

Legal Description:

All that tract or parcel of land lying and being in Land Lot 169, 9th Land District, Hall County, Georgia and being a portion of Lot 7 and all of Lot 8, Highland Industrial Park Subdivision as recorded in Plat Book 77, Page 202, Hall County, Georgia plat records together with additional property as shown on a plat prepared by Patton Land Surveying, LLC, for Sermavica, LLC, last revised July 5th, 2023 and being more particularly described as follows:

Commencing at a PK set at the centerline intersection of West Highland Drive (50' wide right-of-way) & Highland Terrace, located at Georgia State Plane Coordinate Northing 1557415.26, Easting 2394553.74, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 56 degrees 26 minutes 00 seconds West for a distance of 442.26 feet to a 1/2" rebar pin found on the Northwesterly cul-de-sac right-of-way line of said West Highland Drive (having a 50' radius) and said point being the TRUE POINT OF BEGINNING.

Thence following the Northwesterly and Westerly cul-de-sac right-of-way line of said West Highland Drive the following course:

Thence along a curve to the left having a radius of 50.00 feet and an arc length of 113.65 feet, being subtended by a chord of South 19 degrees 14 minutes 00 seconds West for a distance of 90.72 feet to a 1/2" rebar pin set;

Thence leaving the Westerly cul-de-sac right-of-way line of said West Highland Drive the following courses:

Thence South 68 degrees 04 minutes 01 seconds West for a distance of 101.39 feet to a 1/2" rebar pin found; Thence North 30 degrees 12 minutes 47 seconds West for a distance of 328.02 feet to a point on the centerline of Flat Creek;

Thence following the centerline of Flat Creek the following courses:

Thence North 73 degrees 09 minutes 54 seconds East for a distance of 4.90 feet to a point;  
Thence South 16 degrees 14 minutes 02 seconds East for a distance of 5.20 feet to a point;  
Thence North 52 degrees 12 minutes 49 seconds East for a distance of 45.17 feet to a point;  
Thence North 50 degrees 37 minutes 26 seconds East for a distance of 64.77 feet to a point;  
Thence North 61 degrees 09 minutes 12 seconds East for a distance of 27.84 feet to a point;  
Thence North 46 degrees 36 minutes 29 seconds East for a distance of 113.26 feet to a point;  
Thence North 54 degrees 00 minutes 38 seconds East for a distance of 78.11 feet to a point;  
Thence North 46 degrees 44 minutes 59 seconds East for a distance of 42.29 feet to a point;  
Thence North 52 degrees 37 minutes 32 seconds East for a distance of 62.75 feet to a point;  
Thence North 50 degrees 39 minutes 12 seconds East for a distance of 16.61 feet to a point;

Thence leaving the centerline of Flat Creek the following courses:

Thence South 27 degrees 00 minutes 48 seconds East for a distance of 185.98 feet to a 1/2" rebar pin set; Thence South 45 degrees 03 minutes 55 seconds West for a distance of 251.49 feet to a 1/2" rebar pin set; Thence South 15 degrees 45 minutes 30 seconds East for a distance of 100.33 feet to a 1/2" rebar pin found and said point being the POINT OF BEGINNING.

Said property contains 2.52 acres more or less.



LAND SURVEYING, LLC  
REGISTERED PROFESSIONAL  
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LAND SURVEYING FIRM CERTIFICATE OF  
AUTHORIZATION NUMBER LSF 001029



HALL COUNTY SURVEYOR

LEGAL DESCRIPTION FOR:

# SERMAVICA LLC

(BEING A PORTION OF LOT 7 AND ALL OF LOT 8 OF THE HIGHLAND INDUSTRIAL PARK SUBDIVISION AND ADDITIONAL PROPERTY)

- L O C A T E D I N -

**LAND LOT 169  
9TH LAND DISTRICT  
HALL COUNTY, GEORGIA**

SCALE:  
N/A

DATE:  
12/27/2023

23-048.01.dwg  
JN. 23-048