

RESOLUTION

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, TO CONSIDER THE ABANDONMENT OF A PORTION OF A PUBLIC RIGHT-OF-WAY LOCATED AT KOPPERS ROAD AND AN UNNAMED ROAD IN LAND LOT 19 OF THE 15th DISTRICT OF DEKALB COUNTY, GEORGIA.

WHEREAS, the owner of the property adjoining a public right-of-way known as Kopper Road has requested the abandonment of a section of the right-of-way, located in Land Lot 19 of the 15th District of DeKalb County consisting of approximately 42,344 SF of right of way known as Koppers Road and an adjacent 29,339 SF section of an unnamed road and identified in Exhibit "A" and "B" (the "subject property"); and

WHEREAS, the subject property is no longer needed for road purposes by DeKalb County, no substantial public purpose is served by its continued existence and, therefore, pursuant to O.C.G.A § 32-7-2, the subject property may be abandoned as a public road; and

WHEREAS, the abandonment and subsequent sale of the subject property would serve the public purpose of continuing the productive use of the property and returning the property to the tax rolls of DeKalb County; and

WHEREAS, notice of a public hearing has been provided to all property owners located thereon and notice has been published once a week for a period of two weeks pursuant to O.C.G.A. § 32-7-2 (b)(1); and

WHEREAS, a public hearing has been conducted regarding the proposed abandonment as required by O.C.G.A. § 32-7-2 (b)(1).

NOW, THEREFORE, BE IT RESOLVED by the governing authority of DeKalb County, Georgia, that:

1) Pursuant to O.C.G.A. § 32-7-2 (b)(1), the county shall notify all landowners on or adjacent to the subject property of the proposed abandonment and provide publication of the proposed abandonment as provided by law; and

2) That the Chief Executive Officer is authorized to dispose of said property by quitclaim deed for no less than its fair market value as provided in O.C.G.A. § 32-7-4, provided that nothing herein shall be construed to deprive any person or other legal entity of any private right which might have been acquired pursuant to purchase according to any recorded plat or to affect any existing easements, for utilities or other purpose, held by a legal entity other than DeKalb County, Georgia. Provided further that the county hereby reserves for itself, its successors and assigns, (1) easements relating to the existence, location, access, repair and maintenance of water and sewer lines, hydrants, valves and meters upon, over, across and under the above-described property and (2) an easement upon, over, across and under the above-described property for the collection, direction, concentration, discharge, ponding or retention of rain waters, surface waters or other waters from the roads, streets, alleys, parks, lots, ditches, culverts, drains, lakes, rivers, streams, ponds and properties of DeKalb County, Georgia, or properties devoted to a public use. Notwithstanding the foregoing, DeKalb County reserves the right to reject any and all bids submitted as a result of this Resolution.

(SIGNATURES OF FOLLOWING PAGE)

ADOPTED by the DeKalb County Board of Commissioners, this _____ day
of _____, 2024.

Mereda Davis-Johnson
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day
of _____, 2024.

Michael L. Thurmond
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

Barbara H. Sanders-Norwood, CCC
Clerk Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

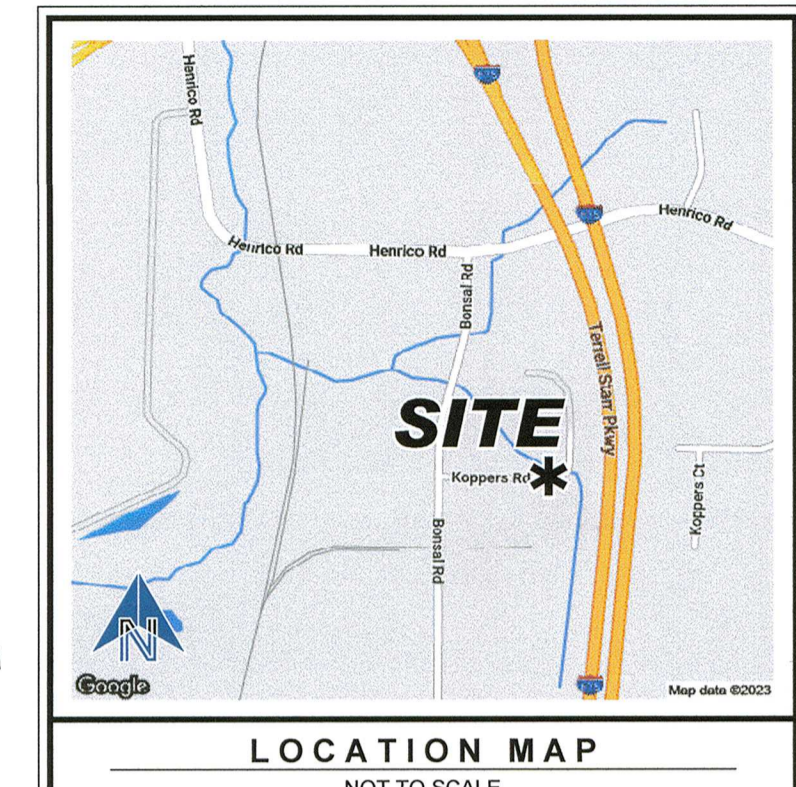
County Attorney
DeKalb County, Georgia

Stacy Grear
Director
Geographical Information Systems
DeKalb County, Georgia

EXHIBIT "A"

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND	
	IRON PIN (AS NOTED)
	RIGHT OF WAY MONUMENT
	PROPERTY CORNER
	SIGN
	BOLLARD
	MAILBOX
	MONITORING WELL
	ABANDONED POWER POLE
	POWER POLE W/LIGHT
	ELECTRIC BOX
	GUY WIRE
	POWER POLE
	SANITARY SEWER MANHOLE
	HEADWALL
	YARD INLET
	TELEPHONE BOX
	GAS VALVE
	WATER METER
	FIRE HYDRANT
	WATER VALVE MONUMENT
	FENCE LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	OVERHEAD POWER LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD CABLE TELEVISION LINE
	P.O.B. POINT OF BEGINNING
	N/F NOW OR FORMERLY
	R/W RIGHT OF WAY
	RB REBAR
	FND FOUND
	(M) MEASURED DISTANCE
	(R) RECORD DISTANCE
	(RDH) RECORD DISTANCE HELD
	Brg BEARING
	Chg CHORD
	Len LENGTH
	R RADIUS
	C&G CURB AND GUTTER
	CONC. CONCRETE
	EOP EDGE OF PAVEMENT
	PVMT PAVEMENT
	CL CENTERLINE



AREA OF ABANDONMENT
42,344 square feet or 0.972 acres

- REFERENCE PLATS**
- State of Georgia Department of Transportation South Atlanta Freeway Right of Way Map Project I-675-1(81) CT.2 dated July 3, 1980, last revised February 28, 1986.
 - Plat of ALTA/ACSM Land Title Survey for AA Properties - Conley, LLC, recorded in Plat Book 222, Page 114.
 - Boundary Survey for 1677 Koppers Road prepared by Travis Pruitt & Associates, Inc., dated December 3, 2021. (FN:168-D-124)

- NOTES**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 - The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin G. Pate and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
 - Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
 - The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
 - There may be underground utilities not shown on this survey.
 - A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSE_x and RMSE_y Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 1.87, equating to 6.1-cm at 85% confidence level.

DESCRIPTION OF ABANDONMENT

All that tract or parcel of land lying and being in Land Lot 19 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the intersection of the southern right of way line of Koppers Road (60 feet right of way width) and the eastern right of way line of Bensal Road (60 feet right of way width); then proceeding along said right of way line of Bensal Road North 00 degrees 25 minutes 28 seconds East a distance of 59.28 feet to a point and along a curve to the left with a radius of 694.84 feet and an arc length of 295.43 feet (said curve having a chord bearing of North 79 degrees 01 minutes 22 seconds East and a chord distance of 295.16 feet) to a point on the western right of way line of Interstate Highway 675 (right of way width varies); then proceeding along said right of way line of Interstate Highway 675 the following courses and distances: along a curve to the right with a radius of 2089.79 feet and an arc length of 65.86 feet (said curve having a chord bearing of South 02 degrees 17 minutes 25 seconds West and a chord distance of 65.86 feet) to a point and along a curve to the right with a radius of 754.84 feet and an arc length of 32.90 feet (said curve having a chord bearing of South 70 degrees 09 minutes 24 seconds West and a chord distance of 32.90 feet) to a point on the southern right of way line of Koppers Road; then proceeding along said right of way line of Koppers Road the following courses and distances: along a curve to the right with a radius of 754.84 feet and an arc length of 236.37 feet (said curve having a chord bearing of South 80 degrees 22 minutes 35 seconds West and a chord distance of 235.41 feet) to a point, along a curve to the right with a radius of 754.84 feet and an arc length of 25.09 feet (said curve having a chord bearing of North 89 degrees 42 minutes 02 seconds West and a chord distance of 25.09 feet) to a point, North 88 degrees 44 minutes 46 seconds West a distance of 179.03 feet to a 1/2 inch rebar found and North 88 degrees 34 minutes 40 seconds West a distance of 231.98 feet to a 1/2 inch rebar found, said point being the Point of Beginning.

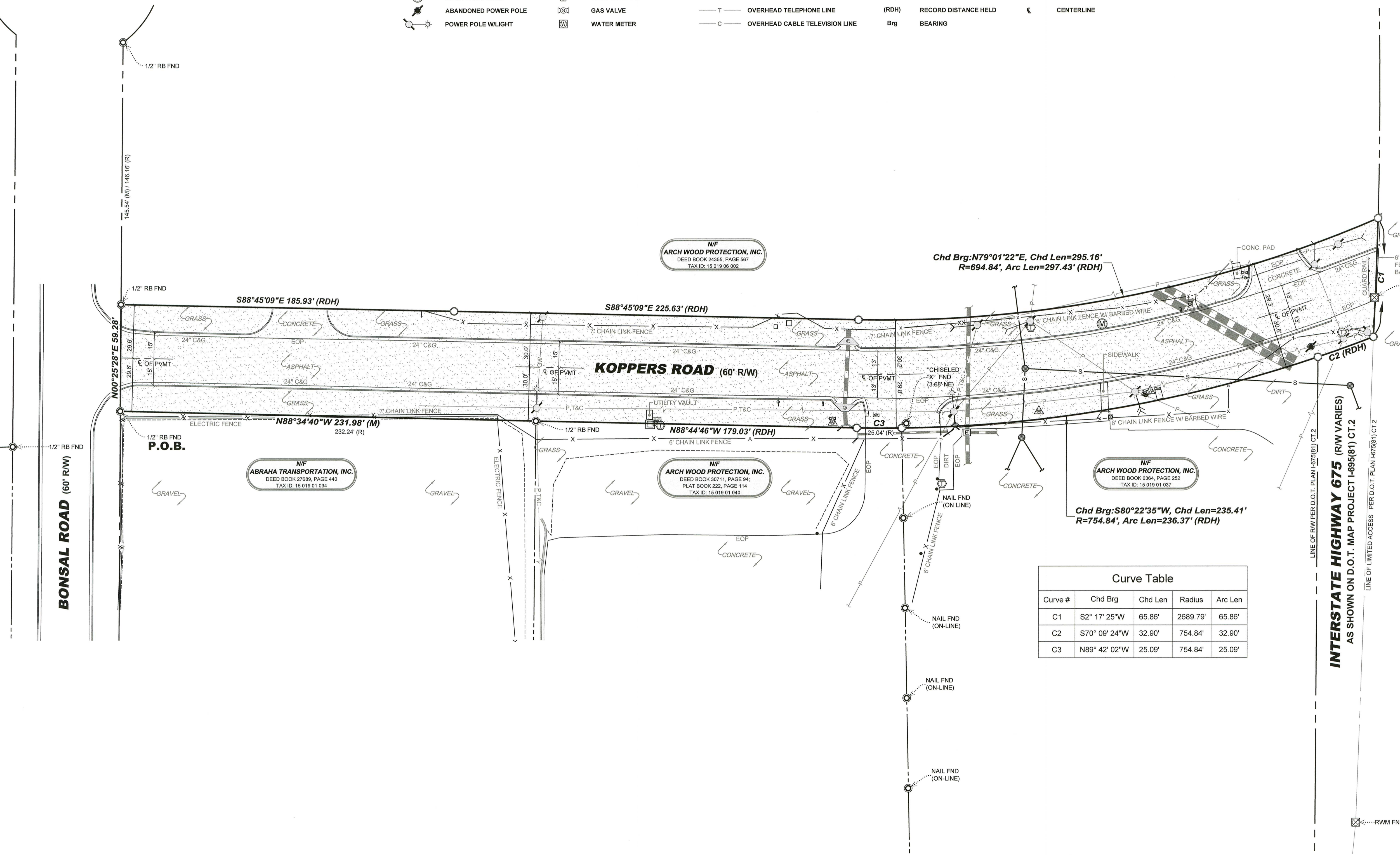
CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 1,224,077.

Kevin G. Pate 6.2.23
KEVIN G. PATE Date
Georgia Professional Land Surveyor No. 3499
For the Firm Travis Pruitt & Associates, Inc.



Curve Table

Curve #	Chd Brg	Chd Len	Radius	Arc Len
C1	S2° 17' 25\"W	65.86'	2089.79'	65.86'
C2	S70° 09' 24\"W	32.90'	754.84'	32.90'
C3	N89° 42' 02\"W	25.09'	754.84'	25.09'

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Travis Pruitt & Associates, Inc.
LAND SURVEYORS
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

RIGHT OF WAY ABANDONMENT PLAT
KOPPERS ROAD
LAND LOT 19 - 15TH DISTRICT - DEKALB COUNTY - GEORGIA
AUTHORIZED BY ARKADA
AS SHOWN ON D.O.T. MAP PROJECT I-695(81) CT.2

REVISIONS

NO	DATE	DESCRIPTION
1		
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PLAT DATE: 6/02/2023
FIELD DATE: 5/31/2023
SCALE: 1" = 30'
JN: 1-23-0267.642
FN: 171-D-113
SHEET NO: 1 of 1

EXHIBIT "B"

INTERSTATE HIGHWAY 675 (R/W VARIES)
AS SHOWN ON D.O.T. MAP PROJECT I-675(81) CT.2

Grid North (GA West Zone)

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

C.B.: N20°08'04"W, C.L.=96.46'
R=2689.82', Arc=96.46'

HENRICO ROAD
(R/W VARIES)

UNOPENED ROAD
(40' R/W PER DEED BOOK
24355, PAGE 567)

UNOPENED ROAD
(40' R/W PER DEED BOOK
24355, PAGE 567)

KOPPERS ROAD
(60' R/W)

BONSAL ROAD
(60' R/W)

BONSAL ROAD
(60' R/W)

LEGEND	
—	SIGN
—	C&G CURB AND GUTTER
⊙	LAND LOT IDENTIFICATION
⊙	IRON PIN FOUND (AS NOTED)
⊙	1/2" REBAR SET W/ICAP (IPS)
⊙	NAIL FOUND
⊙	PUNCH HOLE
⊙	RIGHT OF WAY MONUMENT
⊙	POB POINT OF BEGINNING
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
RB	REBAR
FND	FOUND
EOP	EDGE OF PAVEMENT
SW	SIDEWALK
CLF	CHAINLINK FENCE
⊙	ABANDONED POWER POLE
⊙	POWER POLE W/LIGHT
⊙	ELECTRIC BOX
⊙	GUY WIRE
⊙	POWER POLE
⊙	SANITARY SEWER MANHOLE
⊙	TELEPHONE BOX
⊙	GAS VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER VALVE MONUMENT
—	FENCE LINE

NOTES

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
- FLOOD HAZARD NOTE**
By graphic plotting only, this property does not lie within a 100 year Flood Hazard Zone and is depicted as zone(s) X as defined by the FEMA Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas, Map Number(s) 13089C0137J, effective date(s) 5/16/2013.
- Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- There may be underground utilities not shown on this survey.



LOCATION MAP
NOT TO SCALE

SITE ADDRESS

1576 KOPPERS ROAD
Conley, Georgia 30288

ABANDONMENT AREA PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 19 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:
COMMENCING at a 1/2" rebar found at the easterly right-of-way of Bonsal Road (60' right-of-way) and the southerly right-of-way of Henrico Road (right-of-way varies), said rebar being located 1.5' southwest of a concrete right-of-way monument; THENCE proceed along said Henrico Road right-of-way along a curve to the left with a radius of 1210.90 feet and an arc length of 196.72 feet, said curve having a chord bearing of North 82 degrees 10 minutes 19 seconds East and a chord distance of 196.50 feet to a point; THENCE North 89 degrees 02 minutes 31 seconds East a distance of 136.46 feet to a point on the northwesterly right-of-way of Interstate Highway 675 (right-of-way varies); THENCE proceed along said Interstate Highway 675 right-of-way South 21 degrees 11 minutes 42 seconds East a distance of 49.49 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.
THENCE from said TRUE POINT OF BEGINNING departing said right-of-way South 01 degrees 41 minutes 05 seconds West a distance of 864.30 feet to a 1/2" rebar set; THENCE South 89 degrees 38 minutes 27 seconds East a distance of 35.85 feet to a 1/2" rebar set; THENCE North 01 degrees 41 minutes 05 seconds East a distance of 773.95 feet to a 1/2" rebar set on the northwesterly right-of-way of Interstate Highway 675 (right-of-way varies); THENCE proceed along said right-of-way along a curve to the left with a radius of 2689.82 feet and an arc length of 96.46 feet, said curve having a chord bearing of North 20 degrees 03 minutes 04 seconds West and a chord distance of 96.46 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.
Said tract contains 29,339 square feet or 0.67 acres.

AREA OF ABANDONMENT

29,394 square feet or 0.675 acre

REFERENCE PLATS

- State of Georgia Department of Transportation South Atlanta Freeway Right of Way Map Project I-675-1(81) CT.2 dated July 3, 1980, last revised February 28, 1986.
- Plat of ALTA/ACSM Land Title Survey for AA Properties - Conley, LLC, recorded in Plat Book 222, Page 114.
- Boundary Survey for 1577 Koppers Road prepared by Travis Pruitt & Associates, Inc., dated December 3, 2021. (FN: 168-D-124)
- Right of Way Abandonment Plat for Arxada prepared by Travis Pruitt & Associates, Inc. dated 06/02/2023. (FN: 171-D-113)
- As-built Survey for K Chemical Company, Inc. prepared by Planners & Engineers Collaborative dated October 20, 1988.

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CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using a Leica GS15 dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 207,249 feet.

Travis N. Pruitt, Jr.
Date 10/13/2023
For The Firm Travis Pruitt & Associates, Inc.

RIGHT OF WAY ABANDONMENT PLAT

1576 KOPPERS ROAD

LAND LOT 19 • 15TH DISTRICT • DEKALB COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET



For The Firm
Travis Pruitt & Associates, Inc.
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 10/13/2023
FIELD DATE: 10/09/2023
SCALE: 1" = 50'
JN: 1-23-0490.642
FN: 172-D-032
SHEET NO: 1 of 1

REVISIONS

NO.	DATE	DESCRIPTION
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Certificate of Authorization Number 613