

301.99' ALONG R. W. TO S.A.R. OF THE INT. OF THE EAST H. W. OF BIG OAK TREE ROAD & THE SOUTH R. W. OF GA. S. R. 140

26.643 ACRES

SURVEYED FOR  
**BILLY J. ROWERS**  
 &  
**SUE B. ROWERS**

IN LAND LOT 77, 10TH DISTRICT 3RD SECTION,  
 BARTON COUNTY, GEORGIA  
 DATE 10-08-97 SCALE 1" = 100'

Dist. 47, 335 E.S.  
 J. B. BAYBERRY  
 C. OFFICE SURVEYOR  
 I. GEORGIA  
 I. SURVEYORS  
 No. 1111  
 Proceeds - 1/2 to State, 1/2 to County  
 10-17-97  
 10-17-97

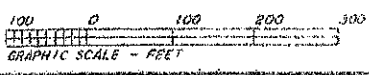
FIELD DATA:  
 CLOSURE: 1" IN 30,353  
 EQUIPMENT: TOPCON 610-905  
 ANGULAR ERROR: 0.8" PER ANGLE POINT  
 BEARINGS AND MAG. CAL. FROM ANGLES  
 TURNED  
 ADJUSTED USING LEAST SQUARES  
 PLAT CLOSURE 1" IN 100,000'

\*FEMA FLOOD HAZARD MAP (10/13/2008) DATE: SEPTEMBER 29, 1989, SHOWS THIS PROPERTY OUT OF FLOOD ZONE.

KINGST & KINNEY LAND SURVEYORS  
 170 ROLAND SPRINGS ROAD, SE  
 CARTERSVILLE, GEORGIA 30121  
 TELEPHONE: (770) 308-7095  
 OR (770) 308-6582



*Johnny R. Knight*



Survey is less and except .109 acres per Right of Way Deed

5

DOC# 008713  
FILED IN OFFICE  
06/19/2013 12:27 PM  
BK# 2624 PG: 23-27  
MELBA SCOGGINS  
CLERK OF SUPERIOR  
BARTOW COUNTY

*Melba Scoggins*

REAL ESTATE TRANSFER T  
AX  
PAID: \$0.00

Return To: The Hoyt Firm  
P.O. Box 5005  
Rome, GA 30162-5005

**GEORGIA DEPARTMENT OF TRANSPORTATION**

**RIGHT OF WAY DEED**

PT 01008-2013-002913

GEORGIA, BARTOW COUNTY

PROJECT NO. STP00-0004-00(915)  
P.I. NO. 0004915

THIS CONVEYANCE made and executed the 18 day of June 2013.

WITNESSETH that Billy Joe Rogers and Helen Sue Rogers, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in BARTOW County through which Widening and Reconstruction of SR 140, known as Project No. STP00-0004-00(915), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, 600 West Peachtree St., Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 73 of the 15th Land District of Bartow County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.109 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated March 23, 2011; revised January 4, 2013, said plat attached hereto and made a part of this deed as Exhibit "B".

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation said right being 0 linear feet.

Parcel No. 94

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered  
this 18 day of June  
2015 in the presence of

Walter Wolf  
Witness

Ann B. Case  
Notary Public

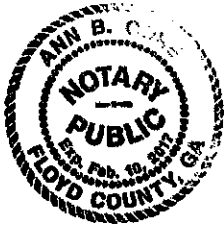
Billy Joe Rogers (L.S.)  
Billy Joe Rogers

Helen Sue Rogers (L.S.)  
Helen Sue Rogers

\_\_\_\_ (L.S.)

\_\_\_\_ (L.S.)

Parcel No. 94



DOT118  
Revised 1/00

## EXHIBIT "A"

PROJECT NO.: STP00-0004-00(915) Bartow County  
 P. I. NO.: 0004915  
 PARCEL NO.: 94  
 DATE OF R/W PLANS: March 23, 2011  
 REVISION DATE: January 04, 2013

Page 1 of 1

All that tract or parcel of land lying and being in Land Lot 73 of the 15th Land District of Bartow County, Georgia, being more particularly described as follows:

Beginning at a point 459.3 feet right of and opposite Station 279+67.37 on the construction centerline of SR 140 on Georgia Highway Project No. STP00-0004-00(915) ; running thence southwesterly 106.159 feet along the arc of a curve (said curve having a radius of 200.000 feet and a chord distance of 104.917 feet on a bearing of S 4°09'28.3" W) to the point 545.93 feet right of and opposite station 279+08.18 on said construction centerline laid out for SR 140; thence S 19°21'12.1" W a distance of 41.04 feet to a point 572.69 feet right of and opposite station 278+79.63 on said construction centerline laid out for SR 140; thence southwesterly 40.588 feet along the arc of a curve (said curve having a radius of 484.283 feet and a chord distance of 40.576 feet on a bearing of S 16°56'07.4" W) to the point 600.56 feet right of and opposite station 278+58.92 on said construction centerline laid out for SR 140; thence N 75°27'56.2" W a distance of 29.55 feet to a point 580.30 feet right of and opposite station 278+43.80 on said construction centerline laid out for SR 140; thence northeasterly 14.591 feet along the arc of a curve (said curve having a radius of 463.538 feet and a chord distance of 14.591 feet on a bearing of N 16°23'01.8" E) to the point 569.97 feet right of and opposite station 278+61.11 on said construction centerline laid out for SR 140; thence N 18°21'41.9" E a distance of 113.79 feet to a point 494.02 feet right of and opposite station 279+22.11 on said construction centerline laid out for SR 140; thence northeasterly 45.938 feet along the arc of a curve (said curve having a radius of 163.392 feet and a chord distance of 45.787 feet on a bearing of N 8°53'39.2" E) to the point 458.48 feet right of and opposite station 279+50.97 on said construction centerline laid out for SR 140; thence N 62°41'57.2" E a distance of 16.42 feet back to the point of beginning. Containing 0.109 acres more or less.

# EXHIBIT B

