

LEGAL DESCRIPTION – 0.84 ACRES John’s Creek Georgia

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 169 of the 1st District, 1st Section, of Fulton County, City of Johns Creek, also being Tract 2 of Plat Book 388, Pages 5 & 6, of the Fulton County, Georgia Clerk of Superior Court Records and being more particularly described as follows:

BEGINNING at a point (Iron Pin Found, #4 Capped Re-Bar) located on the northeasterly right-of-way of State Bridge Road (variable R/W), said point being a distance of 879.32 feet along said northeasterly right-of-way of State Bridge Road from the southerly right-of-way of Jones Bridge Road (variable R/W), said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said right-of-way proceed North 61°12'02" East a distance of 235.75 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 28°34'18" East a distance of 158.00 feet to a point (PK Nail Found) in the margin of Abberley Lane (a divided private drive); Thence crossing through said divided private drive proceed South 61°25'48" West a distance of 238.21 feet to a point (PK Nail Found) located on the aforesaid northeastern right-of-way of State Bridge Road; Thence proceed along said right-of-way the following courses and distances: along a curve to the left a distance of 38.57 feet with a radius of 3894.72 feet (said curve being subtended by a chord bearing North 26°47'46" West a chord distance of 38.57 feet) to a point (Iron Pin Found, #4 Capped Re-Bar), North 62°55'22" East a distance of 21.00 feet to a point (Iron Pin Found, #4 Capped Re-Bar), North 27°14'47" East a distance of 23.00 feet to a point (Iron Pin Found, #4 Capped Re-Bar), South 62°55'22" West a distance of 21.00 feet to a point (Iron Pin Found, #4 Capped Re-Bar), along a curve to the left a distance of 95.51 feet with a radius of 3894.72 feet (said curve being subtended by a chord bearing North 28°07'53" West a chord distance of 95.51 feet) to a point (Iron Pin Found, #4 Capped Re-Bar), said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 0.84 acres of land (36,763 Square feet), more or less, described as Tract 2 on a survey by Frontline Surveying & Mapping, Inc., job number 79514, dated 11/01/2022, also being known as 10805 State Bridge Road according to the current system of numbering in Fulton County, Georgia.

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RZ-22-0010
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