

TAX PARCEL IDENTIFICATION NOS.:

R6147-002; R6147-005; R6147-001;
R6147-009; R6147-008; R6147-004;
R6147-004A; R6147-004B; R6147-004C;
R6147-003; R6147-067; and R6147-001B

RETURN TO:

Calloway Title & Escrow, LLC
4170 Ashford-Dunwoody Road
Suite 525
Atlanta, GA 30319
770.698.7960
File #2-37561

STATE OF GEORGIA

COUNTY OF GWINNETT

QUITCLAIM DEED

THIS INDENTURE, made the ____ day of _____, in the year two thousand nineteen (2019), between CITY OF LILBURN (hereinafter referred to as "Grantor") and CITY OF LILBURN DOWNTOWN DEVELOPMENT AUTHORITY, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H :

That, 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 and sufficiency of which are hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to all that tract or parcel of land lying and being in Land Lot 147 of the 6th Land District, City of Lilburn, Gwinnett County, Georgia, and being more particularly described in

Exhibit "A" attached hereto and by this reference made a part hereof, including all improvements, fixtures, rights, privileges, easements, hereditaments, and appurtenances thereto belonging, and all right, title and interest of Grantor in and to the land lying in the bed of any street, road or avenue, open or proposed, public or private, in front of or adjoining said property to the center line thereof (herein collectively referred to as the "Property")..

This Quitclaim Deed is given for the purpose of abandoning all public rights-of-way now or formerly contained within the Property pursuant to Resolution #2016-02 adopted by the City Council of the City of Lilburn on April 11, 2016.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances thereto, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the date first above written.

CITY OF LILBURN

By: _____

Name: _____

Title: _____

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[NOTARIAL SEAL]

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 147 of the 6th Land District, City of Lilburn, Gwinnett County, Georgia, and more particularly described as follows:

Commencing at an iron pipe at the intersection of the northerly right of way line of Church Street, a variable width public right of way as now established, and the formerly easterly right of way line of former Main Street, said street formerly having a variable width right of way and now abandoned by City of Lilburn according to resolution #2106-02, said iron pipe being the True Point of Beginning; thence South 58° 13' 11" West, along aforesaid northerly right of way line of Church Street, 62.00 feet to an iron pipe at a bend in the northerly right of way line of said road; thence South 67° 05' 31" West, along said road, 257.40 feet to an iron pipe on the Easterly line of those lands of Liberty Baptist Church Cemetery; thence North 12° 16' 00" West, along said easterly line, 246.50 feet to an iron pipe; thence North 31° 46' 00" West, along said easterly line, 102.91 feet to an iron pipe on the southerly right of way line of Lawrenceville Highway, a variable width public road as now established; thence North 24° 51' 14" East, along said southerly line, 175.59 feet to an iron pipe at a point of transition in the southerly right of way line of said road; thence North 32° 37' 10" East, along said southerly line, 86.96 feet to an iron pipe at the end of transition; thence North 25° 03' 15" East, along said southerly right of way line, 253.36 to an iron pipe at a point on a curve to the right having a radius of 80.00 feet; thence along said curve to the right and along the transition from the southerly right of way line of aforesaid road to the realignment of Main street an arc distance of 136.59 feet, said arc being subtended by a chord bearing of North 73° 58' 00" East and a chord distance of 120.59 feet to an iron pipe on the westerly right of way line of aforesaid realignment of Main Street, said street having an 80 foot right of way as now established; thence South 57° 07' 08" East, along said westerly line, 124.67 feet to an iron pipe at a point on a curve to the right, said curve having a radius of 210.00 feet; thence along said curve to the right and continuing along the aforesaid westerly line of said street an arc distance of 103.31 feet, said arc being subtended by a chord bearing of South 43° 01' 40" East and a chord distance of 102.27 feet, to an iron pipe; thence South 28° 56' 19" East, continuing along said westerly line, 138.27 feet to an iron pipe; thence South 28° 56' 06" East, continuing along said westerly line, 237.67 feet to an iron pipe; thence South 21° 03' 03" West a distance of 45.68 feet to an iron pipe on the Northerly right of way line of aforesaid Church Street; thence South 60° 01' 54" West, along said line, 34.09 feet to an iron pipe; thence South 58° 13' 11" West, along said line, 303.45 feet to an iron pipe and the Point of Beginning.

Said tract containing 7.837 acres, more or less.

TOGETHER WITH:

TRACT 1

All that tract or parcel of land lying and being in the town of Lilburn, and in Land Lot 147 of the 6th Land District of Gwinnett County, Georgia, being more particularly described as follows:

Commence at a 1/2 inch rebar on the western right of way line of Main Street, having an 80 foot right of way as now established at the north end of a site triangle for a traffic circle at the intersection of said Main Street with Church Street, said point being the **Point of Beginning**; Thence South 21° 03' 03" West, along said right of way line, 45.68 feet to a point on the northerly right of way line of Church Street, having a variable width right of way as now established; Thence South 60° 01' 54" West, along said northerly right of way line, 34.09 feet to a point; Thence South 58° 13' 11" West, continuing along said right of way line, 365.45 feet to a point; Thence South 67° 05' 31" West, along said right of way line, 257.40 feet to the easterly line of those lands of Liberty Baptist Church; Thence North 12° 16' 00" West 246.50 feet to a point; Thence North 31° 46' 00" West, 102.91 feet to a point on the southerly right of way line of Lawrenceville Highway, said highway having a variable width right of way as now established; Thence North 24° 51' 14" East, along said southerly right of way line, 175.59 feet to a point; Thence North 32° 37' 10" east, continuing along said right of way line, 46.25 feet to a point on the westerly line of Tract 2; thence leaving right of way South 56° 21' 25" East, along the common line with Tract 2, 60.94 feet to a point; Thence North 66° 20' 50" East, continuing along common line, 176.64 feet to a point on a curve to the left having a radius of 178.00 feet; Thence continuing along the southerly line of Tract 2 and along the arc of said curve to the left a distance of 16.41 feet, said arc having an interior angle of 005° 16' 56" and being subtended by a chord bearing of North 63° 42' 21" East and a chord distance of 16.40 feet; Thence North 61° 03' 53" East, continuing along common line of aforesaid tract 2, 211.61 feet to a point on a curve to the left having a radius of 10.02 feet; Thence continuing along said southerly line of tract 2 and along the arc of said curve a distance of 16.03 feet, said arc having an interior angle of 091° 40' 01" and being subtended by a chord bearing of North 15° 11' 21" East and a chord distance of 14.37 feet to a point on the westerly right of way line of aforesaid Main Street and to a point on a curve to the right having a radius of 210.00 feet; Thence along said westerly right of way line and along the arc of said curve to the right a distance of 6.87 feet, said arc having an interior angle of 001° 52' 23" and being subtended by a chord bearing of South 29° 52' 17" East a chord distance of 6.86 feet to a point; thence South 28° 56' 19" East, along said westerly right of way line, 138.27 feet to a point; Thence South 28° 56' 06" East, along said westerly right of way line, 237.67 feet to the **Point of beginning**.

Said Tract being 267,603 Square Feet or 6.143 Acres, More or Less.

TOGETHER WITH:

TRACT 2

All that tract or parcel of land lying and being in the town of Lilburn, and in Land Lot 147 of the 6th Land District of Gwinnett County, Georgia, being more particularly described as follows:

Commence at a 1/2 inch rebar on the western right of way line of Main Street, having an 80 foot right of way as now established at the north end of a site triangle for a traffic circle at the intersection of said Main Street with Church Street, Thence North $28^{\circ}56'06''$ West, along said westerly right of way line, 237.67 feet to a point; Thence North $28^{\circ}56'19''$ East, continuing along said right of way line, 138.27 feet to a point on a curve to the left having a radius of 210.00 feet; thence continuing along said right of way line and along the arc of said curve to the left a distance of 6.87 feet, said arc having an interior angle of $001^{\circ}52'23''$ and being subtended by a chord bearing of North $29^{\circ}52'17''$ West and a chord distance of 6.86 feet to a point on a curve to the right, said curve having a radius of 10.02 feet, said point on the northern line of Tract 1 and being the **Point of Beginning**; Thence leaving said road and following the northerly line of tract 1 and the arc of said curve to the right a distance of 16.03 feet, said arc having an interior angle of $091^{\circ}40'01''$ and being subtended by a chord bearing of South $15^{\circ}11'21''$ East and a chord distance of 14.37 feet to a point; Thence South $61^{\circ}03'53''$ West, along said northern line of Tract 1, 211.61 feet to a point on a curve to the right having a radius of 178.00 feet; thence continuing with northern line of Tract 1 and along the arc of said curve to the right a distance of 16.41 feet, said arc having an interior angle of $005^{\circ}16'56''$ and being subtended by a chord bearing of South $63^{\circ}42'21''$ West and a chord distance of 16.40 feet to a point; thence South $66^{\circ}20'50''$ West, continuing along common line with Tract 1, 176.64 feet to a point; thence North $56^{\circ}21'25''$ West, continuing along common line with Tract 1, 60.94 feet to a point on the Southerly right of way line of Lawrenceville Highway, said highway having a variable width right of way as now established; Thence North $32^{\circ}37'10''$ East, along said southerly right of way line, 40.71 feet to a point; Thence North $25^{\circ}03'15''$ East, continuing along said southerly right of way line, 253.36 feet to a point on a curve to the right having a radius of 80.00 feet; Thence along an arc of the curve to the right a distance of 136.59 feet, said arc having an interior angle of $097^{\circ}49'30''$ and being subtended by a chord bearing of North $73^{\circ}58'00''$ East and a chord distance of 120.59 feet to a point on the westerly right of way line of aforementioned Main Street; Thence South $57^{\circ}07'08''$ East, along said right of way line, 124.67 feet to a point; thence South $55^{\circ}06'47''$ East, continuing along said right of way line, 14.71 feet to a point on a curve to the right having a radius of 210.00 feet; thence continuing along said right of way line and along the arc of said curve to the right a distance of 81.73 feet, said arc having an interior angle of $022^{\circ}17'51''$ and being subtended by a chord bearing of South $41^{\circ}57'24''$ East a chord distance of 81.21 feet to the **Point of beginning**.

Said Tract being 73,768 Square Feet or 1.693 Acres, More or Less.