

Beards Road
Portion of Tax Parcel No. 07328 004003

All that tract or parcel of land lying and being in Land Lot 329 of the 7th Land District, Gwinnett County, Georgia and being particularly described as follows:

To find the point of beginning, commence at the intersection of the southeast right of way of Beards Road (right of way varies) and the Land Lot Line common to Land Lots 328 and 329; THENCE traveling on said right of way along a curve to the right having a radius of 298.67 feet and an arc length of 12.04 feet being subtended by a chord bearing of South 38 Degrees 50 Minutes 20 Seconds West and a chord distance of 12.04 feet to a point; THENCE leaving said right of way South 61 Degrees 59 Minutes 43 Seconds East for a distance of 22.39 feet to a point on the Land Lot Line common to Land Lots 328 and 329, said point marked by a 5/8 inch rebar pin found; THENCE continuing on said Land Lot Line South 30 Degrees 50 Minutes 38 Seconds East for a distance of 282.33 feet to a point, said point marked by a 5/8 inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said Land Lot Line North 60 Degrees 46 Minutes 43 Seconds East for a distance of 736.56 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE South 35 Degrees 41 Minutes 48 Seconds East for a distance of 164.08 feet to a point, said point marked by a 3/4 inch open top pipe found; THENCE South 30 Degrees 02 Minutes 28 Seconds East for a distance of 129.01 feet to a point; THENCE South 60 Degrees 46 Minutes 43 Seconds West for a distance of 747.88 feet to a point on the Land Lot Line common to Land Lots 328 and 329; THENCE on said Land Lot Line North 30 Degrees 59 Minutes 31 Seconds West for a distance of 204.05 feet to a point; THENCE continuing North 30 Degrees 59 Minutes 31 Seconds West for a distance of 88.13 feet to a point, said point marked by a 5/8 inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 5.000 Acres as shown on Concept Plan for Dale Brown prepared by Georgia Premier Land Services, Inc., dated 1/31/2025.

Access Tract

All that tract or parcel of land lying and being in Land Lot 328 of the 7th Land District, Gwinnett County, Georgia and being particularly described as follows:

To find the point of beginning, commence at the intersection of the southeast right of way of Beards Road (right of way varies) and the Land Lot Line common to Land Lots 328 and 329; THENCE traveling on said right of way along a curve to the right having a radius of 298.67 feet and an arc length of 12.04 feet being subtended by a chord bearing of South 38 Degrees 50 Minutes 20 Seconds West and a chord distance of 12.04 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said right of way South 61 Degrees 59 Minutes 43 Seconds East for a distance of 22.39 feet to a point on the Land Lot Line common to Land Lots 328 and 329, said point marked by a 5/8 inch rebar pin found; THENCE continuing on said Land Lot Line South 30 Degrees 50 Minutes 38 Seconds East for a distance of 282.33 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE on said Land Lot Line South 30 Degrees 59 Minutes 31 Seconds East for a distance of 88.13 feet to a point; THENCE leaving said Land Lot Line North 75 Degrees 56 Minutes 13 Seconds West for a distance of 99.16 feet to a point; THENCE North 30 Degrees 50 Minutes 38 Seconds West for a distance of 305.71 feet to a point on the southeast right of way of Beards Road (right of way varies); THENCE on said right of way along a curve to the left having a radius of 298.67 feet and an arc length of 60.15 feet being subtended by a chord bearing of North 45 Degrees 45 Minutes 48 Seconds East and a chord distance of 60.05 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.557 Acres as shown on Concept Plan for Dale Brown prepared by Georgia Premier Land Services, Inc., dated 1/31/2025.