

JOHN W. BELL, P.C.
THE LAW FIRM OF HODGES & BELL

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ATTORNEY'S TITLE CERTIFICATE AND OPINION ON THE PROPERTY OF

FULTON COUNTY,
a political subdivision of the State of Georgia

CLIENT:	Fulton County	TAX PARCEL:	14-0193-0002-023-9
PROJECT:	Ownership Verification	OUR FILE:	19-2121490CK
DISTRICT:	14	LAND LOT(S):	193
PARCEL:	Paul D. Drive West	EFFECTIVE DATE:	February 5, 2019

This is to certify that in consideration of a fee to be paid to the undersigned attorneys, the undersigned does hereby certify that a careful examination has been made of the public records of Fulton County, Georgia affecting title to property described in Caption insofar as is correctly shown by indexes to said records from which indexes this certificate is furnished; and we hereby certify that record fee simple title to said property is now vested in **FULTON COUNTY**, a political subdivision of the State of Georgia, by virtue of that certain **Quit-Claim Deed** dated **August 2, 1965** and recorded in **Deed Book 5248, Page 374**, Fulton County, Georgia records, and by virtue of that certain **Warranty Deed** dated **November 9, 1970** and recorded in **Deed Book 5305, Page 5**, aforesaid records, as described therein; subject, however, to the below referenced objections. This title certificate and opinion is prepared solely for the use of the client and project listed herein for the property interests described by the above referenced parcel designation and may not be relied upon by any third party or for any other purpose.

STANDARD EXCEPTIONS

- (a) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of the property.
- (b) Any matters not shown by the public records or which are improperly indexed of record.
- (c) Any documents, instruments, or encumbrances filed under names other than those appearing in the chain of title.
- (d) Title to that portion of the property included within the bounds of roads, highways, easements and rights of way, particularly roads and easements which are created by adverse or prescriptive usage.
- (e) Rights of upper and lower riparian owners to the streams, creeks and branches crossing, abutting, or located on the property, free from diminution or pollution thereof.
- (f) Rights, if any, of tenants or other persons who may be in possession under claims not appearing of record.
- (g) Possible liens of architects, laborers and materialmen for improvement of the property, not filed for record as of the effective date of this Certificate of Title.
- (h) All municipal or county zoning laws, ordinances and regulations, and all governmental regulations of the use and occupancy of the property.
- (i) Any matters relating to the presence or absence of any hazardous materials or waste on or within the property, and any violations with regard to hazardous materials or waste under any and all Federal and State environmental protection laws, rules or regulations.
- (j) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.
- (k) The location of any portion of the property within the limits of any "wet lands," and any laws, rules and regulations affecting wet land areas.
- (l) Any matters relating to past due utility bills, including but not limited to gas, water, electricity, telephone, sewer, and sanitary services.
- (m) Liens for taxes not yet due and payable.

SPECIAL EXCEPTIONS

SECURITY DEEDS

1. None found open of record. Please inquire.

PROTECTIVE COVENANTS AND PLAT RESTRICTIONS

1. Those matters shown for Lots 28, 29, 30, and 31 on that certain plat of the Subdivision of Property of C. C. Bowling, dated November xx, 1946 and recorded in Plat Book 61, Page 114, Fulton County, Georgia records.

EASEMENTS, RIGHT-OF-WAY DEEDS AND AGREEMENTS

1. Right-of-way Easement from Fulton County to Colonial Pipeline Company, dated February 4, 1979, filed February 28, 1979 and recorded in Deed Book 7181, Page 497, aforesaid records.
2. Easement from Fulton County to the Municipal Electric Authority of Georgia, dated September 18, 1991, filed October 14, 1991 and recorded in Deed Book 14665, Page 223, aforesaid records.

LIENS AND JUDGMENTS

1. None.

TAXES

1. For informational purposes only, please see the attached tax information obtained from the Fulton County Tax Commissioner's office. The subject property appears to be exempt. Please note that the subject property also lies in the City of College Park according to tax records. Tax information is not certified.

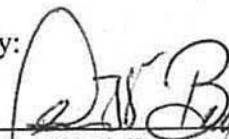
OTHER EXCEPTIONS

1. Less and excepted from the scope of this title certificate are any matters affecting the property conveyed by a Quitclaim Deed from Fulton County to the Georgia Department of Transportation, dated August 5, 2015, filed August 17, 2015 and recorded in Deed Book 55273, Page 563, aforesaid records.

This the 10th day of April, 2019.

JOHN W. BELL, P.C.

By:



A handwritten signature in black ink, appearing to read 'JWB', is written over a horizontal line.

John W. Bell, Attorney at Law

Land Reference

Free Flowing Address Labels

Address Labels



Fulton County
Fulton County, Georgia

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.





Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
FULTON COUNTY	14 -0193-0002-032-9	Real Estate	IWR

Tax District: 15 - COLLEGE PARK

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
0 PAUL D DRIVE WEST	2524685	42,600	0

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$0.00

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total
<u>2015</u>	County	0.00	0.00	0.00	0.00	0.00
<u>2014</u>	County	0.00	0.00	0.00	0.00	0.00
<u>2013</u>	County	0.00	0.00	0.00	0.00	0.00
<u>2012</u>	County	0.00	0.00	0.00	0.00	0.00
<u>2011</u>	County	0.00	0.00	0.00	0.00	0.00

Grand Total Due: \$0.00

Mailing Address:

FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

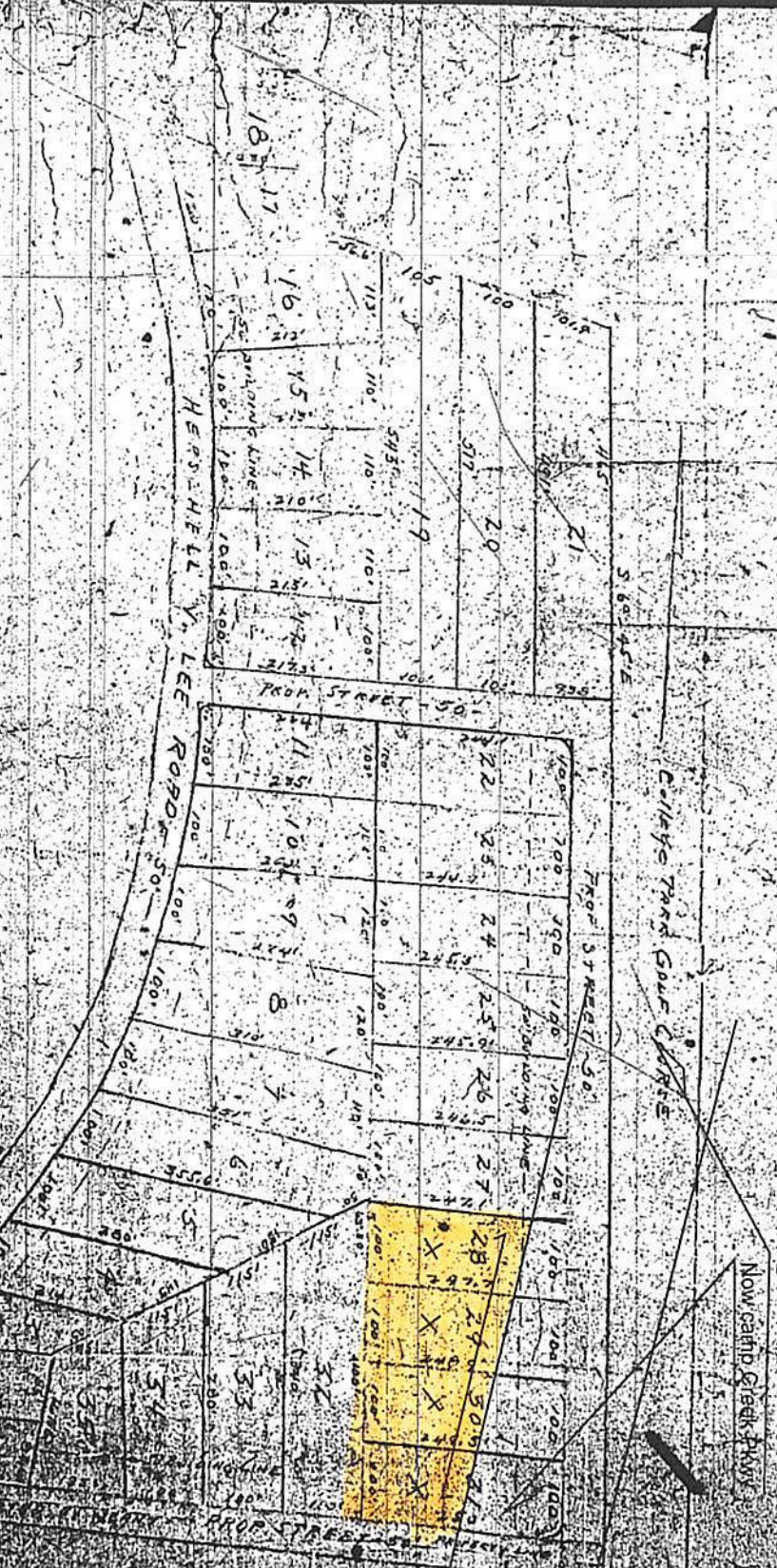
Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Sign up For E-Billing](#)

[Return to Search Results](#)

SUBDIVISION
 OF PROPERTY OF
 C. C. DOWLING
 LAND LOT 193 - 1/4 SEC. 17
 FULTON COUNTY, GA.
 SURVEYED BY
 H. E. WATTS - CIVIL ENGINEER
 GR. REG. NO. 5496
 NOV. 1946
 SCALE 1" = 100'

Notes: Road 712 R. R. R. Center



2196274

STATE OF GEORGIA, FULTON County

THIS INDENTURE, made this 2nd day of August in the year of our
Lord One Thousand Nine Hundred and Sixty-five

between J. W. SIMONS, as Executor of the Will of Mrs. Martha C. [party
Charles, of the first part,
and FULTON COUNTY, a political subdivision, party of the second part.

WITNESSETH: That the said part Y. of the first part for and in consideration of the sum of
ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS

cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and do es. by these presents
bargain, sell, remise, release, and forever quit-claim to the said part Y. of the second part, its successors
and assigns, all the right, title, interest, claim or demand which the said part Y. of the first part has
or may have had in and to.

All that tract or parcel of land lying and being in Land Lot 193 of the 14th Dis-
trict of Fulton County, Georgia, being Lots 29, 30 and 31, of the C. C. Bowling
Property, as per plat recorded in Plat Book 61, page 114, Fulton County Records,
being more particularly described as follows:

BEGINNING at the southeast corner of Lot 31, said point being the northwest corner
of two proposed 50-foot streets, as shown on plat referred to above; running thence
north along the west side of a 50-foot proposed street 300 feet to Lot 28; thence
west along the south side of Lot 28, 247.7 feet; thence south 300 feet to the north
side of a proposed street (now Paul D. West Drive); running thence east along the
north side of said proposed street (now Paul D. West Drive) 250 feet to the point of
beginning.

STATE OF GEORGIA

2212929

FULTON County

THIS INDENTURE made this 9th day of November

in the year of our Lord One Thousand Nine Hundred and Seventy

between BRADFORD E. STRATTON and IRMA S. STRATTON

of the State of Georgia and County of Fulton, parties of the first part

and FULTON COUNTY, a Political Subdivision

of the State of Georgia and County of Fulton of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of THREE THOUSAND FIVE HUNDRED AND NO/100 (\$3,500.00)----- DOLLARS,

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, its SUCCESSORS heirs and assigns, all that tract or parcel of land

lying and being in Land Lot 193 of the 14th District, Fulton County, Georgia, being Lot 28 of the C. C. Bowling property, as per plat recorded in Plat Book 61, page 114, Fulton County Records, more particularly described as follows:

BEGINNING at a point on the west side of a proposed 50 foot street, three hundred (300) feet north of the northwest corner of two 50 foot proposed streets (said beginning point being the northeast corner of Lot 29); running thence north along the west side of said proposed street, one hundred (100) feet to Lot 27; thence west along the south side of Lot 27, two hundred forty-seven and one-tenth (247.1) feet to Lot 32; thence south along the east line of Lot 32, one hundred (100) feet to Lot 29; thence east along the north line of Lot 29, two hundred forty-seven and seven-tenths (247.7) feet to the west side of said proposed 50 foot street and the point of beginning.

Being all of the land conveyed to parties of the first part by deed recorded in Deed Book 3401, page 478, except that part thereof which was condemned by order of Honorable Stonewall Dyer, dated April 9, 1964, in Case No. B-4429, Fulton Superior Court.

Fulton County, Georgia

Real Estate Transfer Tax

Paid \$ 3.50

Date Nov-9-1970

J. W. Simmons

Clerk of Superior Court

By Grace Carley

Deputy Clerk

GEORGIA, Fulton County, Clerk's Office Superior Court

Filed & Recorded Nov. 9, 1970 at 4:43 P.M. J. W. Simmons Clerk

STATE OF GEORGIA
COUNTY OF FULTON

PIPELINE EASEMENT

Land Lot 193
14th District

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE HUNDRED FORTY and no/100 (\$540.00) DOLLARS to the undersigned owner (GRANTOR) paid by PLANTATION PIPE LINE COMPANY (GRANTEE), receipt of which is hereby acknowledged, the undersigned hereby grants, bargains, sells, conveys, and warrants to PLANTATION PIPE LINE COMPANY a Delaware and Virginia corporation, its successors and assigns, a right of way and easement fifteen (15) feet in width for the purpose of constructing, maintaining, operating, altering, protecting, repairing, removing, identifying, changing the size of and replacing pipe and appurtenances, including valves, markers and rectifiers for the transportation as a common carrier for hire of oil, crude petroleum and refined petroleum products or combinations thereof or similar thereto, natural and artificial gas, casinghead and natural gasoline and any other liquids, gases or solids, under, upon, over and through certain lands of the Grantor situate in said State and County, more particularly described as follows:

A strip of land fifteen (15) feet in width and two hundred fifty (250) feet in length having as its southern boundary the north right of way line of Paul D. West Drive. Said fifteen (15) foot easement is shown on the drawing of Plantation Pipe Line Company dated 12-15-78 and being drawing number A-CPK-PL-37, a copy of which is on file in the office of Plantation Pipe Line Company, Atlanta, Georgia, and in the office of the Fulton County Land Department, Atlanta, Georgia.

Said easement is over a portion of that property of Grantor located in Land Lot 193 of the 14th District of Fulton County, Georgia, being Lots 29, 30, and 31 of the C. C. Bowling property, and being more fully described in deed from J. W. Simmons, as Executor of the will of Mrs. Martha C. Charles to Fulton County, dated August 2, 1965, recorded in Book 5248, Page 374, in the records of said county to which reference is made for further description.

It is agreed that the pipeline shall be located within a strip of land fifteen (15) feet in width, the centerline of which shall be the centerline of the pipeline hereafter installed by Grantee over, upon, through, under and across said lands. The parties agree and confirm that Grantee may use such area contiguous to the aforesaid fifteen (15) foot strip as may be reasonably necessary in the exercise of its easement rights.

TO HAVE AND TO HOLD the said easement unto the Plantation Pipe Line Company, its successors and assigns, so long as a pipeline is maintained thereon.

The undersigned Grantor, its successors and assigns, reserves the

GEORGIA, Fulton County, Clerk's Office Superior Court

Filed & Recorded, FEB 28 1979 at 1:47 P.M., *Shirley J. Rice* CLERK

right to use and enjoy the said premises, except as the same may be necessary for the purposes herein granted.

The undersigned covenant to and with Grantee, its successors and assigns, that the undersigned is the owner of the above described lands and has the right, title, and capacity to convey the right of way and easement hereby granted.

The Grantor herein acknowledges the payment of an additional valuable consideration to Grantor as advance payment in full for all claims and demands which Grantor, its successors and assigns in title, shall have or claim for damages of every kind or character to crops, land, fences, timber or other property of Grantor on account of the future laying and construction of Grantee's pipeline to be constructed after the execution and delivery of this instrument in, under, and upon the property hereinabove described. By written instrument of even date herewith, Grantor has released and discharged Grantee from all such damages and Grantee is hereby granted and conveyed full rights to exercise its rights herein granted to install and construct such pipeline without the payment of further damages therefor in accordance with the terms of said written instrument releasing Grantee from such damages. Grantee agrees to repair or pay for any actual damage which may be done to crops, fences, and timber directly caused by Grantee exercising any rights herein granted, except such damages caused by the laying and construction of such pipeline; provided, however, that after the execution and delivery of this instrument, Grantee shall have the right, without payment of damages, to keep the said fifteen (15) foot right of way clear of trees, undergrowth, lakes, ponds, buildings, paving placed over and along any of Grantee's pipelines, structures and other improvements unless authorized by Grantee.

Delay of Grantee in locating or determining the right of way herein conveyed, or in the uses of any other right or easement hereby granted, or in the laying or installing any line in or along said rights of way, shall not result in the loss, limitation, or abandonment of any of the right, title, interest easement or estate hereby granted. The Grantee, by the acceptance hereof, agrees to bury the pipeline so that barring a subsequent change in the amount of cover, they will not interfere with the cultivation of seasonal crops. The Grantor agrees to leave such pipeline undisturbed as to location and depth unless necessary for the public use as to which the Grantee has the power of Eminent Domain.

It is understood and acknowledged by the undersigned that the person securing this grant is without authority to make any agreement in regard to the subject matter hereof which is not expressed herein, and that no such agreement will be binding on the Grantee.

The terms and provisions hereof shall inure and be binding upon the parties hereto, their respective heirs, successors or assigns.

IN WITNESS WHEREOF, this instrument is executed, signed and sealed by the undersigned this 21st day of February, 1979.

FULTON COUNTY BOARD OF COMMISSIONERS

BY: Milton G. Harris (Seal)

Attest: [Signature] (Seal)

Witnesses: [Signature]

Approved as to form: 1/29/79

John R. Sturges
Assistant County Attorney

Denise C. Dear
Notary Public

Notary Public, Georgia, State At Large
My Commission Expires Aug. 4, 1982

BOOK 7181 PAGE 498

GEORGIA Fulton County Clerk's Office Superior Court
Filed & Recorded OCT 14, 1997 at 11:08

STATE OF GEORGIA
COUNTY OF FULTON

Janita H. H. Clerk CLERK

EASEMENT

For and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid by the MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA (hereinafter called the "Authority"), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, FULTON COUNTY (hereinafter sometimes referred to as "Grantor"), for it, its legal representatives and assigns, does hereby grant to said Authority, the right, from time to time, to construct, operate, maintain and renew overhead and underground electric transmission, distribution and communication lines, with necessary or convenient towers, frames, poles, wires, manholes, conduits, fixtures and appliances, protective wires and devices in connection therewith upon or under, the parcel of land described as follows:

All that tract or parcel of land lying and being in Land Lot 193, 14th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

Commencing at the point where the southwesterly right-of-way margin of Camp Creek Parkway intersects the southeasterly right-of-way margin of Herschell Road; thence south 81 degrees 25 minutes 25 seconds east 152.73 feet along the southwesterly right-of-way margin of Camp Creek Parkway; thence south 51 degrees 50 minutes 40 seconds east 99.30 feet along the southwesterly right-of-way margin of Camp Creek Parkway; thence south 64 degrees 09 minutes 13 seconds east 79.14 feet along the southwesterly right-of-way margin of Camp Creek Parkway; thence south 67 degrees 53 minutes 05 seconds east 82.28 feet along the southwesterly right-of-way margin of Camp Creek

BOOK 14665 PAGE 223

Parkway; thence south 76 degrees 20 minutes 25 seconds east 104.59 feet along the southwesterly right-of-way margin of Camp Creek Parkway to the point of beginning; thence south 71 degrees 32 minutes 21 seconds east 271.06 feet along the southwesterly right-of-way margin of Camp Creek Parkway; thence south 02 degrees 23 minutes 19 seconds east 31.57 feet; thence north 77 degrees 59 minutes 39 seconds west 174.28 feet; thence south 17 degrees 13 minutes 02 seconds west 50.71 feet; thence north 72 degrees 46 minutes 58 seconds west 20.00 feet; thence north 17 degrees 13 minutes 02 seconds east 51.64 feet; thence north 67 degrees 34 minutes 17 seconds west 71.28 feet; thence north 03 degrees 56 minutes 00 seconds west 47.23 feet to the southwesterly right-of-way margin of Camp Creek Parkway and the point of beginning. Said tract of land contains 0.283 acres, more or less.

Along with the rights and privileges necessary or convenient for the full enjoyment or use of said parcel for the purposes above described, including the right of ingress and egress to and from said parcel from existing roads and the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all obstructions now on said parcel or that may hereafter be placed thereon by the undersigned, its legal representatives, assigns or any person, and to cut, remove and dispose of danger trees that in falling would endanger the power lines, on lands adjacent thereto, which now, or may hereafter, injure or endanger any of the works on said parcel provided that on future cutting of such danger trees the Authority shall pay to the undersigned, its legal representatives and assigns, the fair market value, as determined by a registered forester, of

BOOK 14665 PAGE 224

the merchantable timber so cut; timber so cut to become the property of the Authority; and the right to install, maintain and use anchors or guy wires on said parcel.

Said Authority, its successors and assigns, shall pay or tender to the owner thereof a fair market value for any growing crops, fruit trees or fences cut, damaged or destroyed on said premises by the employees of said Authority, its agents, successors, or assigns, in the construction, reconstruction, operation and maintenance of said transmission lines, except those crops and fruit trees which are an obstruction to the use of the right-of-way as herein provided or which interfere with or may be likely to interfere with or endanger said lines or their proper maintenance and operation, provided the Grantor herein shall give the Authority written notice thereof within thirty (30) days after said alleged damage shall have been done. Any growing crops or fruit trees so cut or damaged on said premises in the construction, reconstruction, operation and maintenance of said transmission lines to remain the property of the owners of said crops or fruit trees.

It is agreed that part of the within named consideration is in full payment for all timber cut or to be cut in the initial clearing and construction of said transmission lines; timber so cut to become the property of the Authority.

BOOK 14665 PAGE 225

2831q

The Grantor reserves the right to use the land hereinbefore described upon which the said transmission line or lines may be erected, for agricultural or any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, or repair of, or extensions or additions to, the said line or lines; and provided further, that no buildings or structures other than fences may be erected upon the said strip of land.

TO HAVE AND TO HOLD forever, unto said Authority, its successors and assigns, the rights, powers, and interests herein granted, which shall be a covenant running with the title to the lands above described.

IN WITNESS WHEREOF, the said FULTON COUNTY has caused this instrument to be executed by its duly authorized officers and the seal affixed hereto, as of this 18th day of September, 1991.

Signed, sealed and delivered in the presence of:

Nanda B. Ritz
Witness

Frank B. Ritz
Notary Public

(My Commission expires:

Notary Public, Fulton County, Georgia
My Commission Expires August 20, 1995

FULTON COUNTY

SEAL OK
[Signature]
Chairman, Fulton County
Title: BOARD OF COMMISSIONERS

Attest: [Signature]
Title: Clerk Fulton County
Board of Commissioners
(SEAL)

ITEM 501 PCN 9, 18, 91

N. P.
SEAL

[Signature] - Fulton County
Approved Notary

2831q

- 4 -

BOOK 11665 PAGE 226

Deed Book 55273 Pg 563
Filed and Recorded Aug-17-2015 04:44pm
2015-0243579
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

GEORGIA DEPARTMENT OF TRANSPORTATION
600 West Peachtree Street N. W., Atlanta, Georgia 30308
QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT NO.TFC-112

THIS INDENTURE made this 5th day of August, 2015,
between the COUNTY OF FULTON, a political subdivision of the State of Georgia, hereinafter
referred to as the COUNTY, and the GEORGIA DEPARTMENT OF TRANSPORTATION,
hereinafter referred to as the DEPARTMENT.

WITNESSETH THAT:

WHEREAS, the DEPARTMENT has constructed as part of the State Highway System, in the
County of Fulton, that certain public road known as Camp Creek Parkway; and

WHEREAS, segments of said public road were acquired by the County for said construction;
and

WHEREAS, the COUNTY and the DEPARTMENT agree that all rights of way within the
above designated project limits are to be under the control of the DEPARTMENT; and

NOW, THEREFORE, for and in consideration of the premises, and for the further sum of ONE
DOLLAR (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the COUNTY by these
presents does hereby remise, release and forever QUITCLAIM to the Department and its assigns, all
the right, title, interest, claim or demand, without limitations, which the COUNTY has or may have

had in and to all streets, alleys, roads and lanes lying within the bounds of Project Number TFC-112; known as Camp Creek Parkway.

Said land is located in Land Lot 193 and 224 of the 14th District of Fulton County and referenced in the Right Of Way Plat for Camp Creek Parkway prepared by Travis Pruitt & Associates, Inc. and dated July 5th, 2015 as shown in Exhibit A.

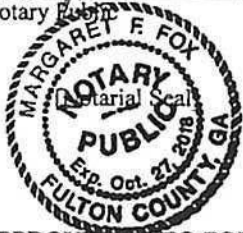
TO HAVE AND TO HOLD the foregoing described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the said DEPARTMENT and its assigns, forever.

IN WITNESS WHEREOF, the COUNTY, acting by and through the Chairman of the Board of Commissioners, has hereunto caused the hand and seal of the COUNTY OF FULTON to be set to these presents the day and year first above written.

Signed, sealed and delivered this 14th day
of August, 2015
in the presence of:

[Signature]
Witness

Margaret F. Fox
Notary Public



APPROVED AS TO FORM

This 7th day of August, 2015.

[Signature]
Office of Fulton County Attorney

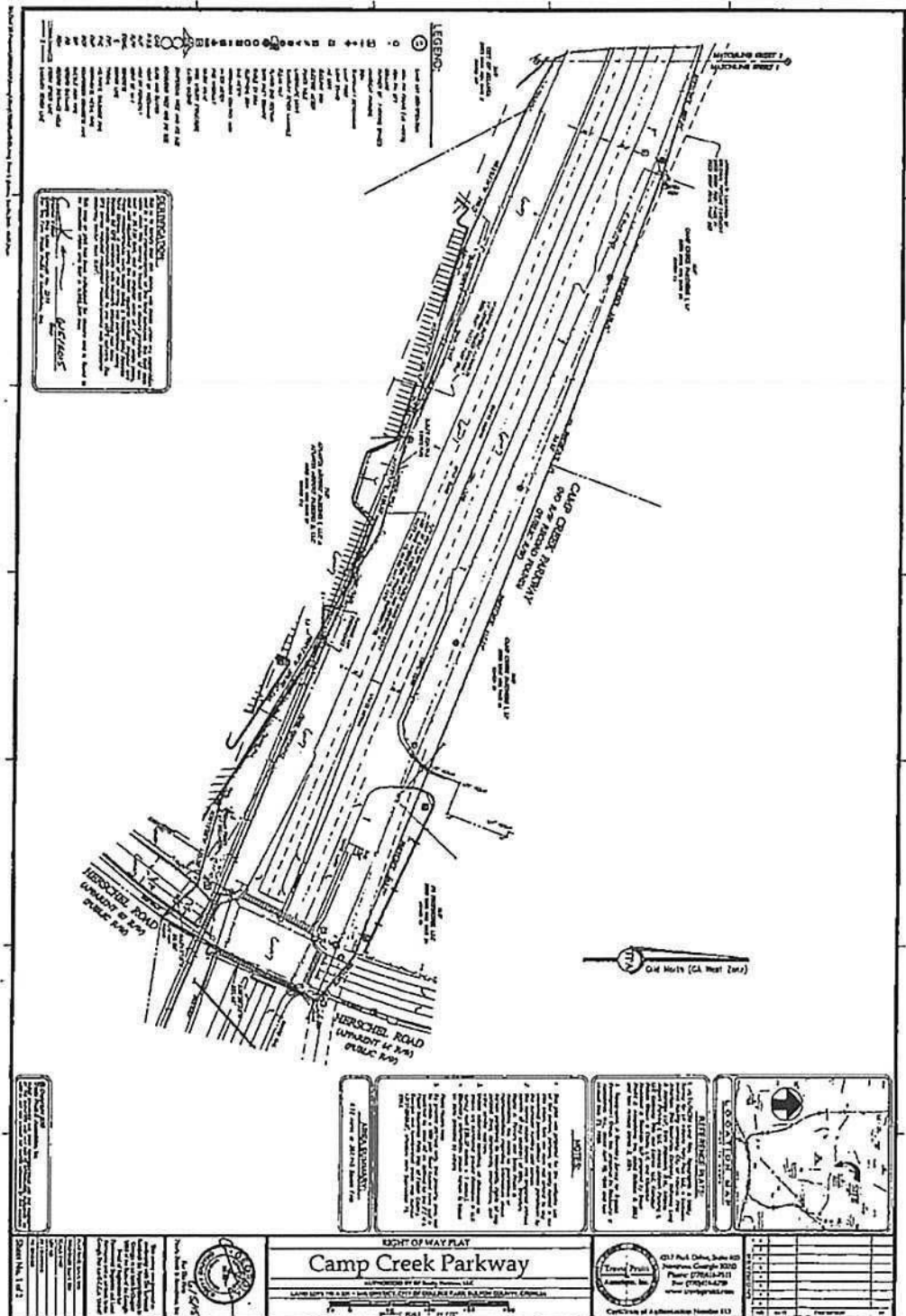
Fulton County, a political subdivision of the
State of Georgia

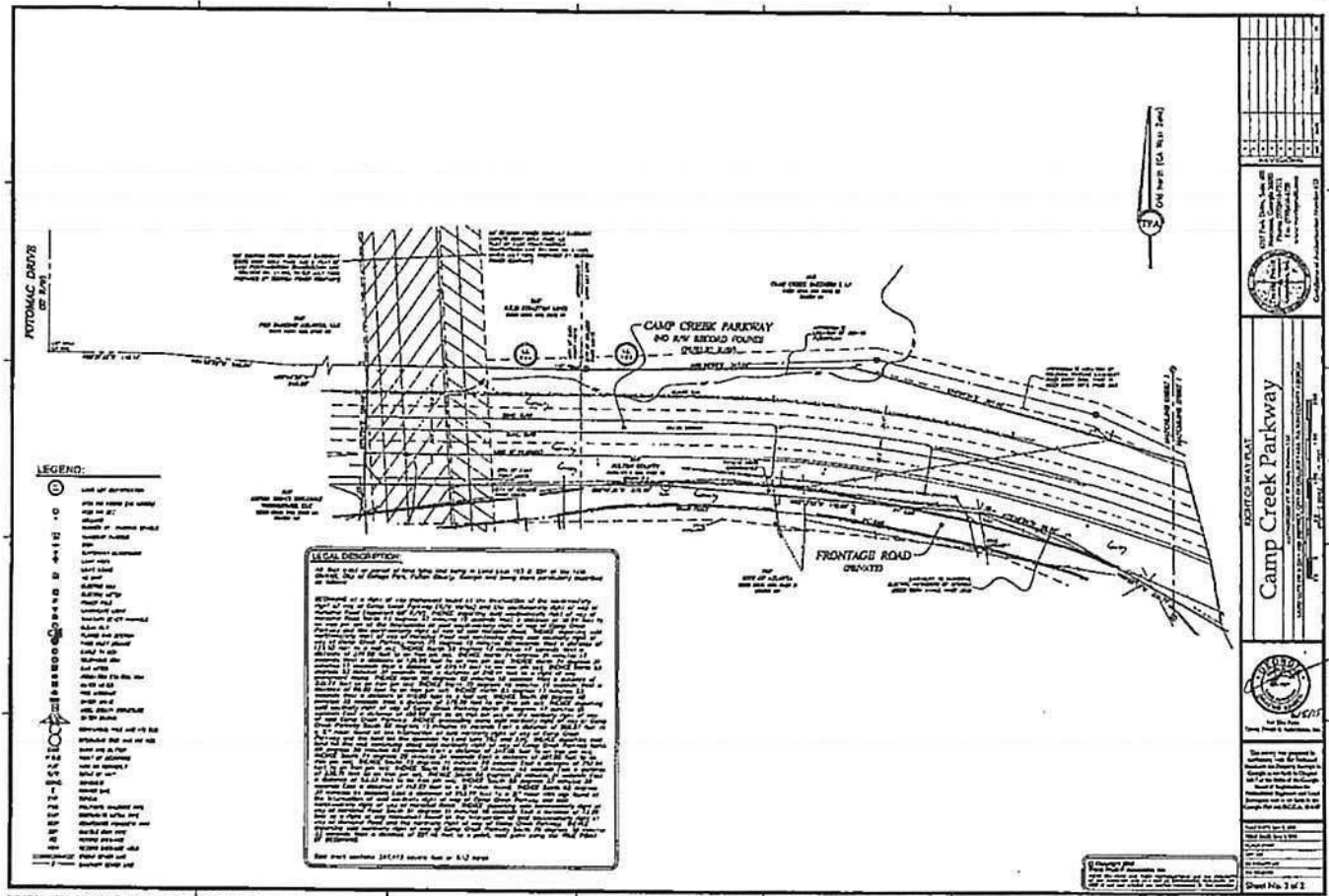
By: [Signature]
John H. Eaves, Chairman
Fulton County Board of Commissioners

Attest: [Signature]
Mark Massey, Clerk of Commission



ITEM # 15-0631 RM 8 15 2015
REGULAR MEETING





LEGAL DESCRIPTION OF
Camp Creek Parkway

All that tract or parcel of land lying and being in Land Lots 193 & 224 of the 14th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a right of way monument found at the intersection of the southwesterly right of way of Camp Creek Parkway (R/W Varies) and the southeasterly right of way of Herschel Road (Apparent 60' R/W), THENCE departing said southeasterly right of way of Herschel Road North 43 degrees 47 minutes 16 seconds West a distance of 59.99 feet to an iron pin set at the intersection of said southwesterly right of way of Camp Creek Parkway and the northwesterly right of way of said Herschel Road; THENCE departing said northwesterly right of way of Herschel Road and continuing along said southerly right of way of Camp Creek Parkway North 75 degrees 19 minutes 00 seconds West a distance of 125.50 feet to a nail set; THENCE North 59 degrees 17 minutes 47 seconds West a distance of 379.00 feet to an iron pin set; THENCE North 74 degrees 21 minutes 17 seconds West a distance of 126.50 feet to an iron pin set; THENCE North 74 degrees 21 minutes 17 seconds West a distance of 225.47 feet to an iron pin set; THENCE North 65 degrees 53 minutes 31 seconds West a distance of 210.41 feet to a right of way monument found; THENCE North 60 degrees 22 minutes 18 seconds West a distance of 231.77 feet to an iron pin set; THENCE North 72 degrees 48 minutes 26 seconds West a distance of 96.80 feet to an iron pin set; THENCE North 85 degrees 13 minutes 25 seconds West a distance of 410.80 feet to a nail set; THENCE South 89 degrees 49 minutes 35 seconds West a distance of 379.70 feet to an iron pin set; THENCE departing said southerly right of way of Camp Creek Parkway North 01 degrees 47 minutes 01 seconds East a distance of 150.66 feet to an iron pin set on the northerly right of way of said Camp Creek Parkway; THENCE proceeding along said northerly right of way of Camp Creek Parkway South 89 degrees 15 minutes 11 seconds East a distance of 266.87 feet to a 1/2" rebar found at the intersection of said northerly right of way of Camp Creek Parkway and the land lot line common to Land Lots 193 and 224; THENCE departing said land lot line and continuing along said northerly right of way of Camp Creek Parkway North 89 degrees 20 minutes 02 seconds East a distance of 347.06 feet to an iron pin set; THENCE South 74 degrees 29 minutes 34 seconds East a distance of 307.00 feet to an iron pin set; THENCE South 73 degrees 11 minutes 26 seconds East a distance of 257.84 feet to an iron pin set; THENCE South 69 degrees 50 minutes 45 seconds East a distance of 336.71 feet to an iron pin set; THENCE South 68 degrees 38 minutes 31 seconds East a distance of 53.33 feet to an iron pin set; THENCE South 68 degrees 37 minutes 39 seconds East a distance of 417.22 feet to a 1/2" rebar found; THENCE South 68 degrees 37 minutes 51 seconds East a distance of 253.77 feet to a 1/2" rebar with cap found at the intersection of said northerly right of way of Camp Creek Parkway and said northwesterly right of way of Herschel Road; THENCE departing said northwesterly right of way of Herschel Road South 51 degrees 11 minutes 16 seconds East a distance of 73.29 feet to a right of way monument found at the intersection of said southeasterly right of way of Herschel Road and the northerly right of way of Camp Creek Parkway; THENCE departing said northerly right of way of Camp Creek Parkway South 28 degrees 38 minutes 33 seconds West a distance of 221.46 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Exhibit "A"
page 4 of 4.

Said tract contains 397,445 square feet or 9.12 acres.

The above described property is shown on a Right of Way Plat for Camp Creek Parkway, dated June 5, 2015, prepared by Travis Pruitt & Associates, Inc.

Deed Book 55273 Pg. 568
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia