

LEGAL DESCRIPTION – 7220 DEVONHALL WAY, JOHNS CREEK, GA

ALL THAT TRACT OR PARCEL OF LAND BEING AND LYING IN LAND LOTS 429, 430, 439, AND 440 OF THE 1<sup>ST</sup> SECTION, 1<sup>ST</sup> DISTRICT OF FULTON COUNTY, GEORGIA, AS BEING RECREATION AREA, UNIT 2 OF THE DEVONHALL SUBDIVISION, AS PER RECORDED IN PLAT BOOK PAGE 177, PAGE 8 FULTON COUNTY GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS LEGAL DESCRIPTION, SAID PROPERTY BEING KNOWN AS 2770 DEVONHALL WAY, JOHNS CREEK, GEORGIA, ACCORDING TO THE PRESENT SYSTEMS OF NUMBERING PROPERTY IN FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

TO FIND THE POINT OF BEGINNING, BEGIN AT A REBAR SET AT THE SOUTHEAST CORNER OF THE DEVONSHIRE RECREATION AREA AND THE SOUTHEAST CORNER OF LOT 62 LOCATED ON THE DEVONHALL WAY RIGHT OF WAY, ( 50' RIGHT OF WAY), PER PLAT BOOK 177, PAGE 8, AND THE POINT OF BEGINNING; THENCE TRAVEL ALONG A CURVE WHOSE RADIUS IS 182.27' LENGTH 65.60' CHORD 65.26' AND BEARING SOUTH 78°09'04" WEST TO A POINT; THENCE S 88°27'42" WEST A DISTANCE OF 50.00' TO A POINT; THENCE ALONG A CURVE WITH RADIUS 468.43' LENGTH 123.38' CHORD 125.01' AND BEARING SOUTH 60°51'35" WEST TO A REBAR FOUND; THENCE NORTH 19°30'00" WEST A DISTANCE OF 150.00' TO A POINT; THENCE NORTH 03°42'30" EAST A DISTANCE OF 85.00' TO A POINT; THENCE NORTH 31°31'49" WEST A DISTANCE OF 180.00' TO A REBAR FOUND; THENCE NORTH 76°54'27" WEST A DISTANCE OF 161.03' TO A REBAR FOUND; THENCE NORTH 04°18'19" WEST A DISTANCE OF 159.85' TO A POINT; THENCE NORTH 13°20'33" EAST A DISTANCE OF 52.00' TO A POINT; THENCE ALONG A CURVE WITH RADIUS 366.40' LENGTH 224.36' CHORD 220.87' AND BEARING NORTH 55°52'28" EAST TO A POINT; THENCE SOUTH 54°00'00" EAST A DISTANCE OF 134.96' TO A POINT; THENCE SOUTH 09°30'00" EAST A DISTANCE OF 75.00' TO A REBAR FOUND; THENCE SOUTH 47°17'24" EAST A DISTANCE OF 110.00' TO A POINT; THENCE SOUTH 80°59'07" EAST A DISTANCE OF 215.00' TO A POINT; THENCE SOUTH 11°27'29" WEST 230.00 TO A REBAR; SOUTH 23°00'00" WEST TO A REBAR FOUND; THENCE SOUTH 12°00'00" EAST A DISTANCE OF 125.00' TO A POINT AND THE POINT OF BEGINNING, SAID TRACT CONTAINING 240,614 SQUARE FEET, 5.524 ACRES AS PER SURVEY BY SURVEY SYSTEMS & ASSOCIATES, INC., GERALD H. BERNHARD, RLS #2688, DATED 10-17-2019 AND UPDATED 08-22-2023.

RECEIVED

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PLANNING & ZONING