

After filing, please return to:
Georgia Department of Transportation
Attn: Troy Hill
600 W. Peachtree Street
Atlanta, GA 30308

**STATE OF GEORGIA
COUNTY OF WALTON**

Parcel ID: Right of Way

QUITCLAIM DEED

THIS INDENTURE made this ____ day of _____, 2022, by **Walton County**, a political subdivision of the State of Georgia, and its successors and assigns, (hereinafter called “Grantor”) to the **Department of Transportation**, an Agency of the State of Georgia (hereinafter called “Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other goods and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents, bargain, sell, remise, release, and forever quitclaim to the Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in that certain property as described in attached Exhibit “A” and depicted on attached Exhibit “B” (the “Property”).

TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging, it being the intention of the Grantor to quitclaim its interest in the Property to Grantee.

TO HAVE AND TO HOLD the above-described property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF the said Grantor has signed and sealed this Deed the day and year above written.

Signed, Sealed, and Delivered
In the presence of:

Witness

_____(Seal)
David Thompson, Chairman
Walton County Board of Commissioners

Notary

Attest: Clerk
Walton County Board of Commissioners

Exhibit "A"

Right-of-Way of Davis Academy Road – Walton County

All that tract or parcel of land lying and being in the 1st Land District, GMD 418, Land Lots 73 and 74, Walton County, Georgia, and being more particularly described as follows:

Beginning at a point, said point being located at the southernmost intersection of the southern right-of-way line of Darel Drive (70' R/W), and the western right-of-way line of Davis Academy Road (80' R/W), said point also being THE TRUE POINT OF BEGINNING;

THENCE North 81 degrees 00 minutes 53 seconds East a distance of 100.83 feet to a point, said point being located on the eastern right-of-way line of Davis Academy Road;

THENCE traveling southeasterly along the eastern right-of-way line of Davis Academy Road, South 45 degrees 46 minutes 45 seconds East a distance of 14.95 feet to a point;

THENCE with the arc of a curve turning to the left, having an arc length of 254.78 feet, a radius of 875.00 feet, a chord length of 253.89 feet, and a chord bearing South 54 degrees 07 minutes 15 seconds East to a point;

THENCE South 62 degrees 27 minutes 46 seconds East a distance of 219.59 feet to a point;

THENCE with the arc of a curve turning to the right, having an arc length of 525.92 feet, a radius of 1185.92 feet, a chord length of 521.62 feet, and a chord bearing South 49 degrees 45 minutes 29 seconds East to a point;

THENCE South 37 degrees 03 minutes 13 seconds East a distance of 411.32 feet to a point;

THENCE South 37 degrees 22 minutes 05 seconds East a distance of 59.26 feet to a point;

THENCE South 37 degrees 22 minutes 05 seconds East a distance of 185.56 feet to a point;

THENCE with the arc of a curve turning to the left, having an arc length of 163.86 feet, a radius of 10885.71 feet, a chord length of 163.86 feet, and a chord bearing South 37 degrees 47 minutes 58 seconds East to a point, said point being located on the approximate county line of Walton County and Morgan County;

THENCE traveling southwesterly along the county line, South 31 degrees 15 minutes 56 seconds West a distance of 85.37 feet to a point, said point being located on the southwesterly right-of-way line of Davis Academy Road;

THENCE leaving said county line and traveling northwesterly along the right-of-way line of Davis Academy Road, with the arc of a curve turning to the right, having an arc length of 194.96 feet, a radius

of 10965.71 feet, a chord length of 194.96 feet, and a chord bearing North 37 degrees 52 minutes 39 seconds West to a point;

THENCE North 37 degrees 22 minutes 05 seconds West a distance of 185.56 feet to a point;

THENCE North 37 degrees 22 minutes 05 seconds West a distance of 59.26 feet to a point;

THENCE North 36 degrees 44 minutes 22 seconds West a distance of 88.41 feet to a point;

THENCE North 37 degrees 17 minutes 12 seconds West a distance of 113.69 feet to a 1/2" open top pipe found;

THENCE North 37 degrees 04 minutes 23 seconds West a distance of 199.93 feet to a 1/2" open top pipe found;

THENCE North 37 degrees 09 minutes 15 seconds West a distance of 33.04 feet to a point;

THENCE North 39 degrees 17 minutes 33 seconds West a distance of 56.27 feet to a point;

THENCE North 42 degrees 57 minutes 34 seconds West a distance of 81.17 feet to a point;

THENCE North 47 degrees 27 minutes 32 seconds West a distance of 90.22 feet to a point;

THENCE North 51 degrees 08 minutes 12 seconds West a distance of 52.58 feet to a point;

THENCE North 54 degrees 17 minutes 15 seconds West a distance of 56.84 feet to a point;

THENCE North 58 degrees 23 minutes 48 seconds West a distance of 63.60 feet to a point;

THENCE North 61 degrees 15 minutes 51 seconds West a distance of 86.50 feet to a point;

THENCE North 62 degrees 58 minutes 15 seconds West a distance of 89.06 feet to a point;

THENCE North 62 degrees 06 minutes 14 seconds West a distance of 85.22 feet to a point;

THENCE North 61 degrees 04 minutes 49 seconds West a distance of 56.03 feet to a point;

THENCE North 58 degrees 42 minutes 14 seconds West a distance of 60.10 feet to a point;

THENCE North 56 degrees 08 minutes 47 seconds West a distance of 60.55 feet to a point;

THENCE North 52 degrees 47 minutes 52 seconds West a distance of 47.49 feet to a point;

THENCE with the arc of a curve turning to the right, having an arc length of 154.92 feet, a radius of 994.93 feet, a chord length of 154.76 feet, and a chord bearing North 47 degrees 01 minutes 43 seconds West to a point, said point being THE TRUE POINT OF BEGINNING.

The above described tract contains 3.439 acres.

AND

Right-of-Way of Lynch Road – Walton County

All that tract or parcel of land lying and being in the 1st Land District, GMD 418, Land Lots 73, 74, and 75, Walton County, Georgia, and being more particularly described as follows:

Beginning at a point, said point being located at the southeasternmost intersection of the southwestern right-of-way line of Davis Academy Road (80' R/W), and the southeastern right-of-way line of Lynch Road (80' R/W), said point also being THE TRUE POINT OF BEGINNING;

THENCE traveling with the southeastern right-of-way line of Lynch Road, with the arc of a curve turning to the left, having an arc length of 121.14 feet, a radius of 5040.57 feet, a chord length of 121.13 feet, and a chord bearing South 30 degrees 25 minutes 27 seconds West to a point;

THENCE with a compound curve turning to the left, having an arc length of 27.38 feet, a radius of 5040.57 feet, a chord length of 27.37 feet, and a chord bearing South 29 degrees 34 minutes 48 seconds West to a point;

THENCE South 29 degrees 29 minutes 30 seconds West a distance of 430.81 feet to a point;

THENCE South 29 degrees 05 minutes 32 seconds West a distance of 225.62 feet to a point;

THENCE South 29 degrees 05 minutes 32 seconds West a distance of 346.64 feet to a point;

THENCE South 28 degrees 50 minutes 40 seconds West a distance of 1571.87 feet to a 1/2" open top pipe found;

THENCE South 28 degrees 30 minutes 06 seconds West a distance of 637.66 feet to a 1/2" rebar found;

THENCE South 29 degrees 01 minutes 04 seconds West a distance of 435.76 feet to a point;

THENCE South 27 degrees 14 minutes 06 seconds West a distance of 165.95 feet to a point;

THENCE South 22 degrees 45 minutes 50 seconds West a distance of 69.83 feet to a point;

THENCE South 16 degrees 52 minutes 13 seconds West a distance of 80.79 feet to a 1/2" open top pipe found;

THENCE South 13 degrees 18 minutes 15 seconds West a distance of 40.09 feet to a point;

THENCE South 34 degrees 44 minutes 03 seconds West a distance of 208.35 feet to a point, said point being located on the northeastern right-of-way line of Lynch Road;

THENCE traveling northeasterly along the right-of-way line of Lynch Road, with the arc of a curve turning to the right, having an arc length of 145.67 feet, a radius of 1949.71 feet, a chord length of 145.64 feet, and a chord bearing North 11 degrees 46 minutes 50 seconds East to a point;

THENCE North 13 degrees 55 minutes 16 seconds East a distance of 98.20 feet to a point;

THENCE North 16 degrees 26 minutes 06 seconds East a distance of 80.08 feet to a 1/2" rebar found;

THENCE North 22 degrees 45 minutes 50 seconds East a distance of 77.07 feet to a point;

THENCE North 27 degrees 14 minutes 06 seconds East a distance of 170.32 feet to a point;

THENCE North 29 degrees 01 minutes 04 seconds East a distance of 436.65 feet to a point;

THENCE North 28 degrees 30 minutes 06 seconds East a distance of 637.54 feet to a point;

THENCE North 28 degrees 50 minutes 40 seconds East a distance of 1572.28 feet to a point;

THENCE North 29 degrees 05 minutes 32 seconds East a distance of 595.21 feet to a 1/2" open top pipe found;

THENCE North 29 degrees 36 minutes 37 seconds East a distance of 298.35 feet to a 1/2" rebar found;

THENCE North 29 degrees 37 minutes 01 seconds East a distance of 294.37 feet to a point, said point being located on the southwestern right-of-way line of the aforementioned Davis Academy Road;

THENCE traveling with the right-of-way of Davis Academy Road, South 36 degrees 44 minutes 22 seconds East a distance of 88.41 feet to a point, said point being THE TRUE POINT OF BEGINNING.

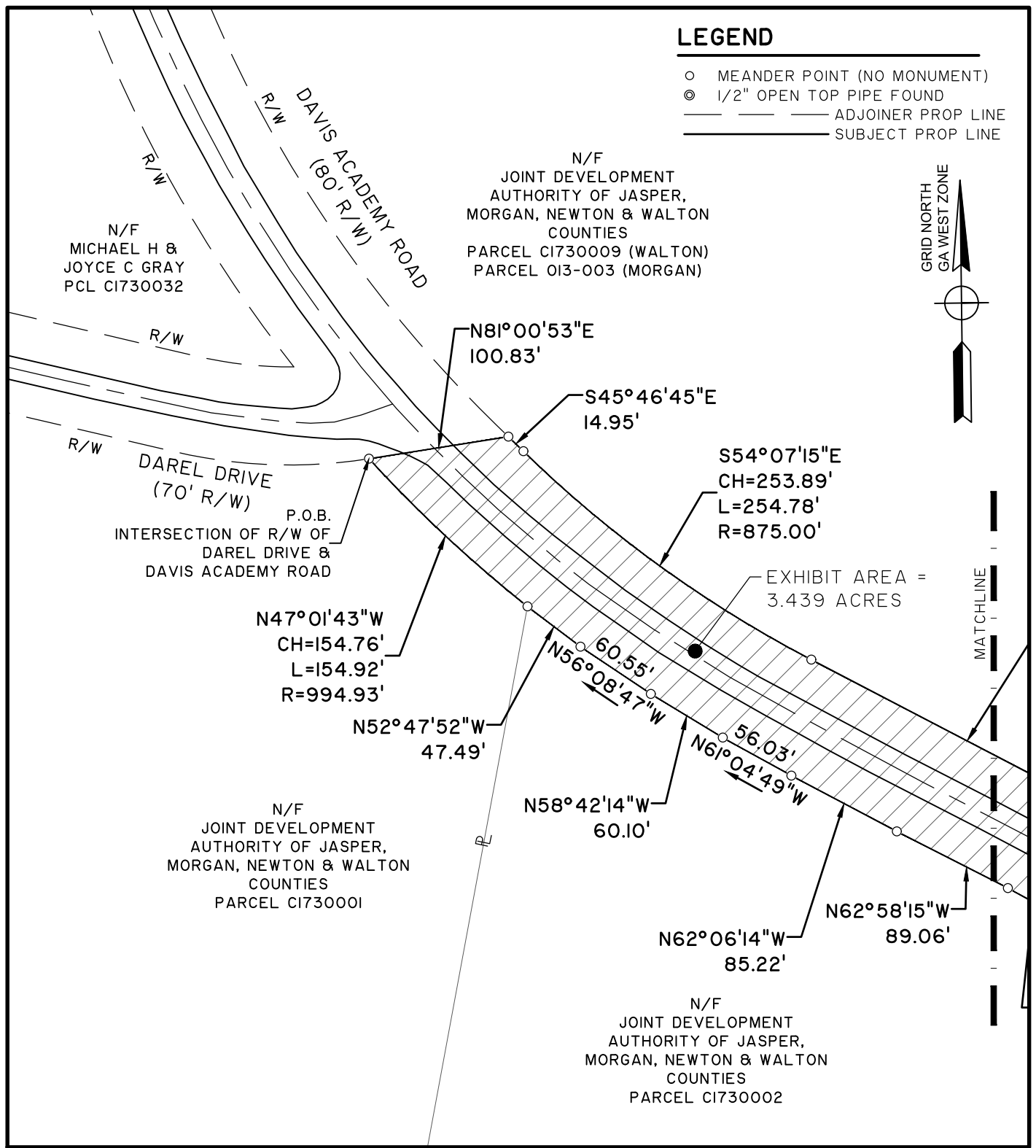
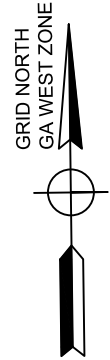
The above described tract contains 7.860 acres.

Exhibit "B"

Z:\29287\29287.0001\SURVEY\DWG\29287.0001 ROW ANNULMENTS.DWG - Jun 23, 2022 - 8:36 AM

LEGEND

- MEANDER POINT (NO MONUMENT)
- ⊙ 1/2" OPEN TOP PIPE FOUND
- ADJOINER PROP LINE
- SUBJECT PROP LINE



STANTON SPRINGS NORTH RIGHT-OF-WAY EXHIBIT

LOCATION: LAND LOTS 73, 74
 1ST DIST - GMD 418 - WALTON COUNTY, GEORGIA
 DATE: 06/21/22 DRAWN BY: DBS SHEET: 1 of 3
 JOB NUMBER: 29287.0001 REVIEWED BY: CCB SCALE: 1" = 100'

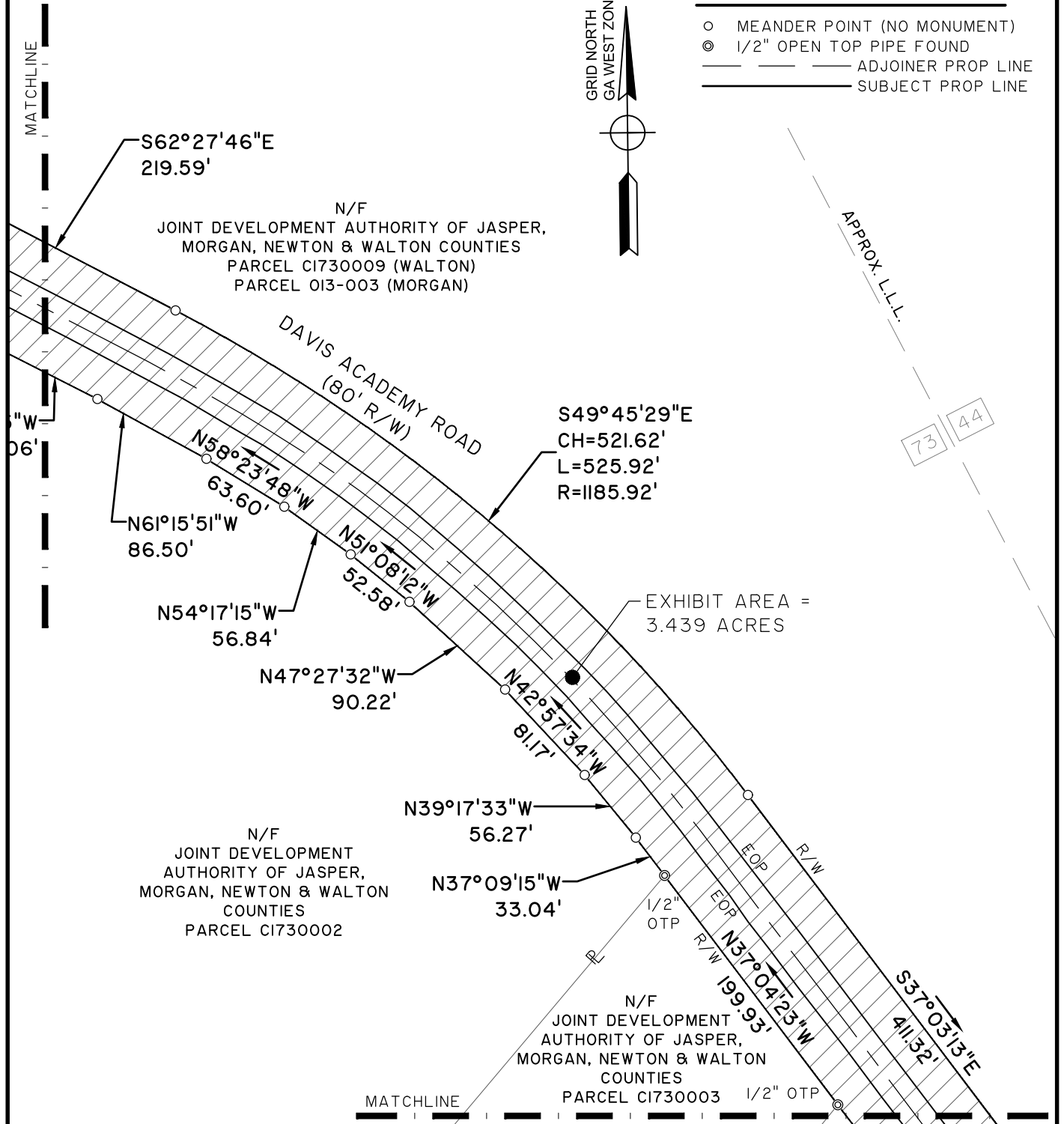
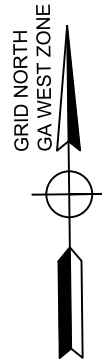


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LEGEND

- MEANDER POINT (NO MONUMENT)
- ⊙ 1/2" OPEN TOP PIPE FOUND
- ADJOINER PROP LINE
- SUBJECT PROP LINE



**STANTON SPRINGS NORTH
RIGHT-OF-WAY EXHIBIT**

LOCATION: LAND LOTS 73, 74
 1ST DIST - GMD 418 - WALTON COUNTY, GEORGIA
 DATE: 06/21/22 DRAWN BY: DBS SHEET: 2 of 3
 JOB NUMBER: 29287.0001 REVIEWED BY: CCB SCALE: 1" = 100'



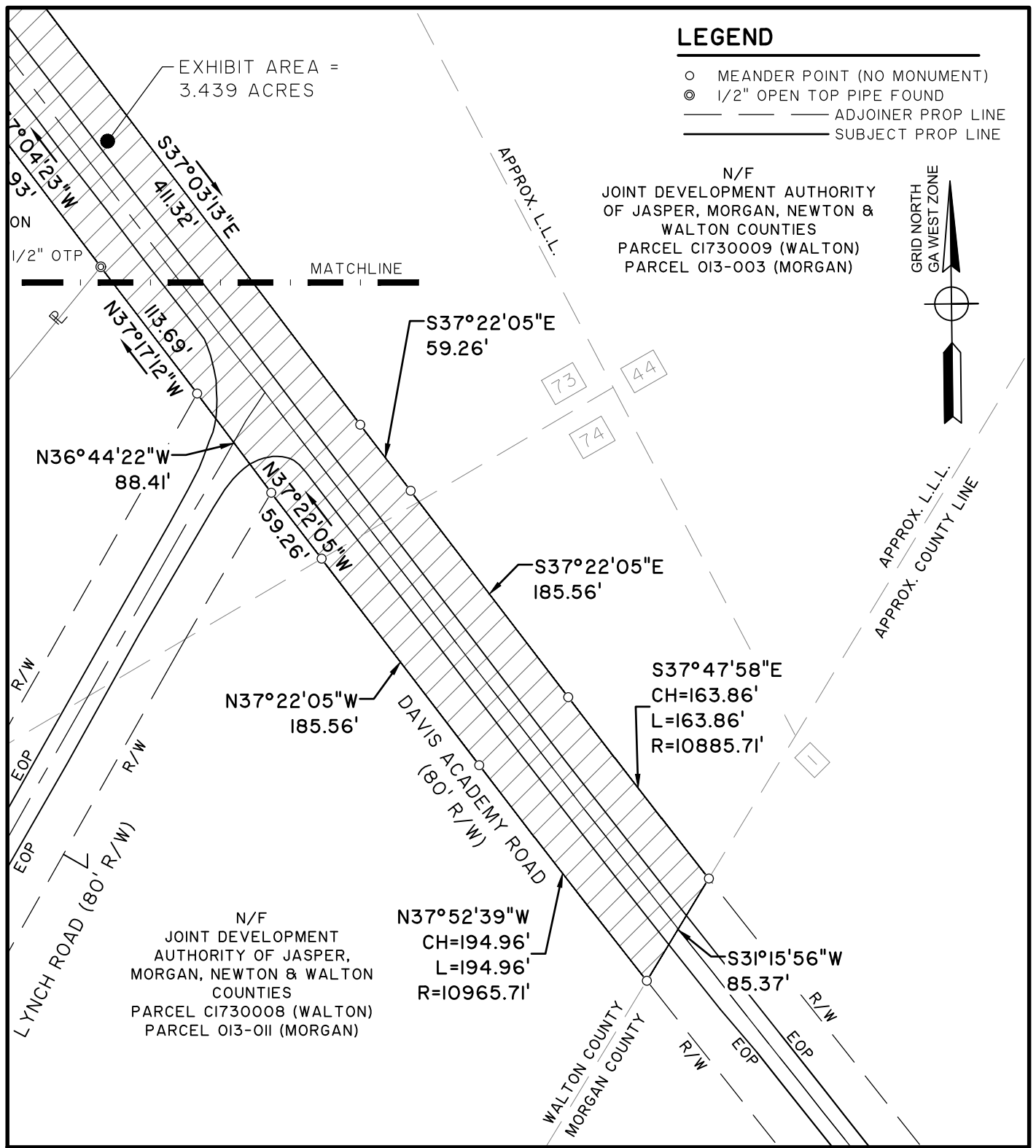
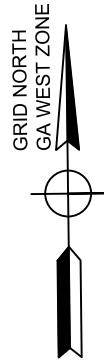
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LEGEND

- MEANDER POINT (NO MONUMENT)
- ⊙ 1/2" OPEN TOP PIPE FOUND
- ADJOINER PROP LINE
- SUBJECT PROP LINE

N/F
 JOINT DEVELOPMENT AUTHORITY
 OF JASPER, MORGAN, NEWTON &
 WALTON COUNTIES
 PARCEL C1730009 (WALTON)
 PARCEL 013-003 (MORGAN)



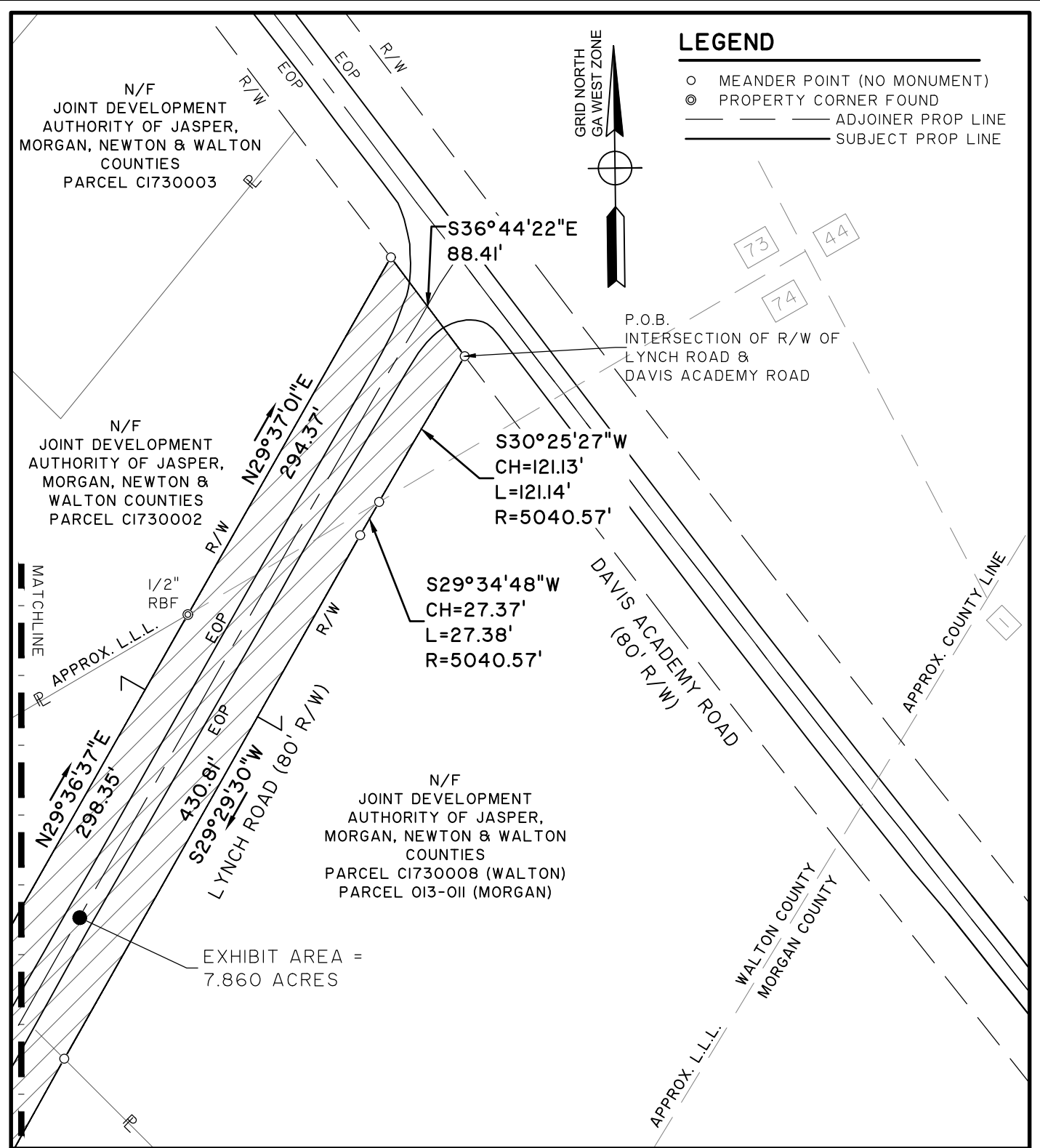
**STANTON SPRINGS NORTH
 RIGHT-OF-WAY EXHIBIT**

LOCATION: LAND LOTS 73, 74
 1ST DIST - GMD 418 - WALTON COUNTY, GEORGIA
 DATE: 06/21/22 DRAWN BY: DBS SHEET: 3 of 3
 JOB NUMBER: 29287.0001 REVIEWED BY: CCB SCALE: 1" = 100'



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STANTON SPRINGS NORTH RIGHT-OF-WAY EXHIBIT

LOCATION: LAND LOTS 73, 74, & 75
 1st DIST - GMD 418 - WALTON COUNTY, GEORGIA
 DATE: 06/21/22 DRAWN BY: DBS SHEET: 1 of 6
 JOB NUMBER: 29287.0001 REVIEWED BY: CCB SCALE: 1" = 100'

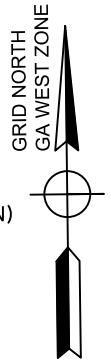


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LEGEND

- MEANDER POINT (NO MONUMENT)
- ⊙ PROPERTY CORNER FOUND
- ADJOINER PROP LINE
- SUBJECT PROP LINE



N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON & WALTON
COUNTIES
PARCEL CI730002

APPROX. L.L.L.
73
74

N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON &
WALTON COUNTIES
PARCEL CI730004

N/F
ALAN S VERNER
PCL CI730008 (WALTON)
PCL 013-011 (MORGAN)

N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON &
WALTON COUNTIES
PARCEL CI730007

N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON &
WALTON COUNTIES
PARCEL CI730005

LYNCH ROAD (80' R/W)

EXHIBIT AREA =
7.860 ACRES

N/F
JOINT DEVELOPMENT
AUTHORITY OF
JASPER,
MORGAN, NEWTON &
WALTON COUNTIES
PARCEL CI730005

74
11
WALTON COUNTY
MORGAN COUNTY

MATCHLINE

**STANTON SPRINGS NORTH
RIGHT-OF-WAY EXHIBIT**

LOCATION: LAND LOTS 73, 74, & 75
1st DIST - GMD 418 - WALTON COUNTY, GEORGIA
DATE: 06/21/22 DRAWN BY: DBS SHEET: 2 of 6
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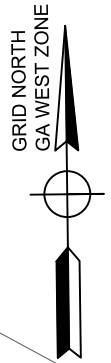


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LEGEND

- MEANDER POINT (NO MONUMENT)
- ⊙ PROPERTY CORNER FOUND
- ADJOINER PROP LINE
- SUBJECT PROP LINE



N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON &
WALTON COUNTIES
PARCEL C1730005

N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON & WALTON
COUNTIES
PCL C1730005A

N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON & WALTON
COUNTIES
PARCEL C1730006

EXHIBIT AREA =
7.860 ACRES

LYNCH ROAD (80' R/W)

N28°50'40"E
1572.28'

1571.87'
S28°50'40"W

MATCHLINE

APPROX. L.L.L.

WALTON COUNTY
MORGAN COUNTY

74
32
11

**STANTON SPRINGS NORTH
RIGHT-OF-WAY EXHIBIT**

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1st DIST - GMD 418 - WALTON COUNTY, GEORGIA
DATE: 06/21/22 DRAWN BY: DBS SHEET: 3 of 6
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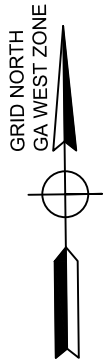


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LEGEND

- MEANDER POINT (NO MONUMENT)
- ⊙ PROPERTY CORNER FOUND
- ADJOINER PROP LINE
- SUBJECT PROP LINE



N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON &
WALTON COUNTIES
PARCEL C1730005

N/F
JOINT DEVELOPMENT
AUTHORITY OF JASPER,
MORGAN, NEWTON & WALTON
COUNTIES
PARCEL C174-0004 (WALTON)
PARCEL 013-007 (MORGAN)

EXHIBIT AREA =
7.860 ACRES

LYNCH ROAD (80' R/W)

N28°50'40"E
1572.28'

1571.87'
S28°50'40"W

1/2" OTP

APPROX. COUNTY LINE

WALTON COUNTY
MORGAN COUNTY

APPROX. L.L.L.

74
32

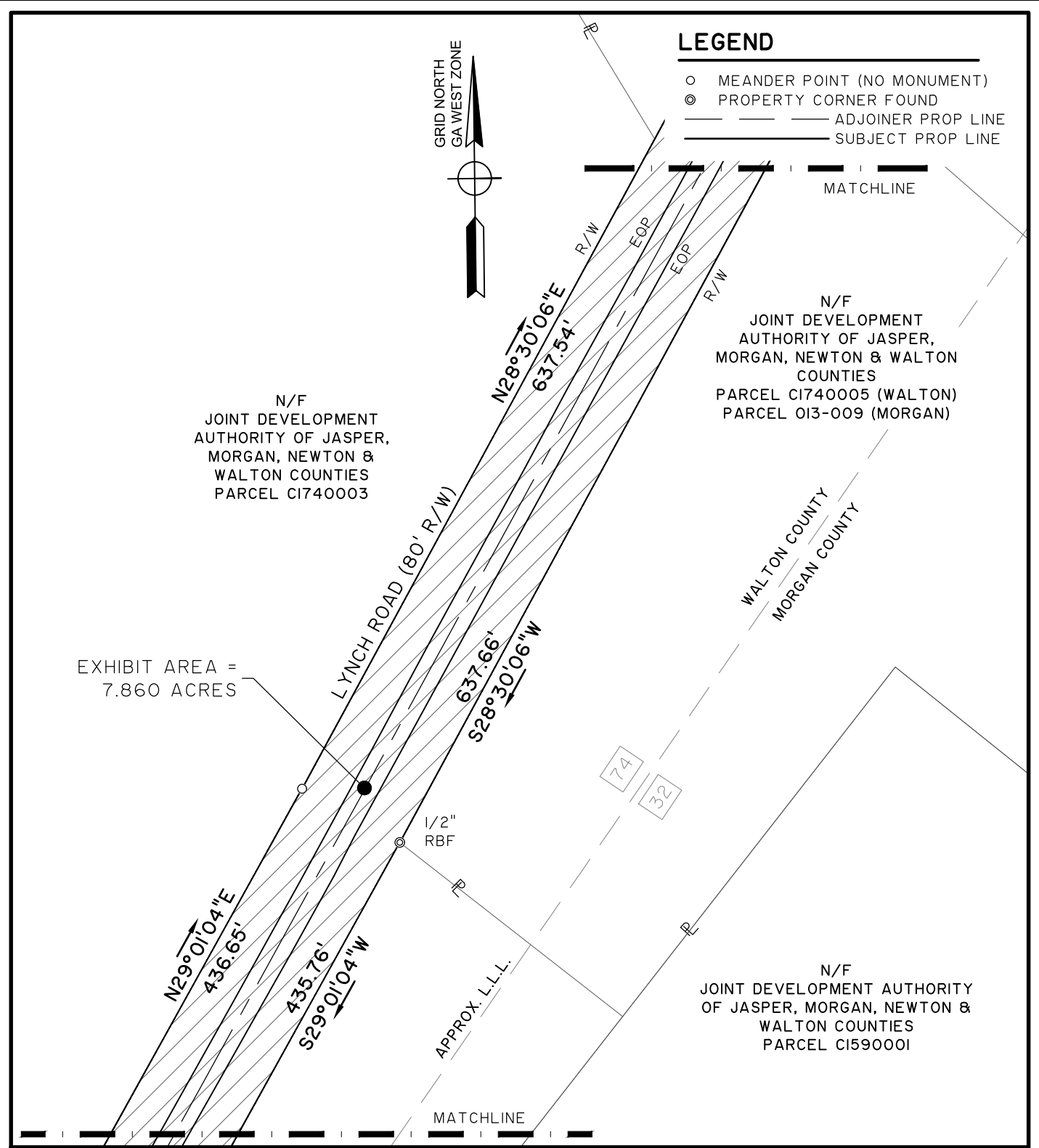
STANTON SPRINGS NORTH RIGHT-OF-WAY EXHIBIT

LOCATION: LAND LOTS 73, 74, & 75
1st DIST - GMD 418 - WALTON COUNTY, GEORGIA
DATE: 06/21/22 DRAWN BY: DBS SHEET: 4 of 6
JOB NUMBER: 29287.0001 REVIEWED BY: CCB SCALE: 1" = 100'



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STANTON SPRINGS NORTH RIGHT-OF-WAY EXHIBIT

LOCATION: LAND LOTS 73, 74, & 75
1st DIST - GMD 418 - WALTON COUNTY, GEORGIA
DATE: 06/21/22 DRAWN BY: DBS SHEET: 5 of 6
JOB NUMBER: 29287.0001 REVIEWED BY: CCB SCALE: 1" = 100'

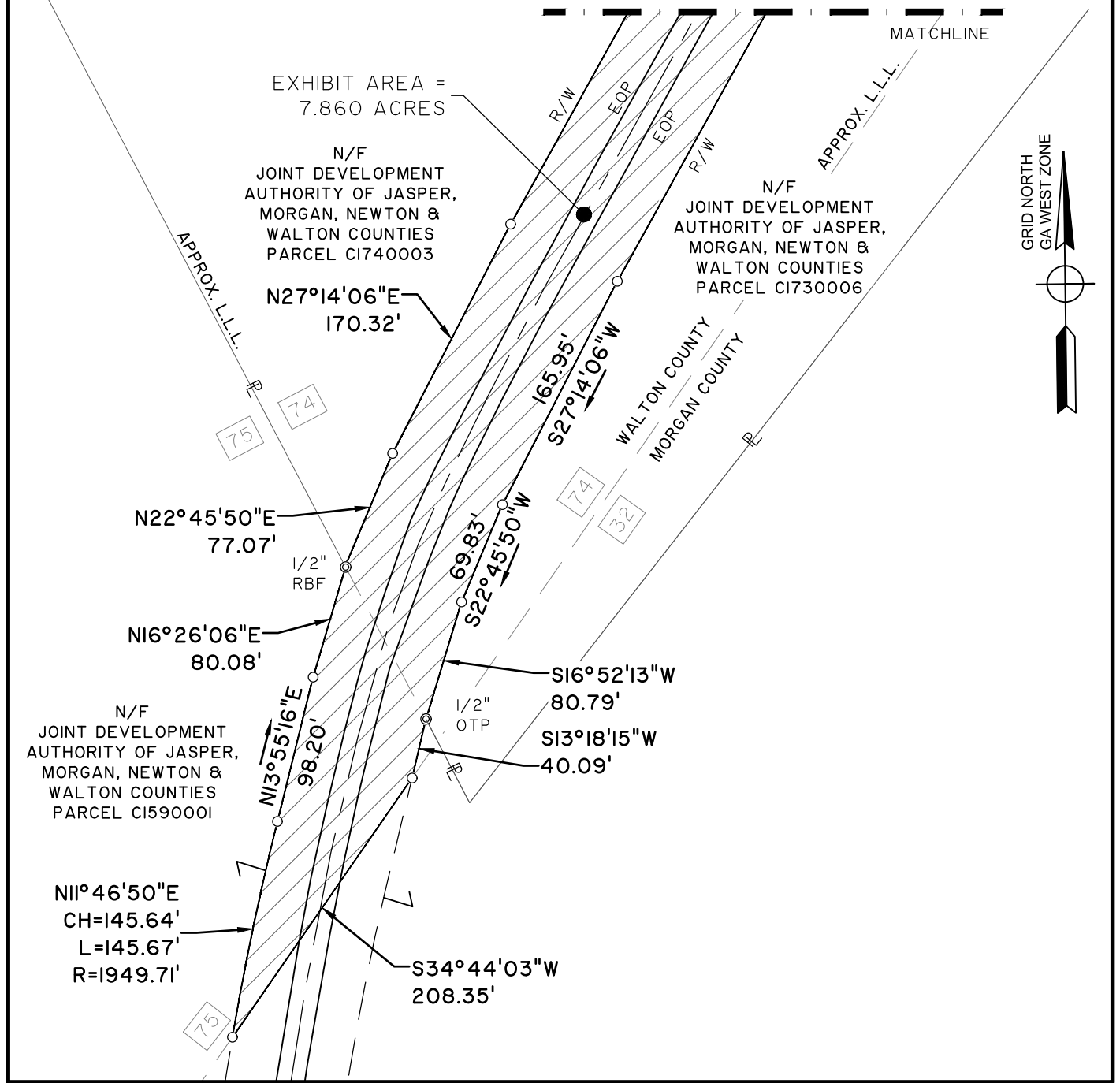


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