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(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

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

STATE OF GEORGIA  
COUNTY OF GWINNETT

**CITY OF LAWRENCEVILLE  
TEMPORARY CONSTRUCTION EASEMENT**

THIS INDENTURE made and executed this \_\_\_\_ day of May, 2025, between the **City of Lawrenceville, Georgia**, hereinafter referred to as Grantor and the **City of Lawrenceville, Georgia**, hereinafter referred to as Grantee.

WHEREAS, the Grantee is presently engaged in the construction of certain street and other public improvements located on or adjacent to property owned by the Grantor; and

WHEREAS, in order to properly provide for the construction of said street and other public improvements and to provide an appropriate transition from the project on public property to the property owned by the Grantor it will be necessary to engage in certain grading and other activities on the property of the Grantor; and

WHEREAS, the grantor acknowledges that the public project being conducted by the Grantee will enhance the value of the property of the Grantor and desires to grant the Grantee a temporary construction easement;

NOW THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations in hand paid, at and before the sealing and delivery of the presents, the receipt and sufficiency whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its successors, and assigns, a temporary construction easement for the purpose of construction activities associated with street, curb, gutter or other public improvements, for grading and other construction activities associated with the construction of the public project on the public property located adjacent to the property of the Grantor.

Said temporary construction easement being a part of Gwinnett County tax parcel R5143 188, located in Land Lot 143 of the 5<sup>th</sup> Land District of Gwinnett County and being more particularly described in Exhibit A, which is incorporated herein by reference. Additionally, the area is shown on the plat dated April 10, 2025, which is attached hereto as Exhibit B and is incorporated herein by reference.

All rights in and to said temporary construction easement shall immediately cease and terminate at the completion of the construction project or twenty-four (24) months from the date of execution of this document whichever date is earlier.

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

TO HAVE AND TO HOLD, the said easement unto the Grantee, its successors and assigns for the period provided herein.

IN WITNESS WHEREOF, the party of the Grantor has hereunto set its hand and affixed its seal, the day and year first 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  
TEMPORARY EASEMENT  
Parcel No. R5143 188**

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

**COMMENCING** 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; THENCE LEAVING THE RIGHT OF WAY OF GWINNETT DRIVE AND ALONG THE PROPERTY OF NOW OR FORMERLY CITY OF LAWRENCEVILLE NORTH 60°27'22" EAST, A DISTANCE OF 1.64 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE PROPERTY OF NOW OR FORMERLY CITY OF LAWRENCEVILLE NORTH 60°27'22" EAST, A DISTANCE OF 5.50 FEET TO A POINT; THENCE THROUGH THE PROPERTY OF NOW OR FORMERLY CITY OF LAWRENCEVILLE THE FOLLOWING COURSES AND DISTANCES: SOUTH 30°07'00" EAST, A DISTANCE OF 8.24 FEET TO A POINT; THENCE SOUTH 33°51'53" EAST, A DISTANCE OF 79.91 FEET TO A POINT; THENCE SOUTH 30°42'14" EAST, A DISTANCE OF 109.61 FEET TO A POINT; THENCE SOUTH 28°01'50" EAST, A DISTANCE OF 91.64 FEET TO A POINT; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY WAR EAGLE MANAGEMENT, LLC SOUTH 60°20'04" WEST, A DISTANCE OF 5.51 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 RIGHT HAVING A RADIUS OF 12692.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 30°42'41" WEST, A DISTANCE OF 289.20 FEET TO THE **POINT OF BEGINNING**.

Said property containing a total of 0.059 acres or 2,586 square feet as shown as Temporary Easement 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

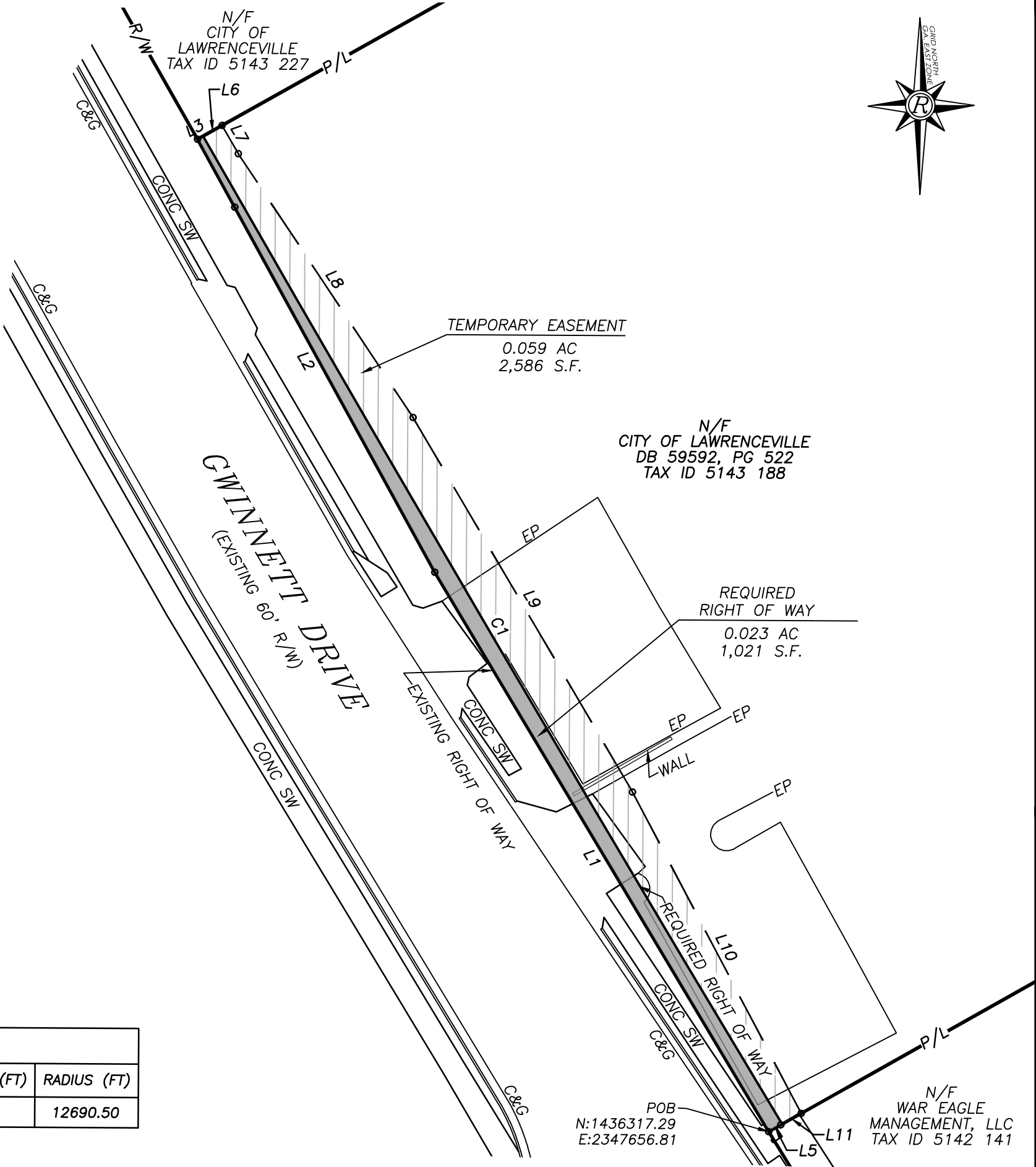
NOTES:  
1. BOUNDARY INFORMATION TAKEN FROM FIELD DATA COLLECTED AND REFERENCE DEED BOOKS AND/OR PLAT BOOKS SHOWN HEREON.  
2. THIS SURVEY IS INTENDED FOR EASEMENT AND RIGHT OF WAY AQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY.  
3. THIS PLAN IS NOT INTENDED TO CONFORM TO A LAND TITLE 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



Rochester

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

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