

**LAND DESCRIPTION  
PERMANENT UTILITY 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 458.16 feet to a 1/2" Rebar Found, said point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and leaving said Right-of-Way, North 88 degrees 06 minutes 42 seconds West for a distance of 38.02 feet to a Point; THENCE North 52 degrees 02 minutes 00 seconds East for a distance of 10.17 feet to a Point; THENCE North 28 degrees 27 minutes 08 seconds East for a distance of 33.05 feet to a Point; THENCE North 01 degrees 08 minutes 43 seconds East for a distance of 114.83 feet to a Point; THENCE South 89 degrees 21 minutes 40 seconds East for a distance of 16.63 feet to a Point; THENCE South 43 degrees 43 minutes 59 seconds East for a distance of 2.84 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 149.29 feet to a 1/2" Rebar Found, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.066 Acres (2,888 Square Feet) as shown as a Permanent Utility Easement on the Easement Plat for City of Lawrenceville, prepared by Precision Planning, Inc. (Job# S22080), and dated 05/8/2024.