

Easement on 1786/1790 Browns Bridge Rd 1604/1608 Whiting Dr

From Mark Turner [REDACTED]
Date Wed 11/12/2025 2:13 PM
To Planning <planning@hallcounty.org>

 1 attachment (295 KB)
Easment for Next door.pdf;

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To whom it may concern,

Here is a recorded copy of the easement running through the aforementioned properties. I was told to reference HVAR-25-0039. 1786 Browns Bridge Rd is the holder of the easement. This is for your records.

Thank you,
Mark Turner

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✓
The Weber Firm, LLC
Return Recorded Document To:
Robert A. Weber, Jr., Esq.
P.O. Box 74
Gainesville, Georgia 30503

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 12 day of December
20 10 at 9:15 Am. Recorded in Deed
Book 6767 Page(s) 360-361
Charles Baker, Clerk By JW

020828

HALL COUNTY, Georgia
Real Estate Transfer TaxPaid \$ 250.00Date 11-12-10Charles Baker
Superior Court ClerkBy JWPT61 069- 2010-007393

LIMITED WARRANTY DEED

THIS INDENTURE, made this 10th day of November, 2010, between UNITED COMMUNITY BANK, as party of the first part (hereinafter referred to as "Grantor") and ME TURNER PROPERTIES, LLC, a Georgia limited liability company, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, successors-in-title and assigns where the context requires permits).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all that tract or parcel of land lying and being in Hall County, Georgia, together with all improvements located thereon, and as more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 170 of the 9th District of Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the northerly right of way line of State Route 369 a/k/a Brown Bridge Road (80-foot right of way) and the southernmost flange of the easterly right of way line of Whiting Drive; thence running easterly along the northerly right of way line of State Route 369 a/k/a Brown Bridge Road, North 72 degrees 02 minutes 02 seconds East, a distance of 100.95 feet to a point, said point also being the southeastern corner of original Lot 1, Block H of E.O. Whiting Subdivision, and being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING, as thus established, thence leaving the northerly right of way line of State Route 369 a/k/a Brown Bridge Road, and running along the original line dividing Lot 1 and Lot 2, E.O. Whiting Subdivision, North 29 degrees 53 minutes 54 seconds West, a distance of 178.10 feet to a point; thence running North 60 degrees 48 minutes 20 seconds East, a distance of 50.00 feet to a point; thence running North 30 degrees 22 minutes 31 seconds West, a distance of 16.68 feet to a point; thence running North 60 degrees 52 minutes 16 seconds East, a distance of 50.15 feet to a point; thence running South 29 degrees 53 minutes 54 seconds East, a distance of 214.52 feet to a point on the northerly right of way line of State Route 369 a/k/a Brown Bridge Road; thence running westerly along the northerly right of way line of State Route 369 a/k/a Brown Bridge Road, South 71 degrees 58 minutes 38 seconds West, a distance of 102.19 feet to a point at the TRUE POINT OF BEGINNING, said property being known as Lot 2 and a portion of Lot 4 of the E.O. Whiting Subdivision, said courses and distances being taken from a Survey dated May 11, 1993, prepared by Farley-Collins Associates, and bearing the seal of William H. Collins, GRLS No. 1435 and the seal of H.P. Farley, Jr., GRLS No. 1301.

Beginning point being taken from Plat for Harry G. Hyatt, dated July 30, 1993, bearing the seal of Henry Grady Jarrard, GRLS No. 1182.

TOGETHER WITH a perpetual easement for ingress and egress (by pedestrians and motor vehicles) and utilities of every kind and nature whatsoever, over, on, across, through, under and above the following described property and being a 20-foot wide strip of land running from the northerly right of way line of State Road 369 a/k/a Brown's Bridge Road, northerly and westerly to the easterly right of way line of Whiting Drive, and being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 170 of the 9th District of Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the northerly right of way line of State Route 369 a/k/a Brown's Bridge Road (80-foot right of way) and the southernmost

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Range of the easterly right of way line of Whiting Drive; thence running easterly along the northerly right of way line of State Route 369 a/k/a Brown's Bridge Road, North 72 degrees, 02 minutes 02 seconds East, a distance of 90.72 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING, as thus established, thence leaving the northerly right of way line of State Route 369 a/k/a Brown's Bridge Road, and running North 40 degrees 01 minutes 10 seconds West, a distance of 98.58 feet to a point, thence running northerly along an arc of a curve having an arc distance of 21.16 feet (said arc being subtended by a chord bearing North 19 degrees 56 minutes 57 seconds West, a chord distance of 21.05 feet to a point) and having a radius of 60.00 feet, thence running North 9 degrees 50 minutes 44 seconds West, a distance of 74.31 feet to a point, thence running northerly along an arc of a curve having an arc distance of 14.40 feet (said arc being subtended by a chord bearing North 20 degrees 09 minutes 35 seconds West, a chord distance of 14.32 feet to a point) and having a radius of 40.00 feet, thence running North 30 degrees 28 minutes 70 seconds West, a distance of 56.08 feet to a point, thence running westerly along an arc of a curve having an arc distance of 58.11 feet (said arc being subtended by a chord bearing North 75 degrees 29 minutes 13 seconds West, a chord distance of 56.58 feet to a point) and having a radius of 72.80 feet, thence running South 59 degrees 30 minutes 00 seconds West, a distance of 82.44 feet to a point on the easterly right of way line of Whiting Drive; thence running northerly along the easterly right of way line of Whiting Drive, North 50 degrees 05 minutes 13 seconds West, a distance of 70.00 feet to a point, thence leaving the easterly right of way line of Whiting Drive and running North 59 degrees 30 minutes 00 seconds East, a distance of 82.00 feet to a point, thence running southerly along an arc of a curve having an arc distance of 88.24 feet (said arc being subtended by a chord bearing South 15 degrees 29 minutes 13 seconds East, a chord distance of 84.87 feet to a point) and having a radius of 91.63 feet, thence running South 30 degrees 28 minutes 26 seconds East, a distance of 56.08 feet to a point, thence running southerly along an arc of a curve having an arc distance of 21.60 feet (said arc being subtended by a chord bearing South 20 degrees 09 minutes 35 seconds East, a chord distance of 21.49 feet to a point) and having a radius of 60.00 feet, thence running South 9 degrees 50 minutes 44 seconds East, a distance of 74.31 feet to a point, thence running southerly along an arc of a curve having an arc distance of 14.11 feet (said arc being subtended by a chord bearing South 19 degrees 56 minutes 57 seconds East, a chord distance of 14.03 feet to a point) and having a radius of 40.00 feet, thence running South 30 degrees 03 minutes 10 seconds East, a distance of 102.87 feet to a point on the northerly right of way line of State Route 369 a/k/a Brown's Bridge Road, thence running westerly along the northerly right of way line of State Route 369 a/k/a Brown's Bridge Road, South 72 degrees 02 minutes 02 seconds West, a distance of 20.46 feet to a point at the TRUE POINT OF BEGINNING, as shown and delineated on the certain Plat for Harry G. Hyatt, dated July 30, 1993, prepared by Henry Grady Jarrard, Georgia Registered Survey number 1182.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of the Grantor and all persons holding or claiming by, through, or under the said Grantor, except for permitted title encumbrances described as follows:

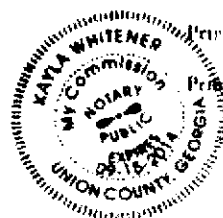
1. State, county, and local taxes for 2010 and future years which are a lien but not yet due and payable.
2. Declaration of Protective and Restrictive Covenants dated May 22, 1969, recorded in Deed Book 253, Page 267, Hall County Records.
3. Easement in favor of Georgia Power Company, dated September 16, 1958, recorded in Deed Book 193, Page 236, Hall County Records.
4. Easement located in Warranty Deed dated August 20, 1993, for ingress and egress, recorded in Deed Book 2018, Page 278, Hall County Records.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of

Karla Whitener
Witness
Karla Whitener
Notary Public

(NOTARY SEAL)



United Community Bank (SEAL)

Angela D. Duran
Print Name: Angela D. Duran
Print Title: V.P.

(CORPORATE SEAL)

