

Prepared by and upon recording return to:  
The Abram Law Group, LLC  
1200 Ashwood Pkwy  
Suite 560  
Atlanta, Georgia 30338  
Attention: Robin L. Wooldridge, Esq.

Tax Parcel No. R7292 014

### **DEED OF DEDICATION**

THIS DEED OF DEDICATION (the "**Deed**") is made this \_\_\_\_ day of July, 2025, by and **RANDALL M. TITSHAW ("Owner")**; and the **CITY OF SUGAR HILL, GEORGIA**, a body corporate and politic of the State of Georgia (hereinafter referred to as "**City**").

#### **WITNESSETH:**

WHEREAS, Owner is the owner of that certain real property ("**Property**") being approximately 0.069 acres, located in Gwinnett County, Georgia and shown on that certain plat dated March 13, 2025, entitled "Exemption Plat 4862 White Street" and prepared by LJA Surveying Inc. (the "**Plat**"), which Plat is incorporated herein by reference and said Property being more particularly described on **Exhibit "A"** attached hereto and made a part hereof; and

WHEREAS, Owner acquired the Property by deed recorded in Deed Book 59897, Page 579, aforesaid records; and

WHEREAS, it is the desire and intent of Owner to dedicate, grant, and convey for public use, the Property in accordance with this Deed and the Plat; and

### **DEDICATION**

THIS DEED FURTHER WITNESSETH, that in consideration of the sum of One Dollar (\$1.00) cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby dedicate, grant, and convey the Property to the City for the widening of White Street, as so designated on the Plat. This dedication is made in accordance with the statutes made and provided therefor.

### MISCELLANEOUS

Headings used in this Deed are for convenience purposes only and are not intended to affect the express terms herein set forth.

This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of the City of Sugar Hill, Georgia, as shown by the signatures affixed to the Deed and Plat, and is with the free consent and in accordance with the desire of Owner, the owner of the Property, as aforesaid.

The undersigned warrant that this Deed is made and executed pursuant to authority properly granted to Owner and the City.

*[Signatures commence on following page]*

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed, under seal.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Randall M. Titshaw

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

[NOTARY SEAL]

*[Signatures continued on following page]*

Signed, sealed and delivered in the  
presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

[NOTARY SEAL]

CITY OF SUGAR HILL, GEORGIA, a body  
corporate and politic of the State of Georgia

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest:

By: \_\_\_\_\_ (SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[CORPORATE SEAL]

EXHIBIT A  
Legal Description

A dedication of land lying in Land Lot 292 of the 7<sup>th</sup> District, City of Sugar Hill, Gwinnett County, Georgia and being part of Lot 60 and 61, of the G. O. Mauldin & R. E. Duncan Subdivision as recorded in Plat Book B Page 34, aforesaid records, and being more particularly described as follows:

Begin at a point, said point being the intersection of a line common to Land Lots 292 and 293, said line being common to the City of Sugar Hill and the City of Buford and the line common to lots 61 and 62 of the aforementioned plat; thence leaving the line common to Land Lots 292 and 293 run South 60 degrees 34 minutes 41 seconds West along the line common to lots 61 and 62 of the aforementioned plat for a distance of 22.41 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said common line run North 28 degrees 29 minutes 51 seconds West for a distance of 149.94 feet to a found 1/4" rod on the line common to lots 59 and 60 of the aforementioned plat; thence run North 60 degrees 21 minutes 54 seconds East along said common line for a distance of 17.64 feet to a point; thence run South 30 degrees 19 minutes 17 seconds East for a distance of 150.00 feet to the **POINT OF BEGINNING**.

Said dedication contains 3,002 square feet, or 0.069 acres.

**EXHIBIT "B"**  
**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2025 and subsequent years, which are liens not yet due and payable.
2. All matters as shown on that certain survey for Southvine Homes, LLC and First American Title Insurance Company prepared by M. Chayce Bell, dated February 28, 2025.
3. All matters as shown on the plat recorded in Plat Book B, Page 34, Gwinnett County, Georgia records.

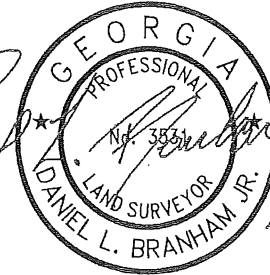
# RIGHT OF WAY DEDICATION EXHIBIT

## LAND LOT 292, 7TH DISTRICT, CITY OF SUGAR HILL

### WINNETT COUNTY, GEORGIA

4862 WHITE ST.

GRID NORTH  
GEORGIA WEST STATE PLANE  
NAD 83 (2011)



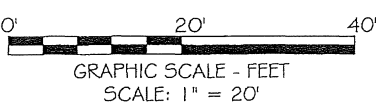
**LEGEND**

- POB POINT OF BEGINNING
- IRON PIN FOUND
- COMPUTED POINT
- IPS SET 5/8" CAPPED REBAR
- RIGHT OF WAY DEDICATION
- LAND LOT

**WHITE STREET**  
(VARIABLE RIGHT-OF-WAY)

**RIGHT-OF-WAY DEDICATION**  
3,002 Sq. Feet  
0.069 Acres

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°34'41" W	22.41'
L2	N 60°21'54" E	17.64'



LJA56439-2501  
DATE: 07/16/2025  
DRAWN BY: DLB  
REVIEWED BY: DLB/AC  
CHECKED BY: MCB

**LJA SURVEYING INC.**

4525 SOUTH LEE STREET  
BUFORD, GA 30518

Phone 713.953.5200  
LSF No. 1390

**SHEET 1 OF 1**