

Return to:
Sugar Hill City Hall
5039 W. Broad Street
Sugar Hill, Ga. 30518
ATTN: Kim Landers

STATE OF GEORGIA
COUNTY OF GWINNETT

DEED OF GIFT

THIS INDENTURE, made the 1st day of December, in the year two thousand twenty-one, between Grand Communities, LLC, a Kentucky limited liability company whose address is 3940 Olympic Blvd., Suite 400, Erlanger, Kentucky 4101, as party or parties of the first part, hereinafter called Grantor, and

CITY OF SUGAR HILL, GEORGIA
a Georgia Municipal Corporation

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, by these presents does hereby gift, convey and confirm unto the said Grantee any and all interest Grantor has in:

All those tracts or parcels of land as being more particularly described on Exhibit A and Exhibit B which are attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever as to the interest conveyed by Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:
Grand Communities, LLC
A Kentucky limited liability company

Jammy B. Creery
Unofficial Witness

BY: Todd E. Huss
Todd E. Huss, President

Kathleen McElroy
Notary Public
My commission expires:

Notary Seal

Corporate Seal:



KATHLEEN McELROY
Notary Public, Kentucky
State At Large
My Commission Expires
August 20, 2022
607095



EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 304, 323 & 324, 7TH DISTRICT, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF LAND LOT CORNERS 323, 324, 304, AND 305, THENCE RUNNING N 19°48'10"E FOR A DISTANCE OF 1262.31' TO A POINT IN THE CENTER OF RICHLAND CREEK; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 54°07'15" E A DISTANCE OF 118.94' TO A POINT; THENCE S 81°08'56" E A DISTANCE OF 67.59' TO A POINT; THENCE N 08°50'47" E A DISTANCE OF 30.00' TO A POINT; THENCE N 81°08'56" W A DISTANCE OF 67.59' TO A POINT; THENCE N 08°51'04" E A DISTANCE OF 125.41' TO A POINT; THENCE N 60°40'04" W A DISTANCE OF 500.54' TO A POINT; THENCE S 05°07'54" W A DISTANCE OF 282.34' TO A POINT; THENCE S 31°32'02" E A DISTANCE OF 17.59' TO A POINT IN THE CENTER OF RICHLAND CREEK; THENCE ALONG THE CENTER OF RICHLAND CREEK 1,648' WITH A TIE LINE OF S 89°32'59" W A DISTANCE OF 1426.80' TO A POINT; THENCE N 08°51'02" E A DISTANCE OF 419.96' TO POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH RICHLAND CREEK ROAD; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH RICHLAND CREEK ROAD S 76°45'37" E A DISTANCE OF 82.13' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 221.19', WITH A RADIUS OF 490.91', WITH A CHORD BEARING OF N 83°27'27" E , WITH A CHORD LENGTH OF 219.32' TO A POINT; THENCE N 73°19'04" E A DISTANCE OF 164.51' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 165.45', WITH A RADIUS OF 1355.18', WITH A CHORD BEARING OF N 80°21'54" E , WITH A CHORD LENGTH OF 165.35' TO A POINT; THENCE N 85°20'00" E A DISTANCE OF 157.22' TO A POINT; THENCE N 87°32'14" E A DISTANCE OF 208.92' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 255.01', WITH A RADIUS OF 508.51', WITH A CHORD BEARING OF S 79°48'00" E , WITH A CHORD LENGTH OF 252.35' TO A POINT; THENCE S 61°42'11" E A DISTANCE OF 246.50' TO A POINT; THENCE S 60°45'12" E A DISTANCE OF 257.98' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 347.08', WITH A RADIUS OF 602.87', WITH A CHORD BEARING OF S 73°41'53" E , WITH A CHORD LENGTH OF 342.31' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 108.85', WITH A RADIUS OF 696.00', WITH A CHORD BEARING OF N 84°38'59" E , WITH A CHORD LENGTH OF 108.73' TO A POINT; THENCE N 83°46'35" E A DISTANCE OF 266.71' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 364.21', WITH A RADIUS OF 1428.31', WITH A CHORD BEARING OF S 88°11'24" E , WITH A CHORD LENGTH OF 363.22',; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 412.97', WITH A RADIUS OF 792.03', WITH A CHORD BEARING OF S 65°05'04" E , WITH A CHORD LENGTH OF 408.31' TO A POINT; THENCE S 48°47'19" E A DISTANCE OF 223.46' TO A POINT; THENCE S 66°01'03" W A DISTANCE OF 650.93' TO A POINT; THENCE S 29°41'51" E A DISTANCE OF 195.16' TO A POINT IN THE CENTER OF RICHLAND CREEK; THENCE 931' ALONG THE CENTER OF RICHLAND CREEK WITH A TIE LINE OF N 68°21'48" W A DISTANCE OF 1167.72' TO A POINT. WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 28.166 ACRES OR 1,226,924 SQUARE FEET, MORE OR LESS



FOR THE FIRM
BOUNDARY ZONE, INC.
L.P. CONWAY
NOT VALID WITHOUT
SIGNATURE
L.P. Conway

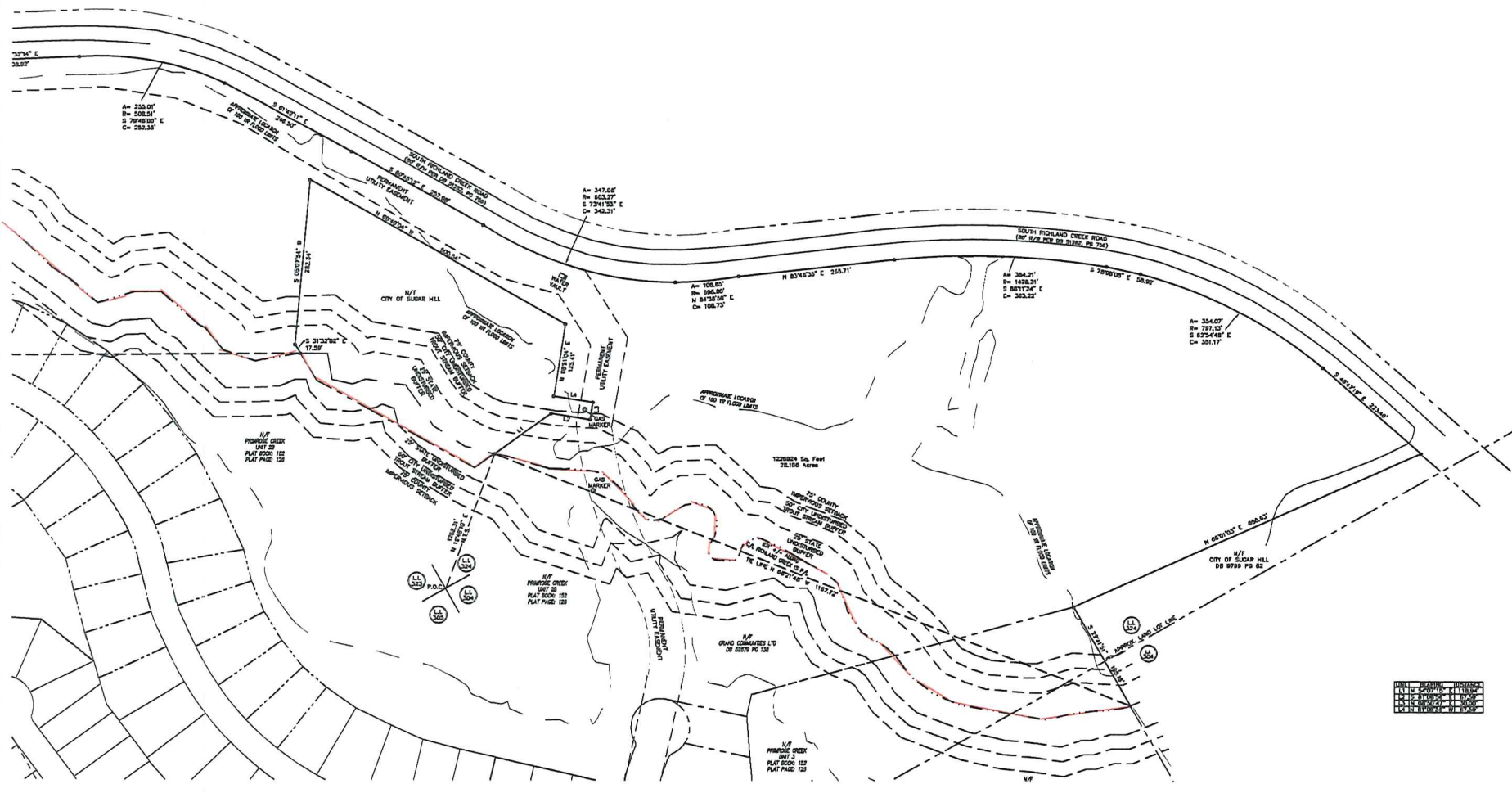
09/24/21
DANIEL F. CONROY PLS 2255 DATE



SCALE: 1"=80'

NO.	REVISION	DATE

EXHIBIT PLAT
FOR: CITY OF SUGAR HILL
LOCATED IN LAND LOT 324 OF THE 7TH DISTRICT,
CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA - 10/14/21



1238804 Sq. Feet	28,186 Acres
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TOTAL AREA: 28,186 ACRES / 1,238,924 SQUARE FEET
 BOUNDARY ZONE, INC. HAS BEEN CALCULATED TO BE CLOSE TO AND IS FOUND TO BE ACCURATE WITHIN ONE INCH IN 122,031 FEET.
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S660 ROBUSTIC TOTAL STATION.
 THIS FIELD DATA FROM WHICH THIS MAP OR PLAT IS BASED WAS A CLOSED TRAVERSE PRECISION OF ONE FOOT IN 37,224 FEET, AND AN ANGULAR ERROR OF 10 NEARBY POINTS PER POINT, AND WAS ADJUSTED USING LEAST SQUARES.

LEGEND :

- PROPERTY CORNER
- FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF 850
- 1/4" IRON ROD
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- C POWER/LIGHT POLE
- SUTY FIRE
- POWER METER
- POWER BOX
- A/C UNIT
- HANDLE
- CLEAN OUT
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGN
- W WATER LINE
- H OVERHEAD UTILITY LINE
- S SEWER LINE
- C GAS LINE
- E CABLE LINE
- T- TELEPHONE LINE
- F- FENCE LINE
- B- BOUNDARY LINE
- BL- BUILDING SETBACK LINE
- CON- CONCRETE
- EP- EDGE OF PAVEMENT
- LL- LAND LOT
- M- MOUND
- N- NUT OR FORMERLY
- S- SIGN
- C- CURB LINE
- P- PROPERTY LINE
- OH OVERHANG
- CR CATCH BASIN
- CNT CANTILEVER
- H/C HAMMOCK
- F/E FINISHED FLOOR ELEVATION
- B/E BASEMENT FLOOR ELEVATION
- DR DEED BOOK
- PG PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- MAD NORTH AMERICAN DATUM
- NAV NORTH AMERICAN VERTICAL DATUM
- HANDWOOD TREE
- PAC TREE

811 Know what's Below. Call before you dig.

BOUNDARY ZONE, INC.
 LAND SURVEYING & LAND PLANNING SERVICES
 1275 21ST ST. SW
 ATLANTA, GA 30354
 404.525.1100
 WWW.BOUNDARYZONE.COM

PROJECT 1465812- EXHIBIT I
 SHEET 1 OF 2



 FOR THE FIRM
 BOUNDARY ZONE, INC.
 L&E RES
 NOT VALID WITHOUT
 SIGNATURE OF SURVEYOR

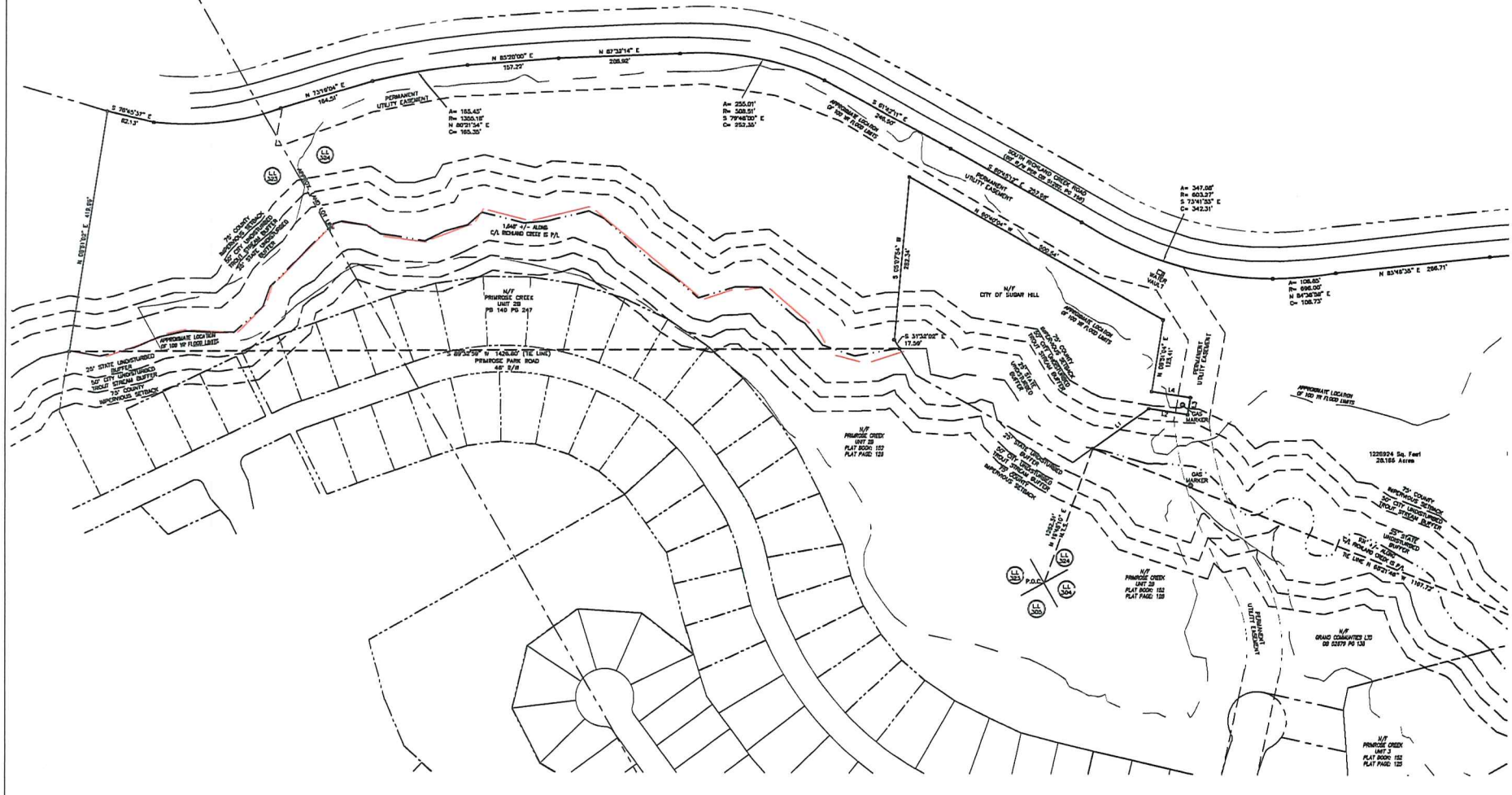
 DANIEL F. CONROY PLS #2300 DATE 02/24/21



GRID NORTH
 GA WEST NAD 83
 DATUM NAVD 83
 SCALE: 1"=80'

NO.	REVISION	DATE

EXHIBIT PLAT
 FOR: CITY OF SUGAR HILL
 LOCATED IN LAND LOT 324 OF THE 7TH DISTRICT,
 CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA - 10/14/21



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A REPRODUCTION BY THE PERSON OR ENTITY NAMED HEREON.
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TIDAL AREA: 28.166 ACRES (1,226,931 SQ. FT.)
 BOUNDARY SURVEY: DUE DEDICATED BOOK 1587, PAGE 138.
 FIELD WORK PERFORMED IN 2021.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 42,000 FEET.
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 240 SCHEMATIC TOTAL STATION.
 THIS FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSELY PRECISION OF ±0.04 FEET IN 37,214 FEET, AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

LEGEND 1	
○ - PROPERTY CORNER	○ - C POWER/LIGHT POLE
○ - FOUND (AS NOTED)	○ - BUY HIRE
○ - 1/2\"/>	




BOUNDARY ZONE INC.
 SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
 WWW.BOUNDARYZONE.COM 770.271.9372 (M) 461.9226

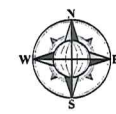
PROJECT: 145513-EXHIBIT
 SHEET: 2 OF 2

EXHIBIT B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305, 7TH DISTRICT, CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF LAND LOT CORNERS 323, 324, 304, AND 305, THENCE RUNNING S 55°49'42"E FOR A DISTANCE OF 1141.62' TO A POINT IN THE CENTERLINE OF A CREEK; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE MEADERINGS OF SAID CREEK 445' +/- TO A POINT BEING SUBTENDE BY A TIE LINE OF S 19°51'34" W A DISTANCE OF 404.51' TO A POINT; THENCE DEPARTING THE CENTERLINE OF CREEK N 82°15'39" W A DISTANCE OF 35.75' TO A POINT; THENCE N 16°20'13" W A DISTANCE OF 117.48' TO A POINT; THENCE N 29°54'33" E A DISTANCE OF 297.12' TO A POINT; THENCE N 84°42'00" E A DISTANCE OF 58.00' TO A POINT; WHICH IS THE POINT OF BEGINNING,

SAID TRACT OR PARCEL OF LAND CONTAINING 0.494 ACRES OR 21,533 SQUARE FEET, MORE OR LESS



GRID NORTH
GA. WEST ZONE
NAD 1983
DATUM: NAVD 1988
SCALE: 1"=50'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

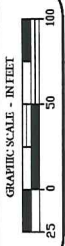
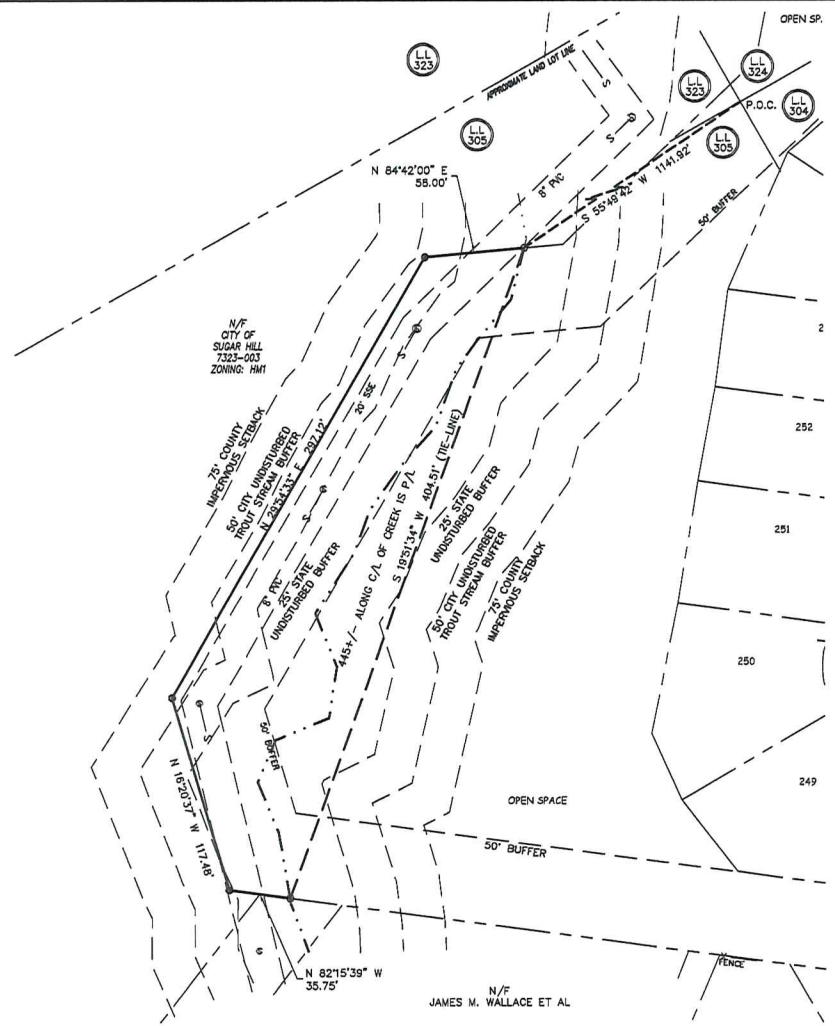


EXHIBIT PLAT

FOR: CITY OF SUGAR HILL,
LAND LOT 324 OF THE 7TH DISTRICT,
CITY OF SUGAR HILL,
GWINNETT COUNTY, GEORGIA - 06-10-21



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE
Daniel F. Conroy
DANIEL F. CONROY PLS #2350 DATE



LEGEND :

- | | | | | | |
|------------------------------------|---------------------|---------------------------|-----------------------------|------------------------------|------------------------------------|
| ○ PROPERTY CORNER FOUND (AS NOTED) | ⊗ POWER/LIGHT POLE | □ GAS METER | -T- TELEPHONE LINE | OH OVERHANG | POB POINT OF BEGINNING |
| ● 1/2" REBAR WITH CAP SET LSF# 839 | -X- GUY WIRE | ⊗ GAS VALVE | -X- FENCE LINE | C.B. CATCH BASIN | POC POINT OF COMMENCEMENT |
| □ R/W MONUMENT | ⊗ POWER METER | □ POWER BOX | -20- CONTOUR LINE | CNT CANTILEVER | NAD NORTH AMERICAN DATUM |
| ▲ FIRE HYDRANT | ⊗ MANHOLE | ⊗ TELEPHONE BOX | -BSL- BUILDING SETBACK LINE | H/C HANDICAP | NAVD NORTH AMERICAN VERTICAL DATUM |
| ⊗ WATER METER | ⊗ CLEAN OUT | △ SIGN | CONG. CONCRETE | FFE FINISHED FLOOR ELEVATION | ● HARDWOOD TREE |
| ⊗ WATER VALVE | ⊗ JUNCTION BOX | -W- WATER LINE | EOP EDGE OF PAYEMENT | BFE BASEMENT FLOOR ELEVATION | ● PINE TREE |
| ⊗ POWER POLE | ⊗ OUTFLOW STRUCTURE | -U- OVERHEAD UTILITY LINE | LL LAND LOT | GFE GARAGE FLOOR ELEVATION | |
| ⊗ LIGHT POLE | ⊗ DRAINAGE INLET | -S- SEWER LINE | N/F NOW OR FORMERLY | DB DEED BOOK | |
| | | -G- GAS LINE | R/W RIGHT-OF-WAY | PB PLAT BOOK | |
| | | ○ C CABLE LINE | P/L PROPERTY LINE | PG PAGE | |

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.494 ACRES / 21,533 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 52879 PAGE 134, PLAT BOOK , PAGE FIELDWORK PERFORMED ON 9/20/18

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 365,428 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,258 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.



SUWANEE
424 SATELLITE BLVD, SUITE 200
SUWANEE, GA 30024
ATLANTA
1130 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309
KENNESAW
975 COBB PLACE BLVD., SUITE 101
KENNESAW, GA 30144
KALISHER
8234 GLENWOOD AVE, SUITE 109
KALISHER, NC 27612

PROJECT
1465812
EXHIBIT-4

SHEET
1 OF 1