

All that tract or parcel of land lying and being in Land Lots 145 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the southerly right of way of Hurricane Shoals Road (R/W Varies) 518.00 feet Southwesterly from the intersection of Hurricane Shoals Road and Curtis Road (R/W Varies), that point being the Point of Beginning; running thence South 13 degrees 12 minutes 56 seconds East a distance of 201.98 feet to a 1/2" rebar, thence North 68 degrees 10 minutes 59 seconds East a distance of 225.84 feet to a 1/2" rebar, thence North 68 degrees 08 minutes 19 seconds East a distance of 223.51 feet to a point on the Westerly right-of-way line of Curtis Road (R/W Varies), thence along said right-of-way South 02 degrees 52 minutes 22 seconds West a distance of 450.51 feet to a 1/2" rebar, thence leaving said right-of-way North 87 degrees 49 minutes 36 seconds West a distance of 293.87 feet to a point, thence South 72 degrees 08 minutes 20 seconds West a distance of 95.06 feet to a 1/2" rebar, thence North 86 degrees 07 minutes 27 seconds West a distance of 144.85 feet to a point, thence South 13 degrees 02 minutes 05 seconds East a distance of 75.10 feet to a point, thence South 81 degrees 00 minutes 00 seconds West a distance of 283.25 feet to 1/2" rebar, thence North 04 degrees 44 minutes 34 seconds West a distance of 351.04 feet to a point, thence North 87 degrees 33 minutes 03 seconds East a distance of 235.71 feet to a point, thence North 13 degrees 04 minutes 35 seconds West a distance of 204.93 feet to a point on the Southerly right-of-way line of Hurricane Shoals Road, thence along said right-of-way North 76 degrees 33 minutes 04 seconds East a distance of 196.05 feet to a point, that point being the Point of Beginning.

Said property contains 7.31 acres as shown on a survey for Wolf Acquisitions, LLC; Balfour 419 LLC; First American Title Insurance Company; Baker & Hostetler LLP & Ameris Bank, by DuSouth Surveying & Engineering, Inc., dated 05/26/21, certified by Jerry D. Wood, Georgia RLS No. 2999.

RZM2022-00011

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Planning and Development Department