

RECEIVED
V-21-002
APR 07 2021

City of Johns Creek
Community Development

LEGAL DESCRIPTION

4125 FALLS RIDGE DRIVE

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 18,879 SQUARE FEET (0.433 ACRES) LYING AND BEING IN LAND LOTS 110 & 111 OF THE 1ST DISTRICT, 1ST SECTION, CITY OF JOHNS CREEK, FULTON COUNTY GEORGIA AND ALSO LOT 297 OF UNIT 6 OF "THE FALLS OF AUTRY MILL" SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF FALLS LAKE AND THE SOUTHERLY RIGHT OF WAY MARGIN FALLS RIDGE DRIVE (50 FOOT RIGHT OF WAY); THENCE ALONG THE RIGHT WAY MARGIN OF FALLS RIDGE DRIVE 250 FEET IN A SOUTH EASTERLY DIRECTION TO A 1/2 INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN ALONG A CURVE TO THE RIGHT A DISTANCE OF 96.68 FEET WITH A RADIUS OF 1545.92 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 68 DEGREES 17 MINUTES 30 SECONDS EAST AND A DISTANCE OF 96.66 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN SOUTH 66 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 16.86 FEET TO A 1/2 INCH REBAR SET;

THENCE LEAVING SAID RIGHT OF WAY MARGIN SOUTH 23 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 155.32 FEET TO A 1/2 INCH REBAR FOUND;

THENCE NORTH 62 DEGREES 50 MINUTES 11 SECONDS WEST A DISTANCE OF 5.01 FEET TO A 1/2 INCH REBAR SET;

THENCE SOUTH 89 DEGREES 36 MINUTES 51 SECONDS WEST A DISTANCE OF 105.31 FEET TO A 1/2 INCH REBAR FOUND;

THENCE NORTH 19 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF 195.00 FEET TO A 1/2 INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.