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V-24-0006
JULY 2 2024

PLANNING & ZONING

**Legal Description
for 11455 Lakefield Dr. Duluth, GA 30097**

Starting point, marked by IPS, will be the northeastern most point of the property, which corresponds near the main entrance and marquee sign along Lakefield Dr.

From this point, thence South 3 degrees, 44 minutes, and 58 seconds East, a distance of 207.61' along the easterly property line bordering the Oaks at Johns Creek apartments.

Thence South 36 degrees, 43 minutes, and 27 seconds West, a distance of 517.12', along the easterly property line bordering the Oaks at Johns Creek apartments.

Thence North 65 degrees, 45 minutes, and 0 seconds West, a distance of 303.14', along the southern property line bordering the old Wegener Communications building.

Thence North 24 degrees, 15 minutes, 0 seconds East, a distance of 170', along the south-west corner of the property with JC Land Investment.

Thence North 35 degrees, 41 minutes, 36 seconds East, a distance of 226.87', along the western property line bordering Bass Management.

Thence North 3 degrees, 30 minutes, and 0 seconds East, a distance of 170.63', along the western property line bordering Bass Management.

Thence South 86 degrees, 30 minutes, 0 seconds East, a distance of 232.64', along Lakefield Dr on the northern property line to the in-ground water vault, marked by IPS.

Thence North 89 degrees, 12 minutes, and 0 seconds East, a distance of 127.24', along Lakefield Dr. on the northern property line back to our starting point.