
(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 0.014 acres, more or less, as shown on the plat of the property prepared for the City of Lawrenceville, dated April 4, 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 308**

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:1436113.90, EASTING: 2347781.39; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY KENNETH TRALONGO, LLC NORTH 60°12'38" EAST, A DISTANCE OF 6.15 FEET TO A POINT; THENCE THROUGH THE PROPERTY OF NOW OR FORMERLY CITY OF LAWRENCEVILLE SOUTH 36°42'43" EAST, A DISTANCE OF 68.89 FEET TO A POINT ON THE WEST RIGHT OF WAY OF NASH STREET (VARIABLE RIGHT OF WAY); THENCE ALONG THE WEST RIGHT OF WAY OF NASH STREET SOUTH 58°13'45" WEST, A DISTANCE OF 11.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF GWINNETT DRIVE; THENCE ALONG THE NORTH RIGHT OF WAY OF GWINNETT DRIVE NORTH 32°34'55" WEST, A DISTANCE OF 68.86 FEET TO THE **POINT OF BEGINNING**.

Said property containing a total of 0.014 acres or 592 square feet as shown as Required Right of Way on the Proposed Right of Way Exhibit for the City of Lawrenceville prepared by Rochester & Associates, LLC and dated 4/4/2025.

Exhibit B

NOTES:

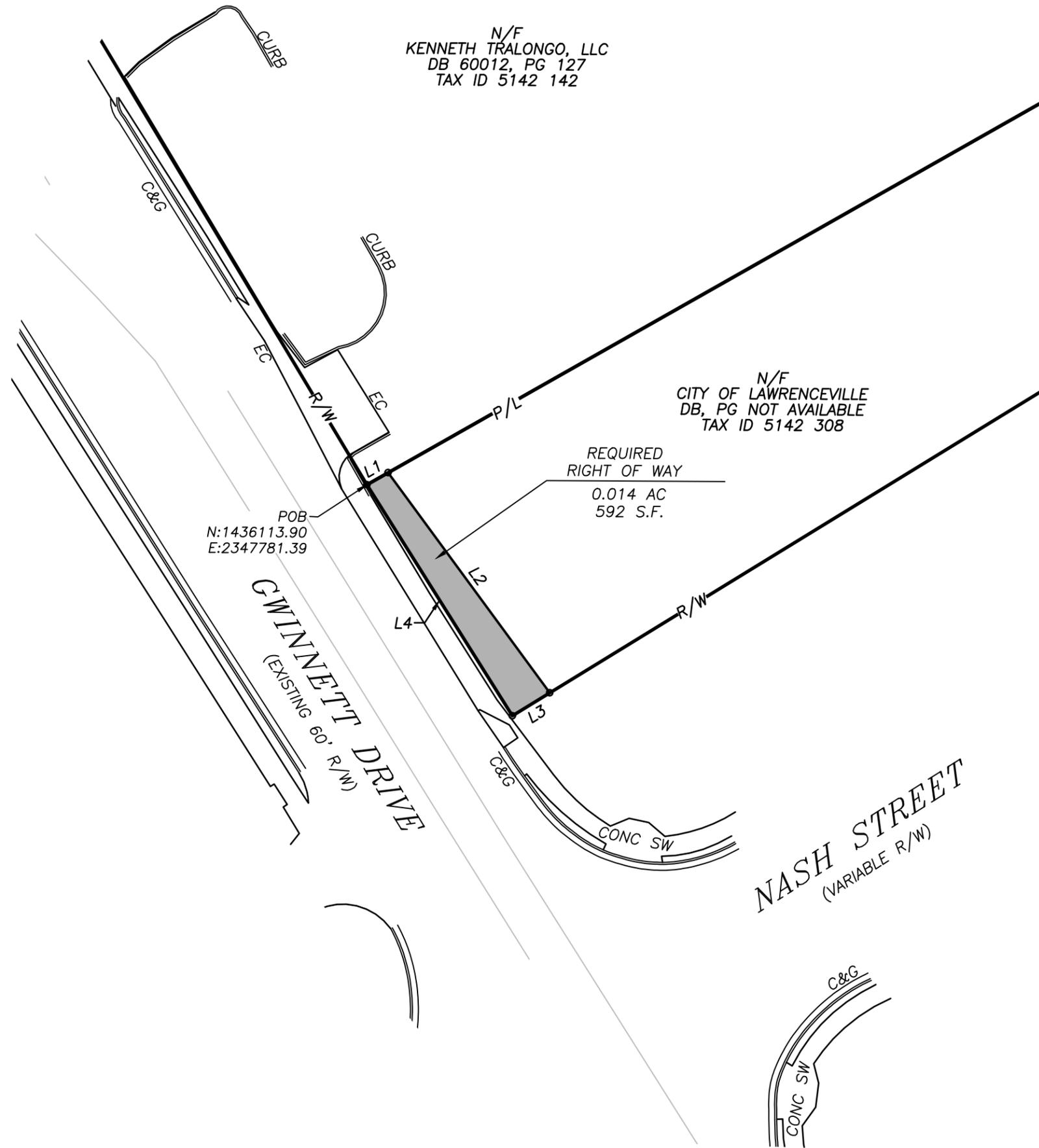
1. BOUNDARY INFORMATION TAKEN FROM FIELD DATA COLLECTED AND REFERENCE DEED BOOKS AND/OR PLAT BOOKS SHOWN HEREON.
2. THIS SURVEY IS INTENDED FOR EASEMENT AND RIGHT OF WAY ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY.
3. THIS PLAN IS NOT INTENDED TO CONFORM TO A LAND TITLE SURVEY AS DEFINED 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	N60° 12' 38"E	6.15
L2	S36° 42' 43"E	68.89
L3	S58° 13' 45"W	11.10
L4	N32° 34' 55"W	68.86



Rochester

Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 | rochester.dccm.com

PROPOSED RIGHT OF WAY EXHIBIT

CITY OF LAWRENCEVILLE

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

SHEET 1 OF 1

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