

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

DATE: March 30, 2021
TO: Mayor and Council
FROM: 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.

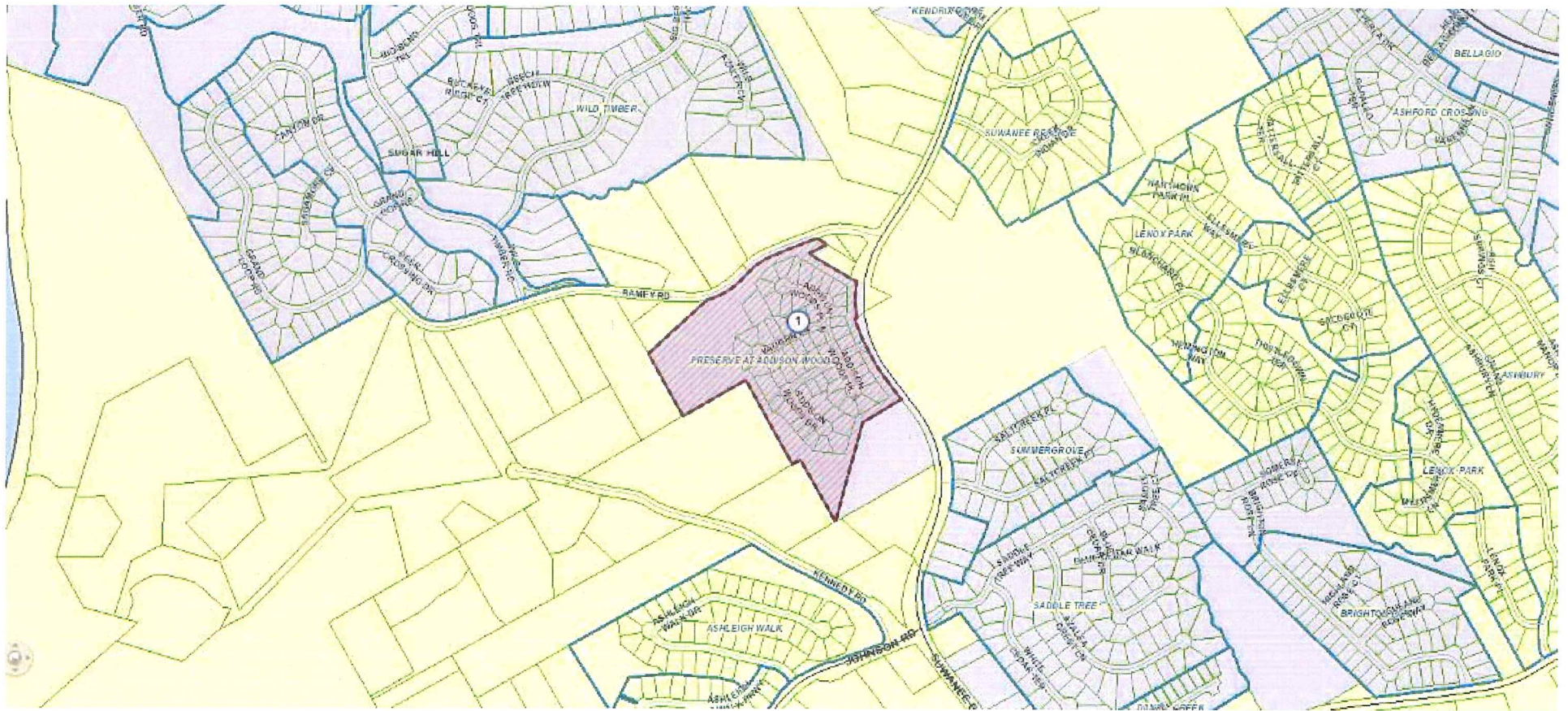
ISSUE Century Communities of Georgia, LLC has requested that the city accept the streets in The Preserve at Addison Woods Subdivision. City Council action is needed to properly accept the streets into the city road system.

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 ADVERSE LANDS

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this 5th day of SEPT, 20 19, 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:

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 7th, Land Lot(s) 318, 319, 340, 341. 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 behoof 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:

B. J. G.
Unofficial Witness

CENTURY COMMUNITIES OF GEORGIA, LLC
By: [Signature]
Name: JOSEPH C. CURRAN
Title: SUP. CLERK
{SEAL}

Colby Shear
Notary Public, State of Georgia

Commission Expires: 4/22/22 to 6/14/22

{AFFIX NOTARIAL SEAL}



*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}

Plat
 Recorded 3/27/2017 2:03 PM
 RECORDS 1433240233.05
 Clerk of Superior Court
 Gwinnett County, GA
 Book 138 Page 146
 Particulars LDC 201509892

LEGEND OF SYMBOLS & ABBREVIATIONS		
1. Surveyed boundary	11. Proposed boundary	21. Proposed easement
2. Easement	12. Proposed easement	22. Proposed easement
3. Easement	13. Proposed easement	23. Proposed easement
4. Easement	14. Proposed easement	24. Proposed easement
5. Easement	15. Proposed easement	25. Proposed easement
6. Easement	16. Proposed easement	26. Proposed easement
7. Easement	17. Proposed easement	27. Proposed easement
8. Easement	18. Proposed easement	28. Proposed easement
9. Easement	19. Proposed easement	29. Proposed easement
10. Easement	20. Proposed easement	30. Proposed easement



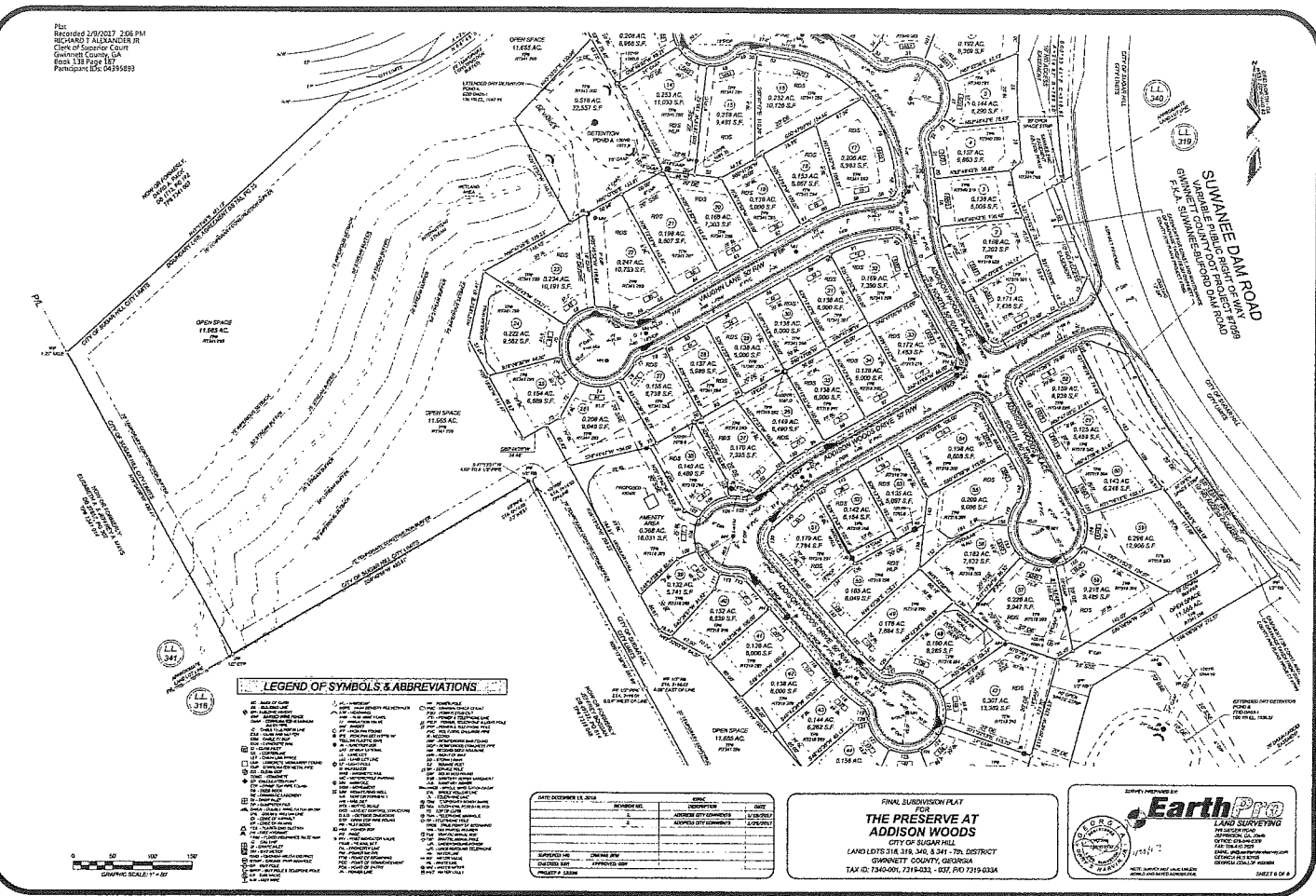
DATE	BY	DESCRIPTION
16 DECEMBER 16, 2016	DAVID J. HARRIS	PREPARED BY
		APPROVED BY
		DATE

FINAL SUBDIVISION PLAT
 FOR
**THE PRESERVE AT
 ADDISON WOODS**
 CITY OF SUGAR HILL
 LAND LOTS 318, 319, 340, & 341 - 7th DISTRICT
 GWINNETT COUNTY, GEORGIA
 TAX ID: 7340-001, 7219-031, 032, PID 7319-033A

Survey prepared by

EarthPro
 LAND SURVEYING
 10000 Peachtree Dunwoody Road, Suite 100
 Atlanta, GA 30328
 Phone: 404.477.1111
 Fax: 404.477.1112
 Email: info@earthpro.com
 Website: www.earthpro.com

Plot:
Recorded 3/02/2017 2:08 PM
REYNARD'S ALDENDALEN DR
Clerk of Superior Court
Gwinnett County, GA
Book 138 Page 187
Parcels: GC 04355693



LEGEND OF SYMBOLS & ABBREVIATIONS

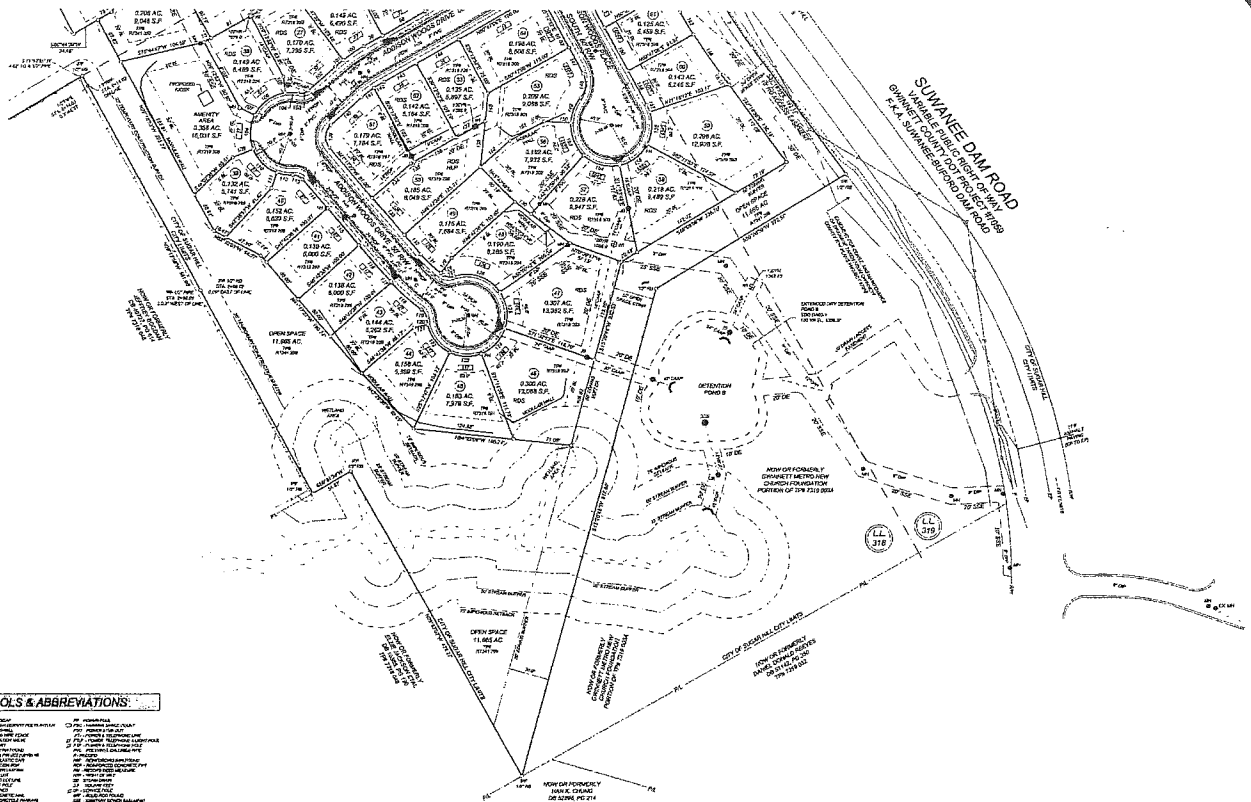
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- 3. UTILITY
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DATE	REVISION	BY	DESCRIPTION

FINAL SUBDIVISION PLAT
FOR
**THE PRESERVE AT
ADDISON WOODS**
LAND LOTS 318, 340, & 341 - 7th DISTRICT
GWINNETT COUNTY, GEORGIA
TAX ID: 7340-00-7319-031 - 037, PLO 7319-033A

DESIGNED AND PREPARED BY
EarthPro
LAND SURVEYING
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: 404.525.1111
Fax: 404.525.1112
www.earthprosurveying.com
GWINNETT COUNTY, GEORGIA
REGISTERED PROFESSIONAL SURVEYOR
STATE OF GEORGIA
17557
DATE: 2/14/2017

File
 Recorded 2/20/2017 7:08 PM
 SCHEIDT & ALLESTREE, INC.
 Clerk of Superior Court
 Glynn County, GA
 Book 138 Page 388
 Participant ID: 04394993



LEGEND OF SYMBOLS & ABBREVIATIONS:

Symbol	Description	Symbol	Description
(1)	Lot	(3)	Asph. Driveway
(2)	Street Right-of-Way	(4)	Concrete Driveway
(5)	Utility Right-of-Way	(6)	Asph. Driveway (with) Concrete
(7)	Water Right-of-Way	(8)	Concrete Driveway (with) Asph.
(9)	Easement	(9)	Concrete Driveway (with) Asph. (with) Concrete
(10)	Encroachment	(10)	Concrete Driveway (with) Asph. (with) Concrete (with) Asph.
(11)	Structure	(11)	Concrete Driveway (with) Asph. (with) Concrete (with) Asph. (with) Concrete
(12)	Foundation	(12)	Concrete Driveway (with) Asph. (with) Concrete (with) Asph. (with) Concrete (with) Asph.
(13)	Foundation (with) Slab	(13)	Concrete Driveway (with) Asph. (with) Concrete (with) Asph. (with) Concrete (with) Asph. (with) Concrete
(14)	Foundation (with) Slab (with) Foundation	(14)	Concrete Driveway (with) Asph. (with) Concrete (with) Asph. (with) Concrete (with) Asph. (with) Concrete (with) Asph.
(15)	Foundation (with) Slab (with) Foundation (with) Foundation	(15)	Concrete Driveway (with) Asph. (with) Concrete (with) Asph. (with) Concrete (with) Asph. (with) Concrete (with) Asph. (with) Concrete
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Subdivision	Block	Lot	Acres	Area

FINAL SUBDIVISION PLAT
 100%
**THE PRESERVE AT
 ADDISON WOODS**
 CITY OF SUGAR HILL,
 LAND LOTS 310, 311, 312, & 313, DISTRICT
 GYNNETT COUNTY, GEORGIA
 TAX ID: 7545-091, 7519-002, -011, 740 7319-033A

Survey Prepared By
EarthPro
 LAND SURVEYING
 1600 E. COLON PLAZA
 SUWANEE, GA 30078
 (770) 486-2550
 www.earthprosurvey.com

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.