

Deed Book 57260 Pg 476  
Filed and Recorded Mar-08-2017 02:13pm  
2017-0048323  
Real Estate Transfer Tax \$0.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

Upon Recording, return to:  
Atlanta BeltLine, Inc.  
100 Peachtree Street, NW  
Suite 2300  
Atlanta, GA 30303

After recording return to:  
Calloway Title & Escrow, LLC  
David W. Dudley 2-32900  
4170 Ashford Dunwoody Rd. Ste. 525  
Atlanta, Georgia 30319

### NOISE AND VIBRATION EASEMENT

THIS DECLARATION AND GRANT OF NOISE AND VIBRATION EASEMENT made, given and declared to be effective as of the 7<sup>th</sup> day of March, 2017, by CRP/NAP Edgewood Owner, L.L.C., a Delaware limited liability company ("Grantor") to The Atlanta Development Authority, d/b/a Invest Atlanta, a Georgia public body corporate and politic, and Atlanta BeltLine, Inc., a Georgia nonprofit corporation, its successors, assigns and subsequent transferees (collectively referred to herein as "Grantee").

### WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor at or before the sealing and delivery of these presents and for other good and valuable consideration, the receipt and sufficiency of which Grantor does hereby acknowledge, Grantor does hereby grant, bargain, sell, convey, transfer, assign, and declare unto and in favor of Grantee, and for the benefit of Grantee, its employees, agents and contractors, (including, without limitation, Grantee's general contractors and subcontractors of any tier), a permanent, perpetual easement (hereinafter referred to as the "Easement") over, across and under the property described on Exhibit A, attached hereto and by this reference made a part hereof (said property being hereinafter referred to as the "Subject Property"), or any portion thereof, for the benefit of the property described in Exhibit B attached hereto and by this reference made a part hereof, including all of Grantee's improvements, facilities, and equipment which are located, presently or from time to time or at any time hereafter, upon said real property or any portion thereof (said property being hereinafter referred to as the "Benefitted Property"), for such noises, vibrations, and similar effects as would typically be generated by and associated with the reasonable and customary operation of a light rail transit system. The absence of physical installations and equipment of Grantee within the Benefitted Property shall in no event be deemed to evidence any intention to release or abandon this Easement. The Easement shall be appurtenant to the Benefitted Property. The Easement shall run with and burden Grantor's respective rights, title and interest in and to the Subject Property and shall be binding upon and

inure to the benefit or detriment, as the case may be, of Grantor and Grantee and their respective successors, successors-in-title to the Subject Property or the Benefitted Property, as the case may be, and assigns. All of Grantor's successors, successors-in-title to all or any portion of the Subject Property, and assigns shall be bound by the terms and conditions herein in as full and complete manner as Grantor is bound hereby.

This covenant (hereinafter referred to as the "Real Covenant") by Grantor in favor of Grantee shall constitute a real covenant which shall be for the benefit of Grantee and the Benefitted Property and shall run with and burden the Subject Property for the benefit of the Benefitted Property and Grantee, its successors, successors-in-title, and assigns. Grantor specifically acknowledges, covenants, and agrees as part of the Real Covenant, (i) that the Real Covenant is intended to protect the integrity, quality, mode of enjoyment, and value of the Benefitted Property and (ii) that the Real Covenant is intended to be and shall be a real covenant touching, concerning, and running with the Subject Property and benefitting the Benefitted Property. Grantor further covenants and agrees, as part of the Real Covenant, that Grantor shall give any future transferee of such Grantor's interest in the Subject Property record notice of this Easement and the rights hereunder and shall include the following provision (or its equivalent) in any instrument whereby such Grantor conveys any or all of his or her interest in the Subject Property to any future transferee, or in the alternative, Grantor or its successors, successors in title or assigns shall include the following provision (or its equivalent) in any Declarations of Condominium or any Declaration of Protective Covenants, Conditions and Restrictions or similar documents (each a "Declarations of Covenants") encumbering the Subject Property. All successors, successors-in-title, and assigns of Grantor shall be bound by the Real Covenant in as full and complete manner as Grantor is bound by the Real Covenant.

The provision (or its functional equivalent) to be included in any such instrument of conveyance and in each Declaration of Covenants is as follows:

"By accepting an instrument of conveyance to a Unit, each Owner recognizes that such Unit is subject to and hereby acknowledges and assumes that certain Noise and Vibration Easement granted by Grantor to Atlanta BeltLine, Inc., dated March 7<sup>th</sup>, 2017, and recorded in Deed Book 57260, Page 476, in the records of Fulton County, Georgia."

Grantor will warrant and forever defend the right and title to the Easement unto Grantee against itself and against the claims of any and all persons claiming by, through or under Grantor, subject to all matters of record and to such matters as would be revealed by a current and accurate survey and inspection of the Subject Property.

[SIGNATURE PAGE ATTACHED]

IN WITNESS WHEREOF, Grantor has executed this Easement and Real Covenant under seal to be effective as of the date first above written.

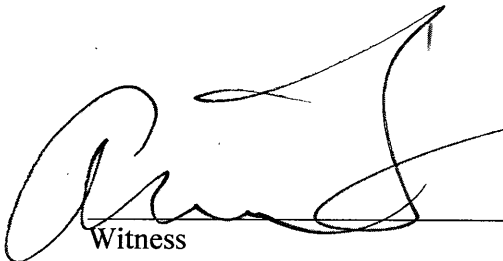
GRANTOR:

Signed, sealed, and delivered  
in the presence of

**CRP/NAP EDGEWOOD OWNER, L.L.C.,**  
a Delaware limited liability company


By: CRP/NAP Edgewood Venture, L.L.C.,  
a Delaware limited liability company  
Its: Sole Member

By: CRP Edgewood Member, L.L.C.,  
a Delaware limited liability company,  
Its: Managing Member



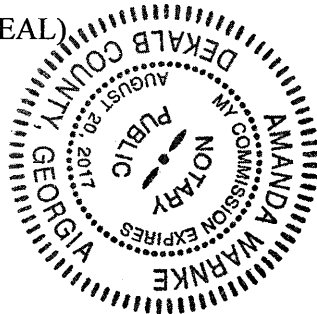
Witness

A Warnke  
Notary Public

By:   
Name: Mark C. Toro  
Title: Authorized Representative

My commission expires: 8/20/17

(NOTARY SEAL)



**EXHIBIT A** [to Noise and Vibration Easement]

(Description of Subject Property)

Noise & Vibration Easement  
Exhibit A - Subject Property

Tract 1

**LEGAL DESCRIPTION OF THE VANTAGE TRACT**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 20, 14<sup>th</sup> District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the south right-of-way of Edgewood Avenue, having a 50 foot right-of-way and the northeast right-of-way of ABI Street, having a 40 foot right-of-way, and THE TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNING, as thus established, run southeasterly, along the south right-of-way of said Edgewood Avenue, South 89 degrees 56 minutes 19 seconds East, a distance of 111.99 feet to a point; thence North 89 degrees 58 minutes 44 seconds East, a distance of 54.70 feet to a point; thence North 86 degrees 52 minutes 20 seconds East, a distance of 53.40 feet to a point; thence, leaving said right-of-way, along an arc of curve to the right (which has a radius of 986.51 feet, a central angle of 19 degrees 22 minutes 16 seconds, and a chord distance of 331.94 feet, along a bearing of South 27 degrees 45 minutes 24 seconds West), an arc distance of 333.53 feet to a point, said point being located on the northeast right-of-way of the aforementioned ABI Street; thence northwesterly along said right-of-way North 12 degrees 50 minutes 06 seconds West, a distance of 34.79 feet to a point; thence North 12 degrees 39 minutes 00 seconds West, a distance of 263.40 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land containing 34,977 square feet, or 0.803 acres, more or less, and is shown on that certain plat of survey entitled "ALTA/ACSM Land Title Survey for Edgewood Avenue Storage & Wine Cellar, LLC, a Georgia limited liability company, Branch Banking and Trust Co., Chicago Title Insurance Company", prepared by Engineering & Inspection Systems, Inc., bearing the seal and certification of John Evan Norton, Georgia Registered Land Surveyor Number 1848, dated October 16, 2007.

Said property is more commonly known as **75 ABI Street, Atlanta, Georgia**.

**LESS AND EXCEPT THE FOLLOWING PROPERTY CONVEYED TO ATLANTA BELTLINE, INC. BY DEED RECORDED AT DEED BOOK 52645, PAGE 548:**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 20 of the 14<sup>th</sup> Land District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point 29.44 feet right of and opposite Station 101+70.40 on the construction centerline of Edgewood Avenue on the Edgewood Avenue Bridge Replacement Project; running thence N 86°30'49" E a distance of 53.45 feet to a point 27.93 feet right of and opposite Station 102+22.19 on said construction centerline laid out for Edgewood Avenue; thence S 19°11'55" W a distance of 3.33 feet to a point 31.00 feet right of and opposite Station 102+20.94 on said construction centerline laid out for Edgewood Avenue; thence southwesterly 52.285 feet along the arc of a curve (said curve having a radius of 931.000 feet and a chord distance of 52.279 feet on a bearing of S

88°10' 07" W) to the point 31.00 feet right of and opposite Station 101+70.40 on said construction centerline laid out for Edgewood Avenue; thence N 00°13'21" W a distance of 1.56 feet back to the POINT OF BEGINNING. Containing 0.003 acres more or less.

## Tract 2

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

*BEGINNING at the intersection of the westerly right of way of Norfolk Southern Railroad and the southerly right of way of Edgewood Avenue (Variable R/W); thence along said right of way of Edgewood Avenue and running North 83° 11' 15" East a distance of 57.95 feet to a point intersecting the easterly right of way of Norfolk Southern Railroad; thence along said right of way of Norfolk Southern Railroad and running along a curve to the right an arc distance of 425.15 feet (said curve having a radius of 1048.19 feet; a chord distance of 422.24 feet and a chord bearing of South 25° 06' 07" West) to a point intersecting the easterly right of way of Airline Street (40' R/W); thence along said right of way of Airline Street and running the following courses: North 16° 10' 02" West a distance of 18.89 feet to a point; thence North 16° 10' 02" West a distance of 57.44 feet to a point intersecting the northerly right of way of Norfolk Southern Railroad; thence along said right of way of Norfolk Southern Railroad and running along a curve to the left an arc distance of 335.86 feet (said curve having a radius of 986.41 feet; a chord distance of 334.24 feet and a chord bearing of North 25° 18' 01" East) to the POINT OF BEGINNING. Said tract containing 0.498 acres (21,709 square feet).*

### Less and Except:

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

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly Variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along said Right of Way of Airline Street North 13 Degrees 34 Minutes 55 Seconds West a distance of 69.15 Feet to a point on a Former Southern Railroad Southeasterly Right of Way;

thence, along said Former Railroad Right of Way following a curve to the left having a radius of 1007.03 feet with an arc length of 332.72 feet being subtended by a chord of North 30 Degrees 48 Minutes 22 Seconds East for a distance of 331.21 feet to a point;

thence, along said Former Railroad Right of Way following a curve to the left having a radius of 1152.43 Feet with an arc length of 68.26 feet being subtended by a chord of North 19 Degrees 56 Minutes 46 Seconds East for a distance of 68.25 feet to a point, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning** leaving said Former Railroad Right of Way following a curve to the right having a radius of 180.89 feet with an arc length of 25.81 feet being subtended by a chord of North 00 Degrees 20 Minutes 03 Seconds West for a distance of 25.79 feet to a point on the Southerly Variable Right of Way of Edgewood Avenue;

thence, along said Right of Way of Edgewood Avenue North 86 Degrees 42 Minutes 58 Seconds East A Distance Of 8.48 Feet to a 1/2 inch rebar set on the Southeasterly Former Southern Railroad Right of Way;

thence, leaving said Right of Way of Edgewood Avenue and along the Southeasterly Former Southern Railroad Right of Way following a curve to the right having a radius of 1152.43 feet with an arc length of 27.56 feet being subtended by a chord of South 17 Degrees 33 Minutes 51 Seconds West for a distance of 27.56 feet to a point, said point being the **True Point of Beginning**.

Said Tract having an area of 0.003 Acres

## Tract 3

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

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly Variable Right of Way of DeKalb Avenue and the Easterly 40 Foot Right of Way of Airline Street, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning** along said Right of Way of Airline Street North 13 Degrees 34 Minutes 55 Seconds West a distance of 69.15 feet to a point on a Southeasterly Former Southern Railroad Right of Way;

thence, along said Former Railroad Right of Way following a curve to the left having a radius of 1007.03 feet with an arc length of 332.72 feet being subtended by a chord of North 30 Degrees 48 Minutes 22 Seconds East For a distance Of 331.21 feet to a point;

thence, along said Former Railroad Right of Way following a curve to the left having a radius of 1152.43 Feet with an arc length of 68.26 feet being subtended by a chord of North 19 Degrees 56 Minutes 46 Seconds East for a distance of 68.25 feet to a point;

thence, leaving said Former Railroad Right of Way following a curve to the left having a radius of 180.89 Feet with an arc length of 123.40 feet being subtended by a chord of South 23 Degrees 57 Minutes 57 Seconds East for a distance of 121.03 feet to a point;

thence, South 43 Degrees 30 Minutes 35 Seconds East a distance of 22.33 feet to a point;

thence, following a curve to the right having a radius of 122.22 Feet with an arc length of 68.99 feet being subtended by a chord of South 27 Degrees 20 Minutes 20 Seconds East for a distance of 68.08 feet to a point;

thence, South 11 Degrees 10 Minutes 06 Seconds East a distance of 124.24 feet to a point;

thence, South 73 Degrees 06 Minutes 45 Seconds West a distance of 5.03 feet to a point;

thence, South 11 Degrees 10 Minutes 06 Seconds East a distance of 16.62 feet to a point on the Northerly Variable Right of Way of DeKalb Avenue;

thence, along said DeKalb Avenue Right of Way following a curve to the left having a radius of 13,560.50 Feet with an arc length of 308.06 feet being subtended by a chord of South 73 Degrees 13 Minutes 13 Seconds West for a distance of 308.06 feet to a point, said point being the **True Point of Beginning**.

Said Tract having an area of 1.404 Acres

## Tract 4

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

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly Variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along said Northerly Right of Way of DeKalb Avenue a curve to the right having a radius of 13,560.50 feet and an arc length of 331.38 feet being subtended by a chord of North 73 degrees 16 minutes 10 seconds East for a

distance of 331.37 feet to an "X" found scribed in concrete at the intersection of the Westerly 30 Foot Right of Way of Gunby Street;

thence, leaving said Right of Way of DeKalb Avenue and along said Westerly Right of Way of Gunby Street North 11 degrees 14 minutes 14 seconds West a distance of 190.41 feet to a point, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning** along said Gunby Street Right of Way North 11 Degrees 14 Minutes 14 Seconds West A distance Of 19.07 feet to a point;

thence, leaving said Right of Way of Gunby Street North 78 Degrees 10 Minutes 53 Seconds East a distance of 15.00 feet to a point in the Centerline of Gunby Street;

thence, along said Centerline of Gunby Street South 11 Degrees 14 Minutes 14 Seconds East a distance of 117.61 feet to a point;

thence, leaving said Centerline of Gunby Street following a curve to the right having a radius of 97.10 feet with an arc length of 34.65 feet being subtended by a chord of North 21 Degrees 23 Minutes 31 Seconds West for a distance of 34.47 feet to a point;

thence, North 11 Degrees 10 Minutes 06 Seconds West a distance of 13.41 feet to a point;

thence, following a curve to the left having a radius of 149.22 feet with an arc length of 52.09 feet being subtended by a chord of North 21 Degrees 10 Minutes 08 Seconds West for a distance of 51.83 feet to a point, said point being the **True Point of Beginning**.

Said Tract having an area of or 0.022 Acres

## Tract 5 and Tract 6

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

BEGINNING at a ½" rebar found at the intersection of the northerly Right of Way of DeKalb Avenue (Variable R/W) and the easterly Right of Way of Gunby Street (30' R/W); thence running along said Right of Way of DeKalb Avenue South 75° 40' 25" West a distance of 15.97 feet to the centerline of Gunby Street; thence along said centerline North 11° 23' 52" West a distance of 208.74 feet to a point; thence North 78° 10' 30" East a distance of 15.39 feet to an iron pin set on the easterly Right of Way of Gunby Street; thence running along the Right of Way of Gunby Street North 11° 33' 11" West a distance of 57.54 feet to a magnetic nail found; thence leaving said Right of Way and running North 76° 35' 10" East a distance of 171.83 feet to a magnetic nail found; thence South 10° 57' 19" East a distance of 72.02 feet to a ½" rebar and cap found; thence North 74° 06' 24" East a distance of 49.89 feet to a ½" rebar and cap found; thence South 11° 00' 40" East a distance of 187.14 feet to a ½" rebar found on the northerly Right of Way of Dekalb Avenue; thence running along said Right of Way along a curve to the left an arc length of 219.53 feet, (said curve having a radius of 13110.84 feet, with a chord bearing of South 74° 19' 22" West, and a chord length of 219.53 feet) to the TRUE POINT OF BEGINNING. Said tract contains 1.313 Acres (57,188 Square Feet).

### Less and Except:

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



Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along said Northerly variable Right of Way of DeKalb Avenue a curve to the right having a radius of 13,560.50 feet and an arc length of 331.38 feet being subtended by a chord of North 73 degrees 16 minutes 10 seconds East for a distance of 331.37 feet to an "X" scribed in concrete on at the intersection of the Westerly 30 foot Right of Way of Gunby Street;

thence, leaving said Right of Way of Gunby Street and along said Right of Way of DeKalb Avenue North 74 degrees 19 minutes 58 seconds East a distance of 15.05 feet to a point at the Centerline of Gunby Street, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning**, leaving said Right of Way of DeKalb Avenue and along the said Centerline of Gunby Street North 11 degrees 14 minutes 14 seconds West a distance of 90.86 feet to a point;

thence, leaving said Centerline following a curve to the left having a radius of 97.10 Feet with an arc length of 30.66 feet being subtended by a chord of South 40 degrees 39 minutes 42 seconds East for a distance of 30.53 Feet to a point on the Easterly 30 foot Right of Way of Gunby Street;

thence, along said Right of Way of Gunby Street South 11 degrees 14 minutes 14 seconds East a distance of 63.11 feet to a 1/2 inch rebar found on the Northerly Variable Right of Way of DeKalb Avenue;

thence, leaving said Right of Way of Gunby Street along said Right of Way of DeKalb Avenue South 74 degrees 19 minutes 58 seconds West a distance of 15.04 feet to a point, said point being the **True Point of Beginning**.

Said Tract having an area 0.026 Acres

### **Less and Except:**

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

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along said Northerly variable Right of Way of DeKalb Avenue a curve to the right having a radius of 13,560.50 feet and an arc length of 331.38 feet being subtended by a chord of North 73 degrees 16 minutes 10 seconds East for a distance of 331.37 feet to an "X" scribed in concrete on at the intersection of the Westerly 30 foot Right of Way of Gunby Street;

thence, leaving said Right of Way of Gunby Street and along Said Right of Way of DeKalb Avenue North 74 degrees 19 minutes 58 seconds East a distance of 15.05 feet to a point at the Centerline of Gunby Street;

thence, leaving said Centerline and along said Right of Way of DeKalb Avenue North 74 degrees 06 minutes 58 seconds East a distance of 15.04 feet to a 1/2 "rebar found on the Easterly side of the 30 foot Right of Way of Gunby Street, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning**, leaving said Right of Way of DeKalb Avenue and along the said Easterly Right of Way of Gunby Street North 11 Degrees 14 Minutes 14 Seconds West a distance of 63.11 feet to a point;

thence, leaving said Right of Way of Gunby Street following a curve to the left having a radius of 97.10 Feet with an arc length of 95.03 feet being subtended by a chord of South 77 Degrees 44 Minutes 41 Seconds East for a distance of 91.28 feet to a point;

thence, North 74 Degrees 13 Minutes 05 Seconds East a distance of 137.52 feet to a point on a Property Line common to Now or Formerly Tim Barrett Designs, Inc.;

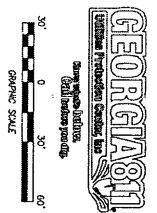
thence, along said Property Line South 11 Degrees 00 Minutes 52 Seconds East a distance of 21.15 feet to a 1/2 " rebar found on the Northerly Variable Right of Way of DeKalb Avenue;

thence, leaving said Property Line and along said Right of Way of DeKalb Avenue following a curve to the left having a radius of 13,110.75 Feet with an arc length of 221.34 feet being subtended by a chord of South 74 Degrees 29 Minutes 51 Seconds West for a distance of 221.33 feet to a point, said point being the **True Point of Beginning**

Said Tract having an area of 0.128 Acres

**GENERAL NOTES**

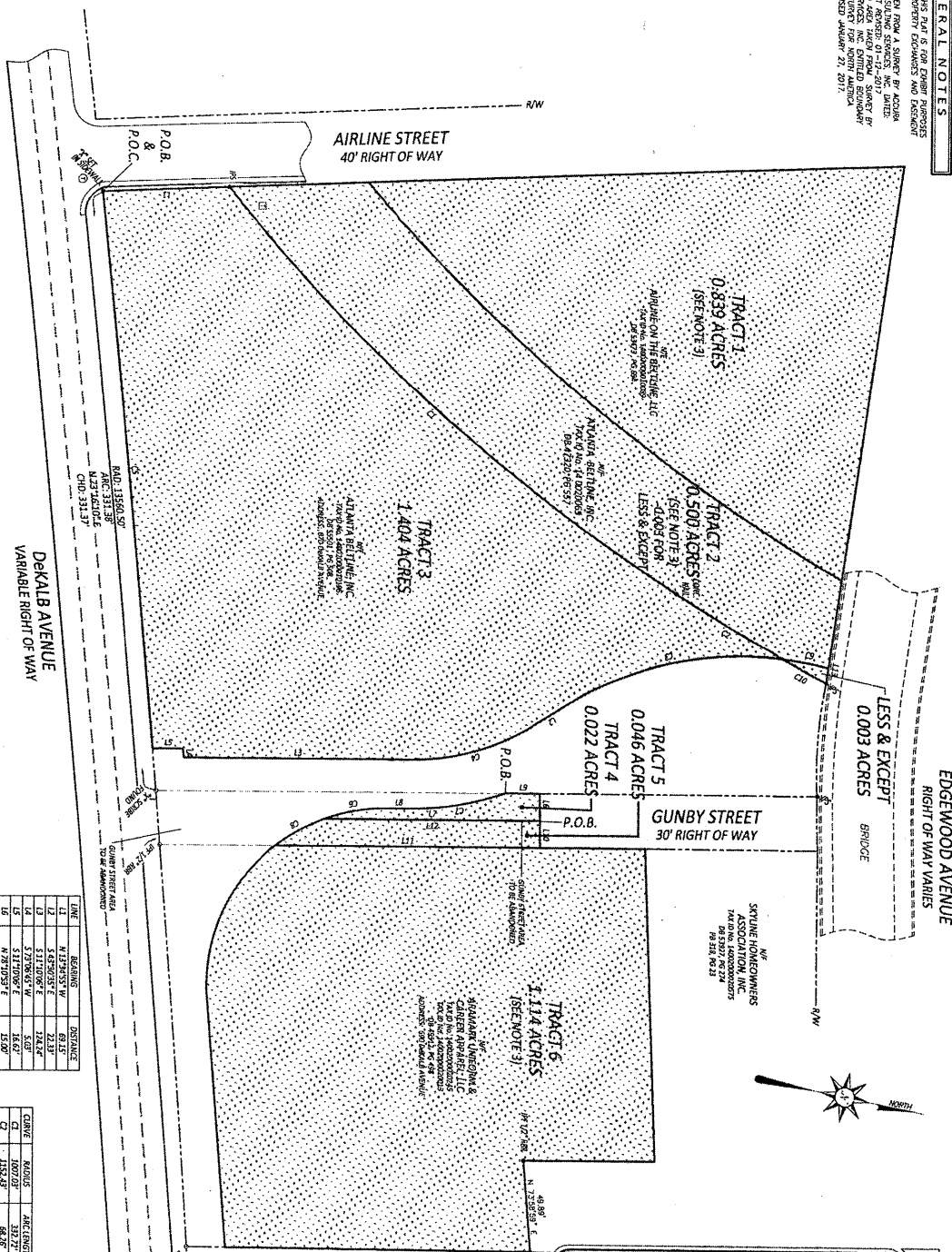
1. THE PURPOSE FOR THIS PLAN IS FOR EASEMENT PURPOSES ONLY TO ASSIST IN PROPERTY EXCHANGES AND FINANCING.
2. PROPERTY LINES SHOWN FROM A SURVEY BY ACCURA ENGINEERING AND CONSULTING SERVICES, INC. DATED 01-28-2017 AND LAST REVISED 03-28-2017.
3. PROPERTY LINES AND AREA TAKEN FROM SURVEY BY ACCURA ENGINEERING AND CONSULTING SERVICES, INC. DATED 01-28-2017 AND LAST REVISED 03-28-2017.
4. PROPERTY LINES AND AREA TAKEN FROM SURVEY BY ACCURA ENGINEERING AND CONSULTING SERVICES, INC. DATED 01-28-2017 AND LAST REVISED 03-28-2017.
5. PROPERTY LINES AND AREA TAKEN FROM SURVEY BY ACCURA ENGINEERING AND CONSULTING SERVICES, INC. DATED 01-28-2017 AND LAST REVISED 03-28-2017.



**LEGEND**

RS	Right of Way	P.O.B.	Point of Beginning
PP	Point of Beginning	R981	Right of Way
PPS	Point of Beginning	R/W	Right of Way

**Noise & Vibration Easement  
Exhibit A - Subject Property**



LINE	BEARING	DISTANCE
L1	N 12° 58' 57" E	61.13'
L2	S 48° 30' 35" E	22.13'
L3	S 11° 10' 08" W	13.41'
L4	S 77° 58' 25" W	22.42'
L5	N 11° 10' 08" W	13.41'
L6	N 28° 10' 57" E	15.00'
L7	S 11° 10' 08" W	13.41'
L8	N 11° 10' 08" W	13.41'
L9	N 11° 10' 08" W	13.41'
L10	N 11° 10' 08" W	13.41'
L11	S 11° 10' 08" W	13.41'
L12	N 11° 10' 08" W	13.41'
L13	N 88° 42' 58" E	6.82'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1102.75'	32.72'	N 89° 42' 27" E	331.21'
C2	1102.75'	32.72'	S 89° 42' 27" W	331.21'
C3	160.89'	151.60'	S 53° 57' 57" E	212.07'
C4	160.89'	151.60'	N 36° 02' 03" W	212.07'
C5	122.22'	86.89'	S 27° 47' 07" E	66.68'
C6	122.22'	86.89'	N 62° 12' 53" W	66.68'
C7	1358.6139'	338.06'	S 72° 11' 31" W	338.06'
C8	1358.6139'	338.06'	N 17° 48' 29" E	338.06'
C9	143.23'	52.05'	N 72° 12' 31" W	34.47'
C10	143.23'	52.05'	S 17° 47' 29" E	34.47'
C11	97.10'	30.65'	N 60° 29' 42" W	30.65'
C12	188.89'	25.81'	N 02° 20' 03" W	25.81'
C13	1152.42'	27.58'	S 17° 33' 31" W	27.58'

TRACT	ACRES
TRACT 1	0.839 ACRES
TRACT 2	0.497 ACRES
TRACT 3	1.404 ACRES
TRACT 4	0.022 ACRES
TRACT 5	0.046 ACRES
TRACT 6	1.114 ACRES
<b>TOTAL AREA</b>	<b>3.922 ACRES</b>
EXCLUDES LESS & EXCEPT	

TIM BARBER, INC.  
100 W. LANTANA AVE. SUITE 100  
DUBLIN, GA 31006  
ADDRESS: 31.0000000000000000

PROPERTY EXCHANGE EXHIBIT FOR:  
**ATLANTA BELTLINE, INC.**  
LOCATED IN:  
LAND LOT 20 - 14TH LAND DISTRICT  
CITY OF ATLANTA - FULTON COUNTY, GEORGIA

**ACCURA**  
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.  
3200 PRESIDENTIAL DRIVE - ATLANTA, GA 30340  
OFFICE: 404-241-8722 - ACCURA.COM

DATE: 02/14/2017  
SCALE: 1"=30'  
SHEET NUMBER: 20010  
OF 1 SHEET  
1

Noise & Vibration Easement  
Exhibit B – Benefitted Property

Tract 1, Tract 2, and Tract 3

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

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along said Northerly Right of Way of DeKalb Avenue a curve to the right having a radius of 13560.50 feet and an arc length of 308.06 feet being subtended by a chord of North 73 degrees 13 minutes 13 seconds East for a distance of 308.06 feet to a point, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning** leaving said Right of Way and becoming contiguous with the Westerly side of a proposed Fiber Easement North 11 degrees 10 minutes 06 seconds West a distance of 16.62 feet to a point;

thence, North 73 degrees 06 minutes 45 seconds East a distance of 5.03 feet to a point;

thence, North 11 degrees 10 minutes 06 seconds West a distance of 124.24 feet to a point;

thence, along a curve to the left having a radius of 122.22 feet and an arc length of 68.99 feet being subtended by a chord of North 27 degrees 20 minutes 20 seconds West for a distance of 68.08 feet to a point;

thence, North 43 degrees 30 minutes 35 seconds West a distance of 22.33 feet to a point;

thence, along a curve to the right having a radius of 180.89 feet and an arc length of 149.22 feet being subtended by a chord of North 19 degrees 52 minutes 41 seconds West for a distance of 145.02 feet to a point on the Southerly variable Right of Way of Edgewood Avenue;

thence, leaving said Westerly side of said proposed Fiber Easement and along said Right of Way of Edgewood Avenue North 86 degrees 42 minutes 58 seconds East for a distance of 8.48 feet to a 5/8 inch rebar set with a cap stamped Accura Eng. LSF 001140;

thence, along a curve to the left having a radius of 242.21 feet and an arc length of 62.58 feet being subtended by a chord of North 82 degrees 50 minutes 26 seconds East for a distance of 62.41 feet to a 5/8 inch rebar set with a cap stamped Accura Eng. LSF 001140 at the intersection of the Westerly 30 foot Right of Way of Gunby Street;

thence, leaving said 30 foot variable Right of Way of Edgewood Avenue and along the said Westerly Right of Way of Gunby Street South 11 degrees 14 minutes 14 seconds East a distance of

361.44 feet to an "X" mark found on a concrete sidewalk at the intersection of the Northerly variable Right of Way of DeKalb Avenue;

thence, leaving said Right of Way of Gunby Street along the said Right of Way of DeKalb Avenue a curve to the left having a radius of 13,560.50 feet and an arc length of 23.31 feet being subtended by a chord of South 73 degrees 55 minutes 13 seconds West for a distance of 23.31 feet to the **True Point of Beginning**.

Said tract or parcel having an area of 0.339 acres.

### Tract 4 and Tract 5

All that tract or parcel of land lying and being in Land Lot 20 of the 14th Land District, City of Atlanta, Fulton County Georgia and is a portion of the Gunby Street Right of Way that is scheduled to be abandoned, being more particularly described as follows:

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along the Northerly variable Right of Way of DeKalb Avenue a curve to the right having a radius of 13560.50 feet and an arc length of 308.06 feet being subtended by a chord of North 73 degrees 13 minutes 13 seconds East for a distance of 308.06 feet to a point;

thence, along a curve to the right having a radius of 13560.50 feet and an arc length of 23.31 feet being subtended by a chord of north 73 degrees 55 minutes 13 seconds west for a distance of 23.31 feet to an "X" scribe found in a concrete sidewalk at the intersection of Westerly 30 foot Right of Way of a portion of Gunby Street Scheduled to be abandoned, said point being the **True Point of Beginning** ;

thence, from the **True Point of Beginning** leaving the Northerly Right of Way of DeKalb Avenue along said Westerly Right of Way of Gunby Street North 11 degrees 14 minutes 14 seconds West a distance of 190.41 feet to a point;

thence, leaving said Right of Way along a curve to the right having a radius of 149.22 feet and an arc length of 52.09 feet being subtended by a chord of South 21 degrees 10 minutes 08 seconds East for a distance of 51.83 feet to a point;

thence, South 11 degrees 10 minutes 06 seconds East a distance of 13.41 feet to a point;

thence, along a curve to the left having a radius of 97.10 feet and an arc length of 65.31 feet being subtended by a chord of South 30 degrees 26 minutes 16 seconds East for a distance of 64.09 feet to a point on the Easterly 30 foot Right of Way of Gunby Street;

thence, along said Right of Way South 11 degrees 14 minutes 14 seconds East a distance of 63.11 feet to a 1/2 inch rebar found on the Northerly variable Right of Way of DeKalb Avenue;

thence, leaving said Right of Way of Gunby Street and along said Right of Way of DeKalb Avenue South 74 degrees 19 minutes 58 seconds West a distance of 30.09 feet to a point, said point being the **True Point of Beginning**.

Said tract or parcel having an area of 0.076 acres.

### Tract 6

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

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along the Northerly variable Right of Way of DeKalb Avenue a curve to the right having a radius of 13560.50 feet and an arc length of 308.06 feet being subtended by a chord of North 73 degrees 13 minutes 13 seconds East for a distance of 308.06 feet to a point;

thence, along said Right of Way a curve to the right having a radius of 13560.50 feet and an arc length of 23.31 feet being subtended by a chord of North 73 degrees 55 minutes 13 seconds East for a distance of 23.31 feet to an "X" scribe found in a concrete sidewalk at the intersection of the Westerly 30 foot Right of Way of Gunby Street;

thence, along said Right of Way of DeKalb Avenue North 74 degrees 19 minutes 58 seconds East a distance of 30.09 feet to a 1/2 inch rebar found at the intersection of the Easterly 30 foot Right of Way of Gunby Street, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning** leaving the Northerly Right of Way of DeKalb Avenue and along the said Right of Way of Gunby Street North 11 degrees 14 minutes 14 seconds West a distance of 63.11 feet to a point;

thence, leaving said Right of Way along a curve to the left having a radius of 97.10 feet and an arc length of 95.03 feet being subtended by a chord of South 77 degrees 44 minutes 41 seconds East for a distance of 91.28 feet to a point;

thence, North 74 degrees 13 minutes 05 seconds East a distance of 137.52 feet to a point on a property line common to Subject Property and Now or Formerly Tim Barrett Design, Inc.

thence, along said property line South 11 degrees 00 minutes 38 seconds East a distance of 21.15 feet to a 1/2 inch rebar found on Northerly variable Right of Way of DeKalb Avenue;

thence, along the said northerly Right of Way of DeKalb Avenue following a curve to the left having a radius of 13110.84 feet and an arc length of 221.34 feet being subtended by a chord of south 74 degrees 29 minutes 51 seconds West a distance of 221.34 feet to a 1/2 inch rebar found, said point being the **True Point of Beginning**.

Said tract or parcel having an area of 0.128 acres.

**STAMP  
ADDED  
TO CAPTURE  
IMAGE**

**EXHIBIT B** [to Noise and Vibration Easement]

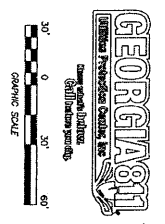
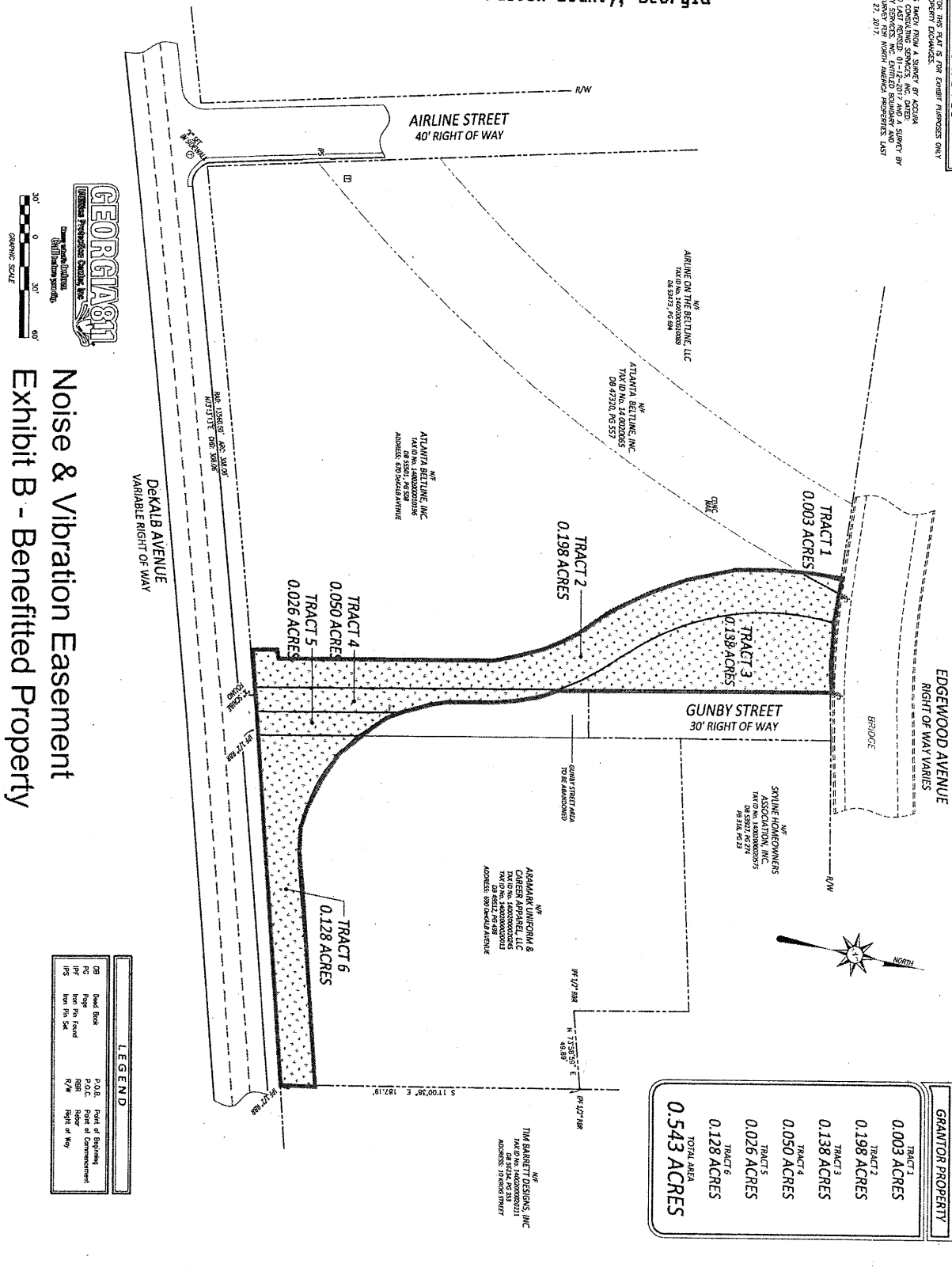
(Description of Benefitted Property)



Deed Book 57260 Pg 492  
 Cathelene Robinson  
 Clerk of Superior Court  
 Fulton County, Georgia

GENERAL NOTES

1. THE PURPOSE FOR THE PLAN IS FOR EASEMENT PURPOSES ONLY.
2. PROPERTY IN POSSESSION OF ACCURA ENGINEERING AND CONSULTING SERVICES, INC. ON 07-28-2016 AND LAST RECORDED 01-12-2017 AND A SURVEY BY ACCURA ENGINEERING AND CONSULTING SERVICES, INC. RECORDED JANUARY 27, 2017.



**NOISE & VIBRATION EASEMENT**  
 Exhibit B - Benefitted Property

LEGEND

DB	Deed Book	P.O.B.	Point of Beginning
PC	Page	P.O.C.	Point of Commencement
IFP	Iron Pin Found	RBR	Refer Right of Way
IPS	Iron Pin Set	N/A	

GRANTOR PROPERTY

TRACT 1	0.003 ACRES
TRACT 2	0.198 ACRES
TRACT 3	0.138 ACRES
TRACT 4	0.050 ACRES
TRACT 5	0.026 ACRES
TRACT 6	0.128 ACRES
<b>TOTAL AREA</b>	<b>0.543 ACRES</b>

ORDER NUMBER:	AH
FIELD WORK:	
DRAWN BY:	AMW
CHECKED BY:	LMB
DATE:	02/14/2017
SCALE:	1"=30'
JOB NO.:	20010
SHEET NUMBER:	1

TRAIL AREA EXHIBIT FOR:  
**ATLANTA BELTLINE, INC.**  
 LOCATED IN:  
 LAND LOT 20 - 14TH LAND DISTRICT  
 CITY OF ATLANTA - FULTON COUNTY, GEORGIA

**ACCURA**  
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.  
 3200 PRESIDENTIAL DRIVE ATLANTA, GA 30340  
 OFFICE: 404-241-8722 ACCURA.COM