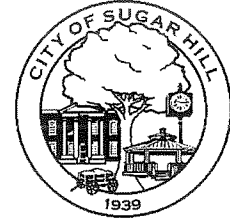


City of Sugar Hill  
Road Acceptance Summary  
**Gates @ Lanier**



**DATE:** August 18, 2020  
**TO:** Mayor and Council  
**FROM:** Planning Director  
**SUBJECT:** Request for Road Acceptance, Gates @ Lanier

---

RECOMMENDED ACTION

**Accept and record the Right of Way and Acceptance Deed for all streets and associated public improvements in Gates @ Lanier Subdivision.**

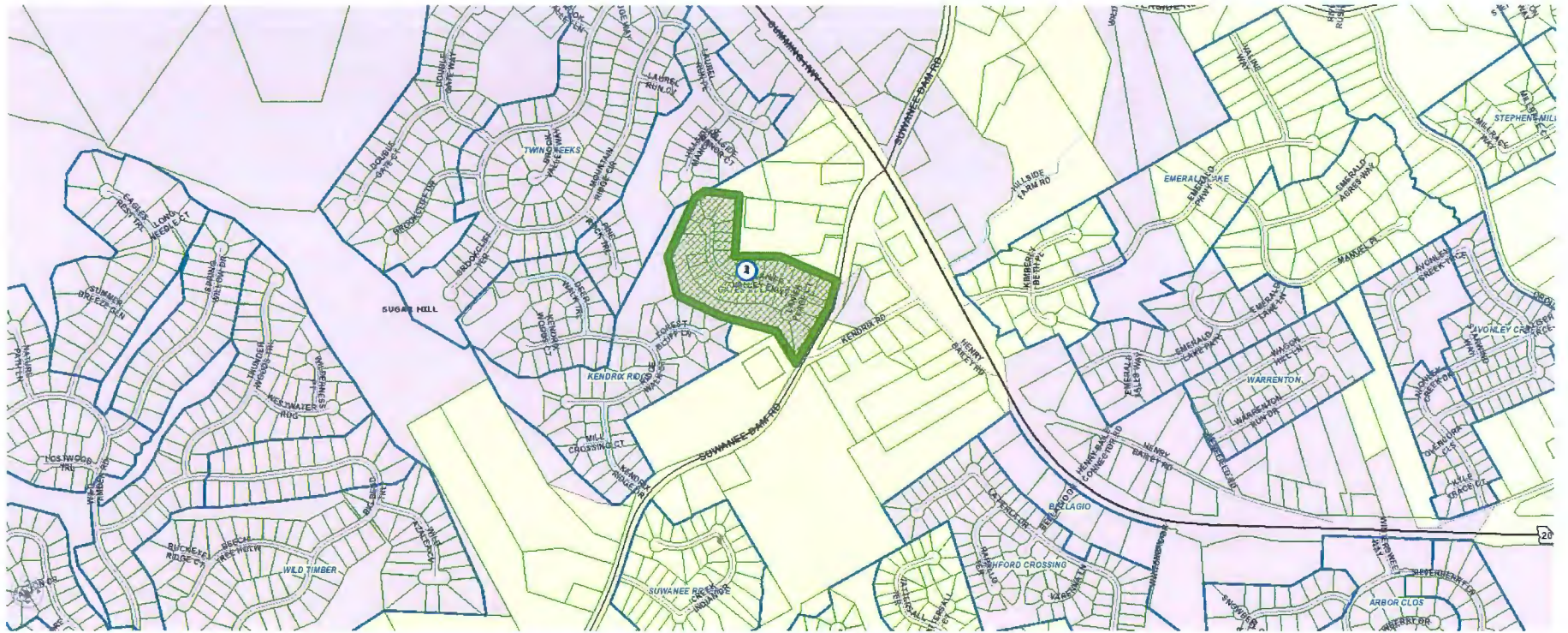
**ISSUE** Suwanee Dam Development Company, LLC/Smith Douglas Homes has requested that the City accept the streets in Gates @ Lanier Subdivision. City Council action is needed to properly accept the streets into the city road system.

**DISCUSSION**

Gates @ Lanier is a 33-lot subdivision on 13.88 acres located off Suwanee Dam Road. The final plat was recorded on 05-04-17. All roads have been constructed to City standards and the maintenance period along with all performance and maintenance agreements have been closed out. Building permits have been issued for all 33 lots.

In coordination with the City Public Works Dept. recent inspections of the streets and associated public improvements found no outstanding issues.

# GATES AT LANIER SUBDIVISION



After Recording, Return to:  
City of Sugar Hill,  
Attn: Planning Department  
5039 West Broad Street  
Sugar Hill, Georgia 30518

Prepared by:

Ryan Atkins  
Suwanee Dam Development  
110 Village Trail, Ste 215  
Woodstock GA 30188

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**RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED**

Project Name: Gates at Lanier Subdivision

**GEORGIA, GWINNETT COUNTY:**

THIS INDENTURE made this 4th day of September, 2019, by and between SUWANEE DAM DEVELOPMENT COMPANY LLC (as successor/grantor), as party of the first part, hereinafter referred to as "Grantor," and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter referred to as the "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of Ten Dollar (\$10.00) in hand paid, and other good and valuable consideration delivered to the Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all those tracts or parcels of land lying and being in the City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property"), located in District 7<sup>th</sup>, Land Lots 339 & 340. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.

TO HAVE AND TO HOLD the Property, together with any and all improvements thereon and any and all of the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and be hoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

GRANTEE does hereby execute this deed for the purpose of confirming its acceptance of the within conveyance.

IN WITNESS WHEREOF, Grantor and Grantee have caused this deed to be signed and sealed by their duly authorized officers as of the day and year first above written.


Signed, sealed and delivered in the presence of :

GRANTOR:



Unofficial Witness

By: Keith Adams  
Name: Keith Adams  
Title: VP Land Development  
{SEAL}



Notary Public, State of Georgia

Commission Expires: 9-5-21

{AFFIX NOTARIAL SEAL}

**Jill F Witter**  
**NOTARY PUBLIC**  
**Cherokee County, GEORGIA**  
**My Comm. Expires 09/05/2021**

Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**GRANTEE:**

**CITY OF SUGAR HILL, GEORGIA**  
a municipality organized and existing under  
the laws of the State of Georgia

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Jane Whittington, City Clerk

{City Seal}

## **EXHIBIT A**

**All those roadways lying and being in Land Lots 339 and 340 of the 7<sup>th</sup> District, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:**

**“Lanier Valley Parkway”**

**“Lanier Place Court”**

**As such roadways are shown and depicted on the final plat for Gates at Lanier Subdivision, recorded in Plat Book 139, Page 91,. Gwinnett County Superior Courts Records.**









Exhibit A

Type: DEED Book: 54324 Page: 00531

BK54324 PG0531

BK54271 PG0215

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA

16 JUN -2 PM 2:00

RICHARD ALEXANDER, CLERK

After Recording Return To:

Morris, Manning & Martin, LLP  
990 Hammond Drive  
Suite 300  
Atlanta, Georgia 30328

RECORDED  
PT-81 # 127-2016-013601  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ NONE  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

PT-81 # 67-2016-011098  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 1848.00  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2016 MAY -6 PM 2:52

RICHARD ALEXANDER, CLERK

303480

This Deed is being rerecorded to correct the legal description.

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

After recording, return to:  
Ledbetter Wanamaker Glass LLP  
1201 Peachtree Street, NE  
400 Colony Square, Suite 1501  
Atlanta, Georgia 30361  
Atty Peter B. Glass, Esq  
AS402A

GENERAL WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF GWINNETT

THIS INDENTURE is made this 4 day of May, 2016, by ANSLEY CAPITAL PARTNERS LLC, a Georgia limited liability company ("Grantor"), and SUWANEE DAM DEVELOPMENT COMPANY LLC, a Georgia limited liability company ("Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10 00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Land Lots 339 and 340 of the 7<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in fee simple, and

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever.

44018 1

0046639

0038587

22

BK54324 PG0532

BK54271 PG0216

IN WITNESS WHEREOF, Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, all the day and year first written above

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*  
\_\_\_\_\_  
Unofficial Witness

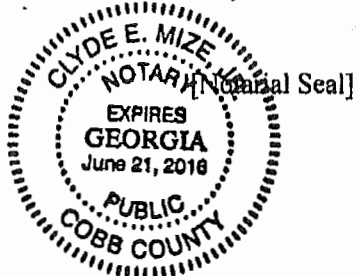
GRANTOR:

ANSLEY CAPITAL PARTNERS LLC,  
a Georgia limited liability company

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

By: *[Handwritten Signature]*  
\_\_\_\_\_  
Name: John Mansour  
Title: Manager

My commission expires Dec 21, 2014



BK54324 PG0533

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1

All that tract or parcel of land lying and being to Land Lots 339 and 340 of the 7<sup>th</sup> District, Glynn County, Georgia, being the same property shown and depicted in that plat of survey titled "Lanier Point" prepared for Lanier Point, LLC by Edwards Engineering, Inc. dated October 11, 2007. Said plat of survey is incorporated herein by reference. Said property is more particularly described as follows:

To find the Point of Beginning, commence at the centerline intersection of Kendrick Road and Suwanee-Buford Dam Road (Right-of-Way varies); thence run South 34 degrees 58 minutes 40 seconds West 90.86 feet to an iron pin and the True Point of Beginning; thence run North 12 degrees 23 minutes 30 seconds West 262.83 feet to an iron pin; thence run North 74 degrees 03 minutes 07 seconds West 293.03 feet to an iron pin; thence run North 74 degrees 41 minutes 44 seconds West 81.17 feet to a point; thence run North 63 degrees 16 minutes 09 seconds West 340.95 feet to a point; thence run North 07 degrees 36 minutes 52 seconds East 2.18 feet to a point; thence run North 14 degrees 40 minutes 03 seconds West 260.13 feet to an iron pin; thence run South 89 degrees 24 minutes 43 seconds East 762.17 feet to a 1" iron pin; thence run South 87 degrees 24 minutes 09 seconds East 151.84 feet to an iron pin located on the western right-of-way of Suwanee-Buford Dam Road (Right-of-Way varies); thence continuing along said right-of-way and following the arc of a 1040.00 foot radius curve 17.17 feet to a point (said arc having a chord bearing of South 28 degrees 10 minutes 21 seconds West; and a chord distance of 17.77 feet); thence continuing along said right-of-way South 29 degrees 23 minutes 51 seconds West 612.44 feet to an iron pin and the True Point of Beginning.

(continued on following pages)

0-3-067

8K54324 PG0534

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
(continued)

**Legal Description as set forth on that plat of survey prepared by DPE Development Planning Engineering, Inc., Jon G. Stubblefield, GRLS No. 2559 for First Continental Investment Co., Ltd., Suwanee Dam Development Company LLC and Dogwood Title and Abstract Company, dated April 13, 2016 and last revised May 2, 2016:**

All that tract or parcel of land lying and being in Land Lots 399 and 340 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set on the westerly right of way of Suwanee Dam Road having a variable right-of-way width, said point being 785.41 feet southerly as measured along the said westerly right-of-way of Suwanee Dam from the southwesterly right-of-way of State Route No. 20, if extended to form an angle; THENCE North 67 degrees 14 minutes 59 seconds West for a distance of 393.93 feet leaving said right-of-way of Suwanee Dam Road to a ¾" re-bar found; THENCE North 89 degrees 14 minutes 26 seconds West for a distance of 308.87 feet to an iron pin set, said point being THE TRUE POINT OF BEGINNING; THENCE North 89 degrees 14 minutes 26 seconds West for a distance of 453.19 feet to an iron pin set; THENCE North 24 degrees 41 minutes 43 seconds East for a distance of 425.36 feet to an axle found; THENCE North 60 degrees 14 minutes 08 seconds East for a distance of 86.99 feet to an iron pin set; THENCE South 83 degrees 00 minutes 07 seconds East for a distance of 226.83 feet to an iron pin set; THENCE South 03 degrees 32 minutes 09 seconds West for a distance of 408.80 feet to an iron pin set, said point being the True Point of Beginning.

Said tract of land contains 3.561 acres more or less.

Together with the following Appurtenant Easements and as shown on Survey:

1. Temporary Construction Easement, Bolton Parcel 7-339-244

Temporary Construction Easement by and between Steven M. Bolton and Ansley Capital Partners LLC dated May 3, 2016, filed and recorded May 6, 2016 in Deed Book 54271, page 210, Gwinnett County records.

All that tract or parcel of land lying and being in Land Lot 399 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows.

To find THE TRUE POINT OF BEGINNING, begin at a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way, said point being located 263.3 feet southerly as measured along said right-of-way from the intersection of Hillside Manor Court, if extended to form an angle, said point being THE TRUE POINT OF BEGINNING. THENCE South 81 degrees 34 minutes 04 seconds East for a distance of 148.48 feet leaving said right-of-way of Hillside Manor to a point; THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 60.58 feet to a point; THENCE North 60 degrees 13 minutes 48 seconds East for a distance of 12.73 feet to a point; THENCE North 08 degrees 25 minutes 56 seconds East for a distance of 55.21 feet to a point; THENCE North 81 degrees 34 minutes 04 seconds West for a distance of 158.69 feet to a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way, THENCE along the arc of a curve to the right for a distance of 2.51 feet, said curve having a radius of 50.00 feet and being subtended by a chord South 03 degrees 35 minutes 08 seconds West for a distance of 2.51 feet along said right-of-way to a point, said point being the True Point of Beginning.

Together With:

All that tract or parcel of land lying and being in Land Lot 399 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way, said point being located 263.3 feet southerly as measured along said right-of-way from the intersection of Hillside Manor Court, if extended to form an angle; THENCE along the arc of

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a curve to the right for a distance of 25.78 feet, said curve having a radius of 50.00 feet and being subtended by a chord South 19 degrees 47 minutes 49 seconds West for a distance of 25.50 feet along said right-of-way to a point, said point being the True Point of Beginning. THENCE South 81 degrees 34 minutes 04 seconds East for a distance of 133.50 feet leaving said right-of-way of Hillside Manor to a point; THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 51.32 feet to a point; THENCE South 60 degrees 13 minutes 48 seconds West for a distance of 12.73 feet to a point; THENCE North 08 degrees 25 minutes 56 seconds East for a distance of 51.69 feet to a point; HENCE North 81 degrees 34 minutes 04 seconds West for a distance of 128.04 feet to a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way; THENCE along the arc of a curve to the left for a distance of 8.78 feet, said curve having a radius of 50 00 feet and being subtended by a chord North 39 degrees 35 minutes 56 seconds East for a distance of 8.77 feet along said right-of-way to a point, said point being the True Point of Beginning.

Said tracts of land contain 2,458 square feet.

Together With:

Permanent Sanitary Sewer Easement, Bolton Parcel 7-339-244

All that tract or parcel of land lying and being in Land Lot 399 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way, said point being located 263.3 feet southerly as measured along said right-of-way from the intersection of Hillside Manor Court, if extended to form an angle, said point being THE TRUE POINT OF BEGINNING. THENCE South 81 degrees 34 minutes 04 seconds East for a distance of 148.48 feet leaving said right-of-way of Hillside Manor to a point; THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 60.58 feet to a point on the property line common with Dutton; THENCE South 60 degrees 13 minutes 48 seconds West for a distance of 25.45 along said Dutton line feet to a point; THENCE North 08 degrees 25 minutes 56 seconds East for a distance of 51.32 feet leaving said Dutton line to a point; THENCE North 81 degrees 34 minutes 04 seconds West for a distance of 133.50 feet to a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way; THENCE along the arc of a curve to the left for a distance of 25.78, said curve having a radius of 50.00 feet and being subtended by a chord North 19 degrees 47 minutes 49 seconds East for a distance of 25.50 feet along said right-of-way to a point, said point being the True Point of Beginning.

Said tract of land contains 4616 square feet.

Easement Agreement by and between Steven M. Bolton to Construction Easement for Sanitary Sewer and Agreement to Execute Permanent Sewer Easement to Gwinnett County from Steven M. Bolton to Ansley Capital Partners LLC, dated November 3, 2015, filed and recorded May 6, 2016 in Deed Book 54271, page 204, Gwinnett County records.

2. Temporary Construction Easement, Dutton Parcel 7-339-051

Temporary Construction Easement by and between William Irvin Dutton and Glenda M. Dutton and Ansley Capital Partners LLC dated October 26, 2015, filed and recorded May 6, 2016 in Deed Book 54271, page 213, Gwinnett County records.

All that tract or parcel of land lying and being in Land Lot 399 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way, said point being located 263.3 feet southerly as measured along said right-of-way from the intersection of Hillside Manor Court, if extended to form an angle; THENCE South 81 degrees 34 minutes 04 seconds East for a distance of 148.48 feet leaving said right-of-way of Hillside Manor to a point; THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 60.58 feet to a point, said point being THE TRUE POINT OF BEGINNING; THENCE North 60 degrees 13 minutes 48 seconds East

for a distance of 12.73 feet to a point; THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 47.52 feet to a point; THENCE North 83 degrees 00 minutes 35 seconds West for a distance of 10.00 feet to a point; THENCE North 08 degrees 25 minutes 56 seconds East for a distance of 39.91 feet a point, said point being THE TRUE POINT OF BEGINNING.

Together With:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way, said point being located 263.3 feet southerly as measured along said right-of-way from the intersection of Hillside Manor Court, if extended to form an angle; THENCE South 81 degrees 34 minutes 04 seconds East for a distance of 148.48 feet leaving said right-of-way of Hillside Manor to a point; THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 60.58 feet to a point; THENCE South 60 degrees 13 minutes 48 seconds West for a distance of 25.45 feet to a point, said point being THE TRUE POINT OF BEGINNING; THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 24.67 feet to a point; THENCE North 83 degrees 00 minutes 35 seconds West for a distance of 10.00 feet to a point; THENCE North 08 degrees 25 minutes 56 seconds East for a distance of 17.05 feet a point, THENCE North 60 degrees 13 minutes 48 seconds East for a distance of 12.73 feet to a point, said point being THE TRUE POINT OF BEGINNING. Said tracts of land contain 646 square feet.

Together With

Permanent Sanitary Sewer Easement, Dutton Parcel 7-339-051

All that tract or parcel of land lying and being in Land Lot 399 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the easterly right-of-way of Hillside Manor having a 50' right-of-way, said point being located 263.3 feet southerly as measured along said right-of-way from the intersection of Hillside Manor Court, if extended to form an angle; THENCE South 81 degrees 34 minutes 04 seconds East for a distance of 148.48 feet leaving said right-of-way of Hillside Manor to a point; THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 60.58 feet to a point on line common with Bolton and Dutton, said point being THE TRUE POINT OF BEGINNING. THENCE South 08 degrees 25 minutes 56 seconds West for a distance of 39.91 feet leaving said line to a point on the line common with Bulloch; THENCE North 83 degrees 00 minutes 35 seconds West for a distance of 20.01 feet along line common to Bulloch to a point; THENCE North 08 degrees 25 minutes 56 seconds East for a distance of 24.67 feet leaving Bulloch a point on the property line common with Bolton; THENCE North 60 degrees 13 minutes 48 seconds East for a distance of 25.45 feet along line common to Bolton to a point, said point being the True Point of Beginning.

Said tract of land contains 646 square feet.

Construction Easement for Sanitary Sewer and Agreement to Execute Permanent Sewer Easement to Gwinnett County from William Irvin Dutton and Glenda M. Dutton to Ansley Capital Partners, LLC, dated October 26, 2015, filed and recorded November 17, 2015 in Deed Book 53944, page 304, Gwinnett County records.

3. Bullock Drainage Easement and Temporary Grading Easement:

Drainage Easement Agreement and Temporary Grading Easement by and between Michael Brett Bullock and Ansley Capital Partners LLC, dated May 4, 2016, filed and recorded May 6, 2016 in Deed Book 54271, page 193, Gwinnett County records.

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8K54324 PG0537

Grading Easement Area

All that tract or parcel of land lying and being in Land Lot 399 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set on the westerly right of way of Suwanee Dam Road having a variable right-of-way width, said point being 785.41 feet southerly as measured along the said westerly right-of-way of Suwanee Dam from the southwesterly right-of-way of State Route No. 20, if extended to form an angle; THENCE North 67 degrees 14 minutes 59 seconds West for a distance of 393.93 feet leaving said right-of-way of Suwanee Dam Road to a ¼" re-bar found; THENCE North 89 degrees 14 minutes 26 seconds West for a distance of 166.39 feet to a point, said point being THE TRUE POINT OF BEGINNING; THENCE North 89 degrees 14 minutes 26 seconds West for a distance of 142.48 feet to an iron pin set; THENCE North 03 degrees 32 minutes 09 seconds East for a distance of 223.32 feet to a point; THENCE South 38 degrees 20 minutes 44 seconds East for a distance of 109.28 feet to a point; THENCE South 03 degrees 32 minutes 09 seconds West for a distance of 96.53 feet to a point; THENCE South 57 degrees 24 minutes 53 seconds East for a distance of 79.34 feet to a point, said point being the True Point of Beginning.

Said tract of land contains 14,650 square feet acres more or less.

Together With:

Drainage Easement Area

All that tract or parcel of land lying and being in Land Lot 399 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at an iron pin set on the westerly right of way of Suwanee Dam Road having a variable right-of-way width, said point being 785.41 feet southerly as measured along the said westerly right-of-way of Suwanee Dam from the southwesterly right-of-way of State Route No 20, if extended to form an angle; THENCE North 67 degrees 14 minutes 59 seconds West for a distance of 393.93 feet leaving said right-of-way of Suwanee Dam Road to a ¼" re-bar found; THENCE North 89 degrees 14 minutes 26 seconds West for a distance of 166.39 feet to a point; THENCE North 89 degrees 14 minutes 26 seconds West for a distance of 63.75 feet to a point, said point being THE TRUE POINT OF BEGINNING; THENCE North 89 degrees 14 minutes 26 seconds West for a distance of 20.00 feet to a point; THENCE North 00 degrees 45 minutes 34 seconds East for a distance of 20.00 feet to a point; THENCE South 89 degrees 14 minutes 26 seconds East for a distance of 20.00 feet to a point; THENCE South 00 degrees 45 minutes 09 seconds West for a distance of 20.00 feet to a point, said point being the True Point of Beginning.

Said tract of land contains 400 square feet acres more or less

4. Jeong Kyun Park Sanitary Sewer Easement:

Sanitary Sewer Easement as contained in and subject to the terms and conditions of that certain Easement by and between Jeong Kyun Park and Lanier Pointe, LLC, dated April 23, 2008, filed and recorded in Deed Book 48863, page 849, Gwinnett County records.