

1 A RESOLUTION AUTHORIZING THE DONATION OF APPROXIMATELY 1127.42
2 SQUARE FEET OF RIGHT OF WAY AND 10,923.24 SQUARE FEET OF
3 TEMPORARY EASEMENT AREAS ON FULTON COUNTY-OWNED REAL
4 PROPERTY LOCATED AT 575 RIVERSIDE ROAD, ROSWELL, GEORGIA 30075, TO
5 THE CITY OF ROSWELL FOR THE PURPOSE OF CONSTRUCTING ROADWAY
6 IMPROVEMENTS; AUTHORIZING THE CHAIRMAN TO EXECUTE THE RIGHT OF
7 WAY DEED AND ANY RELATED DOCUMENTS; AUTHORIZING THE COUNTY
8 ATTORNEY TO APPROVE THE RIGHT OF WAY DEED AND ANY RELATED
9 DOCUMENTS AS TO FORM AND MAKE ANY NECESSARY MODIFICATIONS
10 THERETO PRIOR TO EXECUTION; AND FOR OTHER PURPOSES.
11

12 WHEREAS, Fulton County, Georgia, ("Fulton County") is a political subdivision
13 of the State of Georgia, existing as such under and by the Constitution, statutes, and
14 laws of the State of Georgia; and

15 WHEREAS, on March 19, 1991, Fulton County acquired fee simple ownership of
16 the real property and all improvements located at 575 Riverside Road, Roswell, Georgia
17 ("Property"); and

18 WHEREAS, the Property is subject to an Intergovernmental Agreement
19 (approved by the Board of Commissioners via Agenda Item 1259 on September 16,
20 1998) between Fulton County and the City of Roswell, Georgia, entered into December
21 31, 1998 and as amended August 18, 1999 ("IGA"), which requires the City of Roswell
22 to operate and maintain Riverside Park at the Property for the residents of and visitors
23 to Fulton County; and

24 WHEREAS, pursuant to its responsibility under the IGA, the City of Roswell
25 desires to complete roadway improvements to the Property, including the replacement
26 of a faulty drainage structure, repairs to the driveway entrance and the installation of
27 new sidewalks ("Project"), thereby enhancing visitors' experience of Riverside Park and
28 promoting the efficiency of automotive traffic flow and pedestrian safety in Fulton
29 County; and

1 **WHEREAS**, the City of Roswell has requested that Fulton County donate
2 1127.42 square feet of right of way and 10,923.24 square feet of temporary easement
3 areas necessary to complete the Project; and

4 **WHEREAS**, the Department of Real Estate and Asset Management
5 recommends that Fulton County donate approximately 1127.42 square feet of right of
6 way and 10,923.24 square of temporary easement areas to the City of Roswell for the
7 expressed purpose of facilitating the construction of the Project; and

8 **WHEREAS**, O.C.G.A. § 36-9-3(a)(3) authorizes the granting of rights of ways
9 without a competitive process, and pursuant to Fulton County Code § 1-117, the Board
10 of Commissioners has exclusive jurisdiction and control over directing and controlling all
11 the property of the county, as they may deem expedient, according to law.

12 **NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners hereby
13 approves the donation of approximately 1127.42 square feet of right of way and
14 10,923.24 square of temporary easement area, as more particularly depicted in Exhibit
15 “A” attached hereto, for the purpose of the constructing roadway improvements on the
16 Property.

17 **BE IT FURTHER RESOLVED** that the Chairman of the Board of Commissioners
18 is hereby authorized and directed to execute and deliver the Right of Way Deed in
19 substantially the form attached hereto as Exhibit “B” and any related documents to the
20 City of Roswell to complete the donation of the Property.

21 **BE IT FURTHER RESOLVED** that, prior to execution of any documents by the
22 Chairman, the County Attorney shall approve any and all documents as to form and
23 make any necessary changes thereto to protect Fulton County's interests.

1 **BE IT FINALLY RESOLVED**, that this Resolution shall become effective upon its
2 adoption and that all resolutions and parts of resolutions in conflict with this Resolution
3 are hereby repealed to the extent of such conflict.

4 **SO PASSED AND ADOPTED**, this 9 day of July 2025.

5
6
7
8
9 **ATTEST:**

10 Tonya R. Grier
11
12 Tonya Grier
13 Fulton County Clerk to the Commission



**FULTON COUNTY BOARD
OF COMMISSIONERS**

14 Robert L. Pitts
15 Robert L. Pitts, Chairman (At Large)
16 Fulton County Board of Commissioners

17 **APPROVED AS TO FORM:**

18 Y. Soo Jo
19
20 Y. Soo Jo
21 County Attorney

ITEM # 25-0497 FRM 7/9/25
FIRST REGULAR MEETING

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

RIGHT OF WAY DEED

GEORGIA, FULTON COUNTY

THIS CONVEYANCE made and executed the 29 day of July, 2025.

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 29 day of July
20 15, in the presence of:

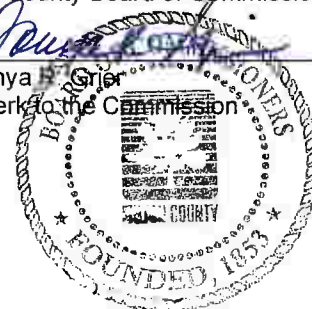
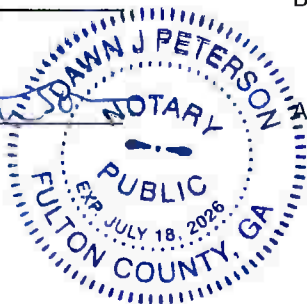
**FULTON COUNTY, a political subdivision
of the State of Georgia**

Maureen
Witness

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

Dawn J. Peterson
Notary Public

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



APPROVED AS TO FORM:

Y. Soo Jo
Y. Soo Jo, County Attorney

ITEM # 25-0497 FRM 7 / 9 / 25
FIRST REGULAR MEETING

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

Page 1 of 5

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

Page 2 of 5

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

Page 3 of 5

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"

Michael Baker

INTERNATIONAL

SCALE IN FEET

0 20 40 60

DATE 11/12/12

PROJECT NO. AVENUE ROAD CORRIDOR IMPROVEMENT

SHEET NO. 60-0002

DATE 11/12/12

CITY OF ROSWELL

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PLAN

PROJECT NO. AVENUE ROAD CORRIDOR IMPROVEMENT

SHEET NO. 60-0002

DATE 11/12/12

EXHIBIT "B"

Michael Baker INTERNATIONAL

PROJECT: RIVER LAKE DRIVE IMPROVEMENTS
SECTION: 2
SHEET: 14

PROPERTY AND EASEMENT DATA:

- DE 10004 STA. 22+54.45
- DE 10003 STA. 22+55.82
- DE 10007 STA. 22+58.00
- DE 10008 STA. 22+58.00
- DE 10013 STA. 22+58.70
- DE 10015 STA. 22+59.00
- DE 10016 STA. 22+59.00
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Michael Baker
INTERNATIONAL