

CITY OF ROSWELL
38 Hill Street, Suite 235, Roswell, Georgia 30075

RIGHT OF WAY DEED

GEORGIA, FULTON COUNTY

THIS CONVEYANCE made and executed the _____ day of _____, 20 ____.

WITNESSETH that **FULTON COUNTY**, a political subdivision of the State of Georgia, the undersigned (hereinafter referred to as "Grantor"), is/are the owner(s) of a tract of land in Fulton County through which an intersection improvement project known as the Riverside Road Corridor Improvements; Project No. 92002, has been laid out by the City of Roswell, Georgia, being more particularly described in a map and drawing of said road in the office of the City of Roswell Department of Transportation, 38 Hill Street, Suite 235, Roswell, 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, Grantor does hereby grant, sell and convey to the **CITY OF ROSWELL**, a Georgia municipal corporation, and its successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in **Land Lot 459** of the **1st District, 2nd Section** of Fulton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of **1,127.42 square feet (0.026 acres)**, more or less, as shown on the plat of the property prepared by Michale Baker International for Roswell, Georgia, said plat attached hereto and made a part of this deed as Exhibit "B".

ALSO granted is the right to construct slopes as shown on the attached plat. Said easement expires upon completion and final acceptance of said project.

ALSO granted is the right to construct a driveway as shown on the attached plat. Said easement expires upon completion and final acceptance of said project.

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto Grantee. Grantor hereby warrants that Grantor has the right to sell and convey said land, 1,127.42 square feet (0.026 acres), and hereby binds Grantor, Grantor's successors and assigns forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, sealed and delivered
this ____ day of _____,
20____, in the presence of:

Witness

Notary Public

**FULTON COUNTY, a political subdivision
of the State of Georgia**

By: _____ (L.S.)
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Attest: _____ (L.S.)
Tonya R. Grier
Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney

ACCEPTED BY:

**CITY OF ROSWELL,
a Georgia municipal corporation**

Unofficial Witness

Notary Public

My Commission Expires: _____

Date: _____

By: _____ (Seal)

Name: _____

Title: _____

Attest: _____ (Seal)

Name: _____

Title: _____

EXHIBIT "A"

PROJECT: Riverside Road Corridor Improvements
PROJECT NO.: 92002
PARCEL NO.: 4
DATE OF R/W PLANS: N/A
REVISION DATE: N/A

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Required Fee Simple Right-of-Way

All that tract or parcel of land lying and being in Land Lot 459 of the 1st District, 2nd Section of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point 90.00 feet right of and opposite Station 22+46.83 on the construction centerline of Riverside Road on the City of Roswell Department of Transportation's Riverside Road Corridor Improvements Project; Project No. 92002; running thence N 4°34'21.2" E a distance of 52.75 feet to a point 39.01 feet right of and opposite station 22+60.00 on said construction centerline laid out for Riverside Road; thence N 80°07'20.3" E a distance of 25.41 feet to a point 39.39 feet right of and opposite station 22+85.00 on said construction centerline laid out for Riverside Road; thence S 11°17'37.5" W a distance of 54.62 feet to a point 90.00 feet right of and opposite station 22+65.00 on said construction centerline laid out for Riverside Road; thence S 79°39'40.0" W a distance of 18.85 feet back to the point of beginning.

Containing 0.026 acres more or less.

EXHIBIT "A"

PROJECT: Riverside Road Corridor Improvements
PROJECT NO.: 92002
PARCEL NO.: 4
DATE OF R/W PLANS: N/A
REVISION DATE: N/A

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Temporary Easement for Construction of Slopes – Tract A

ALSO granted is the right to construct any required slopes within the easement area shown on the attached plat, being all that tract or parcel of land lying and being in Land Lot 459 of the 1st District, 2nd Section of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point 38.29 right of and opposite Station 17+60.00 on the construction centerline of Riverside Road on the City of Roswell Department of Transportation's Riverside Road Corridor Improvements Project; Project No. 92002; running thence northeasterly 72.79 feet along the arc of a curve (said curve having a radius of 3356.05 feet and a chord distance of 72.79 feet on a bearing of N 79°30'03.4" E) to the point 39.20 feet right of and opposite station 18+33.77 on said construction centerline laid out for Riverside Road; thence N 80°07'24.1" E a distance of 21.93 feet to a point 39.35 feet right of and opposite station 18+56.00 on said construction centerline laid out for Riverside Road; thence S 23°39'25.1" W a distance of 36.93 feet to a point 70.00 feet right of and opposite station 18+35.00 on said construction centerline laid out for Riverside Road; thence S 79°11'29.1" W a distance of 34.16 feet to a point 70.00 feet right of and opposite station 18+00.00 on said construction centerline laid out for Riverside Road; thence N 74°30'09.5" W a distance of 43.98 feet to a point 50.00 feet right of and opposite station 17+60.00 on said construction centerline laid out for Riverside Road; thence N 11°56'40.6" W a distance of 11.71 feet back to the point of beginning.

Containing 0.051 acres more or less.

Any slopes constructed will remain in place and will cease to be maintained upon expiration of said easement. Said easement is to become effective at the beginning of construction of the above numbered project and will expire upon completion and final acceptance of said project by the City of Roswe

EXHIBIT "A"

PROJECT: Riverside Road Corridor Improvements
PROJECT NO.: 92002
PARCEL NO.: 4
DATE OF R/W PLANS: N/A
REVISION DATE: N/A

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Temporary Easement for Construction of Slopes – Tract B

ALSO granted is the right to construct any required slopes within the easement area shown on the attached plat, being all that tract or parcel of land lying and being in Land Lot 459 of the 1st District, 2nd Section of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point 75.00 right of and opposite Station 21+60.00 on the construction centerline of Riverside Road on the City of Roswell Department of Transportation's Riverside Road Corridor Improvements Project; Project No. 92002; running thence N 12°45'49.8" E a distance of 39.20 feet to a point 38.78 feet right of and opposite station 21+75.00 on said construction centerline laid out for Riverside Road; thence N 80°07'20.3" E a distance of 85.48 feet to a point 39.01 feet right of and opposite station 22+60.00 on said construction centerline laid out for Riverside Road; thence S 4°34'21.2" W a distance of 52.75 feet to a point 90.00 feet right of and opposite station 22+46.83 on said construction centerline laid out for Riverside Road; thence N 22°44'01.2" W a distance of 35.87 feet to a point 55.00 feet right of and opposite station 22+39.00 on said construction centerline laid out for Riverside Road; thence S 48°45'32.8" W a distance of 57.91 feet to a point 85.00 feet right of and opposite station 21+90.00 on said construction centerline laid out for Riverside Road; thence N 81°17'48.6" W a distance of 31.62 feet back to the point of beginning.

Containing 0.071 acres more or less.

Any slopes constructed will remain in place and will cease to be maintained upon expiration of said easement. Said easement is to become effective at the beginning of construction of the above numbered project and will expire upon completion and final acceptance of said project by the City of Roswell.

EXHIBIT "A"

PROJECT: Riverside Road Corridor Improvements
PROJECT NO.: 92002
PARCEL NO.: 4
DATE OF R/W PLANS: N/A
REVISION DATE: N/A

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Temporary Easement for Construction of Slopes – Tract C

ALSO granted is the right to construct any required slopes within the easement area shown on the attached plat, being all that tract or parcel of land lying and being in Land Lot 459 of the 1st District, 2nd Section of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point 39.39 right of and opposite Station 22+85.00 on the construction centerline of Riverside Road on the City of Roswell Department of Transportation's Riverside Road Corridor Improvements Project; Project No. 92002; running thence N 80°07'20.3" E a distance of 83.20 feet to a point 42.47 feet right of and opposite station 23+66.76 on said construction centerline laid out for Riverside Road; thence northeasterly 116.16 feet along the arc of a curve (said curve having a radius of 905.29 feet and a chord distance of 116.08 feet on a bearing of N 76°26'47.1" E) to the point 44.03 feet right of and opposite station 24+80.79 on said construction centerline laid out for Riverside Road; thence S 1°22'52.1" E a distance of 11.32 feet to a point 55.00 feet right of and opposite station 24+78.06 on said construction centerline laid out for Riverside Road; thence southwesterly 95.18 feet along the arc of a curve (said curve having a radius of 2469.44 feet and a chord distance of 95.18 feet on a bearing of S 75°29'37.2" W) to the point 55.00 feet right of and opposite station 23+85.00 on said construction centerline laid out for Riverside Road; thence S 66°27'25.1" W a distance of 78.39 feet to a point 70.00 feet right of and opposite station 23+10.00 on said construction centerline laid out for Riverside Road; thence S 55°38'07.0" W a distance of 50.61 feet to a point 90.00 feet right of and opposite station 22+65.00 on said construction centerline laid out for Riverside Road; thence N 11°17'37.5" E a distance of 54.62 feet back to the point of beginning.

Containing 0.091 acres more or less.

Any slopes constructed will remain in place and will cease to be maintained upon expiration of said easement. Said easement is to become effective at the beginning of construction of the above numbered project and will expire upon completion and final acceptance of said project by the City of Roswell.

EXHIBIT "A"

PROJECT: Riverside Road Corridor Improvements
PROJECT NO.: 92002
PARCEL NO.: 4
DATE OF R/W PLANS: N/A
REVISION DATE: N/A

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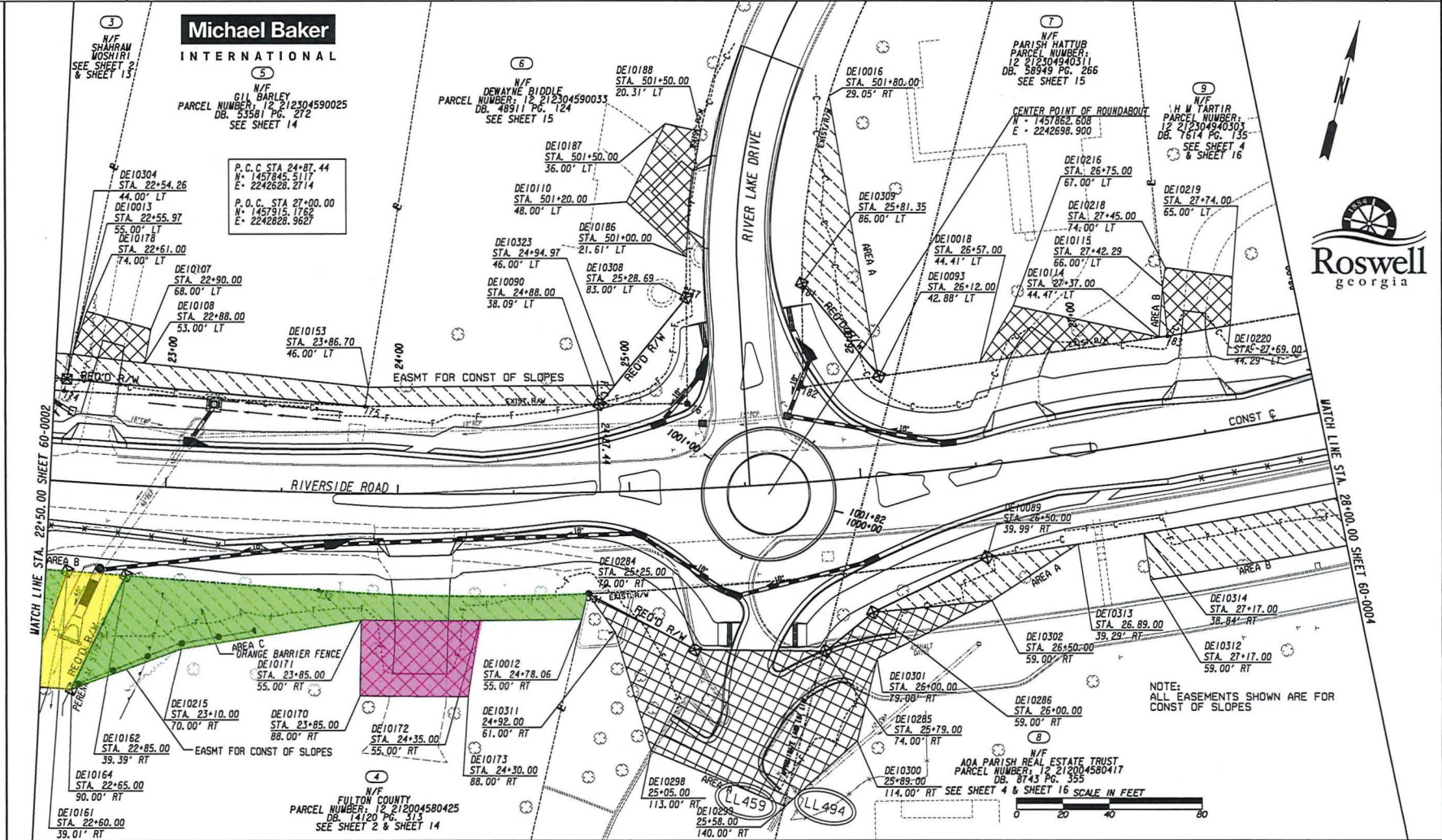
Temporary Easement for Construction of Driveway

ALSO granted is the right to construct a driveway within the easement area shown on the attached plat, being all that tract or parcel of land lying and being in Land Lot 459 of the 1st District, 2nd Section of Fulton County, Georgia and being more particularly shown on Exhibit "B" attached hereto.

Containing 0.037 acres more or less.

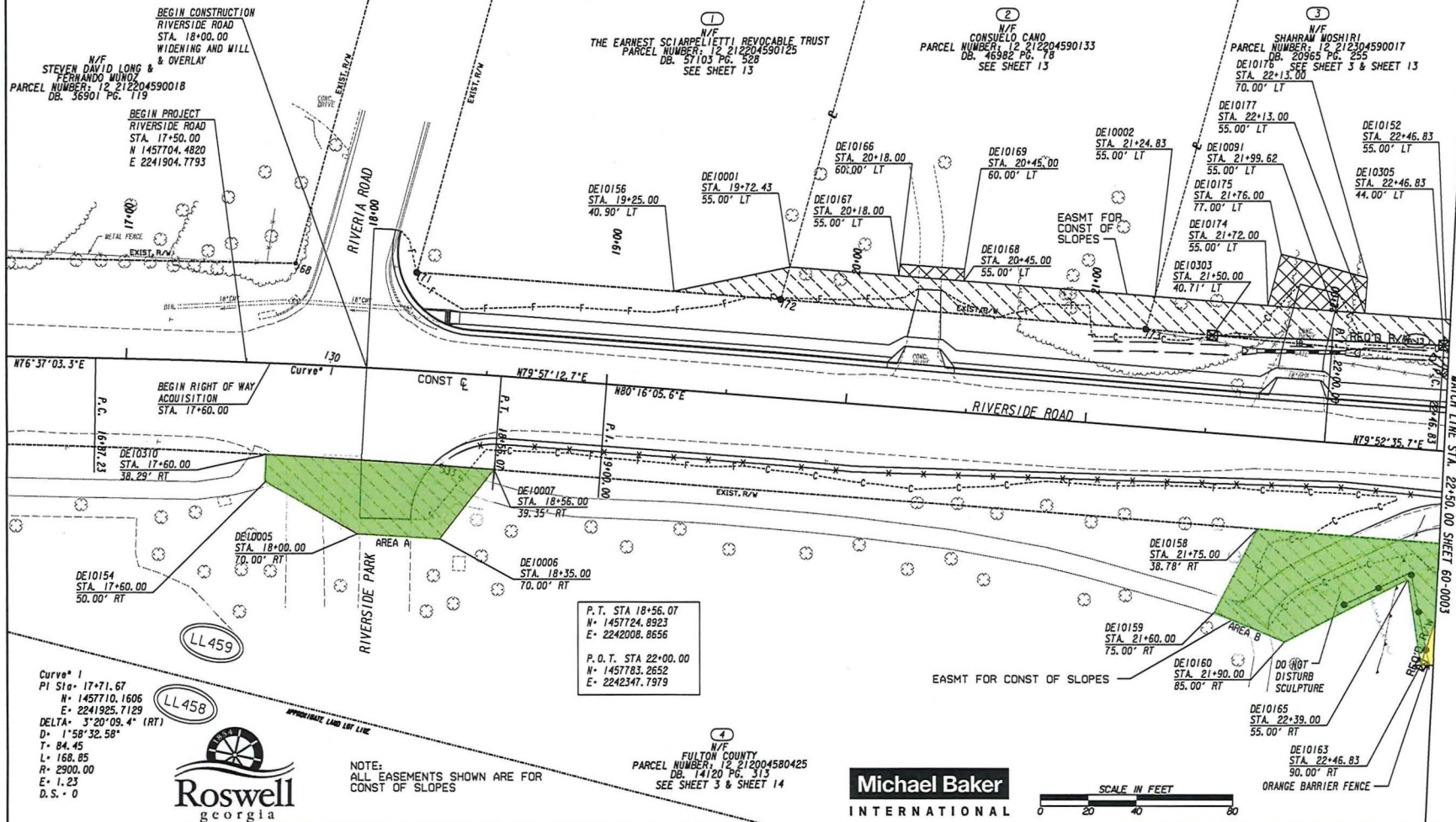
Any slopes constructed will remain in place and will cease to be maintained upon expiration of said easement. Said easement is to become effective at the beginning of construction of the above numbered project and will expire upon completion and final acceptance of said project by the City of Roswell.

EXHIBIT "B"



<div> <div>PROPERTY AND EXISTING R/W LINE</div> <div>REQUIRED R/W LINE</div> <div>CONSTRUCTION LIMITS</div> <div>EASEMENT FOR CONSTR</div> <div>& MAINTENANCE OF SLOPES</div> <div>EASEMENT FOR CONSTR OF SLOPES</div> <div>EASEMENT FOR CONSTR OF DRIVES</div> </div>	<div> <div>—+—+—+—</div> <div>—C—F—</div> <div>—+—+—+—</div> <div>—+—+—+—</div> <div>—+—+—+—</div> </div>	<div> <div>BEGIN LIMIT OF ACCESS.....BLA</div> <div>END LIMIT OF ACCESS.....ELA</div> <div>EXISTING LIMIT OF ACCESS</div> <div>RED'D LIMIT OF ACCESS</div> <div>EXISTING LIMIT OF ACCESS & R/W</div> <div>RED'D LIMIT OF ACCESS & R/W</div> <div>ORANGE BARRIER FENCE</div> <div>ESA - ENV. SENSITIVE AREA</div> </div>	DATE	REVISIONS	DATE	REVISIONS	<div> <div>CITY OF ROSWELL</div> <div>DEPARTMENT OF TRANSPORTATION</div> <div>RIGHT OF WAY PLAN</div> <div>PROJECT NO: RIVERSIDE ROAD CORRIDOR IMPROVEMENTS</div> <div>COUNTY: FULTON</div> <div>LAND LOT NO: 459, 494</div> <div>LAND DISTRICT: 12</div> <div>GWD: 1172</div> <div>DATE</div> <div>SH</div> <div>OF</div> <div>60-0003</div> </div>

EXHIBIT "B"



TOTAL DRIVEWAY EASEMENTS • 1

PWT	OFFSET	STATION	ALIGNMENT
DE10013	55.00 L	22:55:57	Riverside Road
	19.62	N 4°02'59.2" E	
DE10178	74.00 L	22:56:01	Riverside Road
	28.78	S 88°46'08.9" E	
DE10107	68.00 L	22:59:00	Riverside Road
	15.13	S 3°42'31.2" E	
DE10108	53.00 L	22:58:00	Riverside Road
	31.37	S 82°56'06.2" W	
DE10013	55.00 L	22:55:57	Riverside Road
RETD EASMT	51.00	SF	
RETD EASMT	0.012	ACRES	

PNT	OFFSET/	STATION/	ALIGNMENT
DE10171	55.00 R	23+85.00	Riverside Road
	51.14	N 76°00'16.6" E	
DE10172	55.00 R	24+35.00	Riverside Road
	53.40	S 33°39'45.1" E	
DE10173	88.00 R	24+30.00	Riverside Road
	46.64	S 76°03'50.2" W	
DE10170	88.00 R	23+65.00	Riverside Road
	33.00	N 33°00'07.7" W	
DE10171	55.00 R	23+85.00	Riverside Road
READ EASMT	1514.49	SF	
READ EASMT	0.037	ACRES	
TOTAL DRIVEWAY EASEMENTS - 1			

DATE	REVISIONS
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REVISIONS

DATE _____

REVISIONS

CITY OF ROSWELL

DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

RIGHT OF WAY MAP

PROJECT NO: Riverside Road CORRIDOR IMPROVEMENT
COUNTY: FULTON

LAND LOT NO. _____ DRAWING No. _____

LAND DISTRICT: GMD	60-0014
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DRAWING No.

60-0014

100 0014