

DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DEED

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CHEELEY & CHANDLER
P. O. DRAWER 22606
BUFORD, GA 30518

GEORGIA, GWINNETT COUNTY

PROJECT NO. FR-003-2(41)
P.I. NO. 161634

THIS CONVEYANCE made and executed the 24th day of JUNE, 1986,
WITNESSETH that William K. Pearson, the
undersigned, the owner of a tract of land in GWINNETT COUNTY through which
the Improvements on Lawrenceville Highway, known as Project No. FR-003-2(41),
has been laid out by the Department of Transportation being more particularly
described in a map and drawing of said road in the office of the Department
of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference
is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the
construction and maintenance of said road, and in consideration of ONE DOLLAR
(\$1.00) in hand paid, the receipt whereof is hereby acknowledged, I do hereby
grant, sell and convey to said Department of Transportation, and their
successors in office so much land as to make a right of way for said road as
surveyed, being more particularly described as follows:

"SEE ATTACHED DESCRIPTION"

For the same consideration I hereby convey and relinquish to the Depart-
ment of Transportation all rights of access between the limited access
highway and approaches thereto on the above numbered highway project and my
remaining real property from which said right of way is taken except at such
points as designated and shown on the attached plat prepared by the
Department of Transportation.

Said right of way is hereby conveyed, consisting of 0.002 acres, more or
less, is shown in color in the plat of the property prepared by the Depart-
ment of Transportation, dated January 30, 1985; revised January 23, 1986,
attached hereto and made a part of this description.

To have and to hold the said conveyed premises in fee simple.

I hereby warrant that I have the right to sell and convey said land and
bind myself, my heirs, executors and administrators forever to defend by
virtue of these presents.

In Testimony whereof, I have hereunto set my hand and seal the day above
written.

Signed, sealed and delivered
this 24th day of JUNE,
1986, in the presence of,

William K. Pearson
Witness
Robert M. Jackson

Notary Public
Gwinnett County, Georgia
Commission Expires Oct. 29, 1989
NEWTON

Parcel No. 219

45817

DOT 118 LA - NA
Revised 4/83

William K. Pearson
GARY R. YATES, CLERK
ES 34-3 AM 04
CLERK OF SUPERIOR COURT
GWINNETT COUNTY, GA.

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Project No.: FR-003-2(41) Gwinnett County
P.I. No.: 161634
Parcel No.: 219
Take: 0.002 Acres
Date: January 30, 1985
Revised: June 6, 1986

All that tract or parcel of land lying and being in Land Lot 143 of the 5th Land District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at a point 65 feet left of and opposite Station 525+63.88 on the Survey Centerline of Georgia Highway Project FR-003-2(41); thence S71°35'48"E a distance of 19.01 feet to a point; thence S37°29'W a distance of 9.06 feet to a point; thence N43°31'W a distance of 18.19 feet back the point BEGINNING.

ALSO, granted is the right to construct over and upon my land any embankments, cuts and slopes as may be deemed proper by the Georgia Department of Transportation to support or accommodate the improvement of said road within the area shown colored green on the attached plat. Said easement will expire on December 31, 1988. Upon completion of the project, the embankments, cuts and slopes will remain in place and the grantee will cease maintenance of the easement area.

ALSO, granted is the right to an easement for the construction of a driveway as shown colored pink on the attached plat and expire December 31, 1988.

WCS

