

Recording Stamp Here:

Deed Preparation Only-No title Search Performed

**ROAD ABANDONMENT QUIT CLAIM DEED  
FOR A PORTION OF RICH OSBORNE ROAD**

**STATE OF GEORGIA  
COUNTY OF PAULDING**

Witnesseth that for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, the undersigned Grantor, **PAULDING COUNTY, GEORGIA**, by and through its Board of Commissioners, a political subdivision of the State of Georgia does hereby abandon unto the said, **CITY OF DALLAS, GEORGIA**, by and through its Mayor and Council, a political subdivision of the State of Georgia, hereinafter referred to as "Grantee," the following prescriptive right-of-way:

Located in Land Lot 161 of the 2<sup>nd</sup> District & 3<sup>rd</sup> Section of Paulding County, Georgia, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR MORE DETAILS

**WHEREAS**, said right of way was duly abandoned by an affirmative vote of the Board of Commissioners conducted at a public meeting for said political body and by the execution of this Abandonment Deed, the Grantor does hereby quit-claim and abandon to Grantee all of the existing prescriptive right-of-way of the abandoned road bed identified in Exhibit "A".

**WHEREAS**, said right of way was accepted by an affirmative vote of the City Council conducted at a public meeting for said political body and by the execution of this Abandonment Deed.

**TO HAVE AND TO HOLD**, the said conveyed premises and any rights Grantor has or may have in and to existing public rights of way are hereby conveyed unto Grantee.

**IN WITNESS WHEREOF**, the said Grantor has set his hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2026

PAULDING COUNTY, GEORGIA  
Grantor

\_\_\_\_\_  
BY: Michael Estes  
Chairman, Paulding County  
Board of Commissioners

\_\_\_\_\_  
Witness (SEAL)

Sworn to and subscribed before me  
This \_\_\_\_ day of \_\_\_\_\_, 2026

**IN WITNESS WHEREOF**, the Grantee hereto have caused these presents to be executed in its name this the \_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF DALLAS, GEORGIA  
Grantee

\_\_\_\_\_  
BY: James L. Kelly  
Mayor, City of Dallas

ATTEST:

TO DO AS FORM:

\_\_\_\_\_  
City Clerk – Tina Clark

\_\_\_\_\_  
Darrin Keaton – City Attorney

This the \_\_\_\_ day of \_\_\_\_\_, 2026 (SEAL)

“EXHIBIT A”

RICH OSBORNE ROAD PARTIAL ABANDONMENT

All that tract or parcel of land lying in Land Lot 161, 2nd District, 3<sup>rd</sup> Section, Paulding County, Georgia and being more particularly described as follows:

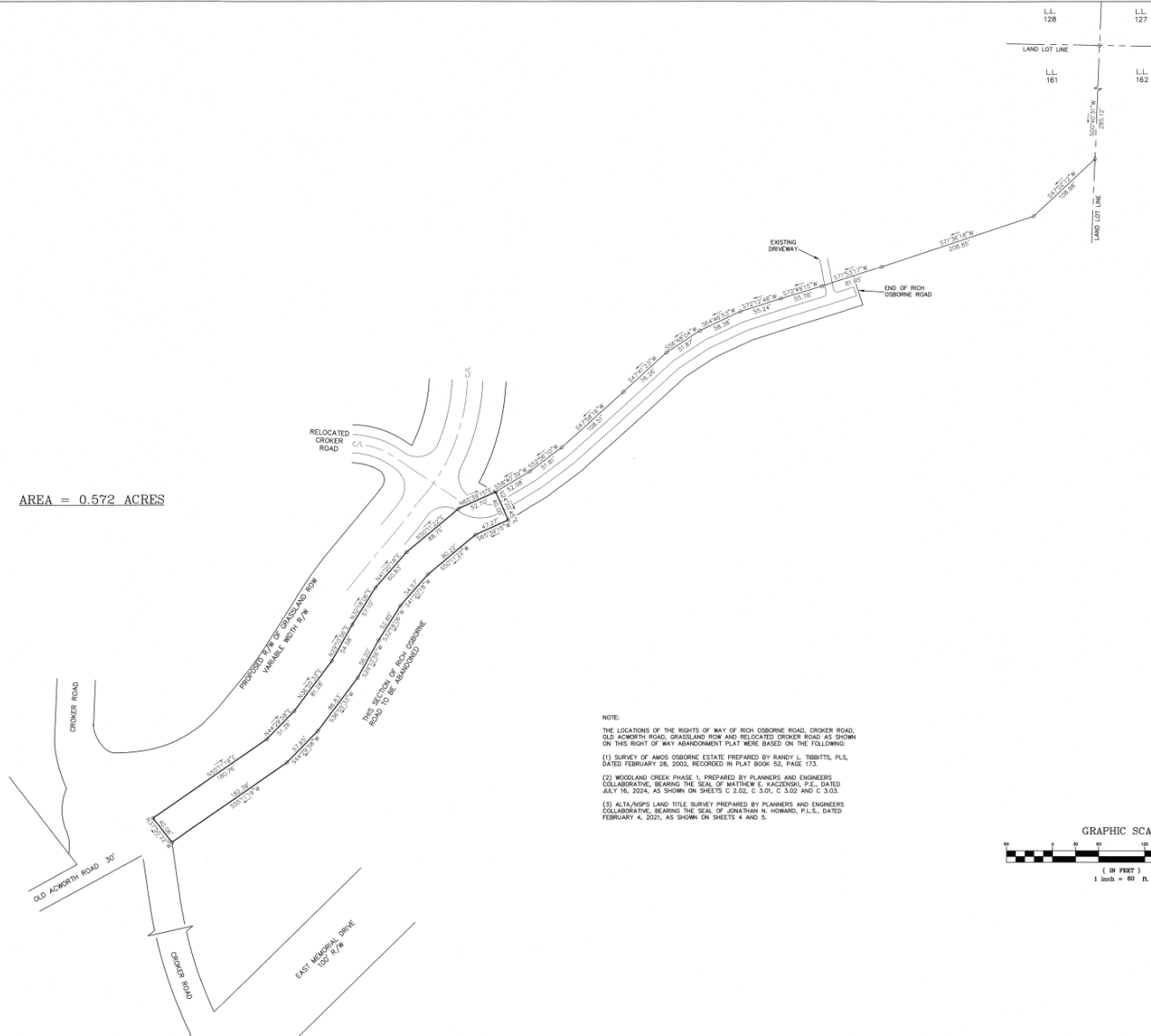
Commencing at a point, said point being a one half inch reinforcing rod found at the corner common to Land Lots 127, 128, 161 and 162; Thence running along the easterly line of Land Lot 161, South 00 degrees 40 minutes 31 seconds West, a distance of 285.12 feet to a one half inch reinforcing rod set; Thence leaving said easterly line of Land Lot 161 and running South 47 degrees 02 minutes 12 seconds West, a distance of 108.98 feet to a point; Thence South 71 degrees 36 minutes 18 seconds West, a distance of 208.85 feet to a point; Thence South 71 degrees 53 minutes 17 seconds West, a distance of 81.95 feet to a point; Thence South 72 degrees 49 minutes 15 seconds West, a distance of 55.78 feet to a point on the northwesterly margin of the right-of-way of Rich Osborne Road (a 40 foot public right-of-way); Thence running along the northwesterly margin of the right-of-way of Rich Osborne Road the following courses and distances: South 72 degrees 12 minutes 48 seconds West, a distance of 55.24 feet to a point; Thence South 64 degrees 46 minutes 53 seconds West, a distance of 58.38 feet to a point; Thence South 56 degrees 48 minutes 04 seconds West, a distance of 51.87 feet to a point; Thence South 47 degrees 41 minutes 23 seconds West, a distance of 76.26 feet to a point; Thence South 47 degrees 58 minutes 16 seconds West, a distance of 108.51 feet to a point; Thence South 52 degrees 56 minutes 10 seconds West, a distance of 51.81 feet to a point; Thence South 58 degrees 40 minutes 39 seconds West, a distance of 52.08 feet to a point and the TRUE POINT OF BEGINNING; The leaving said northwesterly margin of the right-of-way of Rich Osborne Road and crossing over to the southeasterly margin of the right-of-way of Rich Osborne Road, South 24 degrees 20 minutes 45 seconds East, a distance of 40.00 feet to a point; Thence running along said the southeasterly margin of the right-of-way of Rich Osborne Road, South 65 degrees 39 minutes 15 seconds West, a distance of 47.27 feet to a point; Thence South 50 degrees 11 minutes 22 seconds West, a distance of 80.22 feet to a point; Thence South 41 degrees 20 minutes 18 seconds West, a distance of 54.57 feet to a point; Thence South 32 degrees 18 minutes 06 seconds West, a distance of 52.85 feet to a point; Thence South 29 degrees 10 minutes 56 seconds West, a distance of 56.20 feet to a point;

Thence South 36 degrees 55 minutes 33 seconds West, a distance of 86.63 feet to a point; Thence South 44 degrees 29 minutes 58 seconds West, a distance of 57.65 feet to a point; Thence South 55 degrees 11 minutes 19 seconds West, a distance of 182.39 feet to a point on the easterly margin of the right-of-way of Croker Road (a 40 foot public right-of-way); Thence running along said easterly margin of the right-of-way of Croker Road, North 37 degrees 50 minutes 22 seconds West, a distance of 40.06 feet to a point on the northwesterly margin of the right-of-way of Rich Osborne Road; Thence running along the northwesterly margin of the right-of-way of Rich Osborne Road the following courses and distances: North 55 degrees 11 minutes 19 seconds East, a distance of 180.76 feet to a point; Thence North 44 degrees 29 minutes 58 seconds East, a distance of 51.26 feet to a point; Thence North 36 degrees 55 minutes 33 seconds East, a distance of 81.28 feet to a point; Thence North 29 degrees 10 minutes 56 seconds East, a distance of 54.58 feet to a point; Thence North 32 degrees 18 minutes 06 seconds East, a distance of 57.10 feet to a point; Thence North 41 degrees 20 minutes 18 seconds East, a distance of 60.83 feet to a point; Thence North 50 degrees 11 minutes 22 seconds East, a distance of 88.75 feet to a point; Thence North 65 degrees 39 minutes 15 seconds East, a distance of 52.70 to a point and the TRUE POINT OF BEGINNING.

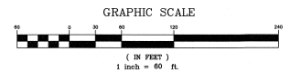
Said tract or parcel of land containing 0.572 Acres.



AREA = 0.572 ACRES



NOTE:  
 THE LOCATIONS OF THE RIGHTS OF WAY OF RICH OSBORNE ROAD, CROKER ROAD, OLD ACWORTH ROAD, GRASSLAND ROW AND RELOCATED CROKER ROAD AS SHOWN ON THIS RIGHT OF WAY ABANDONMENT PLAN WERE BASED ON THE FOLLOWING:  
 (1) SURVEY OF AMOS OSBORNE ESTATE PREPARED BY RANDY L. ROBERTS, P.L.S., DATED FEBRUARY 28, 2002, RECORDED IN PLAT BOOK 52, PAGE 173.  
 (2) WOODLAND CREEK PHASE 1, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, BEARING THE SEAL OF MATTHEW E. KACZOVSKI, P.E., DATED JULY 16, 2024, AS SHOWN ON SHEETS C 2.02, C 3.01, C 3.02 AND C 3.03.  
 (3) ALTA/NPS/LAND TITLE SURVEY PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, BEARING THE SEAL OF JONATHAN N. HOWARD, P.L.S., DATED FEBRUARY 4, 2021, AS SHOWN ON SHEETS 4 AND 5.



DATE: 04/23/26 DRAWN BY: CDI  
 SCALE: 1" = 60' CHECKED BY: WGR

DATE	DESCRIPTION	BY

**CARLTON RAKESSTRAW**  
 & ASSOCIATES  
 REGISTERED LAND  
 SURVEYORS  
 2203 CHARLES HARDY PARKWAY  
 DALLAS, TEXAS 75207  
 770 - 443 - 2200

RICH OSBORNE ROAD, RIGHT OF WAY  
 ABANDONMENT DRAWING FOR  
**THE CITY OF DALLAS**  
**GEORGIA**  
 LOCATED IN  
 LAND LOT 161, 2DN DISTRICT, 3RD SECTION,  
 PAULDING COUNTY, CITY OF DALLAS, GEORGIA

PROJECT NO.  
 24-034

PLOT FILE - 24-034A.DWG