

**CLOSING STATEMENT**

PROJECT: Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway

PROJECT NO.: F-1361-01

GWINNETT COUNTY, GEORGIA

OWNER: The City of Dacula, a Georgia municipal corporation

PARCEL NOS.: 21 & 29

TAX PARCEL NOS.: 5-301-009 and 5-301-009A

Due to Seller

- 1. Purchase Price **\$235,435.88**
- 2. Earnest Money Paid \$ N/A
- 3. Pro-rated Items: N/A
  - (a) City taxes for year
  - (b) County & State taxes
- 4. Miscellaneous Item N/A

**DISBURSEMENTS**

**NET TO BE PAID TO SELLER \$235,435.88**

**FUNDS TO BE WIRED TO: FIFTH THIRD BANK  
FOR DEPOSIT TO THE ACCOUNT OF ROBERT JACKSON WILSON, PC IOLTA  
ESCROW ACCOUNT NO: 7975861076  
WIRE ROUTING NO. 042000314**

READ AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**The City of Dacula, a Georgia municipal corporation**

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

[Affix Seal]

SELLER

ALL DOCUMENTS OF CLOSING, INCLUDING OPTION TO BUY, SHALL SURVIVE SAME AND REMAIN ENFORCEABLE.

AFFIDAVIT  
CONCERNING THE SALE/LEASE OF PROPERTY  
TO GWINNETT COUNTY  
-----

GWINNETT COUNTY, GEORGIA

Personally appeared before the undersigned Notary Public, the Affiant, who, after being duly sworn, deposes and says:

1. That the undersigned Affiant is the \_\_\_\_\_ of **The City of Dacula, a Georgia municipal corporation**, Grantor of the following property to be sold to Gwinnett County, Georgia, to-wit:

That property in Land Lot **301** of the **5th** District of Gwinnett County, Georgia, being described by the Tax Parcel **5-301-009 and 5-301-009A** Gwinnett County, Georgia, for road improvements as shown on the plans of **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway, F-1361-01**, prepared by **CHA Companies**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, dated: **October 13, 2020**, which by reference is incorporated herein.

The Affiant acknowledges that the current proposed construction plans for road improvements as shown on a plat prepared by **CHA Companies**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, dated: **October 13, 2020**, designated as Parcel Nos. **21 and 29**, Tax Map Nos. **5-301-009 and 5-301-009A**, being **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway**, has been presented to Affiant and explained to Affiant's satisfaction by a representative from Gwinnett County.

2. That Grantor is the true and lawful owner of said property, except the following persons, firms, corporation, partnerships have the following interest in said land:

(a) See Exhibit "A" attached hereto and incorporated herein for outstanding liens and exceptions attached to the subject property.

(b) Any and all additional easements and restrictions of record.

3. That all improvements erected on the real estate are fully completed and there are no unpaid bills of any nature for any improvements, surveys, engineering or architectural services, pest control inspections or treatments, or for any other work, labor, materials or services placed upon, applied to, delivered to or rendered to, for, or in connection with the real estate at the direction of Grantor within the three month period immediately preceding the date hereof or the period during which the Grantor (s) has owned the real estate if owned less than three months preceding the date hereof.

4. That Grantor knows of no persons, corporations or other entities claiming any interest whatsoever in said real estate by reason of any unrecorded deed, contract or other document of title and that preceding the execution hereof, no interest in the real estate has been granted to any other persons, corporations or other entities whatsoever.

5. That no damage, destruction or other casualty has occurred to the improvements on the real estate, normal wear and tear excepted, which has not been repaired or restored or which has not been made known to Gwinnett County, Georgia.

6. That there are no suits, lis pendens, judgments, appeals, bankruptcies, executions or defaulted surety bonds against the Grantor in any Georgia or Federal Court whatsoever that could in any way affect title to said real estate, the improvements thereon or the fixtures attached thereto.

7. The said real estate, the improvements, equipment, appliances or fixtures attached thereto are free and clear of all liens, encumbrances, restrictions, assessments, encroachments, leases, tenancies or occupancies except as specifically set out and shown therein in Item #2.

8. That any notice to any persons, firms, corporations or partnerships set out in Items 2 - 6 has or will be provided by Grantor.

9. The Grantor herein is not acting for anyone else, either directly or indirectly, in this easement transaction.

10. No real estate commission, rebates, pay-backs, remunerations or any proceeds or benefits of any kind shall be paid from the purchase herein by the owner to anyone, except N/A.

11. The Grantor listed herein shall receive its prorata share of the total purchase price from said easement for its use and benefit exclusively.

12. No portion of the funds of this sale of property shall be paid by the Grantor to any person, firm, partnership or corporation, who either directly or indirectly caused the sale of the easement to be made to the County except as set out in Item 2 above.

13. The Grantor has held legal title to said property for five (5) years or more except the following who has held title at some point during the past five (5) years: GERALD J. ASHWORTH, LONNIE C. ASHWORTH, AND MEA FAMILY INVESTMENTS, LP.

14. The Grantor has no knowledge and has received no notice of the existence of any areas for the generation, storage, or disposal of any hazardous substances or waste on the property, including, without limitation, any crude oil or any fraction thereof.

15. The Grantor has no knowledge and has received no notice that there are any storage tanks located on the property, either above or below ground, or any underground pipes or lines on the property, other than water or sewer lines.

16. The Grantor has no knowledge and has received no notice that the property has been previously used as a landfill or as a dump for garbage or refuse.

17. The Grantor acknowledges that this affidavit is to be a part of the option and contract of the sale of property and the Chairwoman and Board of Commissioners shall rely upon the representation therein in making said options and contracts and any material misrepresentation herein shall constitute grounds to permit said option and contract to be voided by said Commission, but shall also constitute the offense of false swearing to a written document.

18. There is no other information required to effectuate full and public disclosure of the sale of property to the County.

Sworn to and subscribed before me,

**The City of Dacula, a Georgia municipal corporation**

this \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Commission Expires:

[Notary Seal]

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

[Corporate Seal]

## RIGHT OF WAY DEED

**STATE OF GEORGIA  
GWINNETT COUNTY**

**THIS INDENTURE** made this \_\_\_\_ day of \_\_\_\_\_, 2023, between **The City of Dacula, a Georgia municipal corporation**, (Grantor) and **Gwinnett County**, a political subdivision of the State of Georgia (Grantee).

### WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00) in hand paid, and the benefits flowing from the project hereinafter described, Grantor does hereby grant and convey unto Grantee, its successors and assigns, the following property, to-wit: **0.648 acres** of required right-of-way, located in Land Lot **301**, of the **5th District**, Tax Map Nos.: **5-301-009 and 5-301-009A**, Gwinnett County, Georgia, as shown on Exhibit "A", labeled Parcel: **21/29**, on the attached plat which is a portion of Gwinnett County Right of Way plans by: **CHA Companies**, titled: **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, dated: **October 13, 2020**, attached hereto and incorporated herein by reference and on file with Gwinnett County Department of Transportation at 75 Langley Drive, Lawrenceville, Georgia 30046-6935.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assigns against the claims of all persons whomsoever.

(SEE ATTACHED)

IN WITNESS WHEREOF Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered  
in the presence of:

**The City of Dacula, a Georgia municipal  
corporation**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_

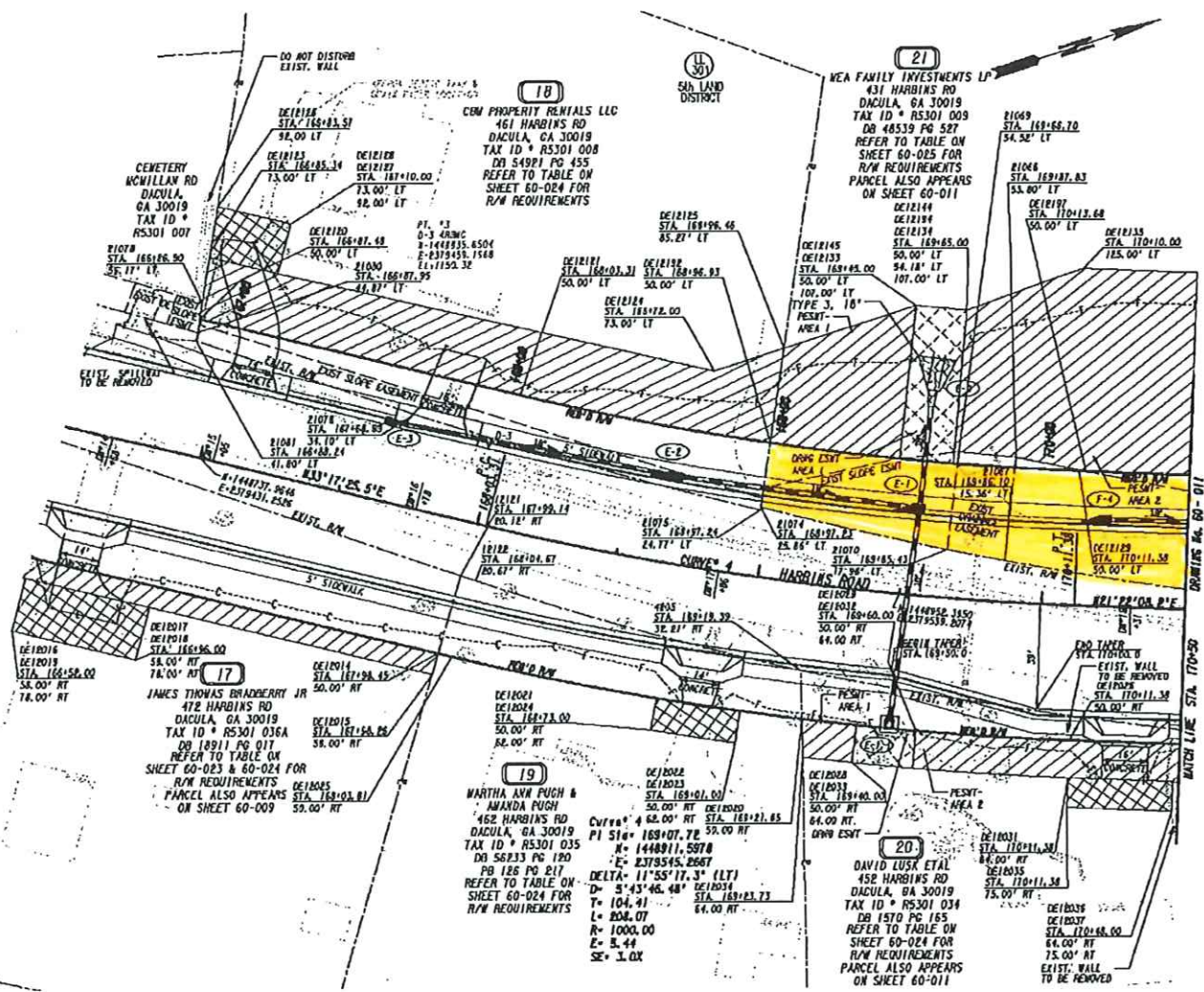
Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Georgia

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

[Corporate Seal]



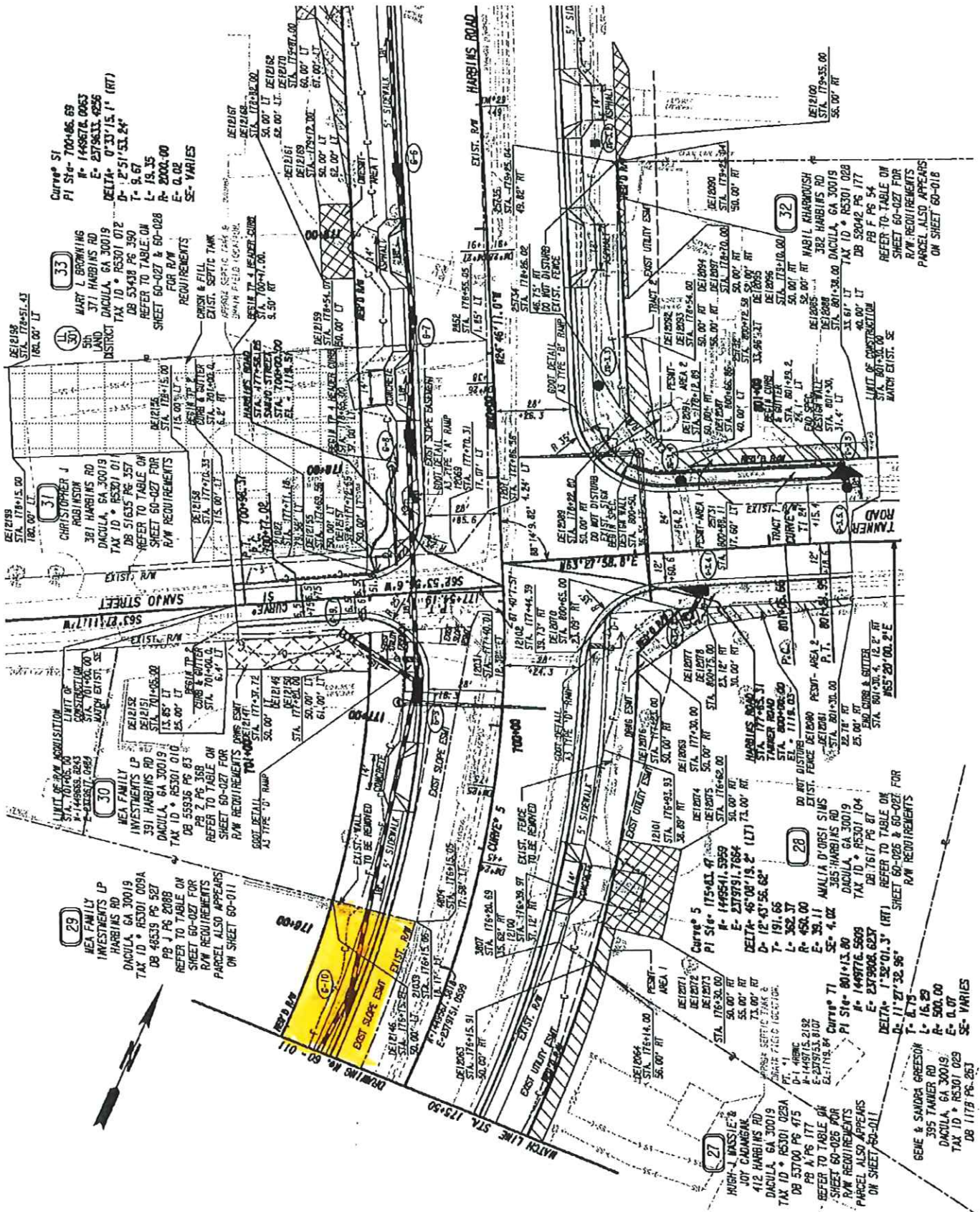
**FEE SIMPLE REQUIRED RIGHT OF WAY ..... 0.648 acres**  
**PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES..... 0.515 acres**  
**PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE ..... 0.050 acres**

Exhibit "A" Page 1 of 5

Being a portion of right of way plans for Gwinnett County:		
Project: Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway		
Project Number: F-1361-01		
Parcel Number: 21/29		
By: CHA Companies		
Sheet Number: 60-010, 60-011, 60-012, 60-025, and 60-027		
Owner: The City of Dacula, a Georgia municipal corporation		
Date: October 2, 2020	Revised: Sheet Nos. 60-010, 60-011, and 60-012 on December 2, 2020; Sheet Nos. 60-025 and 60-027 on October 13, 2020	Scale: Not to scale







Curve # 51  
 PI STA. 700+86.69  
 R= 146872.0683  
 E= 279631.4256  
 DELTA= 0°33'15.1" (RT)  
 D= 2°51'53.84"  
 T= 9.67  
 L= 19.35  
 R= 2002.00  
 SE- VARIES

33  
 MARY J. BROWNING  
 371 HARRIS RD  
 5th DISTRICT  
 DACULA, GA 30019  
 TAX ID # R5301 072  
 DB 53438 PG 390  
 REFER TO TABLE ON  
 SHEET 60-027 & 60-028  
 FOR R/W  
 REQUIREMENTS

31  
 CHRIS STOPPER J  
 ROBINSON  
 381 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 01  
 DB 51635 PG 357  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS

30  
 HEA FAMILY LP  
 INVESTMENTS LP  
 391 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 010  
 DB 55936 PG 83  
 PG 2 PG 358  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 DB 55936 PG 83  
 PG 2 PG 358  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS

29  
 HEA FAMILY LP  
 INVESTMENTS LP  
 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 009A  
 DB 48539 PG 527  
 PG 1 PG 2088  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-011

28  
 ANALLIA D'ORSI SIMS  
 385 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 104  
 DB 7617 PG 87  
 REFER TO TABLE ON  
 SHEET 60-026 & 60-027 FOR  
 R/W REQUIREMENTS

27  
 HUGH J. MASSIE &  
 JOY CALAMANGAL  
 412 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 025A  
 DB 53700 PG 475  
 PG 1 PG 177  
 REFER TO TABLE ON  
 SHEET 60-025 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-011

32  
 MABIL KHARMOUSH  
 382 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 028  
 DB 52042 PG 177  
 PG F PG 54  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-018

30  
 LIMIT OF R/W ACQUISITION  
 STA. 701+05.00  
 R= 146883.8243  
 E= 279631.4256  
 MATCH EXIST. SE

31  
 LIMIT OF R/W ACQUISITION  
 STA. 701+05.00  
 R= 146883.8243  
 E= 279631.4256  
 MATCH EXIST. SE

32  
 LIMIT OF R/W ACQUISITION  
 STA. 701+05.00  
 R= 146883.8243  
 E= 279631.4256  
 MATCH EXIST. SE

33  
 LIMIT OF R/W ACQUISITION  
 STA. 701+05.00  
 R= 146883.8243  
 E= 279631.4256  
 MATCH EXIST. SE



30  
 LIMIT OF R/W ACQUISITION  
 STA. 701+05.00  
 R= 146883.8243  
 E= 279631.4256  
 MATCH EXIST. SE

31  
 LIMIT OF R/W ACQUISITION  
 STA. 701+05.00  
 R= 146883.8243  
 E= 279631.4256  
 MATCH EXIST. SE

Exhibit "A" Page 4 of 5

21

MEA FAMILY INVESTMENTS LP  
 431 HARBINS RD  
 DACULA, GA 30019  
 TAX ID # R5301 009  
 DB 48539 PG 527  
 PARCEL APPEARS ON SHEET 60-010 AND 60-011

REQD-PAR21/SV37 REQ'D R/W DE1252

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harbins Rd
ARC LENGTH = 108.73			
CHORD BEAR = N 24°38'51.7" E			
LNTH CHORD = 108.67			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12129	50.00 L	170+11.38	Harbins Rd
CHORD BEAR = N 21°22'08.2" E			
DE12130	50.00 L	173+91.82	Harbins Rd
ARC LENGTH = 121.71			
CHORD BEAR = N 12°39'07.3" E			
LNTH CHORD = 121.24			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12132	50.00 L	175+28.74	Harbins Rd
CHORD BEAR = S 88°25'07.3" E			
21048	17.14 L	175+30.14	Harbins Rd
ARC LENGTH = 178.10			
CHORD BEAR = S 10°46'59.8" W			
LNTH CHORD = 177.36			
RADIUS = 565.29			
DEGREE = 10°08'08.3"			
21056	4.84 L	173+48.45	Harbins Rd
CHORD BEAR = S 19°48'31.9" W			
21060	1.17 L	172+13.69	Harbins Rd
CHORD BEAR = S 20°20'35.2" W			
21062	0.76 L	171+90.33	Harbins Rd
CHORD BEAR = S 21°16'23.6" W			
21064	0.73 L	171+73.02	Harbins Rd
ARC LENGTH = 187.30			
CHORD BEAR = S 25°57'05.4" W			
LNTH CHORD = 187.12			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21067	15.36 L	169+86.10	Harbins Rd
CHORD BEAR = S 30°42'09.1" W			
21070	17.96 L	169+65.43	Harbins Rd
ARC LENGTH = 67.16			
CHORD BEAR = S 32°42'24.5" W			
LNTH CHORD = 67.15			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21074	25.86 L	168+97.23	Harbins Rd
CHORD BEAR = N 62°46'10.1" W			
DE12192	50.00 L	168+96.93	Harbins Rd
REQD R/W = 25681.48 SF			
REQD R/W = 0.590 ACRES			
REMAINDER = +/- 11 ACRES			

PESMT-PAR21/SV47-AREA 1 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1253

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harbins Rd
CHORD BEAR = N 62°46'08.0" W			
DE12125	85.27 L	168+96.46	Harbins Rd
CHORD BEAR = N 0°13'06.8" E			
DE12133	107.00 L	169+45.00	Harbins Rd
CHORD BEAR = S 64°49'40.4" E			
DE12145	50.00 L	169+45.00	Harbins Rd
ARC LENGTH = 45.67			
CHORD BEAR = S 26°32'57.4" W			
LNTH CHORD = 45.66			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12192	50.00 L	168+96.93	Harbins Rd
REQD EASMT = 2078.58 SF			
REQD EASMT = 0.048 ACRES			

PESMT-PAR21/SV37-AREA 2 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1255

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12194	54.18 L	169+65.00	Harbins Rd
CHORD BEAR = N 65°58'25.7" W			
DE12134	107.00 L	169+65.00	Harbins Rd
CHORD BEAR = N 1°36'24.1" W			
DE12135	125.00 L	170+10.00	Harbins Rd
CHORD BEAR = N 21°22'09.9" E			
DE12136	125.00 L	171+10.00	Harbins Rd
CHORD BEAR = N 51°16'04.2" E			
DE12137	79.00 L	171+90.00	Harbins Rd
CHORD BEAR = N 21°22'08.2" E			
DE12138	79.00 L	172+40.00	Harbins Rd
CHORD BEAR = N 40°19'49.1" W			
DE12139	105.00 L	172+54.00	Harbins Rd
CHORD BEAR = S 68°37'51.8" E			
DE12143	50.00 L	172+54.00	Harbins Rd
CHORD BEAR = S 21°22'08.2" W			
DE12197	50.00 L	170+13.68	Harbins Rd
CHORD BEAR = S 30°44'54.9" W			
21066	53.80 L	169+87.83	Harbins Rd
CHORD BEAR = S 25°23'22.7" W			
DE12195	54.52 L	169+66.70	Harbins Rd
CHORD BEAR = S 12°01'08.8" W			
DE12194	54.18 L	169+65.00	Harbins Rd
REQD EASMT = 16281.10 SF			
REQD EASMT = 0.374 ACRES			

PESMT-PAR21/SV37-AREA 3 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1257

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12142	50.00 L	172+75.00	Harbins Rd
CHORD BEAR = N 68°37'51.8" W			
DE12140	105.00 L	172+75.00	Harbins Rd
CHORD BEAR = N 41°36'00.0" E			
DE12131	50.00 L	174+25.00	Harbins Rd
ARC LENGTH = 29.50			
CHORD BEAR = S 19°15'22.8" W			
LNTH CHORD = 29.49			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12130	50.00 L	173+91.82	Harbins Rd
CHORD BEAR = S 21°22'08.2" W			
DE12142	50.00 L	172+75.00	Harbins Rd
REQD EASMT = 4091.71 SF			
REQD EASMT = 0.094 ACRES			
TOTAL REQD SLOPE EASMT = 22451.39 SF = 0.515 ACRES			

DRNG PESMT-PAR21/SV37-AREA 1 EASM'T. FOR CONSTR & MAINT. OF DRAINAGE DE1254

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12145	50.00 L	169+45.00	Harbins Rd
CHORD BEAR = N 64°49'40.4" W			
DE12133	107.00 L	169+45.00	Harbins Rd
CHORD BEAR = N 24°35'56.9" E			
DE12134	107.00 L	169+65.00	Harbins Rd
CHORD BEAR = S 65°58'25.7" E			
DE12144	50.00 L	169+65.00	Harbins Rd
ARC LENGTH = 19.00			
CHORD BEAR = S 24°35'56.9" W			
LNTH CHORD = 19.00			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12145	50.00 L	169+45.00	Harbins Rd
REQD EASMT = 1051.04 SF			
REQD EASMT = 0.024 ACRES			

Exhibit "A" Page 5 of 5

DRWG PESMT-PAR21/SV37-AREA 2 EASMT. FOR CONSTN & MAINT. OF DRAINAGE DE1256

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12143	50.00 L	172+54.00	Harblns Rd
	55.00	N 68°37'51.8" W	
DE12139	105.00 L	172+54.00	Harblns Rd
	21.00	N 21°22'08.2" E	
DE12140	105.00 L	172+75.00	Harblns Rd
	55.00	S 68°37'51.8" E	
DE12142	50.00 L	172+75.00	Harblns Rd
	21.00	S 21°22'08.2" W	
DE12143	50.00 L	172+54.00	Harblns Rd
REQD DRWG EASMT - 1155.00 SF			
REQD DRWG EASMT - 0.027 ACRES			
TOTAL REQD DRWG EASMT - 2206.04 SF - 0.050 ACRES			

29

WEA FAMILY INVESTMENTS LP  
 HARBINS RD  
 DACULA, GA 30019  
 TAX ID # R5301 009A  
 DB 48539 PG 527, PB J PG 208B  
 PARCEL APPEARS ON SHEET 60-011 AND 60-012

REQD-PAR29/SV47 REQ'D R/W DE1259

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
21048	17.14 L	175+30.14	Harblns Rd
	32.89	N 88°25'07.3" W	
DE12132	50.00 L	175+28.74	Harblns Rd
ARC LENGTH - 76.91			
CHORD BEAR - N 1°34'24.0" W			
LNTH CHORD - 76.79			
RADIUS - 400.00			
DEGREE - 14°19'26.2"			
DE12146	50.00 L	176+15.27	Harblns Rd
	31.83	N 83°16'48.3" E	
21039	18.17 L	176+15.06	Harblns Rd
ARC LENGTH - 81.54			
CHORD BEAR - S 2°22'28.4" E			
LNTH CHORD - 81.47			
RADIUS - 565.29			
DEGREE - 10°08'08.3"			
21048	17.14 L	175+30.14	Harblns Rd
REQD R/W - 2539.03 SF			
REQD R/W - 0.058 ACRES			
REMAINDER - +/- 0.27 ACRES			

## PERMANENT CONSTRUCTION EASEMENT

**STATE OF GEORGIA  
GWINNETT COUNTY**

**THIS EASEMENT** granted this \_\_\_\_\_ day of \_\_\_\_\_, 2023, between **The City of Dacula, a Georgia municipal corporation**, (Grantor) and **Gwinnett County**, a political subdivision of the State of Georgia (Grantee).

WITNESSETH THAT: Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid at and before the sealing and delivery of these presents, and by these presents, does hereby grant unto the Grantee an easement over, under, upon and across the following described property:

Land Lot **301** of the **5th District**, of Gwinnett County, Georgia. This easement consists of **0.515 acres** of permanent construction easement and is designated as Parcel: **21/29**, Tax Map Nos.: **5-301-009 and 5-301-009A**, on the attached plat which is a portion of Gwinnett County Right of Way plans by: **CHA Companies**, titled: **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, attached hereto and incorporated herein by reference and on file with Gwinnett County Department of Transportation at 75 Langley Drive, Lawrenceville, Georgia 30046-6935.

The purpose of this easement is to allow Grantee, or its agents, to construct and maintain slopes, fills and embankments, as necessary, in order to support improvements on roadway as per Exhibit "A", attached.

(SEE ATTACHED)

**IN WITNESS WHEREOF** Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered  
in the presence of:

**The City of Dacula, a Georgia municipal  
corporation**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_

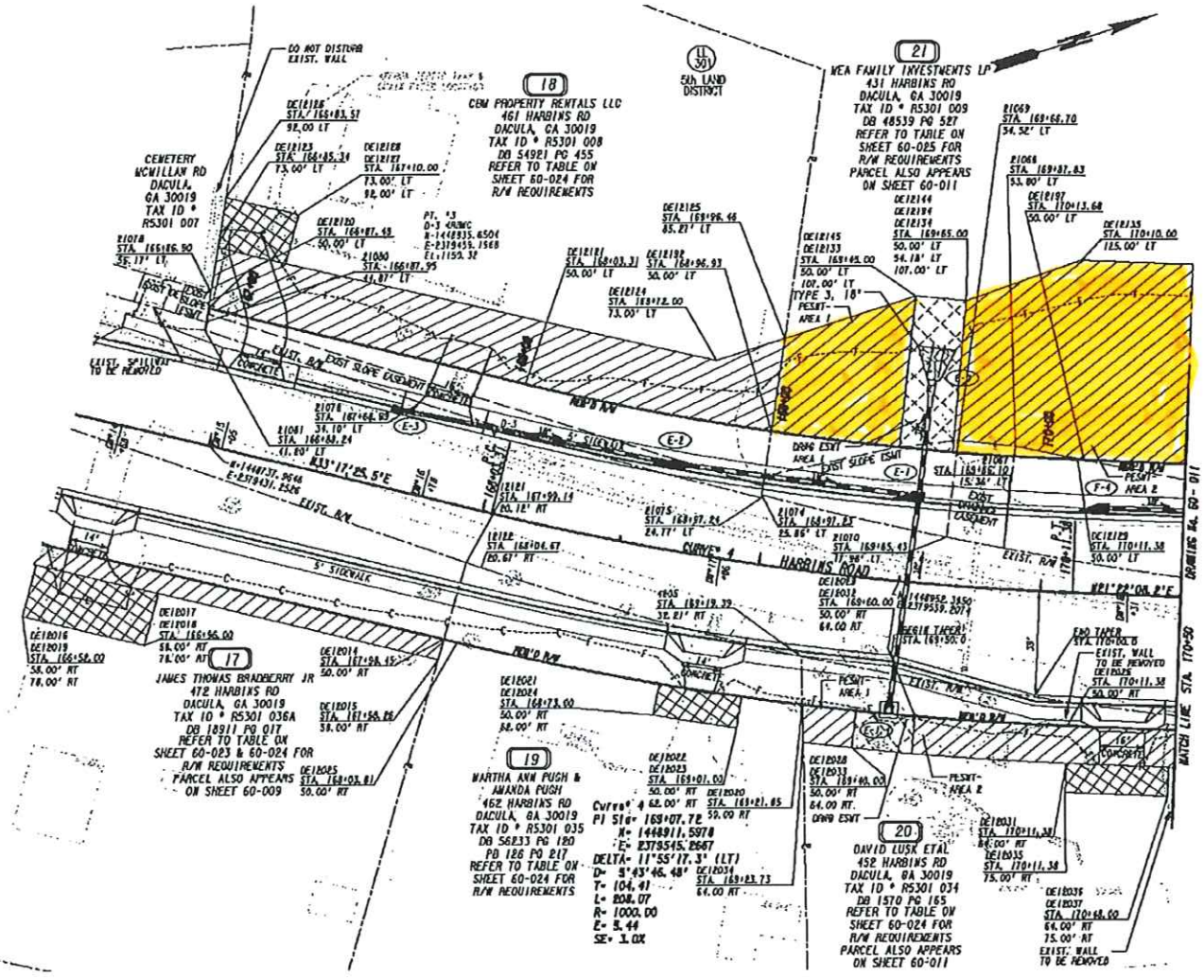
Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Georgia

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

[Corporate Seal]

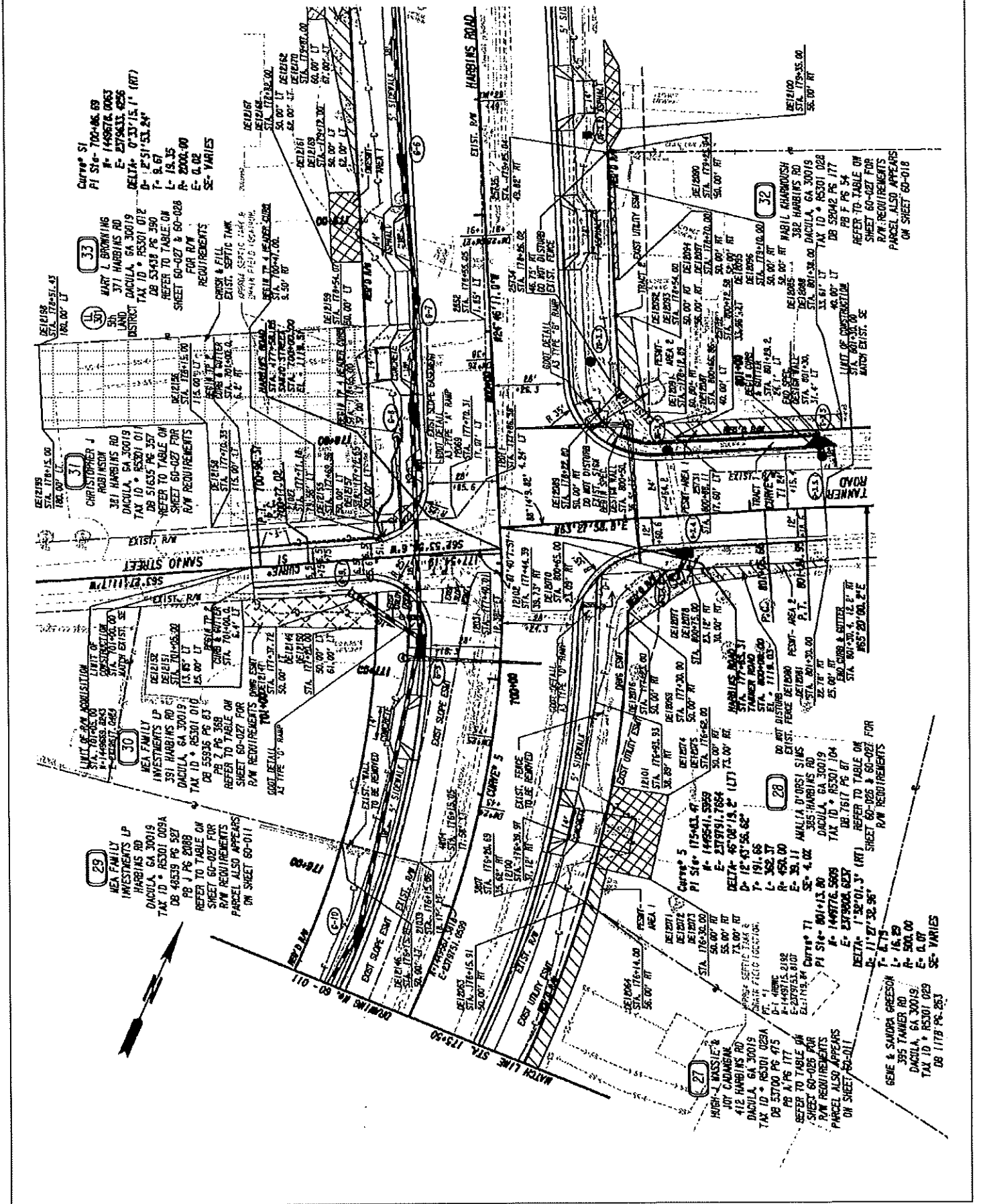


FEE SIMPLE REQUIRED RIGHT OF WAY ..... 0.648 acres  
**PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES..... 0.515 acres**  
 PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE ..... 0.050 acres

Exhibit "A" Page 1 of 5

Being a portion of right of way plans for Gwinnett County:		
Project: Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway		
Project Number: F-1361-01		
Parcel Number: 21/29		
By: CHA Companies		
Sheet Number: 60-010, 60-011, 60-012, 60-025, and 60-027		
Owner: The City of Dacula, a Georgia municipal corporation		
Date: October 2, 2020	Revised: Sheet Nos. 60-010, 60-011, and 60-012 on December 2, 2020; Sheet Nos. 60-025 and 60-027 on October 13, 2020	Scale: Not to scale





Curve SI  
 PI STA 700+46.69  
 R= 149872.0683  
 E= 2379433.4256  
 DELTA= 0°33'15.1" (RT)  
 T= 8.67  
 L= 18.35  
 E= 2000.00  
 SE= VARIES

33  
 HARY L BROWNING  
 371 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 012  
 DB 53439 PG 380  
 REFER TO TABLE ON  
 SHEET 60-027 & 60-028  
 FOR R/W  
 REQUIREMENTS

31  
 CHRISTOPHER J  
 ROBINSON  
 381 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 011  
 DB 51635 PG 357  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS

30  
 WEA FAMILY LP  
 INVESTMENTS LP  
 391 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 010  
 DB 55936 PG 83  
 PG 2 PG 388  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 ON SHEET 60-011

29  
 WEA FAMILY  
 INVESTMENTS LP  
 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 009A  
 DB 48539 PG 527  
 PG 1 PG 2088  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-011

32  
 MABIL KRAMBOUSH  
 382 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 028  
 DB 59042 PG 177  
 PG F PG 54  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-018

28  
 ANALLIA D'ORSI SIMS  
 385 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 104  
 DB 7617 PG 87  
 REFER TO TABLE ON  
 SHEET 60-025 & 60-027 FOR  
 R/W REQUIREMENTS

27  
 HIGH-1 MASSIE &  
 JOY CADAMINE  
 412 HARRIS RD  
 DACULA, GA 30019  
 TAX ID # R5301 028A  
 DB 53700 PG 475  
 PG A PG 177  
 REFER TO TABLE ON  
 SHEET 60-025 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-011

GENE & SANDRA GREGSON  
 395 TAMNER RD  
 DACULA, GA 30019  
 TAX ID # R5301 029  
 DB 1178 PG 263



Exhibit "A" Page 4 of 5

21

MEA FAMILY INVESTMENTS LP  
431 HARBINS RD  
DACULA, GA 30019  
TAX ID # R5301 009  
DB 48539 PG 527

PARCEL APPEARS ON SHEET 60-010 AND 60-011

REQD-PAR21/SV37 REQ'D R/W DE1252

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harbins Rd
ARC LENGTH = 108.73			
CHORD BEAR = N 24°38'51.7" E			
LNTH CHORD = 108.67			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12129	50.00 L	170+11.38	Harbins Rd
380.44 N 21°22'08.2" E			
DE12130	50.00 L	173+91.82	Harbins Rd
ARC LENGTH = 121.71			
CHORD BEAR = N 12°39'07.3" E			
LNTH CHORD = 121.24			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12132	50.00 L	175+28.74	Harbins Rd
32.89 S 88°25'07.3" E			
21048	17.14 L	175+30.14	Harbins Rd
ARC LENGTH = 178.10			
CHORD BEAR = S 10°46'59.8" W			
LNTH CHORD = 177.36			
RADIUS = 565.29			
DEGREE = 10°08'08.3"			
21056	4.84 L	173+48.45	Harbins Rd
134.81 S 19°48'31.9" W			
21060	1.17 L	172+13.69	Harbins Rd
23.36 S 20°20'35.2" W			
21062	0.76 L	171+90.33	Harbins Rd
17.32 S 21°16'23.6" W			
21064	0.73 L	171+73.02	Harbins Rd
ARC LENGTH = 187.30			
CHORD BEAR = S 25°57'05.4" W			
LNTH CHORD = 187.12			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21067	15.36 L	169+86.10	Harbins Rd
20.50 S 30°42'09.1" W			
21070	17.96 L	169+65.43	Harbins Rd
ARC LENGTH = 67.16			
CHORD BEAR = S 32°42'24.5" W			
LNTH CHORD = 67.15			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21074	25.86 L	168+97.23	Harbins Rd
24.14 N 62°46'10.1" W			
DE12192	50.00 L	168+96.93	Harbins Rd
REQD R/W = 25681.48 SF			
REQD R/W = 0.590 ACRES			
REMAINDER = +/- 11 ACRES			

PESMT-PAR21/SV47-AREA 1 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1253

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harbins Rd
35.27 N 62°46'08.0" W			
DE12125	85.27 L	168+96.46	Harbins Rd
48.95 N 0°13'06.8" E			
DE12133	107.00 L	169+45.00	Harbins Rd
57.00 S 64°49'40.4" E			
DE12145	50.00 L	169+45.00	Harbins Rd
ARC LENGTH = 45.67			
CHORD BEAR = S 26°32'57.4" W			
LNTH CHORD = 45.66			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12192	50.00 L	168+96.93	Harbins Rd
REQD EASMT = 2078.58 SF			
REQD EASMT = 0.048 ACRES			

PESMT-PAR21/SV37-AREA 2 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1255

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12194	54.18 L	169+65.00	Harbins Rd
52.82 N 65°58'25.7" W			
DE12134	107.00 L	169+65.00	Harbins Rd
43.66 N 1°36'24.1" W			
DE12135	125.00 L	170+10.00	Harbins Rd
99.83 N 21°22'09.9" E			
DE12136	125.00 L	171+10.00	Harbins Rd
92.28 N 51°16'04.2" E			
DE12137	79.00 L	171+90.00	Harbins Rd
50.00 N 21°22'08.2" E			
DE12138	79.00 L	172+40.00	Harbins Rd
29.53 N 40°19'49.1" W			
DE12139	105.00 L	172+54.00	Harbins Rd
55.00 S 68°37'51.8" E			
DE12143	50.00 L	172+54.00	Harbins Rd
240.32 S 21°22'08.2" W			
DE12197	50.00 L	170+13.68	Harbins Rd
24.92 S 30°44'54.9" W			
21066	53.80 L	169+87.83	Harbins Rd
20.00 S 25°23'22.7" W			
DE12195	54.52 L	169+66.70	Harbins Rd
1.64 S 12°01'08.8" W			
DE12194	54.18 L	169+65.00	Harbins Rd
REQD EASMT = 16281.10 SF			
REQD EASMT = 0.374 ACRES			

PESMT-PAR21/SV37-AREA 3 EASM'T. FOR CONSTR & MAINT. OF SLOPES DE1257

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12142	50.00 L	172+75.00	Harbins Rd
55.00 N 68°37'51.8" W			
DE12140	105.00 L	172+75.00	Harbins Rd
155.90 N 41°36'00.0" E			
DE12131	50.00 L	174+25.00	Harbins Rd
ARC LENGTH = 29.50			
CHORD BEAR = S 19°15'22.8" W			
LNTH CHORD = 29.49			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12130	50.00 L	173+91.82	Harbins Rd
116.82 S 21°22'08.2" W			
DE12142	50.00 L	172+75.00	Harbins Rd
REQD EASMT = 4091.71 SF			
REQD EASMT = 0.094 ACRES			
TOTAL REQD SLOPE EASMT = 22451.39 SF = 0.515 ACRES			

DRNG PESMT-PAR21/SV37-AREA 1 EASM'T. FOR CONSTR & MAINT. OF DRAINAGE DE1254

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12145	50.00 L	169+45.00	Harbins Rd
57.00 N 64°49'40.4" W			
DE12133	107.00 L	169+45.00	Harbins Rd
17.86 N 24°35'56.9" E			
DE12134	107.00 L	169+65.00	Harbins Rd
57.00 S 65°58'25.7" E			
DE12144	50.00 L	169+65.00	Harbins Rd
ARC LENGTH = 19.00			
CHORD BEAR = S 24°35'56.9" W			
LNTH CHORD = 19.00			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12145	50.00 L	169+45.00	Harbins Rd
REQD EASMT = 1051.04 SF			
REQD EASMT = 0.024 ACRES			

Exhibit "A" Page 5 of 5

\*\*\*\*\*  
 DRWG PESMT-PAR21/SV37-AREA 2 EASMT. FOR CONST. & MAINT. OF DRAINAGE DE1256  
 \*\*\*\*\*

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12143	50.00 L	172+54.00	Harbina Rd
	55.00	N 68°37'51.8" W	
DE12139	105.00 L	172+54.00	Harbina Rd
	21.00	N 21°22'08.2" E	
DE12140	105.00 L	172+75.00	Harbina Rd
	55.00	S 68°37'51.8" E	
DE12142	50.00 L	172+75.00	Harbina Rd
	21.00	S 21°22'08.2" W	
DE12143	50.00 L	172+54.00	Harbina Rd

RECD DRWG EASMT = 1155.00 SF  
 RECD DRWG EASMT = 0.027 ACRES  
 TOTAL RECD DRWG EASMT = 2206.04 SF = 0.050 ACRES

29

MEA FAMILY INVESTMENTS LP  
 HARBINS RD  
 DACULA, GA 30019  
 TAX ID # R5301 009A  
 DB 48539 PG 527, PB J PG 208B  
 PARCEL APPEARS ON SHEET 60-011 AND 60-012

\*\*\*\*\*  
 RECD-PAR29/SV47 REQ'D R/W DE1259  
 \*\*\*\*\*

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
21048	17.14 L	175+30.14	Harbina Rd
	32.89	N 88°25'07.3" W	
DE12132	50.00 L	175+28.74	Harbina Rd
ARC LENGTH = 76.91 CHORD BEAR = N 1°34'24.0" W LNTH CHORD = 76.79 RADIUS = 400.00 DEGREE = 14°19'26.2"			
DE12146	50.00 L	176+15.27	Harbina Rd
	31.83	N 83°16'48.3" E	
21039	18.17 L	176+15.06	Harbina Rd
ARC LENGTH = 81.54 CHORD BEAR = S 2°22'28.4" E LNTH CHORD = 81.47 RADIUS = 565.29 DEGREE = 10°08'08.3"			
21048	17.14 L	175+30.14	Harbina Rd
RECD R/W = 2539.03 SF RECD R/W = 0.058 ACRES REMAINDER = +/- 0.27 ACRES			

## PERMANENT DRAINAGE EASEMENT

### STATE OF GEORGIA GWINNETT COUNTY

**THIS EASEMENT** granted this \_\_\_\_\_ day of \_\_\_\_\_, 2023, between **The City of Dacula a/k/a Town of Dacula, a Georgia municipal corporation**, (Grantor) and **Gwinnett County**, a political subdivision of the State of Georgia (Grantee).

WITNESSETH THAT: Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid at and before the sealing and delivery of these presents, and by these presents, does hereby grant unto the Grantee an easement over, under, upon and across the following described property:

Land Lot **301** of the **5th District**, of Gwinnett County, Georgia. This easement consists of **0.050 acres** of permanent drainage easement and is designated as Parcel: **21/29**, Tax Map Nos.: **5-301-009 and 5-301-009A**, on the attached plat which is a portion of Gwinnett County Right of Way plans by: **CHA Companies**, titled: **Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway**, Sheet Nos.: **60-010, 60-011, 60-012, 60-025 and 60-027** dated: **October 2, 2020**, revised: Sheet No.: **60-010, 60-011 and 60-012** dated: **December 2, 2020** and Sheet No.: **60-025 and 60-027**, attached hereto and incorporated herein by reference and on file with Gwinnett County Department of Transportation at 75 Langley Drive, Lawrenceville, Georgia 30046-6935.

The purpose of this easement is to allow Grantee, or its agents, to construct drives, as necessary, in order to support improvements on roadway as per Exhibit "A", attached.

(SEE ATTACHED)

**IN WITNESS WHEREOF** Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered  
in the presence of:

**The City of Dacula, a Georgia municipal  
corporation**

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public, State of Georgia

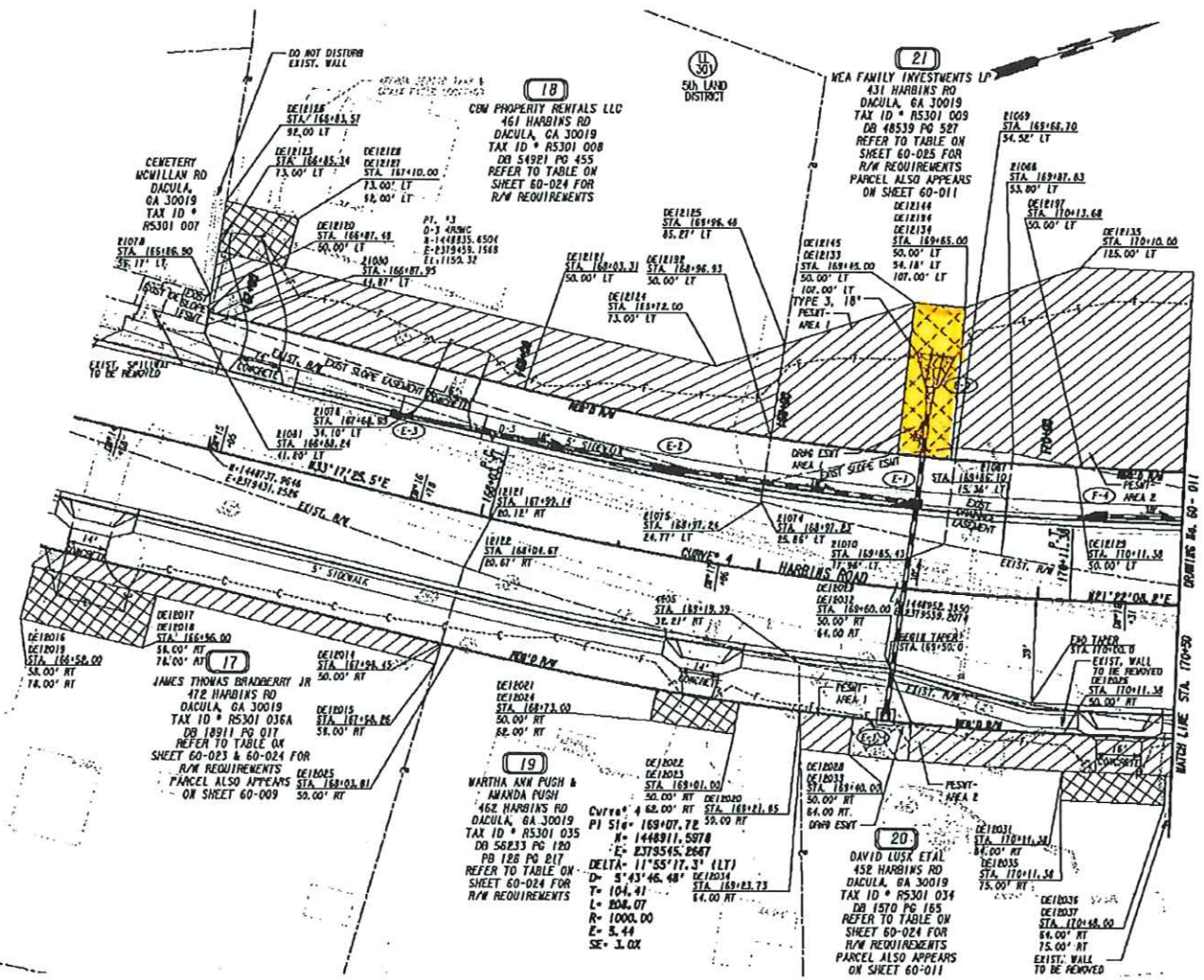
By: \_\_\_\_\_

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

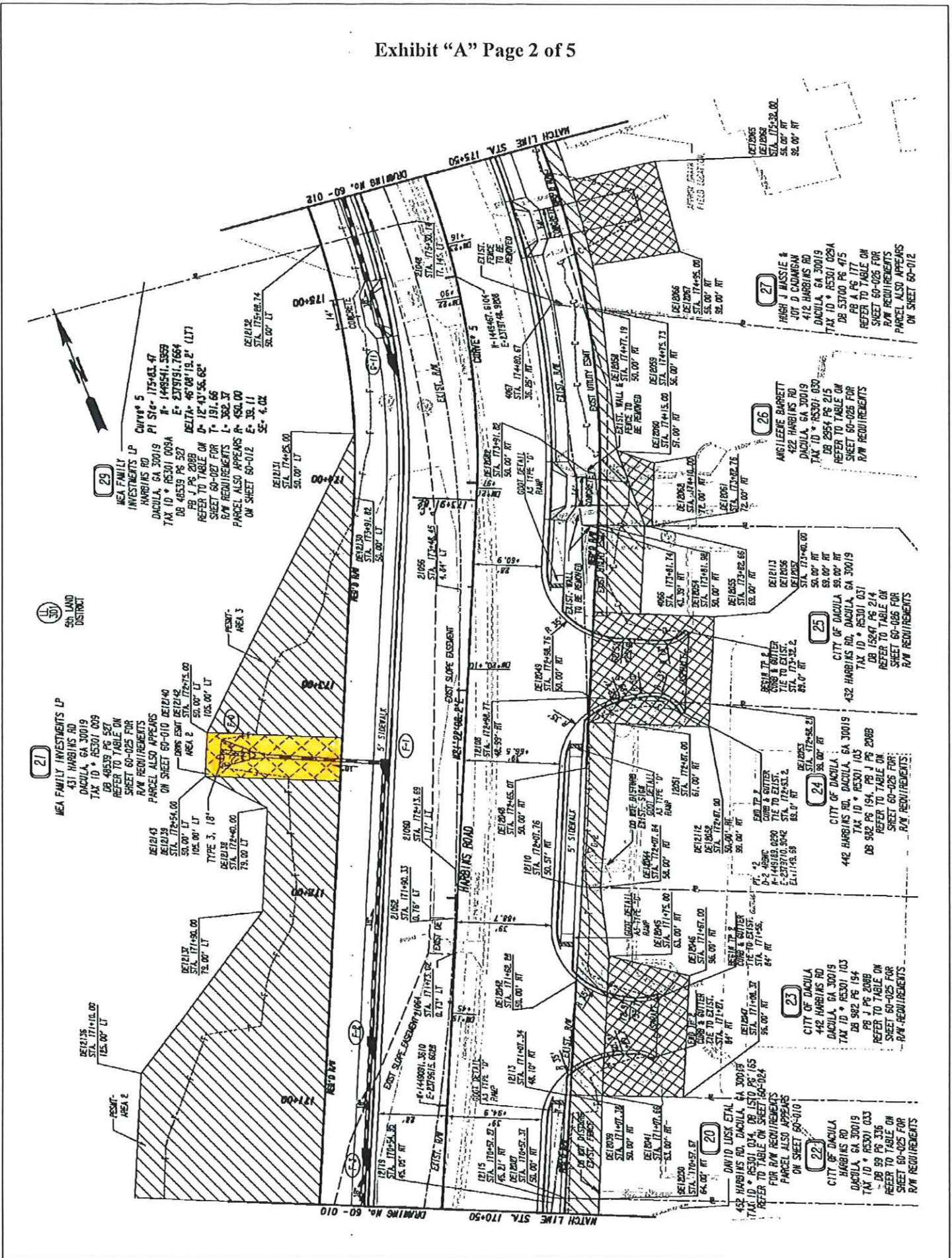
[Corporate Seal]



FEE SIMPLE REQUIRED RIGHT OF WAY ..... 0.648 acres  
 PERMANENT EASEMENT FOR  
 CONSTRUCTION AND MAINTENANCE OF SLOPES..... 0.515 acres  
**PERMANENT EASEMENT FOR  
 CONSTRUCTION AND MAINTENANCE OF DRAINAGE ..... 0.050 acres**

Exhibit "A" Page 1 of 5

Being a portion of right of way plans for Gwinnett County:		
Project: Harbins Road Widening From State Route 316 to U.S. Highway 29/State Route 8/Winder Highway		
Project Number: F-1361-01		
Parcel Number: 21/29		
By: CHA Companies		
Sheet Number: 60-010, 60-011, 60-012, 60-025, and 60-027		
Owner: The City of Dacula, a Georgia municipal corporation		
Date: October 2, 2020	Revised: Sheet Nos. 60-010, 60-011, and 60-012 on December 2, 2020; Sheet Nos. 60-025 and 60-027 on October 13, 2020	Scale: Not to scale



21

MEA FAMILY INVESTMENTS LP  
431 HARBANS RD  
Dacula, GA 30019  
TAX ID # R5301 009  
DB 48539 PG 527  
REFER TO TABLE ON  
SHEET 60-025 FOR  
R/W REQUIREMENTS  
PARCEL ALSO APPEARS  
ON SHEET 60-010 DE12140  
DE12143 STA. 172+54.00  
50.00' LT  
105.00' LT  
TYPE 3, 18"  
DE12144 STA. 171+40.00  
79.00' LT

21

MEA FAMILY INVESTMENTS LP  
431 HARBANS RD  
Dacula, GA 30019  
TAX ID # R5301 009  
DB 48539 PG 527  
REFER TO TABLE ON  
SHEET 60-025 FOR  
R/W REQUIREMENTS  
PARCEL ALSO APPEARS  
ON SHEET 60-010 DE12140  
DE12143 STA. 172+54.00  
50.00' LT  
105.00' LT  
TYPE 3, 18"  
DE12144 STA. 171+40.00  
79.00' LT

23

MEA FAMILY INVESTMENTS LP  
HARBANS RD  
Dacula, GA 30019  
TAX ID # R5301 009A  
DB 48539 PG 527  
REFER TO TABLE ON  
SHEET 60-027 FOR  
R/W REQUIREMENTS  
PARCEL ALSO APPEARS  
ON SHEET 60-012  
ON SHEET 60-012  
DE12122 STA. 175+28.74  
50.00' LT  
DE12131 STA. 174+25.00  
50.00' LT

23

MEA FAMILY INVESTMENTS LP  
HARBANS RD  
Dacula, GA 30019  
TAX ID # R5301 009A  
DB 48539 PG 527  
REFER TO TABLE ON  
SHEET 60-027 FOR  
R/W REQUIREMENTS  
PARCEL ALSO APPEARS  
ON SHEET 60-012  
ON SHEET 60-012  
DE12122 STA. 175+28.74  
50.00' LT  
DE12131 STA. 174+25.00  
50.00' LT

20

DAN LOUSK ETAL  
452 HARBANS RD, DACULA, GA 30019  
TAX ID # R5301 014, DB 4510 PG 165  
REFER TO TABLE ON SHEET 60-024  
FOR R/W REQUIREMENTS  
PARCEL ALSO APPEARS  
ON SHEET 60-010  
DE12020 STA. 170+57.07  
64.00' RT  
DE12029 STA. 171+07.30  
50.00' RT  
DE12041 STA. 171+07.66  
50.00' RT

23

CITY OF DACULA  
442 HARBANS RD  
DACULA, GA 30019  
TAX ID # R5301 103  
DB 982 PG 194  
PG 1 PG 208B  
REFER TO TABLE ON  
SHEET 60-025 FOR  
R/W REQUIREMENTS  
DE12042 STA. 171+47.00  
64' RT  
DE12043 STA. 171+47.00  
64' RT  
DE12044 STA. 171+47.00  
64' RT

24

CITY OF DACULA  
442 HARBANS RD, DACULA, GA 30019  
TAX ID # R5301 103  
DB 982 PG 194, PG 1 PG 208B  
REFER TO TABLE ON  
SHEET 60-025 FOR  
R/W REQUIREMENTS  
DE12112 STA. 172+87.00  
50.00' RT  
DE12113 STA. 172+87.00  
50.00' RT  
DE12114 STA. 172+87.00  
50.00' RT

25

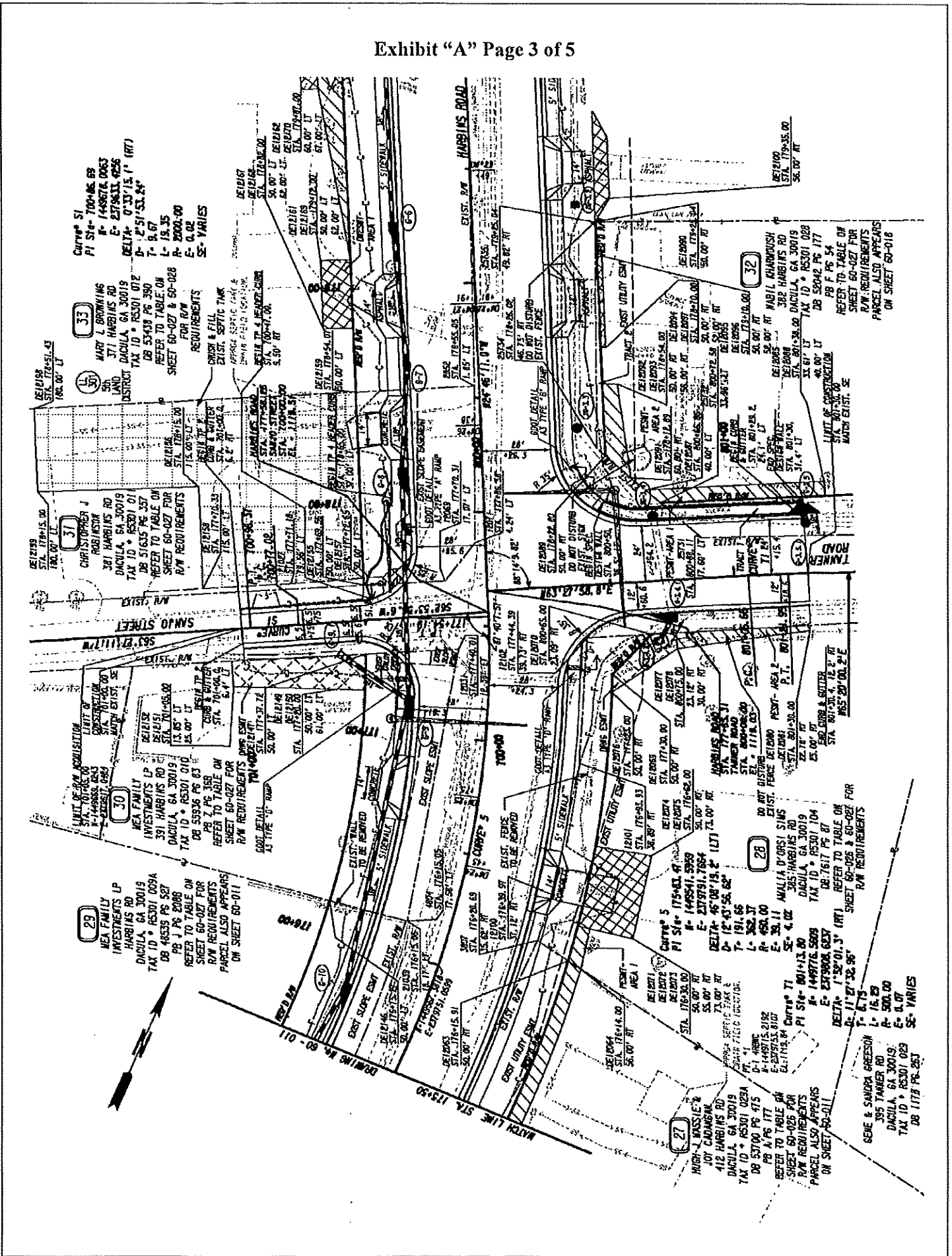
CITY OF DACULA  
432 HARBANS RD, DACULA, GA 30019  
TAX ID # R5301 031  
DB 15247 PG 214  
REFER TO TABLE ON  
SHEET 60-025 FOR  
R/W REQUIREMENTS  
DE12113 STA. 173+02.76  
60.00' RT  
DE12114 STA. 173+02.76  
60.00' RT  
DE12115 STA. 173+02.76  
60.00' RT

26

ANGIELEE BARRETT  
422 HARBANS RD  
DACULA, GA 30019  
TAX ID # R5301 030  
DB 2954 PG 215  
REFER TO TABLE ON  
SHEET 60-025 FOR  
R/W REQUIREMENTS  
DE12063 STA. 173+02.76  
72.00' RT  
DE12064 STA. 173+02.76  
72.00' RT  
DE12065 STA. 173+02.76  
72.00' RT

27

HIGH J MASSIE &  
JOD D CLUMEN  
412 HARBANS RD  
DACULA, GA 30019  
TAX ID # R5301 029A  
DB 5310 PG 475  
PG 1 PG 177  
REFER TO TABLE ON  
SHEET 60-025 FOR  
R/W REQUIREMENTS  
PARCEL ALSO APPEARS  
ON SHEET 60-012  
DE12066 STA. 174+15.00  
50.00' RT  
DE12067 STA. 174+15.00  
50.00' RT  
DE12068 STA. 174+15.00  
50.00' RT



Curve # 31  
 PI STA. 7100+66.69  
 P- 1448276.063  
 E- 2739311.625  
 DELTA- 0.33115.1 (RT)  
 D- 12.51' 53.24"  
 T- 9.67  
 L- 18.35  
 R- 2002.00  
 E- 0.00  
 SE- VARIES

33  
 MARY L BROWNING  
 371 HARRIS RD  
 DACULA, GA 30019  
 TAX ID - R5301 012  
 DB 53438 PG 390  
 REFER TO TABLE ON  
 SHEET 60-027 & 60-028  
 FOR R/W  
 REQUIREMENTS  
 CRUSH & FILL  
 EXIST. SEPTIC TANK &  
 20'x30' ASPHALT DRIVE

31  
 CHRISTOPHER J  
 ROBINSON  
 381 HARRIS RD  
 DACULA, GA 30019  
 TAX ID - R5301 014  
 DB 51635 PG 357  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS

30  
 NEA FAMILY  
 INVESTMENTS LP  
 331 HARRIS RD  
 DACULA, GA 30019  
 TAX ID - R5301 010  
 DB 53936 PG 63  
 PG 7 PG 368  
 END CORN & BUTTER  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 ON SHEET 60-011

29  
 NEA FAMILY  
 INVESTMENTS LP  
 HARRIS RD  
 DACULA, GA 30019  
 TAX ID - R5301 009A  
 DB 48333 PG 527  
 PG 1 PG 2088  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-011

28  
 MALLIA D'ORSI SIMS  
 385 HARRIS RD  
 DACULA, GA 30019  
 TAX ID - R5301 104  
 DB 7617 PG 87  
 REFER TO TABLE ON  
 SHEET 60-026 & 60-027 FOR  
 R/W REQUIREMENTS

27  
 HIGH-1 MASSIE  
 412 HARRIS RD  
 DACULA, GA 30019  
 TAX ID - R5301 028A  
 DB 53700 PG 475  
 PG 1 PG 177  
 REFER TO TABLE ON  
 SHEET 60-025 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-011

SENE & SANDRA GREENSON  
 395 TANNER RD  
 DACULA, GA 30019  
 TAX ID - R5301 029  
 DB 1173 PG 263

32  
 MABIL CHARNOUSH  
 382 HARRIS RD  
 DACULA, GA 30019  
 TAX ID - R5301 028  
 DB 50642 PG 177  
 PG 1 PG 54  
 REFER TO TABLE ON  
 SHEET 60-027 FOR  
 R/W REQUIREMENTS  
 PARCEL ALSO APPEARS  
 ON SHEET 60-016

30  
 END CORN & BUTTER  
 STA. 601+30.4, 12.2' RT  
 STA. 601+20.0, 0.0 P.E.  
 STA. 601+20.0, 0.0 P.E.

30  
 END CORN & BUTTER  
 STA. 601+30.4, 12.2' RT  
 STA. 601+20.0, 0.0 P.E.  
 STA. 601+20.0, 0.0 P.E.

30  
 END CORN & BUTTER  
 STA. 601+30.4, 12.2' RT  
 STA. 601+20.0, 0.0 P.E.  
 STA. 601+20.0, 0.0 P.E.

30  
 END CORN & BUTTER  
 STA. 601+30.4, 12.2' RT  
 STA. 601+20.0, 0.0 P.E.  
 STA. 601+20.0, 0.0 P.E.

30  
 END CORN & BUTTER  
 STA. 601+30.4, 12.2' RT  
 STA. 601+20.0, 0.0 P.E.  
 STA. 601+20.0, 0.0 P.E.

30  
 END CORN & BUTTER  
 STA. 601+30.4, 12.2' RT  
 STA. 601+20.0, 0.0 P.E.  
 STA. 601+20.0, 0.0 P.E.

Exhibit "A" Page 4 of 5

21

MEA FAMILY INVESTMENTS LP  
 431 HARBINS RD  
 DACULA, GA 30019  
 TAX ID # R5301 009  
 DB 48539 PG 527  
 PARCEL APPEARS ON SHEET 60-010 AND 60-011

REQD-PAR21/SV37 REQ'D R/W DE1252

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harblns Rd
ARC LENGTH = 108.73			
CHORD BEAR = N 24°38'51.7" E			
LNTH CHORD = 108.67			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12129	50.00 L	170+11.38	Harblns Rd
CHORD BEAR = N 21°22'08.2" E			
DE12130	50.00 L	173+91.82	Harblns Rd
ARC LENGTH = 121.71			
CHORD BEAR = N 12°39'07.3" E			
LNTH CHORD = 121.24			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12132	50.00 L	175+28.74	Harblns Rd
CHORD BEAR = S 88°25'07.3" E			
21048	17.14 L	175+30.14	Harblns Rd
ARC LENGTH = 178.10			
CHORD BEAR = S 10°46'59.8" W			
LNTH CHORD = 177.36			
RADIUS = 565.29			
DEGREE = 10°08'08.3"			
21056	4.84 L	173+48.45	Harblns Rd
CHORD BEAR = S 19°48'31.9" W			
21060	1.17 L	172+13.69	Harblns Rd
CHORD BEAR = S 20°20'35.2" W			
21062	0.76 L	171+90.33	Harblns Rd
CHORD BEAR = S 21°16'23.6" W			
21064	0.73 L	171+73.02	Harblns Rd
ARC LENGTH = 187.30			
CHORD BEAR = S 25°57'05.4" W			
LNTH CHORD = 187.12			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21067	15.36 L	169+86.10	Harblns Rd
CHORD BEAR = S 30°42'09.1" W			
21070	17.96 L	169+65.43	Harblns Rd
ARC LENGTH = 67.16			
CHORD BEAR = S 32°42'24.5" W			
LNTH CHORD = 67.15			
RADIUS = 1252.96			
DEGREE = 4°34'22.2"			
21074	25.86 L	168+97.23	Harblns Rd
CHORD BEAR = N 62°46'10.1" W			
DE12192	50.00 L	168+96.93	Harblns Rd
REQD R/W = 25681.48 SF			
REQD R/W = 0.590 ACRES			
REMAINDER = +/- 11 ACRES			

PESMT-PAR21/SV47-AREA 1 EASMT. FOR CONSTR & MAINT. OF SLOPES DE1253

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12192	50.00 L	168+96.93	Harblns Rd
CHORD BEAR = N 62°46'08.0" W			
DE12125	85.27 L	168+96.46	Harblns Rd
CHORD BEAR = N 0°13'06.8" E			
DE12133	107.00 L	169+45.00	Harblns Rd
CHORD BEAR = S 64°49'40.4" E			
DE12145	50.00 L	169+45.00	Harblns Rd
ARC LENGTH = 45.67			
CHORD BEAR = S 26°32'57.4" W			
LNTH CHORD = 45.66			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12192	50.00 L	168+96.93	Harblns Rd
REQD EASMT = 2076.58 SF			
REQD EASMT = 0.048 ACRES			

PESMT-PAR21/SV37-AREA 2 EASMT. FOR CONSTR & MAINT. OF SLOPES DE1255

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12194	54.18 L	169+65.00	Harblns Rd
CHORD BEAR = N 65°58'25.7" W			
DE12134	107.00 L	169+65.00	Harblns Rd
CHORD BEAR = N 1°36'24.1" W			
DE12135	125.00 L	170+10.00	Harblns Rd
CHORD BEAR = N 21°22'09.9" E			
DE12136	125.00 L	171+10.00	Harblns Rd
CHORD BEAR = N 51°16'04.2" E			
DE12137	79.00 L	171+90.00	Harblns Rd
CHORD BEAR = N 21°22'08.2" E			
DE12138	79.00 L	172+40.00	Harblns Rd
CHORD BEAR = N 40°19'49.1" W			
DE12139	105.00 L	172+54.00	Harblns Rd
CHORD BEAR = S 68°37'51.8" E			
DE12143	50.00 L	172+54.00	Harblns Rd
CHORD BEAR = S 21°22'08.2" W			
DE12197	50.00 L	170+13.68	Harblns Rd
CHORD BEAR = S 30°44'54.9" W			
21066	53.80 L	169+87.83	Harblns Rd
CHORD BEAR = S 25°23'22.7" W			
DE12195	54.52 L	169+66.70	Harblns Rd
CHORD BEAR = S 12°01'08.8" W			
DE12194	54.18 L	169+65.00	Harblns Rd
REQD EASMT = 16281.10 SF			
REQD EASMT = 0.374 ACRES			

PESMT-PAR21/SV37-AREA 3 EASMT. FOR CONSTR & MAINT. OF SLOPES DE1257

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12142	50.00 L	172+75.00	Harblns Rd
CHORD BEAR = N 68°37'51.8" W			
DE12140	105.00 L	172+75.00	Harblns Rd
CHORD BEAR = N 41°36'00.0" E			
DE12131	50.00 L	174+25.00	Harblns Rd
ARC LENGTH = 29.50			
CHORD BEAR = S 19°15'22.8" W			
LNTH CHORD = 29.49			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12130	50.00 L	173+91.82	Harblns Rd
CHORD BEAR = S 21°22'08.2" W			
DE12142	50.00 L	172+75.00	Harblns Rd
REQD EASMT = 4091.71 SF			
REQD EASMT = 0.094 ACRES			
TOTAL REQD SLOPE EASMT = 22451.39 SF = 0.515 ACRES			

DRNG PESMT-PAR21/SV37-AREA 1 EASMT. FOR CONSTR & MAINT. OF DRAINAGE DE1254

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12145	50.00 L	169+45.00	Harblns Rd
CHORD BEAR = N 64°49'40.4" W			
DE12133	107.00 L	169+45.00	Harblns Rd
CHORD BEAR = N 24°35'56.9" E			
DE12134	107.00 L	169+65.00	Harblns Rd
CHORD BEAR = S 65°58'25.7" E			
DE12144	50.00 L	169+65.00	Harblns Rd
ARC LENGTH = 19.00			
CHORD BEAR = S 24°35'56.9" W			
LNTH CHORD = 19.00			
RADIUS = 950.00			
DEGREE = 6°01'52.1"			
DE12145	50.00 L	169+45.00	Harblns Rd
REQD EASMT = 1051.04 SF			
REQD EASMT = 0.024 ACRES			



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DRWG PESMT-PAR21/SV37-AREA 2 EASMT, FOR CONSTR & MAINT. OF DRAINAGE DE1256

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12143	50.00 L	172+54.00	Harblna Rd
	55.00	N 68°37'51.8" W	
DE12139	105.00 L	172+54.00	Harblna Rd
	21.00	N 21°22'08.2" E	
DE12140	105.00 L	172+75.00	Harblna Rd
	55.00	S 68°37'51.8" E	
DE12142	50.00 L	172+75.00	Harblna Rd
	21.00	S 21°22'08.2" W	
DE12143	50.00 L	172+54.00	Harblna Rd
REQD DRNG EASMT	= 1155.00	SF	
REQD DRNG EASMT	= 0.027	ACRES	
TOTAL REQD DRNG EASMT = 2206.04 SF = 0.050 ACRES			

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MEA FAMILY INVESTMENTS LP  
 HARBINS RD  
 DACULA, GA 30019  
 TAX ID \* R5301 009A  
 DB 48539 PG 527, PB J PG 2088  
 PARCEL APPEARS ON SHEET 60-011 AND 60-012

REQD-PAR29/SV47 REQ'D R/W DE1259

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
21048	17.14 L	175+30.14	Harblna Rd
	32.89	N 88°25'07.3" W	
DE12132	50.00 L	175+28.74	Harblna Rd
ARC LENGTH = 76.91			
CHORD BEAR = N 1°34'24.0" W			
LNTH CHORD = 76.79			
RADIUS = 400.00			
DEGREE = 14°19'26.2"			
DE12146	50.00 L	176+15.27	Harblna Rd
	31.83	N 83°16'48.3" E	
21039	18.17 L	176+15.06	Harblna Rd
ARC LENGTH = 81.54			
CHORD BEAR = S 2°22'28.4" E			
LNTH CHORD = 81.47			
RADIUS = 565.29			
DEGREE = 10°08'08.3"			
21048	17.14 L	175+30.14	Harblna Rd
REQD R/W	= 2539.03	SF	
REQD R/W	= 0.058	ACRES	
REMAINDER	= +/- 0.27	ACRES	