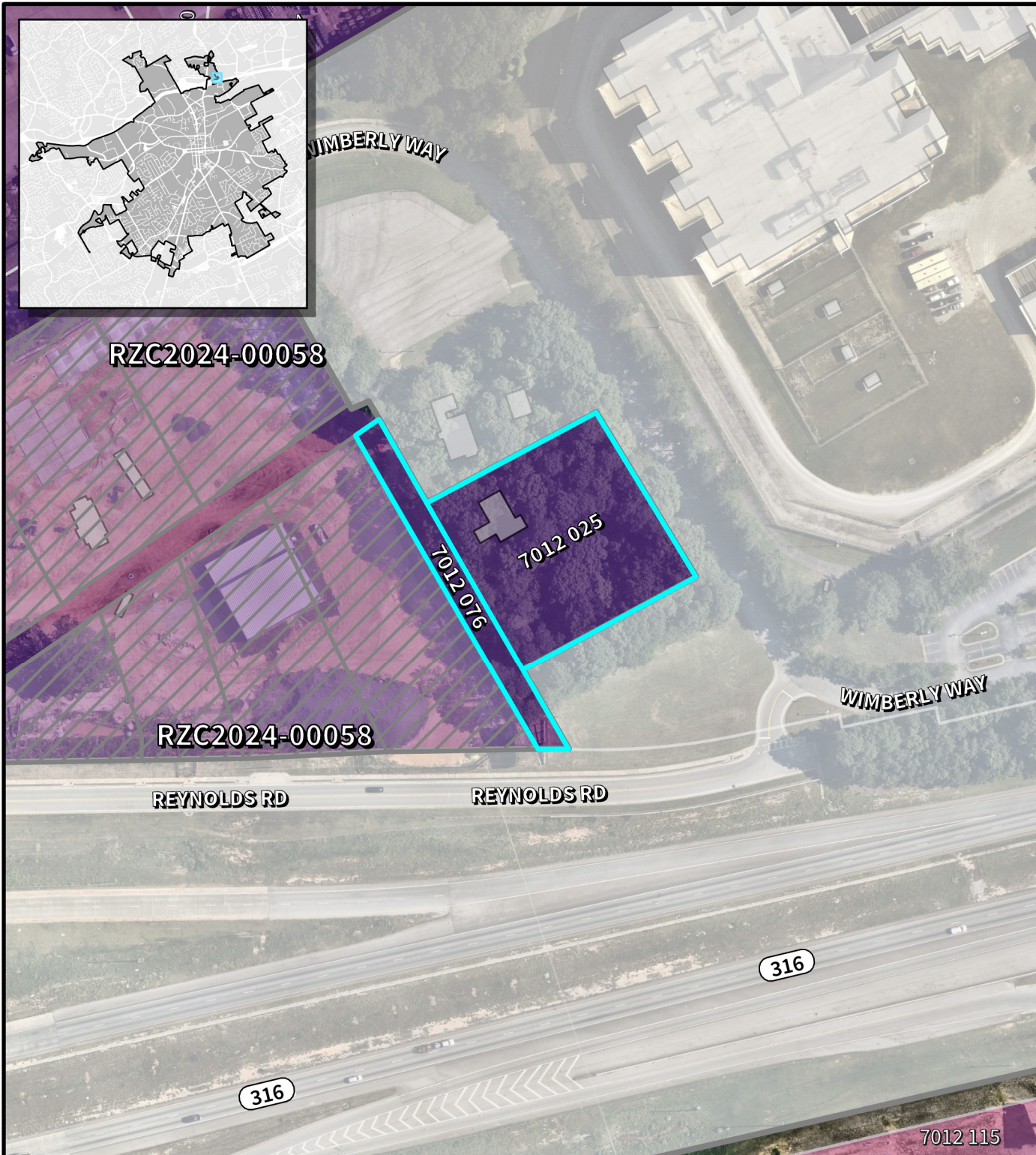
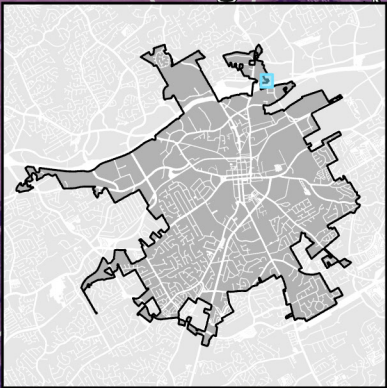
 BG General Business

 LM Light Manufacturing

Scale: 1:1,800

0 62.5 125 250 Feet





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## 2045 Character Areas

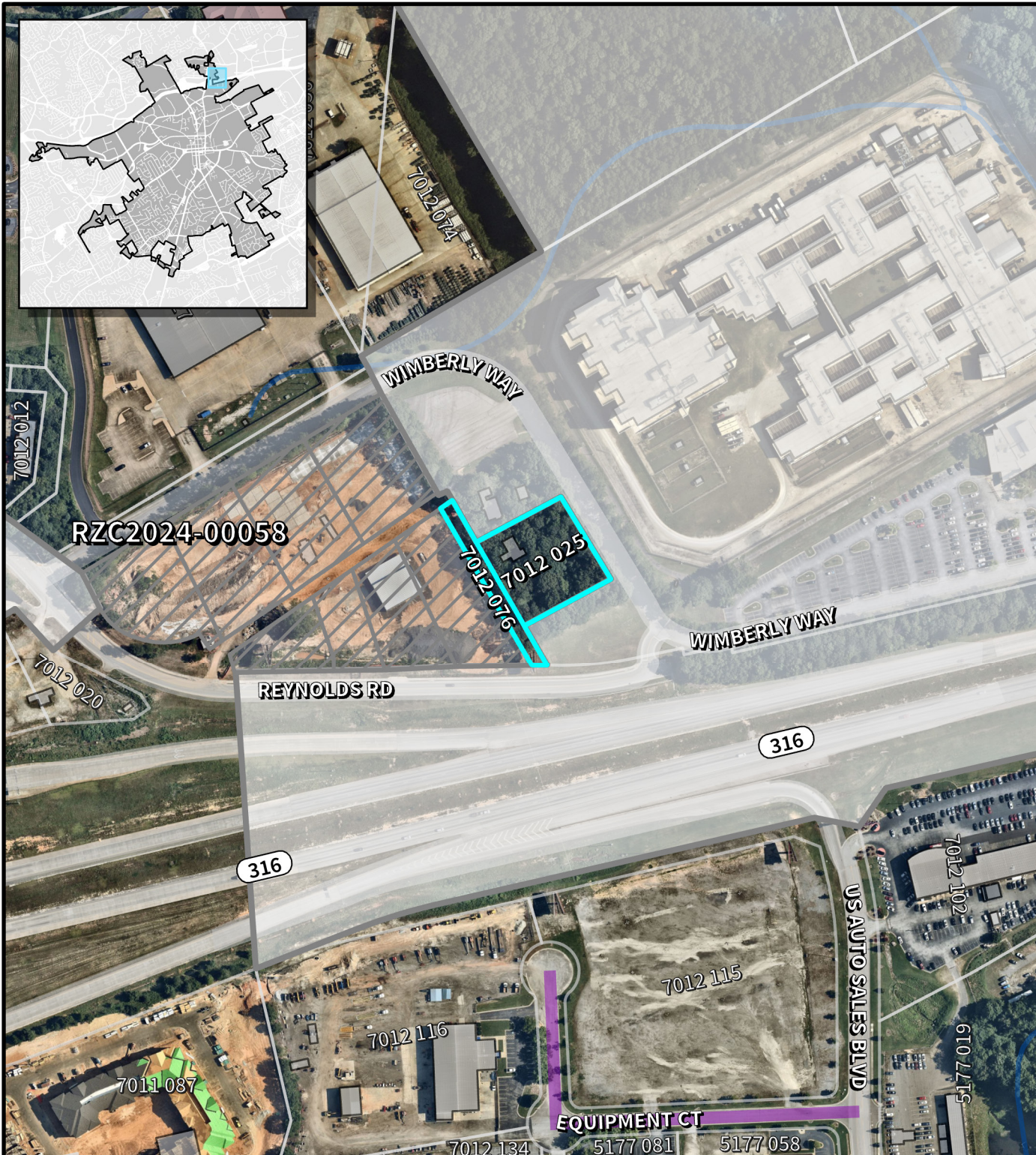
 Community Mixed Use

 Industrial

Scale: 1:1,800

0 62.5 125 250 Feet





# LAWRENCEVILLE







Planning & Development

Location Map & Surrounding Areas

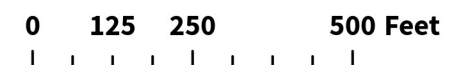
**RZC2025-00070**

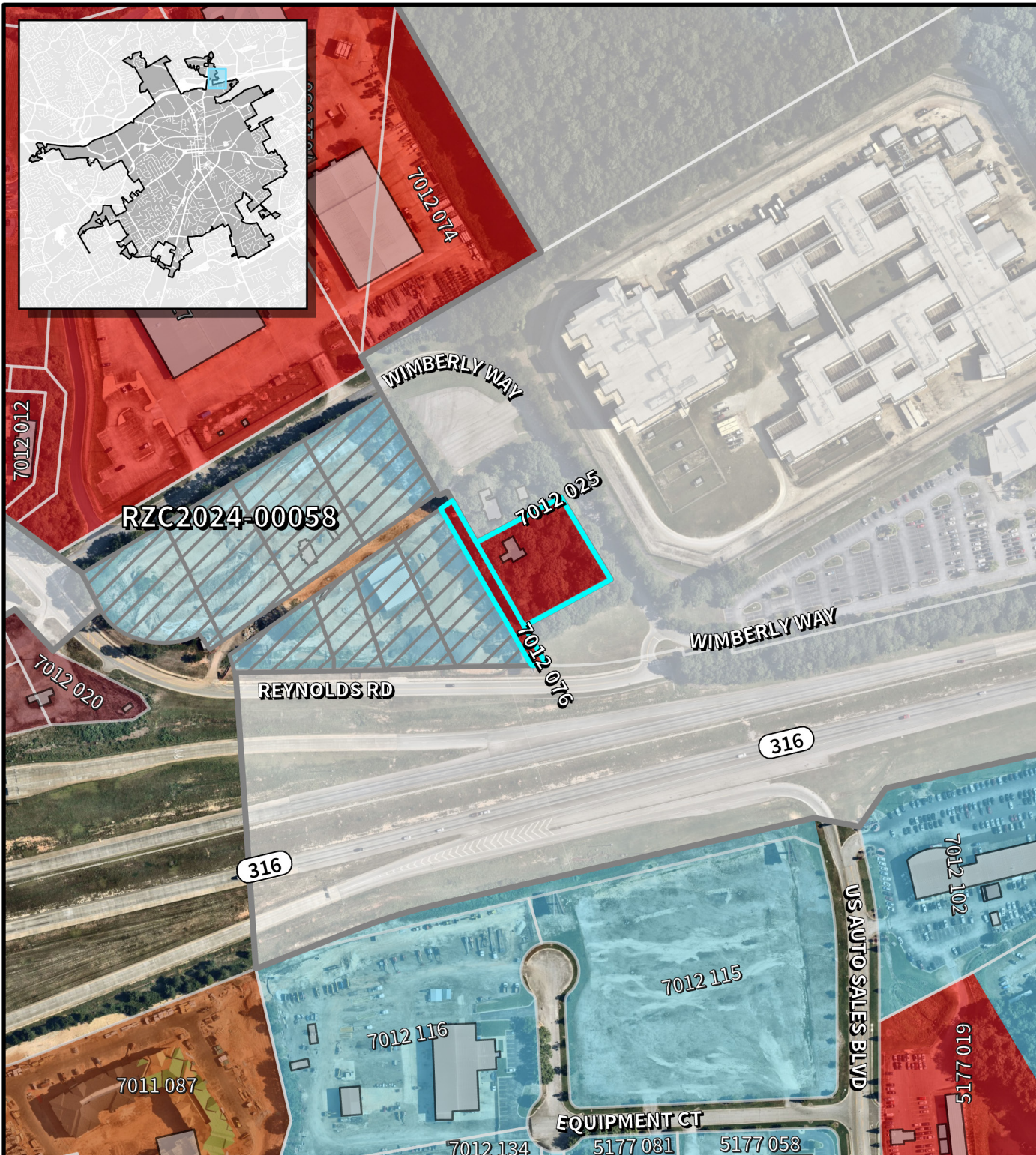
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Scale: 1:3,600





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Planning & Development

Location Map & Surrounding Areas

**RZC2025-00070**

Applicant:





City of Lawrenceville

 Subject Property (~1.19 acres)

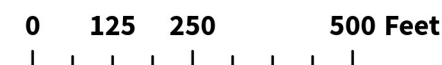
 Previous Zoning Case

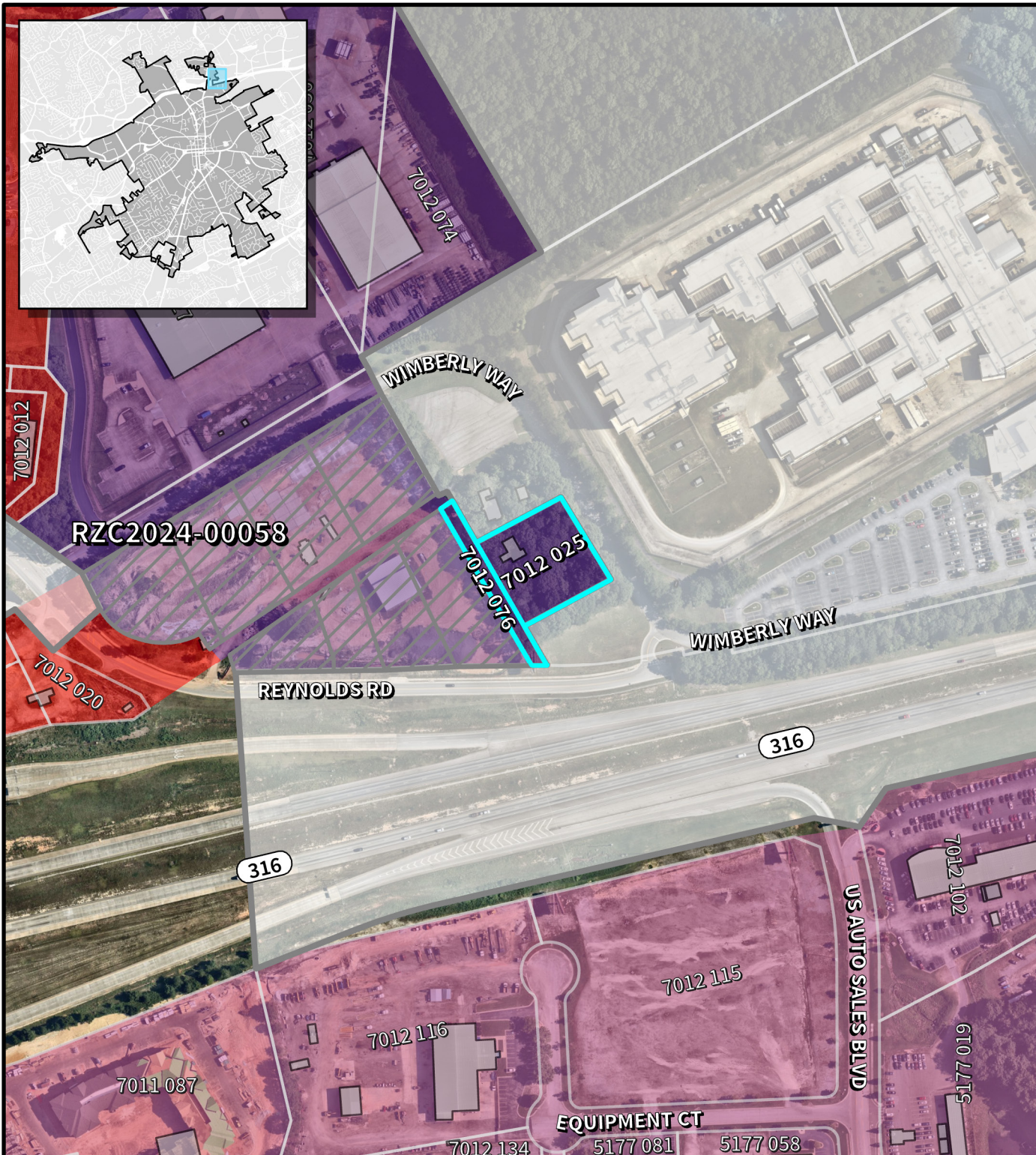
 Lawrenceville City Limits

## Zoning Districts

- |   |            |                          |
|---|------------|--------------------------|
|    | <b>BG</b>  | General Business         |
|    | <b>HSB</b> | Highway Service Business |
|   | <b>LM</b>  | Light Manufacturing      |
|  | <b>CMU</b> | Community Mixed Use      |

Scale: 1:3,600





# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

**RZC2025-00070**

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 Lawrenceville City Limits

## 2045 Character Areas

 Community Mixed Use

 Commercial Corridor

 Industrial

Scale: 1:3,600

0 125 250 500 Feet

