

Tax ID: 09C-1200-0049-008-0  
Return To:  
ATLAS  
Attn: Diane Beidl  
2450 Commerce Ave., Ste 100  
Duluth, GA 30096

## **RIGHT OF WAY DEED**

### **STATE OF GEORGIA FULTON COUNTY**

**TIDS INDENTURE** made this \_\_\_\_ day of \_\_\_\_\_, 2023, between **Fulton County**, a political subdivision of the State of Georgia, (Grantor) and **The City of South Fulton**, a political subdivision of the State of Georgia (Grantee).

### **WITNESSETH**

That for and in consideration of the sum of One Dollar (\$1.00) in hand paid, and the benefits flowing from the project hereinafter described, Grantor does grant and convey unto Grantee, its successors and assigns, the following property, to-wit: **0.341 acres** of required right-of-way. Located in Land Lot **49** of the **9C** District, Tax Map No.: **09C-1200-0049-008-0**, Fulton County, Georgia, as shown on Exhibit "A", labeled Parcel: **4** which is a poltion of Fulton County right of way plans by: **Long Engineering**, titled: **Cochran Road over Camp Creek Bridge**, dated: **March 11, 2022**, Sheet Nos.: **2 and 3**, attached hereto and incorporated herein by reference and on file with Fulton County Land Division at 141 Pryor Street, SW, Suite 8021, Atlanta, Ga. 30303.

To have and to hold the bargained premises unto grantee, its successors and assigns forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assigns against the claims of all persons whomsoever.

(SEE ATTACHED)

**IN WITNESS WHEREOF** Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered this \_\_\_\_ day  
of \_\_\_\_\_, 2024  
in the presence of:

FULTON COUNTY, a political subdivision of the  
State of Georgia

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

\_\_\_\_\_  
[Notarial Seal]

Attest: \_\_\_\_\_  
Tonya R. Grier  
Clerk to the Commission

**APPROVED AS TO FORM**

\_\_\_\_\_  
Y. Soo Jo, County Attorney

## **EXHIBIT "A"**

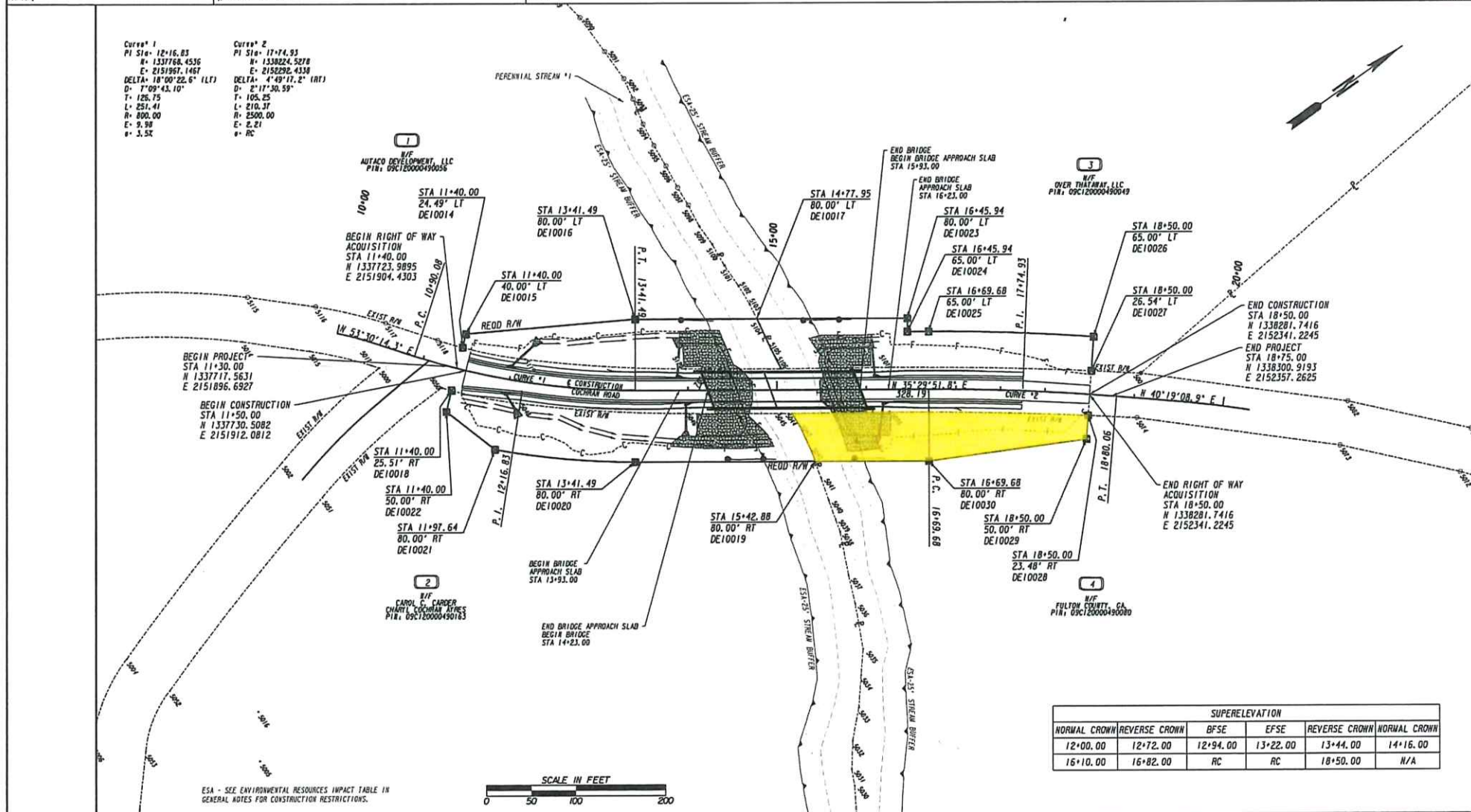
**P. I. NO.:** 0015530  
**PARCEL NO.:** 4  
**COUNTY:** Fulton  
**DATE OF R/W PLANS:** March 11, 2022  
**REVISION DATE:** N/A

### **REQUIRED RIGHT OF WAY**

All that tract or parcel of land lying and being in Land Lot 49 of the 9C Land District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point 26.27 feet right of and opposite Station 15+16.71 on the construction centerline of Cochran Road on Georgia Highway Project No. 0015530; running thence N 34°56'27.0" E a distance of 109.29 feet to a point 25.20 feet right of and opposite station 16+26.00 on said construction centerline laid out for COCHRAN ROAD; thence northeasterly 222.23 feet along the arc of a curve (said curve having a radius of 4430.00 feet and a chord distance of 222.21 feet on a bearing of N 36°42'49.7" E) to the point 23.48 feet right of and opposite station 18+50.00 on said construction centerline laid out for COCHRAN ROAD; thence S 50°22'07.1" E a distance of 26.52 feet to a point 50.00 feet right of and opposite station 18+50.00 on said construction centerline laid out for COCHRAN ROAD; thence S 27°52'28.7" W a distance of 178.13 feet to a point 80.00 feet right of and opposite station 16+69.68 on said construction centerline laid out for COCHRAN ROAD; thence S 35°29'51.8" W a distance of 126.81 feet to a point 80.00 feet right of and opposite station 15+42.88 on said construction centerline laid out for COCHRAN ROAD; thence N 74°18'28.5" W a distance of 11.54 feet to a point 69.15 feet right of and opposite station 15+38.97 on said construction centerline laid out for COCHRAN ROAD; thence N 79°11'04.5" W a distance of 31.39 feet to a point 40.63 feet right of and opposite station 15+25.86 on said construction centerline laid out for COCHRAN ROAD; thence N 87°00'30.2" W a distance of 17.03 feet back to the point of beginning.

Containing 0.341 acres more or less.



<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>&amp; MAINTENANCE OF SLOPES</div> <div>EASEMENT FOR CONSTR OF SLOPES</div> <div>EASEMENT FOR CONSTR OF DRIVES</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 &amp; R/W</div> <div>RED'D LIMIT OF ACCESS &amp; R/W</div> <div>ORANGE BARRIER FENCE</div> <div>ESA - ENV. SENSITIVE AREA</div> </div>	DATE	REVISIONS	DATE	REVISIONS	<div> <div>CITY OF SOUTH FULTON</div> <div>RIGHT OF WAY MAP</div> <div>PROJECT NO:0015530</div> <div>COUNTY: FULTON</div> <div>LAND LOT NO:49</div> <div>LAND DISTRICT:9c</div> <div>GND: 499</div> <div>DATE 3/11/2022 SH 2 OF 3</div> </div>



4/6/2022  
JLH/BERG

SPLOT-VB  
stateborder-VB1-FD,101

0015530,60-0004.dgn  
DWG.PLT

DOT  
P.L. No.  
0015530

PAR 01 N/F AUTACO DEVELOPMENT, LLC REQ'D R/W DE101

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10014	24.49 L	11+40.00	COCHRAN ROAD
	15.51	N 40°04'17.0" W	
DE10015	40.00 L	11+40.00	COCHRAN ROAD
	190.08	N 30°39'45.6" E	
DE10016	80.00 L	13+41.49	COCHRAN ROAD
	136.45	N 35°29'51.8" E	
DE10017	80.00 L	14+77.95	COCHRAN ROAD
	6.77	S 81°18'19.6" E	
5104	73.96 L	14+81.00	COCHRAN ROAD
	30.54	S 78°54'07.9" E	
5105	46.14 L	14+93.62	COCHRAN ROAD
	25.22	S 81°16'55.6" E	
5106	23.62 L	15+04.98	COCHRAN ROAD
	107.64	S 35°43'04.3" W	
5120	24.04 L	13+97.35	COCHRAN ROAD
ARC LENGTH	179.89		
CHORD BEAR	S 39°07'41.8" W		
LNTH CHORD	179.79		
RADIUS	1511.13		
DEGREE	3°47'29.7"		
5119	25.50 L	12+13.30	COCHRAN ROAD
ARC LENGTH	71.05		
CHORD BEAR	S 46°29'17.1" W		
LNTH CHORD	71.00		
RADIUS	515.40		
DEGREE	11°07'00.2"		
DE10014	24.49 L	11+40.00	COCHRAN ROAD
REQ'D R/W	15697.88	SF	
REQ'D R/W	0.360	ACRES	
REMAINDER	+/- 8.688	ACRES	

PAR 02 N/F CAROL C. CARDER, CHARLY COCHRAN AYRES REQ'D R/W DE102

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10018	25.51 R	11+40.00	COCHRAN ROAD
ARC LENGTH	77.50		
CHORD BEAR	N 46°27'56.1" E		
LNTH CHORD	77.44		
RADIUS	565.40		
DEGREE	10°08'01.1"		
5048	24.47 R	12+15.12	COCHRAN ROAD
ARC LENGTH	185.85		
CHORD BEAR	N 39°07'41.8" E		
LNTH CHORD	185.74		
RADIUS	1561.13		
DEGREE	3°40'12.5"		
5046	25.96 R	13+97.16	COCHRAN ROAD
	107.97	N 35°43'04.3" E	
5045	26.38 R	15+05.13	COCHRAN ROAD
	11.58	N 34°56'27.0" E	
5044	26.27 R	15+16.71	COCHRAN ROAD
	17.03	S 87°00'30.2" E	
5043	40.63 R	15+25.86	COCHRAN ROAD
	31.39	S 79°11'04.5" E	
5042	69.15 R	15+38.97	COCHRAN ROAD
	11.54	S 74°18'28.5" E	
DE10019	80.00 R	15+42.88	COCHRAN ROAD
	201.38	S 35°29'51.8" W	
DE10020	80.00 R	13+41.49	COCHRAN ROAD
ARC LENGTH	158.24		
CHORD BEAR	S 40°38'57.0" W		
LNTH CHORD	158.03		
RADIUS	880.00		
DEGREE	6°30'39.2"		
DE10021	80.00 R	11+97.64	COCHRAN ROAD
	69.15	S 73°33'36.7" W	
DE10022	50.00 R	11+40.00	COCHRAN ROAD
	24.49	N 40°04'17.0" W	
DE10018	25.51 R	11+40.00	COCHRAN ROAD
REQ'D R/W	21212.71	SF	
REQ'D R/W	0.487	ACRES	
REMAINDER	+/- 12.897	ACRES	

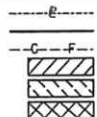
PAR 03 N/F OVER THATAWAY, LLC REQ'D R/W DE103

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
5106	23.62 L	15+04.98	COCHRAN ROAD
	25.22	N 81°16'55.6" W	
5105	46.14 L	14+93.62	COCHRAN ROAD
	30.54	N 78°54'07.9" W	
5104	73.96 L	14+81.00	COCHRAN ROAD
	6.77	N 81°18'19.6" W	
DE10017	80.00 L	14+77.95	COCHRAN ROAD
	167.99	N 35°29'51.8" E	
DE10023	80.00 L	16+45.94	COCHRAN ROAD
	15.00	S 54°30'08.2" E	
DE10024	65.00 L	16+45.94	COCHRAN ROAD
	23.74	N 35°29'51.8" E	
DE10025	65.00 L	16+69.68	COCHRAN ROAD
ARC LENGTH	185.00		
CHORD BEAR	N 37°33'50.3" E		
LNTH CHORD	184.96		
RADIUS	2565.00		
DEGREE	2°14'01.5"		
DE10026	65.00 L	18+50.00	COCHRAN ROAD
	38.46	S 50°22'11.1" E	
DE10027	26.54 L	18+50.00	COCHRAN ROAD
ARC LENGTH	226.18		
CHORD BEAR	S 36°43'16.1" W		
LNTH CHORD	226.15		
RADIUS	4480.00		
DEGREE	1°16'44.1"		
5107	24.80 L	16+25.66	COCHRAN ROAD
	120.68	S 34°56'27.0" W	
5106	23.62 L	15+04.98	COCHRAN ROAD
REQ'D R/W	16892.02	SF	
REQ'D R/W	0.388	ACRES	
REMAINDER	+/- 39.824	ACRES	

PAR 04 N/F FULTON COUNTY, GA REQ'D R/W DE104

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
5044	26.27 R	15+16.71	COCHRAN ROAD
	109.29	N 34°56'27.0" E	
5076	25.20 R	16+26.00	COCHRAN ROAD
ARC LENGTH	222.23		
CHORD BEAR	N 36°42'49.7" E		
LNTH CHORD	222.21		
RADIUS	4430.00		
DEGREE	1°17'36.1"		
DE10028	23.48 R	18+50.00	COCHRAN ROAD
	26.52	S 50°22'07.1" E	
DE10029	50.00 R	18+50.00	COCHRAN ROAD
	178.13	S 27°52'28.7" W	
DE10030	80.00 R	16+69.68	COCHRAN ROAD
	126.81	S 35°29'51.8" W	
DE10019	80.00 R	15+42.88	COCHRAN ROAD
	11.54	N 74°18'28.5" W	
5042	69.15 R	15+38.97	COCHRAN ROAD
	31.39	N 79°11'04.5" W	
5043	40.63 R	15+25.86	COCHRAN ROAD
	17.03	N 87°00'30.2" W	
5044	26.27 R	15+16.71	COCHRAN ROAD
REQ'D R/W	24020.75	SF	
REQ'D R/W	0.349	ACRES	
REMAINDER	+/- 24.020	ACRES	

PROPERTY AND EXISTING R/W LINE  
REQUIRED R/W LINE  
CONSTRUCTION LIMITS  
EASEMENT FOR CONSTR  
& MAINTENANCE OF SLOPES  
EASEMENT FOR CONSTR OF SLOPES  
EASEMENT FOR CONSTR OF DRIVES



BEGIN LIMIT OF ACCESS.....BLA  
END LIMIT OF ACCESS.....ELA  
EXISTING LIMIT OF ACCESS  
REQ'D LIMIT OF ACCESS  
EXISTING LIMIT OF ACCESS & R/W  
REQ'D LIMIT OF ACCESS & R/W  
ORANGE BARRIER FENCE  
ESA - ENV. SENSITIVE AREA

DATE

REVISIONS

PRELIMINARY

DATE

REVISIONS

CITY OF SOUTH FULTON

RIGHT OF WAY MAP

PROJECT NO: 0015530  
COUNTY: FULTON  
LAND LOT NO: 49  
LAND DISTRICT: 3C  
GMD: 499  
DATE 3/11/2022 SH 3 OF 3

DRAWING No.

60-0004