

Deed Book 57260 Pg 286
 Filed and Recorded Mar-08-2017 02:13pm
 2017-0048307
 Real Estate Transfer Tax \$0.00
Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

After recording return to:
 R. Robinson Plowden
 Eversheds Sutherland
 999 Peachtree Street NE
 Suite 2300
 Atlanta, Georgia 30309

STATE OF GEORGIA

COUNTY OF FULTON

After recording return to:
 Calloway Title & Escrow, LLC
David W. Dudley 252910
 4170 Ashford Dunwoody Rd. Ste. 525
 Atlanta, Georgia 30319

QUITCLAIM DEED

THIS INDENTURE, made the 7th day of March, 2017 between **THE CITY OF ATLANTA**, a municipal corporation of the State of Georgia (hereinafter referred to as "Grantor"), and **ATLANTA BELTLINE, INC.**, a Georgia non-profit corporation (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quitclaim to Grantee, all the right, title, interest, claim or demand which the Grantor has or may have had in and to:

All and singular that certain tract or parcel of land lying and being in Land Lot 20, 14th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a scribe found at the intersection of the northerly Right of Way of DeKalb Avenue (Variable R/W) and the westerly Right of Way of Gunby Street (30' R/W); thence running along the Right of Way of Gunby Street North 11° 14' 37" West a distance of 209.44 feet to an iron pin set; thence running to the centerline of Gunby Street North 78° 10' 30" East a distance of 15.39 feet to a point; thence along said centerline South 11° 23' 52" East a distance of 208.74 feet to a point on the northerly Right of Way of DeKalb Avenue; thence along said Right of Way of DeKalb Avenue South 75° 40' 25" West a distance of 15.97 feet to the TRUE POINT OF BEGINNING.

Said tract contains 0.075 Acres (3,276 Square Feet).

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any person or persons claiming under Grantor shall at any time

have, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances, or any rights thereof.

Grantor reserves for the benefit of Grantor and its successors and assigns a perpetual, non-exclusive easement over, across, under, and through the Property, said easement being more particularly described and depicted in that certain easement plat or map attached and incorporated herein as Exhibit "A" ("Easement Area"), said easement being for the purpose of operating, maintaining, repairing, replacing, expanding, installing, inspecting, and constructing, and the use and enjoyment of certain underground and/or above ground water lines and related facilities, storm water sewer lines and related facilities and/or sanitary sewer lines and related facilities (collectively, the "Installations") to channel, treat, distribute, transport or dispose water, stormwater, sewage, reuse water or such other liquid Grantor may find necessary, together with the right to perform such excavation, grading earth disturbance and other activities incidental thereto and other all rights, benefits, privileges title, easements and interests of Grantor in and to the Installations and necessary for the full enjoyment and use of the Easement Area, and together with all necessary rights of ingress and egress over and across the Property for the purpose of effecting the rights, benefits, privileges and easements set forth herein.

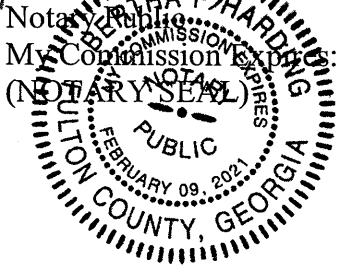
This deed is given pursuant to Ordinance 16-O-1532 adopted by the Atlanta City Council on November 21, 2016.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and date above written.

Signed, sealed and delivered
In the presence of:

Eric Hostum
Witness

Beanna Hardin
Notary Public



Approved as to Form:

By: WA Breece

GRANTOR:

CITY OF ATLANTA,
A municipal corporation of the State of Georgia

By: Kasim Reed
Mayor



Attest:

By: Rhonda Dauphin Johnson
[SEAL]

Rhonda Dauphin Johnson
Municipal Clerk
City of Atlanta

EXHIBIT "A-1"**SANITARY SEWER EASEMENT**

All that tract or parcel of land lying and being in land lot 20 of the 14th district of Fulton County, City of Atlanta, Georgia, and being more particularly described as follows:

Commencing at a ½" re-bar found where the northwesterly variable right of way of DeKalb Avenue intersects the easterly 30 foot right of way of Gunby Street. Said re-bar having Georgia West Zone NAD 83 State Plane coordinates N: 1365355.195 E: 2236305.337.

Thence along the northwesterly variable right of way of DeKalb Avenue S 75°40'25" W a distance of 6.18 feet to a point.

Thence continuing along the northwesterly variable right of way of DeKalb Avenue S 75°40'25" W a distance of 9.79 feet to a point and the POINT OF BEGINNING.

Thence continuing along the northwesterly variable right of way of DeKalb Avenue S 75°38'52" W a distance of 10.24 feet to a point.

Thence leaving the northwesterly variable right of way of DeKalb Avenue N 11°25'58" W a distance of 88.35 feet to a point.

Thence N 13°55'03" W a distance of 116.67 feet to a point. Said point being located on the existing westerly 30 foot right of way of Gunby Street.

Thence along the westerly 30 foot right of way of Gunby Street N 11°14'37" W a distance of 4.24 feet to a point.

Thence leaving the westerly 30 foot right of way of Gunby Street N 78°10'30" E a distance of 15.39 feet to a point. Said point being located on the line between tract 1 and tract 2 as shown on that survey entitled "R/W Abandonment Exhibit for North American Properties Atlanta – LTD" prepared by Technical Survey Services, and dated Feb. 3, 2017.

Thence along the line between tract 1 and tract 2 of said survey S 11°23'52" E a distance of 208.73 feet to a point. Said point being the POINT OF BEGINNING.

Said easement contains 2,464.765 square feet / 0.057 acre.

Said easement being more particularly shown on the plat entitled "Sanitary Sewer Easement, Tracts 1 and 2, Gunby Street Right of Way Abandonment" prepared by the City of Atlanta, Dept of Watershed Management, Office of Engineering Services, dated February 24, 2017, and being shown in detail on pages 1 and 3 of said plat.

EXHIBIT "A-2"**WATER MAIN EASEMENT**

Commencing at a scribed cross found in the sidewalk where the northwesterly variable right of way of DeKalb Avenue intersects the westerly 30 foot right of way of Gunby Street. Said scribed cross found having Georgia West Zone NAD 83 State Plane Coordinates N: 1365347.290 E: 2236274.388 .

Thence along the northwesterly variable right of way of DeKalb Avenue N 75°42'35" E a distance of 5.75 feet to a point. Said point being the POINT OF BEGINNING.

Thence leaving the northwesterly variable right of way of DeKalb Avenue N 27°30'14" W a distance of 9.88 feet to a point.

Thence N16°15'55" W a distance of 16.20 feet to a point.

Thence N 11°12'27" W a distance of 25.04 feet to a point.

Thence N 11°35'22" W a distance of 79.94 feet to a point.

Thence N 12°13'10" W a distance of 36.61 feet to a point.

Thence N 14°39'43" W a distance of 11.54 feet to a point. Said point being located on the westerly 30 foot right of way of Gunby Street.

Thence N 11°14'37" W a distance of 30.39 feet along the westerly 30 foot right of way of Gunby Street to a point.

Thence leaving the westerly 30 foot right of way of Gunby Street, N 78°10'30" E a distance of 15.39 feet to a point. Said point being located on the line between tract 1 and tract 2 as shown on that survey entitled "R/W Abandonment Exhibit for North American Properties Atlanta – LTD" prepared by Technical Survey Services, and dated Feb. 3, 2017.

Thence along said line between tract 1 and tract 2, S 11°23'52" E a distance of 208.73 feet to a point. Said point being located on the northwesterly variable right of way of DeKalb Avenue.

Thence along the northwesterly variable right of way of DeKalb Avenue S 75°38'52" W a distance of 10.01 feet to a point. Said point being the POINT OF BEGINNING.

Said easement contains 2,984.280 square feet / 0.091 acre.

Said easement being more particularly shown on the plat entitled "Water Main Easement, Tracts 1 and 2, Gunby Street Right of Way Abandonment" prepared by the City of Atlanta, Dept of Watershed Management, Office of Engineering Services, dated February 24, 2017, and being shown in detail on pages 2 and 3 of said plat.

EXHIBIT "A-3"
SANITARY SEWER AND WATER MAIN EASEMENT PLAT
[Attached]

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 654,226 FEET. TOTAL STATION WAS USED FOR RADIAL LOCATION FROM GPS CONTROL.

FIELD EQUIPMENT:
 TOPCON ES 102 TOTAL STATION,
 CHAMPION TKO GPS RECEIVER ON THE
 eGPS REALTIME NETWORK,
 TDS RANGER DATA COLLECTION

CHAMPION GPS RECEIVER ON THE eGPS REALTIME NETWORK WAS UTILIZED TO ESTABLISH SURVEY CONTROL AND LOCATION FOR THIS PROJECT. THE RELATIVE POSITIONAL ACCURACY OF THE GPS DATA DOES NOT EXCEED 0.05' AT THE 95% CONFIDENCE LEVEL. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

FIELD WORK PERFORMED ON:
 09/14/2016

RESERVED FOR THE CLERK OF COURT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

M R GEIGER GA REG. LS # 3342

LINE BETWEEN TRACTS 1 & 2 AS SHOWN ON R/W ABANDONMENT EXHIBIT BY TECHNICAL SURVEY SERVICES INC. DATED 2/3/2017

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS WHICH CREATED THE PARCELS ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

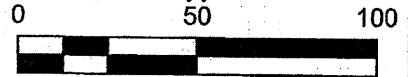
M R GEIGER GA REG. LS # 3342

N/F ATLANTA BELTLINE INC. DB 55501 PAGE 508

PROPOSED 20' SEWER EASEMENT

N/F ARAMARK UNIFORM AND CAREER APPAREL DB 49512 PAGE 498

GUNBY STREET 30' R/W TO BE ABANDONED



P.O.B. SEWER ESMT TRACT 2

P.O.C. FOR SEWER ESMTS. 1/2" RE-BAR FOUND

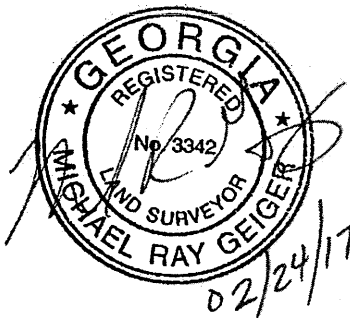
GA STATE PLANE COORDINATE WEST ZONE NAD 83
 N: 1365355.195
 E: 2236305.337

SCRIBED CROSS IN WALK @ CORNER

P.O.B. SEWER ESMT TRACT 1

DEKALB AVENUE - VARIABLE R/W

SEE PAGE 3 FOR CALL CHARTS, REFERENCES, LEGEND, AND NOTES.



SURVEYOR OF RECORD:
 MICHAEL R GEIGER GA RLS #3342
 72 MARIETTA ST 5th FLOOR
 ATLANTA, GA 30303
 404-546-3248

SANITARY SEWER ESMT. TRACT 1 2464.765 SQ.FT. / 0.057 AC CLOSURE: 1' IN 44,363.00'	SANITARY SEWER ESMT. TRACT 2 1701.957 SQ.FT. / 0.039 AC. CLOSURE: 1' IN 10,783.25'
---	--

CITY OF ATLANTA
 DEPARTMENT OF WATERSHED MANAGEMENT
 OFFICE OF ENGINEERING SERVICES

SANITARY SEWER EASEMENT
 TRACTS 1 AND 2
 GUNBY STREET RIGHT OF WAY ABANDONMENT

SURVEYOR M GEIGER	FIELD BOOK 2-2013	L.L. DIST. 20 14th	COUNTY FULTON	CITY ATLANTA	SHEET 1 OF 3	SCALE 1"=50'	DATE 02/24/17
DRAWN BY MRG	DESIGNED BY	CHECKED BY MAD	APPROVED BY MRG	PROJECT NO. GUNBY STREET ABANDONMENT.dwg			

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 654,226 FEET. TOTAL STATION WAS USED FOR RADIAL LOCATION FROM GPS CONTROL.

FIELD EQUIPMENT:
 TOPCON ES 102 TOTAL STATION.
 CHAMPION TKO GPS RECEIVER ON THE eGPS REALTIME NETWORK.
 TDS RANGER DATA COLLECTION

CHAMPION GPS RECEIVER ON THE eGPS REALTIME NETWORK WAS UTILIZED TO ESTABLISH SURVEY CONTROL AND LOCATION FOR THIS PROJECT. THE RELATIVE POSITIONAL ACCURACY OF THE GPS DATA DOES NOT EXCEED 0.05' AT THE 95% CONFIDENCE LEVEL. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

FIELD WORK PERFORMED ON:
 09/14/2016

RESERVED FOR THE CLERK OF COURT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 47-6-67

M R GEIGER GA REG. LS # 3342

LINE BETWEEN TRACTS 1 & 2 AS SHOWN ON R/W ABANDONMENT EXHIBIT BY TECHNICAL SURVEY SERVICES INC. DATED 2/3/2017

N/F ARAMARK UNIFORM AND CAREER APPAREL DB 49512 PAGE 498

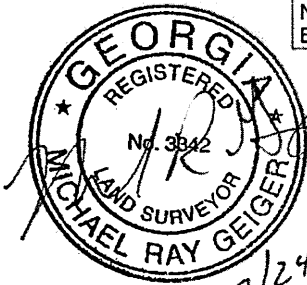
GUNBY STREET 30' R/W TO BE ABANDONED

GRID NORTH
 GA WEST ZONE
 NAD 83

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS WHICH CREATED THE PARCELS ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

M R GEIGER GA REG. LS # 3342

GA STATE PLANE COORDINATE WEST ZONE NAD83
 N: 1365347.290
 E: 2236274.388



SURVEYOR OF RECORD:
 MICHAEL R GEIGER GA RLS #3342
 72 MARIETTA ST 5th FLOOR
 ATLANTA, GA 30303
 404-546-3248

WATER EASEMENT TRACT 1
 2984.280 SQ.FT. / 0.091 AC.
 CLOSURE: 1' IN 147,910'

WATER EASEMENT TRACT 2
 1174.70 SQ.FT. / 0.027 AC.
 CLOSURE: 1' IN 33,168.92'

SEE PAGE 3 FOR CALL CHARTS, REFERENCES, LEGEND, AND NOTES.

CITY OF ATLANTA
 DEPARTMENT OF WATERSHED MANAGEMENT
 OFFICE OF ENGINEERING SERVICES

WATER MAIN EASEMENT
 TRACTS 1 AND 2
 GUNBY STREET RIGHT OF WAY ABANDONMENT

SURVEYOR M GEIGER	FIELD BOOK 2-2013	L.L. DIST. 20 14th	COUNTY FULTON	CITY ATLANTA	SHEET 2 OF 3	SCALE 1"=50'	DATE 02/24/17
DRAWN BY MRG	DESIGNED BY	CHECKED BY <i>SVP</i>	APPROVED BY <i>MRG</i>	PROJECT NO. GUNBY STREET ABANDONMENT.dwg			

Deed Book 57260 Pg 293
Cathelene Robinson
 Clerk of Superior Court
 Fulton County, Georgia

RESERVED FOR THE CLERK OF COURT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

M R Geiger
 M R GEIGER GA REG. LS # 3342

FIELD WORK PERFORMED ON:
 09/14/2016

REFERENCES:

- 1) R/W ABANDONMENT EXHIBIT FOR NORTH AMERICAN PROPERTIES ATLANTA - LTD PREPARED BY TECHNICAL SURVEY SERVICES AND DATED FEBRUARY 3,2017.
- 2) DEED BOOK 55501 PAGE 508 FULTON COUNTY, GEORGIA RECORDS.
- 3) DEED BOOK 49512 PAGE 498 FULTON COUNTY, GEORGIA RECORDS.

UTILITY NOTE:

UTILITIES SHOWN ON THIS DRAWING ARE BASED ON THE BEST EVIDENCE AVAILABLE IN THE FIELD AS WELL AS CITY OF ATLANTA RECORDS. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS DRAWING.

SURVEYOR OF RECORD:
 MICHAEL R GEIGER GA RLS #3342
 72 MARIETTA ST 5th FLOOR
 ATLANTA, GA 30303
 404-546-3248

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AND/OR ENTITIES NAMED IN THE TITLE BLOCK HEREON, AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS WHICH CREATED THE PARCELS ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

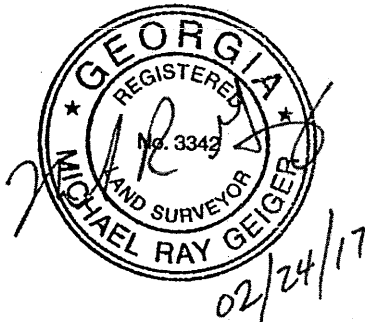
M R Geiger
 M R GEIGER GA REG. LS # 3342

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
D.B.	DEED BOOK
BC	BACK OF CURB
RBS	REBAR SET
RBF	REBAR FOUND
OTF	OPEN-TOP PIPE FOUND
MAG	MAG NAIL (PK NAIL)
PP	POWER POLE
POC	POINT OF COMMENCEMENT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
ESMT	EASEMENT
PROP.	PROPOSED
CB	CATCH BASIN
DI	DROP INLET
OHP	OVERHEAD POWER LINE
FKA	FORMERLY KNOWN AS
CMP	CORRUGATED METAL PIPE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
CLF	CHAIN LINK FENCE
-0-	FENCE

LINE CHART

LINE	BEARING	DISTANCE
L1	S 75°40'25" W	6.18'
L2	S 75°40'25" W	9.79'
L3	N 11°23'52" W	208.73'
L4	N 78°10'30" E	4.43'
L5	S 13°55'03" E	120.61'
L6	S 11°25'58" E	87.76'
L7	S 75°38'52" W	10.24'
L8	N 11°25'58" W	88.35'
L9	N 13°55'03" W	116.67'
L10	N 11°14'37" W	4.24'
L11	N 78°10'30" E	15.39'
L12	S 75°38'52" W	10.01'
L13	N 27°30'14" W	9.88'
L14	N 16°15'55" W	16.20'
L15	N 11°12'27" W	25.04'
L16	N 11°35'22" W	79.94'
L17	N 12°13'10" W	36.61'
L18	N 14°39'43" W	11.54'
L19	N 11°14'37" W	30.39'
L20	N 78°10'30" E	15.39'
L21	S 11°23'52" E	208.73'
L22	N 78°10'30" E	3.11'
L23	S 11°03'17" E	4.61'
L24	S 14°39'43" E	36.78'
L25	S 12°13'10" E	37.15'
L26	S 11°35'22" E	80.11'
L27	S 11°12'27" E	24.22'
L28	S 16°15'55" E	13.35'
L29	S 27°30'14" E	12.59'
L30	S 75°40'25" W	10.53'
L31	N 75°42'35" E	5.75'



CITY OF ATLANTA
DEPARTMENT OF WATERSHED MANAGEMENT
OFFICE OF ENGINEERING SERVICES

SANITARY SEWER AND WATER MAIN EASEMENT
TRACTS 1 AND 2
GUNBY STREET RIGHT OF WAY ABANDONMENT

SURVEYOR M GEIGER	FIELD BOOK 2-2013	L.L. DIST. 20 14th	COUNTY FULTON	CITY ATLANTA	SHEET 3 OF 3	SCALE NONE	DATE 02/24/17
DRAWN BY MRG	DESIGNED BY	CHECKED BY <i>JYP</i>	APPROVED BY <i>MRG</i>	PROJECT NO. GUNBY STREET ABANDONMENT.dwg			