

EXHIBIT A

Declaration of Taking

IN THE SUPERIOR COURT OF DEKALB COUNTY
STATE OF GEORGIA

DeKalb County, Georgia,)	
)	
Petitioner/Condemnor,)	
)	CAFN: _____
v.)	Parcel: 35
)	PI: 0024-01
Certain Easement Rights; and All known and)	Judge: _____
Unknown heirs of Leslie E. Avina; Leslie)	Pay-in: \$3,700.00
Alexandria Avina Dailey, individually; Leslie)	
Alexandria Avina Dailey, as Executrix of the Last)	
Will and Testament of Ross J. Avina a/k/a Ross J.)	
Avina, Jr.; All known and unknown heirs of Ross)	
J. Avina, III; Hon. Bedelia C. Hargrove, Judge,)	
DeKalb County Probate Court; Irvin J. Johnson,)	
DeKalb County Tax Commissioner; and any and)	
all others having or claiming an interest in the)	
herein described lands, individually,)	
)	
Respondents/Condemnees.)	

DECLARATION OF TAKING

WHEREAS, DeKalb County, Georgia owns and operates a sanitary sewage collection and treatment and wastewater system and entered a Resolution and Order finding that the circumstances in connection with acquiring certain easements and rights for public sanitary sewer and wastewater purposes to install, inspect, operate, replace, construct, repair and maintain sewer and wastewater infrastructure as part of its capital improvement project known as Consent Decree – Gravity Sewer System Rehabilitation and Replacement Project are such that it is necessary to acquire the title, estate or interest in the lands as fully described in said Resolution and Order, a certified copy of which is attached to this Declaration identified as Appendix A and made a part hereof, under the Official Code of Georgia Annotated Sections 22-3-140 and 32-3-1 et seq.; and

WHEREAS, DeKalb County, Georgia finds the circumstances of this case make it

necessary to employ the declaration of taking method as Condemnor believes the title of the apparent owner is defective, doubtful, incomplete, or in controversy, or that there are or may be unknown persons or nonresidents who have or may have some claim or demand thereon, or that there are taxes due or that should be paid thereon, or that it is desirable to have a quick and effective judicial ascertainment of any question connected with Condemnor's acquisition of the property described herein by the exercise of the power of eminent domain including, but not limited to, a judicial ascertainment of the just and adequate compensation Condemnor shall pay, and a judicial ascertainment of what person or persons are entitled to such compensation; and

WHEREAS, said interests in property and easements are for public sanitary sewer and wastewater purposes described in Appendix A upon, across, and over the tract of land in said County as fully described in the attachment hereto identified as Appendix B and made a part hereof; and

WHEREAS, DeKalb County, Georgia caused an investigation and report to be made by a competent, state-licensed and independent land appraiser, upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the easements above referred to, a copy of the appraiser's sworn statement being attached hereto identified as Appendix C to Exhibit A and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C hereto, DeKalb County, Georgia estimates THREE THOUSAND SEVEN HUNDRED and 0/100 Dollars (\$3,700.00) as just and adequate compensation to be paid for said easements and rights as fully described in Appendix A to Exhibit A, attached hereto, and now deposits said sum in the Court, to the use of the persons entitled hereto; and

WHEREAS, the property interests to be condemned and as herein described and identified in the Petition, attachments or below, are essential for the project's construction and maintenance; and

WHEREAS, to maintain a projected schedule of construction, it is necessary that the property herein described be acquired without delay.

NOW, THEREFORE, the premises considered, DeKalb County, Georgia, under authority of the Official Code of Georgia Annotated Sections 22-3-140 and 32-3-1 et seq., hereby declares that it is necessary that the property or interest therein as described in Appendix B, attached to and a part of this Declaration, be acquired by condemnation and for the purposes described in Appendix A and that said property or interest therein as described is necessary for the construction and maintenance for the aforesaid public project.

DeKalb County, Georgia, through its Board of Commissioners and Chief Executive Officer, has authorized the acquisition of the title, estate or interest in the lands described herein by condemnation under the provisions of law, has exercised its power of eminent domain, and has authorized the filing of condemnation proceedings to acquire said title, estate or interest in said lands and to deposit in the Court's Registry the sum estimated as just and adequate compensation, all in accordance with the law. Let there be attached hereto as Appendix A to this Declaration of Taking the Resolution and Order of the DeKalb County Board of Commissioners finding that the circumstances are such that it is necessary to proceed in this particular case under the provisions of Article 1, Chapter 3, Title 32, Official Code of Georgia Annotated and as further set forth in Article 140, Chapter 3, Title 22 Official Code of Georgia Annotated.

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

2026.

**DEKALB COUNTY
BOARD OF COMMISSIONERS**

CHAKIRA JOHNSON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

Approved by the Chief Executive Officer of DeKalb County, Georgia this ____ day
of _____, 2026.

LORRAINE COCHRAN-JOHNSON
Chief Executive Officer
Board of Commissioners
DeKalb County, Georgia

Attest:

BARBARA H. SANDERS, CCC
Clerk to the Board of Commissioners
and Chief Executive Officer
DeKalb County, Georgia

Appendix A to Exhibit A

Resolution and Order of the DeKalb County Board of Commissioners

**RESOLUTION AND ORDER OF THE DEKALB COUNTY BOARD OF
COMMISSIONERS AUTHORIZING CONDEMNATION BY DECLARATION OF
TAKING METHOD PURSUANT TO O.C.G.A. §§ 22-3-140 and 32-3-1, ET SEQ. OF
CERTAIN PROPERTY SITUATED IN DEKALB COUNTY, GEORGIA,
FOR PUBLIC SANITARY SEWER COLLECTION AND TREATMENT AND
WASTEWATER PURPOSES**

WHEREAS, pursuant to Article 9, Section 2, Paragraph 5 of the Georgia Constitution, counties may acquire private property in fee simple or in any lesser interest by eminent domain for public purposes; and

WHEREAS, DeKalb County, Georgia has determined it necessary to inspect, repair, replace, construct and maintain a certain public sanitary sewer line or line(s), as part of a capital improvement project known as Consent Decree - Gravity Sewer System Rehabilitation and Replacement Project, and being more fully shown on a map and drawing on file in the office of the DeKalb County Watershed Management; and

WHEREAS, Section 140 of Chapter 3 of Title 22 and Section 1 of Chapter 3 of Title 32 of the Official Code of Georgia Annotated and the latter's subsequent sections authorized DeKalb County, Georgia to file a condemnation proceeding *in rem* under a method known as the Declaration of Taking to acquire certain private property interests for public sanitary sewage collection and treatment service and water and wastewater service purposes upon payment of just and adequate compensation therefore to the person(s) entitled to such payment upon the CEO and Board of Commissioner's finding that circumstances are appropriate and necessary for the use of said method; and

WHEREAS, the CEO and Board of Commissioners of DeKalb County, Georgia find and believe the circumstances are appropriate for the use of the Declaration of Taking method to

acquire property for public sanitary sewage collection and treatment and wastewater service purposes from property shown as project Parcel 35 for PI Number 0024-01 for one or more reasons as set forth in the above-mentioned code sections as the same may be amended from time to time, including, but not limited to, a desire in the interests of justice to have judicial ascertainment of any and all questions connected with the condemnation.

WHEREAS, to maintain DeKalb County, Georgia's projected schedule of said installation, inspection, maintenance, operation, repair, replacement and construction of said sanitary sewer and wastewater infrastructure, it is necessary that the easements for said project be acquired without delay; and

WHEREAS, the easements and other rights as herein described and as listed below, shown of record as owned by the person named herein, all as described and shown in the annexes/exhibits to this Resolution and Order hereinafter enumerated, all of said annexes/exhibits, being by reference made a part of this Resolution and Order, are essential for the construction of said project:

Certain Easement Rights: 4,183 sf of permanent sanitary sewer easement #1 (PE1)
1,613 sf of permanent sanitary sewer easement #2 (PE2)
3,319 sf of temporary construction easement #1 (TE1)
5,016 sf of temporary construction easement #2 (TE2)
527 sf of temporary construction easement #3 (TE3)
310 sf of temporary construction easement #4 (TE4)

Appendix A – Annex I - Legal Descriptions

Appendix A – Annex II - Plat

Owner(s): All known and unknown heirs of Leslie E. Avina; Leslie Alexandria Avina Dailey, individually; Leslie Alexandria Avina Dailey, as Executrix of the Last Will and Testament of Ross J. Avina a/k/a Ross J. Avina, Jr.; All known and

unknown heirs of Ross J. Avina, III; Hon. Bedelia C. Hargrove, Judge, DeKalb County Probate Court; Irvin J. Johnson, DeKalb County Tax Commissioner; and any and all others having or claiming an interest in the herein described lands, individually

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, the CEO and Board of Commissioners of DeKalb County, Georgia finds that the circumstances are such that it is necessary that the easements, as described in the annexes/exhibits to this Resolution and Order, be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Sections 22-3-140 and 32-3-1 et seq. for public sanitary sewer collection and treatment and water and wastewater purposes; and

IT IS ORDERED that DeKalb County, Georgia and the DeKalb County Attorney, or his/her designee or outside counsel, proceed to acquire the title, estate or interest in the lands hereinafter described in the Exhibits to this Resolution and Order by condemnation under the provisions of said Code for the aforesaid public purpose, and that DeKalb County, Georgia's attorneys, or its assignees, are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said easements, estate or interest in said lands and to deposit in the Court the sum of \$3,700.00, said sum representing the estimated just compensation, all in accordance with the provisions of said Code, and that the Presiding Officer or the Chief Executive Officer is authorized to execute this Resolution and Order and any documents and/or pleadings required for the proper filing under the aforementioned Code including, but not limited to, a Declaration of Taking and any other documents necessary to effectuate the same.

[Signature Page Follows]

SO ORDERED by the DeKalb County Board of Commissioners this ____ day of _____, 2026.

CHAKIRA JOHNSON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

Approved by the Chief Executive Officer of DeKalb County, Georgia this ____ day of _____, 2026.

LORRAINE COCHRAN-JOHNSON
Chief Executive Officer
Board of Commissioners
DeKalb County, Georgia

Attest:

BARBARA H. SANDERS, CCC
Clerk to the Board of Commissioners
and Chief Executive Officer DeKalb County, Georgia

Annex I of Appendix A of Exhibit A

Legal Description

PROJECT: Consent Decree - Gravity Sewer System Rehabilitation and Replacement Project
PI NO.: 0024-01
PARCEL NO: 35 (3580 River Edge Court) (TPID 15 060 01 122)
INTERESTS: Certain easement rights
DATE OF PLANS: 09/15/2023
Property Owner(s): All known and unknown heirs of Leslie E. Avina; Leslie Alexandria Avina Dailey, individually; Leslie Alexandria Avina Dailey, as Executrix of the Last Will and Testament of Ross J. Avina a/k/a Ross J. Avina, Jr.; All known and unknown heirs of Ross J. Avina, III; Hon. Bedelia C. Hargrove, Judge, DeKalb County Probate Court; Irvin J. Johnson, DeKalb County Tax Commissioner; and any and all others having or claiming an interest in the herein described lands, individually

All that tract or parcel lying in Land Lot 60 of the 15th District of DeKalb County, Georgia being more particularly described as follows:

**EXISTING SEWER PERMANENT EASEMENT (EEI)
(7,584 S.F. OR 0.174 ACRES)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 60 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANNGS MONUMENT #5148; THENCE S 35°55'39" W FOR A DISTANCE OF 25392.15 FEET TO A POINT SAID POINT BEING THE **POINT OF BEGINNING (POB EEI)**. THENCE S 58° 16' 20" W FOR A DISTANCE OF 47.87 FEET TO A POINT; THENCE S 31° 41' 41" W FOR A DISTANCE OF 62.61 FEET TO A POINT; THENCE S 31° 41' 41" W FOR A DISTANCE OF 20.20 FEET TO A POINT; THENCE N 88° 37' 36" W FOR A DISTANCE OF 23.66 FEET TO A POINT; THENCE N 31° 56' 15" E FOR A DISTANCE OF 99.48 FEET TO A POINT; THENCE N 58° 16' 20" E FOR A DISTANCE OF 2.08 FEET TO A POINT; THENCE N 58° 16' 20" E FOR A DISTANCE OF 45.93 FEET TO A POINT; THENCE N 58° 16' 20" E FOR A DISTANCE OF 45.93 FEET TO A POINT; THENCE N 58° 16' 20" E FOR A DISTANCE OF 45.93 FEET TO A POINT; THENCE N 58° 16' 20" E FOR A DISTANCE OF 145.45 FEET TO A POINT; THENCE S 54° 18' 12" E FOR A DISTANCE OF 21.66 FEET TO A POINT; THENCE S 58° 16' 20" W FOR A DISTANCE OF 195.11 FEET TO A POINT; THENCE S 58° 16' 20" W FOR A DISTANCE OF 45.93 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 7584 SQUARE FEET OR 0.174 ACRE.

EXISTING SANITARY EASEMENT (EE2)
(7,060 S.F. OR 0.162 ACRES)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 60 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN NGS MONUMENT #5148; THENCE S35°52'42" W FOR A DISTANCE OF 25422.50 FEET TO A POINT SAID POINT BEING THE **POINT OF BEGINNING (POB EE2)**. THENCE S 57° 22' 03" W FOR A DISTANCE OF 11.15 FEET TO A POINT; THENCE S 32° 38' 49" W FOR A DISTANCE OF 63.17 FEET TO A POINT; THENCE N 88° 37' 36" W FOR A DISTANCE OF 23.37 FEET TO A POINT; THENCE N 32° 37' 32" E FOR A DISTANCE OF 79.68 FEET TO A POINT; THENCE N 57° 22' 03" E FOR A DISTANCE OF 11.12 FEET TO A POINT; THENCE N 57° 22' 03" E FOR A DISTANCE OF 47.49 FEET TO A POINT; THENCE N 57° 22' 03" E FOR A DISTANCE OF 221.23 FEET TO A POINT; THENCE S 54° 18' 12" E FOR A DISTANCE OF 21.52 FEET TO A POINT; THENCE S 57° 22' 03" W FOR A DISTANCE OF 272.24 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 7060 SQUARE FEET OR 0.162 ACRE.

NEW PERMANENT SANITARY SEWER EASEMENT (PE1)
(4,183 S.F. OR 0.096 ACRES)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 60 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN NGS MONUMENT #5148; THENCE S 35°54'44" W FOR A DISTANCE OF 25169.55 FEET TO A POINT SAID POINT BEING THE **POINT OF BEGINNING (POB PE1)**. THENCE S 54° 18' 12" E FOR A DISTANCE OF 23.01 FEET TO A POINT; THENCE S 65° 11' 04" W FOR A DISTANCE OF 79.98 FEET TO A POINT; THENCE S 32° 27' 32" W FOR A DISTANCE OF 107.26 FEET TO A POINT; THENCE S 58° 16' 20" W FOR A DISTANCE OF 45.93 FEET TO A POINT; THENCE N 32° 27' 32" E FOR A DISTANCE OF 155.45 FEET TO A POINT; THENCE N 65° 33' 54" E FOR A DISTANCE OF 73.71 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4183 SQUARE FEET OR 0.096 ACRE.

NEW PERMANENT SANITARY SEWER EASEMENT (PE2)
(1613 S.F. OR 0.037 ACRES)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 60 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

COMMENCING AT AN NGS MONUMENT #5148; THENCE S 35°55'39" W FOR A DISTANCE OF 25392.15 FEET TO A POINT SAID POINT BEING THE **POINT OF BEGINNING (POB PE2)**. THENCE S 32° 27' 32" W FOR A DISTANCE OF 27.19 FEET TO A POINT; THENCE S 57° 22' 03" W FOR A DISTANCE OF 11.12 FEET TO A POINT; THENCE S 32° 37' 32" W FOR A DISTANCE OF 79.68 FEET TO A POINT; THENCE N 88° 37' 36" W FOR A DISTANCE OF 17.31 FEET TO A POINT; THENCE N 31° 41' 41" E FOR A DISTANCE OF 20.20 FEET TO A POINT; THENCE N 31° 41' 41" E FOR A DISTANCE OF 62.61 FEET TO A POINT; THENCE N 58° 16' 20" E FOR A DISTANCE OF 47.87 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1613 SQUARE FEET OR 0.037 ACRE.

Said permanent sewer easements are being acquired for the purpose of constructing, installing, inspecting, maintaining, operating, repairing, and replacing sanitary sewer infrastructure for public sanitary sewer treatment and collection and wastewater purposes, including the right to access, ingress and egress the easement area for the aforementioned purpose and along with the right to clear, and keep clear and to remove all undergrowth, tree and other obstructions, objects and structures from, or, over and across said easement area that interfere with, injure or endanger the construction, installation, inspection, maintenance, operation, repair and replacement of the sanitary sewer and wastewater infrastructure. The owner of the land and the successors thereof may use the easement areas provided that such use is not inconsistent with the rights acquired hereby and that such uses do not interfere with, injure or endanger the construction, installation, inspection, maintenance, operation, repair and replacement of the sanitary sewer and wastewater infrastructure, which prohibitions shall include, but are not limited to, grading, adding or moving dirt on, over or across the easement area or creating conditions on the surface whereby standing water would accumulate upon, over and across the easement area without prior permission from Petitioner.

TEMPORARY CONSTRUCTION EASEMENT (TEI)
(3,319 S.F. OR 0.076 ACRES)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 60 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANNGS MONUMENT #5148; THENCE S 35°51'35" W FOR A DISTANCE OF 25169.48 FEET TO A POINT SAID POINT BEING THE **POINT OF BEGINNING (POB TEI)**. THENCE S 54° 18'12" E FOR A DISTANCE OF 23.01 FEET TO A POINT; THENCE S 65° 21' 00" W FOR A DISTANCE OF 85.11 FEET TO A POINT; THENCE S 32° 27' 32" W FOR A DISTANCE OF 60.44 FEET TO A POINT; THENCE S 58° 16' 20" W FOR A DISTANCE OF 45.93 FEET TO A POINT; THENCE N 32° 27' 32" E FOR A DISTANCE OF 107.26 FEET TO A POINT; THENCE N 65° 11' 04" E FOR A DISTANCE OF

79.98 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 3319 SQUARE FEET OR 0.076 ACRE.

TEMPORARY CONSTRUCTION EASEMENT (TE2)
(5,016 S.F. OR 0.115 ACRES)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 60 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN NGS MONUMENT #5148; THENCE S 35°54'44" W FOR A DISTANCE OF 25169.55 FEET TO A POINT SAID POINT BEING THE **POINT OF BEGINNING (POB TE2)**. THENCE S 65° 33' 54" W FOR A DISTANCE OF 73.71 FEET TO A POINT; THENCE S 32° 27' 32" W FOR A DISTANCE OF 155.45 FEET TO A POINT; THENCE S 58° 16' 20" W FOR A DISTANCE OF 45.93 FEET TO A POINT; THENCE N 32° 27' 32" E FOR A DISTANCE OF 203.64 FEET TO A POINT; THENCE N 66° 00' 59" E FOR A DISTANCE OF 67.45 FEET TO A POINT; THENCE S 54° 18'12" E FOR A DISTANCE OF 23.01 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 5016 SQUARE FEET OR 0.115 ACRE.

TEMPORARY CONSTRUCTION EASEMENT (TE3)
(527 S.F. OR 0.012 ACRES)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 60 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN NGS MONUMENT #5148; THENCE S 35°55'39" W FOR A DISTANCE OF 25392.15 FEET TO A POINT SAID POINT BEING THE **POINT OF BEGINNING (POB TE3)**. THENCE N 58° 16' 20" E FOR A DISTANCE OF 45.93 FEET TO A POINT; THENCE S 32° 27' 32" W FOR A DISTANCE OF 25.47 FEET TO A POINT; THENCE S 57° 22' 03" W FOR A DISTANCE OF 47.49 FEET TO A POINT; THENCE N 32° 27' 32" E FOR A DISTANCE OF 27.19 FEET TO **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 527 SQUARE FEET OR 0.012 ACRE.

TEMPORARY CONSTRUCTION EASEMENT (TE4)
(320 S.F. OR 0.007 ACRES)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 60 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN NGS MONUMENT #5148; THENCE S 35°52' 42" W FOR A

DISTANCE OF 25422.50 FEET TO A POINT SAID POINT BEING THE **POINT OF BEGINNING (POB TE4)**. THENCE S 32° 27' 32" W FOR A DISTANCE OF 70.32 FEET TO A POINT; THENCE N 88° 37' 36" W FOR A DISTANCE OF 5.73 FEET TO A POINT; THENCE N 32° 38' 49" E FOR A DISTANCE OF 63.17 FEET TO A POINT; THENCE N 57° 22' 03" E FOR A DISTANCE OF 11.15 FEET TO THE **POINT OF BEGINNING**.

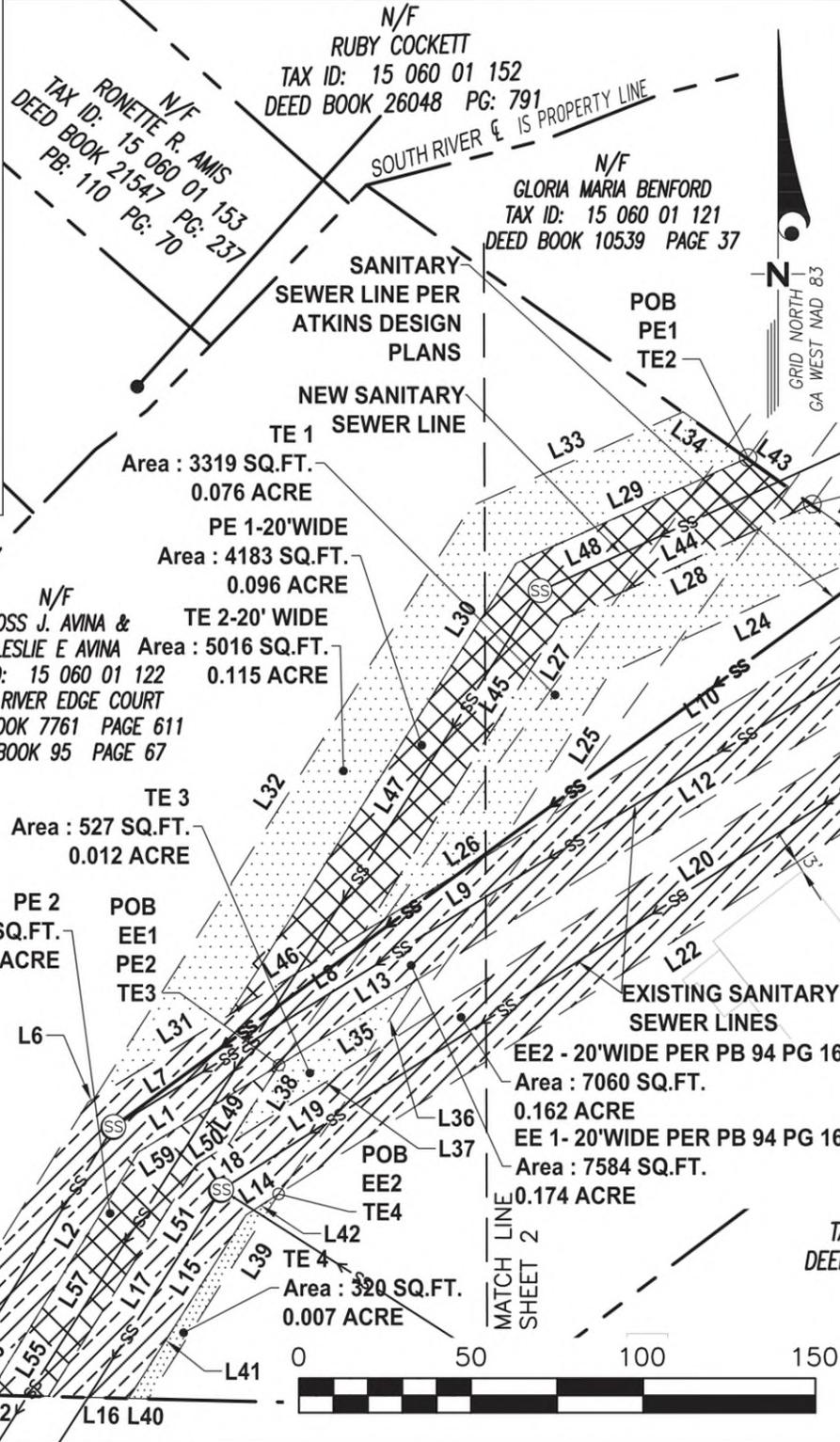
SAID TRACT OR PARCEL CONTAINING 320 SQUARE FEET OR 0.007 ACRE.

Said temporary construction easements are being acquired for the purpose of constructing, installing, inspecting, maintaining, operating, repairing and replacing sanitary sewer infrastructure for public sanitary sewer treatment and collection and wastewater purposes, including the right to access, ingress and egress the easement area for the aforementioned purpose and along with the right to clear, and keep clear and to remove all undergrowth, tree and other obstructions, objects and structures from, or, over and across said easement area that interfere with, injure or endanger the construction, installation, inspection, maintenance, operation, repair and replacement of the sanitary sewer and wastewater infrastructure. The owner of the land and the successors thereof may use the easement areas provided that such use is not inconsistent with the rights acquired hereby and that such uses do not interfere with, injure or endanger the construction, installation, inspection, maintenance, operation, repair and replacement of the sanitary sewer and wastewater infrastructure, which prohibitions shall include, but are not limited to, grading, adding or moving dirt on, over or across the easement area or creating conditions on the surface whereby standing water would accumulate upon, over and across the easement area without prior permission from Petitioner. Said temporary construction easements are for a consecutive twelve (12)-month period between the date of filing the Declaration of Taking and April 30, 2027 and commences 30 days following certified mailing of the written notice of commencement of temporary construction easement to the property owner.

Annex II of Appendix A of Exhibit A

Plat

FOR RECORDING



REVISION 1:
REVISED ALIGNMENT - 9/18/2023
REVISION 2:
REVISED ALIGNMENT - 2/26/2024
REVISION 3:
ADD ADDRESS AND HOUSES - 06/12/2024

LEGEND

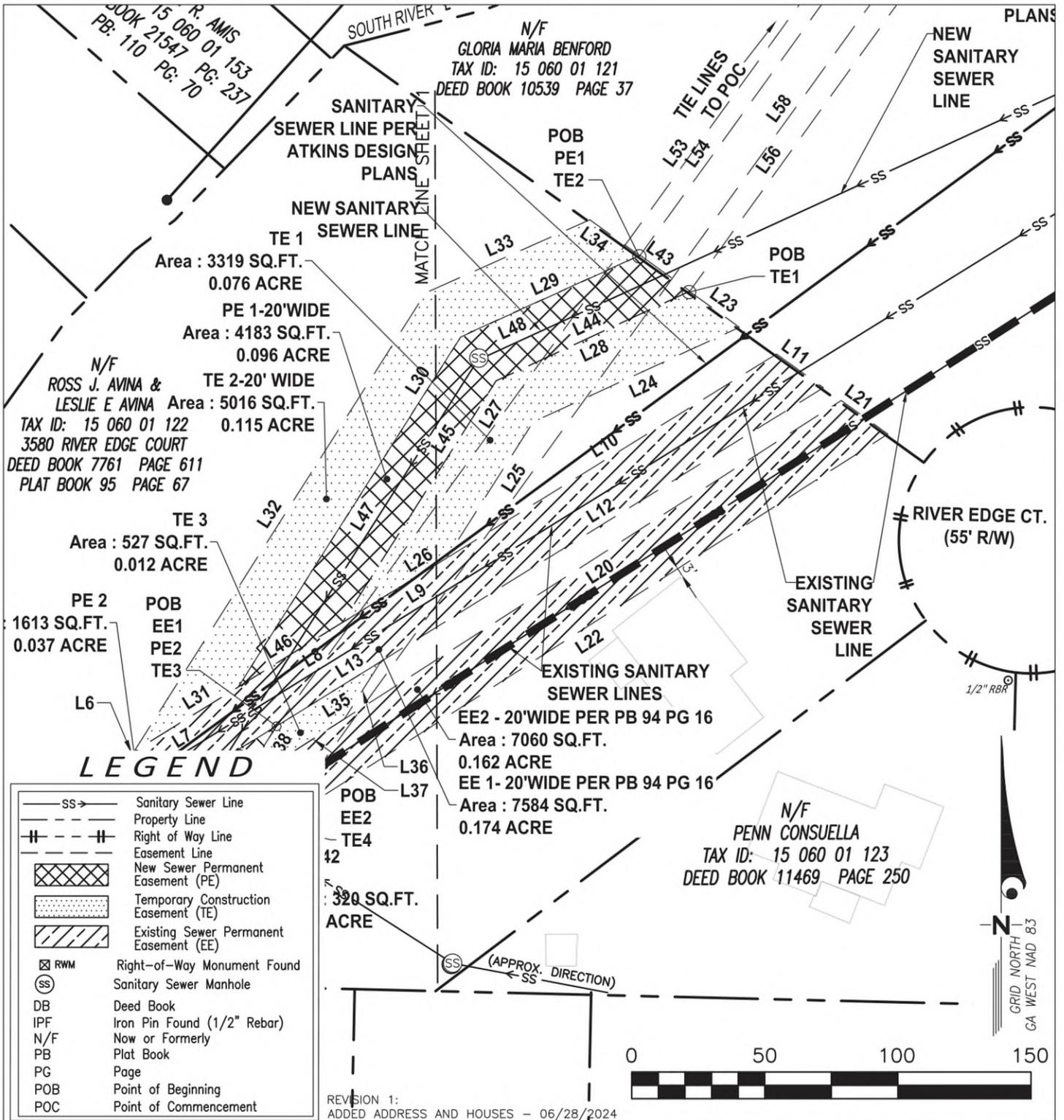
	Sanitary Sewer Line
	Property Line
	Right of Way Line
	Easement Line
	New Sewer Permanent Easement
	Temporary Construction Easement
	Existing Sewer Permanent Easement
	Right-of-Way Monument Found
	Sanitary Sewer Manhole
DB	Deed Book
IPF	Iron Pin Found (1/2" Rebar)
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement



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 O.C.G.A. SECTION 15-6-67.

Andrew M. Goldman
ANDREW M. GOLDMAN PLS 2823

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-060-01-122
AVINA ROSS J & AVINA LESLIE E
PREPARED FOR
DEKALB COUNTY
LAND LOT 060, 15th DISTRICT DEKALB COUNTY, GA
DATE: 09/10/2023 - SCALE NTS
JOB #: 20440
SHEET 1 OF 8
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722



PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-060-01-122
 AVINA ROSS J & AVINA LESLIE E
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 060, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 09/15/2023 - SCALE 1"=50'
 JOB #: 20440
 SHEET 2 OF 8
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722

EXISTING EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L1	47.87	S58° 16' 20"W
L2	62.61	S31° 41' 41"W
L3	20.20	S31° 41' 41"W
L4	23.66	N88° 37' 36"W
L5	99.48	N31° 56' 15"E
L6	2.08	N58° 16' 20"E
L7	45.93	N58° 16' 20"E
L8	45.93	N58° 16' 20"E
L9	45.93	N58° 16' 20"E
L10	145.45	N58° 16' 20"E
L11	21.66	S54° 18' 12"E
L12	195.11	S58° 16' 20"W
L13	45.93	S58° 16' 20"W
L14	11.15	S57° 22' 03"W
L15	63.17	S32° 38' 49"W
L16	23.37	N88° 37' 36"W
L17	79.68	N32° 37' 32"E
L18	11.12	N57° 22' 03"E
L19	47.49	N57° 22' 03"E
L20	221.23	N57° 22' 03"E

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L21	21.52	S54° 18' 12"E
L22	272.24	S57° 22' 03"W

NEW PERMANENT EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L43	23.01	S54° 18' 12"E
L44	79.98	S65° 11' 04"W
L45	107.26	S32° 27' 32"W
L46	45.93	S58° 16' 20"W
L47	155.45	N32° 27' 32"E
L48	73.71	N65° 33' 54"E
L49	27.19	S32° 27' 32"W
L50	11.12	S57° 22' 03"W
L51	79.68	S32° 37' 32"W
L52	17.31	N88° 37' 36"W
L55	20.20	N31° 41' 41"E
L57	62.61	N31° 41' 41"E
L59	47.87	N58° 16' 20"E



NOTES:
 7) HORIZONTAL DATUM:NAD1983/2011 (EPOCH:2010.0000), STATE PLANE COORDINATE ZONE:GA WEST(1002).
 8) COORDINATES WERE DERIVED FROM eGPS NETWORK, MEASUREMENTS BY TKO GPS RECEIVER.
 9) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
 10) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE AND ACCURA ENGINEERING MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
 11) FOR PURPOSES OF CLARITY, NOT ALL IMPROVEMENTS ARE SHOWN.
 12) CONCERNING BUILDINGS SHOWN HEREON, PORTIONS OR ALL OF THE BUILDING HAVE BEEN TAKEN FROM DEKALB COUNTY GIS.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-060-01-122
 AVINA ROSS J & AVINA LESLIE E
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 060, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 09/15/2023 - SCALE NTS
 JOB #: 20440
 SHEET 3 OF 8
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 RESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722

TEMPORARY EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L23	23.01	S54° 18' 12"E
L24	85.11	S65° 21' 00"W
L25	60.44	S32° 27' 32"W
L26	45.93	S58° 16' 20"W
L27	107.26	N32° 27' 32"E
L28	79.98	N65° 11' 04"E
L29	73.71	S65° 33' 54"W
L30	155.45	S32° 27' 32"W
L31	45.93	S58° 16' 20"W
L32	203.64	N32° 27' 32"E
L33	67.45	N66° 00' 59"E
L34	23.01	S54° 18' 12"E
L35	45.93	N58° 16' 20"E
L36	25.47	S32° 27' 32"W
L37	47.49	S57° 22' 03"W

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L38	27.19	N32° 27' 32"E
L39	70.32	S32° 27' 32"W
L40	5.73	N88° 37' 36"W
L41	63.17	N32° 38' 49"E
L42	11.15	N57° 22' 03"E

POC TO POB		
LINE #/CURVE #	DISTANCE	DIRECTION
L53	25392.15	S35° 55' 39"W
L54	25169.55	S35° 54' 44"W
L56	25169.48	S35° 51' 35"W
L58	25422.50	S35° 52' 42"W

AREA SUMMARY:

EXISTING SEWER EASEMENT #1: 7584 SQ. FT. OR 0.174 ACRE
 EXISTING SEWER EASEMENT #2: 7060 SQ. FT. OR 0.162 ACRE
 NEW SEWER PERMANENT EASEMENT #1: 4183 SQ. FT. OR 0.096 ACRE
 NEW SEWER PERMANENT EASEMENT #2: 1613 SQ. FT. OR 0.037 ACRE
 TEMPORARY CONSTRUCTION EASEMENT #1: 3319 SQ. FT. OR 0.076 ACRE
 TEMPORARY CONSTRUCTION EASEMENT #2: 5016 SQ. FT. OR 0.115 ACRE
 TEMPORARY CONSTRUCTION EASEMENT #3: 527 SQ. FT. OR 0.012 ACRE
 TEMPORARY CONSTRUCTION EASEMENT #4: 320 SQ. FT. OR 0.007 ACRE

CLOSURE:

1 FOOT IN 348626 FEET
 1 FOOT IN 88349 FEET
 1 FOOT IN 83679 FEET
 1 FOOT IN 78229 FEET
 1 FOOT IN 35869 FEET
 1 FOOT IN 72049 FEET
 1 FOOT IN 25186 FEET
 1 FOOT IN 27340 FEET

NOTES: SEE NOTES ON PAGES 2 AND 3



PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-060-01-122
 AVINA ROSS J & AVINA LESLIE E
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 060, 15th DISTRICT DEKALB COUNTY, GA
 DATE: 09/15/2023 - SCALE NTS
 JOB #: 20440
 SHEET 4 OF 8
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722

GEORGIA, DEKALB COUNTY

I, Barbara H. Sanders, do hereby certify that I am the Clerk of the DeKalb County Board of Commissioners.

I further certify that the foregoing ___ pages constitute a true and correct exact copy of a Resolution and Order of the DeKalb County Board of Commissioners entered on the ____ day of _____, 2026 as the same applies to the tract or parcel of land described in said ___ pages; and the original of said Resolution and Order is on file at my office at 1300 Commerce Drive, Decatur, Georgia.

Given under my hand and the Seal of the DeKalb County, Georgia Board of Commissioners, this ____ day of _____, 2026.

BARBARA H. SANDERS, CCC
Clerk to the Board of Commissioners
and Chief Executive Officer
DeKalb County, Georgia

Appendix B to Exhibit A

Description of Property from which Certain Easements are Taken

PROJECT: Consent Decree - Gravity Sewer System Rehabilitation and Replacement Project

PI NO.: 0024-01

PARCEL NO: 35 (3580 River Edge Court) (TPID 15 060 01 122)

Property Owner(s): All known and Unknown heirs of Leslie E. Avina; Leslie Alexandria Avina Dailey, individually; Leslie Alexandria Avina Dailey, as Executrix of the Last Will and Testament of Ross J. Avina a/k/a Ross J. Avina, Jr.; All known and unknown heirs of Ross J. Avina, III; Hon. Bedelia C. Hargrove, Judge, DeKalb County Probate Court; Irvin J. Johnson, DeKalb County Tax Commissioner; and any and all others having or claiming an interest in the herein described lands, individually

Said easements as described in Annex I of Appendix A to Exhibit A are for public sanitary sewage collection and treatment and wastewater purposes, across and over certain tracts of land located in Land Lot(s) 60 of the 15th Land District of DeKalb County. Said tract of land, being identified by tax parcel ID number 15 060 01 122 and project parcel number 35, consisting of approximately 2.38 acres.

Appendix C to Exhibit A

Appraiser's Certificate

GEORGIA, DEKALB COUNTY

Personally comes, Alex Rubin & Co. residing at 5009 Dogwood Hills Dr Sugar Hill GA 30518.

1. DEKALB COUNTY, GEORGIA employed Affiant to appraise 0024-01-35 and the EASEMENT RIGHTS required for construction of the Consent Decree – Gravity Sewer System Rehabilitation and Replacement Project in DeKalb County, Georgia. Affiant makes this sworn statement to be used in connection with condemnation proceedings under the Official Code of Georgia Annotated Sections 22-3-140 and 32-3-1 et seq. for the acquisition of said parcel.

2. Affiant is familiar with real estate values in said county and in the vicinity where said parcel is located. Affiant has personally inspected the property or right condemned and in appraising said parcel Affiant took into consideration the Fair Market Value of said parcel, as well as any consequential damages to remaining property of the Condemnees by reason of the taking and use of said parcel and other rights for the construction of said project, and any consequential benefits which may result to such remaining property by reason of such taking and use (consequential benefits not, however, considered except as offsetting consequential damages). After said investigation and research, Affiant has thus estimated that the just and adequate compensation for said parcel, and any consequential damages or benefits considered is in the amount of \$3,700.00.

Sworn to and subscribed before me,
This 29 day of January, 2026.



Appraiser Signature



NOTARY PUBLIC
My Commission Expires: 3/31/2029

