

Senate Bill 197

By: Senator Unterman of the 45th

AS PASSED

**A BILL TO BE ENTITLED
AN ACT**

1 To amend an Act entitled "An Act to provide a new charter for the City of Buford," approved
2 June 3, 2003 (Ga. L. 2003, p. 4622), so as to provide for the corporate boundaries; to repeal
3 conflicting laws; and for other purposes.

4 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

5 **SECTION 1.**

6 An Act entitled "An Act to provide a new charter for the City of Buford," approved June 3,
7 2003 (Ga. L. 2003, p. 4622), is amended by designating the existing portion of Section 1.11
8 as subsection (a) and by adding a new subsection (b) to read as follows:

9 "(b) In addition to the territory described in subsection (a) of this section, the boundaries
10 of the city shall also include the following described territory:

11 **PARCEL 1**

12 Tax Map Parcel No. R7297 041

13 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
14 County, Georgia, being Tract No. 5 containing 11.612 acres as shown on plat of Survey for
15 E.E. Robinson Estate, dated December 24, 1979, prepared by Robert T. Black, Georgia
16 Registered Land Surveyor No. 1015, recorded in Plat Book 18, Page 188, Gwinnett County,
17 Georgia records, with said plat incorporated herein and made a part hereof by reference.

18 Less and except the following two tracts:

19 Beginning at the intersection of the southeasterly right of way of U.S. Highway 23, aka S.R.
20 13 aka Buford Highway (100 foot right of way) with the southwesterly right of way of City
21 Hall Street (40 foot right of way); thence along the southwesterly right of way of City Hall
22 Street South 58 degrees 32 minutes 15 seconds East a distance of 120.61 feet to a point;

23 continuing along said right of way run thence South 58 degrees 40 minutes 48 seconds East
24 a distance of 60.79 feet to a point; said point begin the TRUE POINT OF BEGINNING;
25 from said point of beginning continuing along the right of way of City Hall Street the
26 following calls: thence run South 61 degrees 13 minutes 17 seconds East a distance of 65.37
27 feet to a point; thence run South 66 degrees 12 minutes 25 seconds East a distance of 77.85
28 feet to a point; thence run South 66 degrees 30 minutes 01 seconds East for a distance of
29 59.68 feet to a point; thence run South 66 degrees 24 minutes 56 seconds East a distance of
30 58.85 feet to a point; thence run South 65 degrees 19 minutes 08 seconds East a distance of
31 29.96 feet to a point; thence run South 64 degrees 27 minutes 53 seconds East a distance of
32 62.63 feet to a point; thence run South 65 degrees 21 minutes 10 seconds East a distance of
33 14.94 feet to a point; leaving the right of way of City Hall Street run thence South 41 degrees
34 12 minutes 37 seconds West a distance of 16.38 feet to a point; thence run South 14 degrees
35 16 minutes 41 seconds West a distance of 56.42 feet to a point; thence run South 59 degrees
36 12 minutes 20 seconds West a distance of 44.88 feet to a point; thence run South 67 degrees
37 36 minutes 18 seconds West a distance of 83.65 feet to a point; thence run South 59 degrees
38 15 minutes 55 seconds West a distance of 17.66 feet to a point; thence run South 76 degrees
39 51 minutes 06 seconds West a distance of 103.74 feet to a point; thence run North 42 degrees
40 38 minutes 59 seconds West a distance of 82.58 feet to a point; thence run North 80 degrees
41 47 minutes 00 seconds West a distance of 27.94 feet to a point; thence run North 36 degrees
42 55 minutes 19 seconds West a distance of 50.03 feet to a point; thence run North 63 degrees
43 58 minutes 12 seconds West a distance of 75.52 feet to a point; thence run North 78 degrees
44 32 minutes 29 seconds West a distance of 29.48 feet to a point; thence run North 38 degrees
45 34 minutes 57 seconds East a distance of 212.65 feet to a point on the southwesterly right of
46 way of City Hall Street, said point being the TRUE POINT OF BEGINNING. Tract contains
47 1.780 acres and is shown as Tract 2 on survey for Eddy Robinson and Fowler Precast, Inc.,
48 prepared by Apalachee Land Surveying, Inc., dated September 19, 2006. Tract also being
49 known as the current Gwinnett County Map Parcel No. R7297 106.

50 And:

51 Beginning at the intersection of the southeasterly right of way of U.S. Highway 23, aka S.R.
52 13 aka Buford Highway (100 foot right of way) with the southwesterly right of way of City
53 Hall Street (40 foot right of way); thence along the southwesterly right of way of City Hall
54 Street South 58 degrees 32 minutes 15 seconds East a distance of 120.61 feet to a point;
55 continuing along said right of way run the following: thence run South 58 degrees 40 minutes
56 48 seconds East a distance of 60.79 feet to a point; thence run South 61 degrees 13 minutes
57 17 seconds East a distance of 65.37 feet to a point; thence run South 66 degrees 12 minutes

58 25 seconds East a distance of 77.85 feet to a point; thence run South 66 degrees 30 minutes
59 01 seconds East for a distance of 59.68 feet to a point; thence run South 66 degrees 24
60 minutes 56 seconds East a distance of 58.85 feet to a point; thence run South 65 degrees 19
61 minutes 08 seconds East a distance of 29.96 feet to a point; thence run South 64 degrees 27
62 minutes 53 seconds East a distance of 62.63 feet to a point; thence run South 65 degrees 21
63 minutes 10 seconds East a distance of 14.94 feet to a point; thence run South 65 degrees 21
64 minutes 10 seconds East a distance of 38.38 feet to a point on the southwesterly right of way
65 of City Hall Street, said point being the TRUE POINT OF BEGINNING; continuing along
66 southwesterly right of way of City Hall Street thence run South 63 degrees 56 minutes 36
67 seconds East a distance of 122.87 feet to a point; thence run South 63 degrees 01 minutes 12
68 seconds East a distance of 52.38 feet to a point; thence run South 63 degrees 08 minutes 52
69 seconds East a distance of 57.61 feet to a point; thence run along a curve to the right having
70 a radius of 155.35 feet, an arc length of 150.62 feet, being subtended by a chord bearing
71 South 42 degrees 53 minutes 47 seconds East for a distance of 144.79 feet to a point on the
72 right of way of Bryant Road (40 foot right of way); continuing along the right of way of
73 Bryant Road run South 14 degrees 09 minutes 46 seconds East a distance of 55.45 feet to the
74 intersection of Bryant Road and Suwanee Creek; leaving said right of way run along the
75 centerline of Suwanee Creek the following: run South 63 degrees 01 minutes 15 seconds
76 West a distance of 91.36 feet to a point; thence run South 62 degrees 23 minutes 28 seconds
77 West a distance of 37.82 feet to a point; thence run South 64 degrees 53 minutes 26 seconds
78 West a distance of 64.89 feet to a point; thence run South 68 degrees 48 minutes 27 seconds
79 West a distance of 61.32 feet to a point; thence run South 69 degrees 58 minutes 34 seconds
80 West a distance of 11.48 feet to a point; leaving centerline of said creek run thence North 00
81 degrees 00 minutes 00 seconds East a distance of 35.48 feet to a point; thence run North 35
82 degrees 52 minutes 24 seconds East a distance of 71.56 feet to a point; thence run North 29
83 degrees 04 minutes 12 seconds West a distance of 62.94 feet to a point; thence run North 05
84 degrees 07 minutes 57 seconds East a distance of 71.55 feet to a point; thence run North 75
85 degrees 37 minutes 39 seconds West a distance of 49.35 feet to a point; thence run North 23
86 degrees 08 minutes 03 seconds West a distance of 39.22 feet to a point; thence run North 09
87 degrees 32 minutes 33 seconds West a distance of 41.39 feet to a point; thence run North 21
88 degrees 33 minutes 53 seconds West a distance of 72.39 feet to a point on the southwesterly
89 right of way of City Hall Street, said point being the TRUE POINT OF BEGINNING.
90 Tract contains 1.254 acres and is shown as Tract 3 on survey for Eddy Robinson and Fowler
91 Precast, Inc., prepared by Apalachee Land Surveying, Inc., dated September 19, 2006. Tract
92 also being known as the current Gwinnett County Map Parcel No. R7297 107.

93 PARCEL 2

94 Tax Map Parcel No. R7297 004A

95 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
96 County, Georgia, located within the City of Rest Haven, as shown on plat of survey for Cecil
97 Head, prepared by Robert T. Black, Registered Land Surveyor, dated June 12, 1979, and
98 being more particularly described as follows:

99 Beginning at an iron pin at the intersection of the southeastern right of way of Georgia
100 Highway No. 13 and the southwestern right of way of City Hall Street; thence proceeding
101 along the southeastern right of way of Georgia Highway No. 13 South 40 degrees 30 minutes
102 West a distance of 190 feet to an iron pin; leaving said right of way run thence South 49
103 degrees 30 minutes East a distance of 200 feet to an iron pin; thence run North 40 degrees
104 30 minutes East a distance of 212.65 feet to an iron pin on the southwestern right of way of
105 City Hall Street; thence proceeding along the southwestern right of way of City Hall Street
106 North 58 degrees 16 minutes West a distance of 60.71 feet to a point; thence North 54
107 degrees 58 minutes West a distance of 140.64 feet along said right of way to an iron pin
108 located at the intersection of City Hall Street with the southeastern right of way of Georgia
109 Highway No. 13 at the point of beginning.

110 PARCEL 3

111 Tax Map Parcel No. R7297 106

112 Beginning at the intersection of the southeasterly right of way of U.S. Highway 23, aka S.R.
113 13 aka Buford Highway (100 foot right of way) with the southwesterly right of way of City
114 Hall Street (40 foot right of way); thence along the southwesterly right of way of City Hall
115 Street South 58 degrees 32 minutes 15 seconds East a distance of 120.61 feet to a point;
116 continuing along said right of way run thence South 58 degrees 40 minutes 48 seconds East
117 a distance of 60.79 feet to a point; said point begin the TRUE POINT OF BEGINNING;
118 from said point of beginning continuing along the right of way of City Hall Street the
119 following calls: thence run South 61 degrees 13 minutes 17 seconds East a distance of 65.37
120 feet to a point; thence run South 66 degrees 12 minutes 25 seconds East a distance of 77.85
121 feet to a point; thence run South 66 degrees 30 minutes 01 seconds East for a distance of
122 59.68 feet to a point; thence run South 66 degrees 24 minutes 56 seconds East a distance of
123 58.85 feet to a point; thence run South 65 degrees 19 minutes 08 seconds East a distance of
124 29.96 feet to a point; thence run South 64 degrees 27 minutes 53 seconds East a distance of
125 62.63 feet to a point; thence run South 65 degrees 21 minutes 10 seconds East a distance of

126 14.94 feet to a point; leaving the right of way of City Hall Street run thence South 41 degrees
 127 12 minutes 37 seconds West a distance of 16.38 feet to a point; thence run South 14 degrees
 128 16 minutes 41 seconds West a distance of 56.42 feet to a point; thence run South 59 degrees
 129 12 minutes 20 seconds West a distance of 44.88 feet to a point; thence run South 67 degrees
 130 36 minutes 18 seconds West a distance of 83.65 feet to a point; thence run South 59 degrees
 131 15 minutes 55 seconds West a distance of 17.66 feet to a point; thence run South 76 degrees
 132 51 minutes 06 seconds West a distance of 103.74 feet to a point; thence run North 42 degrees
 133 38 minutes 59 seconds West a distance of 82.58 feet to a point; thence run North 80 degrees
 134 47 minutes 00 seconds West a distance of 27.94 feet to a point; thence run North 36 degrees
 135 55 minutes 19 seconds West a distance of 50.03 feet to a point; thence run North 63 degrees
 136 58 minutes 12 seconds West a distance of 75.52 feet to a point; thence run North 78 degrees
 137 32 minutes 29 seconds West a distance of 29.48 feet to a point; thence run North 38 degrees
 138 34 minutes 57 seconds East a distance of 212.65 feet to a point on the southwesterly right of
 139 way of City Hall Street, said point being the TRUE POINT OF BEGINNING. Tract contains
 140 1.780 acres and is shown as Tract 2 on survey for Eddy Robinson and Fowler Precast, Inc.,
 141 prepared by Apalachee Land Surveying, Inc., dated September 19, 2006.

142 PARCEL 4

143 Tax Map Parcel No. R7297 107

144 Beginning at the intersection of the southeasterly right of way of U.S. Highway 23, aka S.R.
 145 13 aka Buford Highway (100 foot right of way) with the southwesterly right of way of City
 146 Hall Street (40 foot right of way); thence along the southwesterly right of way of City Hall
 147 Street South 58 degrees 32 minutes 15 seconds East a distance of 120.61 feet to a point;
 148 continuing along said right of way run the following: thence run South 58 degrees 40 minutes
 149 48 seconds East a distance of 60.79 feet to a point; thence run South 61 degrees 13 minutes
 150 17 seconds East a distance of 65.37 feet to a point; thence run South 66 degrees 12 minutes
 151 25 seconds East a distance of 77.85 feet to a point; thence run South 66 degrees 30 minutes
 152 01 seconds East for a distance of 59.68 feet to a point; thence run South 66 degrees 24
 153 minutes 56 seconds East a distance of 58.85 feet to a point; thence run South 65 degrees 19
 154 minutes 08 seconds East a distance of 29.96 feet to a point; thence run South 64 degrees 27
 155 minutes 53 seconds East a distance of 62.63 feet to a point; thence run South 65 degrees 21
 156 minutes 10 seconds East a distance of 14.94 feet to a point; thence run South 65 degrees 21
 157 minutes 10 seconds East a distance of 38.38 feet to a point on the southwesterly right of way
 158 of City Hall Street, said point being the TRUE POINT OF BEGINNING; continuing along
 159 southwesterly right of way of City Hall Street thence run South 63 degrees 56 minutes 36
 160 seconds East a distance of 122.87 feet to a point; thence run South 63 degrees 01 minutes 12

161 seconds East a distance of 52.38 feet to a point; thence run South 63 degrees 08 minutes 52
 162 seconds East a distance of 57.61 feet to a point; thence run along a curve to the right having
 163 a radius of 155.35 feet, an arc length of 150.62 feet, being subtended by a chord bearing
 164 South 42 degrees 53 minutes 47 seconds East for a distance of 144.79 feet to a point on the
 165 right of way of Bryant Road (40 foot right of way); continuing along the right of way of
 166 Bryant Road run South 14 degrees 09 minutes 46 seconds East a distance of 55.45 feet to the
 167 intersection of Bryant Road and Suwanee Creek; leaving said right of way run along the
 168 centerline of Suwanee Creek the following: run South 63 degrees 01 minutes 15 seconds
 169 West a distance of 91.36 feet to a point; thence run South 62 degrees 23 minutes 28 seconds
 170 West a distance of 37.82 feet to a point; thence run South 64 degrees 53 minutes 26 seconds
 171 West a distance of 64.89 feet to a point; thence run South 68 degrees 48 minutes 27 seconds
 172 West a distance of 61.32 feet to a point; thence run South 69 degrees 58 minutes 34 seconds
 173 West a distance of 11.48 feet to a point; leaving centerline of said creek run thence North 00
 174 degrees 00 minutes 00 seconds East a distance of 35.48 feet to a point; thence run North 35
 175 degrees 52 minutes 24 seconds East a distance of 71.56 feet to a point; thence run North 29
 176 degrees 04 minutes 12 seconds West a distance of 62.94 feet to a point; thence run North 05
 177 degrees 07 minutes 57 seconds East a distance of 71.55 feet to a point; thence run North 75
 178 degrees 37 minutes 39 seconds West a distance of 49.35 feet to a point; thence run North 23
 179 degrees 08 minutes 03 seconds West a distance of 39.22 feet to a point; thence run North 09
 180 degrees 32 minutes 33 seconds West a distance of 41.39 feet to a point; thence run North 21
 181 degrees 33 minutes 53 seconds West a distance of 72.39 feet to a point on the southwesterly
 182 right of way of City Hall Street, said point being the TRUE POINT OF BEGINNING.
 183 Tract contains 1.254 acres and is shown as Tract 3 on survey for Eddy Robinson and Fowler
 184 Precast, Inc., prepared by Apalachee Land Surveying, Inc., dated September 19, 2006.

185 PARCEL 5

186 Tax Map Parcel No. R7297 026

187 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
 188 County, Georgia, being 5.6 acres more or less, as shown on plat of survey for Darlena Joan
 189 Lord, dated July 8, 1997, prepared by Diversified Technical Services, Georgia Registered
 190 Land Surveyors, and being more particularly described as follows:

191 Beginning at a point on the western right of way of Bryant Road (80 foot right of way), said
 192 point being 3290.3 feet North as measured along said right of way from the intersection of
 193 said right of way and the centerline of Thompson Mill Road, thence from said POINT OF
 194 BEGINNING and leaving the right of way of Bryant Road run South 60 degrees 55 minutes

195 03 seconds West a distance of approximately 845.0 feet to the centerline of Suwanee Creek;
 196 thence running northerly and easterly along the centerline of Suwanee Creek, following the
 197 meanderings thereof, to a point on the western right of way of Bryant Road (80 foot right of
 198 way); thence running southeasterly along said right of way, following the curvature thereof,
 199 a distance of approximately 376.18 feet to a point, the place or POINT OF BEGINNING.

200 PARCEL 6

201 Tax Map Parcel No. R7297 039

202 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
 203 County, Georgia, being 3.30 acres of land shown as Lot 2C, on a plat of survey for
 204 Manhattan Business Center, dated February 23, 1982, prepared by Robert E. Horlbeck of
 205 Horlbeck & Associates, Inc., Georgia Registered Land Surveyor No. 1942, recorded in Plat
 206 Book 17, Page 254, Gwinnett County, Georgia records, with said plat incorporated herein
 207 and made a part hereof by reference.

208 PARCEL 7

209 Tax Map Parcel No. R7297 102

210 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
 211 County, Georgia, and being more particularly described as follows:

212 Begin at an iron pin set at the corner formed by the intersection of the northeasterly right of
 213 way line of City Hall Street (40 foot right of way) with the northwesterly right of way of
 214 Bryant Road (40 foot right of way); running thence northwesterly along the northeasterly
 215 right of way line of City Hall Street, the following courses and distances: North 48 degrees
 216 03 minutes 23 seconds West a distance of 47.76 feet to a point; North 58 degrees 32 minutes
 217 27 seconds West a distance of 104.48 feet to a point; North 60 degrees 25 minutes 04
 218 seconds West a distance of 107.38 feet to a point; North 62 degrees 55 minutes 33 seconds
 219 West a distance of 100.51 feet to a point; North 62 degrees 47 minutes 11 seconds West a
 220 distance of 98.01 feet to a point; and North 64 degrees 20 minutes 00 seconds west a distance
 221 of 77.0 feet to an iron pin set; leaving the northeasterly right of line of City Hall Street run
 222 thence North 41 degrees 34 minutes 01 seconds East a distance of 229.05 feet to an iron pin
 223 set on the southwesterly line of property now or formerly owned by Tapp Lumber Company;
 224 thence run South 56 degrees 33 minutes 02 seconds East along the southwesterly line of
 225 Tapp Lumber property a distance of 416.01 feet to an iron pin set on the northwesterly right
 226 of way of Bryant Road; running southwesterly along the northwesterly right of way of Bryant

227 Road, the following courses and distances: South 04 degrees 41 minutes 35 seconds West
228 a distance of 135.30 feet to a point; South 18 degrees 42 minutes 53 seconds West a distance
229 of 74.54 feet to an iron pin set being the Point of Beginning; being a tract of land containing
230 2.194 acres according to a plat of survey prepared for Bill Beaty by W.T. Dunahoo and
231 Associates, bearing the seal and certification of W.T. Dunahoo, Georgia Registered Land
232 Surveyor No. 1577, dated April 19, 2000.

233 PARCEL 8

234 Tax Map Parcel No. R7297 003

235 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
236 County, Georgia, Town of Resthaven, more particularly described as follows:

237 Beginning at an iron pin located 250 feet southeast of the center of U.S. Highway 23 on the
238 east side a dirt street, once designated as Old Shadburn Ferry Road; thence running along
239 said dirt street southeast a distance of 50 feet to an iron pin; thence running along property
240 of E.E. Robinson in a northeasterly direction a distance of 100 feet to an iron pin; thence
241 running in a northwesterly direction a distance of 50 feet along property of E.E. Robinson
242 to an iron pin; thence running along property of E.E. Robinson in a southwesterly direction
243 a distance of 100 feet to an iron pin and the point of beginning.

244 Said tract is also shown as a small tract labeled as Rest Haven City Hall on survey prepared
245 for E.E. Robinson Estate, dated December 24, 1979, prepared by Robert T. Black, Georgia
246 Registered Land Surveyor No. 1015, recorded in Plat Book 18, Page 188, Gwinnett County,
247 Georgia records.

248 PARCEL 9

249 Tax Map Parcel No. R7297 004

250 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
251 County, Georgia, and being more particularly described as follows:

252 Beginning at the corner formed by the intersection of the southeasterly right of way line of
253 Georgia Highway No. 13 (100 foot right of way) with the northeasterly right of way line of
254 City Hall Street; run thence North 41 degrees 06 minutes 00 seconds East along the
255 southeasterly right of way of Georgia Highway No. 13 a distance of 251.88 feet to an iron
256 pin set at the westerly corner of property now of formerly owned by Tapp Lumber Company;

257 leaving the southeasterly right of way of Georgia Highway No. 13 run thence South 56
 258 degrees 33 minutes 02 seconds East along the southwesterly properly line of Tapp Lumber
 259 Company property a distance of 377.00 feet to an iron pin set; run thence South 41 degrees
 260 34 minutes 01 seconds West a distance of 229.05 feet to an iron pin set on the northeasterly
 261 right of way of City Hall Street; running thence northwesterly along the northeasterly right
 262 of way of City Hall Street the following courses and distances: North 64 degrees 20 minutes
 263 00 seconds West a distance of 27.0 feet to a point; and North 63 degrees 38 minutes 00
 264 seconds West a distance of 104.00 feet to an iron pin set; leaving the northeasterly right of
 265 way of City Hall Street run thence North 30 degrees 02 minutes 00 seconds East a distance
 266 of 100.00 feet to an iron pin found; run thence North 63 degrees 17 minutes 35 seconds West
 267 a distance of 50.00 feet to an iron pin set; run thence South 30 degrees 02 minutes 00 seconds
 268 West a distance of 100.00 feet to an iron pin set on the northeasterly right of way of City Hall
 269 Street; run thence northwesterly along the northeasterly right of way of City Hall Street the
 270 following courses and distances: North 60 degrees 24 minutes 09 seconds West a distance
 271 of 25.55 feet to a point; North 57 degrees 03 minutes 08 seconds West a distance of 56.61
 272 feet to a point; and North 55 degrees 43 minutes 22 seconds West a distance of 116.49 feet
 273 to the POINT OF BEGINNING. This tract of parcel of land contains 2.0 acres according to
 274 a plat of survey prepared for Bill Beaty by W.T. Dunahoo and Associates, bearing the seal
 275 and certification of W.T. Dunahoo, Georgia Registered Land Surveyor No. 1877, dated April
 276 19, 2000.

277 PARCEL 10

278 Tax Map Parcel No. R7297 045

279 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
 280 County, Georgia, being 7.161 acres of land, as shown on plat of survey recorded in Plat Book
 281 67, Page 25, Gwinnett County, Georgia records, and as further shown on plat of survey
 282 recorded in Plat Book 85, Page 43, Gwinnett County, Georgia records, said surveys
 283 incorporated herein and made a part hereof by reference.

284 PARCEL 11

285 Tax Map Parcel No. R7297 104

286 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
 287 County, Georgia, being more particularly described as follows:

288 Beginning at a point located on the southerly right of way of Buford Highway (said point
289 being 500 feet plus or minus northeasterly along said right of way from the intersection with
290 the easterly right of way of City Hall Road); thence continuing along said right of way North
291 43 degrees 36 minutes 38 seconds East a distance of 20.00 feet to a point; thence leaving said
292 right of way run South 77 degrees 31 minutes 06 seconds East a distance of 58.41 feet to a
293 point; running thence South 46 degrees 36 minutes 52 seconds East a distance of 129.92 feet
294 to a ½ inch rebar found; running thence South 43 degrees 36 minutes 36 seconds West a
295 distance of 50.00 feet to a point; running thence North 46 degrees 36 minutes 52 seconds
296 West a distance of 179.92 feet to the Point of Beginning.

297 Said parcel of land contains 0.1893 acres (8,246 square feet), also known as a portion of Lot
298 47, as shown in Plat Book B, Page 247A, Gwinnett County, Georgia records.

299 PARCEL 12

300 Tax Map Parcel No. R7297 002B

301 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
302 County, Georgia, shown and delineated as Lots 47, 48, 49 and 50 on survey for Donald P.
303 Hayes, dated September 20, 1997, prepared by Richard E. McDaniel, Jr. of Advance Survey,
304 Inc., Georgia Registered Land Surveyor No. 2734, recorded in Plat Book 75, Page 64,
305 Gwinnett County, Georgia records, with plat incorporated herein and made a part hereof by
306 reference.

307 Less and except tract shown below:

308 Beginning at a point located on the southerly right of way of Buford Highway (said point
309 being 500 feet plus or minus northeasterly along said right of way from the intersection with
310 the easterly right of way of City Hall Road); thence continuing along said right of way North
311 43 degrees 36 minutes 38 seconds East a distance of 20.00 feet to a point; thence leaving said
312 right of way run South 77 degrees 31 minutes 06 seconds East a distance of 58.41 feet to a
313 point; running thence South 46 degrees 36 minutes 52 seconds East a distance of 129.92 feet
314 to a ½ inch rebar found; running thence South 43 degrees 36 minutes 36 seconds West a
315 distance of 50.00 feet to a point; running thence North 46 degrees 36 minutes 52 seconds
316 West a distance of 179.92 feet to the Point of Beginning.

317 Said parcel of land contains 0.1893 acres (8,246 square feet), also known as a portion of Lot
318 47, as shown in Plat Book B, Page 247A, Gwinnett County, Georgia records.

319 PARCEL 13

320 Tax Map Parcel No. R7297 002

321 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
322 County, Georgia, shown and delineated as Lot 51 and a portion of Lot 52 on survey for
323 Robert Perry Walls, dated November 8, 1985, prepared by W.T. Dunahoo of W.T. Dunahoo
324 and Associates, Inc., Georgia Registered Land Surveyor No. 1577, and as further shown on
325 survey for Donald P. Hayes, dated September 20, 1997, prepared by Richard E. McDaniel,
326 Jr. of Advance Survey, Inc., Georgia Registered Land Surveyor No. 2734, recorded in Plat
327 Book 75, Page 64, Gwinnett County, Georgia records, with plat incorporated herein and
328 made a part hereof by reference.

329 PARCEL 14

330 Tax Map Parcel No. R7297 002A

331 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
332 County, Georgia, being portion of Lot 52, and all of Lot 53, 54, and 55 of the S.J. Busha
333 Subdivision, according to a plat prepared by G.L. Veal, September 24, 1935, recorded in Plat
334 Book B, Page 247A, Gwinnett County, Georgia records; and as being shown as the W.F.
335 Robinson lot on survey for the E.E. Robinson Estate, dated December 24, 1979, prepared by
336 Robert J. Black, Georgia Registered Land Surveyor No. 1015, recorded in Plat Book 18,
337 Page 188, Gwinnett County, Georgia records. Said tract being a portion of the property
338 originally acquired by E.E. Robinson from J.O. McNeal in Deed Book 74, Page 346, and
339 from Mrs. E.E. Chatham in Deed Book 86, Page 580, both Gwinnett County, Georgia
340 records. Said tract being more particularly described as follows;

341 Begin at a point on the southeasterly right of way of U.S. Highway No. 23 (100 foot right of
342 way) with the northeastern property corner of current Gwinnett County Map Parcel No.
343 R7297 002; said point of beginning being 548.75 feet southwesterly from the intersection of
344 the centerline of Bryant Road as shown on plat recorded in Plat Book 33, Page 154B,
345 Gwinnett County, Georgia records; from said point run thence northeasterly along said right
346 of way of U.S. Highway 23 approximately 170.00 feet, more or less, to a point being the
347 northwesterly property corner of current Gwinnett County Map Parcel No. R7297 047;
348 leaving said right of way run thence approximately South 48 degrees East a distance of
349 180.00 feet, more or less, to a point at the northeastern property corner of current Gwinnett
350 County Map Parcel No. R7297 045, as established by survey recorded in Plat Book 115,
351 Page 124, Gwinnett County, Georgia records; run thence approximately South 41 degrees

352 West a distance of 170.00 feet to the southeastern corner of current Gwinnett County Map
353 Parcel No. R7297 002, as established by survey recorded in Plat Book 85, Page 43, Gwinnett
354 County, Georgia records; run thence approximately North 48 degrees West a distance of
355 180.00 feet, more or less, to the POINT OF BEGINNING, as established by survey recorded
356 in Plat Book 33, Page 154B, Gwinnett County, Georgia records.

357 PARCEL 15

358 Tax Map Parcel No. R7297 047

359 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
360 County, Georgia, being 1.36 acres of land shown on a plat of survey for E.E. Robinson
361 Properties, dated September 21, 2001, prepared by W.T. Dunahoo of W.T. Dunahoo and
362 Associates, Georgia Registered Land Surveyor No. 1577, recorded in Plat Book 115, Page
363 124, Gwinnett County, Georgia records, with said plat incorporated herein and made a part
364 hereof by reference.

365 PARCEL 16

366 Tax Map Parcel No. R7297 001

367 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
368 County, Georgia, Town of Resthaven, being Lots 60, 61, and 62 of the S. J. Busha
369 Subdivision, according to plat prepared by G .L. Veal, September 24, 1935, recorded in Plat
370 book B, Page 247A, Gwinnett County, Georgia records, said survey incorporated herein and
371 made a part hereof by reference.

372 PARCEL 17

373 Tax Map Parcel No. R7298 073

374 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
375 County, Georgia, being shown as Lots 1E and 2E, on a plat of survey for Calvert Properties,
376 N.V., dated July 30, 2003, prepared by Miles H. Hannon of Hannon, Meeks & Bagwell
377 Surveyors & Engineers, Inc., Georgia Registered Land Surveyor No. 1528, recorded in Plat
378 Book 117, Page 261, Gwinnett County, Georgia records, with said plat incorporated herein
379 and made a part hereof by reference.

380 PARCEL 18

381 Tax Map Parcel No. R7297 033

382 All that tract or parcel of land lying and being in Land Lots 297 and 298 of the 7th District,
383 Gwinnett County, Georgia, being shown as Lot 3E, on a plat of survey for Calvert Properties,
384 N.V., dated July 30, 2003, prepared by Miles H. Hannon of Hannon, Meeks & Bagwell
385 Surveyors & Engineers, Inc., Georgia Registered Land Surveyor No. 1528, recorded in Plat
386 Book 117, Page 261, Gwinnett County, Georgia records, with said plat incorporated herein
387 and made a part hereof by reference.

388 PARCEL 19

389 Tax Map Parcel No. R7297 035

390 All that tract or parcel of land lying and being in Land Lots 297 and 298 of the 7th District,
391 Gwinnett County, Georgia, being shown as Lot 5E, on a plat of survey for Calvert Properties,
392 N.V., dated July 30, 2003, prepared by Miles H. Hannon of Hannon, Meeks & Bagwell
393 Surveyors & Engineers, Inc., Georgia Registered Land Surveyor No. 1528, recorded in Plat
394 Book 117, Page 261, Gwinnett County, Georgia records, with said plat incorporated herein
395 and made a part hereof by reference.

396 PARCEL 20

397 Tax Map Parcel No. R7297 037

398 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
399 County, Georgia, being shown as Lot 6E, on a plat of survey for Calvert Properties, N.V.,
400 dated July 30, 2003, prepared by Miles H. Hannon of Hannon, Meeks & Bagwell Surveyors
401 & Engineers, Inc., Georgia Registered Land Surveyor No. 1528, recorded in Plat Book 117,
402 Page 261, Gwinnett County, Georgia records, with said plat incorporated herein and made
403 a part hereof by reference.

404 PARCEL 21

405 Tax Map Parcel No. R7297 038

406 All that tract or parcel of land lying and being in Land Lot 297 of the 7th District, Gwinnett
407 County, Georgia, being shown as Lot 1C of Commonwealth Industrial Park, on a plat of
408 survey for Keith Reichel, dated October 2, 1998, prepared by H.P. Farley, Jr. of
409 Farley-Collins Associates, Georgia Registered Land Surveyor No. 1301, recorded in Plat
410 Book 78, Page 299, Gwinnett County, Georgia records, with said plat incorporated herein
411 and made a part hereof by reference.

412 PARCEL 22

413 Tax Map Parcel No. R7298 074

414 All that tract or parcel of land lying and being in Land Lots 297 and 298 of the 7th District,
415 Gwinnett County, Georgia, being shown as Lots 15C, 16C, 17C and 18C, on a plat of survey
416 for Calvert Properties, N.V., dated July 30, 2003, prepared by Miles H. Hannon of Hannon,
417 Meeks & Bagwell Surveyors & Engineers, Inc., Georgia Registered Land Surveyor No.
418 1528, recorded in Plat Book 117, Page 261, Gwinnett County, Georgia records, with said plat
419 incorporated herein and made a part hereof by reference.

420 PARCEL 23

421 Tax Map Parcel No. R7297 071

422 All that tract or parcel of land lying and being in Land Lots 297 and 298 of the 7th District,
423 City of Rest Haven, Gwinnett County, Georgia, and being more particularly described as
424 follows:

425 Beginning at an iron pin on the westerly right of way of Manhattan Drive (having a 60 foot
426 right of way) located a distance of 533.79 feet as measured along said right of way from the
427 80 foot right of way of Bryant Road; thence from said POINT OF BEGINNING as thus
428 established, leaving the right of way of Manhattan Drive run thence North 69 degrees 25
429 minutes 51 seconds West a distance of 210.09 feet to an iron pin set; thence North 20 degrees
430 34 minutes 34 seconds East a distance of 20.00 feet to an iron pin set; thence South 69
431 degrees 25 minutes 51 seconds East a distance of 213.53 feet to an iron pin set on the
432 westerly right of way of Manhattan Drive; thence along said right of way run thence South
433 30 degrees 20 minutes 41 seconds West a distance of 20.29 feet to an iron pin set at the
434 POINT OF BEGINNING.

435 The above described property is shown on a survey for Longacre Investments, Inc., as part
436 of Lot 5E of Manhattan Business Center, Tract No. 2 containing 0.0972 acres, prepared by
437 Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated July 15, 2003.

438 PARCEL 24

439 Tax Map Parcel No. R7297 034

440 All that tract or parcel of land lying and being in Land Lots 297 and 298 of the 7th District,
441 Gwinnett County, Georgia, being shown as Lot 4E, on a plat of survey for Manhattan

442 Business Center, dated February 23, 1982, prepared by Robert E. Horlbeck of Horlbeck &
443 Associates, Inc., Georgia Registered Land Surveyor No. 1942, recorded in Plat Book 17,
444 Page 254, Gwinnett County, Georgia records, with said plat incorporated herein and made
445 a part hereof by reference.

446 PARCEL 25

447 Tax Map Parcel No. R7298 045

448 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
449 County, Georgia, City of Rest Haven, being shown as Lot 14 on a plat of survey for
450 Commonwealth Industrial Park, Unit One, dated July 27, 1982, prepared by Robert E.
451 Horlbeck of Horlbeck & Associates, Inc., Georgia Registered Land Surveyor No. 1942,
452 recorded in Plat Book 19, Page 230, Gwinnett County, Georgia records, with said plat
453 incorporated herein and made a part hereof by reference.

454 PARCEL 26

455 Tax Map Parcel No. R7298 037

456 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
457 County, Georgia, City of Rest Haven, being shown as Lot 3A on a plat of survey for
458 Commonwealth Industrial Park, Unit One, dated July 27, 1982, prepared by Robert E.
459 Horlbeck of Horlbeck & Associates, Inc., Georgia Registered Land Surveyor No. 1942,
460 recorded in Plat Book 19, Page 230, Gwinnett County, Georgia records; being further shown
461 on plat of survey for Truss Tech Industries, Inc., dated November 5, 1993, prepared by
462 Wayne T. Eleton of Cornerstone Development Consultants, Inc., Georgia Registered Land
463 Surveyor No. 2487, recorded in Plat Book 61, Page 130, Gwinnett County, Georgia records;
464 and also being shown on plat of survey for Truss Tech, dated February 26, 1996, prepared
465 by Wallace Long Hambrick of Hambrick Surveying, Inc., Georgia Registered Land Surveyor
466 No. 1375, recorded in Plat Book 69, Page 170, Gwinnett County, Georgia records; with said
467 plats incorporated herein and made a part hereof by reference.

468 PARCEL 27

469 Tax Map Parcel No. R7298 072

470 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
471 County, Georgia, being shown as Lots 1A and 2A, on a plat of survey for Calvert Properties,
472 N.V., dated July 30, 2003, prepared by Miles H. Hannon of Hannon, Meeks & Bagwell

473 Surveyors & Engineers, Inc., Georgia Registered Land Surveyor No. 1528, recorded in Plat
474 Book 117, Page 261, Gwinnett County, Georgia records, with said plat incorporated herein
475 and made a part hereof by reference.

476 PARCEL 28

477 Tax Map Parcel No. R7298 021

478 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
479 County, Georgia, Town of Resthaven, being more particularly described as follows:

480 Beginning at a corner on the East side of U.S. Highway 23 in Resthaven, Georgia at and on
481 line of E.E. Robinson and running along said Robinson line in an easterly direction 475 feet
482 to a creek; thence along said creek in a southerly direction a distance of 112 feet to a line of
483 Baxter Simpson et al; thence along said Simpson line in a westerly direction a distance of
484 475 feet to U.S. Highway 23; thence along said highway in a northerly direction a distance
485 of 112 feet to the point of beginning. This property fronts 112 feet on said highway and runs
486 in parallel line, a distance of 475 feet to creek, and is part of the M.M. Greer estate.

487 PARCEL 29

488 Tax Map Parcel No. R7298 021

489 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
490 County, Georgia, Town of Resthaven, being more particularly described as follows:

491 Beginning at a corner on the East side of U.S. Highway 23 in Resthaven, Georgia at and on
492 line of E.E. Robinson and running along said Robinson line in an easterly direction 475 feet
493 to a creek; thence along said creek in a southerly direction a distance of 112 feet to a line of
494 Baxter Simpson et al; thence along said Simpson line in a westerly direction a distance of
495 475 feet to U.S. Highway 23; thence along said highway in a northerly direction a distance
496 of 112 feet to the point of beginning. This property fronts 112 feet on said highway and runs
497 in parallel line, a distance of 475 feet to creek, and is part of the M.M. Greer estate.

498 PARCEL 30

499 Tax Map Parcel No. R7298 019

500 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
501 County, Georgia, being Lots 28 and 29 of Elbert Whiting Subdivision as per plat of survey

502 by S.C. Moon, Surveyor, Hall County, Georgia, dated August, 1936, recorded in Plat Book
503 B, Page 264, Gwinnett County, Georgia records; and being also shown as Hosch tract on
504 survey from J.W. Cooper to C.R. Venable and Quinn Kennedy, dated September 6, 1957,
505 prepared by H.L. Dunahoo, Georgia Registered Land Surveyor No. 277, recorded in Plat
506 Book G, Page 117, Gwinnett County, Georgia records; both plats being incorporated by
507 reference herein and made a part hereof for a more accurate legal description.

508 PARCEL 31

509 Tax Map Parcel No. R7298 030

510 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
511 County, Georgia, being formerly part of the Elbert Whiting Subdivision as per plat of survey
512 by S.C. Moon, Surveyor, Hall County, Georgia, dated August, 1936, recorded in Plat Book
513 B, Page 264, Gwinnett County, Georgia records; and being also shown on survey from J.W.
514 Cooper to C.R. Venable and Quinn Kennedy, dated September 6, 1957, prepared by H.L.
515 Dunahoo, Georgia Registered Land Surveyor No. 277, recorded in Plat Book G, Page 117,
516 Gwinnett County, Georgia records; being more particularly described as follows:

517 Beginning at a point on the southeasterly right of way of State Highway 13 at the center of
518 Cooper Road; run thence South 38 degrees 25 minutes West along said right of way of State
519 Highway 13 a distance of 112 feet, more or less, to an iron pin corner at property of Hosch;
520 thence South 53 degrees East along property of Hosch a distance of 100 feet to a point;
521 thence in a northeasterly direction a distance of 112 feet, more or less, to a point in the center
522 of Cooper Road, thence in a northwesterly direction along the center of Cooper Road and
523 following the curvature thereof a distance of 78 feet, more or less to the POINT OF
524 BEGINNING.

525 PARCEL 32

526 Tax Map Parcel No. R7298 018

527 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
528 County, Georgia, being shown and delineated as Tract 1, being 0.297 acres, more or less, and
529 Tract 2, being 1.51. acres, more or less, on plat of survey for Richard Tullis by W.T.
530 Dunahoo and Associates, Inc., dated September 10, 1992, and being more particularly
531 described as follows:

532 Beginning at a point on the eastern right of way of U.S. Highway 23 (100 foot right of way),
533 said point being at the centerline of Cooper Road; thence run South 74 degrees 08 minutes
534 00 seconds East along said centerline a distance of 78.00 feet to a point; thence run South 27
535 degrees 46 minutes 24 seconds West a distance of 154.34 feet to an iron pin; thence run
536 South 53 degrees 32 minutes 47 seconds East a distance of 104.00 feet to an iron pin; thence
537 run South 39 degrees 09 minutes 00 seconds West a distance of 100.00 feet to an iron pin;
538 thence run South 36 degrees 44 minutes 31 seconds West a distance of 99.10 feet to an iron
539 pin; thence run South 53 degrees 32 minutes 47 seconds West a distance of 196.71 feet to a
540 point on the centerline of a branch; thence running northeasterly and northwesterly along the
541 centerline of said branch, and following the meanderings thereof, a distance of approximately
542 425.00 feet, to a point on the center line of Cooper Road; thence running northwesterly along
543 the centerline of said branch, following the meanderings thereof, a distance of 266 feet, to
544 a point on the eastern right of way of U.S. Highway 23; thence run South 37 degrees 23
545 minutes 12 seconds West along said right of way a distance of 94.25 feet to a point, being
546 the place or POINT OF BEGINNING.

547 PARCEL 33

548 Tax Map Parcel No. R7298 017

549 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
550 County, Georgia, being 10.279, more or less, as shown on plat of survey for J.W. Cooper,
551 dated January 26, 1996, prepared by Lannes K. Burkhalter of Advance Survey, Inc., Georgia
552 Registered Land Surveyor No. 2581, recorded in Plat Book 69, Page 168, Gwinnett County,
553 Georgia records, with said plat incorporated herein and made a part hereof by reference.

554 PARCEL 34

555 Tax Map Parcel No. R7298 016

556 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
557 County, Georgia, being Lots 18, 19, 20, 21, and 22, and a portion of Lots 5, 6, and 23,
558 formerly part of the Elbert Whiting Subdivision as per plat of survey by S.C. Moon,
559 Surveyor, Hall County, Georgia, dated August, 1936, recorded in Plat Book B, Page 264,
560 Gwinnett County, Georgia records; being also shown as two tracts sold to Quinn Kennedy
561 on survey from J.W. Cooper to C.R. Venable and Quinn Kennedy, dated September 6, 1957,
562 prepared by H.L. Dunahoo, Georgia Registered Land Surveyor No. 277, recorded in Plat
563 Book G, Page 117, Gwinnett County, Georgia records; and being also shown on surveys for
564 Steve Damus, dated November 1, 2006, prepared by Dawson W. Gilmore of Gilmore

565 Engineering, Georgia Registered Land Surveyor No. 13793, recorded in Plat Book 124,
566 Pages 234 and 235; with said plats incorporated herein and made a part hereof by reference.

567 PARCEL 35

568 Tax Map Parcel No. R7298 015

569 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
570 County, Georgia, being Lot 17 of Elbert Whiting Subdivision as per plat of survey by S.C.
571 Moon, Surveyor, Hall County, Georgia, dated August, 1936, recorded in Plat Book B, Page
572 264, Gwinnett County, Georgia records, being incorporated by reference herein and made
573 a part hereof for a more accurate legal description.

574 PARCEL 36

575 Tax Map Parcel No. R7298 063

576 All that tract or parcel of land lying and being in Land Lot 298 of the 7th District, Gwinnett
577 County, Georgia, containing 3.966 acres, more or less, and being more particularly described
578 as follows:

579 Begin at a point on the southeasterly right of way line of Buford Highway(State Route 13),
580 said point being North 41 degrees 05 minutes 53 seconds East a distance of 425.89 feet from
581 the intersection of the southeasterly right of way line of Buford Highway with the centerline
582 of Cooper Road; run thence along the right of way line of Buford Highway North 41 degrees
583 12 minutes 05 seconds East a distance of 148.87 feet to a point; leaving said right of way run
584 thence South 49 degrees 42 minutes 13 seconds East a distance of 151.90 feet to a point; run
585 thence South 49 degrees 42 minutes 13 seconds East a distance of 758.79 feet to a point; run
586 thence South 38 degrees 51 minutes 50 seconds West a distance of 198.13 feet to a point; run
587 thence North 49 degrees 45 minutes 07 seconds West a distance of 723.51 feet to a point; run
588 thence 49 degrees 45 minutes 15 seconds West a distance of 20.26 feet to a point; run thence
589 North 41 degrees 12 minutes 05 seconds East a distance of 50.01 feet to a point; run thence
590 North 49 degrees 45 minutes 15 seconds West a distance of 175.02 feet to the POINT OF
591 BEGINNING."

592

SECTION 2.

593 All laws and parts of laws in conflict with this Act are repealed.