

House Bill 1483

By: Representatives Burkhalter of the 50th, Rice of the 51st, Willard of the 49th, and Martin of the 47th

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act incorporating the City of Johns Creek, approved March 29, 2006 (Ga. L.
2 2006, p. 3503), as amended by an Act approved May 11, 2009 (Ga. L. 2009, p. 3998), so as
3 to change provisions relating to the maximum rate of ad valorem taxation to be levied by the
4 city; to change the description of the territory included in the city; to provide for related
5 matters; to provide for submission of this Act for preclearance under the federal Voting
6 Rights Act; to repeal conflicting laws; and for other purposes.

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

8 **SECTION 1.**

9 An Act incorporating the City of Johns Creek, approved March 29, 2006 (Ga. L. 2006, p.
10 3503), as amended by an Act approved May 11, 2009 (Ga. L. 2009, p. 3998), is amended by
11 revising subsection (b) of Section 6.11 as follows:

12 "SECTION 6.11.

13 Millage.

14 (b) For all years, the millage rate imposed for ad valorem taxes on real property shall not
15 exceed 4.731, unless a higher millage rate is recommended by resolution of the city council
16 and subsequently approved by referendum by a majority of those citizens of the city voting
17 in the referendum. This millage rate limit shall apply to the millage rate actually levied and
18 shall not apply to the hypothetical millage rate computed under subsection (a) of Code
19 Section 48-8-91 of the O.C.G.A., relating to conditions on imposition of the joint county
20 and municipal sales tax."

21 **SECTION 2.**

22 Said Act is further amended by revising Appendix A contained in the original 2006 Act to
23 read as stated in Appendix A attached to and made a part of this amendatory Act.

24 **SECTION 3.**

25 The governing authority of Johns Creek shall through its legal counsel cause this Act to be
26 submitted for preclearance under the federal Voting Rights Act of 1965, as amended; and
27 such submission shall be made to the United States Department of Justice or filed with the
28 appropriate court no later than 90 days after the date on which this Act is approved by the
29 Governor or otherwise becomes law without such approval.

30 **SECTION 4.**

31 All laws and parts of laws in conflict with this Act are repealed.

32

APPENDIX A

33 If approved by the voters as described in Section 7.14 of this charter, the corporate limits of
 34 the City of Johns Creek shall include the following described territory except that the
 35 corporate limits of the City of Johns Creek shall not include any part of the following
 36 described territory which has been validly annexed to another city by an annexation
 37 completed before this Act is approved by the Governor or becomes law without such
 38 approval:

39 Commencing at the northeasterly point of Fulton County, Georgia at the point where
 40 Fulton County, Georgia intersects the westerly county line of Gwinnett County, Georgia,
 41 the southerly county line of Forsyth County, Georgia, as the boundaries existed on January
 42 1, 2006, and the Chattahoochee River; running thence generally southwesterly along the
 43 southeastern line of Fulton County where it intersects the northeasterly line of Gwinnett
 44 County, following the meanderings of the Chattahoochee River, to the point where said
 45 Fulton-Gwinnett County line intersects the dividing line between Fulton County Voting
 46 Precincts NC11A and NC06, as they existed on January 1, 2006; thence leaving said
 47 Fulton-Gwinnett County line, running northwesterly along said dividing line between
 48 voting precincts to its intersection with Barnwell Road; thence following Barnwell Road
 49 northeasterly to the point where said right-of-way intersects with Jones Bridge Road;
 50 thence following Jones Bridge Road northerly to the point where said right-of-way
 51 intersects with Old Alabama Road; thence following the right-of-way of Old Alabama
 52 Road west to the point where said right-of-way intersects with the right-of-way of
 53 Brumbelow Road; thence following the right-of-way of Brumbelow Road south to the
 54 point where said right-of-way intersects with the south land lot line of Land Lot 924, 1st
 55 District, 2nd Section, Fulton County, Georgia, said point also being the southeasterly corner
 56 of that certain parcel of land (Fulton County tax id# 12318008950488, according to the
 57 parcel numbering system existing on January 1, 2006) described in that certain Quit Claim
 58 Deed, dated May 5, 1997, recorded in Deed Book 22692, page 012, Official Deed Records
 59 of Fulton County, Georgia, said point further representing the southeasterly corner of
 60 Newtown Park; thence leaving said right-of-way running west along the south line of Land
 61 Lots 924 and 895, aforesaid District and Section, to a point at the intersection of Land Lots
 62 894, 895, 869 and 870, aforesaid District and Section, said point also being the southwest
 63 corner of Newtown Park; thence running north along the west land lot line of Land Lot 895
 64 to a point to its northernmost point adjacent to the east boundary of the Chartwell
 65 Subdivision, as set out on that certain plat entitled Final Subdivision Plat of Chartwell, Unit
 66 1, Phase 1, by Travis Pruitt & Associates, Inc., recorded at Plat Book 188, page 49, Official
 67 Deed Records of Fulton County, Georgia; thence leaving said land lot line following the

68 east boundary of the Chartwell Subdivision northwesterly to Old Alabama Road; thence
69 running along the right-of-way of Old Alabama Road to its intersection with the northeast
70 corner of the Old Alabama Square Shopping Center as set out on that certain plat entitled
71 Old Alabama Square, Exemption Plat, by Post, Buckley, Schuh & Jernigan, Inc., recorded
72 at Plat Book 220, page 124, Official Deed Records of Fulton County, Georgia; thence
73 leaving said right-of-way running south and southwest along the east line of said shopping
74 center parcel (said line also being set out on the aforementioned plat of Chartwell
75 Subdivision) to a point at the southeast corner of said shopping center parcel; thence
76 running west along the south line of said shopping center parcel to a point at the centerline
77 of a creek, the same being located at the southwest corner of said shopping center parcel,
78 said point also being located on the east property line of that certain parcel of land (Fulton
79 County tax id# 12304008391576, according to the parcel numbering system existing on
80 January 1, 2006) said parcel being described in that certain General Warranty Deed, dated
81 June 24, 1999, recorded in Deed Book 27358, page 340, Official Deed Records of Fulton
82 County, Georgia; thence running southerly along the meanderings of said creek along the
83 east line of said parcel of land (Fulton County tax id# 12304008391576) to its intersection
84 with the south land lot line of Land Lot 840, aforesaid District and Section; thence leaving
85 the centerline of said creek running west along the south line of land lots 840 and 817 to
86 its intersection with the easterly boundary of City of Roswell, Georgia, as said boundary
87 existed on January 1, 2006, at the right-of-way of Nesbit Ferry Road; thence running north
88 along said right-of-way of Nesbit Ferry Road to the point in Land Lot 818, aforesaid
89 District and Section, where said eastern boundary leaves the right-of-way of Nesbit Ferry
90 Road; thence following said eastern boundary northwest to the point where said eastern
91 boundary intersects the east land lot line of Land Lot 787, aforesaid District and Section;
92 thence running northeasterly along the eastern boundary of the City of Roswell, Georgia,
93 following the courses and distances thereof, to a point in Land Lot 867, aforesaid District
94 and Section, where said boundary line intersects the northwest corner of the Magnolia Park
95 Subdivision as set out on that certain plat entitled Final Plat for Magnolia Park, by Post,
96 Buckley, Schuh & Jernigan, Inc., recorded at Plat Book 224, page 89, Official Deed
97 Records of Fulton County, Georgia, said point also lying on the south line of the Willow
98 Springs Subdivision, as set out on that certain plat entitled Final Plat Willow Springs S/D,
99 Unit 5, by Mayes Sudderth & Etheridge, Inc., recorded at Plat Book 116, page 40, Official
100 Deed Records of Fulton County, Georgia; thence leaving said boundary line of the City of
101 Roswell, Georgia, running southwest along the west line of said Magnolia Park
102 Subdivision to a point at the southwest corner of said Magnolia Park Subdivision; thence
103 running east, north and east along the south line of said Magnolia Park Subdivision to the
104 point where said line intersects with Haynes Bridge Road at the southeast corner of said

105 Magnolia Park Subdivision; thence running north along the right-of-way of Haynes Bridge
106 Road, to the point in Land Lot 867, aforesaid District and Section, at the northerly
107 intersection of said right-of-way with the east boundary line of the aforementioned Final
108 Plat Willow Springs S/D, Unit 5; thence leaving said right-of-way running west along the
109 boundary line of the Willow Springs Subdivision to a point on the west land lot line of
110 Land Lot 867, aforesaid District and Section; thence continuing north along said east
111 boundary line of Willow Springs Subdivision following the west land lot line of Land Lots
112 867 and 866, aforesaid District and Section, to the point at the intersection of Land Lots
113 843, 844, 865 and 866, aforesaid District and Section, said point also lying on the south
114 boundary line of that certain Wentworth Subdivision as set out on that certain plat entitled
115 Final Plat for Wentworth, by Hayes, James & Associates, recorded at Plat Book 214, page
116 129, Official Deed Records of Fulton County, Georgia; thence running west along the
117 south boundary of Wentworth Subdivision, and Land Lot 844, aforesaid District and
118 Section, to a point at the southwest corner of said subdivision; thence leaving said land lot
119 line running north along the west boundary of said Wentworth Subdivision, following the
120 courses and distances thereof across the right-of-way of Haynes Bridge Road, to a point
121 at the northwest corner of said Wentworth Subdivision, said point being located on the
122 north line of Land Lot 844, aforesaid District and Section; thence running east along the
123 north line of said Wentworth Subdivision, along the north lines of Land Lots 844 and 865,
124 aforesaid District and Section, to a point at the northeast corner of said subdivision; thence
125 leaving said land lot line, running south along the east boundary of said Wentworth
126 Subdivision to the point at which said boundary line intersects the northerly point of that
127 certain parcel of land (Fulton County tax id# 12302008650447, according to the parcel
128 numbering system existing on January 1, 2006) described in that certain Deed, dated
129 September 1, 2004, recorded in Deed Book 38424, page 122, Official Deed Records of
130 Fulton County, Georgia; thence running southeast and southerly along the east property
131 line of said parcel of land to a point, said point also lying at the northeast corner of that
132 certain parcel of land (Fulton County tax id# 12302008650173, according to the parcel
133 numbering system existing on January 1, 2006) described in that certain Deed, dated
134 September 2, 2004, recorded in Deed Book 38424, page 118, Official Deed Records of
135 Fulton County; thence running south along the east line of said parcel of land (Fulton
136 County tax id# 12302008650173) to a point at the southeast corner of said parcel of land;
137 thence running southwest along the southeast property line of said parcel of land (Fulton
138 County tax id# 12302008650173) to a point on the right-of-way of Haynes Bridge Road;
139 thence following the right-of-way of Haynes Bridge Road southeast to the intersection of
140 Haynes Bridge Road and Alvin Road; thence running northeasterly along Alvin Road to
141 a point at its intersection in Land Lot 898, aforesaid District and Section, with the southeast

142 corner of the Berkshire Manor Subdivision, Unit One, as set out on that certain plat
143 recorded in the Official Deed Records of Fulton County, Georgia; thence running north
144 along the east boundary of said Berkshire Manor Subdivision following said east boundary
145 of the Berkshire Manor Subdivision along Unit One, Unit Three, and Unit Five thereof, to
146 the point at which said east boundary intersects the south line of Land Lot 900 the same
147 lying at the southwest corner of the Summer Trace Subdivision as set out on that certain
148 plat entitled Final Plat for Summer Trace, Unit Two, by Civil Design, Inc., recorded at Plat
149 Book 149, page 5, Official Deed Records of Fulton County, Georgia; thence running east
150 along said south land lot line to point at the intersection of said land lot line and the
151 southeast corner of Lot 104 of set forth on said Summer Trace Subdivision Plat; thence
152 leaving said land lot line running northwest along the northeast property line of said Lot
153 104 to the north corner of said lot 104, said point also being located at the southwest corner
154 of Unit III of the Summer Trace Subdivision as set out on that certain Final Plat for
155 Summer Trace, Unit III, by Civil Design, Inc., recorded at Plat Book 153, page 1, Official
156 Deed Records of Fulton County, Georgia; thence running northwest along the westerly line
157 of said Unit III of the Summer Trace Subdivision following the courses and distances
158 thereof to a point at its intersection with the City of Alpharetta, Georgia, as it existed on
159 January 1, 2006, at Long Indian Creek; thence following said boundary line of the City of
160 Alpharetta, Georgia southeasterly along the meanderings of Long Indian Creek to the point
161 where Long Indian Creek intersects the easterly line of Land Lot 864, aforesaid District and
162 Section, there leaving said boundary line of the City of Alpharetta, Georgia; thence
163 continuing along the meanderings of Long Indian Creek easterly to the point where Long
164 Indian Creek intersects the east line of Land Lot 918, aforesaid District and Section; thence
165 leaving Long Indian Creek running south along said east land lot line of Land Lot 918 to
166 the point where said east line intersects with the north line of Land Lot 11, 1st District, 1st
167 Section of Fulton County, Georgia; thence running east along said north land lot line of
168 said Land Lot 11 to a point where said land lot line intersects with that certain Storm Drain
169 Line located northeasterly from the northeastern line of Timberstone Subdivision, Section
170 III, as set out on that certain plat entitled Final Subdivision Map for Timberstone Section
171 III, by Urban Engineers, Inc., recorded at Plat Book 115, page 81, Official Deed Records
172 of Fulton County, Georgia; thence following the meanderings of said Storm Drain Line
173 southeasterly in said Land Lot 11 to the point where said Storm Drain Line intersects with
174 the south line of said Land Lot 11; thence running east along said south line of said Land
175 Lot 11 to the point at the intersection of Land Lots 11, 12, 35 and 36, aforesaid District and
176 Section; thence running south along the east line of said Land Lot 12 to the point where
177 said land lot line intersects with the southwest corner of Lauren Hall Subdivision, as set out
178 on that certain plat entitled Final Plat of Lauren Hall Subdivision, by Watts & Browning

179 Engineers, Inc., dated February 13, 1995, recorded at Plat Book 186, page 2, Official Deed
180 Records of Fulton County, Georgia; thence running easterly along the south line of said
181 Lauren Hall Subdivision following the courses and distances thereof to a point on the
182 northwesterly right-of-way of Jones Bridge Road; thence running northeast along said
183 northwesterly right-of-way of Jones Bridge Road to the point at which said right-of-way
184 intersects the northeast right-of-way of Waters Road; thence leaving said right-of-way of
185 Jones Bridge Road running northwest along said northeast right-of-way of Waters Road
186 to a point at the northwesterly corner of that certain parcel of land (Fulton County tax id#
187 11018000580174, according to the parcel numbering system existing on January 1, 2006)
188 described in that certain Warranty Deed, dated January 2, 1996, recorded in Deed Book
189 20494, page 331, Official Deed Records of Fulton County, Georgia; thence leaving said
190 right-of-way running northeasterly along the northerly property line of said parcel of land
191 to a point at the northeast corner of said parcel of land, said point also constituting the
192 northwesterly corner of that certain parcel of land (Fulton County tax id# 11018000581370,
193 according to the parcel numbering system existing on January 1, 2006) described in that
194 certain Warranty Deed, dated April 19, 2002, recorded in Deed Book 32301, page 65,
195 Official Deed Records of Fulton County, Georgia; thence running northeasterly along the
196 northerly property line of said parcel of land (Fulton County tax id# 11018000581370) to
197 a point at the northeast corner of said parcel of land, said point being located on the
198 southwesterly property line of that certain parcel of land (Fulton County tax id#
199 11018000570290, according to the parcel numbering system existing on January 1, 2006)
200 described in that certain Warranty Deed, dated October 10, 2001, recorded in Deed Book
201 31201, page 149, Official Deed Records of Fulton County, Georgia; thence running
202 northwesterly along said southwesterly property line to a point at the northwest corner of
203 said parcel of land; thence running southeasterly along the northwesterly property line to
204 a point at the northeast corner of said parcel of land, said point being located on the east
205 land lot line of Land Lot 58, aforesaid District and Section; thence running north along the
206 east line of Land Lots 58, 57, and 56, aforesaid District and Section, to a point at the
207 intersection of said land lot line of Land Lot 56 and the southern right-of-way of Brooks
208 Bridge Crossing; thence leaving said land lot line running westerly along the south
209 right-of-way Brooks Bridge Crossing, northerly along the west right-of-way of Brooks
210 Bridge Crossing, and easterly along the north right-of-way of Brooks Bridge Crossing to
211 the point at the intersection of the said right-of-way and the east line of Land Lot 56; thence
212 leaving said right-of-way of Brooks Bridge Crossing and running north along the east line
213 of Land Lot 56 to a point a the intersection of Land Lots 55, 56, 77 and 78, aforesaid
214 District and Section; thence running east along the north line of Land Lots 77 and 96,
215 aforesaid District and Section, to a point at the intersection of Land Lots 95, 96, 115 and

216 116, aforesaid District and Section; thence running south along the east line of said Land
217 Lot 96 to a point located at the northwesterly corner of that certain parcel of land (Fulton
218 County tax id# 11028001150240, according to the parcel numbering system existing on
219 January 1, 2006) described in that certain Executor's Deed, dated May 28, 2003, recorded
220 in Deed Book 35203, page 391 Official Deed Records of Fulton County, Georgia; thence
221 leaving said land lot line running east along the north property line of said parcel of land
222 (Fulton County tax id# 11028001150240), to a point on the westerly right-of-way of Buice
223 Road; thence following said right-of-way northerly and westerly to the point where said
224 right-of-way intersects the east line of Land Lot 94, aforesaid District and Section, said
225 point being located on the east boundary of Ocee Park; thence leaving said right-of-way
226 running south along said east line to a point at the intersection of Land Lots 94, 95, 116,
227 and 117, aforesaid District and Section; thence running west along the south line of said
228 Land Lot 94 to a point at the intersection of Land Lots 78, 79, 94 and 95, aforesaid District
229 and Section; running thence north along the west line of said Land Lot 94 to a point at the
230 intersection of Land Lots 79, 80, 93 and 94, aforesaid District and Section; thence running
231 east along the north line of said Land Lot 94 to a point located at the southeast corner of
232 that certain parcel of land (Fulton County tax id# 11027000930164, according to the parcel
233 numbering system existing on January 1, 2006) the same being set forth on that certain plat
234 entitled Final Plat for Donald Allen Fuqua, by Brumbelow-Reese & Assoc., Inc., dated
235 November 10, 1983, recorded at Plat Book 133, page 16, Official Deed Records of Fulton
236 County, Georgia; thence leaving said land lot line running northwesterly along the east
237 property line of said parcel of land to a point on the southeast right-of-way of Kimball
238 Bridge Road; thence running northeast along said right-of-way to the intersection of said
239 right-of-way and the east right-of-way of Buice Road; thence leaving said right-of-way of
240 Kimball Bridge Road running southeasterly along the east right-of-way of Buice Road,
241 following the courses and distances thereof, to the point at the intersection of said
242 right-of-way and the south line of Land Lot 116, aforesaid District and Section, said point
243 being located at the southwest corner of the Pinewalk Subdivision, Unit One, as set forth
244 on that certain plat entitled Final Plat – Unit One – Pinewalk Subdivision, by Engineering
245 and Surveying, Inc., recorded at Plat Book 158, page 101, Official Deed Records of Fulton
246 County, Georgia; thence leaving said right-of-way of Buice Road running east along the
247 south line of Land Lots 116 and 133, aforesaid District and Section, along the south
248 property line of said Pinewalk Subdivision to a point at the southeast corner of said
249 subdivision; thence leaving said land lot line running north along the east property line of
250 said Pinewalk Subdivision, Unit One, as shown on said plat, to a point at the northeast
251 corner of said Pinewalk Subdivision; thence running west along the north line of said
252 Pinewalk Subdivision, Unit One, as shown on said plat, to the point at which said property

253 line intersects with the west land lot line of said Land Lot 133; thence running north along
254 the west land lot line of Land Lot 133, 132 and 131, aforesaid District and Section to a
255 point at the intersection of Land Lots 118, 119, 130 and 131, aforesaid District and Section;
256 thence running west along the south line of said Land Lot 119, 100.31 feet to a point at the
257 intersection of said land lot line and the a point immediately south of the southeast corner
258 of The Pines at Kimball Bridge, Unit One, as set forth on that certain plat entitled Final Plat
259 of: The Pines at Kimball Bridge, Unit One, by Hayes, James & Associates, recorded at Plat
260 Book 140, page 33, Official Deed Records of Fulton County, Georgia; thence leaving said
261 south land lot line running north to and along the east line of said subdivision to a point on
262 the southeasterly right-of-way of Kimball Bridge Road, thence southwesterly along the
263 southeasterly right-of-way of Kimball Bridge Road to a point 220 feet more or less
264 southwesterly, as measured along said right-of way, from the east line of Land Lot 119,
265 thence North 17 degrees 00 minutes 50 seconds east across Kimball Bridge Road to the
266 northwesterly right-of-way of Kimball Bridge Road at the southwestern corner of the
267 property of the North Fulton Jewish Center, Inc. as described in that certain General
268 Warranty Deed recorded in Deed Book 27176, page 276, Official Deed Records of Fulton
269 County, Georgia; thence running northeasterly following said northwesterly right-of-way
270 of Kimball Bridge Road to a point where said right-of-way intersects the southwest corner
271 of that certain parcel of land (Fulton County tax id# 11044001940274, according to the
272 parcel numbering system existing on January 1, 2009) described in that certain Warranty
273 Deed, dated March 9, 2006, recorded in Deed Book 42235, Page 542, Official Deed
274 Records of Fulton County, Georgia; thence leaving said right-of-way running northerly
275 along the west property line of said parcel of land (Fulton County tax id#
276 11044001940274) and thence easterly along the north property line of said parcel of land
277 (Fulton County tax id# 11044001940274) to a point where said north property line
278 intersects the westerly right-of-way of Fox Road; thence running northerly along said
279 westerly right-of-way of Fox Road to a point where said right-of-way intersects with the
280 south line of Land Lot 196, aforesaid District and Section; thence leaving said right-of-way
281 running east along the south line of Land Lots 196 and 232, aforesaid District and Section
282 to a point at the intersection of said land lot line and the southeast corner of that certain
283 Windward / Southpointe Development as set forth on that certain plat entitled Final Plat
284 for Windward Properties, Inc. Being Pod 39, Blocks I, J & K, Windward / Southpointe, by
285 Rochester Associates, Inc., recorded at Plat Book 159, page 130, Official Deed Records of
286 Fulton County, Georgia; thence leaving said south land lot line running north along the east
287 property line of said Windward / Southpointe Development to a point where said east
288 property line intersects with the north line of Land Lot 232, aforesaid District and Section;
289 thence running east along the north lines of Land Lots 232 and 233, aforesaid District and

290 Section to the point at the intersection of said land lot line of Land Lot 233 and the
291 northwest right-of-way of Jones Bridge Road; thence leaving said land lot line running
292 northeast along said northwest right-of-way of Jones Bridge Road to the point where said
293 right-of-way intersects the east line of Land Lot 1256, 2nd District, 1st Section, Fulton
294 County, Georgia; running thence north along the east line of Land Lots 1256, 1231, 1190
295 and 1165, aforesaid District and Section, to the northerly point of Laurel Cove Subdivision
296 – Unit II on said east line of said Land Lot 1165 as set forth on that certain plat entitled
297 Final Plat Laurel Cove – Unit II, Douglas Road (Formerly Known as Huntington Trace
298 Subdivision – Unrecorded), by Patterson & Smith, Inc., dated October 2, 2001, last revised
299 August 7, 2002, recorded at Plat Book 231, page 88, Official Deed Records of Fulton
300 County, Georgia; thence leaving said land lot line running northwesterly along the
301 northeasterly property line of said Unit II of said subdivision, following the courses and
302 distances thereof, to the point where said property line intersects the easterly property line
303 of Laurel Cove Subdivision, Unit I, as set forth on that certain plat entitled Final Plat
304 Laurel Cove / Douglas Road, dated May 3, 2001, recorded at Plat Book 238, page 74,
305 Official Deed Records of Fulton County, Georgia, thence continuing northerly, following
306 the courses and distances of Unit I thereof, to the point at which said easterly property line
307 of said Laurel Cove Subdivision, Unit I, intersects with the north land lot line of Land Lot
308 1165, aforesaid District and Section; thence running east along the north line of Land Lot
309 1165, aforesaid District and Section, to a point located at the intersection of Land Lots
310 1124, 1125, 1164 and 1165, aforesaid District and Section; thence leaving said land lot line
311 running northwest, southwest and northwest along the easterly property line of the Calumet
312 Subdivision as set forth on that certain plat entitled Final Plat of Calumet, by Watts &
313 Browning Engineers, dated January 16, 1991, revised January 23, 1991, recorded at Plat
314 Book 171, page 14, Official Deed Records of Fulton County, Georgia, to the point where
315 said easterly property line intersects the southerly right-of-way of Old McGinnis Ferry
316 Road; thence running westerly along the right-of-way of said Old McGinnis Ferry Road
317 to the westerly point of said Calumet Subdivision adjacent to said right-of-way; thence
318 leaving said right-of-way running S 00 degrees 32 minutes 38 seconds E a distance of
319 247.81 feet along the line dividing Lot 33 of Calumet Subdivision from that certain parcel
320 of land (Fulton County tax id#2157201 1240128) to the southeast corner of said tax parcel,
321 said point also being on the north line of Lot 34 of Calumet Subdivision, thence westerly
322 along the line dividing Calumet Subdivision and the south line of tax parcel
323 21572011240128 and the south line of tax parcel # 21572011240102 to a point on the
324 easterly right-of-way line of Douglas Road (60 right-of-way); thence northerly along the
325 easterly right-of-way line of Douglas Road to a point identified as KC5013 on that certain
326 survey attached to and made a part of a Fulton County Right of Way Deed recorded at

327 Deed Book 35547, page 150, Official Records of Fulton County; thence westerly across
328 Douglas Road to a point on the westerly right-of-way of Douglas Road; thence northerly
329 along the westerly right-of-way of Douglas Road to its intersection with the north
330 right-of-way of McGinnis Ferry Road; running thence southeasterly to a point identified
331 as KC302019, as shown on Drawing No. RW-O1 of the set of plans of the Department of
332 Transportation State of Georgia for the Right-of-Way of Proposed McGinnis Ferry Road
333 from Sargent Road to the Chattahoochee River (Project No. MSL-0004-00-(429)) dated
334 March 14, 2005 and prepared by Moreland Altobelli Associates, Inc., which is hereby
335 incorporated herein; thence following the northerly required right-of-way line of McGinnis
336 Ferry Road as set out in the set of plans of the Department of Transportation State of
337 Georgia for the Right-of-Way of Proposed McGinnis Ferry Road from Sargent Road to the
338 Chattahoochee River (Project No. MSL-0004-00-(429)) dated March 14, 2005 and
339 prepared by Moreland Altobelli Associates, Inc., following the courses and distances
340 thereof to a point identified as KC302826, as shown on Drawing No. RW-49 of the set of
341 plans of the Department of Transportation State of Georgia for the Right-of-Way of
342 Proposed McGinnis Ferry Road from Sargent Road to the Chattahoochee River (Project
343 No. MSL-0004-00-(429)) dated March 14, 2005 and prepared by Moreland Altobelli
344 Associates, Inc.; thence continuing easterly along the same course and bearing to the point
345 where said line intersects the westerly county line of Gwinnett County, Georgia; thence
346 leaving said line and running southerly along the westerly county line of Gwinnett County,
347 Georgia to the point where said line intersects the northeasterly point of Fulton County,
348 Georgia, at the point where Fulton County, Georgia intersects the westerly county line of
349 Gwinnett County, Georgia and the southerly county line of Forsyth County, said point
350 being the point of beginning. All references and points set out herein are as of January 1,
351 2006 unless otherwise stated.