

**GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED**

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **MSL-0004-00(86)**
GWINNETT COUNTY
PARCEL **61R**, PI # **0004086**
PM # **3349**

THIS INDENTURE, made this 11 day of April, ²⁰¹⁹~~2018~~, between the **DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **DeTHOMAS DEVELOPMENT, LLC**. (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever Quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on Exhibit "B".

EXCEPTING AND RESERVING those access rights to **State Route 20 (Buford Drive) and Ramp "Z"** as described in Exhibit "A" and as shown on Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any easement of record.

THIS CONVEYANCE IS MADE SUBJECT TO any utilities facilities permitted by the Department of Transportation, and any utilities existing on the property at the time of this transfer.

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL-0004-00(86)
GWINNETT COUNTY
PARCEL 61R, PI # 0004086
PM # 3349

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

**DEPARTMENT OF
TRANSPORTATION**

An agency of the State of Georgia

Signed, Sealed, and Delivered this the
6 day of December, 2018 in the
Presence of

[Signature]
Witness

BY: [Signature] (Seal)
Russell R. McMurtry, P.E.
Commissioner

[Signature]
Notary Public

ATTEST:
[Signature] (Seal)
Angela O. Whitworth
Treasurer



EXHIBIT "A"

PROJECT NO.: MSL-0004-00(86)
P. I. NO.: 0004086
PARCEL NO.: PARCEL 61R
AREA: 0.656 ACRES
P.M. #: 3349

GWINNETT COUNTY:

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District, Gwinnett County, Georgia, being more particularly described and designated as "Parcel 61R" as follows:

Beginning at a concrete right of way marker at the northwest and westernmost corner of Parcel 61R, 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit "B".

Thence proceeding northeasterly leaving the easterly r/w of State Route 20, Buford Drive, along the original northwesterly property line of Parcel 61R a bearing of N 62° 37' 03" E for a distance of 250.99 feet to a point. Said point being 230.83 feet right of and opposite Station 3336+88.47 on said construction centerline of Ramp "Z", on Georgia Highway Project MSL-0004-00(86). Said point monumenting the northeast and northernmost corner of said Parcel 61R and shown and designated as r/w point number SVX018813 on Exhibit "B".

Thence proceeding southeasterly along the east property line of Parcel 61R a bearing of S 25° 59' 33" E a distance of 150.00 feet to a concrete right-of-way marker 87.25 feet right of and opposite Station 3336+45.04 on said construction centerline of Ramp "Z" on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker monumenting the southeast and easternmost corner of said Parcel 61R. Said concrete right-of-way marker being located along the northeasterly r/w of Ramp "Z" and as shown and designated as r/w point number SVX018300 on Exhibit "B".

Thence proceeding southwesterly along the southerly property line of Parcel 61R and the northerly r/w of Ramp "Z" a bearing of S 76° 27' 12" W for a distance of 225.63 feet to a concrete right-of-way marker monumenting the southernmost corner of Parcel 61R. Said concrete right-of-way marker being 70.00 feet left of and opposite Station 3338+70.00 on said construction centerline of Ramp "Z" on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker being along the southerly property line of said Parcel 61R and the northerly r/w of Ramp "Z". Said concrete right-of-way marker being shown and designated as r/w point number KC50579 on Exhibit "B".

RZC2022-00033

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Thence proceeding northwesterly along the westerly property line of Parcel 61R and along the mitered intersection of State Route 20, Buford Drive and Ramp “Z” a bearing of N 43° 47’ 27” W for a distance of 100.08 feet to a concrete right-of-way marker monumenting the westernmost corner of Parcel 61R and **THE TRUE POINT OF BEGINNING**. Said concrete right-of-way marker being located 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit “B”.

Said tract or parcel of land contains **0.656 acres** and is the complete tract of that remainder defined as **Parcel 61R** previously conveyed from **Buford Drive Project, LLC** to **Ga. Dept. of Transportation** in Deed Book 50053 Page 300-307, dated April 28, 20104 of Gwinnett County, Georgia, records.

EXCEPTING AND RESERVING those access rights to **State Route 20, Buford Drive, and Ramp “Z”** as described in Exhibit “A” and shown in red on Exhibit “B”. Said access rights **BEGINNING** at a concrete right-of-way marker monumenting the southeast and easternmost corner of Parcel 61R. Said concrete right-of-way marker being 87.25 feet right of and opposite Station 3336+45.04 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said concrete right-of-way marker being located along the northeasterly r/w of Ramp “Z” and as shown and designated as r/w point number SVX018300 on Exhibit “B”.

Thence proceeding southwesterly along the southerly property line of Parcel 61R and the northerly r/w of Ramp “Z” a bearing of S 76° 27’ 12” W for a distance of 225.63 feet to a concrete right-of-way marker monumenting the southernmost corner of Parcel 61R. Said concrete right-of-way marker being 70.00 feet left of and opposite Station 3338+70.00 on said construction centerline of Ramp “Z” on Georgia Highway Project MSL-0004-00(86). Said point being along the southerly property line of said Parcel 61R and the northerly r/w of Ramp “Z”. Said concrete right-of-way marker being shown and designated as r/w point number KC50579 on Exhibit “B”.

Thence proceeding northwesterly along the westerly property line of Parcel 61R and along the mitered intersection of State Route 20, Buford Drive and Ramp “Z” a bearing of N 43° 47’ 27” W for a distance of 100.08 feet to a concrete right-of-way marker monumenting the westernmost corner of Parcel 61R and **ENDING** of said access rights. Said concrete right-of-way marker being located 100.29 feet left of and opposite Station 85+22.74 on the construction centerline of State Route 20, Buford Drive, on Georgia Highway Project MSL-0004-00(86). Said point being shown and designated as right of way point number SVX018812 on Exhibit “B” Containing 325.71 Lineal Feet of Rights of Access.

This conveyance is made subject to any easement of record and any utilities facilities permitted by the Department of Transportation.

RZC2022-00033

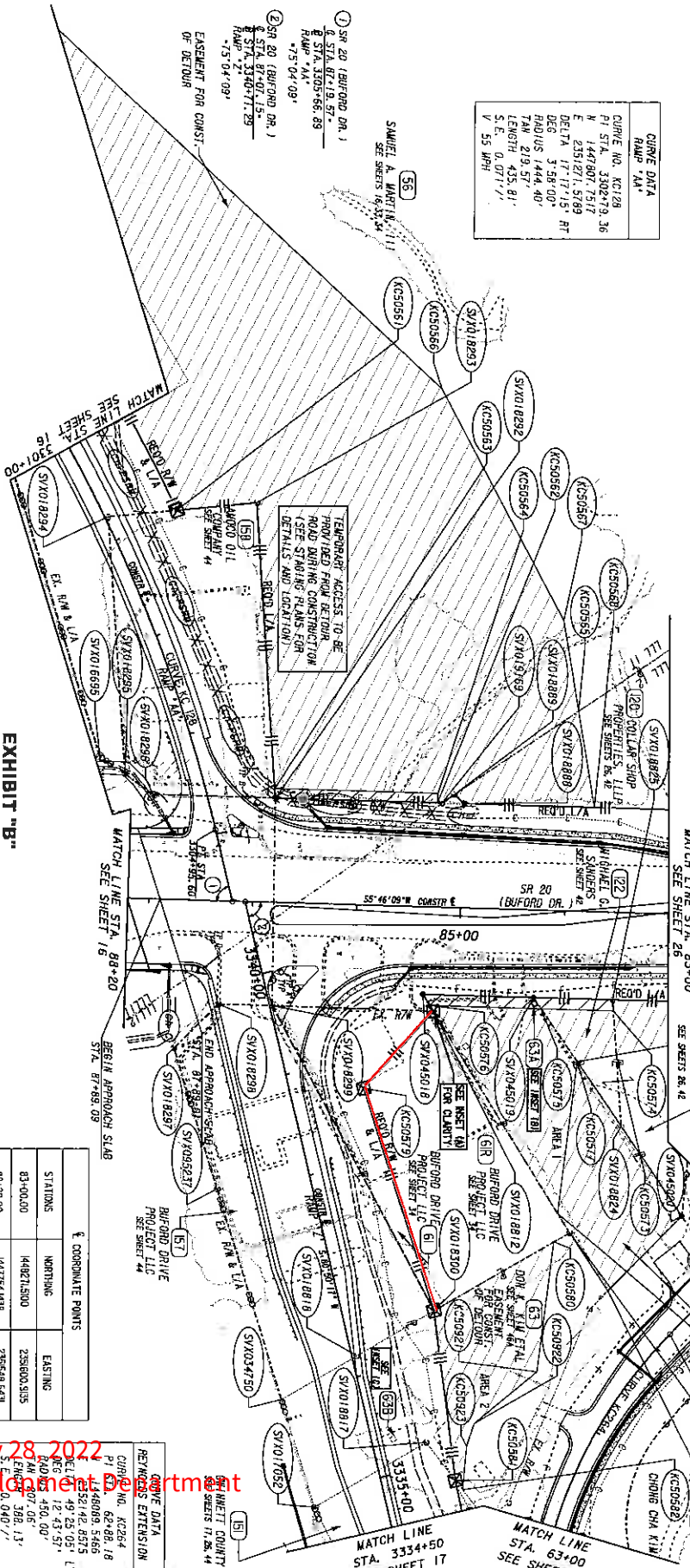
Received: February 28, 2022

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WATCH LINE CTA 87400

EXHIBIT "B"



STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAN
PROJECT NO. MS180-0004-001(086)
COUNTY: SWINNEY
LAND LOT: 11, 12
LAND DISTRICT: 10
M. J. Duggan & Associates, Inc.
Engineering and Surveying

COORDINATE POINTS		
STATIONS	NORTHING	EASTING
83+00.00	1440271.500	2351600.935
86+20.00	1447154.438	2351649.643

QWWE DATA
REYNOLDS EXTENSION

CURR. NO.	KC264
P1	62+88.18
1	144809.95466
2	6352142.8575
DELTA	49.25'05"
DEG	12.43.57"
RADIOS	450.00'
AN	307.06'
LENGTH	388.13'
S.E.C.	0.040"/'
V. CORR.	

Received: February 8, 2020
Planning and Development Department

