

DATE: *August 28, 2019*
TO: Mayor and City Council
FROM: Assistant City Manager *MS*
SUBJECT: Easement Request
Gwinnett Department of Water Resources



RECOMMENDED ACTION

Approve and authorize the Mayor to sign the required easement at 6170 Suwanee Dam Road for the purpose of providing upgraded water service to the new American Legion adjacent to the city's property.

The County has requested an easement to service the new American Legion Post 127 and their future water needs. The easement does not interfere with our known plans for the parcel and will allow the Legion to keep their project on track. Staff will coordinate with the county to provide for the restoration of the area once construction is complete and is recommending approval.

Attachment
Easement
Exhibit

Return To: Department of Support Services
Real Estate and Records & Management

Attention: _____

Project: American Legion Post 127 (CDP2019-00037)

PERMANENT WATER LINE and ACCESS EASEMENT

STATE OF GEORGIA
GWINNETT COUNTY

THIS INDENTURE, made this _____ day of _____, 2019, between **City of Sugar Hill, Georgia**, of the County of Gwinnett and the State of Georgia, hereinafter referred to as party of the first part, and **Gwinnett County Water and Sewerage Authority**, a political subdivision of the State of Georgia, hereinafter referred to as the party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, a non-exclusive permanent water line and access easement over, across, and through a portion of its property as shown on Exhibit "A," for the purpose of accessing, inspecting, and maintaining water lines and their appurtenances. Said easement being described as to size in Exhibit "A." Said Exhibit shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to said easement for the purposes previously stated.

The said easement being more particularly defined as a portion of that property in Land Lot **348** of the **7th** Land District, being described by the tax parcel **7348 144** of Gwinnett County, Georgia, for water lines and access as shown on the attached plat labeled as Exhibit "A," prepared by **Falcon Design** and dated **8/1/2019** which is attached hereto and by reference is incorporated herein and made a part hereof.

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

The party of the first part further covenants that no buildings or permanent structures will be constructed upon, over or across the easements described herein.

The party of the first part also covenants that no changes will be made to the surface within the easement area without the prior permission of the party of the second part.

TO HAVE AND TO HOLD, the said easement unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.

Sworn to and subscribed before me this
_____ day of _____, 2019

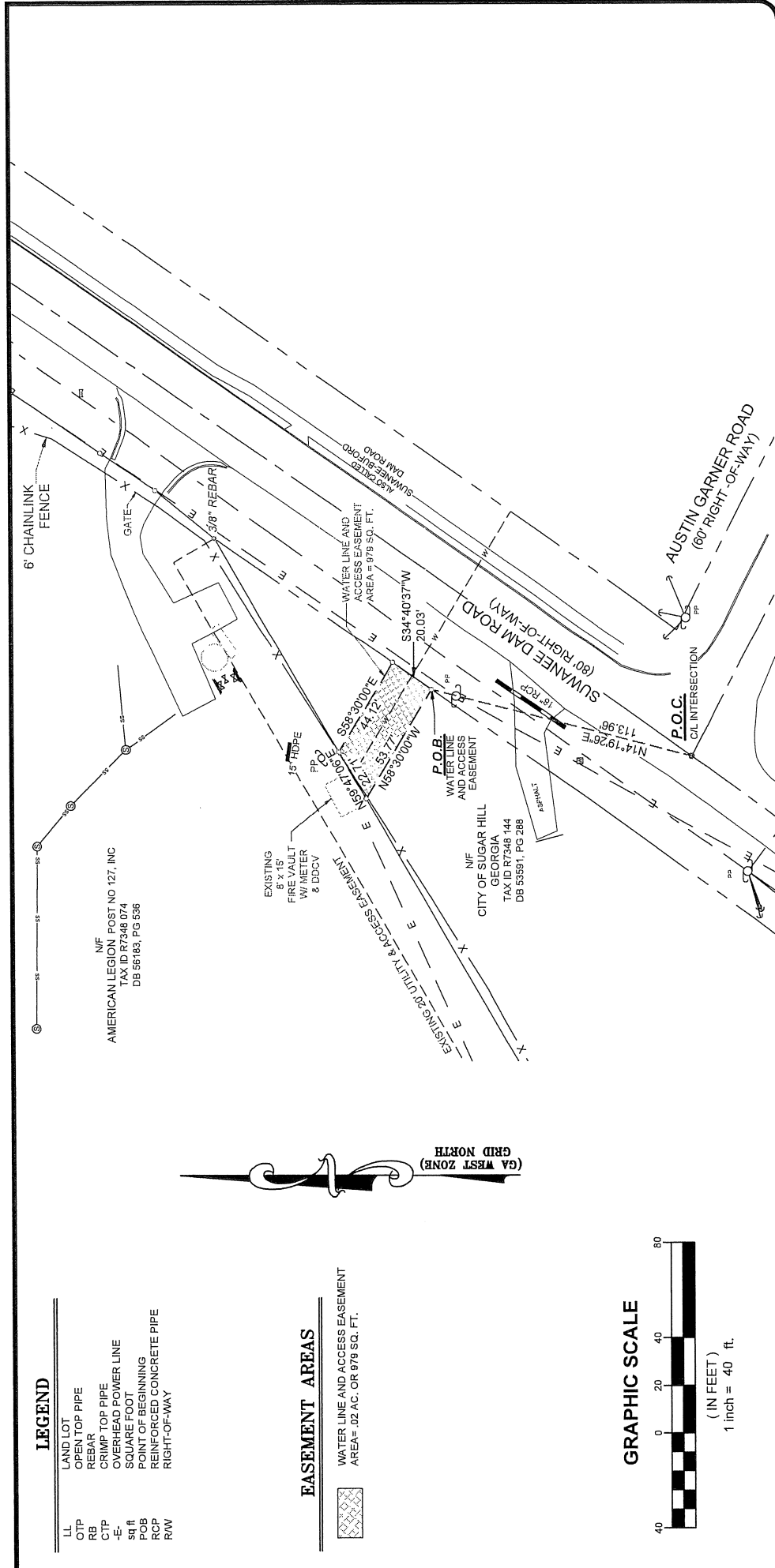
City of Sugar Hill, Georgia

Unofficial Witness

By: _____
Steve Edwards, Mayor

Notary Public

Attest: _____
Jane Whittington, City Clerk



LEGEND

- LL LAND LOT
- OTP OPEN TOP PIPE
- RB REBAR
- CTP CRIMP TOP PIPE
- E OVERHEAD POWER LINE
- SQ ft SQUARE FOOT
- POB POINT OF BEGINNING
- ROP REINFORCED CONCRETE PIPE
- RW RIGHT-OF-WAY

EASEMENT AREAS

WATER LINE AND ACCESS EASEMENT
 AREA = .02 AC. OR 878 SQ. FT.



(GA WEST ZONE)
 GRID NORTH



GRAPHIC SCALE

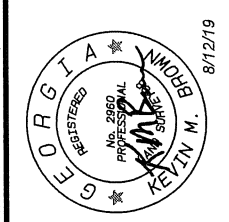


(IN FEET)
 1 inch = 40 ft.

FALCON DESIGN
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CONSTRUCTION
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REQUIRED EASEMENT EXHIBIT
PARCEL 7348 144
CITY OF SUGAR HILL GEORGIA
 LOCATED IN:
 LAND LOT 348, 7TH DISTRICT
 GWINNETT COUNTY, GEORGIA



REVISIONS

| | |
|----|------------|
| 1. | 18-12-2019 |
| 2. | 11-10-2019 |
| 3. | 11-10-2019 |
| 4. | 11-10-2019 |
| 5. | 11-10-2019 |

Know what's below.
Call before you dig.
 UTILITIES PROTECTION CENTER
 1 (800) 282-2822
 OR DIAL 811

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

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**CITY OF SUGAR HILL GEORGIA
WATER LINE AND ACCESS EASEMENT**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 348, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SUWANEE DAM ROAD (80 FOOT RIGHT-OF-WAY WIDTH), LOCATED NORTH 14 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 113.96 FEET FROM THE CENTERLINE INTERSECTION OF SUWANEE DAM ROAD AND AUSTIN GARNER ROAD (60 FOOT RIGHT-OF-WAY WIDTH);

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 58 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 53.77 FEET TO A POINT;

THENCE, NORTH 59 DEGREES 47 MINUTES 06 SECONDS EAST A DISTANCE OF 22.71 FEET TO A POINT;

THENCE, SOUTH 58 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 44.12 FEET TO POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SUWANEE DAM ROAD;

THENCE, WITH SAID RIGHT-OF-WAY LINE, PROCEED SOUTH 34 DEGREES 40 MINUTES 37 SECONDS WEST A DISTANCE OF 20.03 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OR PARCEL HAVING AN AREA OF **0.02 ACRES (979 SQUARE FEET)**.