

RESOLUTION

**A RESOLUTION AUTHORIZING THE EXERCISE OF
THE DEKALB COUNTY POWERS OF EMINENT DOMAIN
IN THE ACQUISITION OF CERTAIN INTERESTS IN PROPERTY
SITUATED IN DEKALB COUNTY, GEORGIA,
FOR PUBLIC ROAD AND/OR OTHER PUBLIC TRANSPORTATION 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, the governing authority of DeKalb County, Georgia, a political subdivision of the State of Georgia, has determined that the circumstances of this matter are such that there is a necessity for exercising its powers of eminent domain pursuant to O.C.G.A. Section 32-3-1, *et seq.* in the acquisition of certain interests in property for county road and/or other public transportation purposes:

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, that the DeKalb County Attorney, or her designee, is ordered and directed to institute proceedings in rem pursuant to O.C.G.A. Section 32-3-1, *et seq.* in the DeKalb County Superior Court in order to condemn that certain property and interests therein more particularly described in Exhibit "A" which is attached hereto and made a part hereof by reference as though fully set forth at this point, all to the use of DeKalb County, said property now or formerly vested in **HM Chapman Group, LLC f/k/a Gresham/Flat Shoals Development – Peniel Properties, LLC**: its successors or assigns. It is further resolved that payment of just and adequate compensation in the amount of Nine Thousand Seven Hundred dollars (\$9,700.00) be made to the person or persons entitled to such payment. The Chief Executive Officer or the Presiding Officer may sign any documents and/or pleadings required for proper filing under the aforementioned code sections including a Declaration of Taking and Order of the Board of Commissioners.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of _____, 2017.

DEKALB COUNTY BOARD OF COMMISSIONERS:

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

[SIGNATURE(S) CONTINUED ON THE FOLLOWING PAGE]

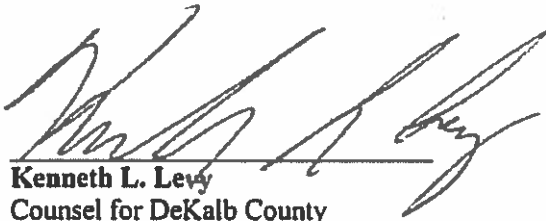
APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2017.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

Attest:

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

APPROVED AS TO FORM:



Kenneth L. Levy
Counsel for DeKalb County
ZACHARY & SEGRAVES, P.A.
1000 Commerce Drive
Decatur, GA 30030
(404) 373-1685 – Office; (404) 373-1938 – Fax
kennethlevy99@gmail.com

Parcel No. 87
Required Fee Simple Right of Way

EXHIBIT "A"

PROJECT NO.: CSSTP-0008-00(268), CSHPP-0007-00(618),
CSHPP-0008-00(831); DeKalb Sidewalk Program, Phase 2C
P. I. NO.: 0008268, 0007618, 0008831
PARCEL NO.: 87
DATE OF RW PLANS: April 13, 2010
REVISION DATE: April 05, 2016

Page 1 of 1

All that tract or parcel of land lying and being in Land Lot 140 of the 15th Land District and/or 1349th Georgia Militia District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at a point 27.00 feet right of and opposite Station 16+65.46 on the construction centerline of FLAT SHOALS ROAD on Georgia Highway Project No. CSSTP-0008-00(268), CSHPP-0007-00(618), CSHPP-0008-00(831); running thence S 88°11'28" E a distance of 8.91 feet to a point 20.74 feet right of and opposite Station 16+71.79 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 43°30'49" E a distance of 227.00 feet to a point 20.79 feet right of and opposite Station 18+98.79 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 0°37'01" W a distance of 8.91 feet to a point 27.00 feet right of and opposite Station 19+05.19 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 43°31'35" W a distance of 239.73 feet back to the point of beginning.

Containing 0.033 acres, more or less, or 1,454.88 square feet, more or less.

Parcel No. 87
Temporary Easement

EXHIBIT "A"

PROJECT NO.: CSSTP-0008-00(268), CSHPP-0007-00(618),
CSHPP-0008-00(831); DeKalb Sidewalk Program, Phase 2C
P. I. NO.: 0008268, 0007618, 0008831
PARCEL NO.: 87
DATE OF RW PLANS: April 13, 2010
REVISION DATE: April 05, 2016

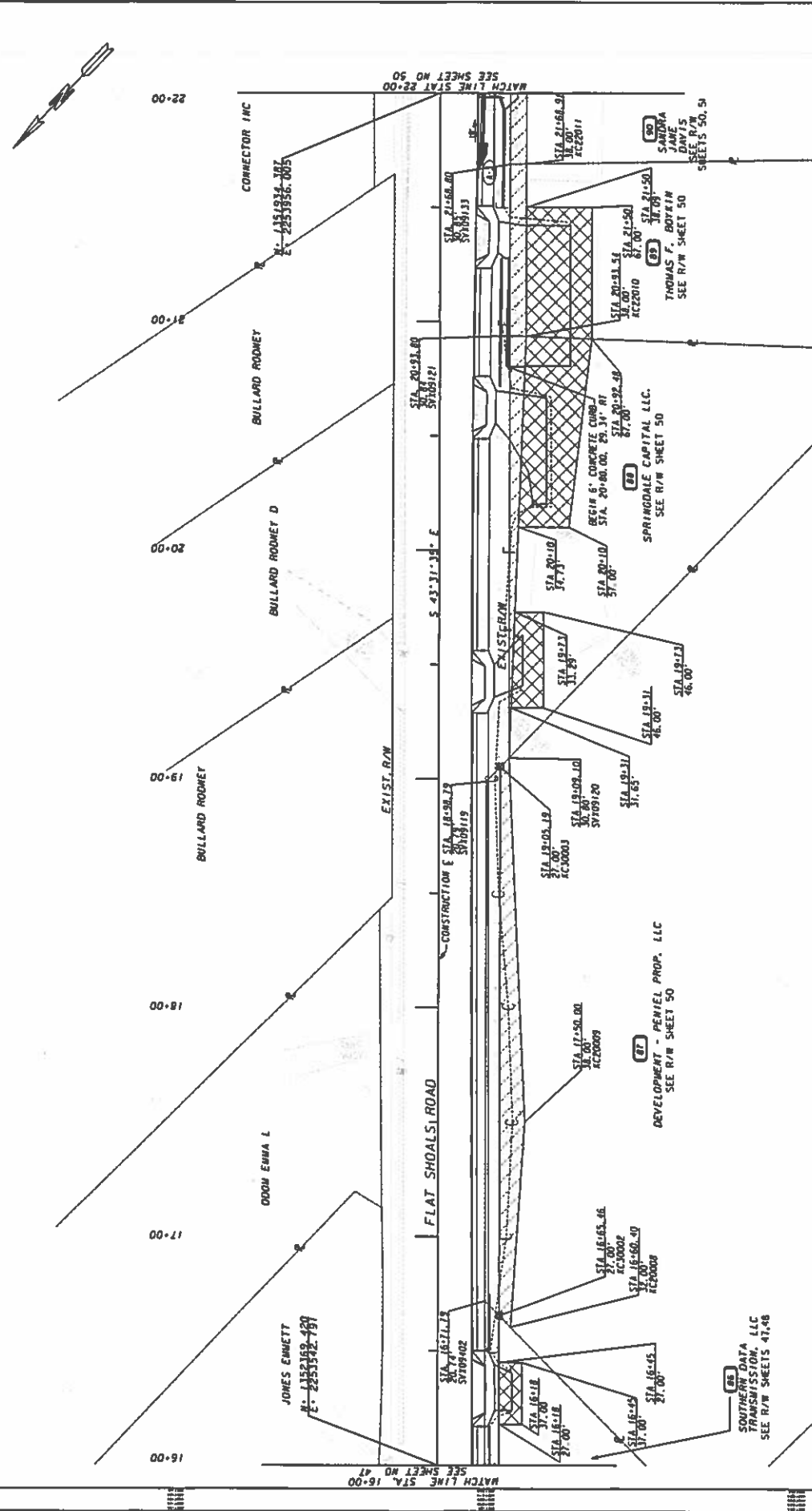
Page 1 of 1

All that tract or parcel of land lying and being in Land Lot 140 of the 15th Land District and/or 1349th Georgia Militia District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at a point 27.00 feet right of and opposite Station 16+65.46 on the construction centerline of FLAT SHOALS ROAD on Georgia Highway Project No. CSSTP-0008-00(268), CSHPP-0007-00(618), CSHPP-0008-00(831); running thence S 43°31'35" E a distance of 239.73 feet to a point 27.00 feet right of and opposite Station 19+05.19 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 0°36'36" W a distance of 5.45 feet to a point 30.80 feet right of and opposite Station 19+09.10 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 46°07'10" W a distance of 159.26 feet to a point 38.00 feet right of and opposite Station 17+50.00 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 39°41'45" W a distance of 89.80 feet to a point 32.00 feet right of and opposite Station 16+60.40 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 88°11'17" E a distance of 7.11 feet back to the point of beginning.

Containing 0.043 acres, more or less, or 1,873.45 square feet, more or less.

Said easement shall expire upon completion and final acceptance of this Project by the Georgia Department of Transportation.



DATE	REVISIONS	DATE	REVISIONS
02/14/15	PANEL NO. 01, EASEMENT DELETED, ONE IMPROVED	02/14/15	PANEL NO. 01, IMPROVED OWNER NAME
03/11/15	PANEL NO. 01, 02, IMPROVED OWNER NAME	03/11/15	MATCHLINE IMPROVED
04/01/15	MATCHLINE IMPROVED		

<p>POND Architect/Engineer/Planner 200 Parkway Lane Suite 600 Marietta, GA 30067 Phone: 770.575.2700 Fax: 770.575.1744 Web: www.pondco.com</p>	<p>BEGIN LIMIT OF ACCESS.....B1A END LIMIT OF ACCESS.....E1A LIMIT OF ACCESS..... RED-D R/W & LIMIT OF ACCESS..... SCALE IN FEET 0 20 40 80</p>
--	--

<p>PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES</p>	<p>REVISIONS</p>
--	------------------

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 PROJECT NO. 13317-0000-001(08)
 PROJECT NO. 13317-0000-001(08)
 COUNTY, DEKALB
 LAND DISTRICT, 15
 DATE: 04/11/15 11:49 AM
 SHEET NO. 47 OF 47

PARCEL B7 REDD EASMT FOR CONSTR. OF SLOPES.
 THOMAS F. BOTTEN
 PVI OFFSET/ STATION/ BEARING ALIGNMENT
 ST070120 27.00 R 16-05-46 FLAT SHOALS ROAD
 ST070121 8.91 R 5 08-11-21 E
 ST070122 20.74 R 5 16-31-39 E
 ST070119 20.74 R 5 16-30-29 E
 ST070118 8.91 R 5 03-31-01 V
 ST070117 27.00 R 5 16-05-26 V
 ST070116 27.00 R 5 16-05-26 V
 ST070115 8.91 R 5 16-05-26 V
 REDD EASMT 651.54 SF
 REDD EASMT 651.54 SF
 TOTAL LOT SIZE = 13.76 ACRES

PARCEL B7 REDD EASMT FOR CONSTR. OF SLOPES.
 THOMAS F. BOTTEN
 PVI OFFSET/ STATION/ BEARING ALIGNMENT
 ST070120 27.00 R 16-05-46 FLAT SHOALS ROAD
 ST070121 8.91 R 5 03-31-01 V
 ST070122 20.74 R 5 16-31-39 E
 ST070119 20.74 R 5 16-30-29 E
 ST070118 8.91 R 5 03-31-01 V
 ST070117 27.00 R 5 16-05-26 V
 ST070116 27.00 R 5 16-05-26 V
 ST070115 8.91 R 5 16-05-26 V
 REDD EASMT 651.54 SF
 REDD EASMT 651.54 SF
 TOTAL LOT SIZE = 13.76 ACRES

PARCEL B7 REDD EASMT FOR CONSTR. OF SLOPES.
 THOMAS F. BOTTEN
 PVI OFFSET/ STATION/ BEARING ALIGNMENT
 ST070120 27.00 R 16-05-46 FLAT SHOALS ROAD
 ST070121 8.91 R 5 03-31-01 V
 ST070122 20.74 R 5 16-31-39 E
 ST070119 20.74 R 5 16-30-29 E
 ST070118 8.91 R 5 03-31-01 V
 ST070117 27.00 R 5 16-05-26 V
 ST070116 27.00 R 5 16-05-26 V
 ST070115 8.91 R 5 16-05-26 V
 REDD EASMT 651.54 SF
 REDD EASMT 651.54 SF
 TOTAL LOT SIZE = 13.76 ACRES

PARCEL B8 SPRINGDALE CAPITAL, LLC INCLUDES 2 DRIVEWAY EASEMENTS
 PVI OFFSET/ STATION/ BEARING ALIGNMENT
 ST070120 27.00 R 16-05-46 FLAT SHOALS ROAD
 ST070121 8.91 R 5 03-31-01 V
 ST070122 20.74 R 5 16-31-39 E
 ST070119 20.74 R 5 16-30-29 E
 ST070118 8.91 R 5 03-31-01 V
 ST070117 27.00 R 5 16-05-26 V
 ST070116 27.00 R 5 16-05-26 V
 ST070115 8.91 R 5 16-05-26 V
 REDD EASMT 651.54 SF
 REDD EASMT 651.54 SF
 TOTAL LOT SIZE = 13.76 ACRES

PARCEL B9 REDD EASMT FOR CONSTR. OF SLOPES.
 THOMAS F. BOTTEN
 PVI OFFSET/ STATION/ BEARING ALIGNMENT
 ST070120 27.00 R 16-05-46 FLAT SHOALS ROAD
 ST070121 8.91 R 5 03-31-01 V
 ST070122 20.74 R 5 16-31-39 E
 ST070119 20.74 R 5 16-30-29 E
 ST070118 8.91 R 5 03-31-01 V
 ST070117 27.00 R 5 16-05-26 V
 ST070116 27.00 R 5 16-05-26 V
 ST070115 8.91 R 5 16-05-26 V
 REDD EASMT 651.54 SF
 REDD EASMT 651.54 SF
 TOTAL LOT SIZE = 13.76 ACRES

PARCEL B9 REDD EASMT FOR CONSTR. OF SLOPES.
 THOMAS F. BOTTEN
 PVI OFFSET/ STATION/ BEARING ALIGNMENT
 ST070120 27.00 R 16-05-46 FLAT SHOALS ROAD
 ST070121 8.91 R 5 03-31-01 V
 ST070122 20.74 R 5 16-31-39 E
 ST070119 20.74 R 5 16-30-29 E
 ST070118 8.91 R 5 03-31-01 V
 ST070117 27.00 R 5 16-05-26 V
 ST070116 27.00 R 5 16-05-26 V
 ST070115 8.91 R 5 16-05-26 V
 REDD EASMT 651.54 SF
 REDD EASMT 651.54 SF
 TOTAL LOT SIZE = 13.76 ACRES

PARCEL B9 REDD EASMT FOR CONSTR. OF SLOPES.
 THOMAS F. BOTTEN
 PVI OFFSET/ STATION/ BEARING ALIGNMENT
 ST070120 27.00 R 16-05-46 FLAT SHOALS ROAD
 ST070121 8.91 R 5 03-31-01 V
 ST070122 20.74 R 5 16-31-39 E
 ST070119 20.74 R 5 16-30-29 E
 ST070118 8.91 R 5 03-31-01 V
 ST070117 27.00 R 5 16-05-26 V
 ST070116 27.00 R 5 16-05-26 V
 ST070115 8.91 R 5 16-05-26 V
 REDD EASMT 651.54 SF
 REDD EASMT 651.54 SF
 TOTAL LOT SIZE = 13.76 ACRES

PARCEL B9 REDD EASMT FOR CONSTR. OF SLOPES.
 THOMAS F. BOTTEN
 PVI OFFSET/ STATION/ BEARING ALIGNMENT
 ST070120 27.00 R 16-05-46 FLAT SHOALS ROAD
 ST070121 8.91 R 5 03-31-01 V
 ST070122 20.74 R 5 16-31-39 E
 ST070119 20.74 R 5 16-30-29 E
 ST070118 8.91 R 5 03-31-01 V
 ST070117 27.00 R 5 16-05-26 V
 ST070116 27.00 R 5 16-05-26 V
 ST070115 8.91 R 5 16-05-26 V
 REDD EASMT 651.54 SF
 REDD EASMT 651.54 SF
 TOTAL LOT SIZE = 13.76 ACRES

PROPERTY AND EXISTING R/W LINE
 REQUIRED R/W LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTR
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF SLOPES
 EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS
 END LIMIT OF ACCESS
 LIMIT OF ACCESS
 REDD R/W & LIMIT OF ACCESS

SCALE IN FEET

POND
 Architect Engineer Planners
 3300 Peachtree Lane
 Atlanta, GA 30309
 Phone 404.368.7740
 Fax 404.368.7744
 www.pondinc.com

DATE	REVISIONS
01/20/15	PARCEL B8 EASEMENT DELIVER. DATE UPDATED
02/12/15	PARCEL B8 07.50' UPDATED UNDER WAY

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. CS-000-0000-000-0001
 PROJECT NO. CS-000-0000-000-0001
 LAND LOT NO. 1-48
 DATE APRIL 13, 2010 SH 94 OF 07

EXHIBIT "A"

DECLARATION OF TAKING

WHEREAS, DeKalb County, Georgia has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property and easements for public (county) road or other public transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit "A," and made a part hereof, under O.C.G.A. §§ 32-3-1 *et seq.*, and

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

WHEREAS, DeKalb County, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the right-of-way and 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 to Exhibit "A," DeKalb County, Georgia estimates \$9,700.00 as just and adequate compensation to be paid for said right-of-way and easements, as fully described in Appendix B to Exhibit "A" which is attached hereto and made a part hereof and now deposits said sum in the Court to the use of the persons entitled thereto.

NOW, THEREFORE, the premises considered, DeKalb County, Georgia, under authority of the Official Code of Georgia Annotated §§ 32-3-1 *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit "A," which

is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public (county) road or other transportation purposes.

DEKALB COUNTY BOARD OF COMMISSIONERS:

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

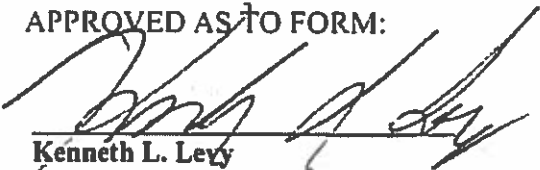
APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2017.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

Attest:

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

APPROVED AS TO FORM:



Kenneth L. Levy
Counsel for DeKalb County
ZACHARY & SEGRAVES, P.A.
1000 Commerce Drive
Decatur, GA 30030
(404) 373-1685 – Office; (404) 373-1938 – Fax
kennethlevy99@gmail.com

APPENDIX A TO EXHIBIT A
RESOLUTION AND ORDER OF BOARD OF COMMISSIONERS

**ORDER OF THE DEKALB COUNTY BOARD OF COMMISSIONERS TO CONDEMN
PROPERTY FOR PURPOSES OF CONSTRUCTING AND IMPROVING A PUBLIC
TRANSPORTATION PROJECT**

WHEREAS, the Board of Commissioners of DeKalb County has laid out and determined to construct a public sidewalk or other transportation facility for DeKalb County at that certain parcel identified for tax purposes as parcel identification number 15 140 02 031 by the DeKalb County Board of Tax Assessors; the same being more fully described and shown in the description and drawing attached as Appendix B to the Declaration of Taking (Exhibit "A" to the Petition for Condemnation).

WHEREAS, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking (Exhibit "A" to the Petition for Condemnation) incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights: 1, 454.88 Square Feet of Fee Simple Right of Way
 1,873.45 Square Feet of Temporary Easement

Owner: **HM Chapman Group, LLC f/k/a Gresham/Flat Shoals Development
– Peniel Properties, LLC**

Potentially Interested Parties: Capitol City Bank & Trust Company, Branch Banking &
Trust Company

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the Board of Commissioners of DeKalb County that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit "A" of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* for public road purposes or other transportation purposes.

IT IS ORDERED that DeKalb County proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking (Exhibit "A" to the Petition for Condemnation) by condemnation under the provisions of said Code, and the County Attorney or her designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

SO ORDERED by the DeKalb County Board of Commissioners, this _____ day of _____, 2017.

DEKALB COUNTY BOARD OF COMMISSIONERS:

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2017.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

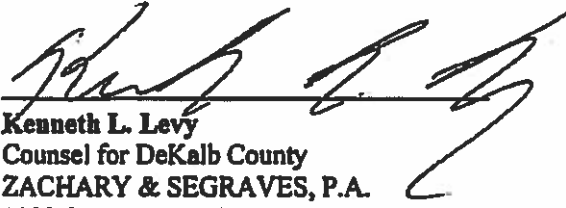
Attest:

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

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

CSSTP-0008-00(268)
DeKalb County School Sidewalk Project; Tax Parcel ID No. 15 140 02 031
Parcel 87

APPROVED AS TO FORM:



Kenneth L. Levy
Counsel for DeKalb County
ZACHARY & SEGRAVES, P.A.
1000 Commerce Drive
Decatur, GA 30030
(404) 373-1685 – Office; (404) 373-1938 – Fax
kennethlevy99@gmail.com

CSSTP-0008-00(258)
DeKalb County School Sidewalk Project; Tax Parcel ID No. 15 140 02 031
Parcel 87

APPENDIX B TO EXHIBIT A
LEGAL DESCRIPTION AND PLAT

Parcel No. 87
Required Fee Simple Right of Way

EXHIBIT "A"

PROJECT NO.: CSSTP-0008-00(268), CSHPP-0007-00(618),
CSHPP-0008-00(831); DeKalb Sidewalk Program, Phase 2C
P. I. NO.: 0008268, 0007618, 0008831
PARCEL NO.: 87
DATE OF R/W PLANS: April 13, 2010
REVISION DATE: April 05, 2016

Page 1 of 1

All that tract or parcel of land lying and being in Land Lot 140 of the 15th Land District and/or 1349th Georgia Militia District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at a point 27.00 feet right of and opposite Station 16+65.46 on the construction centerline of FLAT SHOALS ROAD on Georgia Highway Project No. CSSTP-0008-00(268), CSHPP-0007-00(618), CSHPP-0008-00(831); running thence S 88°11'28" E a distance of 8.91 feet to a point 20.74 feet right of and opposite Station 16+71.79 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 43°30'49" E a distance of 227.00 feet to a point 20.79 feet right of and opposite Station 18+98.79 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 0°37'01" W a distance of 8.91 feet to a point 27.00 feet right of and opposite Station 19+05.19 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 43°31'35" W a distance of 239.73 feet back to the point of beginning.

Containing 0.033 acres, more or less, or 1,454.88 square feet, more or less.

Parcel No. 87
Temporary Easement

EXHIBIT "A"

PROJECT NO.: CSSTP-0008-00(268), CSHPP-0007-00(618),
CSHPP-0008-00(831); DeKalb Sidewalk Program, Phase 2C
P. I. NO.: 0008268, 0007618, 0008831
PARCEL NO.: 87
DATE OF R/W PLANS: April 13, 2010
REVISION DATE: April 05, 2016

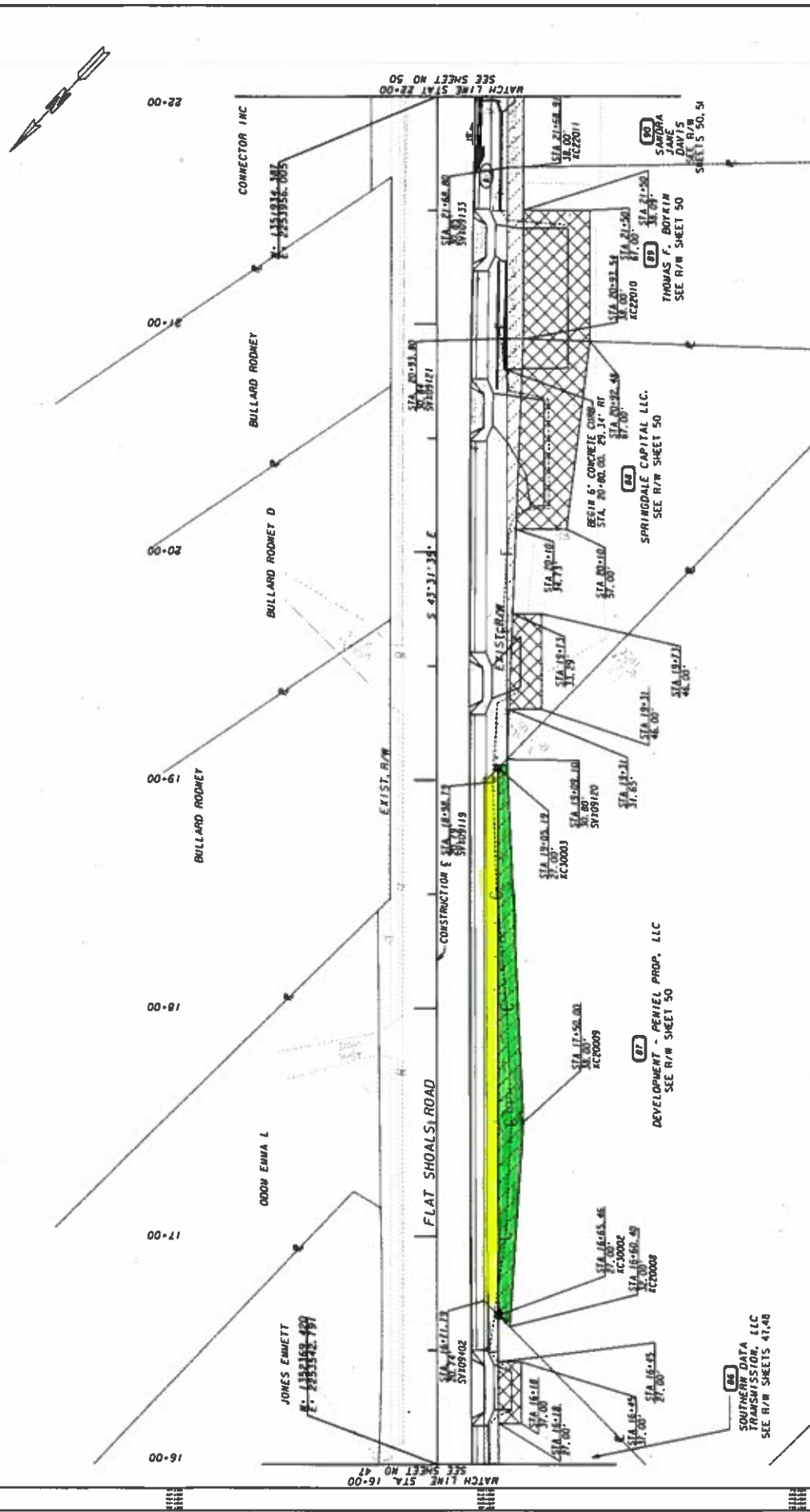
Page 1 of 1

All that tract or parcel of land lying and being in Land Lot 140 of the 15th Land District and/or 1349th Georgia Militia District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at a point 27.00 feet right of and opposite Station 16+65.46 on the construction centerline of FLAT SHOALS ROAD on Georgia Highway Project No. CSSTP-0008-00(268), CSHPP-0007-00(618), CSHPP-0008-00(831); running thence S 43°31'35" E a distance of 239.73 feet to a point 27.00 feet right of and opposite Station 19+05.19 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 0°36'36" W a distance of 5.45 feet to a point 30.80 feet right of and opposite Station 19+09.10 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 46°07'10" W a distance of 159.26 feet to a point 38.00 feet right of and opposite Station 17+50.00 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 39°41'45" W a distance of 89.80 feet to a point 32.00 feet right of and opposite Station 16+60.40 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 88°11'17" E a distance of 7.11 feet back to the point of beginning.

Containing 0.043 acres, more or less, or 1,873.45 square feet, more or less.

Said easement shall expire upon completion and final acceptance of this Project by the Georgia Department of Transportation.



DATE	REVISIONS	DATE	REVISIONS
	OUTSIDE PANEL NO. EASEMENT BELIEVED ONE UNDATED		
	OUTSIDE PANEL NO. 07.00 UNDATED OTHER LINE		
	OUTSIDE PANEL NO. UNDATED UNDATED		

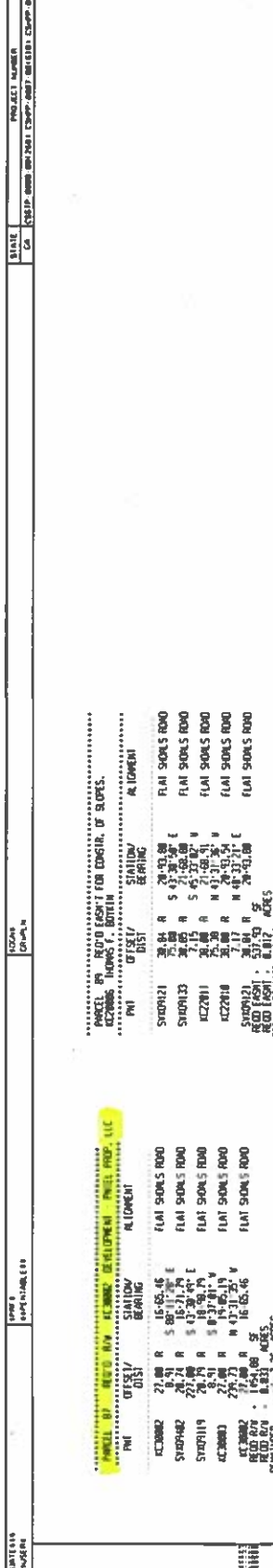
PROPERTY AND EXISTING R/W LINE	— e —
REQUIRED R/W LINE	— e —
CONSTRUCTION LIMITS	— e —
EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES	▨
EASEMENT FOR CONSTRUCTION OF SLOPES	▩
EASEMENT FOR CONSTRUCTION OF DRIVES	▤

BEGIN LIMIT OF ACCESS BLA
END LIMIT OF ACCESS ELA
LIMIT OF ACCESS LA
RED'D R/W & LIMIT OF ACCESS RL

SCALE IN FEET
 0 20 40 60

POND
 Architects/Engineers/Planners
 2500 Peachtree Lane
 Atlanta, GA 30309
 Phone 404-261-7100
 Fax 404-261-7114
 Web www.pondinc.com

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO. CS&M-0007-001(458)
 PROJECT NO. CS&M-0008-001(458)
 LABORATORY NO. 440
 DRAWN BY: J. L. B. 10/15/09
 DATE APRIL 13, 2010 SH 48 OF 47



PARCEL 07
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

STATION/BEARING	OFFSET/DIST.	ALIGNMENT
27+00 R S 16-05.46		FLAT SHOALS ROAD
8+71 R S 43-21.76		FLAT SHOALS ROAD
27+00 R S 43-20.41 E		FLAT SHOALS ROAD
28+00 R S 18-59.79		FLAT SHOALS ROAD
42+00 R S 16-05.19		FLAT SHOALS ROAD
27+73 R S 43-31.21 W		FLAT SHOALS ROAD
28+00 R S 16-05.46		FLAT SHOALS ROAD
7+00 R S 7-26		REMAINDER
TOTAL LOT SIZE - 8.77 ACRES		

PARCEL 08
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

STATION/BEARING	OFFSET/DIST.	ALIGNMENT
27+00 R S 16-05.46		FLAT SHOALS ROAD
27+00 R S 16-05.19		FLAT SHOALS ROAD
28+00 R S 4-36.36		FLAT SHOALS ROAD
16+28 R S 46-07.10 W		FLAT SHOALS ROAD
30+00 R S 17-54.09		FLAT SHOALS ROAD
31+00 R S 77-41.05 W		FLAT SHOALS ROAD
31+10 S 88-11.17 E		FLAT SHOALS ROAD
27+00 R S 16-05.46		FLAT SHOALS ROAD
14+10 S 8-41		REMAINDER
TOTAL LOT SIZE - 8.44 ACRES		

PARCEL 09
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

STATION/BEARING	OFFSET/DIST.	ALIGNMENT
28+00 R S 19-09.18		FLAT SHOALS ROAD
28+00 R S 28-53.08 E		FLAT SHOALS ROAD
7+17 S 49-21.71 W		FLAT SHOALS ROAD
30+50 R S 41-51.21 W		FLAT SHOALS ROAD
15+01.18		FLAT SHOALS ROAD
28+00 R S 19-09.18		FLAT SHOALS ROAD
64+10 S 7-04		REMAINDER
TOTAL LOT SIZE - 8.77 ACRES		

PARCEL 10
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

STATION/BEARING	OFFSET/DIST.	ALIGNMENT
28+00 R S 21-02.00		FLAT SHOALS ROAD
28+00 R S 27-43.00		FLAT SHOALS ROAD
28+00 R S 49-31.21 W		FLAT SHOALS ROAD
30+00 R S 27-43.54		FLAT SHOALS ROAD
30+00 R S 21-02.00		FLAT SHOALS ROAD
7+15 R S 65-37.87 E		FLAT SHOALS ROAD
33+54 S 7-04		REMAINDER
TOTAL LOT SIZE - 8.26 ACRES		

PARCEL 11
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

STATION/BEARING	OFFSET/DIST.	ALIGNMENT
28+00 R S 20-43.00		FLAT SHOALS ROAD
28+00 R S 21-02.00		FLAT SHOALS ROAD
28+00 R S 41-51.21 W		FLAT SHOALS ROAD
28+00 R S 21-02.00		FLAT SHOALS ROAD
28+00 R S 21-02.00		FLAT SHOALS ROAD
7+15 R S 65-37.87 E		FLAT SHOALS ROAD
33+54 S 7-04		REMAINDER
TOTAL LOT SIZE - 8.26 ACRES		

PARCEL 12
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

STATION/BEARING	OFFSET/DIST.	ALIGNMENT
28+00 R S 20-43.00		FLAT SHOALS ROAD
28+00 R S 21-02.00		FLAT SHOALS ROAD
28+00 R S 41-51.21 W		FLAT SHOALS ROAD
28+00 R S 21-02.00		FLAT SHOALS ROAD
28+00 R S 21-02.00		FLAT SHOALS ROAD
7+15 R S 65-37.87 E		FLAT SHOALS ROAD
33+54 S 7-04		REMAINDER
TOTAL LOT SIZE - 8.26 ACRES		

PROPERTY AND EXISTING R/W LINE
 REQUIRED R/W LIMITS
 CONSTRUCTION FOR CONSTR
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF SLOPES
 EASEMENT FOR CONSTR OF DRIVES

SCALE: 1" = 20'
 0 20 40 80

PARCEL 13
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

PARCEL 14
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

PARCEL 15
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

PARCEL 16
 BEGINS EXISTING R/W LINE
 ENDS EXISTING R/W LINE
 BEGINS CONSTRUCTION FOR CONSTR. OF SLOPES
 ENDS CONSTRUCTION FOR CONSTR. OF SLOPES
 REMAINDER

APPENDIX C TO EXHIBIT A
APPRAISER'S AFFIDAVIT

APPENDIX "C" TO EXHIBIT "A"

GEORGIA, GWINNETT COUNTY

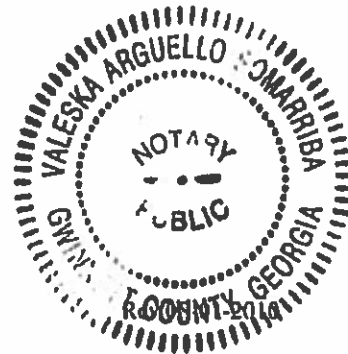
Personally comes, Mr. Gregory N. Malcolm, residing at 1243 Kylemore Lane, Snellville, Georgia 30078

1. Affiant was employed by the Department of Transportation to appraise Parcel No. 87 of the right of way and rights required for construction of Project No. CSSTP-0008-00(268) in DeKalb County, Georgia for said Department and makes this sworn statement to be used in connection with condemnation proceedings under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, 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 \$ 9,700.00.


 APPRAISER

Sworn to and subscribed before me,
 this 27th day of June, 2017.
Valeska Arguello Smaurba
 NOTARY PUBLIC
 My commission expires 12/09/19

Parcel No. 87





DeKalb County
Public Works
Transportation Division
1950 West Exchange Place, 4th Floor
Tucker, Georgia 30084
Phone: 770-492-5200 - Fax: 770-492-5201

June 28, 2017

Thaddeus L. Chapman, MD
c/o HM Chapman Group, LLC
103 Monte Place
Cordele, Georgia 31015

Certified Mail Receipt:

Re: Intent to Condemn—DeKalb County, Georgia
DeKalb Sidewalk Program: Phase 2 C Flat Shoals Rd., Salem Rd., & Henderson Rd.
PI # 0008268, 0007618, & 0008831
Parcel # 87 Map Reference # 15-140-02-031

Dear Dr. Chapman:

Under Georgia State Laws, a County is empowered to acquire private property for public use by payment of just and adequate compensation for that property. Based on our appraisal of your property, DeKalb County is offering payment to you in the amount of \$9,700.00. Since negotiations have failed, it is being recommended that your property be acquired through condemnation action, which will assure you of having opportunity to present evidence of value in a condemnation proceeding and the right of appeal for a jury trial.

The DeKalb County Board of Commissioners will consider a resolution to condemn your property at its regularly scheduled meeting held on **July 27, 2017 at 10:00 a.m.** at the Manuel J. Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030. While your presence at this meeting is not required, you may attend if you so desire. Should the Board vote to condemn your property, you will be notified.

If you receive a carbon copy of this letter, we may not be condemning your ownership interest in this property; however, we are giving all parties who have any ownership interest in this property notice of this intent to condemn. For your review, we have attached a plat and legal description showing the actual of the actual boundaries of the property being considered for condemnation so that you can determine if your ownership interest is affected.

I would like to point out that even after the initiation of condemnation proceedings, the County will work with you in an attempt to reach a mutual agreement. In the meantime, should you decide to reconsider the County's offer or if you have any questions, please call Cheryl Brewer at 706-832-1412

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions regarding this correspondence.

Sincerely,

A handwritten signature in black ink that reads "David Pelton". The signature is written in a cursive style with a large, prominent "D" and "P".

David Pelton, PE
Interim Associate Director
Transportation Division

DWP

Enclosure