

Return To: Department of Support Services
Real Estate and Records Management Division
Attention: Clyde Shackelford
Project: Hi Hope-Hwy 316 Utility Relocations

PERMANENT UTILITY EASEMENT

WINNETT COUNTY, GEORGIA

THIS INDENTURE made this ____ day of _____, 2024, between **CITY OF LAWRENCEVILLE**, a Georgia Municipal Corporation, hereinafter referred to as party of the first part, and **WINNETT COUNTY WATER AND SEWERAGE AUTHORITY**, a political subdivision of the State of Georgia, 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, a **Permanent Utility Easement**, for the purpose of locating, constructing, installing additional lines, maintaining, repairing, replacing and relocating within same **water lines**, said easement being that property located in Land Lot **013** of the **7th** Land District, being described by the Tax Parcel No. **R7013 016** of Gwinnett County, Georgia, and being shown as a **Permanent Utility Easement**, consisting of **0.034 acre (1,498 square feet)**, on the **Easement Plat** for the **City of Lawrenceville**, prepared by **Precision Planning, Inc.**, for the Gwinnett County Department of Water Resources, consisting of one (1) drawing dated **May 8, 2024**, a copy of which is attached hereto as Exhibit "A," and being incorporated herein by this reference. The said Permanent Utility Easement is more particularly described in Exhibit "B," attached hereto and incorporated herein by this reference. The said Exhibits shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to the said easements for the purposes previously stated.

The party of the first part does hereby covenant with party of the second part that they are 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 that they 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 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 assigns forever.

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

**City of Lawrenceville,
a Georgia Municipal Corporation**

By: _____
David Still, Mayor

Attest: _____
City Clerk/Deputy City Clerk

[City Seal]

Signed, sealed and delivered
in the presence of:

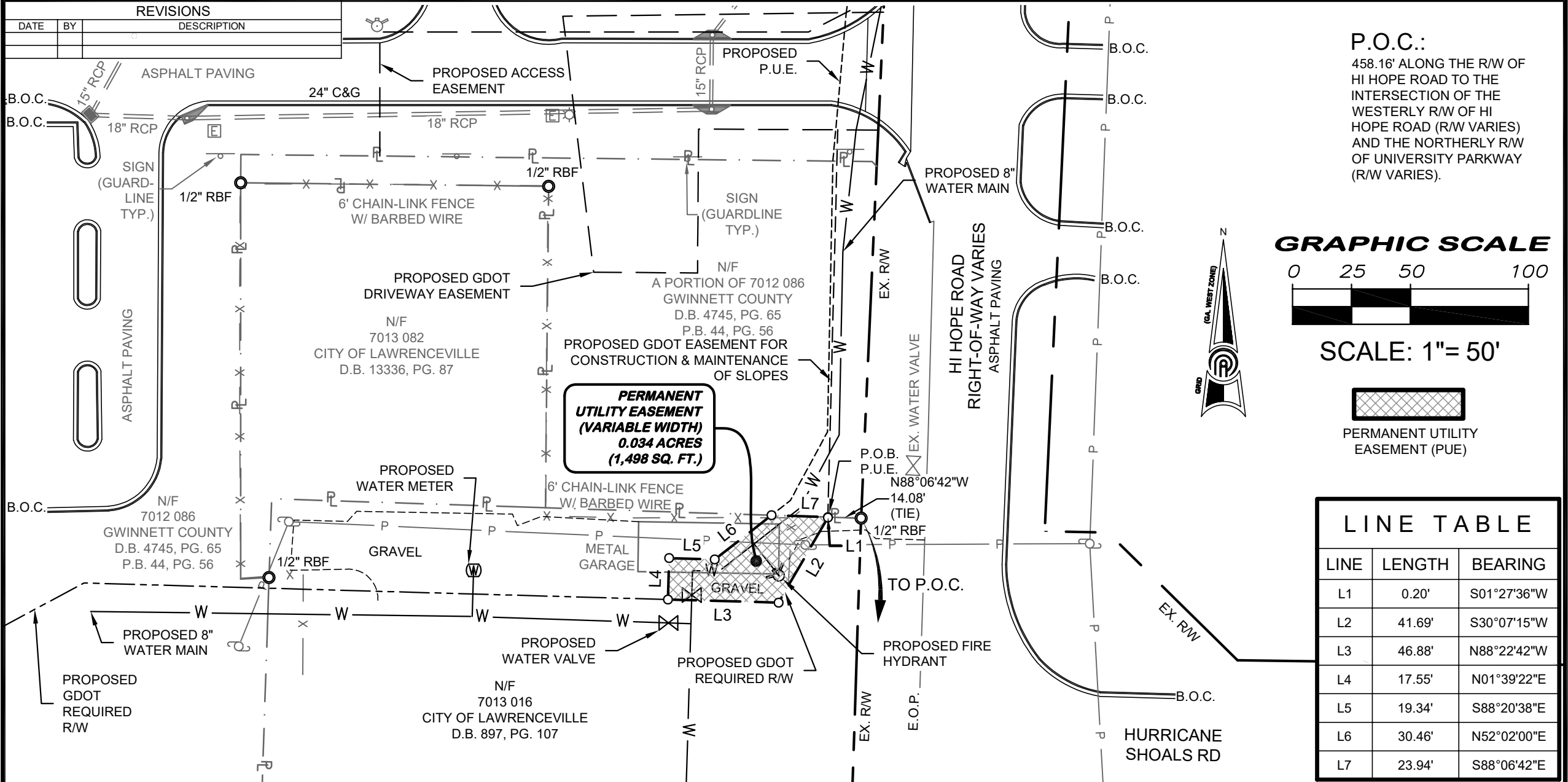
Unofficial Witness

Notary Public
My Commission Expires:

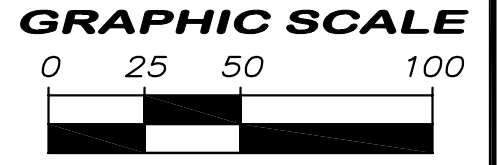
[SEAL]

Exhibit "A"

REVISIONS		
DATE	BY	DESCRIPTION



P.O.C.:
 458.16' ALONG THE R/W OF HI HOPE ROAD TO THE INTERSECTION OF THE WESTERLY R/W OF HI HOPE ROAD (R/W VARIES) AND THE NORTHERLY R/W OF UNIVERSITY PARKWAY (R/W VARIES).



SCALE: 1" = 50'



LINE TABLE		
LINE	LENGTH	BEARING
L1	0.20'	S01°27'36"W
L2	41.69'	S30°07'15"W
L3	46.88'	N88°22'42"W
L4	17.55'	N01°39'22"E
L5	19.34'	S88°20'38"E
L6	30.46'	N52°02'00"E
L7	23.94'	S88°06'42"E

Parcel: 7013 016	Owner: CITY OF LAWRENCEVILLE
Date: 5/8/2024	County: GWINNETT, GA
Land Lot: 13	Scale: 1" = 50'
District: 7th	Field By: APJ
Job #: S22080	Drawn By: CCP
	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 EXHIBIT:	DRAWING NUMBER 1 OF 1
CITY OF LAWRENCEVILLE	

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Exhibit "B"

**LAND DESCRIPTION
PERMANENT UTILITY EASEMENT
(VARIABLE WIDTH)
Parcel # 7013 016
CITY OF LAWRENCEVILLE**

All that tract or parcel of land lying and being in Land Lots 13 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, commence at a Point at the intersection of the Westerly Right-of-Way of Hi Hope Road (R/W Varies) and the Northerly Right-of-Way of University Parkway (R/W Varies); THENCE leaving said intersection and traveling along said Right-of-Way of Hi Hope Road for a distance of 458.16 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, North 88 degrees 06 minutes 42 seconds West for a distance of 14.08 feet to a Point, said point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established, Point, South 01 degrees 27 minutes 36 seconds West for a distance of 0.20 feet to a Point, THENCE South 30 degrees 07 minutes 15 seconds West for a distance of 41.69 feet to a Point; THENCE North 88 degrees 22 minutes 42 seconds West for a distance of 46.88 feet to a Point; THENCE North 01 degrees 39 minutes 22 seconds East for a distance of 17.55 feet to a Point; THENCE South 88 degrees 20 minutes 38 seconds East for a distance of 19.34 feet to a Point; THENCE North 52 degrees 02 minutes 00 seconds East for a distance of 30.46 feet to a Point; THENCE South 88 degrees 06 minutes 42 seconds East for a distance of 23.94 feet to a, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.034 Acres (1,498 Square Feet) as shown as a Permanent Utility Easement on the Easement Plat for City of Lawrenceville, prepared by Precision Planning, Inc. (Job# S22080), and dated 05/8/2024.