

House Bill 613

By: Representatives Coleman of the 97th and Brockway of the 102nd

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act creating a new charter for the City of Sugar Hill, Georgia, approved May
2 14, 2003 (Ga. L. 2003, p. 3546), as amended, particularly by an Act approved April 10, 2014
3 (Ga. L. 2014, p. 3618), so as to change the corporate limits of the city; to repeal conflicting
4 laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 SECTION 1.

7 An Act creating a new charter for the City of Sugar Hill, Georgia, approved May 14, 2003
8 (Ga. L. 2003, p. 3546), as amended, particularly by an Act approved April 10, 2014 (Ga. L.
9 2014, p. 3618), is amended by adding a new paragraph (3) to Exhibit A to read as follows:

10 "(3) The boundaries of the city shall also include the following parcels:

11 Parcel No. R7367 001

12 All that tract or parcel of land lying and being in Land Lots 346 and 367 of the 7th
13 District, Gwinnett County, Georgia, and being more particularly described as follows:

14 To arrive at the point of beginning, begin at a point formed by the westerly
15 right-of-way line of Burnett Trail (having a 60 foot right-of-way) with the northerly
16 right-of-way line of Georgia Highway No. 20 (having a 100 foot right-of-way), thence
17 running northwesterly along the northerly right-of-way line of Georgia Highway No.
18 20 North 82°41'58" West a distance of 544.20 feet to an iron pin found; thence
19 departing the said right-of-way line of Georgia Highway No. 20 running along the
20 property line common to Clark, Lurwig, McDaniel and Burnett North 35°19'13" East
21 a distance of 960.54 feet to an iron pin found being the true point of beginning; thence
22 from the true point of beginning as thus established running along the property line
23 of Jim D. Clark and the E. H. Garner Estate North 61°38'10" West and crossing over
24 into Land Lot 367 a distance of 1,439.00 feet to a point; thence continuing along the
25 Garner Estate property line south 37°53'44" West a distance of 450.52 feet to a point,
26 being on the top of the easterly bank of the Chattahoochee River; thence running

27 along the top of the easterly bank of the Chattahoochee River in a general
 28 northwesterly and northeasterly direction a distance of 1,840.00 feet, more or less to
 29 a point, being more particularly defined as follows: North 02°10'05" West a distance
 30 of 75.22 feet to a point; thence North 10°47' 07" East a distance of 85.36 feet to a
 31 point; thence North 14°38'21" West a distance of 100.16 feet to a point; thence North
 32 12°08'37" West a distance of 100.19 feet to a point; thence North 07°09'16" West a
 33 distance of 100.24 feet to a point; thence North 17°08' 07" West a distance of 118.16
 34 feet to a point; thence North 00°19' 27' East a distance of 50.16 feet to a point; thence
 35 North 16°8'12" West a distance of 113.17 feet to a point; thence North 60°10'47"
 36 West a distance of 39.87 feet to a point; thence North 14°08' 24" West a distance of
 37 100.17 feet to a point; thence North 06°09' 25" West a distance of 75.19 feet to a
 38 point; thence North 00°49'22" East a distance of 100.33 feet to a point; thence North
 39 26°07' 39" West a distance of 65.02 feet to a point; thence North 55°09' 51" West a
 40 distance of 249.29 feet to a point; thence North 36°07'46" West a distance of 44.96
 41 feet to a point; thence North 14°08' 24" West a distance of 200.34 feet to a point;
 42 thence North 01°10' 16" West a distance of 100.31 feet to a point; thence North 10°32'
 43 11" East a distance of 75.31 feet to a point; thence North 24°28' 13" East a distance
 44 of 46.24 feet to a point; thence departing the top of the river bank running along the
 45 land of the United States of America the following two calls: South 43°12' 56" East
 46 a distance of 978.81 feet to a point; thence South 15°51' 12" East a distance of 175.23
 47 feet to a point; thence running along the property line of the United States of America
 48 and the City of Sugar Hill North 80°57' 22" East a distance of 847.04 feet to a point,
 49 being on the land lot line common to Land Lots 367 and 366; thence running along
 50 the aforesaid land lot line and the property line of the City of Sugar Hill South
 51 29°57'33" East and crossing back over into Land Lot 346 a distance of 1,177.61 feet
 52 to an iron pin found; thence departing the said land lot line running along the property
 53 line of Louise Burnett, et al South 33°01' 57" West a distance of 266.34 feet to the
 54 iron pin found at the true Point of Beginning. Containing 32.48 acres, more or less.

55 Being shown on a plat made by Hayes, James & Associates, Billy Ray Cheek, Georgia
 56 Registered surveyor, No. 1615, dated July 26, 1996.

57 Parcel No. R7346 003

58 All that tract or parcel of land lying and being in Land Lot 346 of the 7th Land District,
 59 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
 60 Court of Gwinnett County, at Plat Book S, Page 158.

61 Parcel No. R7346 014

62 All that tract or parcel of land lying and being in Land Lot 346 of the 7th Land District,
63 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
64 Court of Gwinnett County, at Plat Book 58, Page 126.

65 Parcel No. R7346 004

66 All that tract or parcel of land lying and being in Land Lot 346 of the 7th Land District,
67 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
68 Court of Gwinnett County, at Plat Book 39, Page 42B.

69 Parcel No. R7346 004D

70 All that tract or parcel of land lying and being in Land Lot 346 of the Seventh District
71 of Gwinnett County, Georgia, shown and delineated by plat of survey of H.G. Jarrard,
72 April 6, 1956, as 1.6 acres, more particularly described as follows:

73 BEGINNING at a point on the western margin of a private drive, said point being 340
74 feet Northeast of the right of way of the Northern margin of Georgia Highway #20 at
75 the point where property of Mrs. Lois Daniel joins the property herein described and
76 thence running North 83 degrees 14 minutes West 432 feet to the Garner Estate
77 property; thence North 35 degrees East 222.6 to property of Wasdin; thence South 83
78 degrees 14 minutes East 365.2 feet to said private drive; thence running along said
79 private drive Southwesterly 200 feet to the point of beginning.

80 This is a part of the same property described in a deed from Patricia M. Burnette to
81 Joyce B. McDaniel dated February 10, 1963 of record in Deed Book 2562 page 680,
82 Public Records of Gwinnett County, Georgia.

83 Parcel No. R7346 004B

84 All that tract or parcel of land lying and being in Land Lot 346 of the 7th Land District,
85 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
86 Court of Gwinnett County, at Plat Book 131, Page 81.

87 Parcel No. R7346 004C

88 All that tract or parcel of land lying and being in Land Lot 346 of the 7th Land District,
89 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
90 Court of Gwinnett County, at Plat Book 14, Page 300.

91 Parcel No. R7346 004A

92 All that tract or parcel of land lying and being in Land Lot 346 of the 7th Land District,
 93 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
 94 Court of Gwinnett County, at Plat Book 1, Page 276A.

95 Parcel No. R7346 003A

96 All that portion of the Land Lot 346, 7th District, Gwinnett County; containing 1.50
 97 acres being Tract 1 of Survey for Thomas B. Garner, Jr. by Thomas Wood dated
 98 October 27, 2006; more particularly described as follows: commencing at the
 99 intersection of the Forsyth County Line which is also the centerline of the
 100 Chattahoochee River and the Southwesterly Right of Way of Georgia Highway 20 (100
 101 foot Right of Way); thence Southeasterly along the Right of Way of Georgia Highway
 102 20 870.00 feet to the true Point of Beginning; thence, along said Right of Way on a
 103 curve of length = 252.36 feet, radius = 1471.57 feet, chord bearing = South 71 degrees
 104 26 Minutes 55 Seconds East and a chord distance = 252.05 feet; thence, leaving said
 105 Right of Way, South 81 Degrees 57 Minutes 54 Seconds West 165.47 feet; thence
 106 South 77 Degrees 20 Minutes 07 Seconds West 131.83 feet; thence South 24 Degrees
 107 44 Minutes 21 Seconds West 179.55 feet; thence South 54 Degrees 11 Minutes 48
 108 Seconds West 34.85 feet; thence North 68 Degrees 16 Minutes 34 Seconds West 236
 109 feet; thence, North 14 Degrees 21 Minutes 20 Seconds East 131.51 feet; thence, South
 110 88 Degrees 51 Minutes 19 Seconds East 297.53 feet; thence North 23 Degrees 40
 111 Minutes East 117.33 feet to the true Point of Beginning. Tax ID: R7346 003A.

112 Parcel No. R7346 159

113 All that portion of the Land Lot 346, 7th District, Gwinnett County; containing 1.50
 114 acres being tract 2 of Survey for Thomas B. Gamer Jr., by Thomas Wood Dated
 115 October 27, 2006, more particularly described as follows:

116 Commencing at the intersection of Forsyth County line which is also the centerline
 117 of the Chattahoochee Rover and the Southeasterly R/W of Georgia Highway 20
 118 (100'R/W); thence Southeasterly along the R/W of Georgia Highway 20 870.00';
 119 thence along said R/W on a curve of length = 252.36', Radius = 1471.57', Chord
 120 Bearing = S71 degrees 26'55"E and Chord distance = 252.05' to the True Point of
 121 Beginning; thence leaving said R/W, S24 degrees 00'34"W 174.89'; thence, S26
 122 degrees 16'07"W 33.61'; thence, S77 degrees 29'22"W 318.02'; thence N79 degrees
 123 26'02"W 240.59'; thence, N14 degrees 21'20"E 68.06'; thence, S68 degrees 16'34"E
 124 236.86'; thence, N54 degrees 11'48"E 34.85'; thence, N24 degrees 44'21"E 179.55';

125 thence, N77 degrees 20'07"E 131.83'; thence, N81 degrees 57'54"E 165.47' to the
126 True Point of Beginning.

127 Parcel No. R7346 008

128 All that tract or parcel of land lying and being in Land Lot 346 of the 7th Land District,
129 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
130 Court of Gwinnett County, at Plat Book 43, Page 206.

131 Parcel No. R7346 018

132 All that tract or parcel of land lying and being in Land Lot 346 of the 7th Land District,
133 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
134 Court of Gwinnett County, at Plat Book 73, Page 275.

135 Parcel No. R7347 009

136 All that tract or parcel of land lying and being Land Lot 347 of the 7th District,
137 Gwinnett County, Georgia being more particularly described as follows:

138 Begin at an iron rod located on the northerly right-of-way of Highway 20 being a 100
139 foot right-of-way, said iron rod being located 786.39 feet along right-of-way from the
140 intersection of Highway 20 and Riverside Road being a 30 foot right-of-way; thence
141 proceeding north 82 degrees 04 minutes 44 seconds west a distance of 140.00 feet to
142 an iron pin set on the northerly right-of-way of Highway 20; thence leaving the
143 northerly right-of-way of Highway 20 and proceeding north 11 degrees 21 minutes
144 38 seconds east a distance of 351.62 feet to an iron pin found; thence proceeding
145 south 82 degrees 15 minutes 00 seconds east a distance of 141.00 feet to an iron pin
146 placed; thence proceeding south 11 degrees 31 minutes 09 seconds west a distance of
147 352.10 feet to a steel rod located on the northerly right-of-way of Highway 20 said
148 steel rod marking the POINT OF BEGINNING

149 Said Property being shown on that certain plat of survey prepared for Nathan J.
150 Childers and Deborah A. Childers by Survey Systems and Associates, Inc. bearing the
151 seal of E.G. Davis being Georgia Registered Land Surveyor No. 2363, dated April 2,
152 1996.

153 Parcel Nos. R7347 002 & R7347 052

154 All that tract or parcel of land lying and being in Land Lot 347 of the 7th Land District,
155 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
156 Court of Gwinnett County, at Plat Book 64, Page 32.

157 Parcel No. R7347 008

158 All that tract or parcel of land lying and being in Land Lot 347, 7th District, Gwinnett
159 County, Georgia, containing 1.245 acres more or less, according to plat of survey for
160 Morris E. Johnson and Charlotte S. Johnson by Henry Bailey, Surveyor, dated March
161 18, 1992, and being more particularly described as follows:

162 BEGINNING at an axle on the northerly right of way of Georgia Highway 20, which
163 point is located north 40 degrees 47 minutes 18 seconds west a distance of 450.63 feet
164 from the intersection of the center lines of Georgia Highway 20 and Riverside Road
165 and running thence north 11 degrees 15 minutes east 349.89 feet to an iron pin; thence
166 south 80 degrees 15 minutes east 100.00 feet to an iron pin; thence south 77 degrees
167 15 minutes east 55.00 feet to an iron pin; thence south 11 degrees 15 minutes west
168 349.89 feet to an iron pin on the northerly right of way of Georgia Highway 20;
169 thence along said right of way of Georgia Highway 20 north 77 degrees 15 minutes
170 west 55.00 feet to a point; continuing along said right of way north 80 degrees 15
171 minutes 09 seconds west 100.00 feet to the point of beginning.

172 Parcel No. R7347 011

173 All that tract or parcel of land lying and being in Land Lot 347 of the 7th Land District,
174 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
175 Court of Gwinnett County, at Plat Book Z, Page 159B.

176 Parcel Nos. R7347 001 & R7347 027

177 All that tract or parcel of land lying and being in Land Lot 347 of the 7th Land District,
178 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
179 Court of Gwinnett County, at Plat Book 14, Page 72.

180 Parcel No. R7347 001B

181 All that tract or parcel of land lying and being in Land Lot 347 of the 7th Land District,
182 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
183 Court of Gwinnett County, at Plat Book 29, Page 181.

184 Parcel No. R7347 017

185 All that tract or parcel of land lying and being in Land Lot 347 of the 7th District,
186 Gwinnett County, Georgia, being Trct #4 containing 3.0 acres and Tract #5 containing
187 1.34 acres as shown on a plat of survey for the E.W. Sudderth Estate by Mize Brothers,
188 Inc., Registered Land Surveyors, dated March 2, 1974, and being more particularly
189 described as follows.

190 TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection of the
 191 center line of Georgia Highway 20 having a 100 foot right of way and the center line
 192 of Suwanee-Buford Dam Road; thence proceeding along the center line of Georgia
 193 Highway 20 the following courses and distances: North 33 degrees 38 minutes West
 194 a distance of 17.2 feet to a point; North 33 degrees 58 minutes West a distance of
 195 333.8 feet to a point; North 37 degrees 03 minutes West a distance of 325.7 feet to a
 196 point; North 38 degrees 49 minutes West a distance of 430.3 feet to a point; North 38
 197 degrees 57 minutes West a distance of 145.5 feet to a point; North 38 degrees 59
 198 minutes West a distance of 380.4 feet to a point; North 40 degrees 36 minutes West
 199 a distance of 71.4 feet to a point and the center line of the creek which is your
 200 property line and YOUR TRUE PLACE OR POINT OF BEGINNING; thence
 201 following the meanderings of said creek in a northeasterly and northwesterly direction
 202 a distance of 600 feet, more or less, to a point where the creek and center line of
 203 Riverside Drive intersect; thence proceeding along the center line of Riverside Drive
 204 North 80 degrees 27 minutes West a distance of 150.1 feet to a point; North 86
 205 degrees 20 minutes West a distance of 114.9 feet to a point; South 87 degrees 00
 206 minutes West a distance of 164.2 feet to a point; South 89 degrees 04 minutes West
 207 a distance of 28.5 feet to a point and the center line of Georgia Highway 20; thence
 208 proceeding along the center line of Georgia Highway 20 the following courses and
 209 distances: South 62 degrees 28 minutes East a distance of 90.1 feet to a point; South
 210 57 degrees 22 minutes East a distance of 100.4 feet to a point; thence South 52
 211 degrees 38 minutes East a distance of 117.7 feet to a point; thence South 48 degrees
 212 40 minutes East a distance of 101.9 feet to a point; thence South 44 degrees 06
 213 minutes East a distance of 107.4 feet to a point and YOUR TRUE PLACE OR POINT
 214 OF BEGINNING.

215 It being the intent of this conveyance to convey all the property as shown of said plat
 216 of the E.W. Sudderth Estate located between the northeastern margin of the Georgia
 217 Highway 20 and the southern margin of Riverside Drive and that land lying
 218 northwesterly of the creek as shown on said plat.

219 Parcel No. R7347 022

220 All that tract or parcel of land lying and being in Land Lot 347 of the 7th Land District,
 221 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
 222 Court of Gwinnett County, at Plat Book 125, Page 197, which is not already located
 223 within the corporate boundaries of the City of Sugar Hill.

224 Parcel No. R7347 041

225 All that tract or parcel of land lying and being in Land Lot 347 of the 7th Land District,
226 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
227 Court of Gwinnett County, at Plat Book 32, Page 28A.

228 Parcel No. R7347 039

229 All that tract or parcel of land lying and being in Land Lot 347 of the 7th District of
230 Gwinnett County, Georgia, as shown and delineated by plat of survey prepared by
231 Charles E. Ruppe, Dated March 3, 1992, more particularly described as follows:

232 BEGINNING at an iron pin at a point on the northern right-of-way of Riverside Road
233 (30 Foot right-of-way), said pin being 320 feet Northwest, as measured along said
234 right-of-way, from the intersection of said right of way and the western right of way
235 of Suwanee Dam Road (80 Foot right of way); thence running north 29 Degrees 15
236 minutes east a distance of 180.40 feet to an iron pin; thence running south 84 degrees
237 54 minutes west a distance of 210.29 feet to an iron pin; thence running north 12
238 degrees 09 seconds west a distance of 127.96 feet to an iron pin; thence running south
239 77 degrees 51 minutes west a distance of 20.00 feet to an iron pin; thence running
240 south 7 degrees 16 minutes west a distance of 206.62 feet to an iron pin on the
241 northern right-of-way of Riverside Road; thence running southeasterly along said
242 right of way, and following the curvature thereof, a distance of 154.55 feet to an iron
243 pin, the place or point of beginning.

244 Parcel No. R7347 033

245 All that tract or parcel of land lying and being in Land Lot 347 of the 7th District of
246 Gwinnett County, Georgia, and being more particularly described as follows:

247 BEGINNING at a point on the westerly side of Suwanee-Buford Dam Road 361.0
248 feet northerly from the intersection of the westerly side of Suwanee-Buford Dam
249 Road, if extended, with the centerline of Riverside Road; running then northerly along
250 the westerly side of Suwanee-Buford Dam Road 128.7 feet to a point; running thence
251 westerly at an angle of 96 degrees, 50 minutes with the last described course, 338.46
252 feet to a point; running thence southerly 128.7 feet to a point; running thence easterly
253 338.46 feet to a point on the westerly side of Suwanee-Buford Dam Road, and the
254 point of beginning.

255 Parcel No. R7347 005A

256 All that tract or parcel of land lying and being in Land Lot 347 of the 7th District of
257 Gwinnett County, Georgia, being shown and delineated by plat of the survey of Cecil

258 S. Mize, Surveyor, March 5, 2976, as 1.30 acres, more particularly described as
259 follows:

260 Beginning at a point 22.8 feet West of the Centerline of Suwanee-Buford Dam Road
261 at the point where property of Mrs. Jimmy Moulder joins the property herein
262 described, said point being North 28 degrees 55 minutes West 1024.0 feet from the
263 boundary line of land lots 347 and 339; thence running South 73 degrees 09 minutes
264 West 289.7 feet; thence North 28 degrees 43 minutes East 135.7 feet; thence North
265 75 degrees 16 minutes East 130.7 feet; thence South 27 degrees 55 minutes East 145.0
266 feet to the point of beginning.

267

268 Parcel No. R7348 001A

269 All that tract or parcel of Land lying and being in Land Lot 348 of the 7th District of
270 Gwinnett County, Georgia, shown and delineated on plat of survey by Higginbotham
271 & James, Surveyors, as 0.46 acres, more particularly described as follows:

272 Beginning at an iron pin on the northwestern margin of Suwanee-Buford Dam Road
273 at the point which is a 943 feet southwesterly from the center of Austin Garner Road
274 as measured along the northwest right-of-way of Suwanee-Buford Dam Road, and
275 thence running South 34 degrees 22 minutes West along the northwestern
276 right-of-way of said Suwanee-Dam Road a distance of 65 feet to an iron pin; thence
277 continuing along said road South 33 degrees 48 seconds West 200 feet to an iron pin
278 in the old Suwanee-Buford Dam Road; thence running North 01 degrees 00 minutes
279 East 265 feet to an iron pin in the Old Suwanee-Buford Dam Road; thence running
280 South 72 degrees 30 minutes East 151 feet to the Point of Beginning.

281 Parcel Nos. R7347 004, R7347 465 & R7347 467

282 All that tract or parcel of land lying and being in Land Lot 347 of the 7th Land District,
283 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
284 Court of Gwinnett County, at Plat Book 125, Page 213.

285 Parcel No. R7347 015

286 All that tract or parcel of land lying and being in Land Lot 347 of the 7th Land District,
287 Gwinnett County, Georgia, and shown as Tract No. 1 and Tract No. 2 on that plat
288 recorded in the records of the Superior Court of Gwinnett County, at Plat Book 93,
289 Page 155.

290 Parcel No. R7348 008

291 All that tract or parcel of land lying and being in Land Lot 348 of the 7th District of
292 Gwinnett County, Georgia, being shown and delineated by plat of the survey of Cecil
293 B. Mise, Surveyor, March 5, 1976, as 0.30 acre, more particularly described as follows:

294 To find the point of beginning, begin at the corner common to Land Lot 347, 348, 338
295 and 339 and running thence North 61 degrees 05 minutes East 202.6 feet; thence
296 North 28 degrees 55 minutes West 1440.7 feet to an iron pin which is the point of
297 beginning; thence North 85 degrees 21 minutes East 47.9 feet; North 56 degrees 45
298 minutes East 65.3 feet; North 42 degrees 47 minutes East 59.7 feet; North 30 degrees
299 8 minutes East 66.6 feet, North 19 degrees 19 minutes West 76.8 feet to the
300 right-of-way of Suwanee Buford Dam Road; thence South 35 degrees 34 minutes
301 West 49.2 feet and South 35 degrees 11 minutes West 212.3 feet to the point of
302 beginning.

303 Parcel No. R7348 005

304 All that tract or parcel of land lying and being Land Lot 348 of the 7th District of
305 Gwinnett County, Georgia, and being more particularly described as follows:

306 BEGINNING at an iron pin where the southwestern corner of Land Lot 338, the
307 northern corner of Land Lot 339, the southeastern corner of Land Lot 347, and the
308 southern corner of Land Lot 348 meet, this being this being the TRUE POINT OF
309 BEGINNING; thence continuing N 30°02' 56" West a distance of 1329.61 feet to an
310 iron pin found on the southeastern side of Suwanee-Buford Dam Road (having an 80
311 foot right-of-way); thence continuing along said southeastern side of Suwanee-Buford
312 Dam Road N 34°00' 27" East a distance of 239.52 feet to an iron pin set; thence
313 continuing N 86°53' 06" East a distance of 33.59 feet to an iron pin found; thence
314 continuing N 55°38' 39" East a distance of 65.72 feet to an iron pin found; thence
315 continuing N 41°28' 37" East a distance of 59.59 feet to an iron pin found; thence
316 continuing N 29°00' 44" East a distance of 66.44 feet to an iron pin found; thence
317 continuing N 20°18' 39" West a distance of 65.22 feet to an iron pin set; thence
318 continuing N 34°00' 27" East a distance of 15.99 feet along Suwanee-Buford Dam
319 Road to an iron pin set; thence continuing N 78°56' 49" East a distance of 615.72 feet
320 to an iron pin found; thence continuing S 30°06' 35" East a distance of 1344.80 feet
321 to an iron pin found; thence continuing S 59°46' 22" West a distance of 1033.41 feet
322 to an iron pin found and the TRUE POINT OF BEGINNING. Said tract of land
323 containing 33.596 acres according to survey prepared by Precision Planning, Inc.,
324 Georgia Registered Surveyors, for Robert P. Ernst and Doreen Williams Ernst, dated
325 April 9, 1986.

326 TOGETHER WITH:

327 All that tract or parcel of land lying and being Land Lot 348, 7th District of Gwinnett
328 County, Georgia, and being more particularly described as follows:

329 BEGINNING at an iron pin set on the northwestern side of Suwanee-Buford Dam
330 Road (having an 80 foot right-of-way), said iron pin being 88.96 feet across said
331 Suwanee-Buford Dam Road from an iron pin found (said iron pin found being
332 1329.61 feet from the intersection of the southwest corner of Land Lot 338, the
333 northern corner of Land Lot 339, the southeast corner of Land Lot 347, and the
334 southern corner of Land Lot 348); thence continuing N 30°02' 56" West a distance
335 of 65.29 feet to an iron pin set; thence continuing N 56°52' 07" East a distance of
336 21.10 feet to an iron pin set; thence continuing N 61°20' 38" East a distance of 40.97
337 feet to an iron pin set; thence continuing N 68°49' 30" East a distance of 55.46 feet
338 to an iron pin set on the northwestern side of Suwanee-Buford Dam Road; thence
339 continuing along said northwestern side of said road S 34°00' 27" West a distance
340 of 130.01 feet to an iron pin set and the TRUE POINT OF BEGINNING. Said tract
341 of land containing 0.095 acres according to Robert P. Ernst and Doreen Williams
342 Ernst, dated April 9, 1986.

343 Parcel No. R7348 006

344 All that tract or parcel of land lying and being in Land Lot 348 of the 7th Land District,
345 Gwinnett County, Georgia, and shown on a plat recorded in the records of the Superior
346 Court of Gwinnett County, at Plat Book 3, Page 158.

347 The above listed descriptions are intended to include and are hereby declared to include
348 all the property included in the tax parcels set forth below as the tax parcels existed on
349 the tax rolls and tax maps of Gwinnett County, Georgia for the year 2016 and all the
350 public roadways and right of ways adjacent to those parcels:

351	7346 003	7347 001B	7347 033
352	7346 003A	7347 002	7347 039
353	7346 004	7347 004	7347 041
354	7346 004A	7347 005A	7347 052
355	7346 004B	7347 008	7347 465
356	7346 004C	7347 009	7347 467
357	7346 004D	7347 011	7348 001A
358	7346 008	7347 015	7348 005
359	7346 014	7347 017	7348 006
360	7346 018	7347 022	7348 008

361 7346 159 7347 027 7367 001

362 7347 001"

363 **SECTION 2.**

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