

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION ACCEPTING CERTAIN DEEDED REAL PROPERTY FROM JOSHUA
ROBERT NELSON RELATED TO THE AZELIA DRIVE PAVING PROJECT**

WHEREAS, Joshua Robert Nelson, has deeded to Hall County certain tracts of real property (collectively referred to hereafter as “the Property”) which the Hall County has identified as necessary for the paving of Azelia Drive in Hall County, Georgia. The Property is more particularly described in the deed documents and plats attached hereto as Exhibit “A”; and

WHEREAS, Joshua Robert Nelson has provided the County with its original deed to the Property (see Exhibit “A”); and

WHEREAS, Hall County is willing to accept all of the Property described in Exhibit “A” as assets of the County; and

WHEREAS, the Board of Commissioners has determined that a transfer of the Property to Hall County, Georgia would support the general welfare of the citizens of Hall County; and

NOW THEREFORE, on behalf of Hall County, Georgia the Hall County Board of Commissioners accepts the Property as described particularly in the deed and related documents attached hereto as Exhibit “A”, The Board further authorizes the Chairman to sign any and all documents necessary to effectuate this transaction, subject to the review and approval of the County Attorney.

SO RESOLVED this the _____ day of _____, 2026.

**HALL COUNTY BOARD OF
COMMISSIONERS**

Chairman, David Gibbs

ATTEST:

Jennifer Rivera, County Clerk (SEAL)

APPROVED AS TO FORM:

County Attorney

Exhibit “A”

HALL COUNTY
RIGHT OF WAY DEED
2875 Browns Bridge Road, Gainesville, GA. 30504

GEORGIA, HALL COUNTY

THIS CONVEYANCE made and executed the 31 day of December, 2025.

WITNESSETH that **Joshua Robert Nelson**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in Hall County through which Azelia Drive, known as the paving of Azelia Drive, has been laid out by Hall County being more particularly described in a map and drawing of said road in the office of Hall County, 2875 Browns Bridge Road, Gainesville, 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 said to **Hall County** 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 156, 11th District of Hall 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 2,074 square feet (0.048 acres), more or less, as shown on the plat of the property prepared by Rochester and Associates, LLC dated October 21, 2025; said plat attached hereto and made a part of this deed as Exhibit "B".

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 Hall County.

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 31 day of December,
2025, in the presence of

M. R. Nelson
Witness

Merlin R. Nelson
Notary Public



Joshua Robert Nelson

A handwritten signature of Joshua Robert Nelson, consisting of a stylized 'J' and 'R' followed by 'Joshua Robert Nelson'.

(L.S.)

(L.S.)

(L.S.)

EXHIBIT "A"

PARCEL NO.: 5608 Azelia Drive, Gainesville, GA 30506
COUNTY: Hall
DATE OF R/W PLANS: October 21, 2025
REVISION DATE: No revisions

All that tract or parcel of land lying and being in Land Lot 156, 11th District of Hall County, Georgia, being more particularly described as follows:

Required Right of Way

BEGIN AT A POINT ON THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE (30' R/W) LYING SOUTH 74°02'43" WEST, A DISTANCE OF 1226.18 FEET FROM THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF HOLLY HILL DRIVE (30' R/W) WITH THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE (30' R/W); THENCE ALONG THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°08'45" WEST, A DISTANCE OF 26.09 FEET TO A POINT; THENCE SOUTH 41°09'49" WEST, A DISTANCE OF 25.16 FEET TO A POINT; THENCE SOUTH 46°39'04" WEST, A DISTANCE OF 22.30 FEET TO A POINT; THENCE SOUTH 52°43'16" WEST, A DISTANCE OF 25.37 FEET TO A POINT; THENCE SOUTH 58°55'39" WEST, A DISTANCE OF 21.71 FEET TO A POINT; THENCE SOUTH 67°48'52" WEST, A DISTANCE OF 12.50 FEET TO A POINT; THENCE SOUTH 83°39'25" WEST, A DISTANCE OF 15.95 FEET TO A POINT; THENCE NORTH 86°32'58" WEST, A DISTANCE OF 18.26 FEET TO A POINT; THENCE NORTH 79°23'49" WEST, A DISTANCE OF 11.14 FEET TO A POINT; THENCE NORTH 67°32'53" WEST, A DISTANCE OF 69.91 FEET TO THE INTERSECTION WITH THE PROPOSED RIGHT-OF-WAY OF AZELIA DRIVE; THENCE ALONG THE PROPOSED RIGHT-OF-WAY OF AZELIA DRIVE 233.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74°17'50" EAST, 216.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,074 SQUARE FEET OR 0.048 ACRE.

EXHIBIT "B"



Line Table

LINE #	BEARING	LENGTH (FT)
1	S36°08'45" W	26.09
2	S41°08'49" W	25.16
3	S46°39'04" W	22.30
4	S52°43'16" W	25.37
5	S58°55'39" W	21.71
6	S67°48'52" W	12.50
7	S83°39'25" W	15.95
8	N86°32'58" W	18.26
9	N79°23'49" W	11.14
10	N67°32'53" W	69.91

LEGAL DESCRIPTION

EXHIBIT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156, 11TH/ DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE (30' R/W) LYING SOUTH 74°02'43" WEST, A DISTANCE OF 1226.18 FEET FROM THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF HOLLY HILL DRIVE (30' R/W) WITH THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE (30' R/W); THENCE ALONG THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°08'45" WEST, A DISTANCE OF 26.09 FEET TO A POINT; THENCE SOUTH 41°08'49" WEST, A DISTANCE OF 25.16 FEET TO A POINT; THENCE SOUTH 46°39'04" WEST, A DISTANCE OF 22.30 FEET TO A POINT; THENCE SOUTH 52°43'16" WEST, A DISTANCE OF 25.37 FEET TO A POINT; THENCE SOUTH 58°55'39" WEST, A DISTANCE OF 21.71 FEET TO A POINT; THENCE SOUTH 67°48'52" WEST, A DISTANCE OF 12.50 FEET TO A POINT; THENCE SOUTH 83°39'25" WEST, A DISTANCE OF 15.95 FEET TO A POINT; THENCE NORTH 86°32'58" WEST, A DISTANCE OF 18.26 FEET TO A POINT; THENCE NORTH 79°23'49" WEST, A DISTANCE OF 11.14 FEET TO A POINT; THENCE NORTH 67°32'53" WEST, A DISTANCE OF 69.91 FEET TO THE INTERSECTION WITH THE PROPOSED RIGHT-OF-WAY OF AZELIA DRIVE, THENCE ALONG THE PROPOSED RIGHT-OF-WAY OF AZELIA DRIVE 233.08 FEET ALONG THE ARC OF A CURVE, TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74°17'50" EAST, 216.23 FEET TO THE POINT OF BEGINNING.

SAD TRACT CONTAINS 2.04 SQUARE FEET OR 0.048 ACRE.

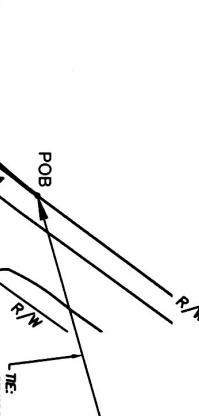
JOSHUA ROBERT NELSON

DB 8500, PG 514
PS 84, PG 160
ZONED VC
TMAP 11156-000025

PROPOSED
RIGHT-OF-WAY

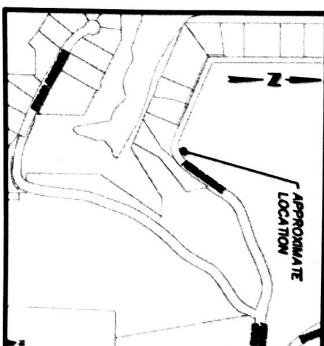
N74°17'50" E
CHD=216.23
ARC=233.08
RAD=175.00

2074 SF



NOTES:
THIS PLAT IS NOT FOR RECORDING. THIS PLAT DOES NOT CONTAIN THE SURVEYOR'S CERTIFICATION REQUIRED BY O.C.G.A. SECTION 15-6-16 FOR RECORDING. THIS SURVEY COMPLETES WITH ALL OTHER REQUIREMENTS OF THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NOTICE:
THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO TRANSFER PROPERTY.



SURVEY NOTES

1. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTIO IS MADE HEREBY TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTIO IS TAKEN TO ANY SUCH ITEMS.

RIGHT-OF-WAY EXHIBIT FOR
JOSHUA ROBERT NELSON

LOCATED IN
LAND LOT 156, 11TH DISTRICT
HALL COUNTY, GEORGIA

SHEET 1 OF 1
DATE: 10/21/25
SCALE: 1"=40'
JOB NO.: G22053
DWN. BY: LUG
FILE NO.: MGT.EXHBT

Rochester | DCCM

Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester.dccm.com