
(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

After recording return to:
Pereira, Kirby, Kinsinger & Nguyen, LLP
P.O. Drawer 1250
Lawrenceville, Georgia 30046

STATE OF GEORGIA
COUNTY OF GWINNETT

**CITY OF LAWRENCEVILLE
PERMANENT AND TEMPORARY EASEMENTS**

THIS INDENTURE made and executed this _____ day of February, 2024, between Downtown Development Authority of Lawrenceville, Georgia, hereinafter referred to as Grantor and the City of Lawrenceville, Georgia, a Georgia Municipal Corporation, hereinafter referred to as Grantee.

WHEREAS, the Grantee is a municipal corporation and owns and maintains the road right-of-way adjacent to the property owned by the Grantor; and

WHEREAS, stormwater runoff currently flows across Grantor's property; and

WHEREAS, Grantee desires to make some drainage and stormwater improvements in the area of the right of way of Huff Street and Grantor's property; and

WHEREAS, the construction of drainage and stormwater improvements require the installation of certain drainage and/or stormwater facilities (including but not limited to curbing, inlet structures, piping, and headwalls) adjacent to, as well as, onto, through, and across the property of the Grantor; and

WHEREAS, the Grantor acknowledges that the drainage and stormwater improvement project being conducted by the Grantee will enhance the value of the property of the Grantor and desires to grant the Grantee a Permanent and Temporary Construction Easements for Utilities and Drainage;

NOW THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations in hand paid, at and before the sealing and delivery of the presents, the receipt and sufficiency whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its successors, and assigns, a Permanent Easement for Utilities

and Drainage ("Permanent Easement") and a Temporary Construction Easement ("Temporary Easement") for the purpose of construction activities associated with curb, drainage, stormwater, or other public improvements and for grading, trenching, and other construction activities associated with the construction of the stormwater project on the property of the Grantor or adjacent to the property of the Grantor. Said easement shall include the right to construct, maintain and operate, repair and replace curb, drainage structures and necessary apparatus, pipes, culverts, headwalls, inlet structures, fixtures and related items; together with the right at all times to enter upon said premises for the purpose of inspecting said drainage and stormwater facilities, making repairs, renewals, and alterations thereon, thereunder, thereto or therefrom; also the right of ingress and egress over said land to and from said drainage or stormwater facilities.

Said Permanent and Temporary Easements being a part of Gwinnett County tax parcel R5143 216, located in Land Lot 143 of the 5th Land District of Gwinnett County and being more particularly described in Exhibit "A", which is incorporated herein by reference.

All rights by the Grantee in and to said Permanent Easement shall immediately take effect upon the recording of this document in the public records of Gwinnett County, Georgia.

All rights in and to said Temporary Easement shall immediately cease and terminate at the completion of the construction project or twenty-four (24) months from the date of execution of this document whichever date is earlier.

The Grantor does hereby covenant with the Grantee that it is the owner of record and is lawfully seized and possessed of the property above described, and it has a good and lawful right to convey said property, or any part thereof, and that the property is free from any encumbrances, and that the Grantor will forever warrant and defend title thereto against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD, the said described Permanent Easement unto the Grantee, its successors and assigns, for all purposes consistent with the easement rights granted herein forever, and

TO HAVE AND TO HOLD, the said described Temporary Easement unto the Grantee, its successors and assigns, for all purposes consistent with the easement rights for the period of time set forth herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the party of the Grantor has hereunto set its hand and affixed its seal, the day and year first above written.

Signed, sealed, and delivered on
the _____ day of February, 2024
in the presence of:

DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE, GEORGIA

UNOFFICIAL WITNESS

Lee Merritt, Chairman

NOTARY PUBLIC

Attest:

(Notary Seal)

Name, Secretary

[Corporate Seal]

Exhibit "A"

**LEGAL DESCRIPTION
20' PERMANENT UTILITY EASEMENT
Parcel # 5143 216**

DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA

All that tract or parcel of land lying and being in Land Lot 143 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the Centerline Intersection of Huff Street (50' R/W) and Langley Drive; THENCE leaving said Intersection, South 79 degrees 28 minutes 44 seconds West for a distance of 169.73 feet to a Point on the Southerly Right-of-Way of Huff Street; THENCE continuing along said Right-of-Way of Huff Street, South 87 degrees 56 minutes 56 seconds West for a distance of 10.00 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and leaving said Right-of-Way of Huff Street, South 01 degrees 56 minutes 25 seconds East for a distance of 35.87 feet to a Point; THENCE South 14 degrees 48 minutes 07 seconds West for a distance of 13.31 feet to a Point; THENCE North 71 degrees 51 minutes 08 seconds West for a distance of 20.03 feet to a Point; THENCE North 14 degrees 48 minutes 07 seconds East for a distance of 9.20 feet to a Point; THENCE North 01 degrees 56 minutes 25 seconds West for a distance of 32.89 feet to a Point on the aforesaid Right-of-Way of Huff Street; THENCE continuing along said Right-of-Way of Huff Street, North 87 degrees 56 minutes 56 seconds East for a distance of 20.00 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.021 Acres (913 Square Feet) as shown as a Permanent Utility Easement on the Easement Plat for City of Lawrenceville, Ga – 225 Langley Drive to 415 Huff Street Drainage Improvements (Redland Creek Basin), prepared by Precision Planning, Inc. (Job# E19018), and dated 01/23/2024.

Together with the following TEMPORARY CONSTRUCTION EASEMENT:

**LEGAL DESCRIPTION
10' TEMPORARY CONSTRUCTION EASEMENT
Parcel # 5143 216**

DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA

All that tract or parcel of land lying and being in Land Lot 143 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the Centerline Intersection of Huff Street (50' R/W) and Langley Drive; THENCE leaving said Intersection, South 79 degrees 28 minutes 44 seconds West for a distance of 169.73 feet to a Point on the Southerly Right-of-Way

of Huff Street, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and leaving said Right-of-Way of Huff Street, South 01 degrees 56 minutes 25 seconds East for a distance of 37.36 feet to a Point; THENCE South 14 degrees 48 minutes 07 seconds West for a distance of 25.38 feet to a Point; THENCE North 71 degrees 51 minutes 08 seconds West for a distance of 40.07 feet to a Point; THENCE North 14 degrees 48 minutes 07 seconds East for a distance of 17.16 feet to a Point; THENCE North 01 degrees 56 minutes 25 seconds West for a distance of 31.40 feet to a Point on the aforesaid Right-of-Way of Huff Street; THENCE continuing along said Right-of-Way of Huff Street, North 87 degrees 56 minutes 56 seconds East for a distance of 10.00 feet to a Point; THENCE leaving said Right-of-Way of Huff Street, South 01 degrees 56 minutes 25 seconds East for a distance of 32.89 feet to a Point; THENCE South 14 degrees 48 minutes 07 seconds West for a distance of 9.20 feet to a Point; THENCE South 71 degrees 51 minutes 08 seconds East for a distance of 20.03 feet to a Point; THENCE North 14 degrees 48 minutes 07 seconds East for a distance of 13.31 feet to a Point; THENCE North 01 degrees 56 minutes 25 seconds West for a distance of 35.87 feet to a Point on the aforesaid Right-of-Way of Huff Street; THENCE continuing along said Right-of-Way of Huff Street, North 87 degrees 56 minutes 56 seconds East for a distance of 10.00 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.030 Acres (1,313 Square Feet) as shown as a Temporary Construction Easement on the Easement Plat for City of Lawrenceville, Ga – 225 Langley Drive to 415 Huff Street Drainage Improvements (Redland Creek Basin), prepared by Precision Planning, Inc. (Job# E19018), and dated 01/23/2024.

W:\Projects\2019\19018-Lville Drainage Repair\Redland Creek\5 - Langley_Huff Dr.dwg\Easement Plats\19018_5143 216 Downtown Development Authority of Lawrenceville Georgia.dwg 1

REVISIONS		
DATE	BY	DESCRIPTION

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 1,387,120 FEET.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,475 & AN ANGULAR ERROR OF 0.9 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES. THE FIELD SURVEY WAS COMPLETED ON 11/18/2019.

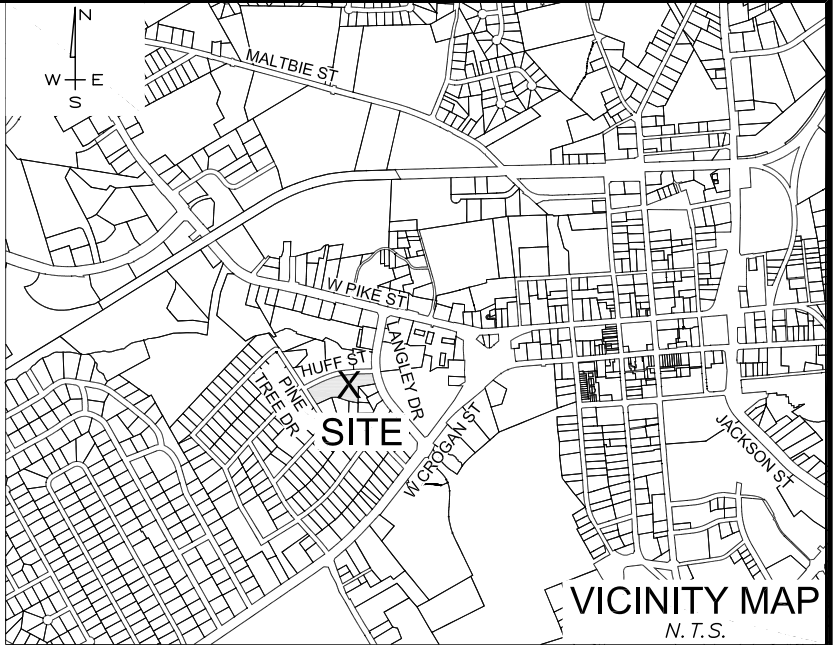
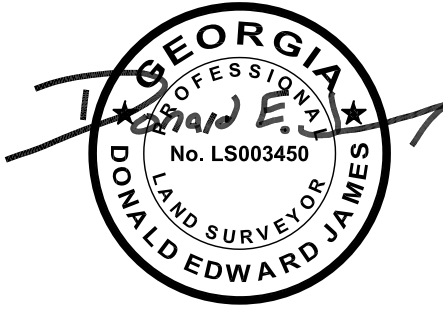
**AREA SUMMARY CHART
DOWNTOWN DEVELOPMENT AUTHORITY**

**OF LAWRENCEVILLE, GEORGIA
PARCEL # 5143 216
451 HUFF STREET**

**PERMANENT UTILITY EASEMENT
= 0.021 ACRES (913 S.F.)**

PAGE SUMMARY:

- 1.) COVER SHEET/NOTES/AREA SUMMARY
- 2.) EASEMENT PLAT & LINE TABLE



	EXISTING	PROPOSED
SSE	---	-
DE	---	-
LLL	---	-
R	---	-
C	---	-
R/W	---	-
BOC	---	-
EP	---	-
RBF	---	-
IPF	---	-
PP	---	-
FH	---	-
SSMH	---	-
SS	---	-
	---	-
N/F	---	-
P.O.C.	---	-
P.O.B.	---	-
PB DB PG	---	-
PUE	---	-
TCE	---	-

LEGEND

**TEMPORARY CONSTRUCTION EASEMENT
= 0.030 ACRES (1,313 S.F.)**

NOTES:

- 1.) ALL AREAS INCLUDES EASEMENTS WITHIN.
 - 2.) THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO OUTLINE THE PROPERTY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
 - 3.) UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT, DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

SURVEYOR CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Donald E. James
DONALD E. JAMES, GEORGIA PLS 003450

01/23/2024
DATE:

Parcel: 5143 216	Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA
Date: 01/23/2024	
Land Lot: 143	City: LAWRENCEVILLE
District: 5th	County: GWINNETT, GA
Job #: E19018	Scale: 1" = 20'
Field By: JAH	Drawn By: NAP
	Checked By: DEJ

PRECISION
Planning Inc.

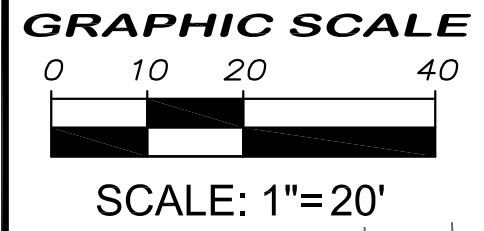
planners • engineers • architects • surveyors

Georgia Land Surveying Firm COA # LSF000313
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us • info@ppi.us

EASEMENT PLAT FOR: CITY OF LAWRENCEVILLE	DRAWING NUMBER
225 LANGLEY DR TO 415 HUFF ST DRAINAGE IMPROVEMENTS (REDLAND CREEK BASIN)	1 OF 2

W:\Projects\2019\19018-Lville Drainage Repair\Redland Creek\5 - Langley_Huff Dr.dwg\Easement Plats\19018_5143 216 Downtown Development Authority of Lawrenceville Georgia.dwg 2

REVISIONS		
DATE	BY	DESCRIPTION

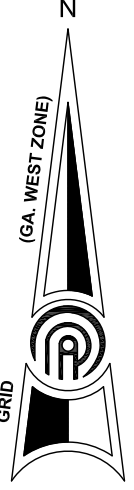
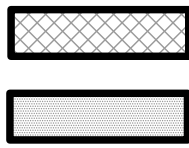
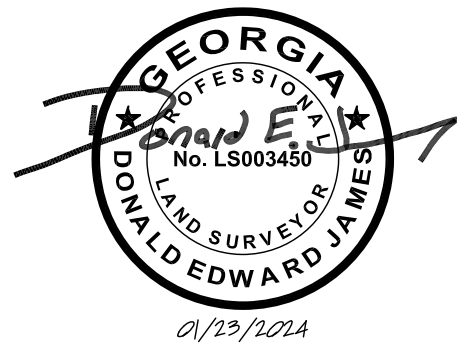


LINE TABLE		
LINE	LENGTH	BEARING
L1	35.87'	S01°56'25"E
L2	13.31'	S14°48'07"W
L3	20.03'	N71°51'08"W
L4	9.20'	N14°48'07"E
L5	32.89'	N01°56'25"W
L6	20.00'	N87°56'56"E
L7	10.00'	N87°56'56"E
L8	37.36'	S01°56'25"E
L9	25.38'	S14°48'07"W
L10	40.07'	N71°51'08"W
L11	17.16'	N14°48'07"E
L12	31.40'	N01°56'25"W
L13	10.00'	N87°56'56"E

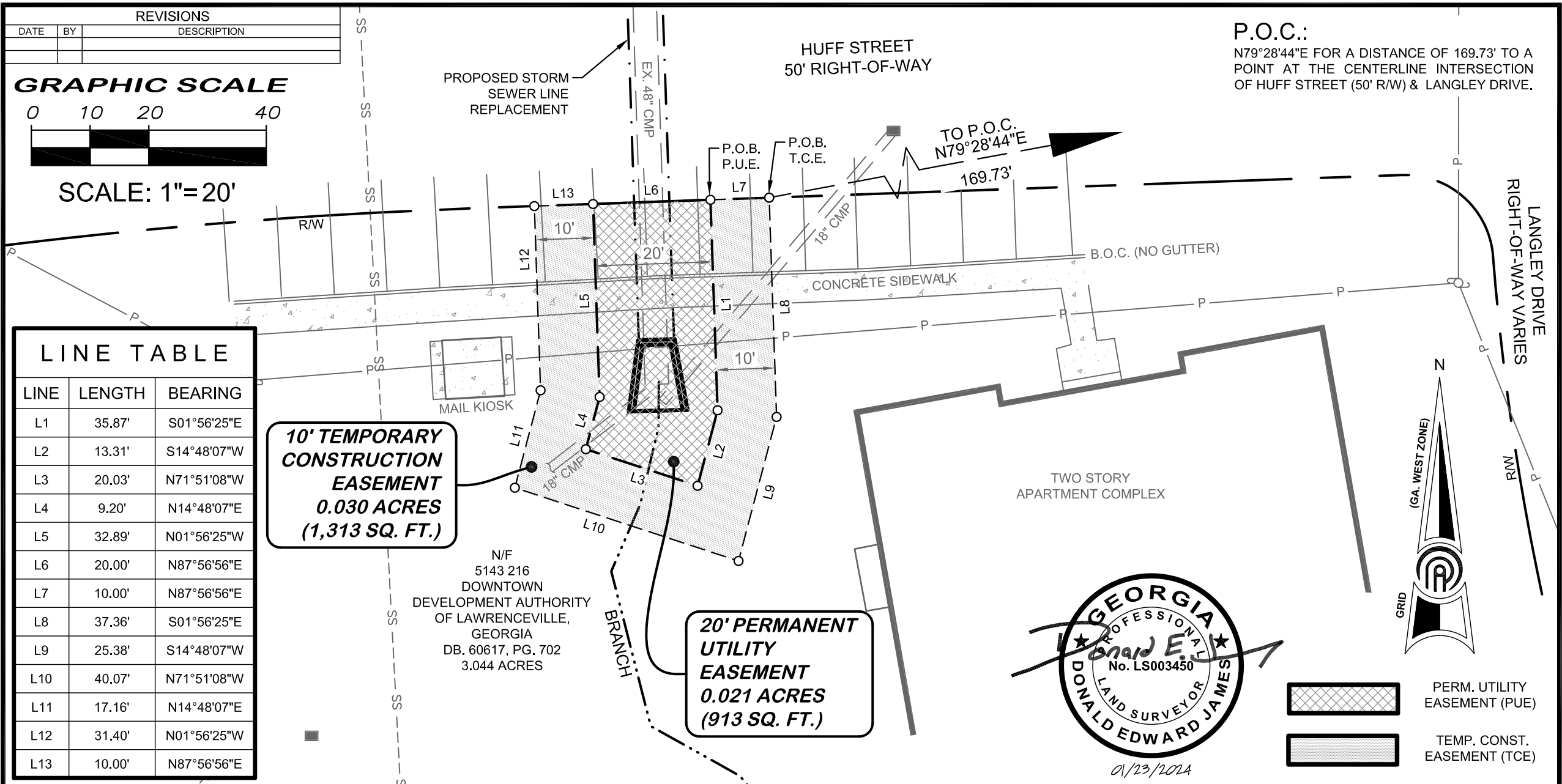
**10' TEMPORARY
CONSTRUCTION
EASEMENT
0.030 ACRES
(1,313 SQ. FT.)**

**20' PERMANENT
UTILITY
EASEMENT
0.021 ACRES
(913 SQ. FT.)**

N/F
5143 216
DOWNTOWN
DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE,
GEORGIA
DB. 60617, PG. 702
3.044 ACRES



P.O.C.:
N79°28'44"E FOR A DISTANCE OF 169.73' TO A
POINT AT THE CENTERLINE INTERSECTION
OF HUFF STREET (50' R/W) & LANGLEY DRIVE.



Parcel: 5143 216	Owner: DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA
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EASEMENT PLAT FOR:
CITY OF LAWRENCEVILLE

225 LANGLEY DR TO 415 HUFF ST DRAINAGE
IMPROVEMENTS (REDLAND CREEK BASIN)

DRAWING
NUMBER
2 OF 2