

As Surveyed Legal Description
A part of Pine Street

All that tract or parcel of land lying and being in Land Lot 27, 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a 1 1/4" open top pipe found at the intersection of the northerly right-of-way line of Pine Street (30' r/w) per PB F, PG 280 and the easterly right-of-way line of South Pate Street (50' r/w) per DB 55627, PG 460;

Thence, leaving said intersection and along the northerly r/w line of Pine Street, the following calls:

Thence, North 64°41'01" East, a distance of 202.69 feet to a point;
Thence, North 64°41'01" East, a distance of 125.00 feet to a concrete monument found;
Thence, North 59°34'15" East, a distance of 151.00 feet to a 1" open top pipe found;
Thence, North 51°44'56" East, a distance of 99.77 feet to a 1" iron rod found;
Thence, North 53°13'15" East, a distance of 97.50 feet to a 1" open top pipe found;
at the Point of Beginning of the herein described tract of land.

Thence, North 62°10'58" East, along the northerly r/w line of Pine Street, a distance of 125.26 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, North 65°13'23" East, continuing along the northerly r/w line of Pine Street, a distance of 137.97 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, North 61°06'29" East, continuing along the northerly r/w line of Pine Street, a distance of 118.87 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 38°09'03" East, leaving said northerly r/w line of Pine Street, a distance of 29.85 feet to a 5/8" rebar with cap set (LSF 0946) on the southerly r/w line of Pine Street;

Thence, South 60°54'12" West, along the southerly r/w line of Pine Street, a distance of 125.95 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 65°26'55" West, continuing along the southerly r/w line of Pine Street, a distance of 125.20 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, South 62°53'22" West, continuing along the southerly r/w line of Pine Street, a distance of 125.00 feet to a 5/8" rebar with cap set (LSF 0946);

Thence, North 49°26'47" West, leaving said southerly r/w line of Pine Street, a distance of 30.76 feet to a 1" open top pipe found on northerly r/w line of Pine Street, at the Point of Beginning of the herein described tract of land.

Said property contains 0.26 acres of land.