

After Recording,
Please Return to:

Terry L. Miller
City Attorney
City of Dalton
Mitchell & Mitchell, P.C.
P.O. Box 668
Dalton, GA 30722

DEDICATION OF PUBLIC RIGHT OF WAY

STATE OF GEORGIA,
WHITFIELD COUNTY

IN CONSIDERATION of the sum of Ten And No/100 (\$10.00) Dollars and other valuable consideration, **HAMILTON HEALTH CARE SYSTEM, INC**, a Georgia non-profit corporation, does hereby sell, transfer and convey unto the **CITY OF DALTON**, a Georgia municipal corporation, a tract or parcel of land which is described on Exhibit "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD said lands and appurtenances unto said Grantee(s), its transferees and assigns in fee simple. This property is conveyed subject to all zoning ordinances, easements, restrictions and covenants of record insofar as the same may lawfully affect the above-described property.

AND THE SAID Grantor shall warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever. The said Grantor hereby dedicates all of Grantor's interest in said tract or parcel of land to public use.

IN WITNESS WHEREOF, Grantor(s) has hereunto set their hands and affixed its seal,
this ____ day of _____, 20__.

HAMILTON HEALTH CARE SYSTEM, INC.

UNOFFICIAL WITNESS

Authorized Officer

Its:_____

Signed, sealed and delivered this
____ day of _____,
20__ in the presence of:

Authorized Officer

NOTARY PUBLIC

Its:_____

EXHIBIT "A"

A tract or parcel of land lying and being in Land Lot 183 of the 12th District and 3rd Section of Whitfield County, Georgia and more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way of a newly constructed street to be designated "Jack Bandy Way" as shown on the hereinafter cited plat of survey with the westerly right of way of Elkwood Drive and thence proceed South 83 degrees 38 minutes 26 seconds West a distance of 57.15 feet to a point; thence on the southerly of the right of way of Jack Bandy Way with the arc of a curve whose arc and chord length are 14.33 feet on radius of 230.00 feet with chord bearing South 85 degrees 25 minutes 33 seconds West; thence continuing South 87 degrees 12 minutes 40 seconds West a distance of 180.56 feet to a point; thence on the southerly right of way of Jack Bandy Way with the arc of a curve whose arc length is 25.37 feet and chord length is 25.35 feet on radius of 170.00 feet with chord bearing of South 82 degrees 56 minutes 08 seconds West; thence South 78 degrees 39 minutes 36 seconds West a distance of 176.21 feet to a point; thence on the southerly right of way of Jack Bandy Way with the arc of a curve whose arc length is 50.48 feet and chord length is 50.38 feet on radius of 230.00 feet with chord bearing of South 84 degrees 56 minutes 50 seconds West; thence North 88 degrees 45 minutes 56 seconds West a distance of 81.04 feet to a point; thence South 46 degrees 16 minutes 26 seconds West a distance of 49.46 feet to a point on the easterly right of way of Broadrick Drive (a 60 foot right of way); thence North 01 degree 18 minutes 49 seconds East along the easterly right of way of Broadrick Drive (a 60 foot right of way) a distance of 130.00 feet to a point; thence South 43 degrees 43 minutes 34 seconds East a distance of 49.53 feet to a point; thence South 88 degrees 45 minutes 56 seconds East a distance of 80.86 feet to a point; thence along the arc of a curve on the northerly right of way of Jack Bandy Way whose arc length is 37.31 feet and whose chord length is 37.23 on a radius of 170.00 feet with a chord bearing of North 84 degrees 56 minutes 50 seconds East to a point; thence North 78 degrees 39 minutes 36 seconds East a distance of 176.21 feet to a point; thence along the arc of a curve on the northerly right of way of Jack Bandy Way whose arc length is 34.33 feet and whose chord length is 34.29 feet on a radius of 230.00 feet with a chord bearing of North 82 degrees 56 minutes 08 seconds East to a point; thence North 87 degrees 12 minutes 40 seconds East a distance of 180.56 feet to a point; thence along the arc of a curve on the northerly right of way of Jack Bandy Way whose arc length is 10.59 feet and whose chord length is 10.59 feet on a radius of 170.00 feet with chord bearing of North 85 degrees 25 minutes 33 seconds East to a point; thence North 83 degrees 38 minutes 26 seconds East a distance of 57.04 feet to a point on the westerly right of way of Elkwood Drive; and thence South 06 degrees 27 minutes 57 seconds East a distance of 60 feet to the POINT OF BEGINNING.

Said tract or parcel of land being 0.88 acre as shown on the plat of survey for Royal Oaks Community dated September 28, 2021 and recorded in Plat Cabinet _____, Slide _____ of the Whitfield County, Georgia Deed Records.