

STATE OF GEORGIA

COUNTY OF FULTON

December 27, 2010

**RESOLUTION TO ACCEPT AND APPROVE CERTAIN DOCUMENTS RELATING TO
THE PURCHASE AND EXCHANGE OF CERTAIN PROPERTY ON OXBO ROAD**

WHEREAS, the City of Roswell, a municipal corporation of the State of Georgia, purchased and exchanged property at 15 Oxbo on October 28, 2010; and

WHEREAS, there remain three documents related to such purchase and exchange of property which need to be approved or accepted by the City to complete such transaction:

NOW, THEREFORE, the Mayor and Council do hereby adopt a Resolution as follows:

1.

The Mayor and Council hereby approve the Boundary Line Agreement between the City and Leslie Ann Reed/aka Leslie Ann Steven, a copy of which is attached hereto as Exhibit "A" and incorporated herein; and

2.

The Mayor and Council hereby accept the Quitclaim Deed between Leslie Ann Reed/aka Leslie Ann Steven, Grantor and the City of Roswell, Grantee, a copy of which is attached hereto as Exhibit "B" and incorporated herein; and

3.

The Mayor and Council hereby grant the Quitclaim Deed between the City of Roswell, Grantor and Leslie Ann Reed/aka Leslie Ann Steven, Grantee, a copy of which is attached hereto as Exhibit "C" and incorporated herein.

4.

The Mayor and/or the City Administrator, with approval of the City Attorney, are authorized, on behalf of the City of Roswell, Georgia, to execute the necessary documents to finalize the matters set forth above.

The above Resolution was read and approved by the Mayor and Council of the City of Roswell, Georgia on the 27th day of December, 2010.

SIGNATURES ON FOLLOWING PAGE

Attest:

Sue H. Creel, City Clerk
(Seal)

Councilmember Jerry Orlans

Councilmember Betty Price

Councilmember Kent Igleheart

Jere Wood, Mayor

Councilmember Rebecca Wynn

Councilmember Richard Dippolito

Councilmember Nancy Diamond

Document prepared by and when
recorded return to:

Polatty & Sullivan
P.O. Box 396
Roswell, Georgia 30075

POLATTY & SULLIVAN
Attorneys at Law

965 Canton Street
Roswell, Georgia 30075
(770) 992-3480

Public Square
Dawsonville, Ga. 30534
(706) 265-3281

BOUNDARY LINE AGREEMENT

AGREEMENT made this _____ day of _____, 2010, by and between the CITY OF ROSWELL, a Municipal Corporation of the State of Georgia, party of the first part, and LESLIE ANN REED, formerly known as LESLIE ANN STEVEN, party of the second part:

WITNESSETH:

WHEREAS, the said party of the first part is the fee owner of that certain plot of land situated, lying, and being in Land Lot 415 of the 1st District, 2nd Section of Fulton County, Georgia, as more fully described on Exhibit "A" attached hereto (Parcel "A");

WHEREAS, the party of the second part is the fee owner of that certain plot of land situated, lying, and being in Land Lots 384 and 415 of the 1st District, 2nd Section of Fulton County, Georgia, as more fully described on Exhibit "B" attached hereto (Parcel "B");

WHEREAS, Parcel A and Parcel B are adjoining and a question has arisen as to the exact location of the boundary line between the respective lands of the parties and they are desirous of fixing and making said boundary line more certain and definite;

NOW THEREFORE, in consideration of the premises and the sum of \$1.00 by each to the other in hand paid, the receipt whereof is hereby acknowledged, the parties hereto do for themselves, their respective heirs, legal representatives, successors, and assigns, covenant, consent, and agree that the boundary line between the lands of the parties shall be and hereby is declared to be as described on Exhibit "C" attached hereto.

AND, the parties do grant, release, and forever quit-claim each to the other, as follows:

1. The party of the first part does hereby grant, release, and forever quit-claim unto the party of the second part, its heirs, successors, and assigns forever, all and singular, the land and premises owned by it lying on Parcel "B"'s side of the boundary line as hereinbefore fixed and determined, together with the appurtenances and all the estate and rights of the said party of the first party in and to the said premises, to have and to hold the same unto the party of the second part, its heirs, successors, and assigns forever.

2. The party of the second part does grant, release, and forever quit-claim unto the party of the first part, its heirs, successors and assigns forever, all and singular, the land and premises owned by the party of the second part, lying on Parcel "A"'s side of the boundary line as hereinbefore fixed and determined, together with the appurtenances and all the estate and rights of the party of the second party, in and to the said premises, to have and to hold the same unto the said party of the first part, its heirs, successors, and assigns forever.

3. In furtherance of this Boundary Line Agreement, the parties hereto are executing quitclaim deeds simultaneously herewith which have a common boundary as set forth in this Agreement.

IN WITNESS WHEREOF, the parties of the first and second parts have hereunto set their hands and seals the day and year first above written.

Party of the First Part:

CITY OF ROSWELL, a Municipal Corporation of the State of Georgia

By: _____ (SEAL)

Attest: _____ (SEAL)

Party of the Second Part:

Leslie Ann Reed (SEAL)
LESLIE ANN REED

Leslie Ann Steven (SEAL)
f/k/a LESLIE ANN STEVEN

Witness

Notary Public
My Comm. Exp.: _____
Date Notarized: _____
(SEAL)

Rayell W. Strubel
Kimberly Ann Webb

Witness

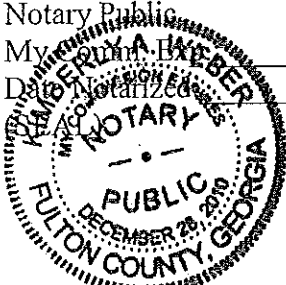
Notary Public
My Comm. Exp.: 12-28-2010
Date Notarized: 12-7-2010


EXHIBIT "A"

PARCEL "A"

All that tract or parcel of land lying and being in Land Lot 415 of the 1st District, 2nd Section of Fulton County, Georgia, being within the city limits of Roswell, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the West line of Land Lot 415 with the South right-of-way of Oxbo Road and going thence along the South right-of-way of Oxbo Road South 63 degrees 20 minutes 06 seconds East 121.25 feet to an iron pin set; going thence along the South right-of-way of Oxbo Road in a Southeasterly direction an arc distance of 80.13 feet with a radius of 400.00 feet, subtended by a chord with a bearing of South 66 degrees 10 minutes 25 seconds East and a distance of 80.00 feet to an iron pin set; thence leaving the South right-of-way of Oxbo Road and going thence South 00 degrees 30 minutes 53 seconds East 129.74 feet to an iron pin set, which iron pin set is located at the Northeast corner of property now owned by Grantor herein and shown on plat of survey for Dan Jarvis & Leslie Jarvis by Peter J. Pietra, Surveyor, dated May 19, 1997; going thence in a Westerly and Northerly direction along Grantor's North boundary line the following courses and distances: South 88 degrees 16 minutes 53 seconds West 90.10 feet to an iron pin set; North 85 degrees 38 minutes 29 seconds West 40.40 feet to an iron pin set; North 01 degrees 39 minutes 01 seconds East 18.00 feet to an iron pin set; North 69 degrees 10 minutes 26 seconds West 57 feet to a point on the West line of Land Lot 415; thence leaving Grantor's North boundary line and going along the West line of Land Lot 415 North 00 degrees 30 minutes 20 seconds West 168.81 feet to an iron pin set located at the intersection of the West line of Land Lot 415 with the South right-of-way of Oxbo Road, which iron pin set is the POINT OF BEGINNING.

EXHIBIT "B"

PARCEL "B"

All that tract or parcel of land lying and being in Land Lots 384 and 415 of the 1st District, 2nd Section of Fulton County, Georgia, being within the city limits of Roswell, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the North right-of-way of Maple Street (30-foot right-of-way), which point is located 150.87 feet East of the intersection of the East right-of-way of North Atlanta Street (52-foot right-of-way) with the North right-of-way of Maple Street, as measured along the North right-of-way of Maple Street; thence leaving the North right-of-way of Maple Street and going North 15 degrees 27 minutes 00 seconds East 214.83 feet to an iron pin; going thence South 69 degrees 10 minutes 26 seconds East 158.40 feet to an iron pin set; going thence South 01 degrees 39 minutes 01 seconds West 18.00 feet to an iron pin set; going thence South 85 degrees 38 minutes 29 seconds East 40.40 feet to an iron pin found; going thence North 88 degrees 16 minutes 53 seconds East 90.10 feet to an iron pin set; going thence South 00 degrees 47 minutes 25 seconds East 155.00 feet to an iron pin set on the North right-of-way of Maple Street; going thence along the North right-of-way of Maple Street North 86 degrees 10 minutes 00 seconds West 338.00 feet to an iron pin found, which iron pin found is the POINT OF BEGINNING.

The above-described property is more fully shown on plat of survey for Dan Jarvis & Leslie Jarvis by Peter J. Pietra, Surveyor, dated May 19, 1997.

EXHIBIT "C"

All that tract or parcel of land lying and being in Land Lot 415 of the 1st District, 2nd Section of Fulton County, Georgia, being within the city limits of Roswell, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, start at a point on the North right-of-way of Maple Street (30-foot right-of-way), which point is located 150.87 feet East of the intersection of the East right-of-way of North Atlanta Street (52-foot right-of-way) with the North right-of-way of Maple Street, as measured along the North right-of-way of Maple Street; go thence along the North right-of-way of Maple Street South 86 degrees 10 minutes 00 seconds East 338.00 feet to an iron pin set; thence leave the North right-of-way of Maple Street and go North 00 degrees 47 minutes 25 seconds West 155.00 feet to a point, which point is the TRUE POINT OF BEGINNING; going thence South 88 degrees 16 minutes 53 seconds West 90.10 feet to an iron pin found; going thence North 85 degrees 38 minutes 29 seconds West 40.40 feet to an iron pin set; going thence North 01 degree 39 minutes 01 seconds East 18.00 feet to an iron pin set; going thence North 69 degrees 10 minutes 26 seconds West 57 feet to a point on the West line of Land Lot 415.

The boundary line described above is shown on plat of survey for Dan Jarvis & Leslie Jarvis by Peter J. Pietra, Surveyor, dated May 19, 1997.

Document prepared by and when recorded return to:

Polatty & Sullivan
P.O. Box 396
Roswell, Georgia 30077

POLATTY & SULLIVAN
Attorneys at Law

965 Canton Street
Roswell, Georgia 30075
(770) 992-3480

Public Square
Dawsonville, Ga. 30534
(706) 265-3281

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the _____ day of _____ in the year two thousand ten (2010), between

LESLIE ANN REED, formerly known as LESLIE ANN STEVEN

as party or parties of the first part, hereinafter called Grantor, and

CITY OF ROSWELL, a Municipal Corporation of the State of Georgia

as party or parties of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property:

All that tract or parcel of land lying and being in Land Lot 415 of the 1st District, 2nd Section of Fulton County, Georgia, being within the city limits of Roswell, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the West line of Land Lot 415 with the South right-of-way of Oxbo Road and going thence along the South right-of-way of Oxbo Road South 63 degrees 20 minutes 06 seconds East 121.25 feet to an iron pin set; going thence along the South right-of-way of Oxbo Road in a Southeasterly direction an arc distance of 80.13 feet with a radius of 400.00 feet, subtended by a chord with a bearing of South 66 degrees 10 minutes 25 seconds East and a distance of 80.00 feet to an iron pin set; thence leaving the South right-of-way of Oxbo Road and going thence South 00 degrees 30 minutes 53 seconds East 129.74 feet to an iron pin set, which iron pin set is located at the Northeast corner of property now owned by Grantor herein and shown on plat of survey for Dan Jarvis & Leslie Jarvis by Peter J. Pietra, Surveyor, dated May 19, 1997; going thence in a Westerly and Northerly direction along Grantor's North boundary line the following courses and distances: South 88 degrees 16 minutes 53 seconds West 90.10 feet to an iron pin set; North 85 degrees 38 minutes 29 seconds West 40.40 feet to an iron pin set; North 01 degrees 39 minutes 01 seconds East 18.00 feet to an iron pin set; North 69 degrees 10 minutes 26 seconds West 57 feet to a point on the West line of Land Lot 415; thence leaving Grantor's North boundary line and going along the West line of Land Lot 415 North 00 degrees 30 minutes 20 seconds West 168.81 feet to an iron pin set located at the intersection of the West line of Land Lot 415 with the South right-of-way of Oxbo Road, which iron pin set is the POINT OF BEGINNING.

The purpose of this quitclaim deed is to establish the common boundary line between Grantor and Grantee herein pursuant to a Boundary Line Agreement executed simultaneously herewith.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Debra C. Stunkel
Unofficial Witness

Kimberly Ann Weber
Notary Public

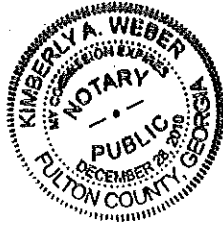
My Comm. Exp.: 12-28-2010

Date Notarized: 12-7-2010

(SEAL)

Leslie Ann Reed (SEAL)
LESLIE ANN REED

Leslie Ann Stevens (SEAL)
formerly known as LESLIE ANN STEVEN



Document prepared by and when recorded return to:

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P.O. Box 396
Roswell, Georgia 30077

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QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the _____ day of _____ in the year two thousand ten (2010), between

CITY OF ROSWELL, a Municipal Corporation of the State of Georgia

as party or parties of the first part, hereinafter called Grantor, and

LESLIE ANN REED, formerly known as LESLIE ANN STEVEN

as party or parties of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property:

All that tract or parcel of land lying and being in Land Lots 384 and 415 of the 1st District, 2nd Section of Fulton County, Georgia, being within the city limits of Roswell, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the North right-of-way of Maple Street (30-foot right-of-way), which point is located 150.87 feet East of the intersection of the East right-of-way of North Atlanta Street (52-foot right-of-way) with the North right-of-way of Maple Street, as measured along the North right-of-way of Maple Street; thence leaving the North right-of-way of Maple Street and going North 15 degrees 27 minutes 00 seconds East 214.83 feet to an iron pin; going thence South 69 degrees 10 minutes 26 seconds East 158.40 feet to an iron pin set; going thence South 01 degrees 39 minutes 01 seconds West 18.00 feet to an iron pin set; going thence South 85 degrees 38 minutes 29 seconds East 40.40 feet to an iron pin found; going thence North 88 degrees 16 minutes 53 seconds East 90.10 feet to an iron pin set; going thence South 00 degrees 47 minutes 25 seconds East 155.00 feet to an iron pin set on the North right-of-way of Maple Street; going thence along the North right-of-way of Maple Street North 86 degrees 10 minutes 00 seconds West 338.00 feet to an iron pin found, which iron pin found is the POINT OF BEGINNING.

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The purpose of this quitclaim deed is to establish the common boundary line between Grantor and Grantee herein pursuant to a Boundary Line Agreement executed simultaneously herewith.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF ROSWELL, a Municipal Corporation of
the State of Georgia

Unofficial Witness

By: _____ (SEAL)

Notary Public

My Comm. Exp.: _____

Date Notarized: _____

(SEAL)

Attest: _____ (SEAL)