

Return To: Department of Support Services
Real Estate and Records Management Division
Attention: Mark Custer
Project: PEACHTREE MOBILE HOME PARK PUMP STATION, FKA NORTH AVENUE #1PS DECOMMISSIONING

PERMANENT UTILITY EASEMENT

GWINNETT COUNTY, GEORGIA

THIS INDENTURE made this ____ day of _____, 2026, between **the CITY OF SUGAR HILL, GEORGIA**, in Gwinnett County, a municipal corporation of the State of Georgia, hereinafter referred to as the party of the first part, and **GWINNETT COUNTY**, a political subdivision of the State of Georgia, hereinafter referred to as party of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, a **Permanent Sanitary Sewer Easement**, for the purpose of locating, constructing, installing additional lines, maintaining, repairing, replacing and relocating within same **sanitary sewer lines**, said easement being that property located in Land Lot **292** of the **7th** Land District, being described by the Tax Parcel No. **7-292-091** of Gwinnett County, Georgia, and being shown as a **Permanent Sanitary Sewer Easement**, consisting of **9,161 square feet**, on the **Easement Plat** for the **Peachtree Mobile Home Park Pump Station Project**, prepared by **CHA.**, for the Gwinnett County Department of Water Resources, consisting of one (1) drawing dated **July 14, 2026**, a copy of which is attached hereto as Exhibit "A," and being incorporated herein by this reference. The said Permanent Utility Easement is more particularly described in Exhibit "B," attached hereto and incorporated herein by this reference. The said Exhibits shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to the said easements for the purposes previously stated.

The party of the first part does hereby covenant with party of the second part that she is the owner of record and is lawfully seized and possessed of the property above described, and has a good and lawful right to convey said property, or any part thereof, and is free from all encumbrances, and that she will forever warrant and defend title thereto against the lawful claims of all persons whomsoever.

The party of the first part further covenants that no buildings or permanent structures will be constructed upon, over or across the easement described herein.

The party of the first part does hereby further covenant that the grade or amount of dirt upon, over and across the easement will not be altered without the prior permission of the party of the second part.

The party of the first part also covenants that no changes will be made to the surface within or adjoining the easement that would create a condition whereby standing water would accumulate upon, over or across the easement area without the prior permission of the party of the second part.

TO HAVE AND TO HOLD, the said easement unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and affixed her seal, the day and year first above written.

CITY OF SUGAR HILL, GEORGIA

Authorized City Personnel [SEAL]

Attest: _____ [SEAL]

Jane Whittington
City Clerk

Signed, sealed and delivered
in the presence of:

(City Seal)

Unofficial Witness

Notary Public
My Commission Expires: [SEAL]

Exhibit "A"

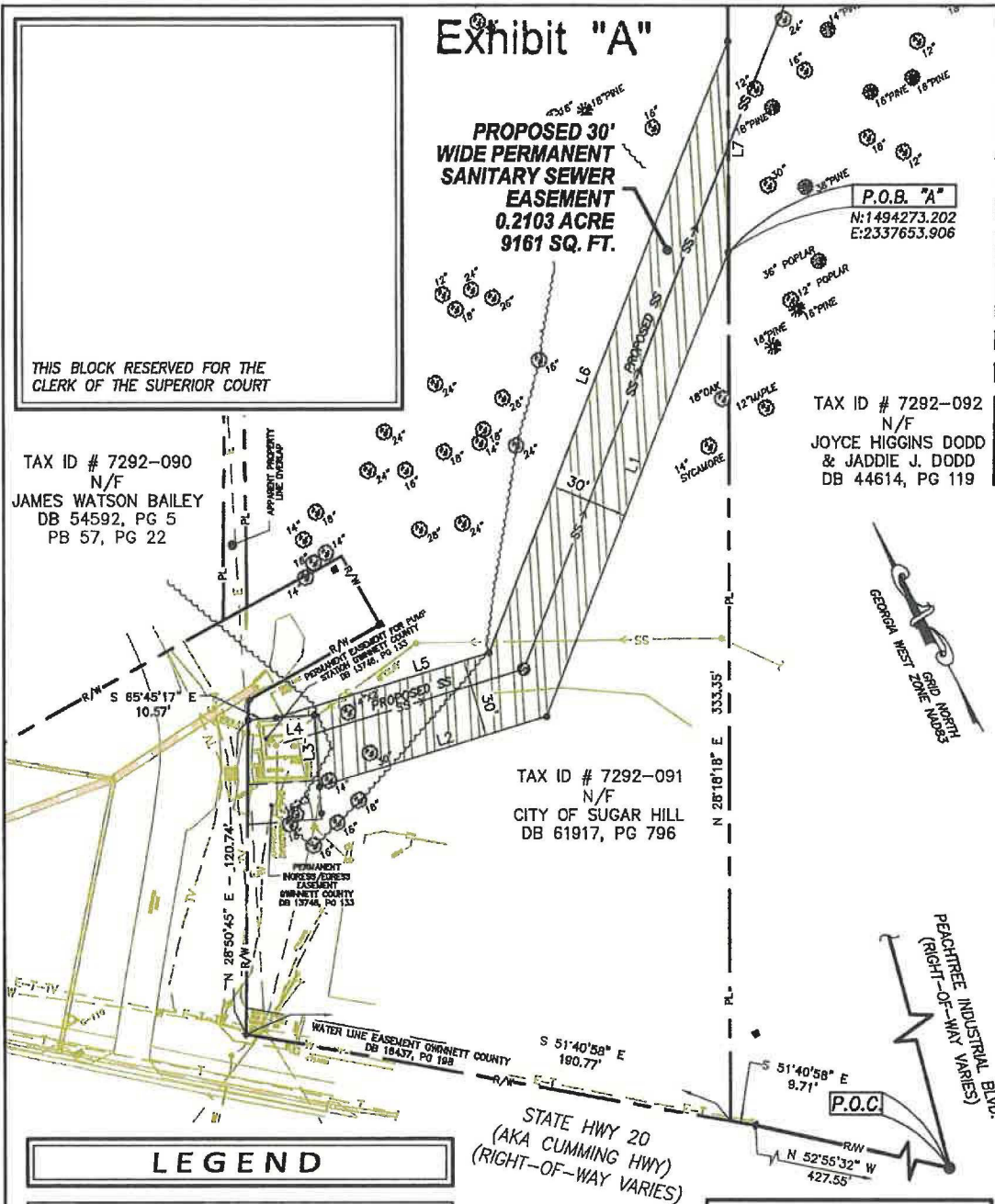
PROPOSED 30' WIDE PERMANENT SANITARY SEWER EASEMENT
0.2103 ACRE
9161 SQ. FT.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TAX ID # 7292-090
N/F
JAMES WATSON BAILEY
DB 54592, PG 5
PB 57, PG 22

TAX ID # 7292-092
N/F
JOYCE HIGGINS DODD
& JADDIE J. DODD
DB 44614, PG 119

TAX ID # 7292-091
N/F
CITY OF SUGAR HILL
DB 61917, PG 796



LEGEND

PL	Property Line	△	Computed Point
R/W	Right of Way	⊙ IPF	Iron Pin Found
RWM	Right of Way Marker	N/F	Now or Formerly
PG	Page	OTP	Open Top Pipe
P.O.B.	Point of Beginning	SS	Sanitary Sewer Manhole
P.O.C.	Point of Commencement	SS	Sanitary Sewer Line
DB	Deed Book	SSE	Sanitary Sewer Easement
DE	Drainage Easement		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°59'33" W	191.79'
L2	N 78°30'57" W	92.95'
L3	N 24°14'43" E	27.49'
L4	N 65°45'17" W	14.43'
L5	S 78°30'57" E	86.48'
L6	N 49°59'33" E	252.75'
L7	S 28°18'18" W	81.18'

REV 3: 07/14/2026
EASEMENT AND
PROPERTY OWNER



GRAPHIC SCALE



7-14-2026

PROJECT NAME: PEACHTREE MOBIL HOME PARK PUMP
STATION (MHP PS)
DATE OF SURVEY: 07/10/2018

ATTACHMENT "A"



DATE: 09/07/2018
SCALE: 1"= 50'

CHECKED BY: JDG
JOB No. 18-EP-003

CROSSING PARCEL TAX ID: 7292-081
EASEMENT EXHIBIT FOR
GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
LAND LOT 292 - 7th DISTRICT
GWINNETT COUNTY, GEORGIA

SHEET
NUMBER

1

of 1

Exhibit "B"

PERMANENT SANITARY SEWER EASEMENT FOR GWINNETT COUNTY ON TAX ID NO. 7292-091
NOW OR FORMERLY OWNED BY CITY OF SUGAR HILL.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 292, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD (VARIABLE RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 20 (VARIABLE RIGHT-OF-WAY); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 20 THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 52 DEGREES 55 MINUTES 32 SECONDS WEST A DISTANCE OF 427.55 FEET TO A RIGHT-OF-WAY MONUMENT FOUND AND NORTH 51 DEGREES 40 MINUTES 58 SECONDS WEST A DISTANCE OF 9.71 FEET TO A POINT IN THE DIVISION LINE BETWEEN JOYCE HIGGINS DODD AND JADDIE J. DODD (PER DEED BOOK 44614, PAGE 119, GWINNETT COUNTY RECORDS) TO THE EAST AND CITY OF SUGAR HILL (PER DEED BOOK 61917, PAGE 796, GWINNETT COUNTY RECORDS) TO THE WEST; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 20 AND WITH SAID DIVISION LINE, NORTH 28 DEGREES 18 MINUTES 18 SECONDS EAST A DISTANCE OF 333.35 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT BEING LABELED P.O.B. "A" ON THE ATTACHED PLAT.

THENCE THROUGH SAID PROPERTY OF CITY OF SUGAR HILL THE FOLLOWING SIX (6) COURSES AND DISTANCES: SOUTH 49 DEGREES 59 MINUTES 33 SECONDS WEST A DISTANCE OF 191.79 FEET TO A POINT; NORTH 78 DEGREES 30 MINUTES 57 SECONDS WEST A DISTANCE OF 92.95 FEET TO A POINT; NORTH 24 DEGREES 14 MINUTES 43 SECONDS EAST A DISTANCE OF 27.49 FEET TO A POINT; NORTH 65 DEGREES 45 MINUTES 17 SECONDS WEST A DISTANCE OF 14.43 FEET TO A POINT; SOUTH 78 DEGREES 30 MINUTES 57 SECONDS EAST A DISTANCE OF 86.48 FEET TO A POINT AND NORTH 49 DEGREES 59 MINUTES 33 SECONDS EAST A DISTANCE OF 252.75 FEET TO A POINT ON SAID DIVISION LINE BETWEEN SAID JOYCE HIGGINS DODD AND JADDIE J. DODD TO THE EAST AND SAID CITY OF SUGAR HILL TO THE WEST; THENCE WITH SAID DIVISION LINE, SOUTH 28 DEGREES 18 MINUTES 18 SECONDS WEST A DISTANCE OF 81.18 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.2103 ACRE OR 9161 SQUARE FEET.



REVISION 3: JULY 14, 2026

7-14-26