COUNTY DEPARTMENT AGENDA REQUEST

Department:	Engineering	Presenter(s):	Phil Mallon, Carlos Christian
Meeting Date:	February 24, 2011	Type of Request:	Consent

Wording for the Agenda:

Approval of Resolution No. 2011-05 abandoning and trading public road right-of-way of old Lester Road to Reynolds Development & Management Group for additional right-of-way needed along Lester Road from property within the Waterlace Subdivision.

Background/History/Details:

Phase I of the West Fayetteville Bypass (a.k.a. Veterans Parkway) added new road network and changed the alignment of a portion of Lester road and Huiet Road between Cleveland Elementary School and SR54. Waterlace Way was connected to Lester Road before this project began. Project design plans called for Waterlace way to be reconnected to the new road (re-aligned Lester Road) to maintain two (2) points of access to the subdivision for Fire & EMS vehicles. In order to maintain a minimum 100' right-of-way along Lester Road within the project limits, Fayette County needs to acquire right-of-way from several lots and a common area owned by the Reynolds Development and Management Group within the Waterlace Subdivision. Reynolds Development has an interest to re-establish their entrance features to the new alignment with landscaping and decorative fencing at the connection and must obtain land within the former Lester road right-of-way to do so. To satisfy the respective interest of Fayette County and Reynolds Development, the value of all land to be conveyed in this trade has been determined to have equitable value. Abandonment of County right-of-way must be accomplished prior to the completion of this transaction.

What action are you seeking from the Board of Commissioners?

Motion to approved Resolution No. 2011-05 effecting the abandonment and trade of 16,245 sf (0.373 acres) of old Lester Road right-of-way for right-of-way needed from lots and a common area of 8,178 sf (0.188 acres) within Waterlace Subdivision as shown in Exhibit A.

If this item requires funding, please describe:

No Funding is required.

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	No	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

STATE OF GEORGIA;
COUNTY OF FAYETTE

RESOLUTION NO. 2011 - 05

A RESOLUTION AUTHORIZING FAYETTE COUNTY TO ABANDON A REMNANT PARCEL OF LAND TO REYNOLDS DEVELOPMENT & MANAGEMENT GROUP CONSISTING OF A PORTION OF WATERLACE WAY AND LESTER ROAD WHICH WILL NO LONGER BE A PART OF THE COUNTY'S SYSTEM OF ROADS AND, IN CONSIDERATION THEREFOR, TO ACQUIRE FROM REYNOLDS DEVELOPMENT & MANAGEMENT GROUP PARCELS NEEDED TO PROVIDE A MINIMUM RIGHT-OF-WAY WIDTH OF 100' ALONG PHASE I OF THE WEST FAYETTEVILLE BYPASS ROADWAY; TO AUTHORIZE THE CHAIRMAN TO EXECUTE THE DEED OF CONVEYANCE TOGETHER WITH ANY OTHER DOCUMENTS NECESSARY TO ACCOMPLISH THE INTENT AND PURPOSE OF THIS RESOLUTION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Fayette County (the "County") currently owns the right-of-way of Waterlace Way and Lester Road, portions of which (in close proximity to the West Fayetteville Bypass, Phase I) will no longer be a part of the County's system of roads; and

WHEREAS, the Reynolds Development and Management Group ("Reynolds")owns parcels of land (also in close proximity to the West Fayetteville Bypass, Phase I) which is needed to obtain the minimum right-of-way width of 100' for the West Fayetteville Bypass, Phase I; and

WHEREAS, the County and Reynolds wish to convey to one another the described parcels of land to further their respective interests and otherwise accommodate the acquisition of right-of-way needed for the West Fayetteville Bypass, Phase I;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF FAYETTE COUNTY, GEORGIA AND IT IS HEREBY RESOLVED

That the Board of Commissioners hereby authorizes Fayette County to convey remnant parcels of land located in Land Lot 7 of the 7th District of Fayette County, which parcel is in close proximity to the West Fayetteville Bypass, Phase I, and are no longer a part of the County's system of roads to Reynolds for the purpose of furthering its use of the adjoining property. A plat showing the parcels to be conveyed (Parcels #32, #33, #39, #40, #19, #20, A, B and C) is attached hereto and by reference incorporated herein.

In consideration therefore, the Board of Commissioners hereby authorizes Fayette County to accept the conveyance from Reynolds certain parcels of land located in Land Lot 7 of the 7th District of Fayette County, which parcels are also in close proximity to the West Fayetteville Bypass, Phase I, and is needed to complete right-of-way acquisition for the West Fayetteville Bypass, Phase I. A plat showing

the parcels to be acquired (Parcels #12, #13, #14 and #15) is attached hereto and by reference incorporated herein.

The Board of Commissioners hereby authorizes the Chairman to execute the deed of conveyance, upon compliance with all Georgia laws in regard thereto, together with any other document necessary to effectuate the intent of this resolution.

This Resolution shall be effective on the date of its approval by the Board of Commissioners.

SO RESOLVED, this the 24th day of February, 2011 by the

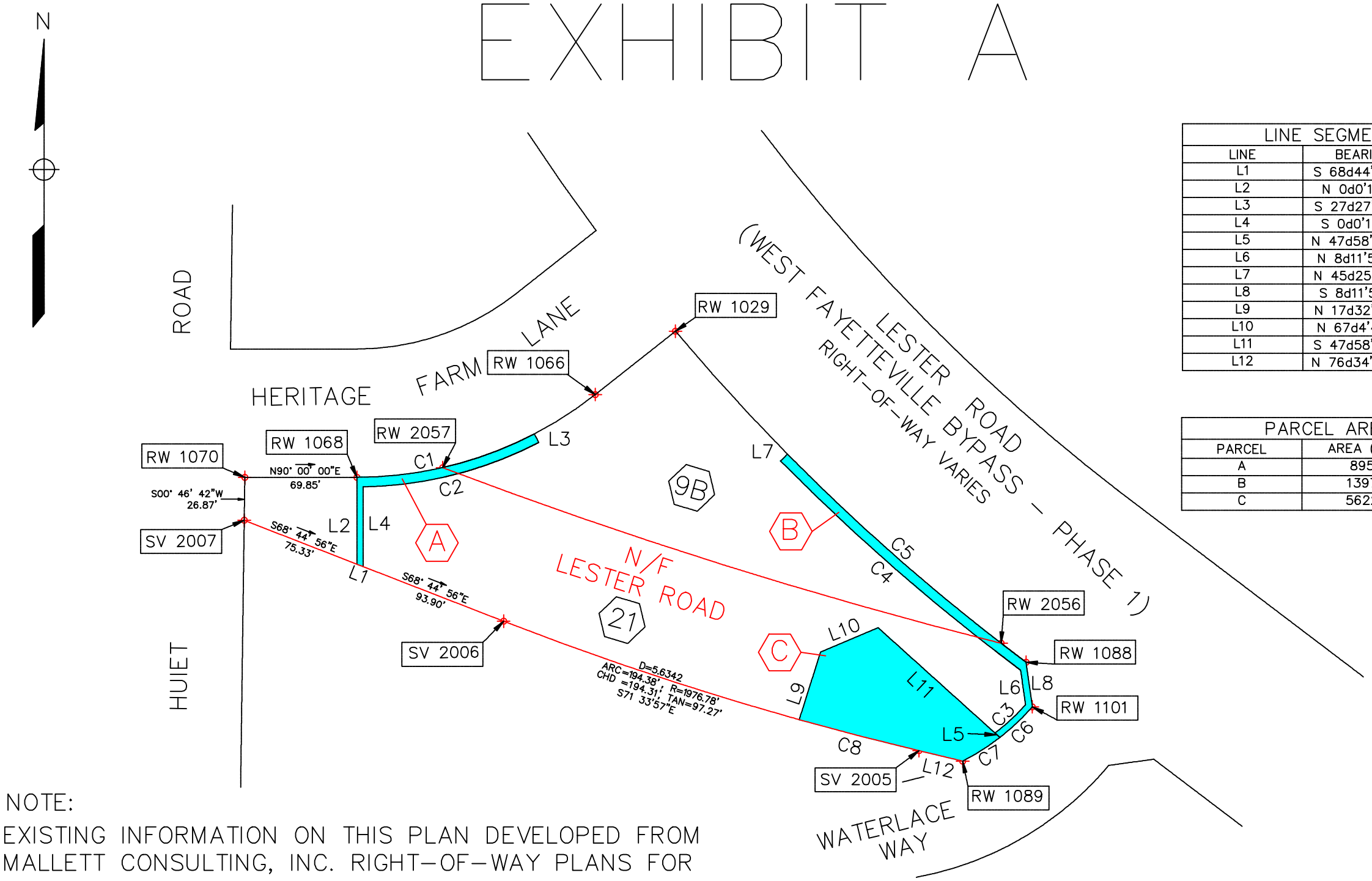
BOARD OF COMMISSIONERS
FAYETTE COUNTY, GEORGIA

_____
Herbert E. Frady, Chairman

ATTEST:

_____
Carol Chandler, County Clerk

EXHIBIT A



LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S 68d44'56" E	4.29
L2	N 0d0'17" E	54.17
L3	S 27d27'13" E	6.00
L4	S 0d0'17" W	49.76
L5	N 47d58'53" W	4.07
L6	N 8d11'58" W	21.72
L7	N 45d25'31" E	6.00
L8	S 8d11'58" E	28.06
L9	N 17d32'10" E	44.27
L10	N 67d4'45" E	38.94
L11	S 47d58'53" E	102.25
L12	N 76d34'33" W	27.95

PARCEL AREA TABLE		
PARCEL	AREA (SF)	AREA (ACRES)
A	895	0.021
B	1397	0.032
C	5622	0.129

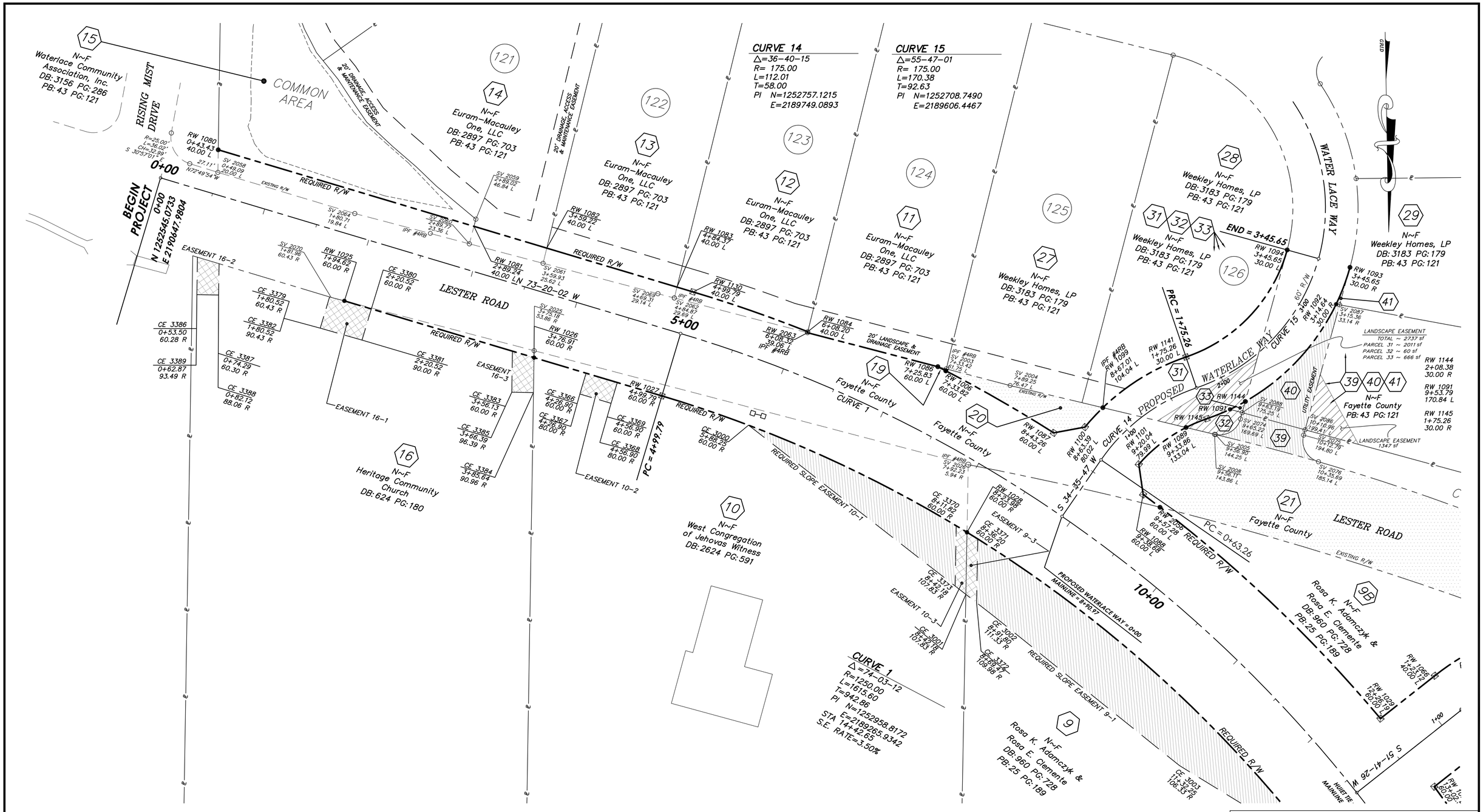
NOTE:

EXISTING INFORMATION ON THIS PLAN DEVELOPED FROM MALLETT CONSULTING, INC. RIGHT-OF-WAY PLANS FOR THE WEST FAYETTEVILLE BYPASS PROJECT DATED 11-14-07.

CURVE SEGMENT TABLE						
CURVE	ARC	CHORD BEARING	RADIUS	CHORD	TANGENT	DELTA
C1	115.05	N 76d16'2" E	240.00	113.95	58.65	27.4654
C2	113.92	S 75d48'6" W	246.00	112.91	58.00	26.5336
C3	26.04	N 47d6'43" E	141.00	26.00	13.06	10.5797
C4	198.83	N 48d54'11" W	1316.00	198.64	99.61	8.6568
C5	197.59	S 48d53'44" E	1310.00	197.40	98.98	8.6419
C6	27.92	S 46d35'47" W	145.00	27.88	14.00	11.0317
C7	27.54	S 57d33'13" W	145.00	27.50	13.81	10.8828
C8	77.25	N 75d30'9" W	1976.78	77.24	38.63	2.2389

RIGHT-OF-WAY ABANDONMENT PLAN FOR PARCELS A, B & C

PREPARED BY: FAYETTE COUNTY
DATE: FEBRUARY 17, 2011



REV. No.	DATE	DESCRIPTION	BY	APP'D
1	3-27-09	ADD TIEDOWN TO RISING MIST	JTB	
2	4-08-09	ADD CE 9-3, 9-4, 10-2, 10-3	SG	
3	4-21-09	ADD CE 16-2, 16-3	SG	
4	6-8-09	REV. ESM'T 9-3 & 10-3	JTB	
5	7-30-09	REV. ESM'T 9-1 & 10-1	RTD	
6	8/18/09	ADDED CEs 15-1 - 12-1	SG	
7	5-7-10	REV. WATERLACE ESM'Ts & PROP LINE	JTB	
8	6/10/10	ADD PARS. 31-33	SG	
9	6/25/10	PARCELS 32, 33, 39-41	SG	

SURVEYS PLUS, INC.
3565 SOUTH COBB DRIVE
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
FAX: (770) 444-9739
Cobb County Surveyor
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

Mallett Consulting, Inc.
101 DEVANT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377

WEST FAYETTEVILLE BYPASS - PHASE I
FOR
FAYETTE COUNTY, GEORGIA

RIGHT-OF-WAY PLAN

LAND LOT – 7,8,9,25,26 & 129
DISTRICT – 5TH, 7th
SECTION –
CITY –
COUNTY – FAYETTE
STATE – GEORGIA

DESIGN	MCI	SCALE	1" = 40'
DRAWN	RD, SG, JB	DATE	11/14/07
CHECK	DWJ	FILE NO.	05110-R28
APPROVED	DWJ	SHEET NO.	2 OF 21

Property Line Description Parcel 12

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at the curved intersection of the westerly right-of-way of Rising Mist Drive (50' R/W) and the southerly right-of-way of Lester Road (80' R/W);
Thence along said curved intersection to the left, an arc distance of 36.02 feet, said curve having a radius of 25.00 feet and being subtended by a chord of 32.99 feet, at North 30 degrees 57 minutes 01 seconds West, to a point on said southerly right-of-way;
Thence along said southerly right-of-way the following courses and distances:
North 72 degrees 49 minutes 54 seconds West, 27.11 feet to a point;
North 73 degrees 15 minutes 58 seconds West, 131.62 feet to a point;
North 75 degrees 10 minutes 38 seconds West, 288.74 feet to a point;
North 75 degrees 22 minutes 25 seconds West, 15.59 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence leaving said southerly right-of-way South 13 degrees 49 minutes 43 seconds West, 10.32 feet to a point;
Thence North 73 degrees 20 minutes 02 seconds West, 15.42 feet to a point;
Thence along a curve to the right, an arc distance of 111.88 feet, said curve having a radius of 1290.00 feet and being subtended by a chord of 111.84 feet, at North 70 degrees 50 minutes 58 seconds West, to a point;
Thence North 13 degrees 49 minutes 43 seconds East, 0.95 feet to a point on said southerly right-of-way;
Thence along said southerly right-of-way South 75 degrees 22 minutes 26 seconds East, 126.77 feet to a point, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.019 acre (842 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel 13

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at the curved intersection of the westerly right-of-way of Rising Mist Drive (50′ R/W) and the southerly right-of-way of Lester Road (80′ R/W);
Thence along said curved intersection to the left, an arc distance of 36.02 feet, said curve having a radius of 25.00 feet and being subtended by a chord of 32.99 feet, at North 30 degrees 57 minutes 01 seconds West, to a point on said southerly right-of-way;
Thence along said southerly right-of-way the following courses and distances:
North 72 degrees 49 minutes 54 seconds West, 27.11 feet to a point;
North 73 degrees 15 minutes 58 seconds West, 131.62 feet to a point;
North 75 degrees 10 minutes 38 seconds West, 179.31 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence leaving said southerly right-of-way South 13 degrees 49 minutes 43 seconds West, 14.40 feet to a point;
Thence North 73 degrees 20 minutes 02 seconds West, 125.15 feet to a point;
Thence North 13 degrees 49 minutes 43 seconds East, 10.32 feet to a point on said southerly right-of-way;
Thence along said southerly right-of-way the following courses and distances:
South 75 degrees 22 minutes 25 seconds East, 15.59 feet to a point;
South 75 degrees 10 minutes 38 seconds East, 109.43 feet to a point, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.036 acre (1548 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel 14

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at the curved intersection of the westerly right-of-way of Rising Mist Drive (50' R/W) and the southerly right-of-way of Lester Road (80' R/W);
Thence along said curved intersection to the left, an arc distance of 36.02 feet, said curve having a radius of 25.00 feet and being subtended by a chord of 32.99 feet, at North 30 degrees 57 minutes 01 seconds West, to a point on said southerly right-of-way;
Thence along said southerly right-of-way the following courses and distances:
North 72 degrees 49 minutes 54 seconds West, 27.11 feet to a point;
North 73 degrees 15 minutes 58 seconds West, 131.62 feet to a point;
North 75 degrees 10 minutes 38 seconds West, 109.12 feet to a point;
said point being the TRUE POINT OF BEGINNING;

Thence leaving said southerly right-of-way South 14 degrees 49 minutes 20 seconds West, 16.65 feet to a point;
Thence North 73 degrees 20 minutes 02 seconds West, 69.98 feet to a point;
Thence North 13 degrees 49 minutes 43 seconds East, 14.40 feet to a point on said southerly right-of-way;
Thence along said southerly right-of-way South 75 degrees 10 minutes 38 seconds East, 70.19 feet to a point, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.025 acre (1088 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel 15

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at the curved intersection of the westerly right-of-way of Rising Mist Drive (50′ R/W) and the southerly right-of-way of Lester Road (80′ R/W);
Thence along said curved intersection to the left, an arc distance of 36.02 feet, said curve having a radius of 25.00 feet and being subtended by a chord of 32.99 feet, at North 30 degrees 57 minutes 01 seconds West, to a point on said southerly right-of-way;
Thence North 72 degrees 49 minutes 54 seconds West, 27.11 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence leaving said southerly right-of-way South 00 degrees 52 minutes 12 seconds West, 20.78 feet to a point;
Thence North 73 degrees 20 minutes 02 seconds West, 245.81 feet to a point;
Thence North 14 degrees 49 minutes 20 seconds East, 16.65 feet to a point on said southerly right-of-way;
Thence along said southerly right-of-way the following courses and distances:
South 75 degrees 10 minutes 38 seconds East, 109.12 feet to a point;
South 73 degrees 15 minutes 58 seconds East, 131.62 feet to a point, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.108 acre (4700 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel 19 Lester Road Abandonment

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at the curved intersection of the westerly right-of-way of Rising Mist Drive (50′ R/W) and the southerly right-of-way of Lester Road (80′ R/W);
Thence along said curved intersection to the left, an arc distance of 36.02 feet, said curve having a radius of 25.00 feet and being subtended by a chord of 32.99 feet, at North 30 degrees 57 minutes 01 seconds West, to a point on said southerly right-of-way;
Thence along said southerly right-of-way the following courses and distances:
North 72 degrees 49 minutes 54 seconds West, 27.11 feet to a point;
North 73 degrees 15 minutes 58 seconds West, 131.62 feet to a point;
North 75 degrees 10 minutes 38 seconds West, 288.74 feet to a point;
North 75 degrees 22 minutes 25 seconds West, 266.37 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence continuing along said southerly right-of-way North 75 degrees 22 minutes 25 seconds West, 8.03 feet to a point;
Thence leaving said southerly right-of-way North 13 degrees 49 minutes 43 seconds East, 1.80 feet to a point;
Thence along a curve to the left, an arc distance of 8.26 feet, said curve having a radius of 1310.00 feet and being subtended by a chord of 8.26 feet, at South 62 degrees 47 minutes 14 seconds East, to a point, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.0002 acre (7 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel 20 Lester Road Abandonment

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at the curved intersection of the westerly right-of-way of Rising Mist Drive (50' R/W) and the southerly right-of-way of Lester Road (80' R/W);
Thence along said curved intersection to the left, an arc distance of 36.02 feet, said curve having a radius of 25.00 feet and being subtended by a chord of 32.99 feet, at North 30 degrees 57 minutes 01 seconds West, to a point on said southerly right-of-way;
Thence along said southerly right-of-way the following courses and distances:
North 72 degrees 49 minutes 54 seconds West, 27.11 feet to a point;
North 73 degrees 15 minutes 58 seconds West, 131.62 feet to a point;
North 75 degrees 10 minutes 38 seconds West, 288.74 feet to a point;
North 75 degrees 22 minutes 25 seconds West, 274.40 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence continuing along said southerly right-of-way the following courses and distances:
North 75 degrees 22 minutes 25 seconds West, 60.72 feet to a point;
North 76 degrees 34 minutes 33 seconds West, 87.80 feet to a point;
Thence leaving said southerly right-of-way along a curve to the left, an arc distance of 24.34 feet, said curve having a radius of 205.00 feet and being subtended by a chord of 24.33 feet, at North 42 degrees 35 minutes 53 seconds East, to a point;
North 79 degrees 35 minutes 34 seconds East, 29.21 feet to a point;
Thence along a curve to the left, an arc distance of 114.69 feet, said curve having a radius of 1310.00 feet and being subtended by a chord of 114.65 feet, at South 60 degrees 05 minutes 55 seconds East, to a point;
Thence South 13 degrees 49 minutes 43 seconds West, 1.80 feet to a point on said southerly right-of-way, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.060 acre (2633 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel 32

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at point of intersection of southerly right-of-way of Lester Road (80' R/W) and the easterly right-of-way of Huiet Road (R/W varies)
Thence along said southerly right-of-way the following courses and distances:

> **South 68 degrees 44 minutes 56 seconds East, 173.52 feet to a point;**
> **Along a curve to the left, an arc distance of 271.63 feet, said curve having a radius of 1976.78 feet and being subtended by a chord of 271.42 feet, at South 72 degrees 41 minutes 07 seconds East, to a point;**
> **South 76 degrees 34 minutes 33 seconds East, 0.96 feet to a point, said point being the TRUE POINT OF BEGINNING;**

Thence continuing along said southerly right-of-way South 76 degrees 34 minutes 33 seconds East, 26.98 feet to the point of intersection of said southerly right-of-way of Lester Road and the easterly right-of-way of Waterlace Way;
Thence leaving said southerly right-of-way and along a curve to the right, an arc distance of 20.93 feet, said curve having a radius of 145.00 feet and being subtended by a chord of 20.92 feet, at South 67 degrees 07 minutes 53 seconds West, to a point;
Thence along a curve to the left, an arc distance of 23.01 feet, said curve having a radius of 205.00 feet and being subtended by a chord of 23.00 feet, at South 68 degrees 03 minutes 07 seconds West, to a point;
Thence North 74 degrees 44 minutes 06 seconds West, 11.58 feet to a point on said easterly right-of-way of Waterlace Way;
Thence along said easterly right-of-way the following courses and distances:

> **North 15 degrees 26 minutes 30 seconds East, 6.03 feet to a point;**
> **Along a curve to the right, an arc distance of 30.71 feet, said curve having a radius of 20.00 feet and being subtended by a chord of 27.78 feet, at North 59 degrees 26 minutes 00 seconds East, to a point, said point being the TRUE POINT OF BEGINNING;**

Said tract or parcel of land contains 0.015 acre (666 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel 33

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at point of intersection of southerly right-of-way of Lester Road (80' R/W) and the easterly right-of-way of Huiet Road (R/W varies)
Thence along said southerly right-of-way the following courses and distances:

> **South 68 degrees 44 minutes 56 seconds East, 173.52 feet to a point;**
> **Along a curve to the left, an arc distance of 271.63 feet, said curve having a radius of 1976.78 feet and being subtended by a chord of 271.42 feet, at South 72 degrees 41 minutes 07 seconds East, to a point;**
> **South 76 degrees 34 minutes 33 seconds East, 0.96 feet to a point, said point being on the easterly right-of-way of Waterlace Drive (60' R/W);**

Thence along said easterly right-of-way the following courses and distances:

> **Along a curve to the right, an arc distance of 30.71 feet, said curve having a radius of 20.00 feet and being subtended by a chord of 27.78 feet, at South 59 degrees 26 minutes 00 seconds West, to a point;**
> **South 15 degrees 26 minutes 30 seconds West, 6.03 feet to a point, said point being the TRUE POINT OF BEGINNING;**

Thence leaving said easterly right-of-way South 74 degrees 44 minutes 06 seconds East, 11.58 feet to a point;
Thence along a curve to the left, an arc distance of 15.79 feet, said curve having a radius of 205.00 feet and being subtended by a chord of 15.78 feet, at South 62 degrees 37 minutes 50 seconds West to a point on said easterly right-of-way;
Thence along said easterly right-of-way North 15 degrees 26 minutes 30 seconds East, 10.69 feet to a point, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.001 acre (60 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

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Property Line Description Parcel 39 Waterlace Way Abandonment

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at point of intersection of southerly right-of-way of Lester Road (80' R/W) and the easterly right-of-way of Huiet Road (R/W varies)
Thence along said southerly right-of-way the following courses and distances:

South 68 degrees 44 minutes 56 seconds East, 173.52 feet to a point;
Along a curve to the left, an arc distance of 173.55 feet, said curve having a radius of 1976.78 feet and being subtended by a chord of 173.50 feet, at South 71 degrees 15 minutes 51 seconds East, to the point of intersection of said southerly right-of-way of Lester Road and the westerly right-of-way of Waterlace Way, said point being the TRUE POINT OF BEGINNING;

Thence continuing along the projected line of said southerly right-of-way the following courses and distances:

Along a curve to the left, an arc distance of 98.08 feet, said curve having a radius of 1976.78 feet and being subtended by a chord of 98.07 feet, at South 75 degrees 12 minutes 02 seconds East, to a point;
South 76 degrees 34 minutes 33 seconds East, 0.96 feet to the point of intersection of said southerly right-of-way of Lester Road and the easterly right-of-way of Waterlace Way;

Thence leaving said southerly right-of-way along said easterly right-of-way of Waterlace Way the following courses and distances:

Along a curve to the left, an arc distance of 30.71 feet, said curve having a radius of 20.00 feet and being subtended by a chord of 27.78 feet, at South 59 degrees 26 minutes 00 seconds West, to a point;
South 15 degrees 26 minutes 30 seconds West, 6.03 feet to a point;

Thence leaving said easterly right-of-way North 74 degrees 44 minutes 06 seconds West, 60.00 feet to a point on the westerly right-of-way of Waterlace Way;
Thence along said westerly right-of-way the following courses and distances:

North 15 degrees 26 minutes 30 seconds East, 5.07 feet to a point;
Along a curve to the left, an arc distance of 31.14 feet, said curve having a radius of 20.00 feet and being subtended by a chord of 28.09 feet, at North 29 degrees 10 minutes 07 seconds West, to a point, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.038 acre (1663 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel 40 Waterlace Way Abandonment

All that tract or parcel of land lying and being in Land Lot 7 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at point of intersection of southerly right-of-way of Lester Road (80' R/W) and the easterly right-of-way of Huiet Road (R/W varies)
Thence along said southerly right-of-way the following courses and distances:

> **South 68 degrees 44 minutes 56 seconds East, 173.52 feet to a point;**
> **Along a curve to the left, an arc distance of 173.55 feet, said curve having a radius of 1976.78 feet and being subtended by a chord of 173.50 feet, at South 71 degrees 15 minutes 51 seconds East, to the point of intersection of said southerly right-of-way of Lester Road and the westerly right-of-way of Waterlace Way;**

Thence along said westerly right-of-way the following courses and distances:

> **Along a curve to the right, an arc distance of 31.14 feet, said curve having a radius of 20.00 feet and being subtended by a chord of 28.09 feet, at South 29 degrees 10 minutes 07 seconds East, to a point;**
> **South 15 degrees 26 minutes 30 seconds West, 5.07 feet to a point, said point being the TRUE POINT OF BEGINNING;**

Thence leaving said westerly right-of-way South 74 degrees 44 minutes 06 seconds East, 60.00 feet to a point on the easterly right-of-way of Waterlace Way;
Thence along said easterly right-of-way South 15 degrees 26 minutes 30 seconds West, 10.69 feet to a point;
Thence leaving said easterly right-of-way along a curve to the left, an arc distance of 124.48 feet, said curve having a radius of 205.00 feet and being subtended by a chord of 122.57 feet, at South 43 degrees 01 minutes 45 seconds West, to a point;
Thence North 79 degrees 36 minutes 06 seconds West, 3.25 feet to a point on said westerly right-of-way of Waterlace drive;
Thence North 15 degrees 26 minutes 30 seconds East, 119.43 feet to a point, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.076 acre (3302 square feet) and is more accurately depicted in construction plans prepared by Mallet Consulting, Inc., dated 11-14-07.

Property Line Description Parcel A

All that tract or parcel of land lying and being in Land Lot 7 of the 7Th District , Fayette County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the southerly right-of-way of Lester Road (80′ R/W) and the easterly right-of-way of Huiet Road (R/W varies), Thence along said southerly right-of-way South 68 degrees 44 minutes 56 seconds East , 75.33 feet to a point; Said point being the TRUE POINT OF BEGINNING;

Thence leaving said right-of-way North 00 degrees 00 minutes 17 seconds East, 54.17 feet to a point;

Thence along a curve to the left, an arc distance of 115.05 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 113.95 feet at North 76 degrees 16 minutes 02 seconds East, to a point;

Thence South 27 degrees 27 minutes 13 seconds East, 6.00 feet to a point;

Thence along a curve to the right, an arc distance of 113.92 feet, said curve having a radius of 246.00 feet and being subtended by a chord of 112.91 feet at South 75 degrees 48 minutes 06 seconds West, to a point;

Thence South 00 degrees 00 minutes 17 seconds East, 49.76 feet to a point on said southerly right-of-way of Lester Road;

Thence along said right-of-way North 68 degrees 44 minutes 56 seconds West, 4.29 feet to a point;

Said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.021 acres (895 square feet) and is more accurately depicted on Exhibit A plan dated February 17, 2011, prepared by Fayette County from Right-of-Way plans prepared by Mallet Consulting Inc., dated 11-14-07.

Property Line Description Parcel B

All that tract or parcel of land lying and being in Land Lot 7 of the 7Th District , Fayette County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the southerly right-of-way of Lester Road (80' R/W) and the easterly right-of-way of Huiet Road (R/W varies), Thence along said southerly right-of-way South 68 degrees 44 minutes 56 seconds East , 173.52 feet to a point; thence along a curve to the left, an arc distance of 271.63 feet, said curve having a radius of 1,976.78 feet and being subtended by a chord of 271.42 feet, at South 72 degrees 41 minutes 07 seconds East, to a point; Thence along said southerly right-of-way South 76 degrees 34 minutes 33 seconds East, 27.95 feet to a point on said westerly right-of-way of Waterlace Way; Thence along said westerly right-of-way a curve to the left, an arc distance of 27.54 feet, said curve having a radius of 145.00 feet and being subtended by a chord of 27.50 feet at South 57 degrees 33 minutes 13 seconds West, to a point ; Said point being the TRUE POINT OF BEGINNING;

Thence leaving said right-of-way North 47 degrees 58 minutes 53 seconds West, 4.07 feet to a point;

Thence along a curve to the left, an arc distance of 26.04 feet, said curve having a radius of 141.00 feet and being subtended by a chord of 26.00 feet at North 47 degrees 06 minutes 43 seconds East, to a point ;

Thence North 08 degrees 11 minutes 58 seconds West, 21.72 feet to a point;

Thence along a curve to the right, an arc distance of 198.83 feet, said curve having a radius of 1,316.00 feet and being subtended by a chord of 198.64 feet at North 48 degrees 54 minutes 11 seconds East, to a point ;

Thence North 45 degrees 25 minutes 31 seconds East, 6.00 feet to a point on said westerly right-of-way of the West Fayetteville Bypass;

Thence along said right-of-way a curve to the left, an arc distance of 197.59 feet, said curve having a radius of 1,310.00 feet and being subtended by a chord of 197.40 feet at South 48 degrees 53 minutes 44 seconds East, to a point ;

Thence along said right-of-way of Waterlace Way South 08 degrees 11 minutes 58 seconds East, 28.06 feet to a point;

Thence along said right-of-way a curve to the right, an arc distance of 27.92 feet, said curve having a radius of 145.00 feet and being subtended by a chord of 27.88 feet at South 46 degrees 35 minutes 47 seconds West, to a point , Said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.032 acres(1,397 square feet) and is more accurately depicted on Exhibit A plan dated February 17, 2011, prepared by Fayette County from Right-of-Way plans prepared by Mallet Consulting Inc., dated 11-14-07.

Property Line Description Parcel C

All that tract or parcel of land lying and being in Land Lot 7 of the 7Th District , Fayette County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the southerly right-of-way of Lester Road (80' R/W) and the easterly right-of-way of Huiet Road (R/W varies), Thence along said southerly right-of-way South 68 degrees 44 minutes 56 seconds East , 173.52 feet to a point, thence along a curve to the left, an arc distance of 194.38 feet, said curve having a radius of 1,976.78 feet and being subtended by a chord of 194.31 feet, at South 71 degrees 33 minutes 57 seconds East, to a point, said point being the TRUE POINT OF BEGINNING;

Thence leaving said southerly right-of-way North 17 degrees 32 minutes 10 seconds East, 44.27 feet to a point;

Thence North 67 degrees 04 minutes 45 seconds East, 38.94 feet to a point;

Thence South 47 degrees 58 minutes 53 seconds East, 102.25 feet to a point on the westerly right-of-way of Waterlace Way;

Thence along said westerly right-of-way a curve to the right, an arc distance of 27.54 feet, said curve having a radius of 145.00 feet and being subtended by a chord of 27.50 feet at South 57 degrees 33 minutes 13 seconds West, to a point on the southerly right-of-way of Lester Road;

Thence along said southerly right-of-way North 76 degrees 34 minutes 33 seconds West, 27.95 feet to a point;

Thence along said southerly right-of-way a curve to the right, an arc distance of 77.25 feet, said curve having a radius of 1,976.78 feet and being subtended by a chord of 77.24 feet at North 75 degrees 30 minutes 09 seconds West, to a point;

Said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 0.129 acres (5,622 square feet) and is more accurately depicted on Exhibit A plan dated February 17, 2011, prepared by Fayette County from Right-of-Way plans prepared by Mallet Consulting Inc., dated 11-14-07.