

RETURN TO: DoSS/REAL ESTATE

ATTN: _____

PROJECT NAME: Sanitary Sewer Extension for Tipton Home Builders

EASEMENT

GEORGIA, GWINNETT COUNTY

THIS INDENTURE, made this 2 day of June 2020, between City of Lawrenceville hereinafter referred to as party of the first part, and Tipton Home Builders, LLC, hereinafter referred to as the party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, and convey unto the said party of the second part, its successors and assigns, an easement for the purpose of locating, constructing, maintaining, repairing, replacing and relocating within same, sanitary sewer and/or water lines and their appurtenances within said easement being described as to width in Exhibit "A". Said exhibit shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to said easement for the purposes previously stated.

The said easement being more particularly defined as a portion of that property in Land Lot 5 of the 180 Land District, being described by the tax parcel 5180-455 of Gwinnett County, Georgia, for sanitary sewer and water lines as shown on the attached plat labeled as Exhibit "A" prepared by Development Planning & Engineering, Inc. and dated 06/02/2020.

In addition hereto, party of the first part grants and conveys to party of the second part, a temporary construction easement being described as to dimensions in Attachment "A" and provided further that all rights in and to said temporary construction easement shall immediately cease and terminate 12 months after the commencement of construction activity.

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

The party of the first part further covenants that no buildings or permanent structures will be constructed upon, over or across the easement described herein.

The party of the first part does hereby further covenant that the grade or amount of dirt upon, over and across the easement will not be altered without the prior permission of the party of the second part.

The party of the first part also covenants that no changes will be made to the surface within or adjoining the permanent easement that would create a condition whereby standing water would accumulate upon, over or across the easement area without the prior permission of the party of the second part.

TO HAVE AND TO HOLD, the said easement unto the party of the second part, its successors and/or assigns forever.

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

Signed, sealed, and delivered on this

3rd day of June, 2020

In the presence of:

Unofficial Witness

Notary Public

By:

Signature

(seal)

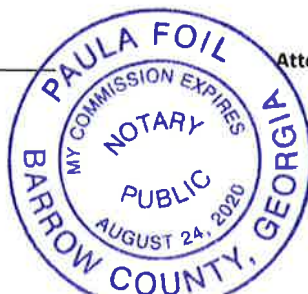
Printed Name

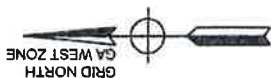
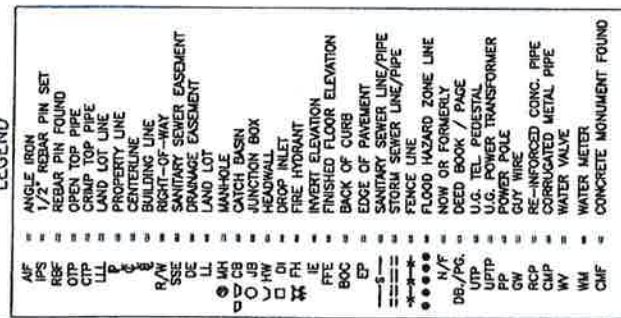
Title

Attest:

Signature

Printed Name





die DEVELOPMENT
planning & engineering, inc.
civil • sanitary • transportation

5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868

SHEET 1 OF 2



GRAPHIC SCALE: 1" = 40'



DATE	06/02/2020
LAND LOTS	180
DISTRICT	5TH
CITY	LAWRENCEVILLE
COUNTY	GWINNETT
DESIGN	
DRAWN	DGU
CHECKED	OCB
PROJECT No.	20-004

PERMANENT SEWER EASEMENT EXHIBIT FOR:	TAX PARCEL ID: 5180-454 AND 5180-455
SANITARY SEWER EXTENSION	PERMANENT SEWER EASEMENT AREA1 = 3,408 S.F. AND AREA2 = 808 S.F.
PREPARED FOR:	DESIGNER / ENGINEER:
TIPTON HOME BUILDERS, LLC 390 BROGDON ROAD SUWANEE, GA 30024	DEVELOPMENT PLANNING AND ENGINEERING, INC. 5074 BRISTOL INDUSTRIAL BLVD., GEORGIA 30080 (770) 271-2868 L.S.F. # 000757

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	26.28	N29°49'48"E
L2	140.80	S60°49'48"E
L3	42.74	S60°49'48"E
L4	17.14	S25°17'07"W
L5	44.14	N64°42'53"W
L6	55.96	N64°42'53"W
L7	20.09	N29°33'32"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD DIRECTION
C1	85.20'	1074.05'	N62°26'33"W
			CHORD LENGTH
			85.18'

PERMANENT SEWER EASEMENT EXHIBIT FOR: SANITARY SEWER EXTENSION	TAX PARCEL ID: 5180-454 AND 5180-455	GRAPHIC SCALE: N/A	
	PERMANENT SEWER EASEMENT AREA1 = 3,408 S.F. AND AREA2 = 808 S.F.		
PREPARED FOR: TIPTON HOME BUILDERS, LLC 4544 ATAWATER COURT BUFORD, GA 30518	DESIGNER / ENGINEER:		
	DEVELOPMENT PLANNING AND ENGINEERING, INC. 5074 BRISTOL INDUSTRIAL WAY BUFORD, GEORGIA 30518 (770) 271-2868 L.S.F. # 000757		
	DATE	06/02/2020	
	LAND LOTS	180	
	DISTRICT	5TH	
	CITY	LAWRENCEVILLE	
	COUNTY	WINNETT	
	DESIGN		
	DRAWN	DGU	
	CHECKED	OCB	
	PROJECT No.	20-004	



dpe
DEVELOPMENT
planning & engineering, inc.
civil • sanitary • transportation

5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868

LEGAL DESCRIPTION

Parcel 5180-455

All that tract or parcel of land lying and being in Land Lot 180 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the intersection of land lot line common for land lots 179 and 180 and Northeasterly right-of-way of Paper Mill Road; THENCE in a southeasterly direction along said right-of-way for a distance of 670.64 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE North 29 degrees 49 minutes 48 seconds East a distance of 26.28 feet to a point;
THENCE South 60 degrees 49 minutes 48 seconds East a distance of 140.80 feet to a point;
THENCE South 29 degrees 33 minutes 32 seconds West a distance of 20.09 feet to a point;
THENCE North 64 degrees 42 minutes 53 seconds West a distance of 55.96 feet to a point;
THENCE along a curve to the right for an arc length of 85.20 feet, having a radius of 1074.05 feet, being subtended by a chord bearing North 62 degrees 26 minutes 33 seconds West, for a distance of 85.18 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described tract contains an area of 3,408 square feet.