



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and Council
From: Michael Smith, Public Works Director
Date: October 14, 2019
Subject: **First Read:** Ordinance Authorizing Right of Way Adjustments on Perimeter Center Parkway and Hammond Drive and Right of Way Dedication on the Springwood Connector Constructed as Part of State Farm’s Park Center Development

BACKGROUND

As the developer nears completion of the street improvements as part of the Park Center development, several adjustments of the right of way boundary are needed to differentiate the public infrastructure from the private property on Perimeter Center Parkway and Hammond Drive. The right of way also needs to be established and dedicated for the new roadway known as the Springwood Connector on the south side of the development. A summary of the property transfers is shown in the table following this memo.

Four small areas are being converted from right of way to private property to avoid having private infrastructure, such as site walls and steps that will be maintained by the property owner, in the public right of way. The combined area totals just under 0.2 acres, with an area between the new Springwood Connector and the development comprising most of the total. Conversely, there are five areas being dedicated to the city as right of way to incorporate new road and sidewalk improvements. At a little over 0.7 acres, the area being dedicated to the city exceeds the amount of right of way being removed.

Although the Springwood Connector right of way is being dedicated with the completion of Building 2 of the development, the area is still needed for staging construction equipment and materials for the completion of Building 3. Final surfacing and opening of the roadway to traffic will occur with the completion of Building 3 next year.

RECOMMENDED ACTION

Staff recommends approval of the ordinance authorizing the outlined right of way adjustments on Perimeter Center Parkway and Hammond Drive and dedication of right of way for the Springwood Connector.



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SUMMARY OF RIGHT OF WAY TRANSFERS FOR PARK CENTER DEVELOPMENT

Location	Grantor	Grantee	Instrument	Acreage	Purpose
P.C. Pkwy at Hammond	Dunwoody	DDA	Quitclaim ROW Deed	0.0024	Remove site steps from ROW
P.C. Pkwy at Slip Ramp Tunnel	Dunwoody	DDA	Quitclaim ROW Deed	0.0116	Remove site wall and steps from ROW
Springwood Conn. at State Farm Driveway	Dunwoody	DDA	Quitclaim ROW Deed	0.1792	Transfer maintenance of area outside roadway and sidewalk
Springwood Conn. at State Farm Driveway	Dunwoody	DDA	Quitclaim ROW Deed	0.000003	Clean up overlap of private property corner in right of way
			Total ROW Abandonment	0.1932	
P.C. Pkwy at Goldkist Drive	DDA	Dunwoody	Quitclaim ROW Deed	0.0876	Dedication for road improvements
P.C. Pkwy at Springwood Connector	DDA	Dunwoody	Quitclaim ROW Deed	0.0213	Dedication for road improvements
Springwood Connector at Arch Culvert	DDA	Dunwoody	Quitclaim ROW Deed	0.0545	Dedication for culvert under roadway
Springwood Connector at P.C. Pkwy	DDA	Dunwoody	Quitclaim ROW Deed	0.1248	Dedication for road improvements
Hammond Drive	DDA	Dunwoody	Quitclaim ROW Deed	0.4578	Dedication for road improvements
			Total ROW dedication	0.7460	

Denis Shortal Mayor
 Eric Linton, ICMA-CM City Manager
 Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1
 Jim Riticher City Council Post 2
 Tom Lambert City Council Post 3

Terry Nail City Council Post 4
 Lynn Deutsch City Council Post 5
 John Heneghan City Council Post 6

AN ORDINANCE AUTHORIZING RIGHT OF WAY ADJUSTMENTS ON PERIMETER CENTER PARKWAY AND HAMMOND DRIVE AND RIGHT OF WAY DEDICATION FOR THE SPRINGWOOD CONNECTOR FOR THE PURPOSE OF DIFFERENTIATING PUBLIC INFRASTRUCTURE FROM PRIVATE PROPERTY

WHEREAS, the Dunwoody Development Authority (DDA) owns property located at the southwest corner of Hammond Drive and Perimeter Center Parkway, described specifically in the quitclaim right of way deeds attached hereto and incorporated herein by reference; and

WHEREAS, the City owns the public right of way for Hammond Drive and Perimeter Center Parkway and owns the parcel abutting the DDA’s property to the south; and

WHEREAS, the office development on the DDA’s property includes site improvements along road frontages, such as retaining walls and stairs, that are integral to the private development and intended to be maintained by the private property owner; and

WHEREAS, public improvements such as new roadway, storm water drainage and sidewalks have been completed as part of the development and are intended to become infrastructure owned and maintained by the City.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council for the City of Dunwoody, that the Mayor, City Manager, and City Attorney are hereby authorized to execute all necessary documents, including the Quitclaim Deeds attached hereto and incorporated herein, to affect the adjustment of the right of way boundaries as described herein.

SO RESOLVED AND EFFECTIVE, this ____ day of _____, 2019.

Approved:

Denis L. Shortal, Mayor

Approved as to Form and Content

Attest:

Sharon Lowery, City Clerk

City Attorney

(Seal)

UPON RECORDING RETURN TO:

CROSS-REFERENCE:

Maureen Theresa Callahan, Esq.
Troutman Sanders LLP
600 Peachtree Street, Suite 3000
Atlanta, Georgia 30308

Deed Book 25977, Page 86
Records of the Superior Court of
DeKalb County, Georgia

A Portion of Parcel No.: 18 329 04 003

**STATE OF GEORGIA
DEKALB COUNTY**

QUITCLAIM RIGHT-OF-WAY DEED

[Land Adjacent to Perimeter Center Parkway]

THIS DEED is made and entered into this ____ day of _____, 20 ____, by and between the CITY OF DUNWOODY, GEORGIA, a municipality of the State of Georgia ("Grantor"), and the DUNWOODY DEVELOPMENT AUTHORITY, a public body corporate and politic created and existing under the laws of the State of Georgia ("Grantee").

STATEMENT REGARDING CONSIDERATION: This Deed is being entered into by Grantor, in favor of Grantee, on or about the date that Grantee is executing and delivering to Grantor a separate deed dedicating land to Grantor for the right-of-way known as Perimeter Center Parkway. As such, the consideration for this Deed includes the receipt by Grantor of such land being dedicated by Grantee to Grantor as additional right-of-way for Perimeter Center Parkway.

W I T N E S S E T H :

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in DeKalb County, Georgia, and being more particularly described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference, together with any and all plants, trees, timber,

shrubbery, improvements and fixtures thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, so that neither the Grantor nor any person or persons claiming under the Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the Property or appurtenances, or any rights thereof.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

CITY OF DUNWOODY, GEORGIA,
a municipality of the State of Georgia

Witness

By: _____

Name: _____

Title: _____

Notary Public

My Commission Expires:

(NOTARY SEAL)

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being in Land 348 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1" square rod found at the Southwest corner of Land Lot 348 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 348, North 00° 33' 37" East, 48.24 feet to a point on the southerly right-of-way line of Hammond Drive (having a variable width Public right-of-way); thence leaving the aforesaid Land Lot Line and running with the said right-of-way of Hammond Drive North 38° 41' 07" East, 54.63 feet; thence, North 51° 18' 53" West, 15.00 feet; thence, North 38° 36' 53" East 252.13 feet; thence, 385.24 feet along the arc of a curve deflecting to the right, having a radius of 673.43 feet and being subtended by a chord bearing of North 55° 00' 10" East and distance of 380.01 feet; thence, 112.22 feet along the arc of a curve deflecting to the right, having a radius of 597.48 feet and being subtended by a chord bearing of North 76° 46' 17" East and distance of 112.05 feet; thence, 61.08 feet along the arc of a curve deflecting to the right, having a radius of 88.86 feet and being subtended by a chord bearing of South 78° 09' 15" East and distance of 59.89 feet to a point on the westerly right-of-way line of Perimeter Center Parkway (having a variable width Public right-of-way); thence, leaving the aforesaid right-of-way line of Hammond Drive and running with the said right-of-way line of Perimeter Center Parkway 1.66 feet along the arc of a curve deflecting to the right, having a radius of 29.50 feet and being subtended by a chord bearing of South 50° 29' 22" East and distance of 1.66 feet; thence, South 07° 06' 00" East, 1.21 feet to the **POINT OF BEGINNING**.

Thence from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid right-of-way line of Perimeter Center Parkway

1. North 89° 41' 36" East, 1.14 feet; thence,
2. 22.23 feet along the arc of a curve deflecting to the right, having a radius of 29.50 feet and being subtended by a chord bearing of South 23° 52' 15" East and distance of 21.71 feet; thence,
3. 2.21 feet along the arc of a curve deflecting to the left, having a radius of 364.79 feet and being subtended by a chord bearing of South 02° 17' 31" East and distance of 2.21 feet; thence, leaving the aforesaid right-of-way line of Perimeter Center Parkway
4. South 82° 54' 00" West, 7.21 feet; thence,
5. North 07° 06' 00" West, 23.12 feet to the **POINT OF BEGINNING**, containing 105 square feet or 0.0024 acres of land, more or less.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land 348 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1" square rod found at the Southwest corner of Land Lot 348 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 348, North 00° 33' 37" East, 48.24 feet to a point on the southerly right-of-way line of Hammond Drive (having a variable width Public right-of-way); thence leaving the aforesaid Land Lot Line and running with the said right-of-way of Hammond Drive North 38° 41' 07" East, 54.63 feet; thence, North 51° 18' 53" West, 15.00 feet; thence, North 38° 36' 53" East 252.13 feet; thence, 385.24 feet along the arc of a curve deflecting to the right, having a radius of 673.43 feet and being subtended by a chord bearing of North 55° 00' 10" East and distance of 380.01 feet; thence, 112.22 feet along the arc of a curve deflecting to the right, having a radius of 597.48 feet and being subtended by a chord bearing of North 76° 46' 17" East and distance of 112.05 feet; thence, 61.08 feet along the arc of a curve deflecting to the right, having a radius of 88.86 feet and being subtended by a chord bearing of South 78° 09' 15" East and distance of 59.89 feet to a point on the westerly right-of-way line of Perimeter Center Parkway (having a variable width Public right-of-way); thence, leaving the aforesaid right-of-way line of Hammond Drive and running with the said right-of-way line of Perimeter Center Parkway 1.66 feet along the arc of a curve deflecting to the right, having a radius of 29.50 feet and being subtended by a chord bearing of South 50° 29' 22" East and distance of 1.66 feet; thence, South 07° 06' 00" East, 24.33 feet; thence, North 82° 54' 00" East, 7.21 feet; thence, 26.26 feet along the arc of a curve deflecting to the left, having a radius of 364.79 feet and being subtended by a chord bearing of South 04° 31' 41" East and distance of 28.47 feet; thence, South 09° 42' 06" West, 24.78 feet; thence, South 14° 08' 22" West, 20.96 feet to the **POINT OF BEGINNING**.

Thence from said **POINT OF BEGINNING** as thus established and leaving the aforesaid right-of-way line of Perimeter Center Parkway

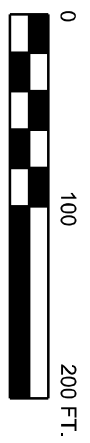
1. South 20° 00' 00" East, 134.58 feet to a point on the aforesaid right-of-way line of Perimeter Center Parkway; thence, running with the said right-of-way line of Perimeter Center Parkway
2. North 26° 36' 38" West, 56.09 feet; thence,
3. 69.87 feet along the arc of a curve deflecting to the right, having a radius of 382.15 feet and being subtended by a chord bearing of North 19° 45' 40" West and a distance of 69.77 feet; thence,
4. North 14° 08' 22" East, 10.99 feet to the **POINT OF BEGINNING**, containing 723 square feet or 0.0166 acres of land, more or less.

EXHIBIT "B"

DEPICTION OF THE PROPERTY

[SEE ATTACHED TWO (2) PAGES]

CURVE	ARC	RADIUS	BEARING	CHORD
C1	386.24'	673.43'	N 55°00'10" E	380.01'
C2	112.22'	597.48'	N 76°46'17" E	112.05'
C3	61.08'	88.86'	S 78°09'15" E	59.89'
C4	1.66'	29.50'	S 50°29'22" E	1.66'
C5	22.23'	29.50'	S 23°52'15" E	21.71'
C6	2.21'	364.79'	S 02°17'31" E	2.21'

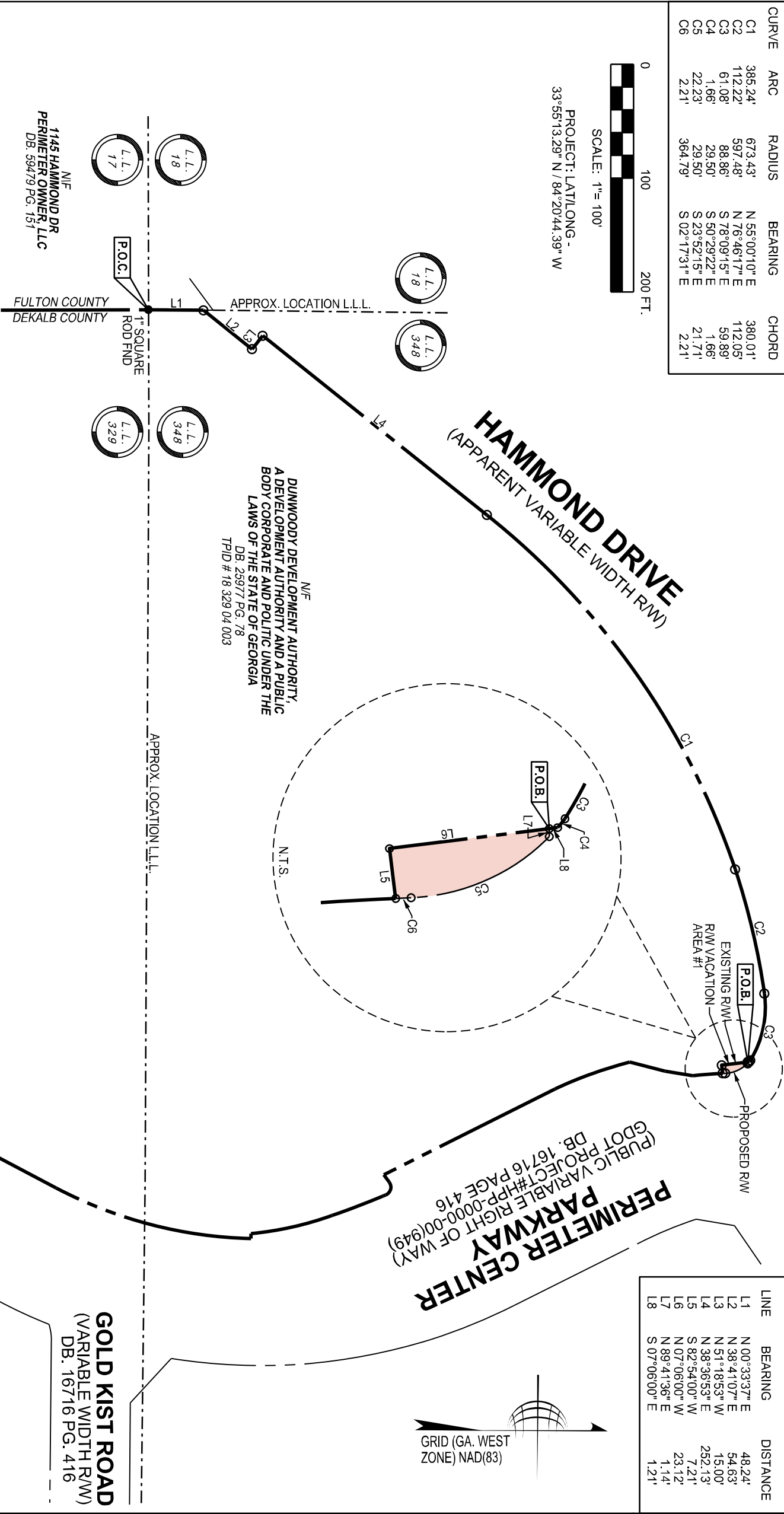


SCALE: 1"=100'

PROJECT: LAT/LONG -
33°55'13.29" N / 84°20'44.39" W

LINE	BEARING	DISTANCE
L1	N 00°33'37" E	48.24'
L2	N 38°41'07" E	54.63'
L3	N 51°18'53" W	15.00'
L4	N 38°36'53" E	252.13'
L5	S 82°54'00" W	7.21'
L6	N 07°06'00" W	23.12'
L7	N 89°41'36" E	1.14'
L8	S 07°06'00" E	1.21'

GRID (GA. WEST ZONE) NAD(83)



105 SQ. FT. / 0.0024 AC.
RW VACATION AREA #1

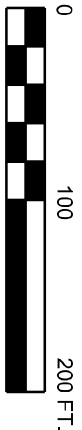
LOCATED IN LAND LOT 348
18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GA
DATE: 09/27/19 SHEET NO. 1 OF 1

SKETCH OF PROPOSED RW VACATION
AS REQUIRED BY:
CITY OF DUNWOODY

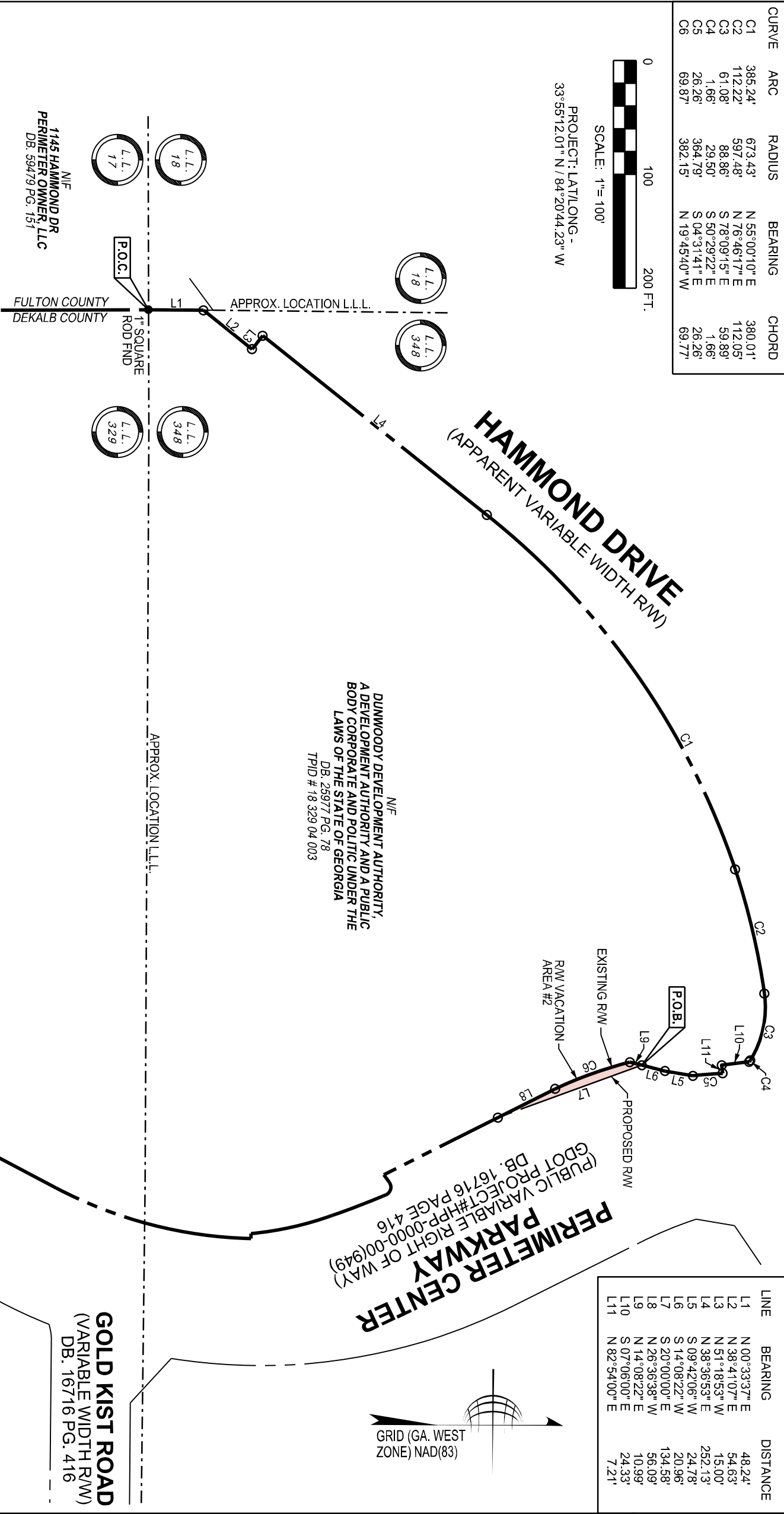
THROUGH THE PROPERTY OF:-
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY AND A PUBLIC
BODY CORPORATE AND POLITIC UNDER THE
LAWS OF THE STATE OF GEORGIA

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927

CURVE	ARC	RADIUS	BEARING	CHORD
C1	386.24'	673.43'	N 55°00'10" E	380.01'
C2	112.22'	597.48'	N 76°46'17" E	112.05'
C3	61.08'	88.86'	S 78°09'15" E	59.89'
C4	1.66'	29.50'	S 50°29'22" E	1.66'
C5	26.26'	364.79'	S 04°31'41" E	26.26'
C6	69.87'	382.15'	N 19°45'40" W	69.77'



PROJECT: LAT/LONG -
33°55'12.01" N / 84°20'44.23" W



LINE	BEARING	DISTANCE
L1	N 00°33'37" E	48.24'
L2	N 38°41'07" E	54.63'
L3	N 51°18'53" W	15.00'
L4	N 38°36'53" E	252.13'
L5	S 09°42'06" W	24.78'
L6	S 14°08'22" W	20.96'
L7	S 20°00'00" E	134.58'
L8	N 26°36'38" W	56.09'
L9	N 14°08'22" E	10.99'
L10	S 07°06'00" E	24.33'
L11	N 82°54'00" E	7.21'

GRID (GA. WEST ZONE) NAD(83)

N/E
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY AND A PUBLIC
BODY CORPORATE AND POLITIC UNDER THE
LAWS OF THE STATE OF GEORGIA
DB. 25977 PG. 78
TPID # 18 329 04 003

PERIMETER CENTER
PUBLIC VARIABLE RIGHT OF WAY
(PUBLIC VARIABLE RIGHT OF WAY)
DB. 16716 PAGE 416
DB. 16716 PAGE 416

GOLD KIST ROAD
(VARIABLE WIDTH R/W)
DB. 16716 PG. 416

1145 HAMMOND DR
N/E
PERIMETER OWNER, LLC
DB. 59479 PG. 151

LOCATED IN LAND LOT 348
18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GA
DATE: 09/27/19 SHEET NO. 1 OF 1

SKETCH OF PROPOSED R/W VACATION
AS REQUIRED BY:
CITY OF DUNWOODY

THROUGH THE PROPERTY OF:-
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY AND A PUBLIC
BODY CORPORATE AND POLITIC UNDER THE
LAWS OF THE STATE OF GEORGIA

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927

UPON RECORDING RETURN TO:

CROSS-REFERENCE:

Maureen Theresa Callahan, Esq.
Troutman Sanders LLP
600 Peachtree Street, Suite 3000
Atlanta, Georgia 30308

Deed Book 25977, Page 86
Records of the Superior Court of
DeKalb County, Georgia

A Portion of Parcel No.: 18 329 04 003

**STATE OF GEORGIA
DEKALB COUNTY**

QUITCLAIM RIGHT-OF-WAY DEED

[Land Adjacent to Spring Wood Road]

THIS DEED is made and entered into this ____ day of _____, 20 ____, by and between the CITY OF DUNWOODY, GEORGIA, a municipality of the State of Georgia ("Grantor"), and the DUNWOODY DEVELOPMENT AUTHORITY, a public body corporate and politic created and existing under the laws of the State of Georgia ("Grantee").

STATEMENT REGARDING CONSIDERATION: This Deed is being entered into by Grantor, in favor of Grantee, on or about the date that Grantee is executing and delivering to Grantor a separate deed dedicating land to Grantor for the right-of-way known as Spring Wood Road. As such, the consideration for this Deed includes the receipt by Grantor of such land being dedicated by Grantee to Grantor as additional right-of-way for Spring Wood Road.

W I T N E S S E T H :

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in DeKalb County, Georgia, and being more particularly described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference, together with any and all plants, trees, timber,

shrubbery, improvements and fixtures thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, so that neither the Grantor nor any person or persons claiming under the Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the Property or appurtenances, or any rights thereof.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

CITY OF DUNWOODY, GEORGIA,
a municipality of the State of Georgia

Witness

By: _____

Name: _____

Title: _____

Notary Public

My Commission Expires:

(NOTARY SEAL)

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being in Land Lot 329 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1 inch square rod found at the Northwest corner of Land Lot 329 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 329, South 00° 47' 51" East, 367.71 feet to the **POINT OF BEGINNING** of the herein described tract or parcel of land.

Thence, continuing with the said property now or formerly owned by City of Dunwoody and running

1. North 89° 50' 29" East, 207.67 feet; thence, leaving the aforesaid property now or formerly owned by City of Dunwoody
2. South 25° 49' 39" East, 29.38 feet; thence,
3. South 74° 44' 08" West, 44.04 feet; thence,
4. 128.18 feet along the arc of a curve deflecting to the right, having a radius of 212.50 feet and being subtended by a chord bearing of North 87° 58' 48" West and distance of 126.25 feet; thence,
5. 53.55 feet along the arc of a curve deflecting to the left, having a radius of 387.50 feet and being subtended by a chord bearing of North 74° 39' 40" West and distance of 53.50 feet to a point on the aforesaid Land Lot Line; thence running along the said Land Lot Line; thence,
6. North 00° 40' 52" East, 1.62 feet; thence,
7. North 00° 47' 51" West, 17.24 feet to the **POINT OF BEGINNING**, containing 7,806 square feet or 0.1792 acres of land, more or less.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 329 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1 inch square rod found at the Northwest corner of Land Lot 329 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 329, South 00° 47' 51" East, 367.71 feet; thence, leaving the aforesaid Land Lot Line and running with property now or formerly owned by City of Dunwoody per Deed Book 23821, Page 215 and Deed Book 26612, Page 70, as recorded among the Land Records of Dekalb County, Georgia North 89° 50' 29" East, 207.67 feet; thence, North 89° 50' 29" East 109.81 feet to the **POINT OF BEGINNING** of the herein described tract or parcel of land.

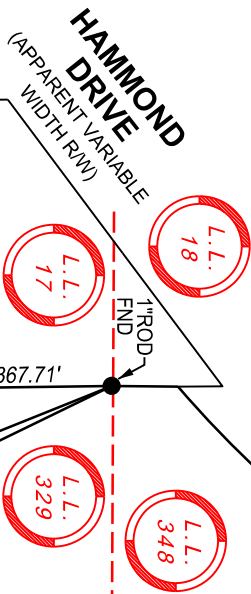
Thence, continuing with the said property now or formerly owned by City of Dunwoody and running

1. North 89° 50' 29" East, 1.00 feet; thence, leaving the aforesaid property now or formerly owned by City of Dunwoody
2. South 74° 44' 15" West, 0.92 feet; thence,
3. North 25° 49' 07" West, 0.27 feet to the **POINT OF BEGINNING**, containing 0.12 square feet of land, more or less.

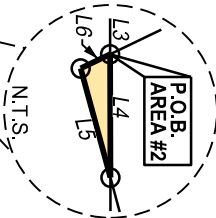
EXHIBIT "B"

DEPICTION OF THE PROPERTY

[SEE ATTACHED ONE (1) PAGE]

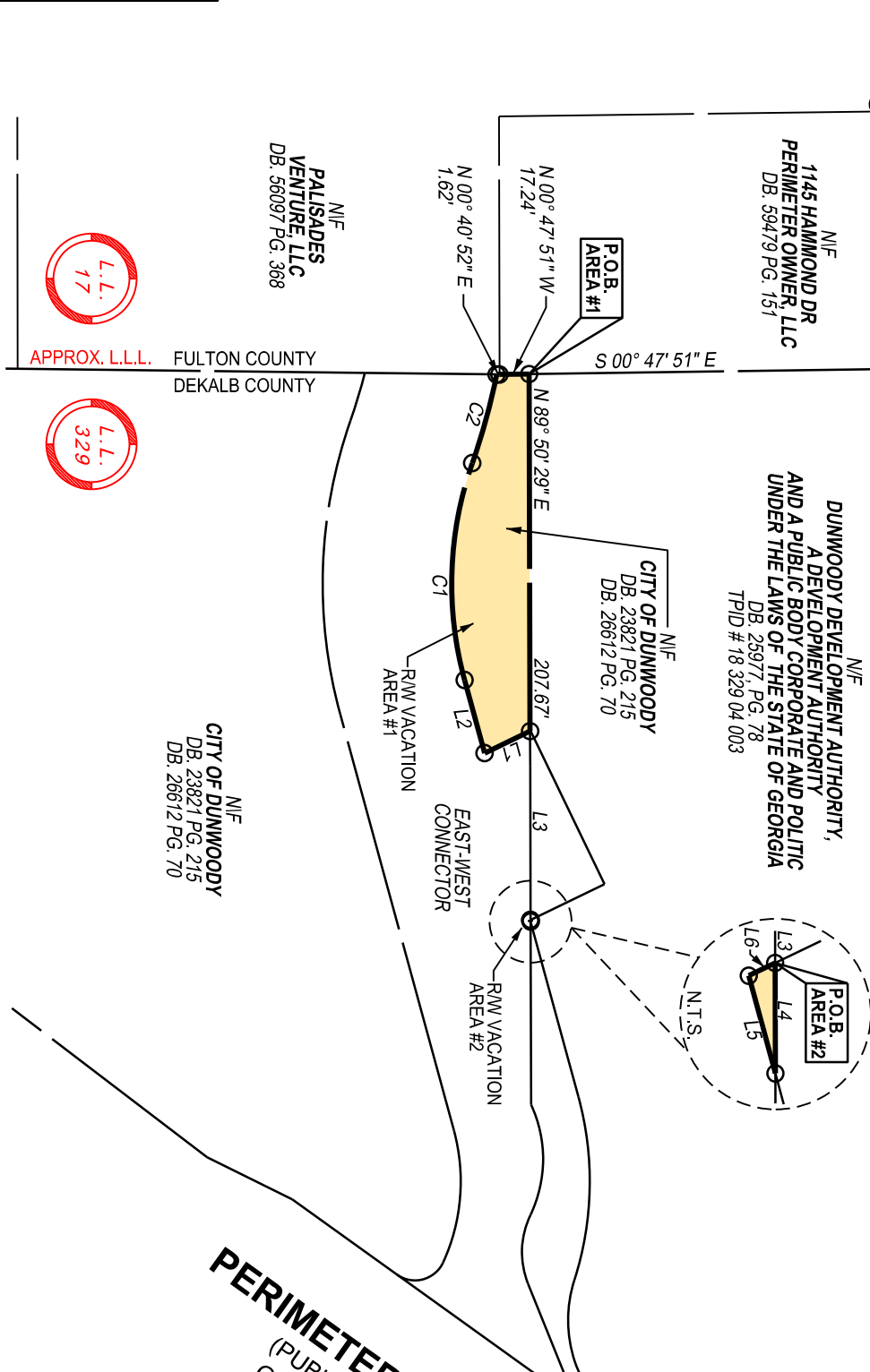


N/E
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY
AND A PUBLIC BODY CORPORATE AND POLITIC
UNDER THE LAWS OF THE STATE OF GEORGIA
DB. 25977, PG. 78
TPID # 18 329 04 003



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 25° 49' 39" E	29.38'
L2	S 74° 44' 08" W	44.04'
L3	N 89° 50' 29" E	109.81'
L4	N 89° 50' 29" E	1.00'
L5	S 74° 44' 15" W	0.92'
L6	N 25° 49' 07" W	0.27'



CURVE TABLE

CURVE	ARC	RADIUS	CHORD	BEARING
C1	128.18'	212.50'	126.25'	N 87° 58' 48" W
C2	53.55'	387.50'	53.50'	N 74° 39' 40" W

PERIMETER CENTER PARKWAY
(PUBLIC VARIABLE RIGHT OF WAY)
GDOT PROJECT#HPP-0000-00(949)
DB. 16716 PG. 416



PROJECT: LAT/LONG -
33°55'03.97" N / 84°20'49.09" W

7,806 SQ. FT. / 0.1792 AC. R/W DEDICATION AREA #1
215 L.F. VARIABLE WIDTH R/W DEDICATION AREA
0.12 SQ. FT. / 0.0000 AC. R/W DEDICATION AREA #2
1 L.F. VARIABLE WIDTH R/W DEDICATION AREA

LOCATED IN LAND LOT 329
18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GA
DATE: 09/24/19

SKETCH OF R/W VACATION AREAS
AS REQUIRED BY:
CITY OF DUNWOODY

THROUGH THE PROPERTY OF:
CITY OF DUNWOODY

TerraMark Land Surveying, Inc.
1396 Bell's Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927

UPON RECORDING RETURN TO:

CROSS-REFERENCE:

Maureen Theresa Callahan, Esq.
Troutman Sanders LLP
600 Peachtree Street, Suite 3000
Atlanta, Georgia 30308

Deed Book 25977, Page 86
Records of the Superior Court of
DeKalb County, Georgia

A Portion of Parcel No.: 18 329 04 003

**STATE OF GEORGIA
DEKALB COUNTY**

QUITCLAIM RIGHT-OF-WAY DEED

[Perimeter Center Parkway]

THIS DEED is made and entered into this ____ day of _____, 20 __, by and between the DUNWOODY DEVELOPMENT AUTHORITY, a public body corporate and politic created and existing under the laws of the State of Georgia ("Grantor"), and the CITY OF DUNWOODY, GEORGIA, a municipality of the State of Georgia ("Grantee").

STATEMENT REGARDING CONSIDERATION: This Deed is being entered into by Grantor, in favor of Grantee, on or about the date that Grantee is executing and delivering to Grantor a separate deed conveying land to Grantor within the right-of-way known as Perimeter Center Parkway. As such, the consideration for this Deed includes the receipt by Grantor of such land being conveyed by Grantee to Grantor.

W I T N E S S E T H :

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in DeKalb County, Georgia, and being more particularly described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference, together with any and all plants, trees, timber,

shrubbery, improvements and fixtures thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, so that neither the Grantor nor any person or persons claiming under the Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the Property or appurtenances, or any rights thereof.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

DUNWOODY DEVELOPMENT AUTHORITY,
a public body corporate and politic created and
existing under the laws of the State of Georgia

Witness

By:_____

Title:_____

Notary Public

Attest:_____

Title:_____

My Commission Expires:

(NOTARY SEAL)

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being in Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1" square rod found at the Southwest corner of Land Lot 348 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 348, North 00° 33' 37" East, 48.24 feet to a point on the southerly right-of-way line of Hammond Drive (having a variable width Public right-of-way); thence leaving the aforesaid Land Lot Line and running with the said right-of-way of Hammond Drive North 38° 41' 07" East, 54.63 feet; thence, North 51° 18' 53" West, 15.00 feet; thence, North 38° 36' 53" East 252.13 feet; thence, 385.24 feet along the arc of a curve deflecting to the right, having a radius of 673.43 feet and being subtended by a chord bearing of North 55° 00' 10" East and distance of 380.01 feet; thence, 112.22 feet along the arc of a curve deflecting to the right, having a radius of 597.48 feet and being subtended by a chord bearing of North 76° 46' 17" East and distance of 112.05 feet; thence, 61.08 feet along the arc of a curve deflecting to the right, having a radius of 88.86 feet and being subtended by a chord bearing of South 78° 09' 15" East and distance of 59.89 feet to a point on the westerly right-of-way line of Perimeter Center Parkway (having a variable width Public right-of-way); thence, leaving the aforesaid right-of-way line of Hammond Drive and running with the said right-of-way line of Perimeter Center Parkway 1.66 feet along the arc of a curve deflecting to the right, having a radius of 29.50 feet and being subtended by a chord bearing of South 50° 29' 22" East and distance of 1.66 feet; thence, South 07° 06' 00" East, 24.33 feet; thence, North 82° 54' 00" East, 7.21 feet; thence, 26.26 feet along the arc of a curve deflecting to the left, having a radius of 364.79 feet and being subtended by a chord bearing of South 04° 31' 41" East and distance of 26.26 feet; thence, South 09° 42' 06" West, 24.78 feet; thence, South 14° 08' 22" West, 31.94 feet; thence, 69.87 feet along the arc of a curve deflecting to the left, having a radius of 382.15 feet and being subtended by a chord bearing of South 19° 45' 40" East and distance of 69.77 feet; thence, South 26° 36' 38" East, 168.18 feet to the **POINT OF BEGINNING**.

Thence from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid right-of-way line of Perimeter Center Parkway

1. North 53° 13' 37" East, 7.98 feet; thence,
2. 13.66 feet along the arc of a curve deflecting to the right, having a radius of 7.50 feet and being subtended by a chord bearing of South 74° 35' 13" East and distance of 11.85 feet; thence,
3. South 22° 24' 04" East, 2.53 feet; thence,
4. 47.67 feet along the arc of a curve deflecting to the right, having a radius of 833.33 feet and being subtended by a chord bearing of South 20° 55' 01" East and distance of 47.66 feet; thence,

5. 73.44 feet along the arc of a curve deflecting to the right, having a radius of 314.55 feet and being subtended by a chord bearing of South 12° 39' 21" East and distance of 73.28 feet; thence,
6. South 89° 05' 52" East, 4.14 feet; thence,
7. 177.94 feet along the arc of a curve deflecting to the right, having a radius of 385.00 feet and being subtended by a chord bearing of South 14° 30' 53" West and distance of 176.36 feet; thence,
8. South 27° 45' 19" West, 56.91 feet; thence,
9. 173.95 feet along the arc of a curve deflecting to the left, having a radius of 658.76 feet and being subtended by a chord bearing of North 17° 21' 10" East and distance of 173.45 feet; thence,
10. 103.00 feet along the arc of a curve deflecting to the left, having a radius of 372.48 feet and being subtended by a chord bearing of North 01° 10' 34" West and a distance of 102.67 feet; thence,
11. North 26° 36' 38" West, 77.94 feet to the **POINT OF BEGINNING**, containing 3,814 square feet or 0.0876 acres of land, more or less.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 329 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1 inch square rod found at the Northwest corner of Land Lot 329 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 329, South 00° 47' 51" East, 367.71 feet; thence, leaving the said Land Lot Line and running with property now or formerly owned by City of Dunwoody per Deed Book 23821, Page 216, as recorded among the records of Dekalb County, Georgia North 89° 50' 29" East, 425.07 feet; thence, 66.03 feet along the arc of a curve deflecting to the right, having a radius of 75.00 feet and being subtended by a chord bearing of South 89° 38' 35" East and distance of 63.92 feet; thence, 41.15 feet along the arc of a curve deflecting to the left, having a radius of 50.00 feet and being subtended by a chord bearing of South 87° 59' 56" East and distance of 40.00 feet; thence, North 68° 05' 43" East, 58.40 feet to the **POINT OF BEGINNING** of the herein described tract or parcel of land.

Thence, leaving said property now or formerly owned by City of Dunwoody and running

1. North 12° 32' 12" West, 8.42 feet; thence,
2. 40.26 feet along the arc of a curve deflecting to the left, having a radius of 76.00 feet and being subtended by a chord bearing of North 50° 35' 22" East and distance of 73.56 feet; thence,
3. North 35° 24' 03" East, 24.81 feet; thence,
4. 73.57 feet along the arc of a curve deflecting to the left, having a radius of 1258.83 feet and a chord bearing and distance of North 34° 33' 15" East, 73.56 feet; thence,
5. North 49° 11' 24" East, 35.14 feet to a point on the westerly right-of-way line of Perimeter Center Parkway (having a variable width right-of-way); thence, running with the said right-of-way line of Perimeter Center Parkway
6. South 37° 16' 29" West, 96.60 feet; thence,

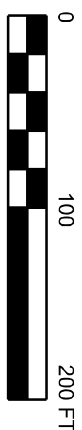
7. South $34^{\circ} 48' 05''$ West, 65.01 feet; thence, leaving the aforesaid right-of-way line of Perimeter Center Parkway and running with the said property now or formerly owned by City of Dunwoody; thence,
8. 17.46 feet along the arc of a curve deflecting to the right, having a radius of 237.84 feet and being subtended by a chord bearing of South $66^{\circ} 22' 46''$ West and distance of 17.45 feet to the **POINT OF BEGINNING**, containing 927 square feet or 0.0213 acres of land, more or less.

EXHIBIT "B"

DEPICTION OF THE PROPERTY

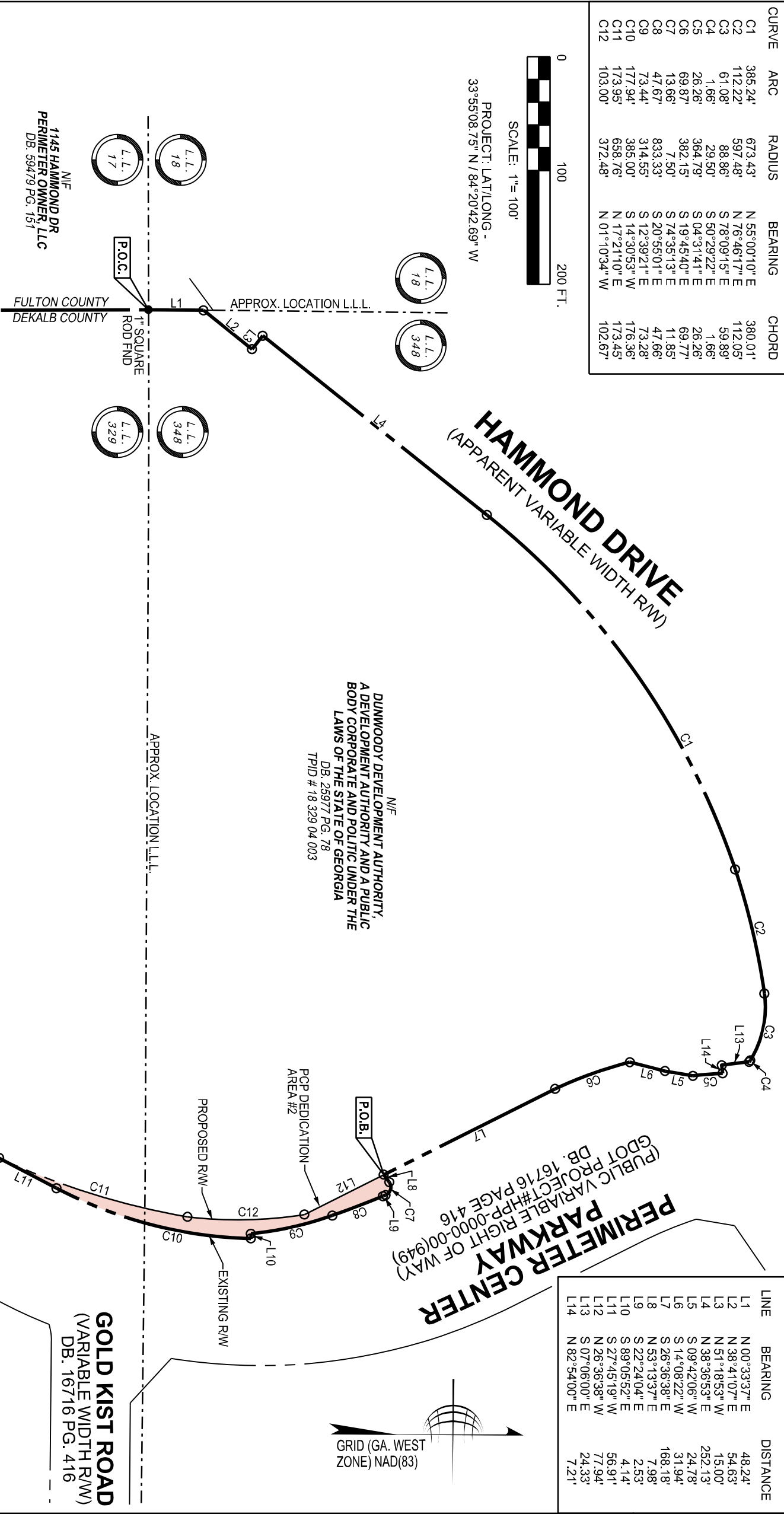
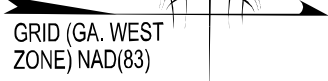
[SEE ATTACHED TWO (2) PAGES]

CURVE	ARC	RADIUS	BEARING	CHORD
C1	386.24'	673.43'	N 55°00'10" E	380.01'
C2	112.22'	597.48'	N 76°46'17" E	112.05'
C3	61.08'	88.86'	S 78°09'15" E	59.89'
C4	1.66'	29.50'	S 50°29'22" E	1.66'
C5	26.26'	364.79'	S 04°31'41" E	26.26'
C6	69.87'	382.15'	S 19°45'40" E	69.77'
C7	13.66'	7.50'	S 74°35'13" E	11.85'
C8	47.67'	833.33'	S 20°55'01" E	47.66'
C9	73.44'	314.55'	S 12°39'21" E	73.28'
C10	177.94'	385.00'	S 14°30'53" W	176.36'
C11	173.95'	658.76'	N 17°21'10" E	173.45'
C12	103.00'	372.48'	N 01°10'34" W	102.67'



PROJECT: LAT/LONG -
33°55'08.75" N / 84°20'42.69" W

LINE	BEARING	DISTANCE
L1	N 00°33'37" E	48.24'
L2	N 38°41'07" E	54.63'
L3	N 51°18'53" W	15.00'
L4	N 38°36'53" E	252.13'
L5	S 09°42'06" W	24.78'
L6	S 14°08'22" W	31.94'
L7	S 26°36'38" E	168.18'
L8	N 53°13'37" E	7.98'
L9	S 22°24'04" E	2.53'
L10	S 89°05'52" E	4.14'
L11	S 27°45'19" W	56.91'
L12	N 26°36'38" W	77.94'
L13	S 07°06'00" E	24.33'
L14	N 82°54'00" E	7.21'



N/E
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY AND A PUBLIC
BODY CORPORATE AND POLITIC UNDER THE
LAWS OF THE STATE OF GEORGIA
DB. 25977 PG. 78
TPID # 18 329 04 003

(PUBLIC VARIABLE RIGHT OF WAY)
GDOT PROJECT # HPP-0000-00(949)
DB. 16716 PAGE 416
PERIMETER PARKWAY
PERIMETER CENTER

GOLD KIST ROAD
(VARIABLE WIDTH RW)
DB. 16716 PG. 416

N/E
1145 HAMMOND DR
PERIMETER OWNER, LLC
DB. 59479 PG. 151

FULTON COUNTY
DEKALB COUNTY

3,814 SQ. FT./0.0876 AC.
PCP DEDICATION AREA #2

LOCATED IN LAND LOTS 329 & 348
18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GA
DATE: 09/27/19 SHEET NO. 1 OF 1

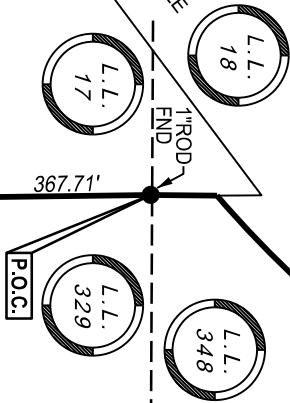
SKETCH OF PROPOSED R/W DEDICATION
AS REQUIRED BY:
CITY OF DUNWOODY

THROUGH THE PROPERTY OF:
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY AND A PUBLIC
BODY CORPORATE AND POLITIC UNDER THE
LAWS OF THE STATE OF GEORGIA

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927



HAMMOND DRIVE
(APPARENT VARIABLE WIDTH RW)

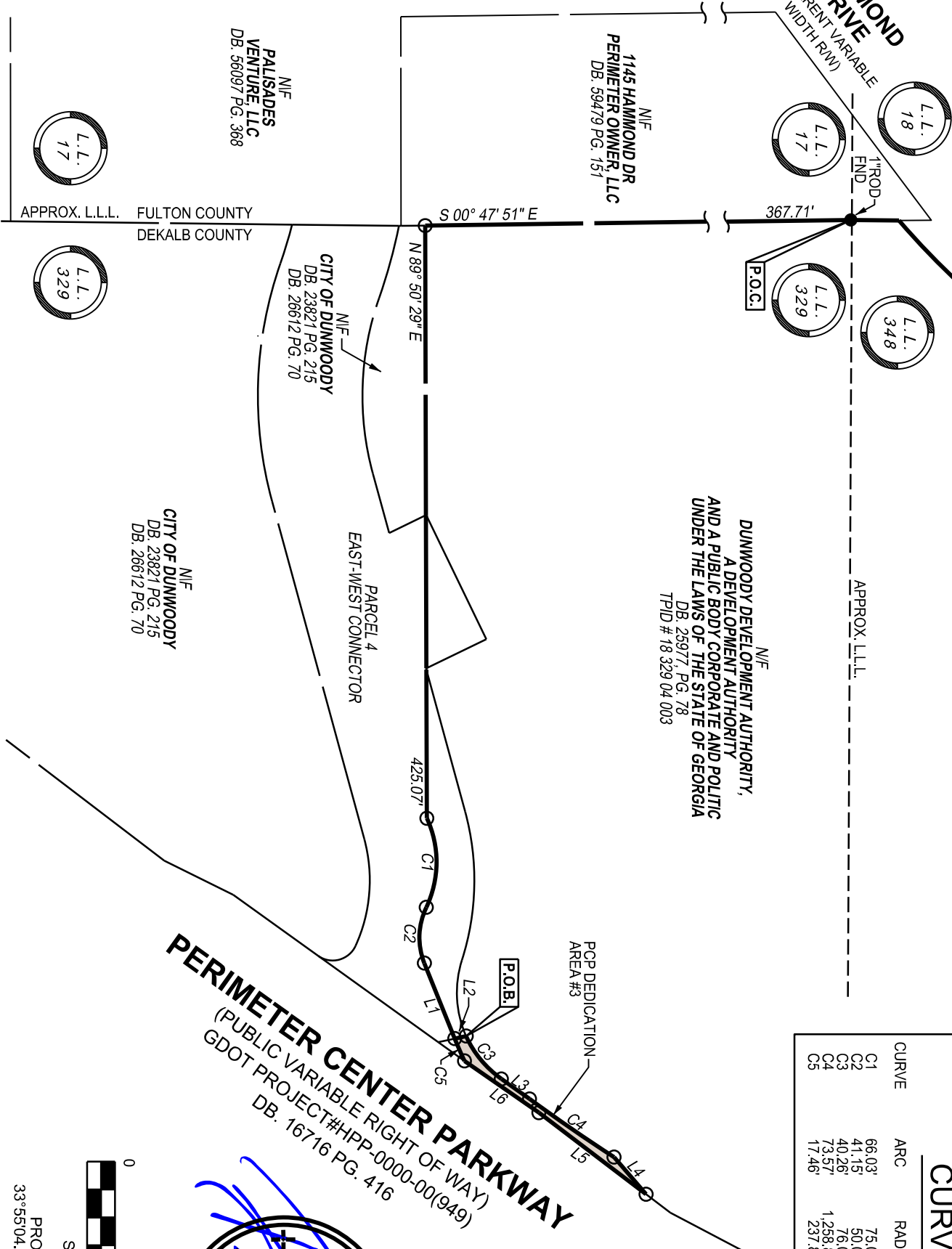


N/E
1145 HAMMOND DR
PERIMETER OWNER, LLC
DB. 59479 PG. 151

N/E
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY
AND A PUBLIC BODY CORPORATE AND POLITIC
UNDER THE LAWS OF THE STATE OF GEORGIA
DB. 25977, PG. 78
TPID # 18 329 04 003

LINE TABLE

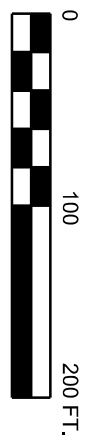
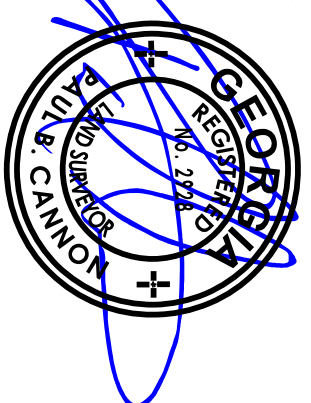
LINE	BEARING	DISTANCE
L1	N 68° 05' 43" E	58.40'
L2	N 12° 32' 12" W	8.42'
L3	N 35° 24' 03" E	24.81'
L4	N 49° 11' 24" E	35.14'
L5	S 37° 46' 29" W	96.60'
L6	S 34° 48' 05" W	65.01'



CURVE TABLE

CURVE	ARC	RADIUS	CHORD	BEARING
C1	66.03'	75.00'	63.92'	S 89° 38' 35" E
C2	41.13'	50.00'	40.00'	S 87° 59' 35" E
C3	40.26'	76.00'	39.79'	N 50° 35' 22" E
C4	73.57'	1,258.83'	73.56'	N 34° 33' 15" E
C5	17.46'	237.84'	17.45'	S 66° 22' 48" W

PERIMETER CENTER PARKWAY
(PUBLIC VARIABLE RIGHT OF WAY)
GDOT PROJECT#HPP-0000-00(949)
DB. 16716 PG. 416



PROJECT: LAT/LONG -
33°55'04.79" N / 84°20'46.58" W

927 SQ. FT. / 0.0213 AC. PCP DEDICATION AREA
176 L.F. VARIABLE WIDTH PCP DEDICATION AREA

LOCATED IN LAND LOT 329
18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GA
DATE: 09/27/19

SKETCH OF PCP DEDICATION AREA
AS REQUIRED BY:
CITY OF DUNWOODY

THROUGH THE PROPERTY OF:
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY
AND A PUBLIC BODY CORPORATE AND POLITIC
UNDER THE LAWS OF THE STATE OF GEORGIA

TerraMark Land Surveying, Inc.
1396 Bell's Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927

UPON RECORDING RETURN TO:

CROSS-REFERENCE:

Maureen Theresa Callahan, Esq.
Troutman Sanders LLP
600 Peachtree Street, Suite 3000
Atlanta, Georgia 30308

Deed Book 25977, Page 86
Records of the Superior Court of
DeKalb County, Georgia

A Portion of Parcel No.: 18 329 04 003

**STATE OF GEORGIA
DEKALB COUNTY**

QUITCLAIM RIGHT-OF-WAY DEED

[Spring Wood Road]

THIS DEED is made and entered into this ____ day of _____, 20 __, by and between the DUNWOODY DEVELOPMENT AUTHORITY, a public body corporate and politic created and existing under the laws of the State of Georgia ("Grantor"), and the CITY OF DUNWOODY, GEORGIA, a municipality of the State of Georgia ("Grantee").

STATEMENT REGARDING CONSIDERATION: This Deed is being entered into by Grantor, in favor of Grantee, on or about the date that Grantee is executing and delivering to Grantor a separate deed conveying land to Grantor within the right-of-way known as Spring Wood Road. As such, the consideration for this Deed includes the receipt by Grantor of such land being conveyed by Grantee to Grantor.

W I T N E S S E T H :

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in DeKalb County, Georgia, and being more particularly described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference, together with any and all plants, trees, timber,

shrubbery, improvements and fixtures thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, so that neither the Grantor nor any person or persons claiming under the Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the Property or appurtenances, or any rights thereof.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

DUNWOODY DEVELOPMENT AUTHORITY,
a public body corporate and politic created and
existing under the laws of the State of Georgia

Witness

By: _____

Title: _____

Notary Public

Attest: _____

My Commission Expires:

Title: _____

(NOTARY SEAL)

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being in Land Lot 329 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1 inch square rod found at the Northwest corner of Land Lot 329 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 329, South 00° 47' 51" East, 367.71 feet; thence, leaving the said Land Lot Line and running with property now or formerly owned by City of Dunwoody per Deed Book 23821, Page 216, as recorded among the records of Dekalb County, Georgia North 89° 50' 29" East, 207.67 feet to the **POINT OF BEGINNING** of the herein described tract or parcel of land.

Thence, leaving said property now or formerly owned by City of Dunwoody and running

1. North 25° 49' 39" West, 0.21 feet; thence,
2. North 64° 10' 46" East, 98.98 feet; thence,
3. South 25° 49' 07" East, 47.77 feet; thence,
4. South 89° 50' 29" West, 109.81 feet to the **POINT OF BEGINNING**, containing 2,374 square feet or 0.0545 acres of land, more or less.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 329 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1 inch square rod found at the Northwest corner of Land Lot 329 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 329, South 00° 47' 51" East, 367.71 feet; thence, leaving the said Land Lot Line and running with property now or formerly owned by City of Dunwoody per Deed Book 23821, Page 216, as recorded among the records of Dekalb County, Georgia North 89° 50' 29" East, 207.67 feet; thence, North 89° 50' 29" East, 109.81 feet; thence, North 89° 50' 29" East, 1.00 feet to the **POINT OF BEGINNING** of the herein described tract or parcel of land.

Thence, leaving said property now or formerly owned by City of Dunwoody and running

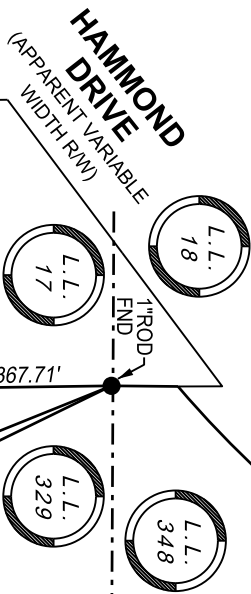
1. North 74° 44' 15" East, 105.52 feet; thence,
2. 108.14 feet along the arc of a curve deflecting to the right, having a radius of 187.50 feet and a chord bearing and distance of South 88° 44' 34" East, 106.64 feet; thence,
3. 55.73 feet along the arc of a curve deflecting to the left, having a radius of 76.00 feet and a chord bearing and distance of North 86° 46' 25" East, 54.49 feet; thence,

4. South $12^{\circ} 32' 12''$ East, 8.42 feet to a point on the aforesaid property now or formerly owned by City of Dunwoody; thence, running with said property now or formerly owned by City of Dunwoody
5. South $68^{\circ} 05' 43''$ West, 58.40 feet; thence,
6. 41.15 feet along the arc of a curve deflecting to the right, having a radius of 50.00 feet and a chord bearing and distance of North $87^{\circ} 59' 56''$ West, 40.00 feet; thence,
7. 66.03 feet along the arc of a curve deflecting to the left, having a radius of 75.00 feet and a chord bearing and distance of North $89^{\circ} 38' 35''$ West, 63.92 feet; thence,
8. South $89^{\circ} 50' 29''$ West, 106.58 feet to the **POINT OF BEGINNING**, containing 5,437 square feet or 0.1248 acres of land, more or less.

EXHIBIT "B"

DEPICTION OF THE PROPERTY

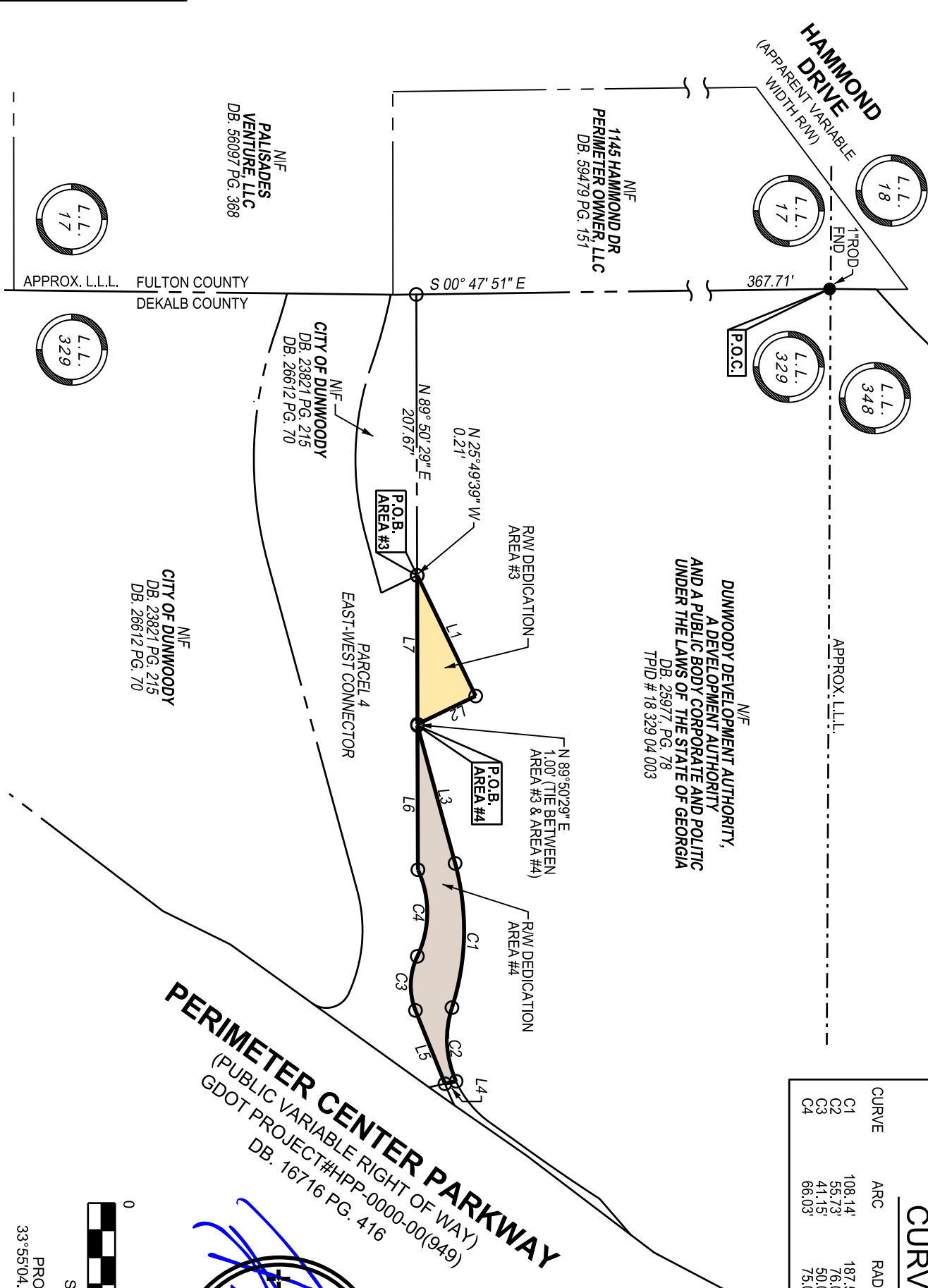
[SEE ATTACHED ONE (1) PAGE]



DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY
AND A PUBLIC BODY CORPORATE AND POLITIC
UNDER THE LAWS OF THE STATE OF GEORGIA
DB. 25977, PG. 78
TPID # 18 329 04 003

LINE TABLE

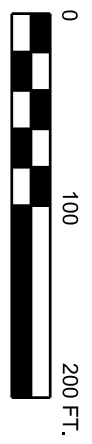
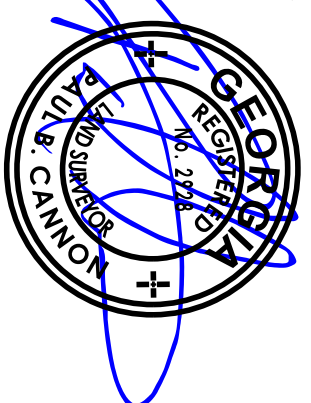
LINE	BEARING	DISTANCE
L1	N 64° 10' 46" E	98.98'
L2	S 25° 49' 07" E	47.77'
L3	N 74° 44' 15" E	105.52'
L4	S 12° 32' 12" E	8.42'
L5	S 68° 05' 43" W	58.40'
L6	S 89° 50' 29" W	106.58'
L7	S 89° 50' 29" W	109.81'



CURVE TABLE

CURVE	ARC	RADIUS	CHORD	BEARING
C1	108.14'	187.50'	106.64'	S 88° 44' 34" E
C2	55.73'	76.00'	54.49'	N 86° 46' 25" E
C3	41.15'	50.00'	40.00'	N 87° 59' 56" W
C4	66.03'	75.00'	63.92'	N 89° 38' 35" W

PERIMETER CENTER PARKWAY
(PUBLIC VARIABLE RIGHT OF WAY)
GDOT PROJECT#HPP-0000-00(949)
DB. 16716 PG. 416



PROJECT: LAT/LONG -
33°55'04.79" N / 84°20'46.58" W

2,374 SQ. FT. / 0.0545 AC. R/W DEDICATION AREA #3	LOCATED IN LAND LOT 329	SKETCH OF R/W DEDICATION AREAS AS REQUIRED BY:	THROUGH THE PROPERTY OF:
102 L.F. VARIABLE WIDTH R/W DEDICATION AREA	CITY OF DUNWOODY, DEKALB COUNTY, GA	CITY OF DUNWOODY	DUNWOODY DEVELOPMENT AUTHORITY, A DEVELOPMENT AUTHORITY AND A PUBLIC BODY CORPORATE AND POLITIC UNDER THE LAWS OF THE STATE OF GEORGIA
5,437 SQ. FT. / 0.1248 AC. R/W DEDICATION AREA #4	DATE: 09/27/19		
268 L.F. VARIABLE WIDTH R/W DEDICATION AREA			

TerraMark Land Surveying, Inc.
1396 Bell's Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927

UPON RECORDING RETURN TO:

Maureen Theresa Callahan, Esq.
Troutman Sanders LLP
600 Peachtree Street, Suite 3000
Atlanta, Georgia 30308

CROSS-REFERENCE:

Deed Book 25977, Page 86
Records of the Superior Court of
DeKalb County, Georgia

A Portion of Parcel No.: 18 329 04 003

**STATE OF GEORGIA
DEKALB COUNTY**

QUITCLAIM RIGHT-OF-WAY DEED

[Hammond Drive]

THIS INDENTURE is made and entered into this ____ day of _____, 20 ____, by and between the DUNWOODY DEVELOPMENT AUTHORITY, a public body corporate and politic created and existing under the laws of the State of Georgia ("Grantor"), and the CITY OF DUNWOODY, GEORGIA, a municipality of the State of Georgia ("Grantee").

W I T N E S S E T H :

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to that certain tract or parcel of land lying and being in DeKalb County, Georgia, and being more particularly described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference, together with any and all plants, trees, timber, shrubbery, improvements and fixtures thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, so that neither the Grantor nor any person or persons claiming under the Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the Property or appurtenances, or any rights thereof.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

DUNWOODY DEVELOPMENT AUTHORITY,
a public body corporate and politic created and
existing under the laws of the State of Georgia

Witness

By: _____

Title: _____

Notary Public

Attest: _____

My Commission Expires:

Title: _____

(NOTARY SEAL)

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being in Land 348 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at a 1" square rod found at the Southwest corner of Land Lot 348 (said corner being the common corner of Land Lots 329 & 348 of the 18th District of Dekalb County, Georgia and Land Lots 17 & 18 of the 17th District of Fulton County, Georgia; thence running along the west line of Land Lot 348, North 00° 33' 37" East, 34.61 feet to a point and the **POINT OF BEGINNING**.

Thence from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid Land Lot Line

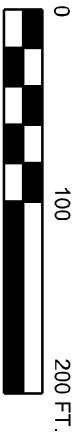
1. North 00° 33' 37" East, 13.63 feet to a point; thence, leaving the aforesaid Land Lot Line and running with the right-of-way line of Hammond Drive (Variable width right-of-way)
2. North 38° 41' 07" East, 54.63 feet to a point; thence,
3. North 51° 18' 53" West, 15.00 feet to a point; thence,
4. North 38° 36' 53" East, 252.13 feet to a point; thence,
5. 385.24 feet along the arc of a curve deflecting to the right, having a radius of 673.43 feet and a chord bearing and distance of North 55° 00' 10" East, 380.01 feet to a point; thence,
6. 112.22 feet along the arc of a curve deflecting to the right, having a radius of 597.48 feet and a chord bearing and distance of North 76° 46' 17" East, 112.05 feet to a point; thence,
7. 61.08 feet along the arc of a curve deflecting to the right, having a radius of 88.86 feet and a chord bearing and distance of South 78° 09' 15" East, 59.89 feet to a point on the westerly right-of-way line of Perimeter Center Parkway (variable width right-of-way); thence, leaving the aforesaid right-of-way line of Hammond Drive and running with the said right-of-way of Perimeter Center Parkway
8. 1.66 feet along the arc of a curve deflecting to the right, having a radius of 29.50 feet and a chord bearing and distance of South 50° 29' 22" East, 1.66 feet to a point; thence,
9. South 07° 06' 00" East, 1.21 feet to a point; thence, leaving the aforesaid right-of-way line of Perimeter Center Parkway and running with the proposed right-of-way line of Hammond Drive
10. South 89° 41' 36" West, 8.23 feet to a point; thence,
11. 460.81 feet along the arc of a curve deflecting to the left, having a radius of 517.50 feet and a chord bearing and distance of South 64° 11' 02" West, 445.73 feet to a point; thence,
12. South 38° 40' 28" West, 283.40 feet to a point; thence,
13. 106.27 feet along the arc of a curve deflecting to the right, having a radius of 567.50 feet and a chord bearing and distance of South 44° 02' 21" West, 106.12 feet to the **POINT OF BEGINNING**, containing 19,944 square feet or 0.4578 acres of land, more or less.

EXHIBIT "B"

DEPICTION OF THE PROPERTY

[SEE ATTACHED ONE (1) PAGE]

CURVE	ARC	RADIUS	BEARING	CHORD
C1	386.24'	673.43'	N 55°00'10" E	380.01'
C2	112.22'	597.48'	N 76°46'17" E	112.05'
C3	61.08'	88.86'	S 78°09'15" E	59.89'
C4	1.66'	29.50'	S 50°29'22" E	1.66'
C5	460.81'	517.50'	S 64°11'02" W	445.73'
C6	106.27'	567.50'	S 44°02'21" W	106.12'



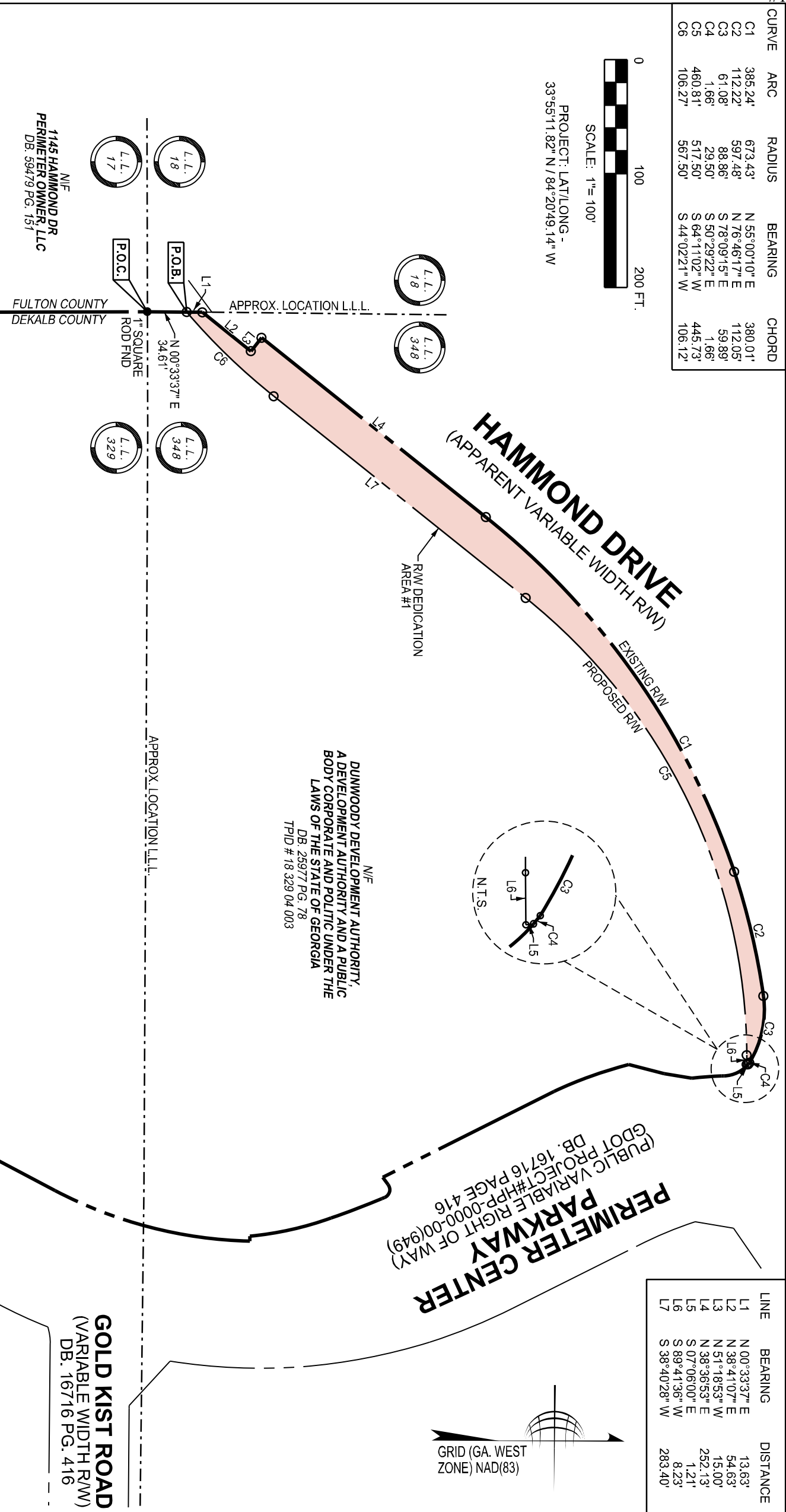
PROJECT: LAT/LONG -
33°55'11.82" N / 84°20'49.14" W

LINE	BEARING	DISTANCE
L1	N 00°33'37" E	13.63'
L2	N 38°41'07" E	54.63'
L3	N 51°18'53" W	15.00'
L4	N 38°36'53" E	252.13'
L5	S 07°06'00" E	1.21'
L6	S 89°41'36" W	8.23'
L7	S 38°40'28" W	283.40'

GRID (GA. WEST ZONE) NAD(83)

PERIMETER PARKWAY CENTER
(PUBLIC VARIABLE RIGHT OF WAY)
GDOT PROJECT #HP-0000-00(949)
DB: 16716 PAGE 416

N/E
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY AND A PUBLIC
BODY CORPORATE AND POLITIC UNDER THE
LAWS OF THE STATE OF GEORGIA
DB: 25977 PG: 78
TPID # 18 329 04 003



N/E
1145 HAMMOND DR
PERIMETER OWNER, LLC
DB: 59479 PG: 151

FULTON COUNTY
DEKALB COUNTY

1" SQUARE
ROD FND

1" SQUARE
ROD FND

APPROX. LOCATION L.L.L.

APPROX. LOCATION L.L.L.

GOLD KIST ROAD
(VARIABLE WIDTH R/W)
DB: 16716 PG. 416

19,944 SQ. FT. / 0.4578 AC.
R/W DEDICATION AREA #1

LOCATED IN LAND LOT 348
18TH DISTRICT
CITY OF DUNWOODY, DEKALB COUNTY, GA
DATE: 09/20/19 SHEET NO. 1 OF 1

SKETCH OF PROPOSED R/W DEDICATION
AS REQUIRED BY:
CITY OF DUNWOODY

THROUGH THE PROPERTY OF:-
DUNWOODY DEVELOPMENT AUTHORITY,
A DEVELOPMENT AUTHORITY AND A PUBLIC
BODY CORPORATE AND POLITIC UNDER THE
LAWS OF THE STATE OF GEORGIA

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
www.TerraMark.com
(P) (770) 421-1927