

## RESOLUTION

### **A RESOLUTION TO AUTHORIZE AND APPROVE THE CONVEYANCE OF CERTAIN PERMANENT SEWER EASEMENTS TO THE CITY OF GAINESVILLE, GEORGIA; AND FOR SUCH OTHER PURPOSES.**

**WHEREAS**, said Sardis Road Connector Project (the “Project”) is located in Land Districts 9 and 10 and G.M.D. 570 of Hall County, Georgia, and consists of the widening, realignment, and reconstruction of existing roadways and the construction of new roadways to provide a connector roadway between Georgia State Route 53 to the South and Georgia State Route 60 to the North; and

**WHEREAS**, the Project will begin at the Sardis Road and Chestatee Road intersection and will extend northward approximately 3.55 miles to Georgia State Route 60 ending near the intersection of State Route 60 and Mount Vernon Road; and

**WHEREAS**, the proposed roadway will consist of a four-lane curb and gutter divided roadway, having 2 lanes in each direction that will be separated by a 20-foot wide, 6 inch high curb and gutter median and sidewalks will be provided on both sides of the road having a design speed limit of 45 mph; and

**WHEREAS**, the Project will widen Sardis Road from 2 lanes to 4 lanes, necessitating that utility lines be relocated so that such utility lines will not be located under the roadway once the Project is complete; and

**WHEREAS**, in furtherance of the Project; Hall County acquired in fee simple the property known as Tax parcel #10105 002007, which property is located at 3678 Garden Boulevard Gainesville, Georgia 30506 (“Parcel 132”), and the property known as Tax parcel #10105 002010, which property is located at 3666 Garden Boulevard Gainesville, Georgia 30506 (“Parcel 135”); and

**WHEREAS**, the City of Gainesville, Georgia (the “City”) operates and maintains sewer lines that will be impacted by the Project and must be relocated; and

**WHEREAS**, the City has prepared a plan to relocate certain utilities, including but not limited to sewer lines, in response to the Project; and

**WHEREAS**, the City has requested that Hall County convey to the City permanent utility easements over, under, and through portions of Parcel 132 and Parcel 135; and

**WHEREAS**, the Board now desires to authorize the conveyance of the requested easements.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Hall County (the “Board”), in regular session, as the managing and controlling body of the County, and it is hereby resolved by authority of the same as follows:

**Section 1.** The conveyance of a permanent sanitary sewer easement over, under, and through Parcel 132 is hereby authorized and approved. The Chairman and Clerk of the Board are hereby authorized to execute and deliver said permanent sanitary sewer easement, the form of which is attached as **Appendix A** hereto and incorporated herein by reference.

**Section 2.** The conveyance of a permanent sanitary sewer easement over, under, and through Parcel 135 is hereby authorized and approved. The Chairman and Clerk of the Board are hereby authorized to execute and deliver said permanent sanitary sewer easement, the form of which is attached as **Appendix B** hereto and incorporated herein by reference.

This Resolution is adopted in regular session of the Board, this 28th day of July, 2022, to become effective immediately upon its execution, the public health, safety, and general welfare demanding it.

**HALL COUNTY BOARD OF  
COMMISSIONERS**

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Richard Higgins, Chairman

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Commissioner, District 1  
Kathy Cooper

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Commissioner, District 2  
Billy Powell

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Commissioner, District 3  
Shelly Echols

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Commissioner, District 4  
Jeff Stowe

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ATTEST:  
Jennifer Rivera, Clerk

(SEAL)

Approved as to form:

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County Attorney  
M. Van Stephens, II

***Appendix A to Resolution***  
***(Permanent Sanitary Sewer Easement, Parcel 132)***



CITY OF GAINESVILLE

•  
DEPARTMENT OF  
WATER RESOURCES

•  
757 Queen City Parkway, SW  
Gainesville, Georgia 30501-4358  
Telephone: 770.535.6892  
Fax: 770.538.2411  
Web Site: www.gainesville.org

Mail original to: City of Gainesville DWR    Sardis Road Connector Utility Relocation Project  
Attn: Fay Howard    (Parcel #: 10105 002007)  
757 Queen City Pkwy.  
Gainesville, GA 30501

## PERPETUAL EASEMENT – SANITARY SEWER MAIN

### GEORGIA, HALL COUNTY

This conveyance executed this \_\_\_\_ day of \_\_\_\_\_, 202\_ that for and in consideration of the benefits to the undersigned of public sewer service and **Ten Dollars & No/100 (\$10.00)** in hand paid, receipt of which is acknowledged, the undersigned (hereinafter “Grantor”) does hereby grant, sell and convey unto The City of Gainesville, Georgia, its successors and assigns (hereinafter “Grantee”), a perpetual easement for right-of-way for the purpose of laying, constructing and maintaining a sanitary sewer main, across, through and adjacent to the undersigned’s real property located in Hall County, Georgia, said easements being described on the plans attached hereto as Exhibit “A”, and legal description attached hereto as Exhibit “B” and by reference made a part hereof. Said land is indicated on Tax Map Parcel No. 10105 002007, said tax map located in the Hall County Tax Assessor’s Office in Gainesville, Georgia.

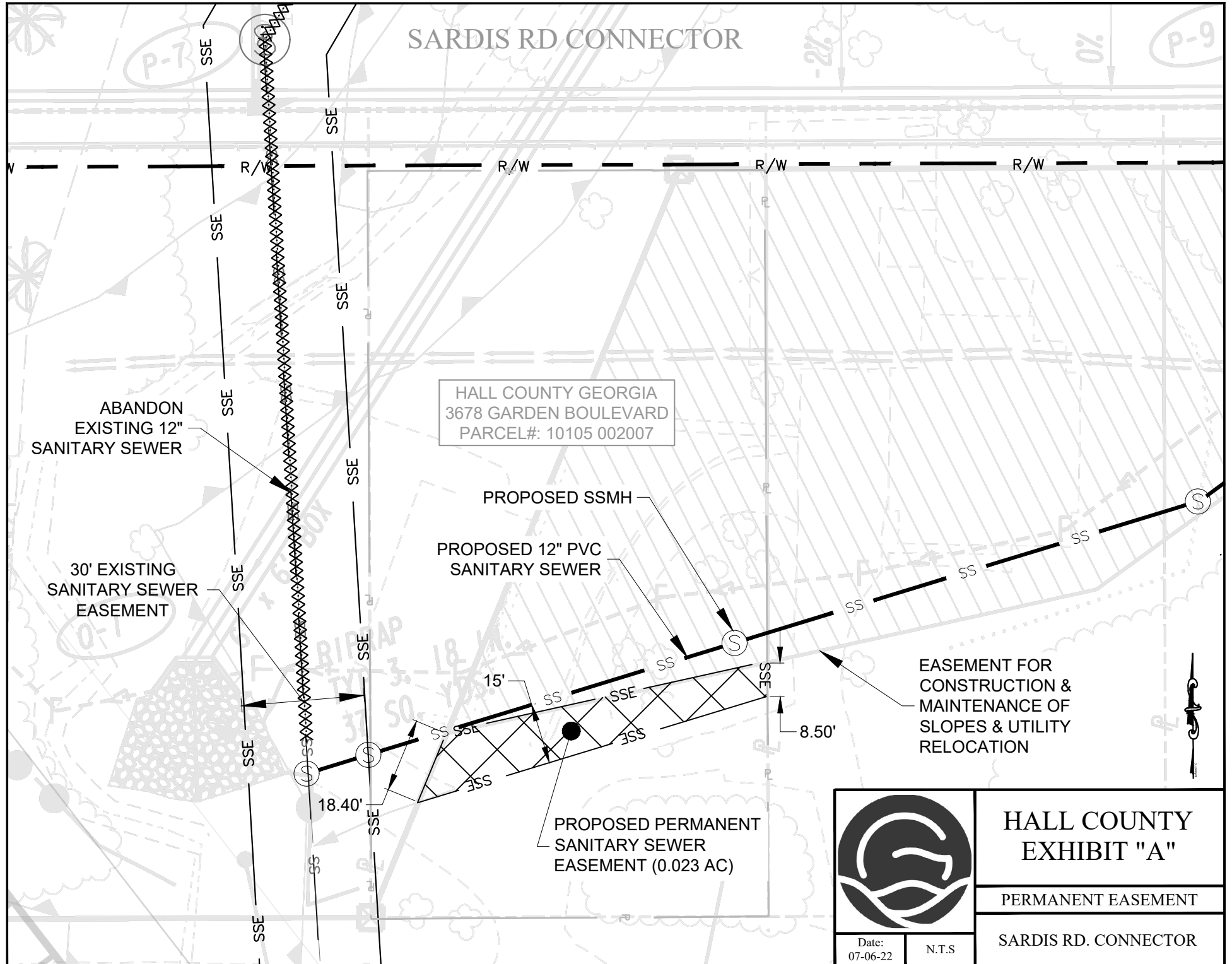
The Grantee shall have the right of ingress and egress on the tract of land shown on Exhibit “A” as Proposed Permanent Sanitary Sewer Easement, being 0.023 acres of land in size, for the purpose of constructing, laying, operating, maintaining, improving, renewing and overlaying continuously said City of Gainesville sanitary sewer main upon and under said property; together with the right at all times to enter upon said lands for the purpose of inspecting said sanitary sewer main and making repairs, alterations and extensions thereon, there under, thereto and there from; together with the right to cut away and keep clear of said sanitary sewer mains all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said sanitary sewer mains; also the right of ingress and egress over lands of the Grantor to and from said lines; and shall exercise reasonable diligence in doing necessary work in connection therewith so as to avoid damaging Grantor’s property.

In the event Grantee causes any damage to Grantor’s property in the exercise of Grantee’s rights hereunder, Grantee shall restore Grantor’s property to as close to the pre-damage state as possible.

The undersigned does not convey any property, but merely grants the rights, privileges and easements herein before set out, however, undersigned warrants that he or she has title to said lands and is authorized to convey the within easement.



# SARDIS RD CONNECTOR



## HALL COUNTY EXHIBIT "A"

PERMANENT EASEMENT

SARDIS RD. CONNECTOR

Date:  
07-06-22

N.T.S

## EXHIBIT "B"

### LEGAL DESCRIPTION PERMANENT EASEMENT FOR SANITARY SEWER

Grantor: Hall County, Georgia  
Tax Map Parcel No. 10105 002007

Said permanent sewer easement being 0.023 acres of land shown on Exhibit "A", dated July 6, 2022 over and across that tract or tracts of land lying and being in Hall County, Georgia, said tract or tracts of land being more particularly described in a Warranty Deed from Jarrod R. Knabel to Hall County Georgia, dated September 2, 2021, and recorded in Deed Book 8923, Page 31-32, Hall County, Georgia Deed Records, the legal description in said deed being incorporated herein and made a part hereof by reference.

The purpose of this permanent sewer easement from Hall County is to allow the relocation of sewer lines made necessary by the Right of Way of Proposed Sardis Road Connector from East of Chestatee Road to West of SR 60 along SR 283 in Hall County, Georgia, being Project No. STP00-0003-00 (626) Hall, P.I. No. 0003626, the sewer easement herein conveyed being supplemental to the Permanent Easement for Construction and Maintenance of Slopes and Utility Relocation on Parcel 132 on said Project, as shown on Sheet 60-0013 and Sheet 60-0053, dated 10/18/19, Sheet 60-0013 last revised 06/07/2021.

***Appendix B to Resolution***  
***(Permanent Sanitary Sewer Easement, Parcel 135)***





CITY OF GAINESVILLE

•  
DEPARTMENT OF  
WATER RESOURCES

•  
757 Queen City Parkway, SW  
Gainesville, Georgia 30501-4358  
Telephone: 770.535.6892  
Fax: 770.538.2411  
Web Site: www.gainesville.org

Mail original to: City of Gainesville DWR    Sardis Road Connector Utility Relocation Project  
Attn: Fay Howard    (Parcel #: 10105 002010)  
757 Queen City Pkwy.  
Gainesville, GA 30501

## PERPETUAL EASEMENT – SANITARY SEWER MAIN

### GEORGIA, HALL COUNTY

This conveyance executed this \_\_\_\_ day of \_\_\_\_\_, 202\_ that for and in consideration of the benefits to the undersigned of public sewer service and **Ten Dollars & No/100 (\$10.00)** in hand paid, receipt of which is acknowledged, the undersigned (hereinafter “Grantor”) does hereby grant, sell and convey unto The City of Gainesville, Georgia, its successors and assigns (hereinafter “Grantee”), a perpetual easement for right-of-way for the purpose of laying, constructing and maintaining a sanitary sewer main, across, through and adjacent to the undersigned’s real property located in Hall County, Georgia, said easements being described on the plans attached hereto as Exhibit “A”, and legal description attached hereto as Exhibit “B” and by reference made a part hereof. Said land is indicated on Tax Map Parcel No. 10105 002010, said tax map located in the Hall County Tax Assessor’s Office in Gainesville, Georgia.

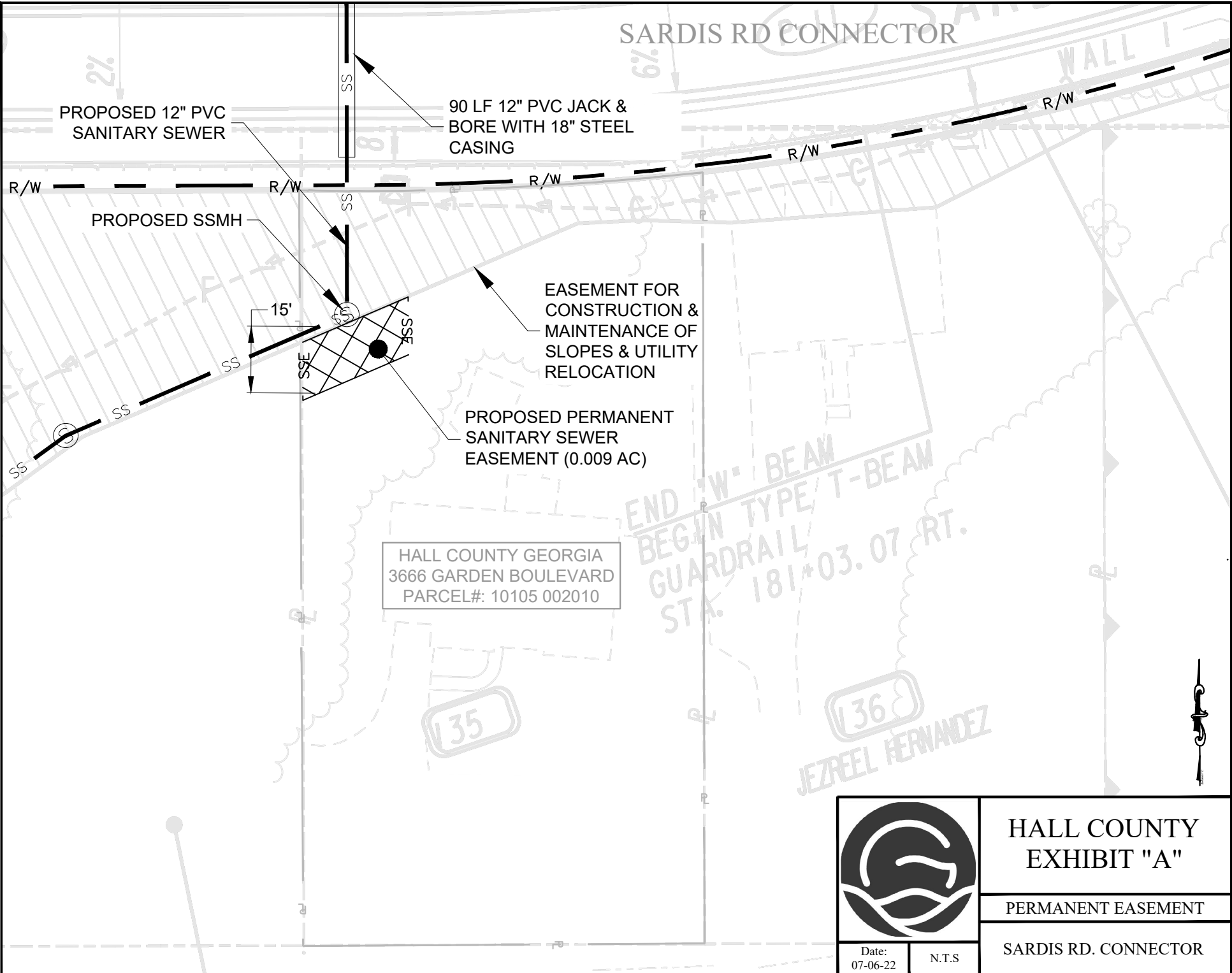
The Grantee shall have the right of ingress and egress on the tract of land shown on Exhibit “A” as Proposed Permanent Sanitary Sewer Easement, being 0.009 acres of land in size, for the purpose of constructing, laying, operating, maintaining, improving, renewing and overlaying continuously said City of Gainesville sanitary sewer main upon and under said property; together with the right at all times to enter upon said lands for the purpose of inspecting said sanitary sewer main and making repairs, alterations and extensions thereon, there under, thereto and there from; together with the right to cut away and keep clear of said sanitary sewer mains all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said sanitary sewer mains; also the right of ingress and egress over lands of the Grantor to and from said lines; and shall exercise reasonable diligence in doing necessary work in connection therewith so as to avoid damaging Grantor’s property.

In the event Grantee causes any damage to Grantor’s property in the exercise of Grantee’s rights hereunder, Grantee shall restore Grantor’s property to as close to the pre-damage state as possible.

The undersigned does not convey any property, but merely grants the rights, privileges and easements herein before set out, however, undersigned warrants that he or she has title to said lands and is authorized to convey the within easement.



# SARDIS RD CONNECTOR



HALL COUNTY GEORGIA  
3666 GARDEN BOULEVARD  
PARCEL#: 10105 002010

END "W" BEAM  
BEGIN TYPE "T" BEAM  
GUARDRAIL  
STA. 181+03.07 RT.

136  
JEZPEEL HERNANDEZ



HALL COUNTY  
EXHIBIT "A"

PERMANENT EASEMENT

SARDIS RD. CONNECTOR

Date:  
07-06-22

N.T.S

## EXHIBIT "B"

### LEGAL DESCRIPTION PERMANENT EASEMENT FOR SANITARY SEWER

Grantor: Hall County, Georgia  
Tax Map Parcel No. 10105 002010

Said permanent sewer easement being 0.009 acres of land shown on Exhibit "A", dated July 6, 2022 over and across that tract or tracts of land lying and being in Hall County, Georgia, said tract or tracts of land being more particularly described in a Warranty Deed from BGD Ventures, LLC to Hall County Georgia, dated July 30, 2021, and recorded in Deed Book 8894, Page 705, Hall County, Georgia Deed Records, the legal description in said deed being incorporated herein and made a part hereof by reference.

The purpose of this permanent sewer easement from Hall County is to allow the relocation of sewer lines made necessary by the Right of Way of Proposed Sardis Road Connector from East of Chestatee Road to West of SR 60 along SR 283 in Hall County, Georgia, being Project No. STP00-0003-00 (626) Hall, P.I. No. 0003626, the sewer easement herein conveyed being supplemental to the Permanent Easement for Construction and Maintenance of Slopes and Utility Relocation on Parcel 135 on said Project, as shown on Sheet 60-0013 and Sheet 60-0053, dated 10/18/19, Sheet 60-0013 last revised 06/07/2021.

GEORGIA, HALL COUNTY.

I, JENNIFER RIVERA, do hereby certify that I am the Clerk of the Board of Hall County, Georgia.

I further certify that the foregoing pages constitute a true, correct, and exact copy of a Resolution passed by the Board on July 28, 2022, and that the original of said Resolution is on file in the Hall County Commission Office, Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia 30504.

Given under my hand and seal of Hall County, Georgia this 28th day of July, 2022.

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JENNIFER RIVERA  
Clerk of the Board of Commissioners of  
Hall County, Georgia.

(SEAL OF HALL COUNTY)