
(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

After recording return to:
City of Lawrenceville, Georgia
P.O. Box 2200
Lawrenceville, Georgia 30046

**CITY OF LAWRENCEVILLE
RIGHT OF WAY DEED**

STATE OF GEORGIA
GWINNETT COUNTY

THIS CONVEYANCE made and executed the ____ day of May, 2025.

WITNESSETH that the **City of Lawrenceville, Georgia**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in GWINNETT County through which required Right of Way, known as Gwinnett Drive Widening Project, has been laid out by the City of Lawrenceville being more particularly described in a map and drawing of said road in the office of the City of Lawrenceville, 70 South Clayton Street, Lawrenceville, Georgia, 30046 to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of TEN DOLLARS (\$10.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said **City of Lawrenceville, Georgia**, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 143 of the 5th Land District of Gwinnett County, Georgia, and being more particularly described on "Exhibit A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.023 acres, more or less, as shown on the plat of the property prepared for the City of Lawrenceville, dated April 10, 2025, said plat attached hereto and made a part of this deed as Exhibit B.

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby grant, sell, and conveyed unto the City of

Lawrenceville, Georgia. Grantor hereby warrants that Grantor has the right to grant, sell, and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered
this ____ day of May, 2025,
in the presence of:

CITY OF LAWRENCEVILLE, GEORGIA

_____(L.S.)
David R. Still Mayor

Witness

Attest:

Notary Public

Karen Pierce, City Clerk

[Notary Seal]

[City Seal]

EXHIBIT A

LAND DESCRIPTION REQUIRED RIGHT OF WAY PARCEL NO. R1543 188

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF GWINNETT DRIVE (EXISTING 60' RIGHT OF WAY) HAVING A STATE PLANE (GEORGIA WEST ZONE) COORDINATE OF NORTHING:1436317.29, EASTING: 2347656.81; THENCE ALONG THE NORTH RIGHT OF WAY OF GWINNETT DRIVE THE FOLLOWING COURSES AND DISTANCES: NORTH 31°09'59" WEST, A DISTANCE OF 164.52 FEET TO A POINT; THENCE NORTH 29°03'52" WEST, A DISTANCE OF 124.69 FEET TO A POINT; THENCE LEAVING THE EXISTING NORTH RIGHT OF WAY OF GWINNETT DRIVE AND ALONG THE PROPERTY OF NOW AND FORMERLY CITY OF LAWRENCEVILLE NORTH 60°27'22" EAST, A DISTANCE OF 1.64 FEET TO A POINT; THENCE THROUGH THE PROPERTY OF NOW OR FORMERLY CITY OF LAWRENCEVILLE 289.21 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 12692.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30°42'41" EAST, A DISTANCE OF 289.21 FEET TO A POINT; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY WAR EAGLE MANAGEMENT, LLC SOUTH 60°20'04" WEST, A DISTANCE OF 3.92 FEET TO THE **POINT OF BEGINNING**.



Said property containing a total of 0.023 acres or 1,021 square feet as shown as Required Right of Way on the Proposed Easement & Right of Way Exhibit for the City of Lawrenceville prepared by Rochester & Associates, LLC and dated 4/10/2025.

Exhibit B

NOTES:

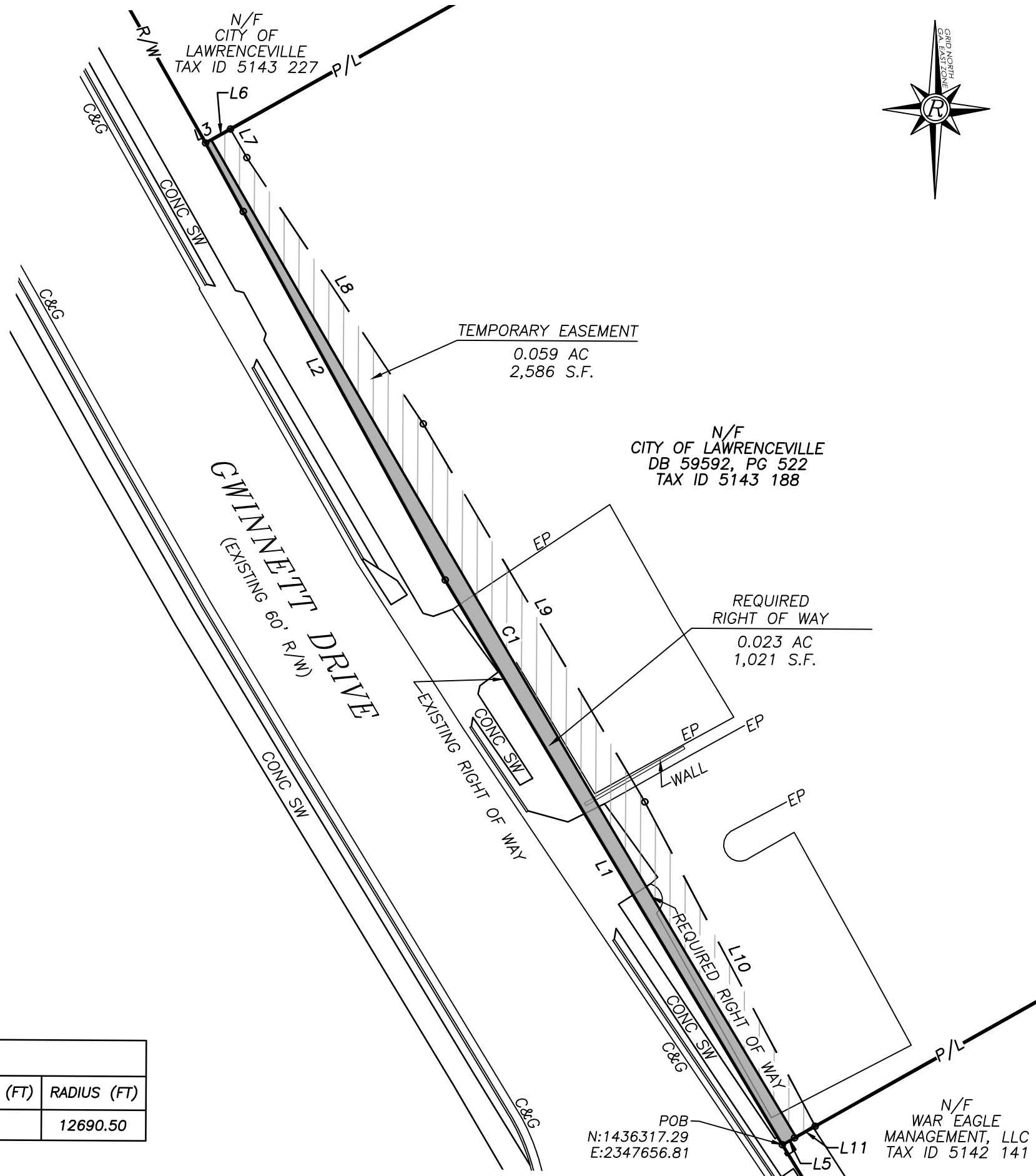
1. BOUNDARY INFORMATION TAKEN FROM FIELD DATA COLLECTED AND REFERENCE DEED BOOKS AND/OR PLAT BOOKS SHOWN HEREON.
2. THIS SURVEY IS INTENDED FOR EASEMENT AND RIGHT OF WAY ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY.
3. THIS PLAN IS NOT INTENDED TO CONFORM TO A LAND TITLE SURVEY AS DEFINED IN RULE 180-7-.02 OF THE TECHNICAL STANDARDS OF THE STATE OF GEORGIA.
4. THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED.
5. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. BEARINGS AND DISTANCES (U.S. SURVEY FEET) ARE REFERENCED TO GEORGIA STATE PLANE (WEST ZONE, NAD 83).

LEGEND

- AC — ACRES
C&G — CURB & GUTTER
CMF — CONCRETE MONUMENT FOUND
CONC — CONCRETE
DB,PG — DEED BOOK, PAGE
EP — EDGE OF PAVEMENT
ESMT — EASEMENT
N/F — NOW OR FORMERLY
P/L — PROPERTY LINE
PB,PG — PLAT BOOK, PAGE
POB — POINT OF BEGINNING
R/W — RIGHT OF WAY
TBX — TELEPHONE PEDESTAL
S.F. — SQUARE FEET
SW — SIDEWALK
 — TEMPORARY EASEMENT
 — REQUIRED RIGHT OF WAY

| Line Table | | |
|------------|---------------|-------------|
| LINE # | BEARING | LENGTH (FT) |
| L1 | N31° 09' 59"W | 164.52 |
| L2 | N29° 03' 52"W | 124.69 |
| L3 | N60° 27' 22"E | 1.64 |
| L5 | S60° 20' 04"W | 3.92 |
| L6 | N60° 27' 22"E | 5.50 |
| L7 | S30° 07' 00"E | 8.24 |
| L8 | S33° 51' 53"E | 79.91 |
| L9 | S30° 42' 14"E | 109.61 |
| L10 | S28° 01' 50"E | 91.64 |
| L11 | S60° 20' 04"W | 5.51 |

| CURVE TABLE | | | | |
|-------------|---------------|-------------------|-----------------|-------------|
| CURVE # | CHORD BEARING | CHORD LENGTH (FT) | ARC LENGTH (FT) | RADIUS (FT) |
| C1 | S30° 42' 41"E | 289.20 | 289.21 | 12690.50 |



PROPOSED EASEMENT & RIGHT OF WAY EXHIBIT

CITY OF LAWRENCEVILLE

LOCATED IN
LAND LOT 143, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET 1 OF 1

DATE: 4/10/2025
SCALE: 1" = 30'
JOB NO.: G224051.KIM
DWN. BY: AJA
FILE NO.: .EXH



Rochester

Rochester & Associates, LLC
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