THE INITERS CITION THE NORTHEAST RIGHT OF WAY OF LAKE LUCERNE ROAD (HAVING A VARIABLE RIGHT OF WAY) WITH THE NORTHWEST RIGHT OF WAY): SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM TRUE POINT OF BEGINNING, OTHER LUCERNE ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 332.48°, AN ARC LENGTH OF 20.25°, BEING SUBTENDED BY A CHORD WITH A BEARING OF N65°32.5° WAND DISTANCE OF 20.25' BEARTING OF NOS-3825 AND DISTANCE OF 20.25'
TO A POINT, THENCE LEAVING SAID RIGHT OF WAY
N15°25'48"E TO A POINT,
THENCE ALONG A CURVE
TO THE LEFT HAVING A RA-THENCE ALUNG A CUNVE
TO THE LEFT HAVING A RADIUS OF 1578.58", AN ARC
LENGTH OF 39.51", BEING
SUBTENDED BY A CHORD
WITH A BEARING OF N11°
29'11"W AND A DISTANCE
OF 39.51" TO A POINT,
THENCE N12°17"14"W A
DISTANCE 137.32" TO A
POINT ON THE PROPERTY
LINE COMMON TO NOW OR
FORMERLY ELS REAL ESTATE, LLC AND NOW OR
FORMERLY JOSEPH F, MCCARTHY, THENCE ALONG
SAID PROPERTY LINE NSS
54"42"E A DISTANCE OF
21.13" TO A POINT ON THE
NORTHWEST RIGHT OF
WAY OF RIVERSIDE DRIVE, 21.13 TO A PUINT UN THE MORTHWEST RIGHT OF WAY OF RIVERSIDE DRIVE, THENCE LEAVING SAID PROPERTY LINE AND CON-TINUING ALONG SAID RIGHT OF WAY 512°17'14"E A DISTANCE OF 144.13' TO A POINT, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1598.58', AN ARC LENGTH OF 44.69', BEING SUBTEND-OF 44.69, BEING SUBTEND-ED BY A CHORD HAVING A BEARING OF S11°29'11'E AND A DISTANCE OF 44.69' TO A POINT, THENCE S15° 25'46'W A DISTANCE OF 49.74' TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.1049 ACRES OR 4,571 SQUARE 905-67560 4/13,20,2022

APPENDIX "A" TO EXHIBIT "A"

GWINNETT COUNTY BOARD OF COMMISSION-

ERS LAWRENCEVILLE.

RESOLUTION ENTITLED: Declaration of Taking for a Condemnation Proceeding

ADOPTION DATE: MAY 4,

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center A ministration Center, Auditori-75 Langley Drive. Lawrenceville, Georgia.

Name Present Vote Hendrickson, Nicole L. Chairwoman

Kirkland Carden, District 1 Ben Ku, District 2 yes Aye Jasper Watkins III, District

Marlene Fosque, District 4 'es

On motion of Commission or Highlight and carried by a 5-0 vote, the Resolution entitled, Declaration of Taking for a Condemnation Proceeding, as set forth below, is hereby

County Department of Water Resources has laid out and determined to construct a certain sewer project as part of the Gwinnett County Sew-

er system, known and desig-nated as Project No. F-1387-11, Gwinnett County, being the Middle Yellow River Interceptor Project, and being more fully shown on a map and drawing on file in the of-fice of the Gwinnett Courty Department of Water Re-sources, 684 Winder Highway, Lawrenceville, Georgia;

WHEREAS, the Gwinnett County Department of Com-Services has also laid out and determined to construct a multi-use path and trail known as the Yel-low River Greenway as part of the Gwinnett County Greenway System; and

WHEREAS, in order to maintain the projected schedule of sewer construction of Gwinnett County, it is necessary that the property the right of way, and other rights, if any, for the con-struction of said project be acquired without delay; and

WHEREAS, the parcel to be whereas, the parcet to be acquired, the right of way and other rights as herein described and as listed below, shown of record as owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said sewer and trail projects:

Tax Parcel Number: R6063B 060 0.6295 acres in Fee Simple Owner: Joseph F. Mc-

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the circumstances are such that it is necessary that the property, right of ways accompany and right of way, easements and access rights, if any as de-scribed in annexes to this order be acquired by condemation under the provisions of the Official Code of Georgia Annotated, Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that Gwinnett County proceed to acquire the title, estate, or interest in the lands hereinafter described in annexes to this order by condemna-tion under the provisions of said Code, and the Attorney for Gwinnett County is au-thorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the cum estimated as Court the sum estimated as just compensation, all in accordance with the provisions of said Code.

This 4th day of May, 2021.

GWINNETT COUNTY BOARD OF COMMISSION-ERS

CITATION

BY: /S/ NICOLE L. HEN-DRICKSON NICOLE L. HENDRICKSON, CHAIRWOMAN /S/ DIANE KEMP

(SEAL) DIANE KEMP, COUNTY CLERK CLERK
APPROVED AS TO FORM:
BY: /S/SCOTT T. HASTEY
SENIOR ASSISTANT COUNTY ATTORNEY

ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 63, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DE-SCRIBED AS FOLLOWS:

COMMENCE AT A 5/8 INCH REBAR FOUND AT THE IN-TERSECTION OF THE EAST-ERLY RIGHT-OF-WAY LINE OF LAKE LUCERNE ROAD (VARIABLE RIGHT-OF-WAY) (VARIABLE RIGHT-OF-WAY)
AND THE EASTERLY RIGHTOF-WAY) LINE OF RIVERSIDE DRIVE (60' RIGHT-OFWAY) HAVING A NAD83
(2011) GA WEST ZONE
STATE PLANE COORDINATE
VALUE OF NORTHING
1394972-116 (SFT), EASTING
2319762-349(SFT);
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE
OF LAKE LUCERNE ROAD A
CURVE TO THE RIGHT HAVING A RADIUS DISTANCE
OF 457-42 FEET AND AN
ARC LENGTH OF 95.18 FEET
BEING SUBTENDED BY A BEING SUBTENDED BY A CHORD HAVING A BEARING CHORD HAVING A BEARING
OF SOUTH 22 DEGREES 37
MINUTES 43 SECONDS
EAST FOR A DISTANCE OF
95.01 FEET TO A 1 INCH
OPEN TOP PIPE FOUND, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS DISTANCE OF 457.42 FEET AND AN ARC LENGTH OF 49.59 FEET BE-ING SUBTENDED BY A CHORD HAVING A BEARING CHORD HAVING A BEARING
OF SOUTH 13 DEGREES 33
MINUTES 42 SECONDS
EAST FOR A DISTANCE OF
49.57 FEET TO A POINT,
THENCE ALONG A CURVE
TO THE RIGHT HAVING A
PADULIS DISTANCE OF RADIUS DISTANCE OF 468.23 FEET AND AN ARC LENGTH OF 50.09 FEET BE-ING SUBTENDED BY A CHORD HAVING A BEARING CHORD HAVING A BEARING
OF SOUTH 22 DEGREES 59
MINUTES 24 SECONDS
EAST FOR A DISTANCE OF
50.06 FEET TO A POINT;
SAID POINT BEING THE
POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF LAKE LUCERNE ROAD AND CONTINUING ALONG A PROPERTY LINE COMMON TO NOW OR FORMERLY SOUTH 89 DEGREES 11 MINUTES 15 SECONDS EAST A DISTANCE OF 252.49 FEET TO A POINT THE CENTERLINE OF THE YELLOW RIVER: THENCE CONTINUING ALONG SAID CENTERLINE OF THE YELLOW RIVER THE FOLLOW RIVER AND LONTINUING SAID POINT IN THE CENTERLINE OF THE YELLOW RIVER AND CONTINUING ALONG A PROPERTY LINE COMMON TO JOSEPH F. MCCARTHY NORTH 84 DEGREES 13 MINUTES 32 SECONDS WEST A DISTANCE OF 51.21 TO A POINT ON THE EASTERLY RIGHT OF WAY OF LAKE LUCERNE ROAD (VARIABLE RIGHT-OF-WAY). THENCE CONTINUING ALONG SAID POUNT ON THE EASTERLY RIGHT OF WAY OF LAKE LUCERNE ROAD (VARIABLE RIGHT-OF-WAY). THENCE CONTINUING ALONG SAID CONTINUING ALONG SAID
RIGHT-OF-WAY ALONG A
CURVE TO THE LEFT HAVING A RADIUS OF 468.23
FEET AN ARC LENGTH OF
107.21 BEING SUBTENDED

SAID TRACT OR PARCEL OF LAND AS DESCRIBED CONTAINS 0.6295 ACRES (27,423 SQ. FT.) 905-67549 4/13,20,2022

CHORD HAVING

BEARING OF NORTH 13 DE-GREES 21 MINUTES 58 SECONDS WEST FOR A DIS-

TANCE OF 106.98 TO A POINT: SAID POINT BEING

THE POINT OF BEGINNING.

APPENDIX "A" TO EXHIBIT
"A"

GWINNETT COUNTY BOARD OF COMMISSIONERS LAWRENCEVILLE,

GEORGIA RESOLUTION ENTITLED: Declaration of Taking for a Condemnation Proceeding

ADOPTION DATE: MAY 4.

At the regular meeting of the Gwinnett County Board of Commissioners held in

the Gwinnett Justice and Ad ministration Center, Auditori-um, 75 Langley Drive, Lawrenceville, Georgia.

Name Present Vote Nicole L. Chairwoman Hendrickson, Kirkland Carden, District 1 Aye Ben Ku, District 2 Yes Aye Jasper Watkins III, District

Marlene Fosque, District 4

On motion of Commission er Ku and carried by a 5-0 vote, the Resolution entitled Declaration of Taking for a Condemnation Proceeding, as set forth below, is hereby adopted:

WHEREAS, the Gwinnett

County Department of Water Resources has laid out and determined to construct a certain sewer project as part of the Gwinnett County Sewor the dwillnet county sever system, known and designated as Project No. F-1387-11, Gwinnett County, being the Middle Yellow River Interceptor Project, and being more fully shown on a map and drawing on file in the of-fice of the Gwinnett County Department of Water Re-Department of Water sources, 684 Winder way, Lawrenceville, Georgia;

WHEREAS, the Gwinnett County Department of Com-munity Services has also laid out and determined to construct a multi-use path and trail known as the Yellow River Greenway as part of the Gwinnett County Greenway System; and

WHEREAS, in order maintain maintain the projected schedule of sewer construction of Gwinnett County, it is necessary that the property the right of way, and other rights, if any, for the con-struction of said project be acquired without delay; and CITATION

WHEREAS, the parcel to be acquired, the right of way and other rights as herein described and as listed below, shown of record as owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes. being by reference made a part of this order, are essen-tial for the construction of said sewer and trail projects:

Tax Parcel Number R6063B 061 0.6957 acres in Fee Simple Owner: Joseph F. Mc-

Carthy NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the circumstances are such that it is necessary that the property, right of way, easements and access rights, if any as described in annexes to this order be accuired by conorder be acquired by condemnation under the provisions of the Official Code of Georgia Annotated, Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that Gwinnett County proceed to acquire the title, estate, or interest in the lands hereinafter described in annexes to this order by condemna tion under the provisions of said Code, and the Attorney for Gwinnett County is au-thorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in ac-cordance with the provisions

This 4th day of May, 2021.

GWINNETT COUNTY BOARD OF COMMISSION-ERS BY: /S/ NICOLE L. HEN-DRICKSON

NICOLE L. HENDRICKSON, CHAIRWOMAN ATTEST:

/S/ DIANE KEMP DIANE KEMP, COUNTY

CLERK
APPROVED AS TO FORM:
BY: /S/ SCOTT T. HASTEY
SENIOR ASSISTANT COUNTY ATTORNEY

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 63, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DE-SCRIBED AS FOLLOWS:

COMMENCE AT A 5/8 INCH COMMENCE AT A 5/8 INCH
REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE
OF LAKE LUCERNE ROAD
(VARIABLE RIGHT-OF-WAY)
AND THE EASTERLY RIGHTOF-WAY LINE OF RIVERSIDE DRIVE (60' RIGHT-OFWAY) HAVING A NAD83
(2011) GA WEST ZONE
STATE PLANE COORDINATE
VALUE OF NORTHING STATE PLANE CUORDINATE
VALUE OF NORTHING
1394972.116 (SFT), EASTING 2319762.349(SFT);
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE
OF LAKE LUCERNE ROAD A
CURVE TO THE RIGHT HAV-OF SOUTH 22 DEGREES 37 OF SOUTH 22 DEGREES 37 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 95.01 FEET TO A 1 INCH OPEN TOP PIPE FOUND. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS DISTANCE OF 457.42 FEET AND AN ARC LENGTH OF 49.59 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 13 DEGREES 30 MINUTES 42 SECONDS

MINUTES 42 SECONDS
EAST A DISTANCE OF 49.57
FEET TO A POINT, THENCE
ALONG A CURVE TO THE
RIGHT HAVING A RADIUS
OF 488.23 FEET AND AN
APPLIEMETH OF 18730 OF 468.23 FEET AND AN ARC LENGTH OF 157.30 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 16 DEGREES 25 MINUTES 50 SECONDS EAST A DISTANCE OF 156.56 TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID
POINT OF BEGINNING
LEAVING THE EASTERLY
RIGHT-OF-WAY LINE OF
LAKE LUCERNE ROAD AND
CONTINUING ALONG A
PROPERTY LINE COMMON
TO NOW OR FORMERLY
JOSEPH F. MCCARTHY
SOLITH AN DESPES 13

JOSEPH F. MCCARTHY SOUTH 84 DEGREES 13 MINUTES 35 SECONDS EAST A DISTANCE OF 234.62 FEET TO A POINT AT THE CENTERLINE OF THE YELLOW RIVER; THENCE YELLOW RIVER; IHENCE ALONG THE CENTERLINE OF THE YELLOW RIVER THE FOLLOWING COURSES AND DISTANCES, SOUTH 00 DE-GREES 17 MINUTES 28 SECONDS EAST A DISTANCE OF 26.70 FEET TO A POINT; THENCE SOUTH 04 DEGREES 48 MINUTES 59 SECONDS EAST A DISTANCE OF 49.78 FEET TO A POINT; THENCE SOUTH 04 DEGREES 48 A SECONDS EAST A DISTANCE OF 49.78 FEET TO A POINT; THENCE SOUTH 04 DEGREES AS A SECOND OF THE POINT; THENCE SOUTH 04 DEGREES AS A SECOND OF THE POINT; THENCE SOUTH 04 DEGREES AS A SECOND OF THE POINT OF POINT: THENCE SOUTH 04
DEGREES 48 MINUTES 59
SECONDS EAST A DISTANCE OF 75.34 FEET TO A
POINT: THENCE LEAVING
THE CENTERLINE OF THE YELLOW RIVER AND CON-TINUING ALONG A PROP-ERTY LINE COMMON TO NOW OR FORMERLY JOSEPH F. MCCARTHY AND NOW OR FORMERLY LAKE LUCERNE ESTATES CIVIC
CLUB, INC. NORTH 74 DEGREES 44 MINUTES 49
SECONDS WEST A DISTANCE 0F 60.00 FEET TO A
1/2 INCH REBAR WITH CAP

1/2 INCH REBAR WITH CAP FOUND, THENCE NORTH 74 DEGREES 44 MINUTES 49 SECONDS WEST A DIS-TANCE OF 84.22 FEET TO A 1/2 INCH REBAR WITH CAP FOUND AT THE PROPERTY CORNER COMMON TO NOW OR FORMERLY JOSEPH F.
MCCARTHY AND NOW OR
FORMERLY LAKE LUCERNE
ESTATES CIVIC CLUB, INC.
AND THE EASTERLY RIGHT-OF-WAY LINE OF LAKE
LUCERNE ROAD; THENCE
ALONG THE EASTERLY
RIGHT-OF-WAY LINE OF
LAKE LUCERNE ROAD
NORTH 74 DEGREES 40
MINITES 40
SECONDS NORTH 74 DEGREES 44
MINUTES 49 SECONDS
WEST A DISTANCE OF
103.99 FEET TO A 1/2 INCH
REBAR WITH CAP FOUND;
THENCE CONTINUING
ALONG THE EASTERLY
RIGHT-OF-WAY LINE OF
LAKE LUCERNE ROAD
NORTH 01 DEGREES 16
MINUTES 04 SECONDS
WEST A DISTANCE OF 64.56
FEET TO A POINT; THENCE
CONTINUING SAID RIGHTOF-WAY LINE A CURVE TO
THE LEFT HAVING A RADIUS DISTANCE OF 468.23
FEET AND AN ARC LENGTH
OF 45.26 FEET BEING SUBTENDED BY A CHORD HAV-

OF 45.20 FEEL BEING SUPERING A BEARING OF NORTH
04 DEGREES 02 MINUTES
14 SECONDS WEST FOR A
DISTANCE OF 45.25 FEET
TO A POINT; SAID POINT

CITATION

CITATION

BEING THE POINT OF BE-GINNING.

SAID TRACT OR PARCEL

,30,306 Su. F1.) 905-67554 4/13,20,2022

APPENDIX "A" TO EXHIBIT
"A"

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

ministration Center, Auditori-

Nicole L. Hendrickson, Chairwoman

Kirkland Carden, District I Yes

Yes Aye Marlene Fosque, District 4

On motion of Commissioner Ku and carried by a 5-0 vote, the Resolution entitled, Declaration of Taking for a Condemnation Proceeding,

as set forth below, is hereby

WHEREAS, the Gwinnett County Department of Water Resources has laid out and

determined to construct the

determined to construct the Parkview/Pinecrest Sewer Extension Project as part of the Gwinnett County Sewer System known and designat-ed as Project F-1387-13, and

being more fully shown on a map and drawing on file in the office of the Gwinnett County Department of Water Resources, 684 Winder Highway, Lawrenceville,

WHEREAS, in order to maintain the projected schedule of sewer construc-tion of Gwinnett County, it is

Georgia; and

Drive,

Aye

Aye

Aye

um, 75 Langley Lawrenceville, Georgia.

Name Present Vote

/es Ben Ku, District 2

Jasper Watkins III,

Yes

Yes

adopted:

District 3

1, 2022

for a distance of 161.17 feet to a Point; THENCE North 69 degrees 17 minutes 10 seconds West for a distance of 19.33 feet to a Point on the Southeasterly Right-of-Way; THENCE continuing along said Right-f-Way of Level Creek Road, North 20 degrees 44 minutes 30 seconds East for a distance of 20.00 feet to a Point; THENCE leaving said Right-of-Way of Level Creek Road, South 69 degrees 17 minutes 10 seconds East for a distance of 16.12 feet to a Point; THENCE South 87 degrees 28 minutes 35 seconds East for a distance of 175.55 feet to a Point; THENCE South 04 degrees 51 minutes 05 seconds East for a distance of 175.55 feet to a Point; THENCE South 04 degrees 51 minutes 05 seconds East for a distance of 175.55 feet to a Point; THENCE South 04 degrees 51 minutes 05 seconds East for a distance of 175.55 feet to a Point; THENCE South 04 degrees 51 minutes 05 seconds East for a distance of 103.51 feet to a Point; OF LAND AS DESCRIBED CONTAINS 0.6957 ACRES (30,306 SQ. FT.) RESOLUTION ENTITLED: Declaration of Taking for a Condemnation Proceeding ADOPTION DATE: MARCH onds East for a distance of 103.51 feet to a Point; THENCE South 04 degrees 51 minutes 05 seconds East for a distance of 32.66 feet to a Point; THENCE South 78 degrees 55 minutes 14 ces At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Addegrees 55 minutes 14 sec-onds East for a distance of 360.07' feet to a Point; THENCE South 86 degrees 56 minutes 30 seconds East for a distance of 232.40 feet to a Point; THENCE North 84 degrees 29 minutes 41 sec-onds East for a distance of 250.23 feet to a Point, said point being THE POINT OF BEGINNING. degrees 55 minutes 14 sec-

Said property contains 0.556 Acres (24,226 Square Feet) as shown as Perma-nent Utility Easement on the Easement Plat for Gwinnett County Department of Water Resources, prepared by Precision Planning, Inc. (Job# E15157), and dated 9/17/21.

10' TEMPORARY CON-STRUCTION EASEMENT 1 Parcel # 7289 002A GENEVIEVE BREEDLOVE

necessary that the property, the right of way, and other rights, if any, for the con-struction of said project be acquired without delay; and THENCE from said point as thus established, South 84 degrees 29 minutes 41 sec-WHEREAS, the parcel to be WHEREAS, the parcel to be acquired, the right of way and other rights as herein described and as listed below, shown of record as owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a being by reference made a part of this order, are essential for the construction of

Tax Parcel Number: R7289 002A 24,226.00 square feet of

said project.

permanent utility easement 8,689.00 square feet of 24-month temporary construction easement 14,940.00 square feet of 24-month temporary construction easement 4,929.00 square feet of 24-month temporary construc-tion easement

Owners: Genevieve Breedlove and Edward R. Breedlove

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commis-sioners, that the circum-stances are such that it is necessary that the right of way, easements and access rights, if any as described in annexes to this order be acquired by condemnation un-der the provisions of the Of-ficial Code of Georgia Anno-tated, Sections 32-3-4 tated, Sections through 32-3-19; and

IT IS ORDERED that Gwinnett County proceed to acquire the title, estate, or interest in the lands hereinafter described in annexes to this order by condemnation under the provisions of said Code, and the Attorney for Gwinnett County is au-thorized and directed to file condemnation proceedings. including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code This 1st day of March, 2022.

GWINNETT COUNTY BOARD OF COMMISSION-ERS

BY: /S/ NICOLE L. HEN-DRICKSON

NICOLE L. HENDRICKSON, CHAIRWOMAN ATTEST:

BY:/S/ TINA KING (SEAL) TINA KING, COUNTY CLERK APPROVED AS TO FORM:
BY: /S/ NATHAN L. WOOD
SENIOR ASSISTANT COUNTY ATTORNEY

20' PERMANENT UTILITY EASEMENT # 7289 <u>0</u>02A Parcel # 7289 0
GENEVIEVE BREEDLOVE

All that tract or parcel of land lying and being in Land Lots 273, 289 & 290 of the 7th Land District, City of Sugar HILL, Gwinnett Coun-Georgia and being more particularly described as fol-

To find the POINT OF COM-MENCEMENT begin at an 1? x 3/4? steel bar found at the x 3/47 steel bar loulid at the Land Lot Corner common to Land Lots 272, 273, 290 & 291; THENCE leaving said Land Lot Corner, South 59 degrees 47 minutes 33 sec-onds West for a distance of 1466 51 feet to a Point said 3,166.51 feet to a Point, said Point being THE POINT OF BEGINNING.

THENCE from said point as thus established, South 20 degrees 23 minutes 52 seconds West for a distance of THENCE North 86 degrees 20 Morth 12 feet to a Point; THENCE South 84 degrees 29 minutes 41 seconds West for a distance of 242.02 feet to a Point; THENCE North 86 degrees 20 morth 242.02 feet to a Point; THENCE NORTH 242.02 feet to a P THENCE North 86 degrees 56 minutes 30 seconds West for a distance of 235.30 feet to a Point; THENCE North 78 degrees 55 minutes 14 seconds West for a distance of 376.57 feet to a Point; THENCE North 04 degrees 51 minutes 05 seconds West for a distance of 376.57 feet to a Point; THENCE North 04 degrees 51 minutes 05 seconds West for a distance of 175.63 feet to a Point; 175.63 feet to a Point; THENCE North 87 degrees 28 minutes 35 seconds West

for a distance of 235.30 feet to a Point; THENCE North 84 degrees 29 minutes 41 seconds East for a distance of 242.02 feet to a Point, said point being THE POINT OF BEGINNING. Said property contains 0.343 Acres (14,940 Square Feet) as shown as Temporary Construction Easement 2 on the Easement Plat for Gwinnett County Department of Water Resources, prepared by Precision Planning, Inc. (Job# E15157), and dated 9/17/21. TEMPORARY CONSTRUCTION EASEMENT 3 (VARIABLE WIDTH) Parcel # 7289 002/ GENEVIEVE BREEDLOVE All that tract or parcel of

CITATION

land lying and being in Land Lots 273, 289 & 290 of the 7th Land District, City of Sugar HILL, Gwinnett Coun-ty, Georgia and being more particularly described as fol-lows: To find the POINT OF COM-MENCEMENT begin at an 1" x 3/4" steel bar found at the Land Lot Corner common to Land Lots 272, 273, 290 & 291; THENCE leaving said Land Lot Corner, South 59 degrees 47 minutes 33 seconds West for a distance of 3.166.51 feet to a Point; THENCE South 84 degrees 29 minutes 41 seconds

THENCE from said point as

THENCE Town evid noint being to a Point; THENCE South 84 degrees 29 minutes 41 seconds West for a distance of 250.23 feet to a Point; THENCE North 86 degrees 56 minutes 30 seconds West for a distance of 232.40 feet to a Point; THENCE North 78 degrees 55 minutes 14 seconds West for a distance of 360.07 feet to a Point; THENCE North 04 degrees 51 minutes 05 seconds West for a distance of 32.66 feet to a Point; THENCE North 04 degrees 51 minutes 05 seconds West for a distance of 103.51 feet to a Point, said Point being THE POINT OF BEGINNING.

All that tract or parcel of land lying and being in Land Lots 273, 289 & 290 of the 7th Land District, City of Sugar HILL, Gwinnett County, Georgia and being more particularly described as fol-

To find the POINT OF COM-MENCEMENT begin at an 1" x 3/4" steel bar found at the Land Lot Corner common to Land Lots 272, 273, 290 & 291; THENCE leaving said Land Lot Corner, South 59 degrees 47 minutes 33 seconds West for a distance of 3,166,51 feet to a Point, said Point being THE POINT OF BEGINNING.

degrees 29 minutes 41 seconds West for a distance of 250.23 feet to a Point; THENCE North 86 degrees 56 minutes 30 seconds West for a distance of 232.40 feet to a Point; THENCE North 78 degrees 55 minutes 14 seconds West for a distance of 360.07 feet to a Point; THENCE North 04 degrees 51 minutes 05 seconds West for a distance of 32.66 feet to a Point; THENCE North 85 degrees 08 minutes 55 seconds East for a distance of 10.00 feet to a Point; THENCE North 85 degrees 08 minutes 55 seconds East for a distance of 10.00 feet to a Point; THENCE South 04 degrees 51 minutes 05 seconds distance of 10.00 feet to 4 degrees 51 minutes 05 seconds East for a distance of 25.12 feet to a Point; THENCE South 78 degrees 55 minutes 14 seconds East for a distance of 351.83 feet to a Point; THENCE South 86 degrees 56 minutes 30 seconds East for a distance of 230.95 feet to a Point; THENCE North 84 degrees 29 minutes 41 seconds East for a distance of 254.34 feet to a Point; THENCE South 20 degrees 23 minutes 52 seconds West for a distance of 11.12 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 0.199 Acres (8,689 Square Feet) as shown as Tempo-rary Construction Easement on the Easement Plat for 1 on the Lasement Plat for Gwinnett County Department of Water Resources, pre-pared by Precision Planning, Inc. (Job# E15157), and dat-ed 9/17/21.

TEMPORARY CONSTRUC-TION EASEMENT 2 (VARIABLE WIDTH)

Parcel # 7289 002A GENEVIEVE BREEDLOVE

All that tract or parcel of land lying and being in Land Lots 273, 289 & 290 of the 7th Land District, City Sugar HILL, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF COM-MENCEMENT begin at an 1" x 3/4" steel bar found at the Land Lot Corner common to Land Lots 272, 273, 290 & 291; THENCE leaving said 291; THENCE leaving said Land Lot Corner, South 59 degrees 47 minutes 33 sec-onds West for a distance of 3,166,51 feet to a Point; THENCE South 20 degrees 23 minutes 52 seconds West for a distance of 22,23 feet Point said Point being THE POINT OF BEGINNING

THENCE from said point as thus established, South 20 trus established, South 20 degrees 23 minutes 52 seconds West for a distance of 11.12 feet to a Point; THENCE South 84 degrees 29 minutes 41 seconds West for a distance of 237.91 feet to a Point; THENCE North 86 degrees 56 minutes 30 seconds West for a distance of 236.75 feet to a Point; THENCE North 78 degrees 55 minutes 14 seconds West for a distance of 395.21 feet to a Point; THENCE North 04 degrees 51 minutes 05 seconds West for a distance of 172.82 feet to a Point; THENCE North 87 degrees 28 minutes 35 seconds West for a distance of 172.82 feet to a Point; THENCE South 61 degrees 41 minutes 02 seconds West for a distance of 76.29 feet to a Point; THENCE South 61 degrees 41 minutes 02 seconds West for a distance of 76.29 feet to a Point; THENCE South 61 degrees 41 minutes 02 seconds West for a distance of 76.29 feet to a Point; THENCE South 61 degrees 41 minutes 02 seconds West for a distance of 76.29 feet to a Point; THENCE South 61 degrees 41 minutes 02 seconds West for a distance of 120 feet to a Point; THENCE South 61 degrees 41 minutes 02 seconds West for a distance of 120 feet to a Point; THENCE South 61 degrees 41 minutes 02 seconds West for a distance of 120 feet to a Point; degrees 23 minutes 52 seconds West for a distance of 41.20 feet to a Point; THENCE North 69 degrees 17 minutes 10 seconds West for a distance of 58.16 feet to a Point on the Southeasterly Right-of-Way Level Creek Road Level Creek Road (80? Right-of-Way); THENCE con-tinuing along said Right-of-Way of Level Creek Road, North 20 degrees 44 min-utes 30 seconds East for a distance of 20.00 feet to a Point; THENCE leaving said Right-of-Way of Level Creek Road, South 69 degrees 17

minutes 10 seconds East for a distance of 19.33 feet to a

Point: THENCE South 87 de grees 28 minutes 35 sec-onds East for a distance of 161.17 feet to a Point; THENCE South 04 degrees

51 minutes 05 seconds East

56 minutes 30 seconds East

Langley Lawrenceville, Georgia; and

owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a said project. Parcel Number: 97

2.95 acres fee simple right

of way 835.87 linear feet of limited access rights Owners: Lacramioara Grig-

for a distance of 175.63 feet to a Point; THENCE South 78 degrees 55 minutes 14 sec-onds East for a distance of 376.57 feet to a Point; THENCE South 86 degrees oras and Ciprian Grigoras as joint tenants with rights of survivorship, and GMAC CITATION

Mortgage, LLC

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commis-sioners, that the circum-stances are such that it is necessary that the right of way, easements and access rights if any as described in rights, if any as described in Inglits, It ally as bescribed an annexes to this order be ac-quired by condemnation un-der the provisions of the Of-ficial Code of Georgia Anno-tated, Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that Gwinnett County proceed to acquire the title, estate, or interest in the lands hereinafter described in annexes to this order by condemna-tion under the provisions of said Code, and the Attorney for Gwinnett County is au-thorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as its team expension. just compensation, all in accordance with the provisions of said Code.

This 15th day of February, 2022. GWINNETT GWINNETT COUNTY BOARD OF COMMISSION-ERS

BY: /S/ NICOLE L. HEN-DRICKSON NICOLE L. HENDRICKSON,

CHAIRWOMAN ATTEST:

/S/ TINA KING (SEAL)
TINA KING, COUNTY
CLERK
APPROVED AS TO FORM:
BY: /S/ TRACY L. LETTSOME
CENIOR ASSISTANT COUNTY

SENIOR ASSISTANT COUN-TY ATTORNEY EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 273 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follow:

THENCE from said point as thus established, North 04 degrees 51 minutes 05 seconds West for a distance of 41.95 feet to a Point; THENCE North 87 degrees 28 minutes 35 seconds West for a distance of 175.55 feet to a Point; THENCE North 89 degrees 17 minutes 10 seconds West for a distance of 16.12 feet to a Point on the Southeasterly Right-of-Way of Level Creek Road (80' Right-of-Way); THENCE continuing along said Right-of-Way of Level Creek Road (80' Right-of-Way) of Level Creek Road (80' Right-of-Way) feet to a Point; THENCE leaving said Right-of-Way of Level Creek Road, South 89 degrees 17 minutes 10 seconds East for a distance of 65.07 feet to a Point; THENCE South 42 degrees 28 minutes 35 seconds East for a distance of 31.10 feet to a Point; THENCE South 87 degrees 28 minutes 35 seconds East for a distance of 59.54 feet to a Point; THENCE South 04 degrees 51 minutes 05 seconds East for a distance of 50.74 feet to a Point; THENCE South 85 degrees 08 minutes 55 seconds Sest for a distance of 50.74 feet to a Point; THENCE South 85 degrees 08 minutes 55 seconds West for a distance of 10.00 described as follow:
Beginning at an iron pin located on the Northeasterly right of way line of Old Peachtree Road 1,126.56 feet Southeasterly as measured along the Northeasterly right of way line of said road and following the curative thereof from its intersection with the Southeasterly right of way line of Hurricane Shoals Road; thence running Southeasterly along cane Shoals Road; thence running Southeasterly along the Northeasterly right of way line of Old Peachtree Road and following to curative thereof 272.55 feet to an iron pin; thence running North 40 degrees 14 minutes 32 seconds East a distance of 536.43 feet to an iron pin; thence running North 43 degrees 33 minutes 02 seconds West a distance of 220.65 feet to an iron pin; thence running iron pin; thence running South 45 degrees 38 min-utes 22 seconds West along the Southeasterly line of property now owned by Russ D. Campbell 510.17 rest to the point of beginning; containing 2.951 acres designated as Tract "B" per plat of survey for Robert Bruce Marshall, June Marshall and Marian L. Marshall, detail Controller 1,1000 dated September 19, 1980 by McNally, Patrick and Cole, RLS. Subject to all easements and restrictions of record, if any. 905-67744 4/20,27,2022

APPENDIX "A" TO EXHIBIT **GWINNETT COUNTY**

BOARD OF

COMMISSIONERS

LAWRENCEVILLE, GEORGIA

Declaration of Taking for a Condemnation Proceeding

ARY 15. 2022

ADOPTION DATE: FEBRU-

At the regular meeting of the Gwinnett County Board of Commissioners held in

the Gwinnett Justice and Ad-

ministration Center, Auditori-um, 75 Langley Drive, Lawrenceville, Georgia.

Yes Aye Kirkland Carden, District I

Jasper Watkins III, District

Yes Aye Marlene Fosque, District 4

er Ku and carried by a 4-0

vote, the Resolution entitled,

Declaration of Taking for a Condemnation Proceeding.

as set forth below, is hereby

WHEREAS, the Gwinnett

County Department of Transportation has laid out and determined to construct Sugarloaf Parkway Extension, Phase III, Advance Activities and propagate as a construct sugarload parameters and supplies the construction of the con

quisition Improvements as part of the Gwinnett County

Road System of the State of Georgia, known and desig-nated as Project F-1061-01,

and being more fully shown

on a map and drawing on file in the office of the Gwin-

nett County Department of Transportation, 75 Langley Drive, Lawrenceville, Geor-

WHEREAS, in order to maintain the projected schedule of road construction of Gwinnett County, it is necessary that the property,

the right of way, and other rights, if any, for the con-struction of said project be acquired without delay; and

WHEREAS, the parcel to be

being by reference made a part of this order, are essen-

tial for the construction of

Brown, A.D. Yarbrough and

NOW, THEREFORE, BE IT

Parcel Number: 59 2,932.50 square feet of fee simple right of way Owners: Estate of Mattie

Carlton Yarbrough

said project.

Aye

Name Present Vote Nicole L. Hendrickson, Chairwoman

Ben Ku, District 2

No

adopted:

gia; and

of Water Resources, prepared by Precision Planning, Inc. (Job# E15157), and dated 9/17/21. 905-67893 4/20,27,2022 APPENDIX "A" TO EXHIBIT

08 minutes 55 seconds West for a distance of 10.00 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 0.113 Acres (4,929 Square Feet) as shown as Tempo-rary Construction Easement

3 on the Easement Plat for

Gwinnett County Department

GWINNETT COUNTY BOARD OF COMMISSIONERS LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Declaration of Taking for a Condemnation Proceeding ADOPTION DATE: FEBRU-

ARY 15, 2022 At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Ad ministration Center, Auditori-Langley

Lawrenceville, Georgia.

Name Present Vote Nicole L. Hendrickson, Chairwoman Kirkland Carden, District I

Aye Ben Ku, District 2 Jasper Watkins III, District

res Aye Marlene Fosque, District 4 lo Absent On motion of Commission er Ku and carried by a 4-0 vote, the Resolution entitled, Declaration of Taking for a Condemnation Proceeding,

as set forth below, is hereby adopted: WHEREAS, the Gwinnett County Department of Transportation has laid out and determined to construct Sugarloaf Parkway Extension, Phase II, Advance Acquisition as part of the Gwinnett County Road System of the State of Georgia, known and designated as Project F1061-01, and being more
fully shown on a map and
drawing on file in the office
of the Gwinnett County Department of Transportation,
The County DeTransportation of Transportation of Transportat Drive

WHEREAS, in order to maintain the projected schedule of road construction of Gwinnett County, it is necessary that the property the right of way, and other rights, if any, for the con-struction of said project be acquired without delay; and

WHEREAS, the parcet to be acquired, the right of way and other rights as herein described and as listed below, shown of record as owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a WHEREAS, the parcel to be acquired, the right of way and other rights as herein described and as listed below, shown of record as being by reference made a part of this order, are essential for the construction of

> NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the circumstances are such that it is necessary that the right of way, easements and access rights, if any as described in annexes to this order be activated by condempation unquired by condemnation un-der the provisions of the Of

CITATION

ficial Code of Georgia Annotated, Sections 32-3-4 tated, Sections through 32-3-19; and

IT IS ORDERED that Gwinnett County proceed to acquire the title, estate, or interest in the lands hereinafter described in annexes to this order by condemna-tion under the provisions of said Code, and the Attorney for Gwinnett County is au-thorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just companyation all in acjust compensation, all in accordance with the provisions of said Code.

This 15th day of February, 2022.

GWINNETT BOARD OF COMMISSION-

BY: /S/ NICOLE L. HEN-DRICKSON NICOLE L. HENDRICKSON, CHAIRWOMAN

ATTEST:
BY: /5/ TINA KING (SEAL)
TINA KING, COUNTY
CLERK APPROVED AS TO FORM: BY: /S/ TRACY L. LETT-SOME

SENIOR ASSISTANT COUNTY ATTORNEY

EXHIBIT "A"
PROJECT NO.: F-1061-01
PARCEL NO.: 59
COUNTY: Gwinnett
DATE OF R/W PLANS: August 18, 2020 REVISION DATE:

REQUIRED RIGHT OF WAY

All that tract or parcel of land lying and being in Land Lot 274 of the 5th Land Dis-trict of Gwinnett County, Georgia, being more particu-larly described as follows: larly described as follows:
Beginning at a point 24.78
feet right of and opposite
Station 5615+91.62 on the
construction centerline of
C/L Fence Rd on Georgia
Highway Project No. F-106101; running thence N 61°
18'31.1" E a distance of
40.71 feet to a point 23.24
feet right of and opposite
station 5616+32.29 on said
construction centerline laid construction centerline laid out for C/L Fence Rd; thence N 59°38 43.1" E a distance of 49.75 feet to a point 19.91 feet right of and opposite station 5616+81.93 on said station 5616-81.93 on said construction centerline laid out for C/L Fence Rd; thence S 29'57'42.8" E a distance of 40.16 feet to a point 60.00 feet right of and opposite station 5616+84.35 on said construction centerline laid out for C/L Fence Rd; thence S 69'43' 40.1" W a distance of 91'93 feet to a point 50.00 feet right of and opposite station 5615+92.96 on said construction centerline laid

station 5615+92.96 on said construction centerline laid out for C/L Fence Rd; thence N 29°33'46.6' W a distance of 25.25 feet back to the point of beginning.

Containing 0.067 acres more or less (2,932.50 square feet).

905-67742 4/20,27,2022 IN THE SUPERIOR COURT

OF GWINNETT COUNTY STATE OF GEORGIA CIVIL ACTION FILE NO. 22-A-02628-6 GWINNETT COUNTY. Condemnor,

V.
SSB, LLC; WELLS FARGO
BANK, NATIONAL ASSOCIATION; 0.072 acres of required right of way; 0.024
acres of permanent construction easement; and
0.073 acres of 12-month temporary construction easement; Condemnees. CITATION

The hereinabove named er persons known and unknown claiming any right, title power interest ownership, equity, claim, or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees, and all holders, owners and users of ways and easements in, across, over, and under said land are hereby notified, under the provisions of O.C.G.A. 32-3-19, 32-3-4 through providing for the exercise of the power of eminent do-main by the State of Georgia, or any of its subdivisions, or by any county of such State,

as follows: That the above case, being a condemnation in rem against the property here-inafter described, was filed in said Court on the 30th day of March, 2022.

That, in accordance with provisions of the aforesaid official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking in the said described lands for the said described lands for County transportation, road, and or sidewalk improvement purposes, thereby vesting the title to same in Gwinnett County, Georgia; and, in pursuance of such authority, Gwinnett County, Georgia, has deposited with the Clerk of the Superior Court of Gwinnett County the sum of \$89,700.00 as just compensation for the said the said described lands for compensation for the said lands described; and all persons claiming such funds or any interest therein, are hereby required to make known their claims to the Court; and

visions of applicable Georgia law, the Condemnor has prayed the Court for possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court the Judge of surrender possession of the property to Gwinnett County. Georgia, instanter after the

In accordance with the pro-

Georgia, instanter after the date thereof;
That, in accordance with 0.0.G.A. " 32-3-13 through 32-3-19, if the owner, or any of the owners, or any persons having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration of Taking and the deposit of the funds into Court but not later than thirty (30) days follow-ing the date of service as provided for in O.C.G.A. " 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceed-

ings.
The said property, as thus affected, is described as fol-See Exhibit A to the Citation which is attached hereto and

CITATION made a part hereof.
This 30th day of March, 2022.

Nhou Vang, Deputy Clerk **Gwinnett Superior Court** PROJECT NO.: F-1312-01
PARCEL NOS.: 1 and 2
Gwinnett 1 and 2 Gwinnett COUNTY: DATE OF R/W PLANS: July 31, 2020 REVISION DATE:

REQUIRED RIGHT OF WAY-PARCEL 1

December 1, 2021

All that tract or parcel of land lying and being in Land Lot 215 of the 6th Land Dis-trict of Gwinnett County, Georgia, being more particu-larly described as follows:

Beginning at a point 50.00 feet left of and opposite Station 12+28.65 on the construction centerline of SR 140/JIMMY CARTER BLVD on Georgia Highway Project No. F-1312-01; rrunning thence N 60°40'22.8" E a thence N 60°40'22.8" E a distance of 3.01 feet to a point 53.00 feet left of and opposite station 12+28.46 on said construction centerline laid out for S.R. 140/JIMMY CARTER BLVD.; thence southeasterly 63.18 feet along the arc of a curve (said curve having a radius of 1962.86 feet and a chord distance of 63.18 feet on a bearing of S 24°43'51.5" E) to the point 53.00 feet left of and opposite station 12+89.94 on said construction centerline laid out for S.R. 140/JIMMY CARTER BLVD.; thence S 60°40'44.5" W a distance of 3.01 feet to a point 50.00 feet left of and opposite station 12+90.22 on said construction center-line laid out for S.R. 140/JIMMY CARTER BLVD; thence northwesterly 63.18 feet along the arc of a curve (said curve having a radius of 1959.86 feet and a chord distance of 63.18 feet on a bearing of N 24°43'26.1" W) back to the point of beginning. Containing 0.004 acres more or less (189.54 square feet). on said construction center square feet).

REQUIRED RIGHT OF WAY-PARCEL 2

All that tract or parcel of land lying and being in Land Lot 215 of the 6th Land Dis-trict of Gwinnett County, Georgia, being more particu-larly described as follows: Beginning at a point 50.00 feet left of and opposite Station 12+90.22 on the construction centerline of SR 140/JIMMY CARTER BLVD on Georgia Highway Project No. F-1312-01; running those No. 68/240/44 F. F.

thence N 60°40'44.5" E a distance of 3.01 feet to a point 53.00 feet left of and point 53.00 feet left of and opposite station 12+89.94 on said construction centerline laid out for S.R 140/JIMMY CARTER BLVD thence southeasterly 10.34 feet along the arc of a curve (said curve having a radius of 1962.86 feet and a chord distance of 10.34 feet on a bearing of S 23°39'28.5" E) to the point 53.00 feet left of and opposite station 13+00.00 on said construction centerline laid out for S.R. 140/JIMMY CARTER S.R. 140/JIMMY CARTER BLVD.; thence S 66°29'35.0' W a distance of 0.95 feet to a point 52.05 feet left of and opposite station 13+00.00 on said construction centerline laid out for S.R. 140/JIMMY CARTER BLVD.; thence S 23°21'56.8" E a distance of 75.18 feet to a point 53.31 feet left of and point 33.31 leet left of all advanced in 34.73.15 on said construction centerline laid out for S.R. 140/JIMMY CARTER BLVD.; thence S 29°24'01.2" E a distance of 21.64 feet to a point 56.47 feet left of and apposite setting 13.43.96 point 56.47 feet left of and opposite station 13+93.96 on said construction centerline laid out for S.R. 140/JIMMY CARTER BLVD.; thence N 60°35'58.8" E a distance of 17.74 feet to a point 74.00 feet left of and consocite critical 13.01.37 opposite station 13+91.37 on said construction center-line laid out for S.R. 140/JIMMY CARTER BLVD.; thence S 29°24'01.2" E a distance of 31.66 leet to a point 79.00 feet left of and opposite station 14+21.43 on said construction centerline laid out for S.R. distance of 31.66 feet to a line laid out for S.R. 140/JIMMY CARTER BLVD.; thence S 28°07'48.5" E a distance of 39.12 feet to a point 85.00 feet left of and opposite station 14+58.50 on said construction center line laid out for S.R. 140/JIMMY CARTER BLVD. thence S 60°43'58.1" W a distance of 25.43 feet to a point 60.00 feet left of and opposite station 14+63.00 on said construction center line laid out for S.R. 140/JIMMY CARTER BLVD. thence S 13°05'37.8" E a distance of 78.49 feet to a point 54.00 feet left of and opposite station 15+39.00 on said construction center on said construction center-line laid out for S.R. 140/JIMMY CARTER BLVD.; thence N 49°56'01.7" W a distance of 7.25 feet to a point 50.00 feet left of and opposite station 15+33 12 on said construction center-line laid out for S.R. 140/JIMMY CARTER BLVD. thence northwesterly 249.26 feet along the arc of a curve (said curve having a radius of 1959.86 feet and a chord distance of 249.09 feet on a bearing of N 20°09'24.8" W)

PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES - PARCEL 1

back to the point of begin

Containing

acres more or less (2,942.17

ning.

square feet).

All that tract or parcel of land lying and being in Land Lot 215 of the 6th Land District of Gwinnett County Georgia, being more particularly described as follows: Beginning at a point 53.00

feet left of and opposite Sta-tion 12+28.46 on the contion 12425.46 on the construction centerline of SR 140/JIMMY CARTER BLVD on Georgia Highway Project No. F-1312-01; running thence N 60°40'22.8" E a distance of 17.03 feet to a start 70°0 feet left food point 70.00 feet left of and opposite station 12+27.41 on said construction center-line laid out for S.R. line laid out for S.R. 140/JIMMY CARTER BLVD.; thence S 24°46'13.8" E a distance of 63.18 feet to a point 70.00 feet left of and opposite station 12+88.35 on said construction centerline laid out for S.R. 140/JIMMY CARTER BLVD. thence S 60°40'44.5" W a distance of 17.08 feet to point 53.00 feet left of and opposite station 12+89.94 on said construction center line laid out for S.P 140/JIMMY CARTER BLVD 14U/JIMMY CARTER BLVD.; thence northwesterly 63.18 feet along the arc of a curve (said curve having a radius of 1962.86 feet and a chord distance of 63.18 feet on a bearing of N 24°43'51.5" W)