

DEED B: 58146 P: 00276
12/08/2020 10:15 AM Pgs: 13 Fees: \$25.00
TTax: \$0.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672020034522
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 115R, PI # 004086
PM # 3352 & 3353; TRACT 1 AND 2

THIS INDENTURE, made this 11 day of August, 20 20, 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".

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.

PM QCD Revised 8/2/2017

RZC2022-00038

Received: May 26, 2022

Planning and Development Department

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: MSL00-0004-00(0863)
GWINNETT COUNTY
PARCEL 115R, PI # 004086
PM # 3352 & 3353; TRACT 1 AND 2

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.

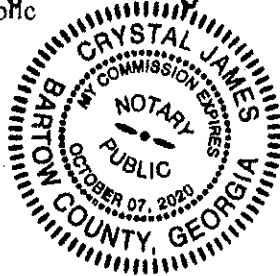
DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

Signed, Sealed, and Delivered this the
11 day of August, 2020 in the
Presence of

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

[Signature]
Witness

[Signature]
Notary Public



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



PM QCD Revised 8/2/2017

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EXHIBIT "A"

PROJECT NO.: MSL00-0004-00(086)
P. I. NO.: 004086
PARCEL NO.: 115R
P.M. #: 3352 AND 3353
TRACT 1 = PM 3352
AREA: 1.134 ACRES
TRACT 2 = PM 3353
AREA: 3.442 ACRES

GWINNETT COUNTY:

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 point 32.00 feet left of and opposite Station 322+89.44 on the construction centerline of Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence **N 52° 50' 41" W** a distance of **332.07 feet** to a point 312.56 feet left of and opposite Station 332+38.39 on said construction centerline laid out for Park Access Drive;

Thence **N 63° 27' 26" E** a distance of **46.15 feet** to a point 305.18 feet left of and opposite Station 331+92.83 on said construction centerline laid out for Park Access Drive;

Thence **N 81° 26' 31" E** a distance of **70.71 feet** to a point 262.37 feet left of and opposite Station 324+44.90 on said construction centerline laid out for Park Access Drive;

Thence **S 18° 37' 51" E** a distance of **23.09 feet** to a point 247.19 feet left of and opposite Station 324+27.50 on said construction centerline laid out for Park Access Drive;

Thence **N 71° 22' 23" E** a distance of **247.50 feet** to a point 44.70 feet left of and opposite Station 326+13.11 on said construction centerline laid out for Park Access Drive;

Thence **N 71° 22' 24" E** a distance of **13.10 feet** to a point 32.00 feet left of and opposite Station 326+17.12 on said construction centerline laid out for Park Access Drive;

Thence southwesterly along a curve to the right an arc length of **80.261 feet** having a radius of **168.000 feet** subtended by a chord bearing of **S 08° 47' 13" W** for a chord distance of **79.500 feet** to the point 32.00 feet left of and opposite Station 325+21.57 on said construction centerline laid out for Park Access Drive;

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Thence S 22° 28' 24" W a distance of 232.13 feet back to the point of beginning.

Said Tract 1 contains 1.134 acres and is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

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

PERMANENT EASEMENT AREA 3

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the western right of way of Park Access Drive for the entire frontage of Parcel 115R, Tract 1, designated as Easement Area 3, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along the entire eastern boundary of Parcel 115R, Tract 1, designated and shown as Easement Area 3, described as follows:

Beginning at a point being a concrete right of way marker located at a point 32.00 feet left of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence leaving the r/w of Park Access Drive proceeding northwesterly a bearing of N 67° 31' 36" W for a distance of 28.00 feet to a concrete marker monumenting the southwest corner of said permanent easement Area 3. Said point being located 60.00 feet left of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence proceeding northeasterly along the westerly limits of said permanent easement Area 3, a bearing of N 22° 20' 43" E for a distance of 305.20 feet to a concrete marker designated and shown as the northwest corner of said permanent easement Area 3 and shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 44.70 feet left of and opposite Station 326+13.11 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence proceeding northeasterly toward the r/w of Park Access Drive and along the northern boundary of Parcel 115R, Tract 1, a bearing of N 71° 22' 24" E for a distance of 13.10 feet to a

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concrete r/w marker along the westerly r/w of Park Access Drive monumenting the northeast corner of Parcel 115R, Tract 1 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point also being the northeast corner of said permanent easement Area 3. Said point being located 32.00 feet left of and opposite Station 326+17.12 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence southwesterly along the westerly r/w of Park Access Drive following the curvature thereof of a curve to the right having a radius of 168.000 feet subtended by an arc length of 80.261 feet and a chord bearing of **S 08° 47' 13" W** for a chord distance of **79.500** feet to a point monumenting the Point of Curvature of said curve along the r/w and shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet left of and opposite Station 325+21.57 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Thence continuing southwesterly along the westerly r/w of Park Access Drive a bearing of **S 22° 28' 24" W** for a distance of **236.57** feet to a concrete r/w marker and **THE TRUE POINT OF BEGINNING**, monumenting the southeast corner of easement Area 3 as well as the southeast corner of Parcel 115R, Tract 1 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet left of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Said "**Permanent Easement for the Maintenance of Slopes**", Area 1, being located on **Parcel 115R, Tract 1**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.192 acres** or **8,381.27 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

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:

BEGINNING at a point 32.00 feet right of and opposite Station 321+49.53 on the construction centerline of Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence northeasterly along a curve to the left an arc length of **122.857** feet having a radius of **532.000** feet subtended by a chord bearing of **N 29° 42' 41" E** for a chord distance of **122.584** feet to the point 32.00 feet right of and opposite Station 322+65.00 on said construction centerline laid out for Park Access Drive

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Thence **S 66° 54' 16" E** a distance of **28.00 feet** to a point 60.00 feet right of and opposite Station 322+65.00 on said construction centerline laid out for Park Access Drive;

Thence northeasterly along a curve to the left an arc length of **6.081 feet** having a radius of **560.000 feet** subtended by a chord bearing of **N 22° 47' 04" E** for a chord distance of **6.081 feet** to the point 60.00 feet right of and opposite Station 322+70.43 on said construction centerline laid out for Park Access Drive

Thence **N 22° 28' 24" E** a distance of **14.57 feet** to a point 60.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive;

Thence **N 67° 31' 36" W** a distance of **28.00 feet** to a point 32.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive;

Thence **N 22° 28' 24" E** a distance of **236.57 feet** to a point 32.00 feet right of and opposite Station 325+21.57 on said construction centerline laid out for Park Access Drive;

Thence northeasterly along a curve to the left an arc length of **161.58 feet** having a radius of **232.000 feet** subtended by a chord bearing of **N 02° 31' 16" E** for a chord distance of **158.334 feet** to the point 32.00 feet right of and opposite Station 326+60.86 on said construction centerline laid out for Park Access Drive;

Thence **N 72° 34' 08" E** a distance of **137.45 feet** to a point 169.45 feet right of and opposite Station 326+60.86 on said construction centerline laid out for Park Access Drive;

Thence **S 35° 13' 01" E** a distance of **66.72 feet** to a point 194.97 feet right of and opposite Station 326+28.55 on said construction centerline laid out for Park Access Drive;

Thence **S 27° 10' 60" E** a distance of **450.81 feet** to a point 483.40 feet right of and opposite Station 324+31.07 on said construction centerline laid out for Park Access Drive;

Thence **S 80° 48' 06" W** a distance of **93.32 feet** to a point 403.98 feet right of and opposite Station 323+82.08 on said construction centerline laid out for Park Access Drive;

Thence **S 80° 48' 06" W** a distance of **455.25 feet** back to the point of beginning.

Said **Tract 2** contains **3.442 acres** and is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

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

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PERMANENT EASEMENT AREA 2

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the eastern right of way of Park Access Drive located in the southwest corner of the frontage of Parcel 115R, Tract 2, designated as Easement Area 2, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along part of the frontage of Parcel 115R, Tract 2, in the southwest corner of said parcel designated and shown as Easement Area 2, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" described as follows:

Beginning at a point located at a point 32.00 feet right of and opposite Station 321+49.53 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086). Said point also being located at the intersection of the easterly r/w of Park Access Drive and the centerline of the Colonial Pipeline Easement in the southwest corner of Parcel 115R, Tract 2;

Thence proceeding northeasterly along the easterly r/w of Park Access Drive following the curvature thereof of a curve to the left having a radius of 532.000 feet subtended by an arc length of 122.857 feet and a chord bearing of **N 29° 42' 41" E** for a chord distance of **122.584** feet to a concrete marker monumenting the northwest corner of said permanent easement Area 2. Said point being located 32.00 feet right of and opposite Station 322+65.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence leaving the easterly r/w of Park Access Drive, a bearing of **S 66° 54' 16" E** for a distance of **28.00** feet to a concrete marker designated and shown as the northeast corner of said permanent easement Area 2 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 60.00 feet right of and opposite Station 322+65.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence proceeding southwesterly along the easterly limits of permanent easement Area 2 a bearing of **S 26° 49' 11" W** for a distance of **72.75** feet to a point along the easterly limits of permanent easement Area 2 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 322+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

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Thence continuing southwesterly along the easterly limits of permanent easement Area 2 a bearing of **S 41° 25' 50" W** for a distance of **34.03 feet** to a point along the easterly limits of permanent easement Area 2, monumenting the southeast corner of permanent easement Area 2 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 54.58 feet right of and opposite Station 321+69.85 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B". Said point also being located at the centerline of the Colonial Pipeline Easement in the southwest corner of Parcel 115R, Tract 2;

Thence southwesterly toward the easterly r/w of Park Access Drive along the centerline of the Colonial Pipeline Easement a bearing of **S 80° 48' 06" W** for a distance of **31.58 feet** to a point monumenting the southwest corner of permanent easement Area 2 and the southwest corner of Parcel 115R, Tract 2 and **THE TRUE POINT OF BEGINNING**. Said point being on the easterly r/w of Park Access Drive and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 32.00 feet right of and opposite Station 321+49.53 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Said "**Permanent Easement for the Maintenance of Slopes**", Area 2, being located on **Parcel 115R, Tract 2**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.069 acres** or **2,997.13 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

PERMANENT EASEMENT AREA 4

EXCEPTING AND RESERVING, a permanent easement in favor of the Ga. Dept. of Transportation along the eastern right of way of Park Access Drive located in the southwest corner of the frontage of Parcel 115R, Tract 2, designated as Easement Area 4, for the maintenance of slopes and placement of utilities with the following description;

All that tract or parcel of land lying and being in Land Lot 11 of the 7th Land District, of Gwinnett County, Georgia, being more particularly described and designated as a permanent easement for the maintenance of slopes along part of the frontage of Parcel 115R, Tract 2, in the northwesterly corner of said parcel designated and shown as Easement Area 4, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B" described as follows:

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Beginning at a point located at a point 32.00 feet right of and opposite Station 322+85.00 on said construction centerline laid out for Park Access Drive per the Georgia Dept. of Transportation Project MSL-0004-00(086);

Thence proceeding northeasterly along the easterly r/w of Park Access Drive a bearing of **N 22° 28' 24" E** for a chord distance of **236.57** feet to a point monumenting the Point of Curvature along the easterly r/w of Park Access Drive and the westerly limits of the permanent easement Area 4. Said point being located 32.00 feet right of and opposite Station 325+21.57 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence northwesterly along the easterly r/w of Park Access Drive following the curvature thereof of a curve to the left having a radius of 232.000 feet subtended by an arc length of 256.576 feet and a chord bearing of **N 09° 12' 33" W** for a chord distance of **243.699** feet to a point monumenting the northwest corner of said permanent easement Area 4 and Parcel 115R, Tract 2. Said point being located 32.00 feet right of and opposite Station 327+42.75 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence leaving the easterly r/w of Park Access Drive, a bearing of **S 79° 34' 54" E** for a distance of **36.74** feet to a point along the north property line of Parcel 115R, Tract 2 and permanent easement Area 4 and as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 56.58 feet right of and opposite Station 327+20.35 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence proceeding northeasterly along the northerly limits of permanent easement Area 2 and the north property line of Parcel 115R, Tract 2, a bearing of **N 85° 33' 39" E** for a distance of **15.38** feet to a point monumenting the northeast corner of permanent easement Area 4 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 70.00 feet right of and opposite Station 327+14.65 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence southeasterly along the easterly limits of permanent easement Area 4 a bearing of **S 12° 45' 19" E** for a distance of **150.14** feet to a point along the easterly limits of permanent easement Area 4, as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 326+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

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Thence southwesterly along the easterly limits of permanent easement Area 4, a bearing of **S 13° 12' 14" W** for a distance of **122.54 feet** to a point as shown on attachment Exhibit "B" and r/w plans for the above referenced GDOT project. Said point being located 60.00 feet right of and opposite Station 325+00.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

Thence continuing southwesterly along the easterly limits of permanent easement Area 4 a bearing of **S 22° 28' 24" W** for a distance of **215.00 feet** to a concrete marker along the easterly limits of permanent easement Area 4, monumenting the southeast corner of said permanent easement Area 4 as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 60.00 feet right of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B";

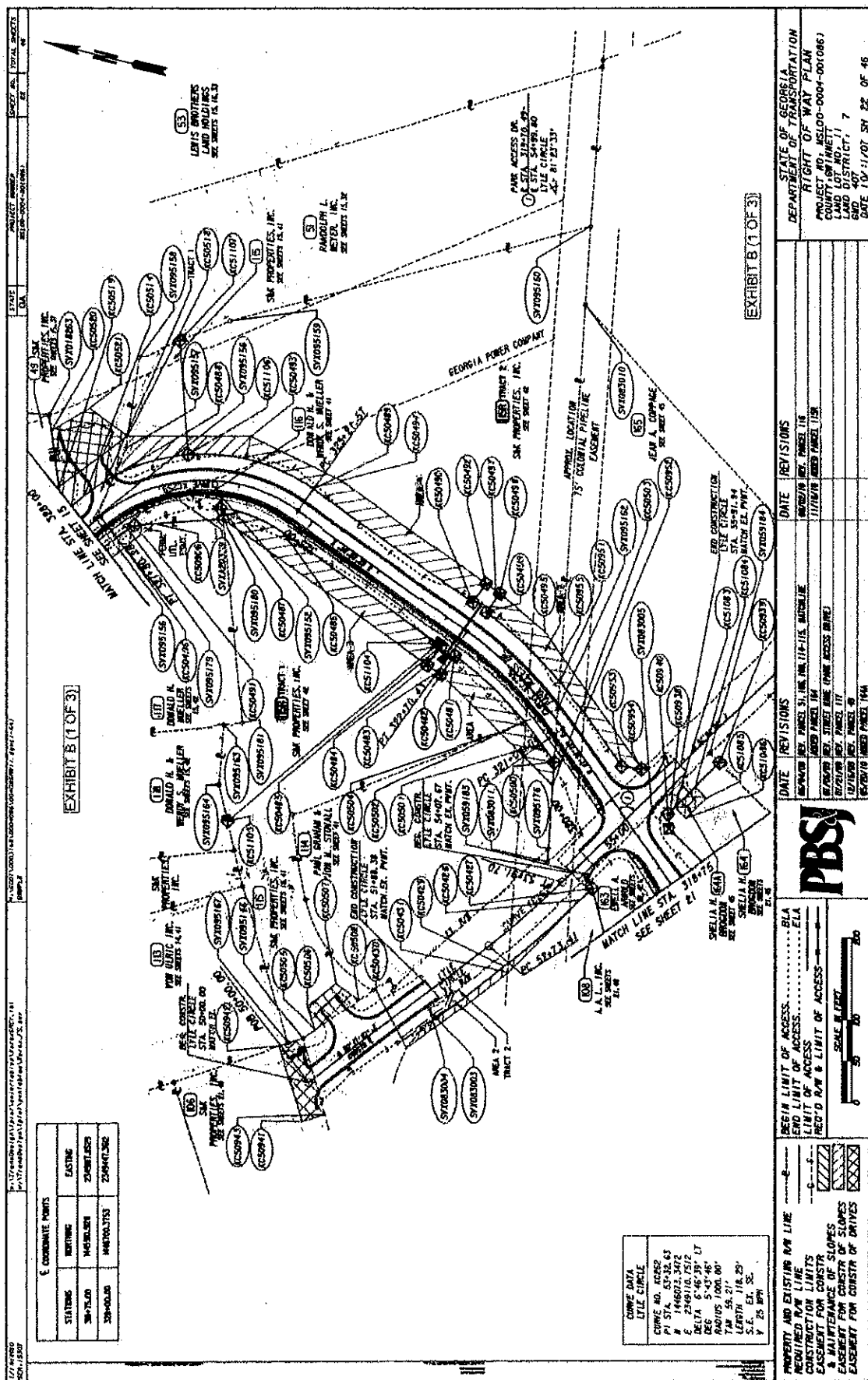
Thence northwesterly toward the r/w of Park Access Drive and along the southerly limits of permanent easement Area 4 a bearing of **N 67° 31' 36" W** for a distance of **28.00 feet** to a point along the easterly r/w of Park Access Drive and monumenting the southwest corner of permanent easement Area 4 and **THE TRUE POINT OF BEGINNING**, as shown on attachment Exhibit "B" and r/w plans for the above referenced project. Said point being located 32.00 feet right of and opposite Station 322+85.00 on the centerline of Park Access Drive, per r/w plans for above mentioned GDOT Project and as shown on attachment Exhibit "B".

Said "**Permanent Easement for the Maintenance of Slopes**", Area 4, being located on **Parcel 115R, Tract 2**, as depicted on above referenced Right of Way Plans and attachment Exhibit "B", contains **0.297 acres** or **12,917.32 square feet**, is a portion of a tract of land previously conveyed from Stovall Properties, Inc., (successor through name change to S & K Properties, Inc., a Georgia Corporation) to the Ga. Dept of Transportation in Deed Book 50460 Pages 751-756 of Gwinnett County, Georgia, records.

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