OPTION TO PURCHASE RIGHT OF WAY

GA DOT P.I. Number: <u>23008711A</u> Parcel #:

Tax Parcel ID #: 13079A C002

Property Location: 628 Linda Way Forest Park, GA 30297

GEORGIA, <u>Clayton</u> COUNTY

For and in consideration of the sum of One Dollar ($1.00), receipt whereof being acknowledged, the undersigned grants to the <u>City of Forest Park</u> an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 79 of the <u>13th</u> District, _____ Section or GMD ____ of <u>Clayton</u> County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of $<u>500.00</u>, the undersigned agrees to execute and deliver to the <u>City of Forest Park</u> fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

* * * * * * * * * * * * * * * * * * *

The following conditions are imposed upon the grant of this option:

1) This option shall extend for 90 days from this date.

2) The consideration recited is full payment for the rights conveyed.

    <u>N/A</u>   Square Feet or Acres of Right of Way

    <u>N/A</u>   Linear Feet of Limited Access

    <u>40</u>   Square Feet of Construction and Maintenance Easement

    <u>158</u>   Square Feet of Construction Easement

3) All Temporary Easements will terminate upon completion and acceptance of the same by the Department of Transportation.

4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.

5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this __19__ day of __September__, __2024__.

Signed, Sealed and Delivered
in the presence of:

_____   _____ (Seal)
Notary Public

                                             _____ (Seal)

LYRIC WEST
MY COMMISSION EXPIRES
NOTARY PUBLIC
04-02-2027
FULTON COUNTY, GA

1 of 2

OPTION TO PURCHASE RIGHT OF WAY

GA DOT P.I. Number: <u>23008711A</u> Parcel #:

Tax Parcel ID #: 13079A C002

Property Location: 628 Linda Way Forest Park, GA 30297

ACCEPTED BY:

_____   _____
LOCAL SPONSOR   (Date)

DOT 663-A-LG
Rev 08-2022

LEGEND

LL — LAND LOT
OTP — OPEN TOP PIPE
RB — REBAR
CTP — CRIMP TOP PIPE
-E- — OVERHEAD POWER LINE
sq ft — SQUARE FOOT
POB — POINT OF BEGINNING
RCP — REINFORCED CONCRETE PIPE
R/W — RIGHT-OF-WAY

AREA

🟩 TEMPORARY CONSTRUCTION EASEMENT
AREA = 158 SQ.FT

🟧 PERMANENT EASEMENT
AREA = 40 SQ.FT.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Parcel Line Table

Line #	Length	Direction
L1	1.29	N28° 01' 34.56"E
L2	3.72	S38° 50' 28. 10"E

N75°56'58"E 88.23
N76°37'10"E 92.55

TEMPORARY CONSTRUCTION EASEMENT
LOCATED N75°56'58"E 88.23 FEET
FROM THE CENTERLINE INTERSECTION
OF LYNDALE CIRCLE AND LINDA WAY

EXISTING R/W

_P.O.B._

PERMANENT EASEMENT LOCATED
N76°37'10"E 92.55 FEET
FROM THE CENTERLINE INTERSECTION
OF LYNDALE CIRCLE AND LINDA WAY

_P.O.B._

N/F
NATHANAEL T WOUBOU
628 LINDA WAY
TAX ID 13079A C002
DB 10005, PG 115

N05°09'04"W
5.69'

L=4.31
R=2520.00
CH=N89° 58' 05"W
CL=4.31

L=21.13
R=2520.00
CH=N89° 40' 44"W
CL=21.13

L=2.95
R=2520.00
CH=N89° 24' 18"W
CL=2.95

L 1
N84°50'56"E 18.27"
N84°50'56"E 28.27"

DRIVEWAY

PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PROPOSED SIDEWALK

L2
S05°09'04"E
8.39'

LINDA WAY
40' R/W WIDTH

(GA WEST ZONE)
GRID NORTH

REVISIONS

1.	ADDED PERMANENT EASEMENT	2-27-23
2.		
3.		
4.		
5.		

GEORGIA
REGISTERED
PROFESSIONAL
No. 2960
KEVIN M. BROWN
KMB

02/27/23
COA# LSF 000995

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT
NATHANAEL WOUBOU
628 LINDA WAY
TAX ID: 13079A C002

LOCATED IN:
LAND LOTS 79, 13TH LAND DISTRICT
CLAYTON COUNTY, GEORGIA

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS

SHEET NUMBER:
1 OF 1

DATE:	10-24-2022
SCALE:	1" = 10'
DRAWN BY:	CG
REVIEWED BY:	K. BROWN

P:\Projects\City of Forest Park\281,016 Linda Way (To No. 2021,04)\SURVEY\dwg\Linda Way=NATHANAEL WOUBOU = 628 LINDA WAY=EASE=I0.dwg, S 11X17, cgoes, Feb 27, 2023 = 12:36:05pm