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V-20-001

JUN 03 2020

City of Johns Creek  
Community Development

EXHIBIT "A"

LEGAL DESCRIPTION  
(EHCA)

All that tract or parcel of land lying and being in Land Lots 353, 354, 355, 376 & 377 of the First district, First Section, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar set located S 18°56'05" W a distance of 199.64 feet as measured from a concrete monument found at the land lot corner common to land Lots 354, 355, 376 and 377; thence from said point of beginning as thus established, S 86°48'40" W a distance of 1155.52 feet to a 1/2 inch rebar found; thence N 14°01'18" E a distance of 281.84 feet to a point in the centerline of Johns Creek; thence along said centerline a distance of 1443.42 feet as further described by the following courses and distances; N 03°22'55" W, 36.02 feet; thence N 13°35'17" E, 46.19 feet; thence N 23°48'08" W, 34.31 feet; thence N 21°35'06" E, 25.19 feet; thence N 51°49'36" E, 35.00 feet; thence N 02°35'42" E, 41.25 feet; thence N 20°39'25" E, 34.56 feet; thence N 15°28'05" W, 49.59 feet; thence N 32°12'15" E, 47.51 feet; thence N 15°06'15" E, 46.12 feet; thence N 14°11'27" E, 44.60 feet; thence N 11°43'26" E, 53.17 feet; thence N 15°22'50" E, 51.10 feet; thence N 04°21'04" E, 45.11 feet; thence N 28°13'11" E, 48.36 feet; thence N 20°34'17" E, 59.10 feet; N 28°49'37" E, 52.91 feet; N 00°06'48" W, 53.51 feet; thence N 12°39'48" E, 41.44 feet; thence N 09°12'50" E, 50.20 feet; thence N 49°46'42" E, 45.04 feet; thence N 48°56'07" W, 48.90 feet; thence N 64°15'02" W, 41.45 feet; thence N 29°31'17" W, 66.79 feet; thence N 44°52'28" E, 21.40 feet; thence N 84°28'44" E, 37.63 feet; thence N 51°39'36" E, 70.89 feet; thence N 26°30'34" W, 47.41 feet; thence N 13°50'30" E, 43.97 feet; thence N 62°22'09" E, 40.79 feet; thence N 04°35'29" E, 34.92 feet; thence N 21°40'36" W, 30.20 feet; thence N 09°48'32" E, 18.79 feet to a point; thence leaving said centerline of Johns Creek N 34°02'43" E, 279.53 feet to a 1/2 inch rebar set on the southerly right of way of McGinnis Ferry Road (having an 80 foot right of way width); thence along said right of way, S 82°14'00" E a distance of 456.57 feet to a point; thence continuing along said right of way, S 76°44'43" E a distance of 94.65 feet; thence S 82°13'44" E a distance of 100.52 feet to a point; thence following a clockwise curve with an arc distance of 61.28 feet, having a radius of 39.00 feet, subtended by a chord bearing and distance of S 37°12'59" E, 55.17 feet to a point on the westerly right of way of West Johns Crossing (right of way width varies); thence along said right of way the following courses and distances, S 07°47'46" W a distance of 149.35 feet to a point; thence following a clockwise curve with an arc distance of 67.89 feet, having a radius of 228.50 feet, subtended by a chord bearing and distance of S 16°18'29" W, 67.64 feet to a point; thence following a counterclockwise curve with an arc distance of 154.40 feet, having a radius of 271.50 feet, subtended by a chord bearing and distance of S 08°31'41" W, 152.33 feet to a point; thence S 07°03'06" E a distance of 78.30 feet to a point; thence following a counterclockwise curve with an arc distance of 38.94 feet, having a radius of 283.50 feet, subtended by a chord bearing and distance of S 27°43'52" E, 38.91 feet to a point; thence S 31°39'57" E a distance of 64.50 feet to a point; thence S 48°16'29" E a distance of 89.49 feet to a point; thence following a counterclockwise curve with an arc distance of 42.08 feet, having a radius of 325.50 feet, subtended by a chord bearing and distance of S 51°58'42" E, 42.05 feet to a point; thence following a counterclockwise curve with an arc distance of 72.01 feet, having a radius of 625.50

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feet, subtended by a chord bearing and distance of S 58°58'48" E, 71.97 feet to a point; thence following a clockwise curve with an arc distance of 216.09 feet, having a radius of 599.50 feet, subtended by a chord bearing and distance of S 51°57'07" E, 214.92 feet to a point; thence following a clockwise curve with an arc distance of 107.97 feet, having a radius of 330.00 feet, subtended by a chord bearing and distance of S 32°15'10" E, 107.49 feet to a point; thence S 22°52'46" E, 30.72 feet; thence following a counterclockwise curve with an arc distance of 85.49 feet, having a radius of 662.50 feet, subtended by a chord bearing and distance of S 26°34'36" E, 85.43 feet to a 1/2 inch rebar set on the westerly right of way of West Johns Crossing; thence leaving said right of way, S 38°44'18" W a distance of 698.53 feet to a 1/2 inch rebar set and the point of beginning.

The above described property is shown on an ALTA/ACSM Land Title and Topographic Survey For: EHCA Dunwoody, LLC, Technology Park/Atlanta, Inc. and Lawyers Title Insurance Corporation, containing 41.4828 acres, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated April 1, 2002, and last revised May 30, 2002, and bearing the seal of Miles H. Hannon, Georgia Registered Land Surveyor No. 1528.