

TAX ID 09F-3402-0149-057-5

Prepared by and Return to:
Atlas Technical Consultants LLC
Attn: Julie Krolak
2540 Commerce Avenue, Suite 100
Duluth, GA 30096

RIGHT OF WAY DEED

STATE OF GEORGIA
FULTON COUNTY

THIS INDENTURE made this _____ day of _____, 2024, between **Fulton County, a political subdivision of the State of Georgia**, (Grantors) 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, Grantors do grant and convey unto Grantee, its successors and assigns, the following property, to-wit: **0.017 acres in Fee Simple Required Right-of-Way** of required right-of-way. Located in Land Lot **149** of the **9F** District, Tax Map No.: **09F-3402-0149-057-5**, Fulton County, Georgia, as shown on Exhibit "A", labeled Parcel: 22 which is a portion of Fulton County right of way plans by: **American Engineers, Inc.** titled: **Stonewall Tell Road at Union Road**, dated: **May 1, 2018**, Sheet Nos.: **5, 7 and 11**, and revised **September 25, 2018**, attached hereto and incorporated herein by reference and on file with City of South Fulton, 5440 Fulton Industrial Blvd., Ste A, South Fulton, Ga. 30336.

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

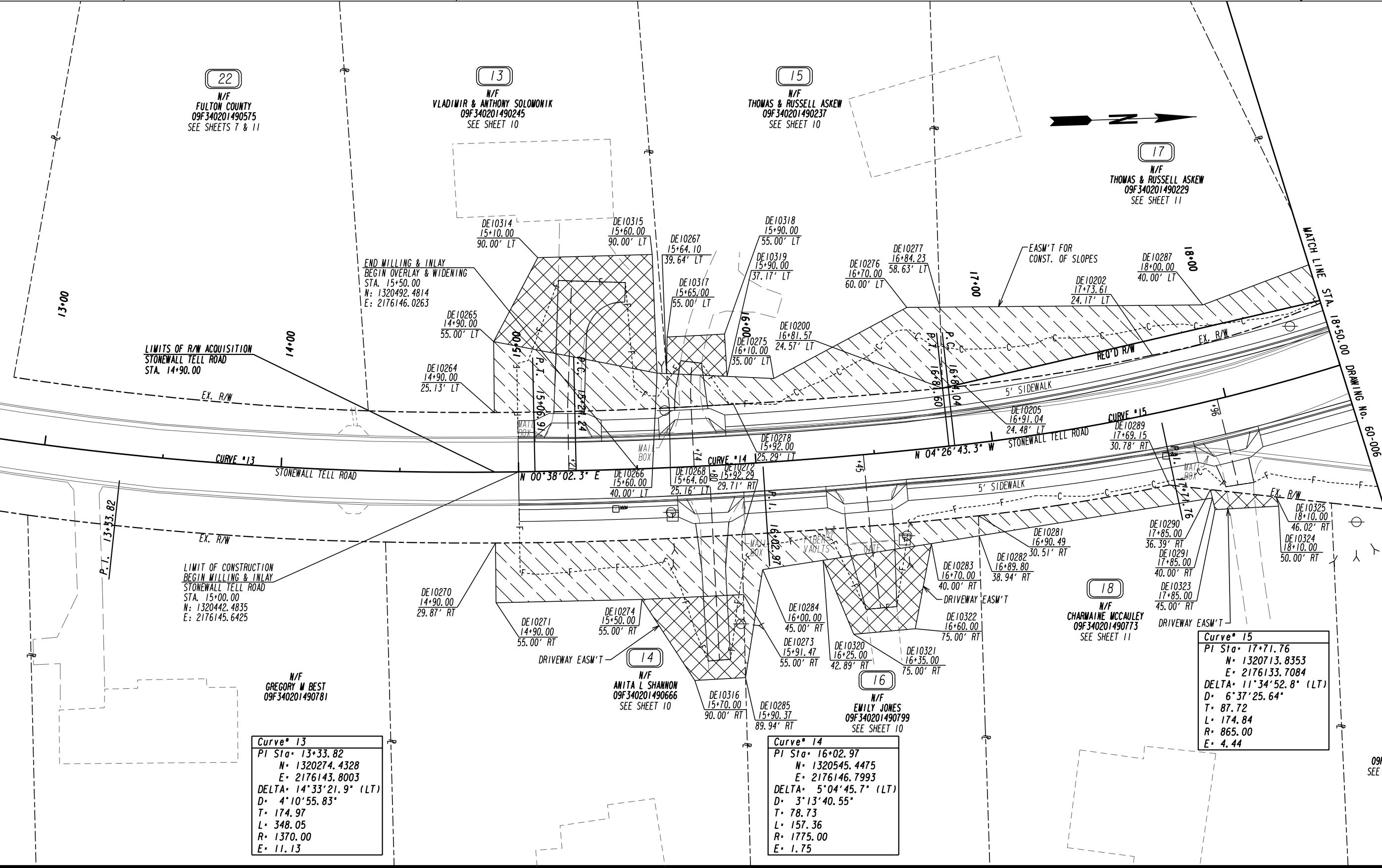
By: _____
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

[Notarial Seal]

Attest: _____
Tonya R. Grier
Clerk to the Commission

APPROVED AS TO FORM

Y. Soo Jo, County Attorney



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
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

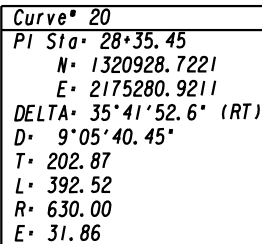
SCALE IN FEET
0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
09-25-2018	ADDED SHEET		

FULTON COUNTY
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY MAP

PROJECT NO: OSI 613 & 615
COUNTY: FULTON
LAND LOT NO: 149
LAND DISTRICT: 09F
GWD: 734
DATE 4/30/18 SH 5 OF 11

DRAWING No.
60-005



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	DATE	REVISIONS	FULTON COUNTY DEPARTMENT OF PUBLIC WORKS RIGHT OF WAY MAP PROJECT NO: OSI 613 & 615 COUNTY: FULTON LAND LOT NO: 149 LAND DISTRICT: 09F GMD: 734 DATE 4/30/18 SH 7 OF 11	DRAWING No. 60-007
		END LIMIT OF ACCESS.....ELA	09-25-2018	ADDED SHEET		
		LIMIT OF ACCESS				
		REQ'D R/W & LIMIT OF ACCESS				
SCALE IN FEET 0 20 40 80						

PAR *17 THOMAS & RUSSELL ASKEW 09F340201490229				
REQ'D R/W DE105				

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE10200	24.57 L 169.00	16+81.57 N 11°13'36.4" W	Stonewall Tell Road	
DE10201	28.03 L	18+56.06	Stonewall Tell Road	
ARC LENGTH = 80.20				
CHORD BEAR = S 15°52'10.3" E				
LNTH CHORD = 80.02				
RADIUS = 348.32				
DEGREE = 16°26'56.5"				
DE10202	24.17 L	17+73.61	Stonewall Tell Road	
ARC LENGTH = 80.25				
CHORD BEAR = S 7°25'24.0" E				
LNTH CHORD = 80.21				
RADIUS = 766.08				
DEGREE = 7°28'44.6"				
DE10205	24.48 L	16+91.04	Stonewall Tell Road	
ARC LENGTH = 9.28				
CHORD BEAR = S 4°04'03.4" E				
LNTH CHORD = 9.28				
RADIUS = 1820.74				
DEGREE = 3°08'48.6"				
DE10200	24.57 L	16+81.57	Stonewall Tell Road	
REQD R/W = 748.42 SF				
REQD R/W = 0.017 ACRES				
REMAINDER = +/- 0.61 ACRES				

PAR *17 THOMAS & RUSSELL ASKEW 09F340201490229				
REQ'D TEMP. EASMT. DE117				

PNT	OFFSET/	STATION/	ALIGNMENT	
DE10200	24.57 L	16+81.57	Stonewall Tell Road	
DE10277	58.63 L	16+84.23	Stonewall Tell Road	
DE10287	40.00 L	18+00.00	Stonewall Tell Road	
DE10288	44.43 L	18+53.60	Stonewall Tell Road	
DE10201	28.03 L	18+56.06	Stonewall Tell Road	
DE10200	24.57 L	16+81.57	Stonewall Tell Road	
REQD EASMT AREA = 3102.52 SF				

PAR *18 CHARMAINE MCCAULEY 09F340201490773				
REQ'D TEMP. EASMT. DE118				

PNT	OFFSET/	STATION/	ALIGNMENT	
DE10281	30.51 R	16+90.49	Stonewall Tell Road	
ARC LENGTH = 81.46				
CHORD BEAR = N 7°17'20.4" W				
LNTH CHORD = 81.42				
RADIUS = 819.85				
DEGREE = 6°59'18.9"				
DE10289	30.78 R	17+69.15	Stonewall Tell Road	
DE10290	36.39 R	17+85.00	Stonewall Tell Road	
DE10291	40.00 R	17+85.00	Stonewall Tell Road	
DE10282	38.94 R	16+89.80	Stonewall Tell Road	
DE10281	30.51 R	16+90.49	Stonewall Tell Road	
REQD EASMT AREA = 727.66 SF				

PAR *18 CHARMAINE MCCAULEY 09F340201490773				
REQ'D DRWY. EASMT. DE129				

PNT	OFFSET/	STATION/	ALIGNMENT	
DE10290	36.39 R	17+85.00	Stonewall Tell Road	
DE10325	46.02 R	18+10.00	Stonewall Tell Road	
DE10324	50.00 R	18+10.00	Stonewall Tell Road	
DE10323	45.00 R	17+85.00	Stonewall Tell Road	
DE10290	36.39 R	17+85.00	Stonewall Tell Road	
REQD EASMT AREA = 165.62 SF				

PAR *19 TRACEY M SCOTT 09F340201490765				
REQ'D DRWY. EASMT. DE130				

PNT	OFFSET/	STATION/	ALIGNMENT	
DE10326	84.00 R	18+95.00	Stonewall Tell Road	
DE10327	89.02 R	19+55.00	Stonewall Tell Road	
DE10328	95.00 R	19+55.00	Stonewall Tell Road	
DE10329	95.00 R	18+95.00	Stonewall Tell Road	
DE10326	84.00 R	18+95.00	Stonewall Tell Road	
REQD EASMT AREA = 198.19 SF				

***** PAR *20 DONALD F STEVENS 09F340201490211 REQ'D TEMP. EASM'T. DE119 *****				
PNT	OFFSET/	STATION/	ALIGNMENT	
DE10201	28.03 L	18+56.06	Stonewall Tell Road	
DE10288	44.43 L	18+53.60	Stonewall Tell Road	
DE10293	45.00 L	18+65.00	Stonewall Tell Road	
DE10294	74.44 L	20+70.00	Stonewall Tell Road	
ARC LENGTH = 36.08 CHORD BEAR = S 43°59'39.1" E LNTH CHORD = 36.05 RADIUS = 263.39 DEGREE = 21°45'11.4"				
DE10295	64.88 L	19+33.95	Stonewall Tell Road	
ARC LENGTH = 105.86 CHORD BEAR = S 31°10'17.9" E LNTH CHORD = 105.45 RADIUS = 348.32 DEGREE = 16°26'56.5"				
DE10201	28.03 L	18+56.06	Stonewall Tell Road	
READ EASMT AREA = 1747.70 SF *****				
PAR *21 DONALD F STEVENS 09F340201490203 REQ'D R/W TRACT 1 DE108 *****				
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE10228	38.14 L	21+80.00	Stonewall Tell Road	
31.86 S 6°30'08.6" W				
DE10229	70.00 L	21+80.00	Stonewall Tell Road	
27.92 N 84°20'55.3" W				
DE10230	70.00 L	22+10.00	Stonewall Tell Road	
38.81 N 4°48'11.5" E				
DE10231	31.19 L	22+10.00	Stonewall Tell Road	
ARC LENGTH = 2.68 CHORD BEAR = S 72°59'18.8" E LNTH CHORD = 2.68 RADIUS = 281.28 DEGREE = 20°22'11.4"				
DE10234	31.75 L	22+07.30	Stonewall Tell Road	
ARC LENGTH = 27.13 CHORD BEAR = S 70°38'39.9" E LNTH CHORD = 27.11 RADIUS = 263.39 DEGREE = 21°45'11.4"				
DE10228	38.14 L	21+80.00	Stonewall Tell Road	
READ R/W = 1012.66 SF READ R/W = 0.023 ACRES *****				
PAR *21 DONALD F STEVENS 09F340201490203 REQ'D R/W TRACT 2 DE109 *****				
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE10235	28.00 L	22+27.40	Stonewall Tell Road	
ARC LENGTH = 71.55 CHORD BEAR = N 88°16'27.1" W LNTH CHORD = 71.54 RADIUS = 982.00 DEGREE = 5°50'04.6"				
DE10236	28.00 L	23+01.00	Stonewall Tell Road	
5.20 N 3°05'49.8" E				
DE10237	22.81 L	23+00.67	Stonewall Tell Road	
ARC LENGTH = 20.71 CHORD BEAR = S 89°24'11.2" E LNTH CHORD = 20.71 RADIUS = 642.38 DEGREE = 8°55'09.3"				
DE10238	22.93 L	22+79.48	Stonewall Tell Road	
ARC LENGTH = 51.09 CHORD BEAR = S 81°57'59.8" E LNTH CHORD = 51.02 RADIUS = 281.28 DEGREE = 20°22'11.4"				
DE10235	28.00 L	22+27.40	Stonewall Tell Road	
READ R/W = 263.77 SF READ R/W = 0.006 ACRES *****				
REQ'D R/W TRACT 1 = 0.023 ACRES REQ'D R/W TRACT 2 = 0.006 ACRES TOTAL REQ'D R/W = 0.029 ACRES REMAINDER = +/- 0.49 ACRES				

PAR *21 DONALD F STEVENS 09F340201490203				
REQ'D TEMP. EASMT. DE121				

PNT	OFFSET/	STATION/	ALIGNMENT	
DE10231	31.19 L	22+10.00	Stonewall Tell Road	
DE10304	60.00 L	22+10.00	Stonewall Tell Road	
DE10305	61.72 L	23+03.17	Stonewall Tell Road	
DE10236	28.00 L	23+01.00	Stonewall Tell Road	
ARC LENGTH = 71.55				
CHORD BEAR = S 88°16'27.1" E				
LNTH CHORD = 71.54				
RADIUS = 982.00				
DEGREE = 5°50'04.6"				
DE10235	28.00 L	22+27.40	Stonewall Tell Road	
ARC LENGTH = 17.19				
CHORD BEAR = S 75°00'44.9" E				
LNTH CHORD = 17.19				
RADIUS = 281.28				
DEGREE = 20°22'11.4"				
DE10231	31.19 L	22+10.00	Stonewall Tell Road	
REQD EASMT AREA = 2924.44 SF				

PAR *22 FULTON COUNTY 09F340201490575				
REQ'D R/W TRACT 1 DE110				

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE10237	22.81 L	23+00.67	Stonewall Tell Road	
5.20 S 3°05'49.8" W				
DE10236	28.00 L	23+01.00	Stonewall Tell Road	
ARC LENGTH = 120.57				
CHORD BEAR = S 86°07'15.7" W				
LNTH CHORD = 120.49				
RADIUS = 982.00				
DEGREE = 5°50'04.6"				
DE10242	28.00 L	24+25.00	Stonewall Tell Road	
19.28 S 76°06'09.6" W				
DE10243	30.00 L	24+44.65	Stonewall Tell Road	
5.29 N 7°45'49.6" W				
DE10244	24.71 L	24+44.59	Stonewall Tell Road	
ARC LENGTH = 93.98				
CHORD BEAR = N 83°25'09.5" E				
LNTH CHORD = 93.97				
RADIUS = 1534.60				
DEGREE = 3°44'01.0"				
DE10245	23.39 L	23+48.38	Stonewall Tell Road	
ARC LENGTH = 46.62				
CHORD BEAR = N 87°35'40.1" E				
LNTH CHORD = 46.61				
RADIUS = 642.68				
DEGREE = 8°54'54.6"				
DE10237	22.81 L	23+00.67	Stonewall Tell Road	
REQD R/W = 597.36 SF				
REQD R/W = 0.014 ACRES				

PAR *22 FULTON COUNTY 09F340201490575				
REQ'D R/W TRACT 2 DE111				

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE10250	25.11 L	24+94.60	Stonewall Tell Road	
4.89 S 7°45'49.6" E				
DE10249	30.00 L	24+94.65	Stonewall Tell Road	
55.55 S 86°30'12.3" W				
DE10251	25.31 L	25+50.00	Stonewall Tell Road	
ARC LENGTH = 55.40				
CHORD BEAR = N 81°27'25.5" E				
LNTH CHORD = 55.40				
RADIUS = 6652.87				
DEGREE = 0°51'40.4"				
DE10250	25.11 L	24+94.60	Stonewall Tell Road	
REQD R/W = 133.21 SF				
REQD R/W = 0.003 ACRES				
REQ'D R/W TRACT 1 = 0.014 ACRES				
REQ'D R/W TRACT 2 = 0.003 ACRES				
TOTAL REQ'D R/W = 0.017 ACRES				
REMAINDER = +/- 11 ACRES				

PAR *22 FULTON COUNTY 09F340201490575				
REQ'D TEMP. EASMT. AREA 1 DE122				

PNT	OFFSET/	STATION/	ALIGNMENT	
DE10236	28.00 L	23+01.00	Stonewall	Tell Road
DE10305	61.72 L	23+03.17	Stonewall	Tell Road
DE10306	60.00 L	23+40.00	Stonewall	Tell Road
DE10307	95.00 L	24+25.00	Stonewall	Tell Road
DE10308	95.00 L	24+45.30	Stonewall	Tell Road
DE10243	30.00 L	24+44.65	Stonewall	Tell Road
DE10242	28.00 L	24+25.00	Stonewall	Tell Road
ARC LENGTH = 120.57				
CHORD BEAR = N 86°07'15.7" E				
LNTH CHORD = 120.49				
RADIUS = 982.00				
DEGREE = 5°50'04.6"				
DE10236	28.00 L	23+01.00	Stonewall	Tell Road
REQD EASMT AREA = 6490.81 SF				

PAR *22 FULTON COUNTY 09F340201490575				
REQ'D TEMP. EASMT. AREA 2 DE123				

PNT	OFFSET/	STATION/	ALIGNMENT	
DE10249	30.00 L	24+94.65	Stonewall	Tell Road
DE10309	75.00 L	24+95.10	Stonewall	Tell Road
DE10310	55.00 L	25+60.00	Stonewall	Tell Road
DE10311	25.30 L	25+60.00	Stonewall	Tell Road
ARC LENGTH = 10.00				
CHORD BEAR = N 81°44'19.4" E				
LNTH CHORD = 10.00				
RADIUS = 6652.87				
DEGREE = 0°51'40.4"				
DE10251	25.31 L	25+50.00	Stonewall	Tell Road
DE10249	30.00 L	24+94.65	Stonewall	Tell Road
REQD EASMT AREA = 2458.31 SF				

REQ'D TEMP. EASMT AREA 1 = 6490.81 SF				
REQ'D TEMP. EASMT AREA 2 = 2458.31 SF				
REQ'D TEMP. EASMT TOTAL = 8949.12 SF				

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
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE

9-25-2018

REVISIONS

ADDED DE105, DE117, DE118, DE129, DE130, DE119, DE108, DE109, DE121,
DE110, DE111, DE122, DE123; ADDED SHEET

DATE

REVISIONS

FULTON COUNTY
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY MAP
PROJECT NO: OSI 613 & 615
COUNTY: FULTON
LAND LOT NO: 149, 160
LAND DISTRICT: 09F
GWD: 734
DATE 4/30/18 SH 11 OF 11

DRAWING No.
60-011

7/31/2015

GRWPLN