**OWNER’S DISCLOSURE STATEMENT**

**0 Old Fayetteville Rd**

**Palmetto, GA 30268**

**PROPERTY IDENTIFICATION**

The subject is identified as two tax parcels--07-3609-0067-028 and 07-3909-0067-029. The larger tract, Parcel 28, comprises the southern portion of the property; tax records state a land area of 3.788 acres. The northern portion of the property, Parcel 29, has a stated land area of 0.916 acre. A tax plat sketch of the property is available under Property Search at [www.fultoncountyga.gov](http://www.fultoncountyga.gov).

The property is also identified in the title certificate which is made available as a part of this Owner’s Disclosure Statement for information purposes only. The title certificate includes the original deed transferring ownership of the property to Fulton County on November 6, 1991. The two portions of the property are identified with legal descriptions as part of this deed. The description for the larger, or southern, tract includes the bounds for the property only and does not include the metes specifying the angular direction between each bound. The description does state a land area, however, of 3.83 acres. This description references a 1947 survey of the property. Using the dimensions included in the bounds description and assuming a fairly rectangular shape to the property as shown on the tax plat sketch, the area estimated for this larger tract is 3.865 acres.

The second legal description included in the deed for the smaller, or northern, portion of the property is a metes and bounds description and references a 1978 survey. The description states a land area for this portion of the property of 0.749 acre. Using this metes and bounds description, the estimated land area is 32,626 square feet or 0.749 acre.

A reasonable concluded land area for the subject is about 3.83 acres for the larger, southern tract, Parcel 28, and about 0.749 acre for the smaller, northern tract, Parcel 29. The total combined land area is about 4.58 acres.

The property has a slightly irregular, L shape as shown on the tax plat sketch. A significant

property rights issue is access to the property. School Street, a two lane public street owned by the city of Palmetto is believed to border the northern portion of the subject as alluded to on the tax plat and in the legal description. The exact location of this street is not known, however. Inspection of the subject may indicate that School Street intersects with Fayetteville Road one lot north of the subject and extends in a southerly direction from Fayetteville Road beside the northern portion of the subject and likely terminates at the southern boundary of the northern portion of Parcel 29. A driveway continues to the south of that point along the cemetery to the east of the subject property; this portion of the paved drive area may not be a public street. According to the Palmetto City Administrator, School Street is a public street and the subject property does have access from this street, but that any development on the property would require improving the existing street to modern standards. The existing improved right of way extending along the east side of the northern portion of the subject appears to be of insufficient width to support development on the subject land, but the size, dimensions and exact location of this right of way in relation to the subject is not immediately known.

**PROPERTY HISTORY**

Parcel 28 was originally developed as a school site. The extreme northern portion of Parcel 29 was improved as a basketball court. The school use was abandoned by the Fulton County Board of Education and the property transferred in ownership to Fulton County Government in 1991. Subsequent to this transfer, the school building may have been used as a senior center before it was demolished and removed. The basketball court remains in place. The property now is essentially vacant with the exception of the surface pavement/basketball court.

**LOCATION**

The subject is located along the southwestern end of School Street, one lot south of Fayetteville Road, within the city of Palmetto. This location is within the southeastern portion of the city and in the extreme southern portion of Fulton County. The location is slightly over 22 miles southwest of the center of the City of Atlanta, and between the neighboring cities of Chattahoochee Hills to the west and Fairburn to the east. Vehicular access to the subject is provided by School Street which is believed to have been constructed to serve the former school and does not appear to be constructed to standard road dimensions and specifications. The drive intersects with Fayetteville Road about 140 feet north of the subject. Fayetteville Road then extends to the west of the subject to become Church Road and pass beneath the CSX rail line and continues into downtown Palmetto. Fayetteville Road extends southeast of the subject to become Collinsworth Road and continues to a full interchange with Interstate 85 slightly over one mile southeast of the subject. The subject has potentially good access for single family residential use assuming the existing drive to the property, School Street, can be upgraded as required to provide adequate, legal access for subdivision development. Development in proximity of the subject consists almost exclusively of single family residences. Single family houses extend along the north and south sides of Fayetteville Road and extend to the south along Taylor Circle to the west of the subject and Fair Street to the east of the subject.

**RECORD DATA**

**Zoning**

The subject was zoned C-1, Community Commercial, by the City of Palmetto. Pursuant to a recent revision of the City’s zoning designations, the property may currently be designated R-2 for moderate density residential development.

**PROPERTY DESCRIPTION**

**Land**

The subject has an irregular, L shape as shown on the tax plat sketch. The southern portion of the subject, Parcel 28, has a width along the southern boundary stated as 330.91 feet. The western boundary for this portion of the property is 524.12 feet in length. This tract is estimated to contain about 3.83 acres in accordance with the 1947 survey referenced in the legal description. The smaller, northern portion of the property, Parcel 29, is rectangular in shape and has overall dimensions stated as about 123.19 feet along the southern bound, 125.9 feet along the northern bound, about 241 feet along the eastern bound along the western side of School Street, and about 259.06 feet along the western bound. This tract is slightly irregular in shape in accordance with the metes and bounds description and is estimated to contain 32,626 square feet of land area, or about 0.749 acre. The combined subject land area is rounded to about 4.58 acres. The combined property supposedly fronts along the reported public street known as School Street. The legal description for the northern portion of the property states that the eastern bound of the property is along the western side of this street, but the location of this street is otherwise in question as the road is not depicted in the tax plat documents available. School Street provides the only exposure and possible access for the subject as the tract has no other road frontage.

The land varies in topography. Parcel 29 is slightly below the grade of the fronting School Street and slopes gradually downward toward the west. This portion of the property is fairly open and grassed. The rear portion of the property, Parcel 28, is essentially on grade with School Street as it enters the property and is fairly level in the northeastern quadrant of the tract. The southern and western portions of the property slope downward from this upper part. The western and southern portions of the property are fairly level, but are about 10 to 15 feet below grade of the School Street entrance to the property. The land is fairly open and grassed with the exception of a few scattered trees and natural forest along the southern and western boundaries.

All utilities including sanitary sewer are believed in proximity of the subject. Drainage of the land is believed adequate and no portion of the property is encumbered with flood plain. The property is judged physically suitable for residential subdivision development with the assumption that the available access can be upgraded to a functional, standard subdivision roadway. The exact location of the existing road is not known and may encumber a portion of the property as it is currently installed.

**Improvements**

The only improvements located on the subject is an asphalt paved basketball court located at the extreme northern end of the property, and likely some surface pavement for parts of School Street and the paved driveway access to the adjoining cemetery to the east.