

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying in Land Lot 841 of 1st District, 2nd Section, of Fulton County, Georgia, lying within the limits of the City of Johns Creek, being more particularly described as follows:

Beginning at a rebar 172.57' Southeasterly from the beginning of a 20' radius between the Southeastern Rights-of-Way of Ivey Oaks Lane (50' R/W) and the Northeastern Rights-of-Way of Ivey Ridge Lane (50' R/W); thence leaving the Northeastern Rights-of-Way of Ivey Ridge Lane (50' R/W) N 43°10'30" E along the property line common with Tara Nicole Francis (Deed Book 50422, Page 601) a distance of 118.12' to a rebar; thence S 71°03'42" E along the property line common with Hee Suk Suh & Ja Yong (Deed Book 23516, Page 292) a distance of 45.29' to a rebar; thence S 60°21'35" W along the property line common with Sunrise Ivey Ridge Assisted (Deed Book 22074, Page 242) a distance of 33.38' to a rebar; thence S 46°47'36" W along the property line common with Sunrise Ivey Ridge Assisted (Deed Book 22074, Page 242) a distance of 47.00' to a rebar; thence S 43°11'06" W along the property line common with Stephanie & James Wahl (Deed Book 64598, Page 508) a distance of 105.05' to a rebar on the Northeastern Rights-of-Way of Ivey Ridge Lane (50' R/W); thence along the Northeastern Rights-of-Way of Ivey Ridge Lane (50' R/W) N 46°38'29" W a distance of 78.42' to the Point of Beginning.

Said Tract of Land being known as Lot 79 of Ivey Ridge ~ Phase I (Plat Book 175, Page 59) being more particularly described on Boundary & Topographic Survey For: Benjamin David McCoy; prepared by Gaddy Surveying & Design, Inc.; dated: June 9, 2022; containing 0.22 acre.