

**Messiah Lutheran Church
Legal Description**

ALL THAT TRACT OR parcel of land lying in and being a portion of Land Lots 163 & 193, 1st District, 1st Section, Fulton County, City of Johns Creek, Georgia and being more particularly described as follows:

BEGINNING at a concrete right-of-way monument (RWM) located at the intersection of the southerly right-of-way of Kimball Bridge Road (a.k.a. State Route 120 ~ having a variable R/W) with the south line of Land Lot 163, aforesaid District and Section; thence along said right-of-way north 17 degrees 15 minutes 33 seconds east a distance of 44.87 feet to an RWM; thence continuing along said right-of-way north 65 degrees 13 minutes 32 seconds east a distance of 59.80 feet to an RWM; thence north 24 degrees 46 minute 43 seconds west a distance of 21.78 feet to a #4 rebar with cap set; thence continuing along said right-of-way north 64 degrees 20 minutes 48 seconds east a distance of 101.89 feet to an RWM; thence continuing along said right-of-way north 68 degrees 54 minutes 53 seconds east a distance of 51.22 feet to an RWM; thence continuing along said right-of-way following the curvature to the left an arc distance of 335.46 feet to an RWM, said curve having a radius of 2098.36 feet and being subtended by a chord bearing north 58 degrees 00 minutes 31 seconds east and distance of 335.11 feet; thence continuing along said right-of-way north 53 degrees 25 minutes 43 seconds east a distance of 54.00 feet to a point; thence continuing along said right-of-way north 62 degrees 33 minutes 14 seconds east a distance of 33.60 feet to a #4 rebar with cap set on the west line of property now or formerly owned by the City of Johns Creek Georgia; thence turning away from said right-of-way and continuing along said property line of the City of Johns Creek, south 28 degrees 14 minutes 54 seconds east a distance of 139.05 feet to a #4 rebar with cap set; thence continuing along said property line of the City of Johns Creek south 62 degrees 33 minutes 11 seconds east a distance of 219.38 feet to a #4 rebar with cap set; thence along the west line of property now or formerly known as Lot 31, Kimball Parc S/D (PB 203/87-88) south 00 degrees 56 minutes 01 seconds west a distance of 96.49 feet to a #4 rebar with cap set; thence continuing along said west line of Lot 31 south 27 degrees 10 minutes 38 seconds east a distance of 60.43 feet to a #4 rebar found, said pin being located on the north line of Churchill Downs S/D Phase 2 (PB 181/100), said line is also the south line of Land Lot 193; thence along said subdivision line and Land Lot Line (note: Land Lot Line crosses over and becomes the south line of Land Lot 163) south 89 degrees 52 minutes 04 seconds west a distance of 830.45 feet to a ¾" crimped top pipe found; thence continuing along the south line of Land Lot 163 north 88 degrees 20 minutes 17 seconds west a distance of 11.60 feet to an RWM and the POINT OF BEGINNING.

SAID TRACT containing 3.95 acres, more or less, and being known as #4765 Kimball Bridge Road as shown on the certain plat of survey entitled "Survey for Messiah Lutheran Church," prepared by Land Development Technologies, Inc., dated 08-02-24. Said property subject easements, covenants and restrictions of record.

Received
August 6, 2024
SUP-24-0003,
SUP-24-0004,
VC-24-0005
Planning & Zoning