

DEED B: 58146 P: 00224
12/08/2020 10:03 AM Pgs: 7 Fees: \$25.00
TTax: \$0.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672020034514
ERECORDED
eFile Participant IDs: 4935967122,

**GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED**

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(086)
GWINNETT COUNTY
PARCEL 4, TRACTS 1 AND 2
PI # 004086
PM # 3389

THIS INDENTURE, made this 2 day of September, 2020, between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (herein called "Grantor") and DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF LAWRENCEVILLE, GEORGIA (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 the attached plat marked as Exhibit "B".

EXCEPTING AND RESERVING those access rights to STATE ROUTE 316, RAMP "X", EASTBOUND CONNECTOR ROAD BEGINNING AT LIGHTNING ACCESS DRIVE AND ENDING AT THE NORTHEAST CORNER OF PARCEL 4, TRACT "1" as described in Exhibit "A" and shown on the attached plat marked as 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 utility's facilities permitted by the Department of Transportation, and any utilities existing on the property at the time of this transfer.

PM QCD Form Revised 9/7/2017

RZC2022-00040
Received: May 26, 2022
Planning and Development Department

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(086)
GWINNETT COUNTY
PARCEL 4, TRACTS 1 AND 2
PI #004086
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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

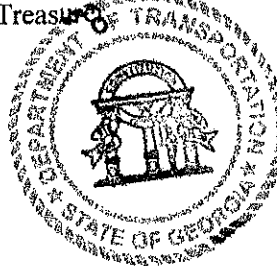
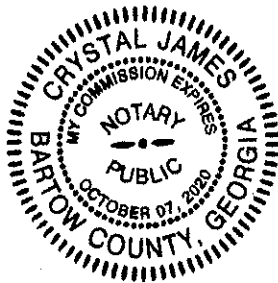
Signed, Sealed, and Delivered this the
2nd day of September, 2020 in the
Presence of

BY: Russell R. McMurry (Seal)
Russell R. McMurry, P.E.
Commissioner

J. L. Waller
Witness

Crystal James
Notary Public

ATTEST: Angela O. Whitworth (Seal)
Angela O. Whitworth
Treasurer



PM QCD Form Revised 9/7/2017

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EXHIBIT "A"

PROJECT NO.: MSL00-0004-00(086)

GWINNETT COUNTY:

P. I. NO.: 004086

PARCEL NO.: 4

P.M. #: 3389

TRACT 1

AREA: 1.8881 ACRES

TRACT 2

AREA: 3.7036 ACRES

TRACT 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

BEGINNING at a concrete marker found along the southerly right of way of State Route 316 along Ramp "X" also known as the Eastbound Connector Road with the northeasterly right of way of Lightning Access Road and being located at Sta. 406+58.37 and 60.00 feet left of the centerline of Lightning Access Road per the Georgia Dept. of Transportation Project MSL-0004-00(086).

Thence proceeding easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", along a curve to the right an arc length of **243.734 feet** having a radius of **1850.86 feet** subtended by a chord bearing of **N 84° 03' 57" E** for a chord distance of **243.558 feet** to a concrete marker found located at Sta. 2294+71.28 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", a bearing of **N 87° 42' 45" E** for a distance of **244.08 feet** to a concrete marker found located at PC Sta. 2297+15.26 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing easterly along the southerly right of way of the SR 316 Eastbound Connector Road, Ramp "X", along a curve to the left an arc length of **57.975 feet** having a radius of **1968.86 feet** subtended by a chord bearing of **N 85° 47' 06" E** for a chord distance of **57.973 feet** to a concrete marker found located at Sta. 2297+71.14 and being 83.00 feet Right of the centerline of SR 316 Eastbound Connector Road, Ramp "X" per the Georgia Dept, of Transportation Project MSL-0004-00(086). Said point monumenting the northeast corner of Tract 1;

RZC2022-00040

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Planning and Development Department

Thence leaving the right of way of SR 316 southerly along the easterly boundary of Tract 1 a bearing of **S 03° 57' 46" E** for a distance of **293.14 feet** to a concrete marker found located along the northeasterly right of way of Lightning Access Drive at Sta. 412+75.50 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence proceeding northwesterly along the northerly right of way of Lightning Access Drive a bearing of **N 65° 46' 04" W** for a distance of **607.12 feet** to a concrete marker found located along the northerly right of way of Lightning Access Drive at Sta. 406+68.26 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing northwesterly along the northerly right of way of Lightning Access Drive a bearing of **N 68° 58' 39" W** for a distance of **11.34 feet** to a concrete marker found being the **TRUE POINT OF BEGINNING** located along the northerly right of way of Lightning Access Drive at Sta. 406+58.37 and being 60.00 feet Left of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Said **Tract 1** contains **1.8881 acres** and is a portion of a tract of land previously conveyed from Clara Martin Hood to the Ga. Dept of Transportation in Deed Book 13010 Pages 48-50 of Gwinnett County, Georgia, records. Said **Tract 1** being part of a Parcel 4 consisting of 9.9224 acres purchased from Clara Martin Hood on July 22, 1996 at deed book and page listed above under Ga. Dept of Transportation Project NH-108-1(21), PI No. 122710.

EXCEPTING AND RESERVING those access rights to SR 316, Ramp "X", Eastbound Connector Road, as described in Exhibit "A" and shown on the attached sketch marked Exhibit "B".

All those rights of access lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly as follows:

Said access rights **Beginning** at concrete marker found at the intersection of the southerly r/w of SR 316 Ramp "X", Eastbound Connector Road, with the northeasterly r/w of Lightning Access Drive with station value of 406+58.37 being 60.00 ft. left of the construction centerline of Lightning Access Drive on Georgia Highway Project No. MSL00-0004-00(086) Gwinnett;

Thence proceeding easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, along a curve to the right having a radius of 1850.86 feet along an arc distance of 243.734 feet subtended by a chord bearing of **N 84° 03' 57" E** for a chord distance of 243.558 feet to a concrete marker having a Station value of 2294+71.28 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

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Thence continuing easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, a bearing of N 87° 42' 45" E for a distance of 244.08 feet to a concrete marker having a Station value of 2297+15.26 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence continuing easterly along the southerly r/w of State Route 316, Ramp "X", Eastbound Connector Road, and along the northerly property line of Parcel 4, Tract No. 1, along a curve to the left having a radius of 1968.86 feet along an arc distance of 57.975 feet subtended by a chord bearing of N 85° 47' 06" E for a chord distance of 57.973 feet to a concrete marker having a Station value of 2294+71.14 being 83.00 feet right of the construction centerline of SR 316, Ramp "X", Eastbound Connector Road, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" and the **ENDING** of said access rights. Containing 545.789 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.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District of Gwinnett County, Georgia, as shown on Exhibit "B" and being more particularly described and designated as follows:

To find the True Point of Beginning, begin at a concrete marker found along the northwesterly right of way of State Route 20, Buford Drive, with the southwesterly right of way of Lightning Access Road and being located at Sta. 100+13.75 and 100.00 feet right of the centerline of State Route 20, Buford Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086).

Thence proceeding northwesterly along the southerly right of way of Lightning Access Drive a bearing of N 70° 43' 53" W for a distance of 15.00 feet to an iron pin placed monumenting the northeast corner and easternmost corner of Tract 2 and the **TRUE POINT OF BEGINNING**;

Thence leaving the right of way of Lightning Access Drive southwesterly along the northwesterly right of way of the SR 20, Buford Drive, parallel to the existing right of way of State Route 20, Buford Drive a bearing of S 19° 50' 22" W for a distance of 278.36 feet to an iron pin placed 115.00 feet from the centerline of SR 20, Buford Drive, monumenting the southeast corner of Tract 2 located 15.01 feet from an existing concrete right of way marker at Sta. 102+93.58, concrete marker 100.00 feet Right of the centerline of SR 20, Buford Drive, per the Georgia Dept. of Transportation Project MSL-0004-00(086);

RZC2022-00040

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Planning and Development Department

Thence leaving the right of way of SR 20, Buford Drive, northwesterly along the southerly boundary of Tract 2 a bearing of **N 68° 10' 54" W** for a distance of **405.94 feet** to an iron pin placed;

Thence northeasterly along the southern boundary of Tract 2 a bearing of **N 18° 26' 50" E** for a distance of **65.04 feet** to a 1" pipe found;

Thence proceeding northwesterly along the southern boundary of Tract 2 a bearing of **N 42° 41' 57" W** for a distance of **535.26 feet** to a concrete marker found monumenting the westernmost and northwest corner of Tract 2 located along the southerly right of way of Lightning Access Drive at Sta. 407+05.87 and being 60.00 feet right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence southeasterly along the southerly right of way of Lightning Access Drive a bearing of **S 65° 51' 31" E** for a distance of **579.78 feet** to a nail found on the southerly right of way of Lightning Access Drive at PC Sta. 412+85.06 and being 60.00 feet right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing southeasterly along the southerly right of way of the Lightning Access Drive, along a curve to the left an arc length of **177.800 feet** having a radius of **1969.86 feet** subtended by a chord bearing of **S 68° 27' 27" E** for a chord distance of **177.740 feet** to a nail found located at PT Sta. 414+57.42 and being 60.00 feet Right of the centerline of Lightning Access Drive per the Georgia Dept, of Transportation Project MSL-0004-00(086);

Thence continuing southeasterly along the southerly right of way of Lightning Access Drive a bearing of **S 70° 43' 53" E** for a distance of **126.42 feet** to a iron pin placed at the northeast corner and easternmost corner of Tract 2 and being the **TRUE POINT OF BEGINNING**.

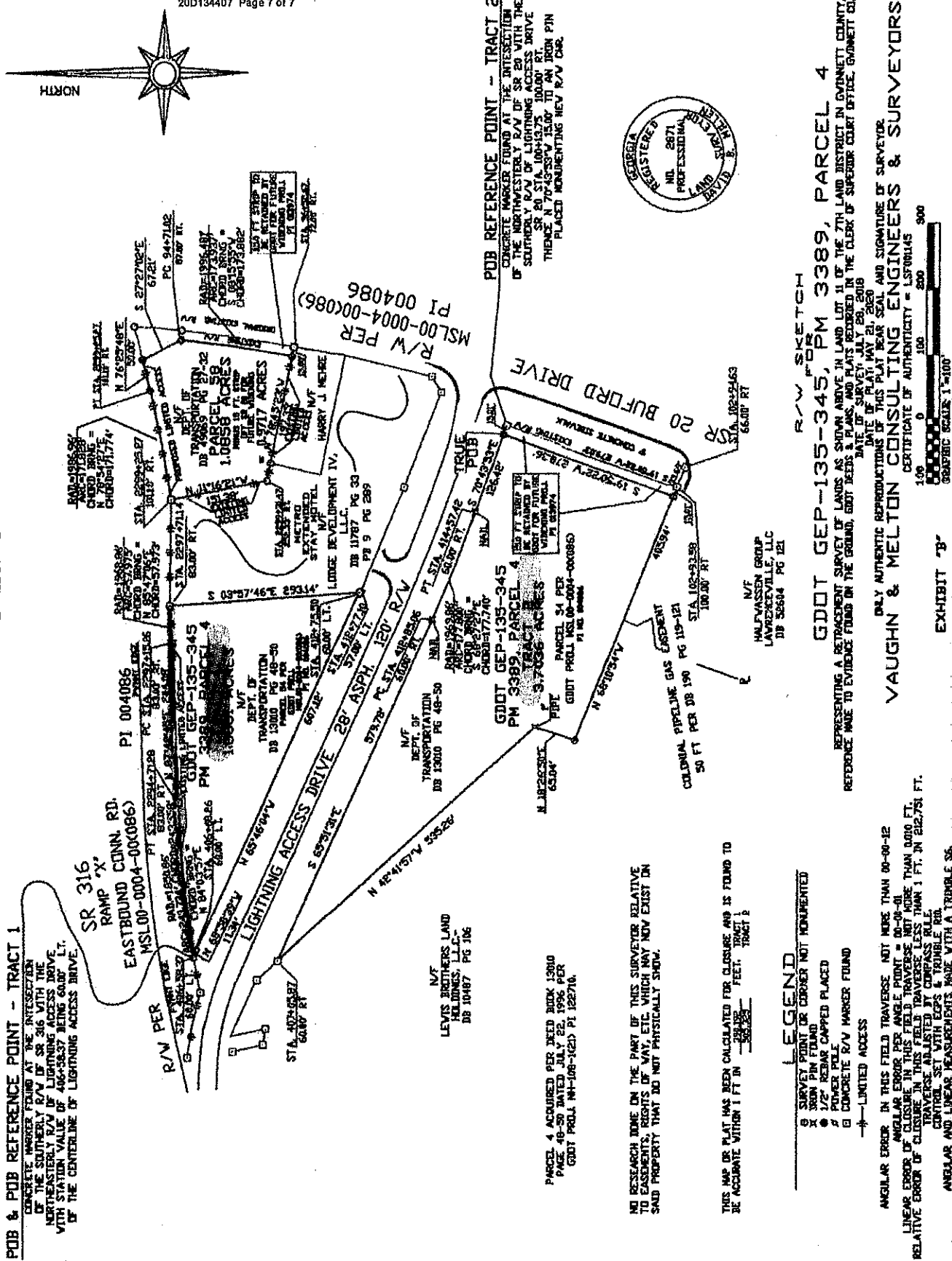
Said **Tract 2** contains **3.7036 acres** and is a portion of a tract of land previously conveyed from Clara Martin Hood to the Ga. Dept. of Transportation in Deed Book 13010 Pages 48-50 of Gwinnett County, Georgia, records. Said **Tract 2** being part of a Parcel 4 consisting of 9.9224 acres purchased from Clara Martin Hood on July 22, 1996 at deed book and page listed above under Ga. Dept of Transportation Project NH-108-1(21), PI No. 122710.

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