

City of Sugar Hill
Road Acceptance Summary
BRENTFORD STATION

DATE: June 19, 2023
TO: Mayor and Council
FROM: Planning Director
SUBJECT: Request for Road Acceptance, Brentford Station

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 residential subdivision Brentford Station.

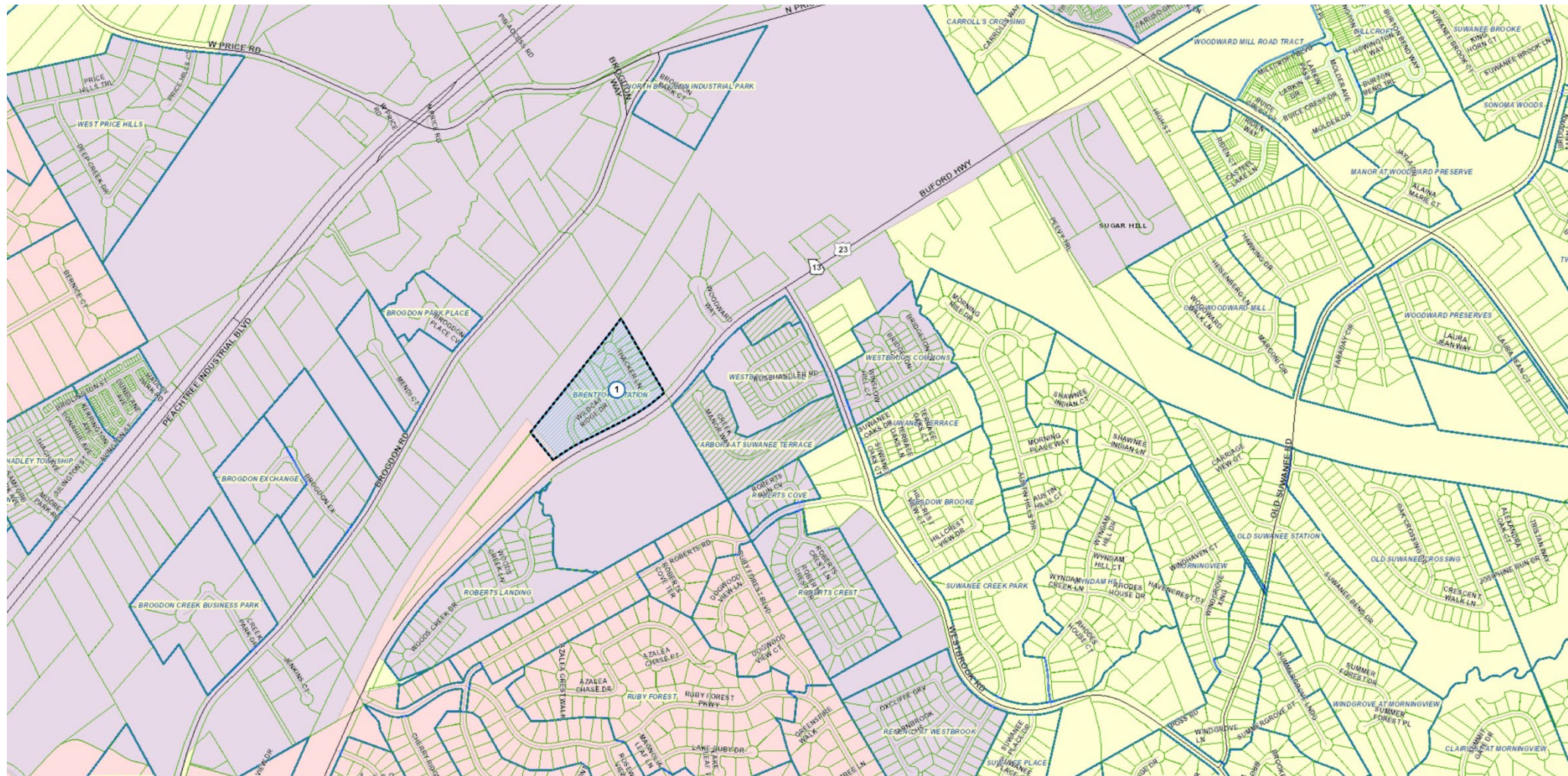
ISSUE SRC Residential LLC has requested that the city accept the street associated with residential subdivision Brentford Station. Action by the city council is necessary to accept the streets into the city's road system.

DISCUSSION

Brentford Station is a 29-lot residential subdivision on 11.88 acres with an entrance from Buford Highway 23. The final plat for Brentford Station was recorded on October 10, 2018, and contains 29 single-family residential homes. Wildcat Ridge Drive and Thacker Lane are the streets located within this development.

In coordination with the city public works department, recent inspections of the streets and associated public improvements found no outstanding issues. The road has been constructed to city standards and all performance and maintenance agreements have been closed out.

BRENTFORD STATION 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: **Brentford Station**

GEORGIA, GWINNETT COUNTY:

THIS INDENTURE made this ____ day of _____, 20____, by and between 2009 Finance, 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.

W I T N E S S E T H:

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) 254. This conveyance is made subject to all matters filed of records with the Clerk of Superior Court of Gwinnett County, Georgia.

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}

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: 5/23/24



GRANTOR:

2009 Finance, LLC

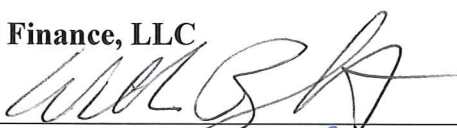
By: 
Name: WILLIAM R. BLANTON
Title: MANAGER
{SEAL}

EXHIBIT A

All those roadways lying and being in Land Lots 254 of the 7th District, 2nd, Gwinnett County, City of Sugar Hill Georgia and being more particularly described as follows:

“Widcat Ridge Drive”;

“Thacker Lane”;

As such roadways are shown and depicted on the final plat for Brentford Station Subdivision, recorded in Plat Book 143, Page 118, Gwinnett County Superior Courts Records.

FINAL PLAT FOR:
BRENTFORD STATION
(F.K.A. OVERLOOK INDUSTRIAL PARK)
WILDCAT RIDGE DRIVE
TAX PARCELS # 7-254-011, 246-249

7TH DISTRICT
LAND LOT 254
CITY OF SUGAR HILL
GWINNETT COUNTY, GEORGIA
3/20/2018

PREPARED FOR:
OWNER/DEVELOPER:
PRIMARY PERMITEE:
2009 FINANCE, L.L.C.
1424 NORTH BROWN RD. - SUITE 100
LAWRENCEVILLE, GEORGIA 30043

24-HR EMERGENCY CONTACT:
MR. JON GAJDIK
(770) 880-8051

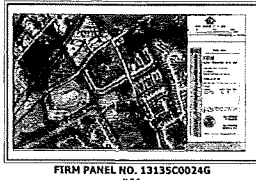
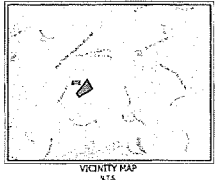


6074 BRISTOL INDUSTRIAL WAY - SUITE A
BUFORD, GEORGIA 30518
(770) 271-2888
(770) 271-0778 FAX
www.dpengr.com
LSF#000787
CONTACT: JON G. STUBBLEFIELD



PLAT & BOUNDARY
 PREPARED BY: JON GAJDIK
 DATE: 3/20/2018
 SCALE: AS SHOWN

1. TO BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW.
2. TO BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW.
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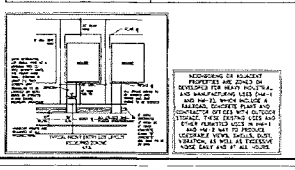
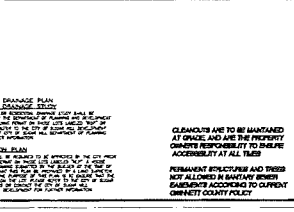
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DEVELOPMENT
 planning & engineering, inc.
 land • construction • transportation

GENERAL NOTES

1. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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RESIDENTIAL BRANCH PLAN
 PREPARED BY: JON GAJDIK
 DATE: 3/20/2018
 SCALE: AS SHOWN



PROPERTY LIST

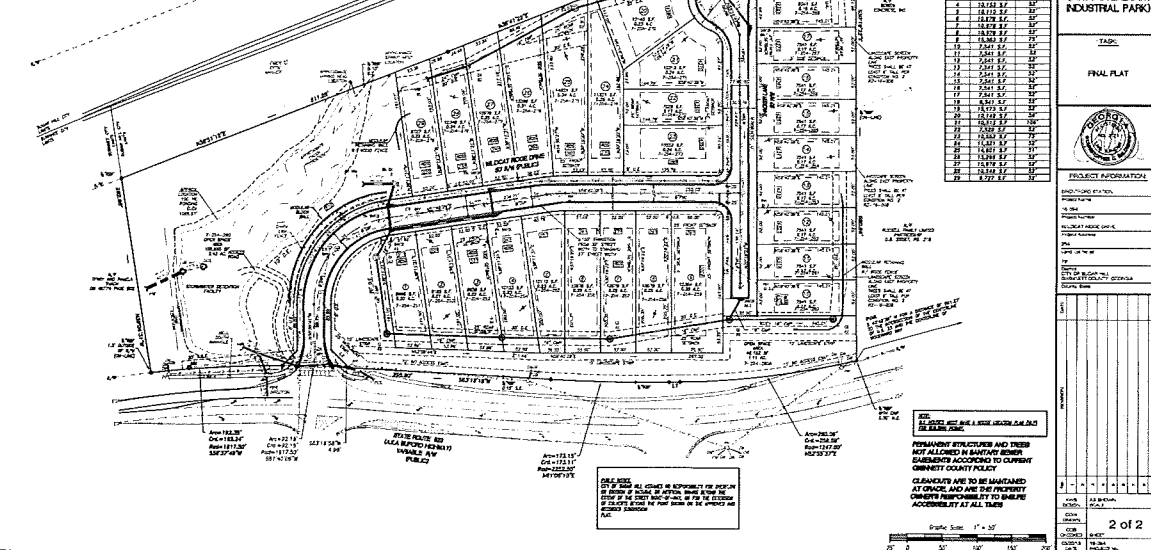
Parcel #	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000	10,000

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CITY OF SUGAR HILL PERMIT NO. PDA 17-00000

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