

**LAND DESCRIPTION  
ACCESS EASEMENT  
(VARIABLE WIDTH)  
Parcel # 7012 086  
GWINNETT COUNTY**

All that tract or parcel of land lying and being in Land Lots 13 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, commence at a Point at the intersection of the Westerly Right-of-Way of Hi Hope Road (R/W Varies) and the Northerly Right-of-Way of University Parkway (R/W Varies); THENCE leaving said intersection and traveling along said Right-of-Way of Hi Hope Road for a distance of 607.45 feet to a point, said point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and leaving said Right-of-Way, North 43 degrees 43 minutes 59 seconds West for a distance of 2.84 feet to a Point; THENCE North 89 degrees 21 minutes 40 seconds West for a distance of 208.69 feet to a Point; THENCE North 00 degrees 01 minutes 05 seconds West for a distance of 52.54 feet to a Point; THENCE North 89 degrees 58 minutes 55 seconds East for a distance of 181.72 feet to a Point; THENCE North 62 degrees 44 minutes 11 seconds East for a distance of 36.24 feet to a Point on the aforesaid Right-of-Way of Hi Hope Road; THENCE traveling along said Right-of-Way, South 02 degrees 33 minutes 07 seconds West for a distance of 73.65 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.268 Acres (11,658 Square Feet) as shown as a Access Easement on the Easement Plat for City of Lawrenceville, prepared by Precision Planning, Inc. (Job# S22080), and dated 05/8/2024.