City of Sugar Hill Road Acceptance Summary The Preserve at Addison Woods

March 30, 2021

TO:

Mayor and Council

FROM:

DATE:

Planning Director

SUBJECT:

Request for Road Acceptance, Preserve at Addison Woods



RECOMMENDED ACTION

Accept and record the Right of Way and Acceptance Deed for all streets and associated public improvements within the right of way for The Preserve at Addison Woods subdivision.

ISSUE

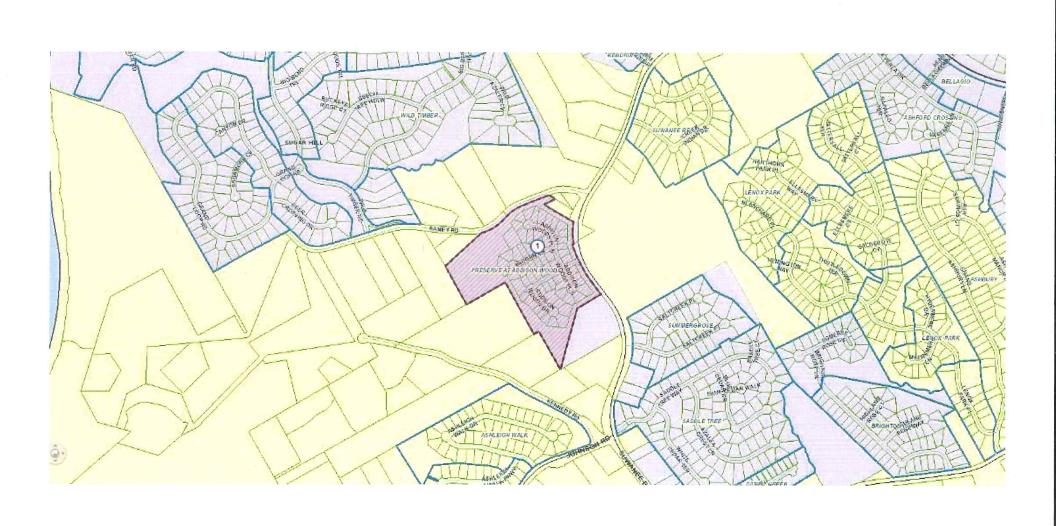
Century Communities of Georgia, LLC has requested that the city accept the streets in The Preserve at Addison Woods Subdivision. City Council action is needed to properly accept the streets into the city road system.

DISCUSSION

The Preserve at Addison Woods is a 62-lot subdivision on 26.820 acres located off Suwanee Dam Road. The final plat was recorded on 02-09-17. 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 62 lots.

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

PRESERVE AT ADDISON WOODS SUBDIVISION



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

RIGHT-OF-WAY DEDICATION AND ACCEPTANCE DEED

Project Name: THE PRESERVE AT ADDISON LUNCOS

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this _5th day of _5th _____, 20 _f ____, by and between CENTURY Communities (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:

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:

Unofficial Witness

Notary Public, State of Georgia

Commission Expires: Labor Lolulas

{AFFIX NOTARIAL SEAL}



GRANTOR:

CENTURY COMMUNITES OF GENGA CLC

Name: SUP LA

SEAL}

| Acceptance approved by the Mayo, 20 | r and City Council of the City of Sugar Hill on the |
|-------------------------------------|--|
| | GRANTEE: |
| | CITY OF SUGAR HILL, GEORGIA a municipality organized and existing under the laws of the State of Georgia |
| Attest: | By:Name: |
| Jane Whittington, City Clerk | |
| {City Seal} | |

Recorded 2/9/2017 1:54 PA RICHARD T ALEXANDER IR Clerk of Superior Court Gwinnett County, GA Book 138 Page 184 Participant IDs: 04395893







| | | CEN | TERLINE CU | RVE DATA | | |
|-------|-----------|------------|---------------|---------------|-------------|----------|
| CALLS | ARC LENGT | PADUST | CHORD BEARING | TOHORO LENGTH | CHETA ANGLE | TANGENT. |
| 1 4 | 25.50 | 200.00 | 5647817W | 25.48 | 7-15-17 | 12 77 |
| | 38.15 | 181.00 | 534144337W | 34.08 | 12'04'31" | 10.14 |
| G . | 48.03 | 101,00 | 540 0200 E | 48,78 | 15'29'10" | 24.01 |
| 0 | 72.65 | 1 101.00 1 | MITAROW | 72.15 | 22,25,33 | 36.01 |
| £ : | 236.20 | 781,00 | H433127574 | 219.80 | 74'49'44" | 138.37 |
| F | 72.63 | 101.00 1 | 572"1555"W | 72.15 | 22'59'33' | 38.8C |
| G | 36.36" | 181.00 | 570 01 23 W | 58.77 | 18"28"23" | 20.44 |
| | | | | • | | |

| | | | SECULIARIES. | SET ATTENDED TO SET ATTENDED T |
|-------|--|--|--------------|--|
| | _ | -46.00.0 | | 2 |
| | _ | \$21 77007 | 17.04 | Will state Was |
| | | \$17990b | 7.0 | N/ 1007 1700 1 60 00 |
| | | | 107.64 | |
| | | 577 VE 767 | 51.95 | to per a per |
| 11.27 | 730.75 | 32 TOTAL | 11.3 | 2 20 130 m 31 11 |
| | - | | | 2 2 Dan 19 10 10 11 11 11 11 11 11 11 11 11 11 11 |
| | | | | ## 187 W 183 |
| | | _M7272.0.67 | 25.07 | 3 45 See See See |
| | | NAME OF TAXABLE PARTY. | 198 | 4 45 AM 101 VI |
| 14.77 | 70.07 | 20,200 | 1225 | 2 111 200 100 00 1272 |
| 1677 | 7,357 | No. | 74.75 | 111 10 (1116) 171 11 11 11 11 11 11 11 11 11 11 11 11 11 |
| 15.14 | 100 | 40100 | 12.12 | |
| | | 200.00 | | VI Services 150 |
| | 70.57 | -23-10-5 | | 10 24 190 131/17 201 |
| | 12500 | -2000 | - 3/2 | 10 |
| | | | -176 | 100 100 100 100 100 100 100 100 100 100 |
| | | METTIEN | 19.45 | 10 10 10 10 10 10 10 10 10 10 10 10 10 1 |
| 20 10 | 200.007 | MICHICA | 2017 | 199 1487 2000 NEW YORK (189) |
| 11 10 | 12.07 | MINTERE | | 30734200 |
| 17 64 | 50.00 | WEX 7 E 2017 | (1); | 1 10 12 Page 10 |
| | | 14 ST 31 | 201007 | 100 and 1000 Bright 25 |
| SCIT | *11.10 | 300 007003 | 10.77 | ire the inter threater it is |
| | | 000 P.O. | 12.59 | 10 STYTE - 15 |
| 111 | 3000 | 12 10 KE | | IN AN ME WITH SE |
| 65.7 | 2017 | MR 27107 | 14.00 | 111 1000 1000 1000 1000 |
| 49.45 | P3 (10 | 1997-1727 | -2K | # 85 85 WW # |
| 3.1 | F0277 | 202 17 67 | 3.7 | 01 00 68 2005 00 |
| | 12/04 | ALTO COM | 17.67 | 10 10 10 10 10 1 |
| | 13.00 | ART 37 CT N | 10.00 | 31 32 33 |
| 1235 | VA106 | 400 | 1757 | 137 AND 177 AN |
| | 2777 | -0.00 | | 10 10 Mag County Int |
| | AZC. | | | 10 15 20 10 10 10 10 10 10 10 10 10 10 10 10 10 |
| | LABAZ, | 100000 | | 10 72 10 5-67 10 |
| | - | - A - A - A - A - A - A - A - A - A - A | | 10 10 NO 10 10 10 10 10 10 10 10 10 10 10 10 10 |
| 73.00 | 10.797 | 25430 | | 100000 |
| 11 91 | 20.05 | | | 10 12 13 12 13 13 13 13 13 13 13 13 13 13 13 13 13 |
| | 43.55 | | | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| 24.5 | 300 | 100 | 72 | |
| 120 | 440 | 100 VIO.5 | | A war mer charten part |
| | | 02371 | 6.0 | 127 1/207 Plan Septiment 1139 |
| | 33.07 | 257 TE261 | 277 | 108 3.08 1 March March 1981 3.65 |
| | | ANTIFARY | | 72 NOV 1997 15 |
| | | 12347.7 | 1979 | IN NOT HER HEREIN |
| 43.54 | 43.7 | 477.01.573 | 1177 | IN SHOT HARD HATRIFH DOC |
| 1857 | 11.4 | | | 19 Birdres 122 |
| | | | | 12) 10197270 1 1400 |
| | | TO SOUTH | 1727 | 12 12 12 12 12 12 12 12 12 12 12 12 12 1 |
| | | | | 19 19 19 19 19 |
| 28572 | 200709 | | | |
| | 100 | | | New Printer of the |
| | The same | 100 | - FA 60 | 18 Apr 100 WICE 107 |
| 5616 | E287 | | 11/2 | |
| | | 10'00'0 | 10.00 | in our page parent of |
| 41.79 | 224 | CF2 01 2-10 | 77.5 | |
| | 3000 | 200 27 27 20 | 47.23 | 18 00 180 1503 15 |
| | | the error | | Northy 1 Kill |
| | | Tel Property | 46.07 | |
| | | 340 1700 1 | MY | 144 14.14 207 5741252 1 72.7 |
| | | TAN TITLE | | THE PROPERTY AND |
| | | - APP-1/19979 | 45.15 | 3 17 28 123 14 3 17 28 123 14 3 17 18 123 14 |
| 4477 | 10000 | | 14.27 | |
| 13.85 | 1347 | BOTTON | PARE | IND HATTERY U.S. |
| | 100 | -112/21 | | - W1250 + 430 |
| | -27- | -848 | | 19 4 W SAF 22 VAL |
| - 10 | 10.00 | -71/2/27 | 70.00 | 100 100 100 100 100 |
| | -14 | - 37 3 35 | 1110 | Am Mar Assessed Con |
| | | 360 1636 W | | W - 42 - 62 - 62 |
| 0.07 | 1060 | Company of the last | | 1 |
| | | September 1 | 19.07 | |
| 50 | fo ist | Section 1 | | AR SEE SEE SEE |
| 17.00 | 11.67 | WITTER | 17.75 | 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| 120 | कार्क | URSEL ST | 122 | 10 10 10 10 10 10 10 10 10 10 10 10 10 1 |
| | | 574 102372 | 76 | 167 Har 600 20 Shr 245 Th 31 45 |
| | | 200 Y HARW | 91.5 | 131 VY 17529 1 66 07 |
| | | 100 TO 100 TO | | 11 101 Mar 12 12 13 13 13 13 13 13 13 13 13 13 13 13 13 |
| 109 | 26107 | Hay Trans | 100 | |
| | | | | 126 756 1/266 1 858 (858) 7.66 |
| | AND SECURE OF SE | ### 152 May 15 | ## 192 1 | |

(CAUS LANCE LANCE) PARTIE DE VANCE DE SANCE LANCE DE LA CESTA DE L

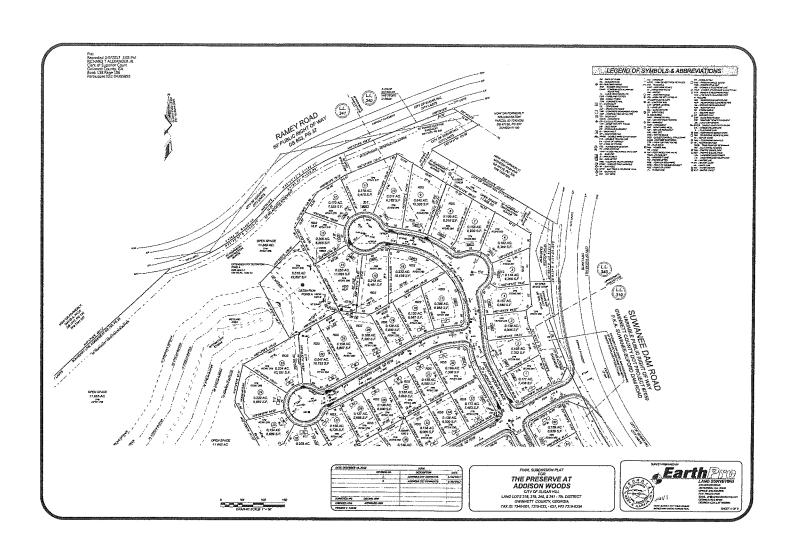
| DUTY DECEMBER 18 2016 | | rotor | |
|-----------------------|---------------|-----------------------|-----------|
| | PENTINE NO. | DESCRIPTION. | DEU. |
| | L | ADDRESS OFF CORPADITS | J/14/251 |
| | | ACOMESI OTT COMMENTS | 12/25/205 |
| SUPPLIED BY DE | user and | | |
| | TTERRITOR COM | | |

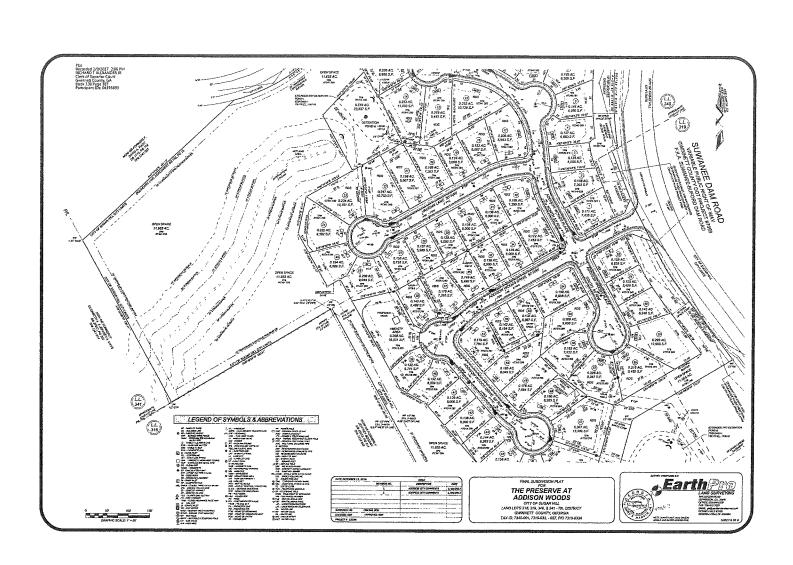
The Control Station of the Control Station of





| AC - MAKE OF CUPS | NC - MANCECAP | FF - POHER POLE |
|----------------------------------|--|--|
| M - NATING LINE | HOPE - HIGH DEVELTY MOLYETHINEN | CO PSC - HANGING STACE COUNT |
| Ф м-видияния | A MA - HENDHILL | PSO - PONDR STUD OUT |
| BOIN - BANDED WHIE FENCE | HAR - I KING HOTE FONCE | AT ACMERIA TRESPONDENCE |
| C. CARLETTE DISTORME | NY PROCETTER VALUE | of PTLF - PONER, TREPHORE 4 LIGHT R |
| CAS - CARR AND COTTON | O M - MONTH | PIC - POWER & TELEPHONE PICE PIC - POLYNOM CHAPPE PIE |
| CER - COMPANY HALL | D PY - PROPERTOUSE D PS - PROPERTOUSE | |
| CCD - CCMCD415 MM | TELEMENTATION COM | A-RECURS ANS - APRICONCAN AND FOUND |
| G CHENE! | TELEGRAPICATION CONT | DOD - RESIDENCE CONCRETE POR |
| CIE - DUNINETTICE | LAT- ATMERILATERY | DA - WESTER PACE CONTRACTOR |
| CO CONDUCTE HOMEOUS COMPOUND | LL - LANDLET | NW - REAT OF MAY |
| CAP - CONSULTATED METAL PAPE | III - LANGIETIPE | 30 - STONN GRAN |
| m m . a. essant | PLE WATER | S.F. + SCHWIFFEET |
| CDMC - CONFARTE | M. MEANING | a P - SERVE FOLE |
| ⊕ OF - SALGRATTO FORT | HIS - MARKETTENAN | INF - 20LD POD FOLAD |
| COF - DRIVET TOP ATTENDED | AP - APIENDAY P PARENT | ANS A SANGARY SENCE CASEMENT |
| DR CHEE EXX | (b. Mr MANEELL) | JE - MANUARY SPHER |
| DE LORIGHACE FAMORIES | DATE AND A STORE ASSESSMENT | Des DATE A STREET ASSOCIATION NAMED |
| TR - DWOL HERS | LE ACHT HICKOTOWNO HELL | SYL - SPACE YELLOW LINE |
| | MF - NOW DA FORSADILY | J. BURGOSUM |
| CHICA - DOUBLE WANG CATOY DAGIN | NO - NUL CET | S DIM - RESPONSO GENERALING |
| CITE - DOUBLE YELLOW LIVE | ATS - MOT TO SCALE | TIT TOK - PERSONNEMENDESTAL NOX |
| EA - EDGE OF ASPIALS | CC2 - DUILET COMMER EMPLOYING | TO TOP OF GURA |
| SP FOGE OF PAYING | OLD - DUTSESS CHARMON | O THAY - TELEPHONE MANAGED |
| A PER-PEARED AND SECTION | OF OPEN TOP PARE FOUND | O TP - TELEPHONE POLE |
| A PH - PERE HYDRANT | PO -PLATRICION | THOS - THUS FORT OF MICHING |
| FIRM - FEODO PERANCESIATE ANY | ED PER - PERMANDER | THE - THE PHYSICAL MARKET |
| TO 44 - SASTING | PG -PAGE | OF THE - PRAPRIC DISHOLD BOX |
| CO - GOLDE PRIET | # PAY - POST PROCATOR VALVE | O TES - TRAVEIT BEING POLE |
| G cu casuette | FICKS - PIC NAZ. SET | CIT - UNDERGROUND FORMS? |
| CHO - CODESA MALINA DESTRICA | PAL - PROPERTY USE PAL - PROPER METER | UT UNDERFEROUND TELEPHONE |
| O DIM - CPEASE THIP MANICLE | | -M . WATERLAND |
| G-tar - commons of the provinces | POR - PORT OF RESPECTA | M - WATER VALVE |
| ES DY THAT HERE & HELPONE PORE | POC - POINT OF ENTRY | O HAY - MATERIANE |
| | | |





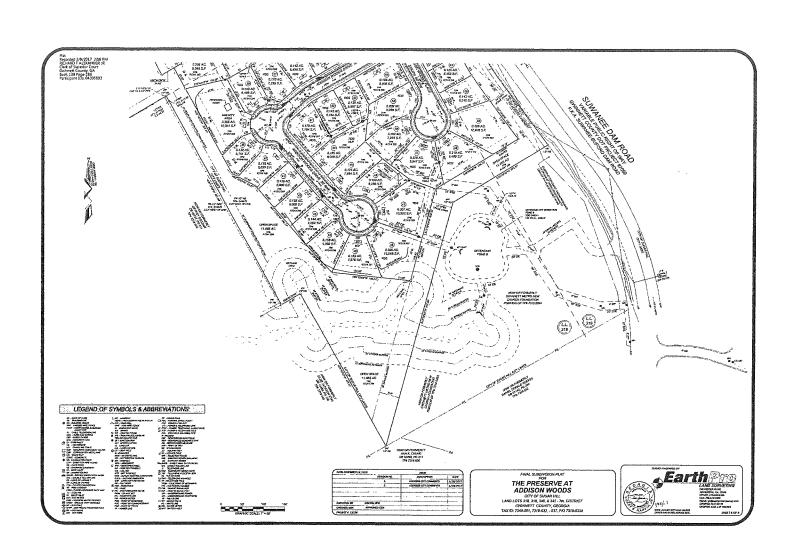


EXHIBIT A

All those roadways lying and being in Land Lots 318, 319, 340 & 341 of the 7th District , Gwinnett County, City of Sugar Hill, Georgia and being more particularly described as follows:

"Addison Woods Drive";

"Addison Woods Place";

"Vaughn Lane";

As such roadways are shown and depicted on the final plat for The Preserve at Addison Woods Subdivision, recorded in Plat Book 138, Page 183, Gwinnett County Superior Courts Records.