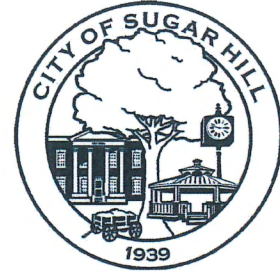


DATE: *November 15, 2023*  
TO: Mayor and City Council  
FROM: Assistant City Manager  
SUBJECT: New Road "A" / Church Street Extension  
Right-of-way Donation Acceptance



---

## RECOMMENDED ACTION

Accept the right-of-way donation of 2.755 acres from DonRob, LLC associated with the construction of New Road "A" otherwise known as Church Street Extension and authorize the Mayor to sign the deed. [The road construction along with associated improvements in the right-of-way, while substantially complete, will be accepted at a later date in accordance with the city's development regulations.]

## BUDGET IMPACT

None at this time.

## DISCUSSION

The extension of Church Street through a new development between Level Creek Road and Spring Hill was part of a zoning condition for the development of a 37 acre undeveloped tract. The two parties of the development (land owner/developer) provided separate responsibilities—one to provide the right-of-way and the other to build the road. DonRob, LLC (land owner) provided the property necessary to build the road and 360 residential (developer) constructed the road. DonRob, LLC has requested acknowledgement of the donation to the city for the land and the resulting deed acceptance for the property. The road improvements will be accepted in accordance with our development regulations at the end of the maintenance and warranty period associated with its construction.

The Deed of Acceptance is attached as well as the survey of the right-of-way.

*Attachments*

After Recording Return To:  
City of Sugar Hill,  
Attn: Planning Dept.  
5039 West Broad Street  
Sugar Hill, GA 30518

**STATE OF GEORGIA  
COUNTY OF GWINNETT**

**DEED OF DEDICATION AND ACCEPTANCE**

THIS INDENTURE, effective this \_\_\_\_ day of September, 2023, by and between **DONROB INVESTMENTS, LP**, a Georgia Limited Partnership, hereinafter called "Grantor", and the **CITY OF SUGAR HILL**, a municipality organized and existing under the laws of the State of Georgia, hereinafter called "Grantee," (the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural, and their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt sufficiency of which are hereby acknowledged, does hereby dedicate, and by these presents does hereby grant, remise, convey and forever release unto Grantee, all of the tract or parcel of land lying and being in Land Lot 291 of the 7<sup>th</sup> Land District, City of Sugar Hill, Gwinnett County, Georgia, as more particularly described on **EXHIBIT A** attached hereto and incorporated by this reference (the "Property"), said Property containing 2.755 acres.

This deed is given to dedicate the described Property and rights of way to public use, including all street, sidewalk and curb improvements thereon.

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

Signed, sealed and delivered in the presence  
of:

**GRANTOR:**

**DONROB INVESTMENTS, LP,**  
a Georgia limited partnership

By: Its General Partner,  
Donald Robinson Management, Inc.

\_\_\_\_\_

Unofficial Witness

\_\_\_\_\_

Notary Public

By: \_\_\_\_\_

Name: James Timothy Robinson, Jr.

Title: President

[Notary Seal]

My Commission Expires: \_\_\_\_\_

*Acceptance approved by the Mayor and City Council of the City of Sugar Hill on the  
\_\_\_ day of \_\_\_\_\_, 2023.*

**GRANTEE:**

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

Attest:

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

[City Seal]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 291 of the 7th Land District, City of Sugar Hill, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated as Tract 4 on the final plat for The Heights at Sugar Hill dated October 31, 2022, recorded in Plat Book 00158, Pages 00074-00079, Gwinnett County Superior Court Records, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a 1/2" iron pin set at the intersection of the northwesterly right-of-way line of Peachtree Industrial Boulevard (variable width public r/w per Deed Book 10116, Page 220) and the northeasterly right-of-way line of Spring Hill Drive (60' public r/w per Deed Book 16998, Page 34);

THENCE proceeding along said northeasterly right-of-way line of Spring Hill Drive the following courses and distances:

Along a curve to the left having a radius of 848.51 feet for an arc distance of 107.33 feet (said arc being subtended by a chord of North 54 degrees 37 minutes 54 seconds West for a distance of 107.26 feet) to a computed point;

THENCE North 58 degrees 15 minutes 20 seconds West for a distance of 266.32 feet to a computed point;

THENCE along a curve to the right having a radius of 379.26 feet for an arc distance of 0.96 feet (said arc being subtended by a chord of North 58 degrees 10 minutes 59 seconds West for a distance of 0.96 feet) to a 1/2" iron pin set, said 1/2" iron pin set being the POINT OF BEGINNING.

THENCE continuing along said northeasterly right-of-way line of Spring Hill Drive the following courses and distances:

Along a curve to the right having a radius of 379.26 feet for an arc distance of 28.35 feet (said arc being subtended by a chord of North 55 degrees 58 minutes 10 seconds West for a distance of 28.34 feet) to a 1/2" iron pin set;

THENCE North 28 degrees 30 minutes 33 seconds West for a distance of 44.12 feet to a 1/2" iron pin set;

THENCE departing said northeasterly right-of-way line of Spring Hill Drive North 19 degrees 08 minutes 25 seconds East for a distance of 295.72 feet to a 1/2" rebar found;

THENCE North 19 degrees 08 minutes 25 seconds East for a distance of 744.04 feet to a 1/2" rebar found;

THENCE North 18 degrees 44 minutes 06 seconds East for a distance of 44.82 feet to a 1" open-top pipe found;

THENCE North 19 degrees 28 minutes 17 seconds East for a distance of 175.31 feet to a 1" open-top pipe found;

THENCE North 47 degrees 48 minutes 33 seconds West for a distance of 492.73 feet to a 1/2" open-top pipe found on the southeasterly right-of-way line of Level Creek Road (apparent 60' public r/w);

THENCE proceeding along said southeasterly right-of-way line of Level Creek Road the following courses and distances:

Along a curve to the right having a radius of 669.80 feet for an arc distance of 110.33 feet (said arc being subtended by a chord of North 38 degrees 36 minutes 46 seconds East for a distance of 110.21 feet) to a computed point;

THENCE North 47 degrees 06 minutes 44 seconds East for a distance of 45.09 feet to a

1/2"iron pin set;

THENCE departing said southeasterly right-of-way line of Level Creek Road South 44 degrees 09 minutes 43 seconds East for a distance of 60.34 feet to a 1/2"iron pin set;

THENCE South 07 degrees 55 minutes 47 seconds East for a distance of 142.06 feet to a 1/2"iron pin set;

THENCE South 47 degrees 48 minutes 33 seconds East for a distance of 366.44 feet to a 1/2"iron pin set;

THENCE South 19 degrees 28 minutes 17 seconds West for a distance of 214.85 feet to a 1/2"iron pin set;

THENCE South 18 degrees 44 minutes 06 seconds West for a distance of 44.65 feet to a 1/2"iron pin set;

THENCE South 19 degrees 08 minutes 25 seconds West for a distance of 1076.98 feet to a 1/2"iron pin set on the northeasterly right-of-way line of Spring Hill Drive, said 1/2"iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 2.755 acres or 119,993 square feet.

Subject Property Address: Level Creek Rd., Gwinnett County, Georgia 30518.

Gwinnett County Tax Parcel No.: R7291-352.

**PLAT #: 00188 P. 0007A**  
 Recorded: 01/23/2023 10:16 AM  
 23,002,000 Page(s) of Page(s) 0000  
 Dale P. Comer  
 Clerk of Superior Court, Gwinnett County, GA  
 Web Participant ID: 00012000

**RECORDING INFO.**

**LEGEND**

- 1. BOUNDARY
- 2. EASEMENT
- 3. ENCUMBRANCE
- 4. CONVEYANCE
- 5. SURVEY
- 6. RIGHT-OF-WAY
- 7. UNDEVELOPED LAND
- 8. UNDEVELOPED WETLANDS
- 9. UNDEVELOPED WETLANDS BUFFER
- 10. UNDEVELOPED WETLANDS BUFFER
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- 100. UNDEVELOPED WETLANDS BUFFER

**GENERAL NOTES**

**SPECIAL NOTES**

**WINNETT COUNTY NOTES**

**BUFFER NOTE**

**BUILDING SETBACKS & STREAM BUFFERS**

**SITE CONTACTS**

**MAP CLOSURES**

**PLAT REFERENCES**

**STATE OF GEORGIA PLAT ACT CERTIFICATION**

**AREA TABULATION**

**SUGAR HILL FINAL SURVEYOR'S CERTIFICATE**

**OWNERS ACKNOWLEDGMENT AND DECLARATION**

**SHEET INDEX**

**VICINITY MAP**

**THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE TAX PARCEL INTO FOUR TAX PARCELS TAX PARCEL ID: 7291 021**

**REVISIONS**

**LOT SPLIT**

**1 OF 6**

**THE HEIGHTS AT SUGAR HILL**

LAND SURVEYOR

CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

**VA**

**VALENTINO & ASSOCIATES, INC.**

LAND SURVEYORS

4816 ONEGLADE BLVD  
 SUITE 200  
 ATLANTA, GEORGIA 30306  
 PHONE: (770) 454-8900  
 FAX: (770) 454-8900  
 WEB: WWW.VA-SURVEYORS.COM  
 STATE OF GEORGIA LAND SURVEYING REGULATION NO. 13000700

**REVISIONS**

**LOT SPLIT**

**1 OF 6**

**PLAT #: 00188 P. 0007A**  
 Recorded: 01/23/2023 10:16 AM  
 23,002,000 Page(s) of Page(s) 0000  
 Dale P. Comer  
 Clerk of Superior Court, Gwinnett County, GA  
 Web Participant ID: 00012000

**RECORDING INFO.**

**LEVEL CREEK ROAD**  
 (APPARENT 60' PUBLIC R/W)

**CHURCH STREET**

**ROOSEVELT CIRCLE**  
 (APPARENT 30' PUBLIC R/W)

**PEACHTREE INDUSTRIAL**

**TRACT 3**  
 N  
 DONOR INVESTMENTS, L.P.  
 DB 81295 PG 737  
 AREA = 14.85 ACRES  
 ON 4,378 SQ. FT.  
 ZONED UNL-PCD  
 (ZONING CASE NO. 18-007  
 DATED 11/13/18)

**TRACT 4**  
 N  
 DONOR INVESTMENTS, L.P.  
 DB 81295 PG 737  
 AREA = 2.15 ACRES  
 ON 2,419 SQ. FT.  
 ZONED UNL-PCD  
 (ZONING CASE NO. 18-007  
 DATED 11/13/18)

**TRACT 5**  
 N  
 DONOR INVESTMENTS, L.P.  
 DB 81295 PG 737  
 AREA = 14.85 ACRES  
 ON 4,378 SQ. FT.  
 ZONED UNL-PCD  
 (ZONING CASE NO. 18-007  
 DATED 11/13/18)

**TRACT 6**  
 N  
 DONOR INVESTMENTS, L.P.  
 DB 81295 PG 737  
 AREA = 14.85 ACRES  
 ON 4,378 SQ. FT.  
 ZONED UNL-PCD  
 (ZONING CASE NO. 18-007  
 DATED 11/13/18)

**FOR ALL NOTES, SEE SHEET 1 OF 6**

**REVISIONS**

**LOT SPLIT**

**2 OF 6**

**THE HEIGHTS AT SUGAR HILL**

LAND SURVEYOR

CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

**VA**

**VALENTINO & ASSOCIATES, INC.**

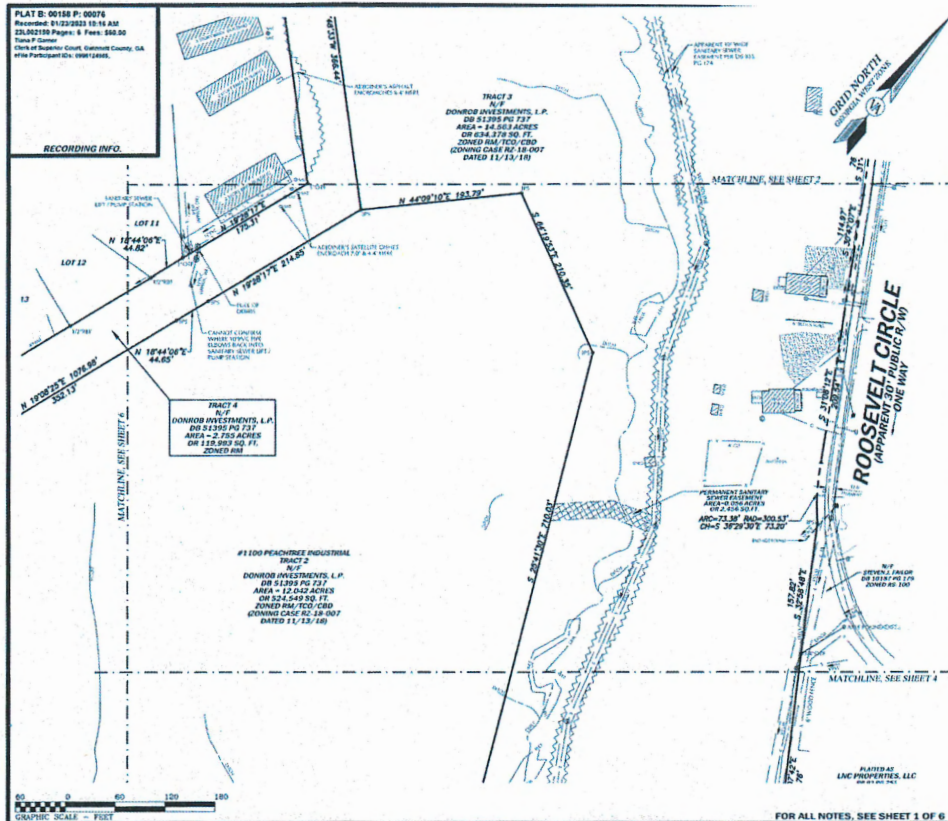
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**REVISIONS**

**LOT SPLIT**

**2 OF 6**



**THE HEIGHTS AT SUGAR HILL**

**VA**  
 VALENTINO & ASSOCIATES, INC.  
 LAND SURVEYORS

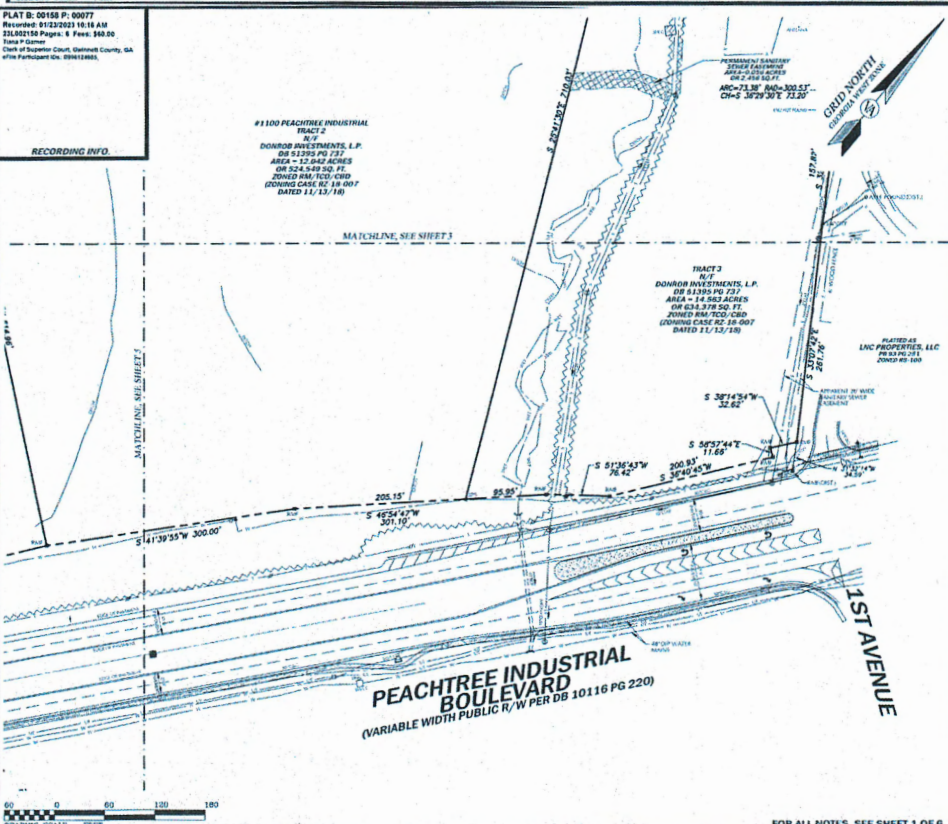
4010 GARDNER ROAD  
 SUITE 202  
 ATLANTA, GEORGIA 30308  
 PHONE: (770) 475-4815  
 FAX: (770) 475-4815  
 WWW.VA-SURVEYING.COM  
 STATE OF GEORGIA LAND SURVEYING BOARD LICENSE NO. 000000000

**REVISIONS**

NO.	DATE	DESCRIPTION

**LOT SPLIT**

**SHEET 3 OF 6**



**THE HEIGHTS AT SUGAR HILL**

**VA**  
 VALENTINO & ASSOCIATES, INC.  
 LAND SURVEYORS

4010 GARDNER ROAD  
 SUITE 202  
 ATLANTA, GEORGIA 30308  
 PHONE: (770) 475-4815  
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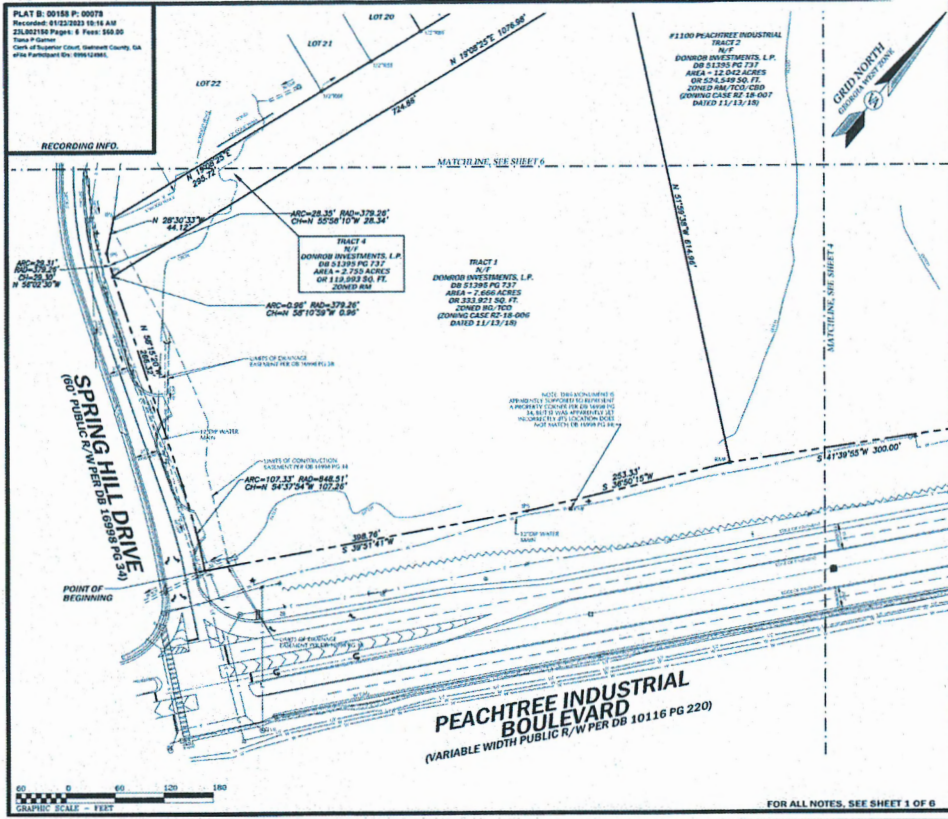
**REVISIONS**

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**LOT SPLIT**

**SHEET 4 OF 6**





**THE HEIGHTS AT SUGAR HILL**

FINAL PLAT FOR  
 LAND LOT 20, 21, 22 DISTRICT  
 CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

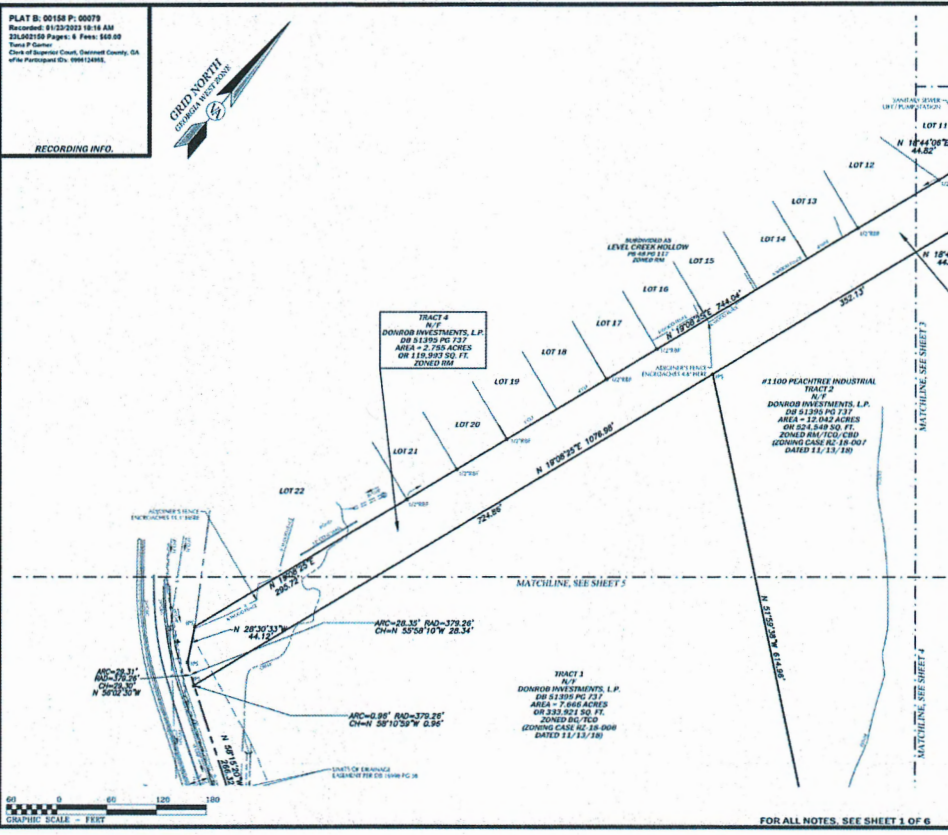
**VA**  
 VALENTINO & ASSOCIATES, INC.  
 LAND SURVEYORS  
 4067 ORCHARD ROAD  
 BUCKINGHAM, GA  
 30704-2602  
 PHONE: (770) 438-0811  
 FAX: (770) 437-8009  
 REG. NO. 11616  
 STATE OF GEORGIA LAND SURVEYING BOARD LICENSE NO. 22670994

**REVISIONS**

NO.	DATE	DESCRIPTION

**LOT SPLIT**

SHEET 5 OF 6



**THE HEIGHTS AT SUGAR HILL**

FINAL PLAT FOR  
 LAND LOT 20, 21, 22 DISTRICT  
 CITY OF SUGAR HILL, GWINNETT COUNTY, GEORGIA

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**REVISIONS**

NO.	DATE	DESCRIPTION

**LOT SPLIT**

SHEET 6 OF 6