

DESCRIPTION OF Total Tract

All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the intersection of the northern right of way line of Kimball Bridge Road (right of way width varies) and the eastern right of way line of Fox Road (right of way width varies); thence proceeding along said right of way line of Fox Road a distance of 518.79 feet a point; thence leaving said right of way line of Fox Road and proceeding North 68 degrees 31 minutes 42 seconds West a distance of 31.66 feet to a point in the centerline of said Fox Road, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along said centerline of Fox Road the following courses and distances: along a curve to the right with a radius of 3445.98 feet and an arc length of 74.72 feet (said curve having a chord bearing of North 02 degrees 00 minutes 48 seconds East and a chord distance of 74.72 feet) to a point; thence North 02 degrees 38 minutes 04 seconds East a distance of 56.40 feet to a point; thence along a curve to the left with a radius of 1719.17 feet and an arc length of 121.01 feet (said curve having a chord bearing of North 00 degrees 37 minutes 04 seconds East and a chord distance of 120.99 feet) to a point; thence leaving said centerline of Fox Road and proceeding South 86 degrees 24 minutes 45 seconds East a distance of 657.55 feet to a 1 inch open top pipe found; thence South 14 degrees 12 minutes 13 seconds West a distance of 221.99 feet to a 1/2 inch rebar found; thence South 68 degrees 24 minutes 56 seconds East a distance of 269.07 feet to a 1/2 inch rebar set; thence South 36 degrees 19 minutes 54 seconds West a distance of 41.13 feet to a 1/2 inch rebar found; thence South 35 degrees 04 minutes 59 seconds West a distance of 214.64 feet to a 1/2 inch rebar found; thence North 68 degrees 06 minutes 14 seconds West a distance of 46.84 feet to a 1/2 inch rebar found; thence North 50 degrees 15 minutes 18 seconds East a distance of 33.93 feet to a 1/2 inch rebar found; thence North 68 degrees 08 minutes 00 seconds West a distance of 5.67 feet to a 1/2 inch rebar set; thence North 68 degrees 28 minutes 14 seconds West a distance of 145.07 feet to a 1 inch open top pipe found; thence North 68 degrees 31 minutes 42 seconds West a distance of 594.47 feet to the Point of Beginning.

Said tract contains 264,270 square feet or 6.067 acres.

The above described property is shown on a ALTA/NSPS Land Title Survey for JBGL Atlanta Development 2014, LLC, a Limited Liability Company, and Fidelity National Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated January 17, 2025. (FN:219-E-099)

Received
February 4, 2025
RZ-25-0001 & VC-25-0001
Planning & Zoning

DESCRIPTION OF Tract 1

All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the intersection of the northern right of way line of Kimball Bridge Road (right of way width varies) and the eastern right of way line of Fox Road (right of way width varies); thence proceeding along said right of way line of Fox Road a distance of 518.79 feet a point; thence leaving said right of way line of Fox Road and proceeding North 68 degrees 31 minutes 42 seconds West a distance of 31.66 feet to a point in the centerline of said Fox Road, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along said centerline of Fox Road the following courses and distances: along a curve to the right with a radius of 3445.98 feet and an arc length of 74.72 feet (said curve having a chord bearing of North 02 degrees 00 minutes 48 seconds East and a chord distance of 74.72 feet) to a point; thence North 02 degrees 38 minutes 04 seconds East a distance of 56.40 feet to a point; thence along a curve to the left with a radius of 1719.17 feet and an arc length of 121.01 feet (said curve having a chord bearing of North 00 degrees 37 minutes 04 seconds East and a chord distance of 120.99 feet) to a point; thence leaving said centerline of Fox Road and proceeding South 86 degrees 24 minutes 45 seconds East a distance of 657.55 feet to a 1 inch open top pipe found; thence South 14 degrees 12 minutes 13 seconds West a distance of 221.99 feet to a 1/2 inch rebar found; thence South 14 degrees 29 minutes 21 seconds West a distance of 220.26 feet to a 1 inch open top pipe found; thence North 68 degrees 31 minutes 42 seconds West a distance of 594.47 feet to the Point of Beginning.

Said tract contains 213,098 square feet or 4.892 acres.

The above described property is shown on a ALTA/NSPS Land Title Survey for JBGL Atlanta Development 2014, LLC, a Limited Liability Company, and Fidelity National Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated January 17, 2025. (FN:219-E-099)

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DESCRIPTION OF Tract 2

All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the intersection of the northern right of way line of Kimball Bridge Road (right of way width varies) and the eastern right of way line of Fox Road (right of way width varies); thence proceeding along said right of way line of Fox Road a distance of 518.79 feet a point; thence leaving said right of way line of Fox Road and proceeding South 68 degrees 31 minutes 42 seconds East a distance of 562.81 feet to a 1 inch open top pipe found, said point being the Point of Beginning.

From the Point of Beginning, as thus established, proceeding North 14 degrees 29 minutes 21 seconds East a distance of 220.26 feet to a 1/2 inch rebar found; thence South 68 degrees 24 minutes 56 seconds East a distance of 269.07 feet to a 1/2 inch rebar set; thence South 36 degrees 19 minutes 54 seconds West a distance of 41.13 feet to a 1/2 inch rebar found; thence South 35 degrees 04 minutes 59 seconds West a distance of 214.64 feet to a 1/2 inch rebar found; thence North 68 degrees 06 minutes 14 seconds West a distance of 46.84 feet to a 1/2 inch rebar found; thence North 50 degrees 15 minutes 18 seconds East a distance of 33.93 feet to a 1/2 inch rebar found; thence North 68 degrees 08 minutes 00 seconds West a distance of 5.67 feet to a 1/2 inch rebar set; thence North 68 degrees 28 minutes 14 seconds West a distance of 145.07 feet to a 1 inch open top pipe found, said point being the Point of Beginning.

Said tract contains 51,172 square feet or 1.175 acres.

The above described property is shown on a ALTA/NSPS Land Title Survey for JBGL Atlanta Development 2014, LLC, a Limited Liability Company, and Fidelity National Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated January 17, 2025. (FN:219-E-099)

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