



**LAND DESCRIPTION
OVERALL**

All that tract or parcel of land lying and being in Land Lots 142& 143 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, Commence at a Concrete Monument Found at the Northerly end of the Mitered Right-of-Way of the Northeasterly Right-of-Way of Gwinnett Drive (F.K.A. Fair Street, R/W Varies) and the Southeasterly Right-of-Way of U.S. Highway 29 (A.K.A. S.R. 8, Lawrenceville Highway, Crogan Street, 60' R/W), said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along said Right-of-Way of U.S. Highway 29 for the following three (3) courses and distances along a curve to the left having a radius of 3319.04 feet and arc length of 141.23 feet being subtended by a chord of North 49 degrees 28 minutes 37 seconds East for a distance of 141.22 feet to a 5/8" Rebar Found with Cap (Geosurvey, LSF621); THENCE with a compound curve to the left having a radius of 3319.04 feet and arc length of 125.78 feet being subtended by a chord of North 47 degrees 04 minutes 39 seconds East for a distance of 125.77 feet to a 1/2" Rebar Found with Cap (LSF313); THENCE with a compound curve to the left having a radius of 3319.04 feet and arc length of 217.65 feet being subtended by a chord of North 44 degrees 16 minutes 14 seconds East for a distance of 217.61 feet to a 1/2" Rebar Found with Cap (LSF313); THENCE leaving said Right-of-Way, South 39 degrees 02 minutes 05 seconds East for a distance of 208.34 feet to a 1/2" Open Top Pipe; THENCE South 38 degrees 44 minutes 07 seconds East for a distance of 388.48 feet to a 1/2" Rebar Found; THENCE South 38 degrees 41 minutes 52 seconds East for a distance of 400.59 feet to a 1/2" Rebar Found with Cap (LSF313) on the land lot line common to land lots 142 & 143; THENCE traveling along said land lot line, South 60 degrees 14 minutes 59 seconds West for a distance of 138.10 feet to a 1/2" Rebar Found; THENCE leaving said land lot line, South 30 degrees 00 minutes 55 seconds East for a distance of 255.07 feet to a 1/2" Rebar Found with Cap (LSF313); THENCE South 30 degrees 53 minutes 35 seconds East for a distance of 32.18 feet to a 1/2" Rebar Found with Cap (LSF313) on the Northerly Right-of-Way of Nash Street (R/W Varies); THENCE traveling along said Right-of-Way for the following two (2) courses and distances, South 63 degrees 30 minutes 10 seconds West for a distance of 107.67 feet to a 1/2" Rebar Found with Cap (LSF313); THENCE along a curve to the left having a radius of 3070.00 feet and arc length of 208.45 feet being subtended by a chord of South 61 degrees 33 minutes 27 seconds West for a distance of 208.41 feet to a 1/2" Rebar Found with Cap (LSF313); THENCE leaving said Right-of-Way, North 21 degrees 17 minutes 00 seconds West for a distance of 71.41 feet to a 1/2" Rebar Found with Cap (LSF313); THENCE North 21 degrees 17 minutes 00 seconds West for a distance of 116.00 feet to a Nail Found; THENCE North 78 degrees 12 minutes 46 seconds West for a distance of 50.00 feet to a 1/2" Rebar Found with Cap (LSF313); THENCE North 30 degrees 17 minutes 20 seconds West for a distance of 90.04 feet to a Nail Found inside a 2" Open Top Pipe Found; THENCE South 60 degrees 20 minutes 54 seconds West for a distance of 233.97 feet to an Iron Pin Set on the aforesaid Right-of-Way of Gwinnett Drive; THENCE

traveling along said Right-of-Way for the following ten (10) course and distances along a curve to the left having a radius of 12692.50 feet and arc length of 289.18 feet being subtended by a chord of North 30 degrees 42 minutes 41 seconds West for a distance of 289.17 feet to an Iron Pin Set; THENCE South 60 degrees 26 minutes 49 seconds West for a distance of 1.63 feet to a 1" Open Top Pipe; THENCE North 29 degrees 53 minutes 49 seconds West for a distance of 100.16 feet to a 3/4" Open Top Pipe Found; THENCE North 29 degrees 07 minutes 18 seconds West for a distance of 74.76 feet to a 1/2" Open Top Pipe Found; THENCE along a curve to the right having a radius of 1109.92 feet and arc length of 74.80 feet being subtended by a chord of North 23 degrees 09 minutes 10 seconds West for a distance of 74.79 feet to an Iron Pin Set; THENCE with a compound curve to the right having a radius of 1109.92 feet and arc length of 25.26 feet being subtended by a chord of North 20 degrees 34 minutes 28 seconds West for a distance of 25.26 feet to a 5/8" Rebar Found with Cap (Geosurvey, LSF621); THENCE with a compound curve to the right having a radius of 1109.92 feet and arc length of 14.40 feet being subtended by a chord of North 20 degrees 08 minutes 35 seconds West for a distance of 14.40 feet to a PK Nail Found; THENCE North 20 degrees 14 minutes 33 seconds West for a distance of 62.53 feet to a 1/2" Rebar Found (Disturbed); THENCE North 19 degrees 58 minutes 40 seconds West for a distance of 74.87 feet to a 5/8" Rebar Found with Cap (Geosurvey, LSF621); THENCE North 19 degrees 58 minutes 28 seconds West for a distance of 107.70 feet to a 5/8" Rebar Found with Cap (Geosurvey, LSF621) on the Southerly end of the aforesaid Mitered Right-of-Way of Gwinnett Drive & U.S. Highway 29; THENCE travelling along said Miter; North 16 degrees 43 minutes 13 seconds East for a distance of 26.71 feet to a Concrete Monument Found, said Point being **THE POINT OF BEGINNING**.

Said property contains 14.770 Acres.