

THE LAW FIRM OF JOHN W. BELL, P.C.

ATLANTA OFFICE:
5 CONCOURSE PARKWAY
SUITE 3000
ATLANTA, GEORGIA 30328

ALPHARETTA OFFICE:
12600 DEERFIELD PARKWAY
SUITE 100
ALPHARETTA, GEORGIA 30004

TELEPHONE: (678) 762-3394
DIRECT DIAL: (678) 457-1198
TELECOPIER: (770) 783-8706
EMAIL: jwbell@jwb-law.com

SETTLEMENT AND DISBURSEMENT STATEMENT

Project Name: Roswell Road Transit and Streetscape Improvements Date: 06/ /2026
Owner: Fulton County Project No. T0019
Property Address: 5025 Roswell Road Parcel No. 32
Sandy Springs, Georgia 30350

	<u>Seller Expenses</u>	<u>Due to Seller</u>
1. Purchase/Sale Price		<u>\$ 182,000.00</u>
2. Cost to Cure Compensation		
3. Pro-rated Items:	\$ -	
(a) City Taxes	\$ -	
(b) County & State Taxes	\$ -	
4. Miscellaneous Items		
Total Seller Expenses	<u>\$ -</u>	<u>\$ -</u>
TOTAL DUE SELLER:		<u>\$ 182,000.00</u>

	<u>City's Expenses</u>	<u>Paid By City</u>
1. Gross Compensation Paid by City of Sandy Springs		<u>\$ 182,000.00</u>
2. Pro-rated Items:	\$ -	
(a) City Taxes	\$ -	
(b) County & State Taxes	\$ -	
3. Attorney's Closing Fees	<u>\$ 750.00</u>	
4. Title Update Fee	<u>\$ 100.00</u>	
5. Partial Release Fee	<u>\$ -</u>	
6. Estimated E-Recording Fees	<u>\$ 63.50</u>	
7. Mortgage Company Processing Fee	<u>\$ -</u>	
Total Expenses of City:	<u>\$ 913.50</u>	<u>\$ 913.50</u>
TOTAL PAID BY CITY OF SANDY SPRINGS:		<u>\$ 182,913.50</u>

The undersigned Seller acknowledges that Seller has reviewed the above Closing Statement, approved the form and content thereof as true and correct, and does hereby authorize and direct the settlement agent to make the disbursements shown herein. The terms and conditions of any applicable option or contract shall survive the closing hereof and shall remain enforceable.

"PURCHASER"

City of Sandy Springs,
a municipal corporation of the State of Georgia

By: _____
Eden E. Freeman
City Manager

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered this ____ day
of _____, 2026
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

PROJECT: Roswell Road Transit and Streetscape Improvements
PROJECT NO.: T0019
PARCEL NO.: 32

City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

IRS REPORTING INFORMATION

1. Address and/or legal description of conveyed property:

Tax Parcel ID: 17-0093-0007-042-7

2. Residential Property (1 to 4 units): Yes _____ No X _____

3. Contract Sales Price (Gross Proceeds): \$182,000.00

4. TAXPAYER IDENTIFICATION NUMBER and Division of Interest :

<u>Seller(s) Name</u>	<u>Tax ID Number</u>	<u>Division of Interest</u>
Fulton County		100%

5. Correct Mailing Address of Seller(s):

141 Street SW, Suite 7000
Attn: Land Department
Atlanta GA 30303

1. ALLOCATION OF THE GROSS PROCEEDS:

(See Attached Settlement and Disbursement Statement)
or
(See Attached Appraiser's Affidavit – Page 13)

The undersigned acknowledge(s) that the Internal Revenue Service requires the above transaction to be reported and requires an accurate disclosure of the above information. The undersigned warrant(s) that the above information is true and correct and acknowledge(s) that the above information will be submitted to the Internal Revenue Service with other information required by the Internal Revenue Service concerning the sale of the above property this date. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Date of Closing

Closing Official and Title

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered this ____ day
of _____, 2026
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

PROJECT: Roswell Road Transit and Streetscape Improvements
PROJECT NO.: T0019
PARCEL NO.: 32

PROPERTY OWNER'S AFFIDAVIT

GEORGIA, FULTON COUNTY

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, _____, who after being duly sworn, deposes and says upon oath:

That, to the best of Affiant's information, knowledge and belief without a duty to investigate, FULTON COUNTY is the owner in fee simple of the land and improvements shown for Parcel 32 on Exhibit "A" hereto.

Further, to the best of Affiant's information, knowledge and belief without a duty to investigate, that the improvements situated on said real estate are within the limits of said described property and that there has been no violation of any restrictions that may have been imposed on said lands nor has any interest in same been sold or conveyed or any change made in the improvements thereon since said lands were inspected as aforesaid.

Further, to the best of Affiant's information, knowledge and belief without a duty to investigate, that the owner or owners named above is in indisputable possession of said described lands and knows of no one claiming under any unrecorded bond for title of any nature of claiming any interest in said lands whatsoever; except as may be set out below;

Further, to the best of Affiant's information, knowledge and belief without a duty to investigate, that there are no leases, either appearing of record, unrecorded, or otherwise, currently in effect or terminated in contemplation of the acquisition or purchase by the City of Sandy Springs, Georgia of the real estate shown on Exhibit "A" attached hereto, except as may be set out below;

Further, to the best of Affiant's information, knowledge and belief without a duty to investigate, that there are no suits, judgements, bankruptcies or executions pending against the owner or owners named above in any court relating to the subject property or which could in any way affect the title to said lands or constitute a lien thereon, and that the owner or owners named above is not surety on the bond of any county or county official or any other bond that through default of the principal therein a lien would be created superior to the deed mentioned above, nor are there any security deeds, trust deeds, mortgages, or liens of any nature whatsoever unsatisfied against said lands except as set out below;

Further, to the best of Affiant's information, knowledge and belief without a duty to investigate, that there are no unpaid bills of any nature either for labor or materials or for architects', surveyors', or other services rendered or used on the improvement of said real estate, except as set out below, which constitute or might constitute any lien upon said real estate.

The owner or owners named above for his/her/its part acknowledges that this Affidavit is made and given to the City of Sandy Springs, Georgia in connection with and for purposes of inducing the City of Sandy Springs, Georgia in its acquisition or purchase of the real estate shown on Exhibit "A" attached hereto.

Sworn to and subscribed before me,
this _____ day of _____, 20 ____.

AFFIANT(S):

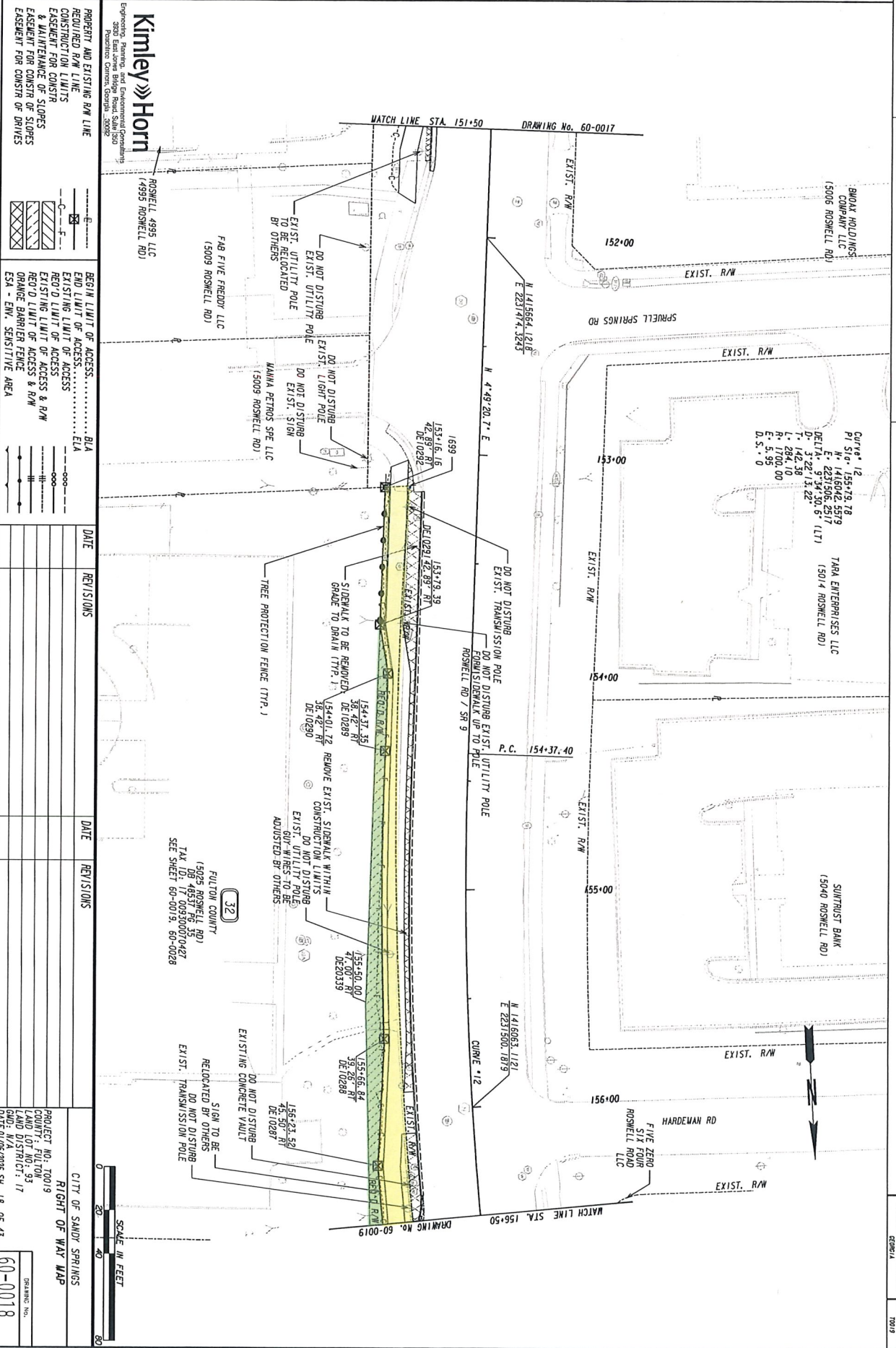
Notary Public

Signature (Seal)

Printed Name

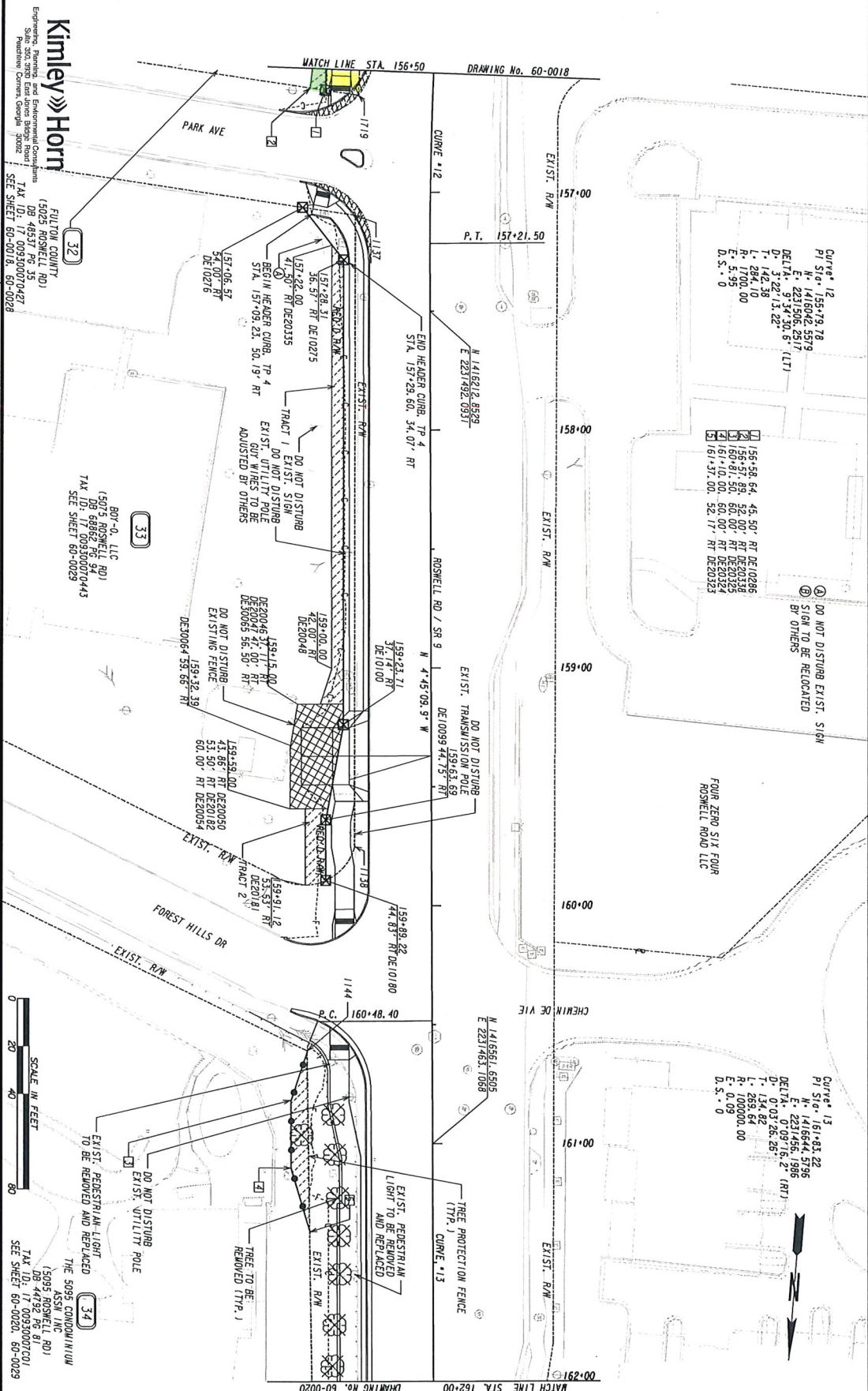
Kimley»Horn
Engineering, Planning, and Environmental Consultants
3300 East Sunset Highway, Suite 150
Rexdale, Texas, Georgia 30082

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



GS
AP
DRAWING NO.
-0019

THE 5095 CONCORDIAUM
ASSN INC
(5095 ROSWELL RD)
DB 44792 PG 81
TAX ID: 17 00930007C01
SEE SHEET 60-0020, 60-0022



7/29/2005 CANNON

Engineering, Planning, and Environmental Consultants
Suite 350, 3830 East Jones Bridge Road
Peachtree Corners, Georgia 30092

CITY OF SANDY SPRINGS
RIGHT OF WAY MAP
PROJECT NO.: T0019
COUNTY: FULTON
LAND LOT NO.: 93
LAND DISTRICT: 17
GMD: N/A
DATE 01/05/2026 SH 28 OF 43
60-0
DR#

[illegible]

Tax Parcel No.: 17-0093-0007-042-7

AFTER RECORDING, PLEASE RETURN TO:
The Law Firm of John W. Bell, P.C.
5 Concourse Parkway, Suite 3000
Atlanta, Georgia 30328

RIGHT OF WAY DEED

STATE OF GEORGIA FULTON COUNTY

THIS INDENTURE is entered into the _____ day of _____, 20____, between **FULTON COUNTY, a political subdivision of the State of Georgia**, hereinafter referred to as the "Grantor", and the **CITY OF SANDY SPRINGS, GEORGIA**, hereinafter referred to as the "Grantee".

WHEREAS, Grantee desires to obtain and Grantor desires to convey **3,043.92 square feet** of fee simple right-of-way upon and across Grantor's property, located in **Land Lot 93** of the **17th Land District** of Fulton County, Georgia, as is more particularly described and illustrated in **Exhibits "A" and "B"** attached hereto and incorporated herein by reference;

NOW THEREFORE, in consideration of the foregoing recitals and ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell and convey to the Grantee, the fee simple right-of-way as described and illustrated in **Exhibits "A" and "B"** attached hereto and incorporated herein by reference.

THIS RIGHT OF WAY DEED shall bind the heirs and assigns of the undersigned party and shall inure to the benefit of the successors in title of the Grantee.

TO HAVE AND TO HOLD the said described premises with the said Grantee so that neither the Grantor nor any person or persons claiming under Grantor shall at any time claim or demand any right, title or interest in the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered this ____ day of _____, 2026 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

Notary Public

[Notarial Seal]

Attest: _____
Tonya R. Grier
Clerk to the Commission

APPROVED AS TO FORM

Y. Soo Jo, County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 32

FULTON COUNTY

5025 ROSWELL RD, SANDY SPRINGS, GA 30350

PIN: 17-009300070427

REQUIRED RIGHT OF WAY

ALL THAT TRACT or parcel of land lying and being in Land Lot 93 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point 31.59 feet right of and opposite station 153+15.21 on said construction centerline laid out for SR 9/Roswell Road.

THENCE northeasterly 349.27 feet along the arc of a curve (said curve having a radius of 2064.11 feet and a chord distance of 348.85 feet on a bearing of N 2°20'27.3" E) to the point 31.35 feet right of and opposite station 156+60.27 on said construction centerline laid out for SR 9/Roswell Road.

THENCE S 85°54'58.5" E a distance of 14.25 feet to a point 45.50 feet right of and opposite station 156+58.64 on said construction centerline laid out for SR 9/Roswell Road.

THENCE southeasterly 36.06 feet along the arc of a curve (said curve having a radius of 1745.50 feet and a chord distance of 36.06 feet on a bearing of S 2°02'31.8" E) to the point 45.50 feet right of and opposite station 156+23.52 on said construction centerline laid out for SR 9/Roswell Road.

THENCE S 5°38'22.0" W a distance of 58.42 feet to a point 39.26 feet right of and opposite station 155+66.84 on said construction centerline laid out for SR 9/Roswell Road.

THENCE southwesterly 132.45 feet along the arc of a curve (said curve having a radius of 1738.91 feet and a chord distance of 132.42 feet on a bearing of S 3°00'14.3" W) to the point 38.42 feet right of and opposite station 154+37.35 on said construction centerline laid out for SR 9/Roswell Road.

THENCE S 4°49'20.7" W a distance of 35.64 feet to a point 38.42 feet right of and opposite station 154+01.72 on said construction centerline laid out for SR 9/Roswell Road.

THENCE S 6°30'03.7" E a distance of 22.77 feet to a point 42.89 feet right of and opposite station 153+79.39 on said construction centerline laid out for SR 9/Roswell Road.

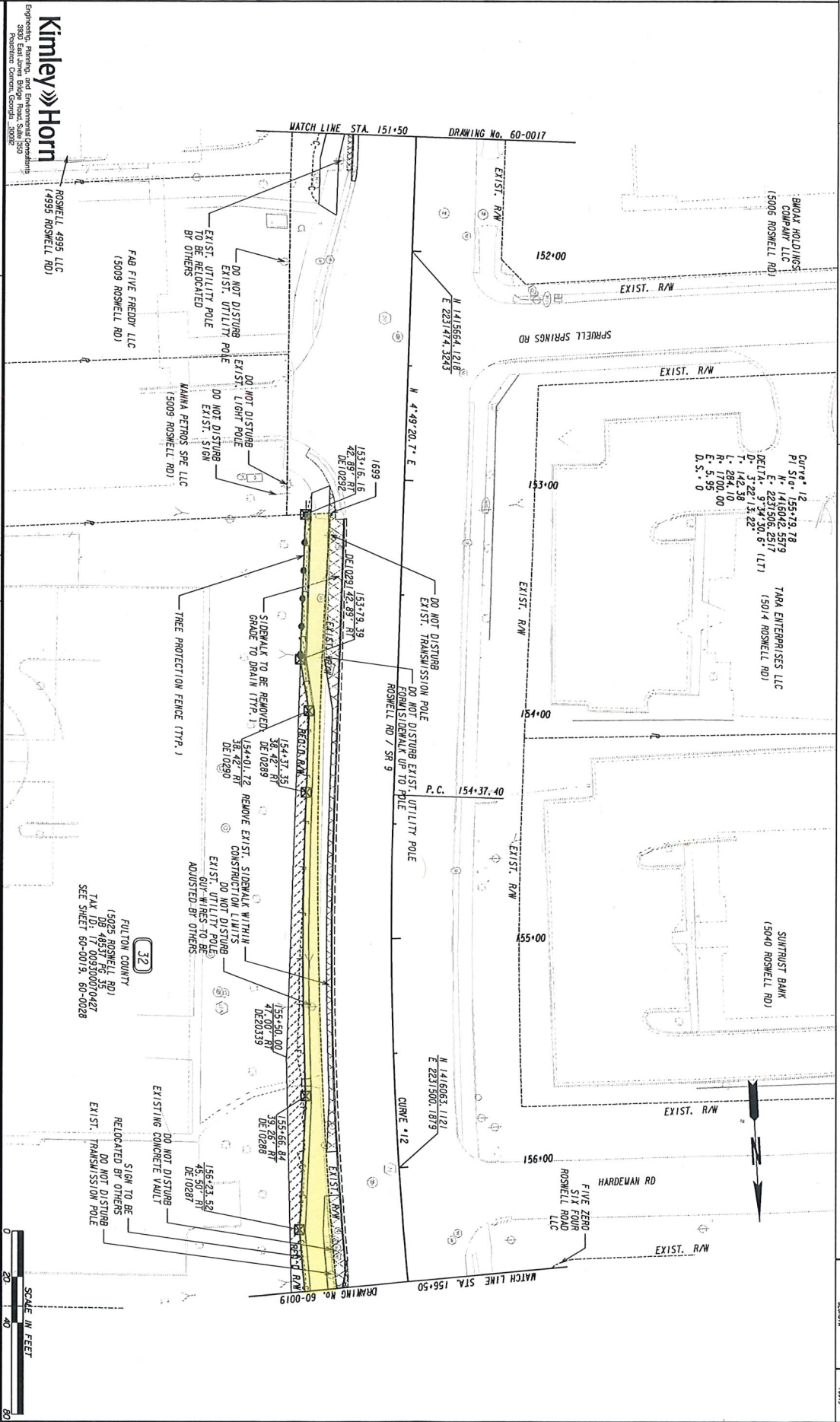
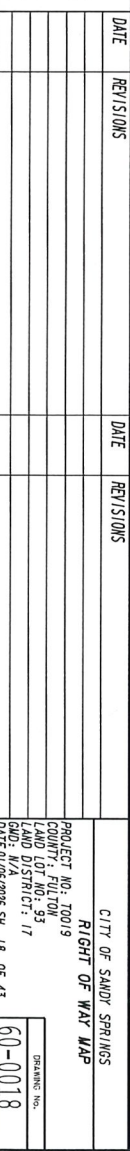
THENCE S 4°49'20.7" W a distance of 63.23 feet to a point 42.89 feet right of and opposite station 153+16.16 on said construction centerline laid out for SR 9/Roswell Road.

THENCE N 90°00'00.0" W a distance of 11.34 feet back to the point of beginning.

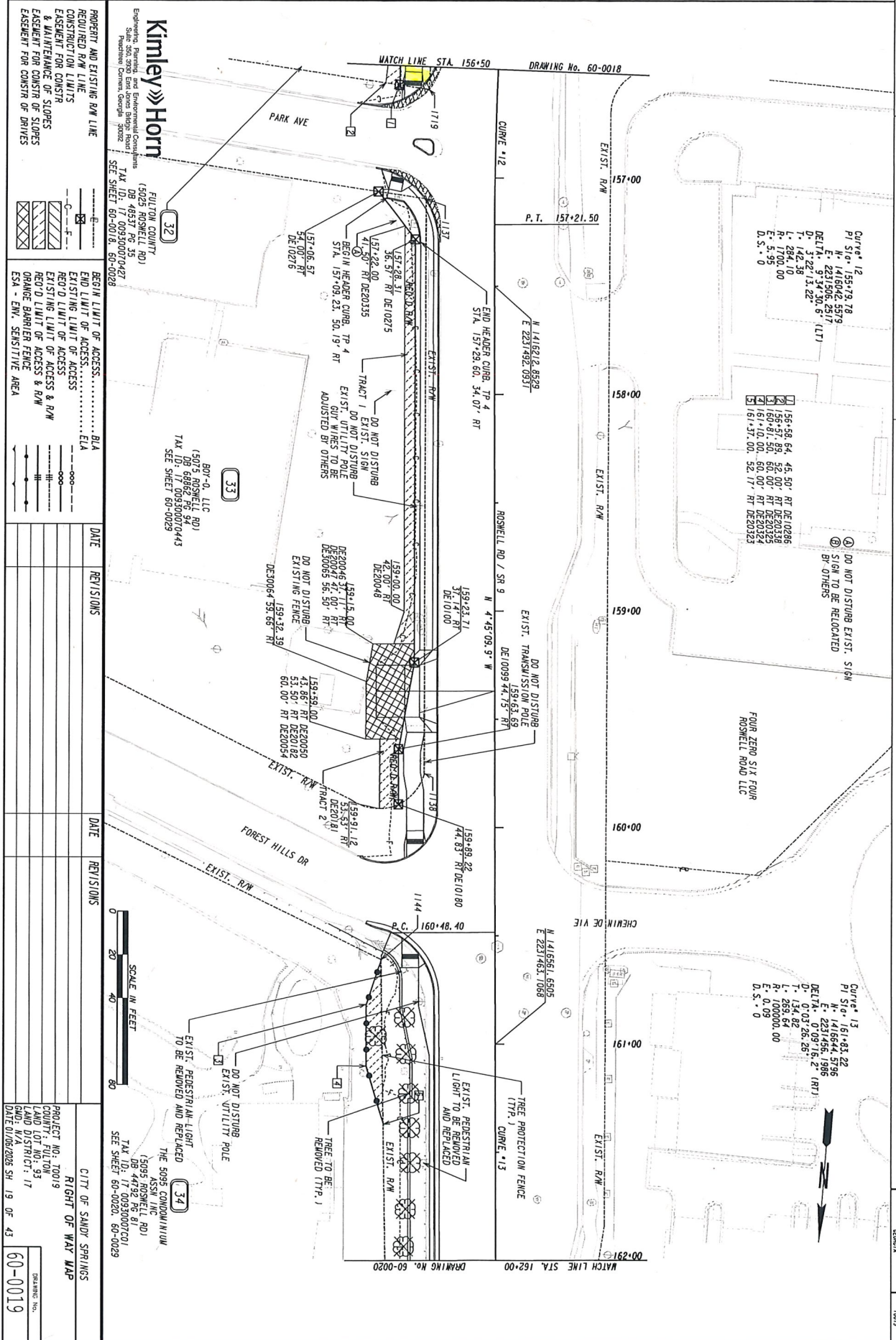
Said tract or parcel contains 3,043.92 SF or 0.070 acres more or less.

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

3830 East Jones Bridge Road, Suite 350
Peachtree Corners, Georgia 30092



5/3/2015	2017-18	0070112, 40-0012, 404	SANDY SPRINGS	390-627-4400
01/16/2014	0010101-01-01-0012, 121	-		370818



Kimley»»Horn
Engineering, Planning, and Environmental Consultants
Suite 350, 3630 East Jones Bridge Road
Peachtree Corners, Georgia 30092

PARCEL 29

REC'D DNR, EASMT.

DE30029

PNT

OFFSET/

STATION/

ALIGNMENT

DE30217

34.53 R

150+21.38

SR 9/Roswell Rd

DE30218

34.59 R

150+56.00

SR 9/Roswell Rd

DE30062

50.00 R

150+56.00

SR 9/Roswell Rd

DE30198

50.00 R

150+21.38

SR 9/Roswell Rd

DE30217

34.53 R

150+21.38

SR 9/Roswell Rd

REC'D EASMT

534.67

SF

REC'D EASMT

0.012

ACRES

PARCEL 32

REC'D TEMP. EASMT

DE20032

PNT

OFFSET/

STATION/

ALIGNMENT

DE10291

42.89 R

153+79.39

SR 9/Roswell Rd

DE10290

38.42 R

154+01.72

SR 9/Roswell Rd

DE10289

38.42 R

154+01.72

SR 9/Roswell Rd

DE10288

39.26 R

155+66.84

SR 9/Roswell Rd

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SR 9/Roswell Rd

Tax Parcel No.: 17-0093-0007-042-7

AFTER RECORDING, PLEASE RETURN TO:
The Law Firm of John W. Bell, P.C.
5 Concourse Parkway, Suite 3000
Atlanta, Georgia 30328

TEMPORARY CONSTRUCTION EASEMENT

STATE OF GEORGIA FULTON COUNTY

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

WHEREAS, the City of Sandy Springs in the County of Fulton, Georgia desires to make certain transit and streetscape improvements along Roswell Road in connection with a project designated as Project No. T0019;

NOW, THEREFORE, for value received, **FULTON COUNTY, a political subdivision of the State of Georgia**, hereinafter referred to as the "Grantor", does hereby grant a Temporary Construction Easement to the **CITY OF SANDY SPRINGS, GEORGIA**, hereinafter referred to as the "City", for the right to execute certain construction over and upon City's land abutting on and adjacent to the City's right of way in such manner as the City may deem proper to support or accommodate the improvements of said project. The easement areas are described in Exhibit "A" and shown on the plat labeled Exhibit "B", both of which are attached hereto and incorporated herein by reference. Any slopes will remain in place, and the City will cease to maintain the slopes upon completion and final acceptance of the project by the City of Sandy Springs Public Works Department.

The Temporary Construction Easement granted herein shall commence upon use of this Easement for construction of the Roswell Road Transit and Streetscape Improvements Project, and it shall terminate two years from commencement or upon the completion and final acceptance of the Roswell Road Transit and Streetscape Improvements Project, whichever date shall first occur.

The Temporary Construction Easement granted herein shall bind the heirs and assigns of the undersigned party and shall inure to the benefit of the successors in title of the City.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered this ____ day of _____, 2026 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

Notary Public

[Notarial Seal]

Attest: _____
Tonya R. Grier
Clerk to the Commission

APPROVED AS TO FORM

Y. Soo Jo, County Attorney

**LEGAL DESCRIPTION
PARCEL 32
FULTON COUNTY
5025 ROSWELL RD, SANDY SPRINGS, GA 30342
PIN: 17 009300070427**

REQUIRED TEMPORARY CONSTRUCTION EASEMENT

ALL THAT TRACT or parcel of land lying and being in Land Lot 93 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a point 42.89 feet right of and opposite station 153+79.39 on said construction centerline laid out for SR 9/Roswell Road.

THENCE N 6°30'03.7" W a distance of 22.77 feet to a point 38.42 feet right of and opposite station 154+01.72 on said construction centerline laid out for SR 9/Roswell Road.

THENCE N 4°49'20.7" E a distance of 35.64 feet to a point 38.42 feet right of and opposite station 154+37.35 on said construction centerline laid out for SR 9/Roswell Road.

THENCE northeasterly 132.45 feet along the arc of a curve (said curve having a radius of 1738.91 feet and a chord distance of 132.42 feet on a bearing of N 3°00'14.3" E) to the point 39.26 feet right of and opposite station 155+66.84 on said construction centerline laid out for SR 9/Roswell Road.

THENCE N 5°38'22.0" E a distance of 58.42 feet to a point 45.50 feet right of and opposite station 156+23.52 on said construction centerline laid out for SR 9/Roswell Road.

THENCE northwesterly 36.06 feet along the arc of a curve (said curve having a radius of 1745.50 feet and a chord distance of 36.06 feet on a bearing of N 2°02'31.8" W) to the point 45.50 feet right of and opposite station 156+58.64 on said construction centerline laid out for SR 9/Roswell Road.

THENCE S 85°54'58.5" E a distance of 6.54 feet to a point 52.00 feet right of and opposite station 156+57.89 on said construction centerline laid out for SR 9/Roswell Road.

THENCE S 1°47'12.0" W a distance of 111.13 feet to a point 47.00 feet right of and opposite station 155+50.00 on said construction centerline laid out for SR 9/Roswell Road.

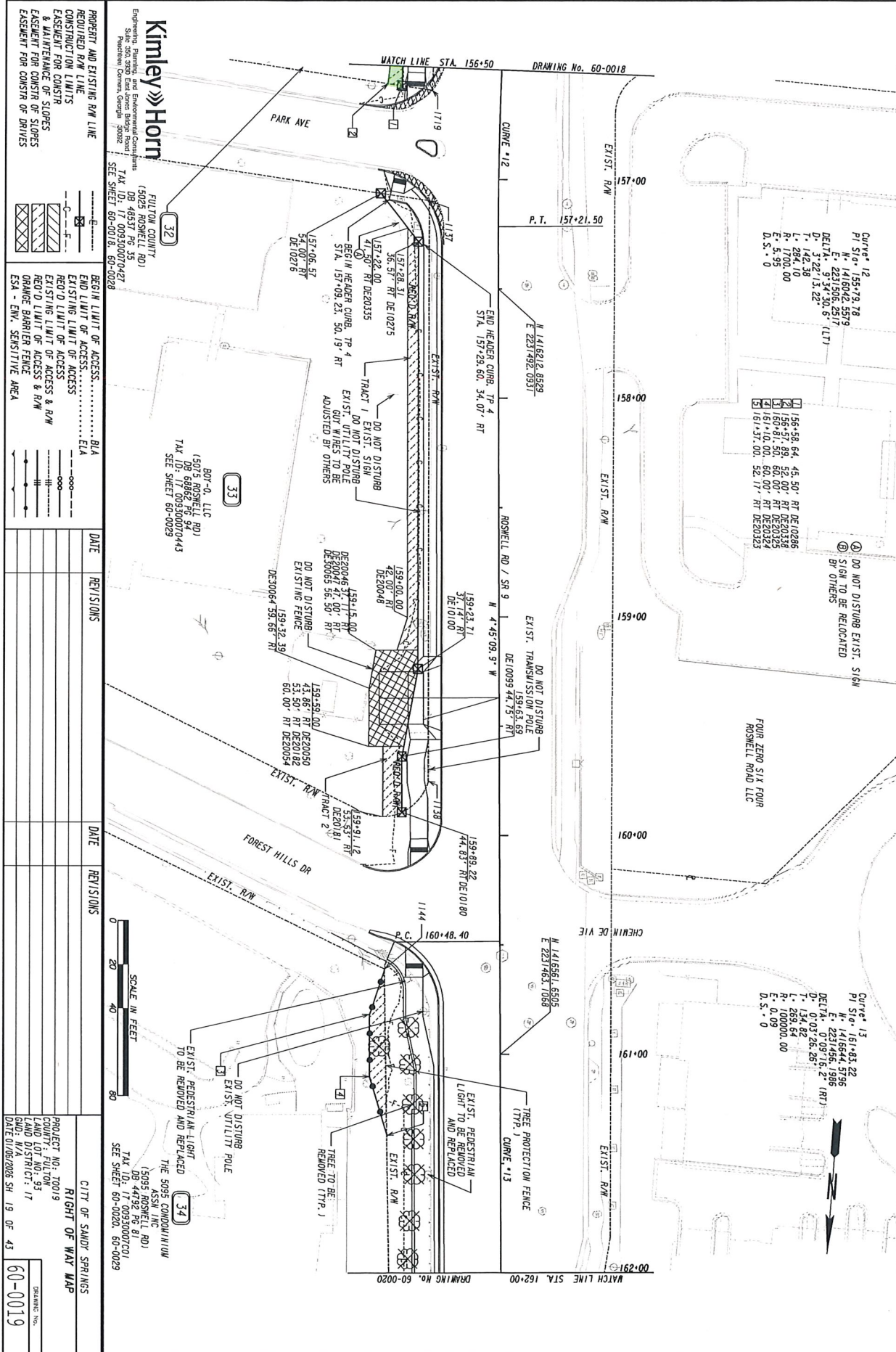
THENCE S 4°54'53.6" W a distance of 173.64 feet back to the point of beginning.

Said tract or parcel contains 1535.01 SF or 0.035 acres more or less.

DRAWING No.
60-0018



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



CITY OF SANDY SPRINGS
RIGHT OF WAY MAP

PROJECT NO.: T0019
COUNTY: FULTON
LAND LOT NO.: 55
LAND DISTRICT: 17
DATE: 01/06/2006 SH 19 OF 43

DRAINING NO.
60-0019

7/15/2005 CAMP

DRAWING NO.
60-0028

[illegible]

PROCEL. 23	REC'D R/W	DE 0023	ALIGNMENT
PNT	OFFSET/	STATION/	BEARING
	DIST		
1122	31.35 R	149.06+56	SR 9/Roswell Rd
DE 0004	31.70 R	150.66+36.37 E	SR 9/Roswell Rd
DE 0263	2.83	S 89.26° 00.1' E	SR 9/Roswell Rd
DE 0263	34.60 R	150.66+31	SR 9/Roswell Rd
DE 0263	48.48	S 4.54° 25.4' W	SR 9/Roswell Rd
DE 0263	34.66 R	150.17+82	SR 9/Roswell Rd
DE 0271	35.46 R	150.17+33.87 W	SR 9/Roswell Rd
DE 0271	54.63 R	149.40+89	SR 9/Roswell Rd
DE 0272	5.79	S 85.48° 05.1' E	SR 9/Roswell Rd
DE 0272	41.25 R	149.40+95	SR 9/Roswell Rd
DE 0272	41.37 R	S 42.01° 11.5' E	SR 9/Roswell Rd
ARC LENGTH	15.26 R	149.32+46	SR 9/Roswell Rd
CHORD BEAR.	S 50.16° 53.5' E		
CHORD	14.26		
DE 0274	12.00		
REVERSE	41.06+53.47		
DE 0274	35.06+39	149.24+31	SR 9/Roswell Rd
DE 0267	68.00 R	N 69.54° 03.7' E	SR 9/Roswell Rd
DE 0267	58.06 R	149.31+25	SR 9/Roswell Rd
DE 0266	6.67	S 12.31° 43.3' E	SR 9/Roswell Rd
DE 0266	70.00 R	149.24+88	SR 9/Roswell Rd
1122	31.35 R	149.24+88.1' E	SR 9/Roswell Rd
REC'D R/W	1035.15 R	149.06+56	SR 9/Roswell Rd
ACRES	0.024		
EXAMINER	+/- 0.54		

PANEL 29	REC'D UNIT, EASY 1	DE30029
PNT	OFFSET/	ALIGNMENT
	DIST	BEARING
DE300217	34.53 R	150 21.38
DE300218	34.56 R	150 25.42
DE300624	50.00 R	150 56.00
DE300398	50.00 R	150 56.00
DE300398	50.00 R	150 56.00
REC'D EASY 1	53.67	150 21.38
REC'D EASY 1	53.67	150 21.38
REC'D EASY 1	53.67	150 21.38
ACRES	0.012	

PANEL 32	RECD T	TEMP	ENSL T	DE20032
PNT	OFFSET	STATION	BEARING	ALIGNMENT
	DIST			
DE 10291	42.89 R	153.79, 39.27	SR 9/Roswell Rd	
DE 10290	36.42 R	154.00, 20.7	SR 9/Roswell Rd	
DE 10289	36.35, 64	N 4°49'20.7" E	SR 9/Roswell Rd	
DE 10288	38.42 R	154.37, 35	SR 9/Roswell Rd	
CHORD BEAR -	N 3.00°14.3' E			
CHORD LENGTH -	132.45			
LNTH	RADIUS - 173.36, 91			
DEGREE	3.17°41.7'			
DE 10288	35.26 R	155.66, 84	SR 9/Roswell Rd	
DE 10287	45.50 R	155.93, 58	SR 9/Roswell Rd	
ARC LENGTH -	35.00	S 5°38'22.0" E		
CHORD BEAR -	N 2°02'31.8" W			
CHORD LENGTH -	36.06			
LNTH	RADIUS - 45.50, 91			
DE 10286	DEGREE - 3.16, 96			
CHORD BEAR -	N 1°45, 50			
CHORD LENGTH -	37.16, 96			
LNTH	RADIUS - 45.50, 91			
DE 10238	52.00 R	156.58, 54	SR 9/Roswell Rd	
DE 10237	52.00 R	156.85, 54	SR 9/Roswell Rd	
DE 10236	52.00 R	156.57, 89	SR 9/Roswell Rd	
DE 10235	111.13	S 1°47'12.0" W	SR 9/Roswell Rd	
DE 10234	47.00 R	155.50, 00	SR 9/Roswell Rd	
DE 10291	42.89, 64	S 5°53.6' E	SR 9/Roswell Rd	
RECD ENSL -	1535.01			
RECD ENSLT -	0.035			
	ACRES			

[illegible]