

LEGAL DESCRIPTION FOR BOUNDARY PLAT – LAND LOT 260; 6TH LAND DISTRICT; GWINNETT COUNTY, GA

ALL AND SINGULAR THAT CERTAIN TRACT OF LAND LYING AND BEING IN LAND LOT 260, 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8-INCH REBAR, LYING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23 WITH THE WESTERN RIGHT-OF-WAY OF GRAVITT TRAIL (AKA TAYLOR ROAD), BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND OWNED NOW OR FORMERLY BY AUTOTOWN, INC. AS RECORDED IN DEED BOOK 44682, PAGE 66 OF THE GWINNETT COUNTY CLERK OF COURT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID WESTERN RIGHT-OF-WAY OF GRAVITT TRAIL (AKA TAYLOR ROAD) THE FOLLOWING COURSES AND DISTANCES;

THENCE SOUTH 40 DEGREES, 37 MINUTES, 34 SECONDS EAST A DISTANCE OF 115.85 FEET TO A 5/8-INCH REBAR FOUND;

THENCE SOUTH 20 DEGREES, 12 MINUTES, 39 SECONDS EAST A DISTANCE OF 60.17 FEET TO A 5/8-INCH REBAR FOUND;

THENCE SOUTH 33 DEGREES, 13 MINUTES, 16 SECONDS EAST A DISTANCE OF 108.03 FEET TO A 5/8-INCH REBAR FOUND;

THENCE SOUTH 54 DEGREES, 05 MINUTES, 35 SECONDS EAST A DISTANCE OF 109.64 FEET TO A 5/8-INCH REBAR FOUND;

THENCE SOUTH 71 DEGREES, 56, MINUTES, 15 SECONDS EAST A DISTANCE OF 129.77 FEET TO A 5/8-INCH REBAR FOUND;

THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY OF GRAVITT TRAIL (AKA TAYLOR ROAD), SOUTH 37 DEGREES, 40 MINUTES, 35 SECONDS WEST A DISTANCE OF 534.20 FEET TO A POINT IN THE CENTERLINE OF A CREEK;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES;

NORTH 35 DEGREES, 33 MINUTES, 45 SECONDS WEST 36.28 FEET

NORTH 35 DEGREES, 56 MINUTES, 03 SECONDS WEST 18.35 FEET

NORTH 36 DEGREES, 16 MINUTES, 55 SECONDS WEST 47.61 FEET

NORTH 36 DEGREES, 06 MINUTES, 44 SECONDS WEST 17.79 FEET

NORTH 31 DEGREES, 35 MINUTES, 14 SECONDS WEST 33.86 FEET

NORTH 30 DEGREES, 22 MINUTES, 55 SECONDS WEST 47.22 FEET

NORTH 36 DEGREES, 39 MINUTES, 58 SECONDS WEST 50.40 FEET

NORTH 36 DEGREES, 11 MINUTES, 59 SECONDS WEST 44.05 FEET

NORTH 31 DEGREES, 02 MINUTES, 42 SECONDS WEST 22.44 FEET

NORTH 30 DEGREES, 58 MINUTES, 09 SECONDS WEST 23.67 FEET

NORTH 34 DEGREES, 47 MINUTES, 42 SECONDS WEST 29.20 FEET

NORTH 35 DEGREES, 38 MINUTES, 56 SECONDS WEST 44.83 FEET

NORTH 30 DEGREES, 55 MINUTES, 54 SECONDS WEST 44.28 FEET

NORTH 14 DEGREES, 21 MINUTES, 09 SECONDS WEST 10.37 FEET

NORTH 01 DEGREES, 50 MINUTES, 21 SECONDS EAST 13.58 FEET

NORTH 03 DEGREES, 07 MINUTES, 51 SECONDS EAST 25.72 FEET

NORTH 01 DEGREES, 15 MINUTES, 41 SECONDS EAST 20.56 FEET

NORTH 01 DEGREES, 15 MINUTES, 16 SECONDS EAST 20.90 FEET

NORTH 10 DEGREES, 38 MINUTES, 51 SECONDS EAST 14.35 FEET

NORTH 14 DEGREES, 37 MINUTES, 21 SECONDS EAST 25.69 FEET TO A POINT LYING IN THE SAID SOUTHERN RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23;

THENCE WITH SAID SOUTHERN RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23, NORTH 49 DEGREES, 09 MINUTES, 06 SECONDS EAST A DISTANCE OF 21.52 FEET TO A 5/8-INCH REBAR FOUND;

THENCE CONTINUING WITH SAID SOUTHERN RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23, NORTH 33 DEGREES, 23 MINUTES, 59 SECONDS EAST A DISTANCE OF 202.61 FEET TO A 5/8-INCH REBAR FOUND;

THENCE CONTINUING WITH SAID SOUTHERN RIGHT-OF-WAY OF GA HIGHWAY NUMBER 13-US HIGHWAY NUMBER 23, NORTH 49 DEGREES, 09 MINUTES, 46 SECONDS EAST A DISTANCE OF 104.88 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 5.09 ACRES (221,622 SQUARE FEET) AND BEING SHOWN ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY FOR AUTOTOWN, INC." DATED DECEMBER 09, 2021 BY A. CORY WILLIAMS, RLS NO. 3474.