

**DEKALB COUNTY**  
**PERMANENT AND TEMPORARY CONSTRUCTION EASEMENT**  
**FOR A MULTI-USE TRAIL**  
**TAX ID # 18 157 02 005**

**GEORGIA, DEKALB COUNTY**  
**PROJECT: South Peachtree Creek Briarcliff Heights Connector**

This indenture made this the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by and between  
**DeKalb County Board of Education, and DEKALB COUNTY, GEORGIA, GRANTEE.**

**WITNESSETH:**

That for and in consideration of the sum of (\$1.00) One Dollar, receipt and sufficiency whereof hereby acknowledged the undersigned by these presents does hereby grant, for the construction of a multi-use trail, a **2,198 sf permanent construction easement** with the right to construct and maintain any required slopes within the easement area shown shaded and/or colored orange; and also granted is a **2,360 sf temporary construction easement** as shown shaded and/or colored green on the plat dated 11/30/2022; revised 04/21/2023; and being more particularly depicted on **Exhibit(s) "A & B"** attached hereto and made a part hereof by this reference; located in **Land Lot 157 of the 18<sup>th</sup> District, DeKalb County, Georgia;**

**All temporary easements will expire upon completion and acceptance of said project.**

The work will be done with as little inconvenience to the Grantor or tenant(s) as is consistent with reasonable progress. The property shall be restored and left in good, clean condition upon completion of the work.

The undersigned does hereby agree to release, hold harmless and indemnify DeKalb County, Georgia from any and all claims and causes of action of any nature by the holder or holders of any mortgage or lien on the undersigned's real property. The undersigned hereby accepts as full and final compensation the above-stated sum as consideration for the property interest acquired by DeKalb County and accepts said sum as the owner of the real property and on behalf of any and all mortgage or lien holders. Grantor hereby warrants that it has the right to sell and convey said easement and binds itself, its successors and assigns forever to defend by virtue of these presents.

**IN WITNESS WHEREOF** the Grantor has hereto set its hand and seal the day and year above written.

Signed, Sealed and Delivered in the presence of:

DeKalb County Board of Education

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By:

Title:

\_\_\_\_\_  
Notary Public

Parcel No. 00

DEKALB BOARD OF EDUCATION  
LEGAL DESCRIPTION

1634 KNOB HILL – TEMPORARY CONSTRUCTION EASEMENT

All that tract or parcel of land lying and being located in Land Lot 157 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

Beginning at the intersection of Briarcliff Road (100' right-of-way) and Cliff Valley Way (60' right-of-way), commence South 51 Degrees 01 Minutes 03 Seconds East for a distance of 1256.95 feet to a point, which is the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, commence South 77 Degrees 56 Minutes 10 Seconds East for a distance of 14.78 feet to a 1/2" rebar found;

Thence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 3.58 feet to a point;

Thence along a curve to the right having a radius of 87.50 feet and an arc length of 37.13 feet, being subtended by a chord of South 19 Degrees 27 Minutes 24 Seconds East for a distance of 36.86 feet to a point;

Thence South 07 Degrees 17 Minutes 55 Seconds East for a distance of 34.47 feet to a point;

Thence along a curve to the left having a radius of 42.50 feet and an arc length of 38.10 feet, being subtended by a chord of South 32 Degrees 58 Minutes 58 Seconds East for a distance of 36.84 feet to a point on the western right-of-way of Knob Hill Drive (60' right-of-way);

Thence along said western right-of-way with a compound curve to the left having a radius of 289.51 feet and an arc length of 15.73 feet, being subtended by a chord of South 02 Degrees 48 Minutes 47 Seconds West for a distance of 15.73 feet to a point;

Thence leaving said western right-of-way with a reverse curve to the right having a radius of 54.29 feet and an arc length of 57.74 feet, being subtended by a chord of North 35 Degrees 07 Minutes 55 Seconds West for a distance of 55.05 feet to a point;

Thence North 07 Degrees 17 Minutes 55 Seconds West for a distance of 34.47 feet to a point;

Thence along a curve to the left having a radius of 75.00 feet and an arc length of 44.28 feet, being subtended by a chord of North 24 Degrees 12 Minutes 40 Seconds West for a distance of 43.64 feet to a point, which is the TRUE POINT OF BEGINNING.

Together with:

All that tract or parcel of land lying and being located in Land Lot 157 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

Beginning at the intersection of Briarcliff Road (100' right-of-way) and Cliff Valley Way (60' right-of-way), commence South 51 Degrees 01 Minutes 03 Seconds East for a distance of 1256.95 feet to a point; Thence South 77 Degrees 56 Minutes 10 Seconds East for a distance of 14.78 feet to a 1/2" rebar found; Thence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 3.58 feet to a point; Thence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 29.68 feet to a point, which is the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, commence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 30.63 feet to a 1/2" rebar found on the western right-of-way of Knob Hill Drive (60' right-of-way);

Thence along said western right-of-way with a curve to the left having a radius of 289.51 feet and an arc length of 62.25 feet, being subtended by a chord of South 17 Degrees 23 Minutes 43 Seconds West for a distance of 62.13 feet to a point;

Thence leaving said western right-of-way North 07 Degrees 17 Minutes 55 Seconds West for a distance of 34.20 feet to a point;

Thence along a curve to the left having a radius of 112.50 feet and an arc length of 29.59 feet, being subtended by a chord of North 14 Degrees 50 Minutes 00 Seconds West for a distance of 29.50 feet to a point, which is the TRUE POINT OF BEGINNING.

Said property contains 2,360 Square Feet more or less.

Exhibit A

DEKALB BOARD OF EDUCATION  
LEGAL DESCRIPTION  
1634 KNOB HILL – PERMANENT EASEMENT

*All that tract or parcel of land lying and being located in Land Lot 157 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:*

*Beginning at the intersection of Briarcliff Road (100' right-of-way) and Cliff Valley Way (60' right-of-way), commence South 51 Degrees 24 Minutes 24 Seconds East for a distance of 1273.16 feet to a point, which is the TRUE POINT OF BEGINNING.*

*Thence from the TRUE POINT OF BEGINNING, commence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 29.68 feet to a point;*

*Thence along a curve to the right having a radius of 112.50 feet and an arc length of 29.59 feet, being subtended by a chord of South 14 Degrees 50 Minutes 00 Seconds East for a distance of 29.50 feet to a point;*

*Thence South 07 Degrees 17 Minutes 55 Seconds East for a distance of 34.20 feet to a point on the western right-of-way of Knob Hill Drive (60' right-of-way);*

*Thence along said western right-of-way with a curve to the left having a radius of 289.51 feet and an arc length of 34.69 feet, being subtended by a chord of South 07 Degrees 48 Minutes 10 Seconds West for a distance of 34.67 feet to a point;*

*Thence leaving said western right-of-way with a reverse curve to the right having a radius of 42.50 feet and an arc length of 38.10 feet, being subtended by a chord of North 32 Degrees 58 Minutes 58 Seconds West for a distance of 36.84 feet to a point;*

*Thence North 07 Degrees 17 Minutes 55 Seconds West for a distance of 34.47 feet to a point;*

*Thence along a curve to the left having a radius of 87.50 feet and an arc length of 37.13 feet, being subtended by a chord of North 19 Degrees 27 Minutes 24 Seconds West for a distance of 36.86 feet to a point, which is the TRUE POINT OF BEGINNING.*

*Said property contains 2,198 Square Feet more or less.*

**Exhibit B**

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