

GEORGIA DEPARTMENT OF TRANSPORTATION  
ONE GEORGIA CENTER, 600 WEST PEACHTREE STREET N.W., ATLANTA GEORGIA 30306

RIGHT-OF-WAY DEED

GEORGIA, FULTON COUNTY

STATE ROUTE NO. 70  
PERMIT NO. A-121-007615-7

THIS CONVEYANCE made and executed the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

WITNESSETH that FULTON COUNTY the undersigned (hereinafter referred to as "Grantor") is the owner of a tract of land in Fulton COUNTY through which the highway, known as State Route 70, has been laid out by the DEPARTMENT OF TRANSPORTATION being more particularly described in a map and drawing of said road in the office of the Department of Transportation, One Georgia Center, 600 West Peachtree Street N.W. Atlanta 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 said Department of Transportation, and their 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 of parcel of land lying and being in Land Lot 0317 of the 17th Land District and/or N/A Georgia Militia District of Fulton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Said right-of-way is hereby conveyed, consisting of 0.071 acres, more or less, as shown on the plat of the property prepared by LOWE ENGINEERS dated 5/23/2022 revised N/A said plan attached hereto and made part of this deed as Exhibit "B".

Parcel No. \_\_\_\_

STATE ROUTE NO. 70  
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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 the Department of Transportation.

Grantor hereby warrants that Grantor has the right to sell convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

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

Signed, Sealed and Delivered  
this \_\_\_\_ day of \_\_\_\_\_,  
20 \_\_\_\_, in the presence of:

\_\_\_\_\_(L.S.)

\_\_\_\_\_(L.S.)

\_\_\_\_\_  
Witness \_\_\_\_\_(L.S)

\_\_\_\_\_  
Notary Public \_\_\_\_\_(L.S)

Parcel No. \_\_\_\_

Exhibit "A"

# RIGHT-OF-WAY DEDICATION PLAT FOR FULTON COUNTY ANIMAL SERVICE FACILITY

1251 FULTON INDUSTRIAL BOULEVARD  
ATLANTA, FULTON COUNTY, GA 30336  
TAX PARCEL: 17 0268  
LAND LOT: 0317

FAA ASN #: 2020-ASO-12170-OE  
CITY OF ATLANTA PERMIT #: LD-202100130  
GDOT TRAFFIC PERMIT #: S-121-002420-7  
GDOT SPECIAL ENCROACHMENT PERMIT #: A-121-007615-7

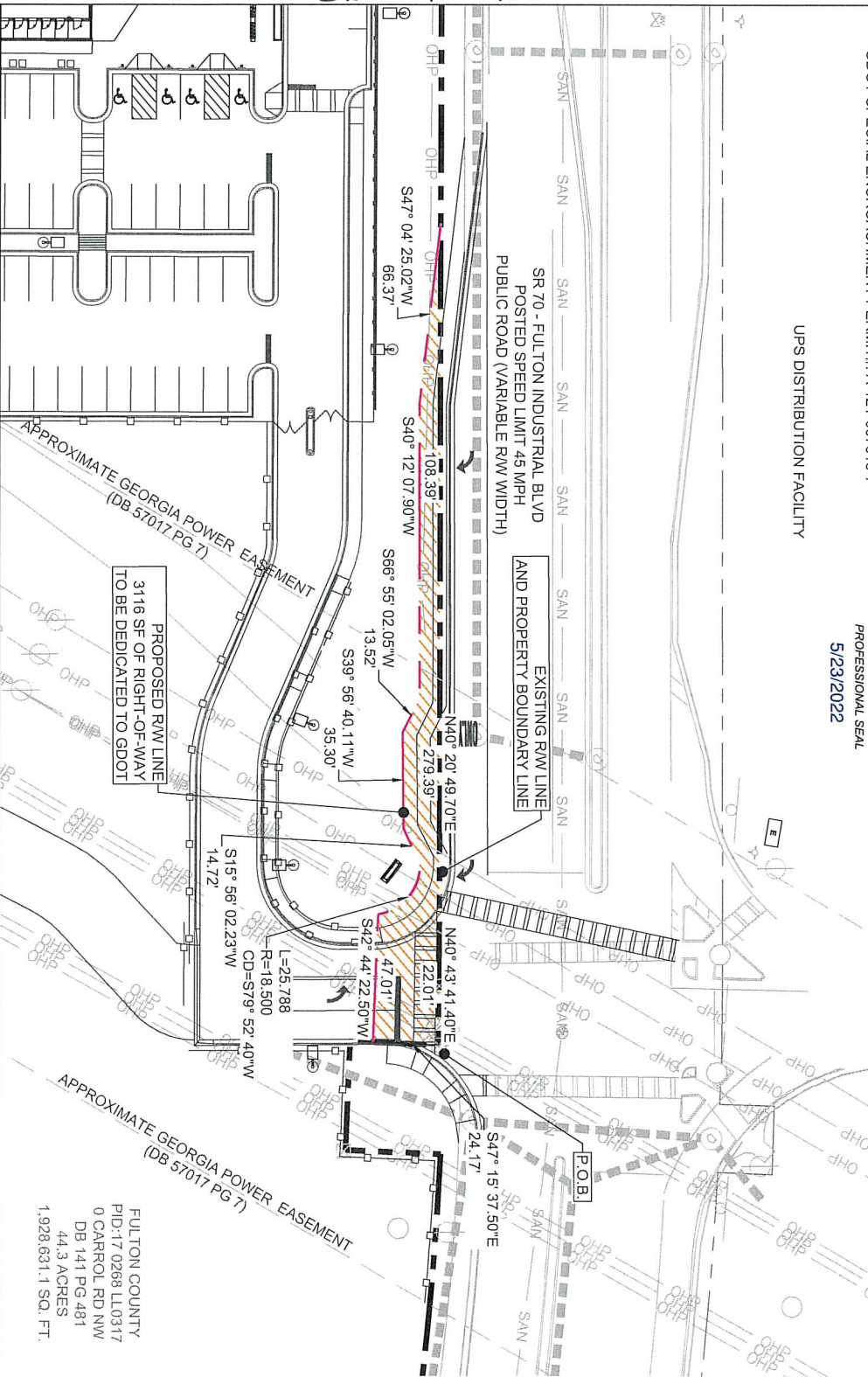


PROFESSIONAL SEAL  
5/23/2022

## GENERAL SITE NOTES

1. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 3/20/2020.
2. FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL, NUMBER 13121C0217F, DATED 09/18/2013.
3. OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
4. PROPOSED LINE WORK TAKEN FROM SPECIAL ENCROACHMENT PLANS GDOT PERMIT #A-121-007615-7

UPS DISTRIBUTION FACILITY



## LEGEND

- PROPOSED GDOT R.O.W.
- ADJOINING PROPERTY
- ROAD STRIPING
- ROAD BACK OF CURB
- ROAD FACE OF CURB
- ROAD EDGE OF PAVEMENT
- FENCE-WOOD VINYL
- FENCE-HOGWIRE, FIELD
- FENCE-CHAINLINK, BARBED WIRE
- UTILITIES -WATER
- UTILITIES -UNDERGROUND POWER
- UTILITIES -OVERHEAD POWER
- UTILITIES -UNDERGROUND COMM./FIBER
- UTILITIES -UNDERGROUND GAS
- UTILITIES -SANITARY SEWER LINES
- UTILITIES -STORM SEWER LINES
- LAND LOT LINE
- SECTION LINE
- BOUNDARY LINE
- FLOOD ZONE LINE
- EASEMENT

## GDOT ROW DEDICATION SIGNALIZED ENTRANCE

**LOWE ENGINEERS**  
990 HAMMOND DRIVE  
SUITE 900  
ATLANTA, GA 30328

FULTON COUNTY ANIMAL SERVICE FACILITY  
1251 FULTON INDUSTRIAL BOULEVARD NW, ATLANTA, GA 30336





RIGHT-OF-WAY DEDICATION PLAT FOR  
FULTON COUNTY ANIMAL SERVICE FACILITY

1251 FULTON INDUSTRIAL BOULEVARD  
ATLANTA, FULTON COUNTY, GA 30336  
TAX PARCEL: 17 0268  
LAND LOT: 0317  
FAA ASN #: 2020-ASO-12170-OE  
CITY OF ATLANTA PERMIT #: LD-202100130  
GDOT TRAFFIC PERMIT#: S-121-002420-7  
GDOT SPECIAL ENCROACHMENT PERMIT#: A-121-007615-7

LEGAL DESCRIPTION: UNSIGNALIZED ENTRANCE GDOT ROW DEDICATION

ALL THAT GEORGIA DEPARTMENT OF TRANSPORTATION DEDICATION LYING AND BEING IN LAND LOT 0317 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE EAST LINE OF LAND LOT 17, OF SAID DISTRICT AND COUNTY, WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF FULTON INDUSTRIAL BOULEVARD, RUNNING THENCE ALONG SAID RIGHT-OF-WAY SAID 1/4 INCH IRON ROD FOUND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF FULTON INDUSTRIAL BOULEVARD (STATE ROUTE 70) FOLLOWING COURSES AND DISTANCES: NORTH 40 DEGREES 20 MINUTES AND 49.70 SECONDS EAST A DISTANCE OF 222.59 FEET TO A POINT; THENCE SOUTH 03 DEGREES 27 MINUTES AND 30.70 SECONDS EAST A DISTANCE OF 25.16 FEET TO A POINT; THENCE SOUTH 40 DEGREES 14 MINUTES AND 33.86 SECONDS WEST A DISTANCE OF 82.30 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES AND 44.58 SECONDS EAST A DISTANCE OF 33.31 FEET; THENCE 67.864 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 76.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 24 MINUTES AND 39 SECONDS WEST TO A POINT; THENCE SOUTH 40 DEGREES 6 MINUTES AND 2.72 SECONDS WEST A DISTANCE OF 51.47 FEET TO A POINT; THENCE SOUTH 40 DEGREES 20 MINUTES AND 49.70 SECONDS WEST A DISTANCE OF 100.82 FEET TO A POINT; THENCE SOUTH 47 DEGREES 19 MINUTES AND 22.54 SECONDS WEST A DISTANCE OF 114.04 FEET TO A POINT ALONG SOUTHERN PORTION OF THE FULTON INDUSTRIAL BOULEVARD (STATE ROUTE 70) RIGHT-OF-WAY; THENCE NORTH 41 DEGREES 07 MINUTES AND 35.28 SECONDS EAST A DISTANCE OF 116.33 FEET TO A POINT ALONG SOUTHERN PORTION OF THE FULTON INDUSTRIAL BOULEVARD (STATE ROUTE 70) RIGHT-OF-WAY; THENCE NORTH 40 DEGREES 20 MINUTES AND 49.70 SECONDS EAST A DISTANCE OF 106.56 FEET TO A 1/4 INCH IRON PIN FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DEDICATION CONTAINING 5.896 SQ.FT (0.135 ACRES)

LEGAL DESCRIPTION: SIGNALIZED ENTRANCE GDOT ROW DEDICATION

ALL THAT GEORGIA DEPARTMENT OF TRANSPORTATION DEDICATION LYING AND BEING IN LAND LOT 0317 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROW MARKER FOUND AT THE SOUTHEASTERN PORTION OF THE RIGHT-OF-WAY OF FULTON INDUSTRIAL BOULEVARD (STATE ROUTE 70) (ROW VARIES) SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF FULTON INDUSTRIAL BOULEVARD (STATE ROUTE 70) FOLLOWING COURSES AND DISTANCES: SOUTH 47 DEGREES 15 MINUTES AND 37.50 SECONDS EAST A DISTANCE OF 24.17 FEET TO A POINT; THENCE SOUTH 42 DEGREES 44 MINUTES AND 22.50 SECONDS WEST A DISTANCE OF 47.01 FEET TO A POINT; THENCE 25.788 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 52 MINUTES AND 40 SECONDS WEST TO A POINT; THENCE SOUTH 15 DEGREES 56 MINUTES AND 2.23 SECONDS WEST A DISTANCE OF 14.72 FEET TO A POINT; THENCE SOUTH 39 DEGREES 56 MINUTES AND 40.11 SECONDS WEST A DISTANCE OF 35.30 FEET TO A POINT; THENCE SOUTH 68 DEGREES 55 MINUTES AND 2.05 SECONDS WEST A DISTANCE OF 13.52 FEET TO A POINT; THENCE SOUTH 40 DEGREES 12 MINUTES AND 7.90 SECONDS WEST A DISTANCE OF 108.39 FEET TO A POINT; THENCE SOUTH 47 DEGREES 4 MINUTES AND 25.02 SECONDS WEST A DISTANCE OF 66.37 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE FOR FULTON INDUSTRIAL BOULEVARD (STATE ROUTE 70); THENCE NORTH 40 DEGREES 20 MINUTES AND 49.70 SECONDS EAST A DISTANCE OF 279.39 FEET TO A ROW MARKER FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF FULTON INDUSTRIAL BOULEVARD (STATE ROUTE 70); THENCE NORTH 40 DEGREES 43 MINUTES AND 41.40 SECONDS EAST A DISTANCE OF 22.07 FEET TO A ROW MARKER FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF FULTON INDUSTRIAL BOULEVARD (STATE ROUTE 70), SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DEDICATION CONTAINING 3,116 SQ.FT (0.071 ACRES)



PROFESSIONAL SEAL  
5/23/2022

**LOWE**  
ENGINEERS  
990 HAMMOND DRIVE  
SUITE 900  
ATLANTA, GA 30328

LEGAL DESCRIPTIONS FOR GDOT ROW DEDICATIONS

FULTON COUNTY ANIMAL SERVICE FACILITY  
1251 FULTON INDUSTRIAL BOULEVARD NW, ATLANTA, GA 30336