



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

January 10, 2023

Certified Mail Receipt:
7003 3110 0004 0073 8148

Patrick Whelchel and Lisa Whelchel
540 Clairemont Ave.
Decatur GA 30030
PJWhelchel@reit-funding.com

Re: Intent to Condemn—DeKalb County, Georgia
DeKalb County Intersection Improvements
Project No. STP00-0002-00(669), PI No. 0002669
Project Parcel # 53; Property Parcel Tax ID # 18-006-03-062, 540 Clairemont Ave.
Decatur GA 30030

Dear Property Owners:

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 **\$1,020.00**. 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 **Tuesday, January 24, 2023 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 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 Holly Wetzel at

770-492-5270. or Raffi T. Ali at 770-492-5288.

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

Sincerely,



David Pelton
Deputy Public Works Director
Transportation Division

DWP/ta

Attachment

CC: Fairway Independent Mortgage Corporation
Synovus Bank
The Elizabeth L. Turner and Steven E. Brown Revocable Living Trust

51
CALLHOUT OAKS, INC.
SEE SHEET 34

PARCEL 51
SUBJECT: CALLHOUT AVE
ACRES: 11.00 ±

| | |
|------------------|------------------|
| APPROXIMATE AREA | APPROXIMATE AREA |
| 11.00 ± | 527x10.00 |
| 11.00 ± | 527x10.00 |
| 11.00 ± | 527x10.00 |
| 11.00 ± | 527x10.00 |
| 11.00 ± | 527x10.00 |
| 11.00 ± | 527x10.00 |

RECD EASMT - 0.002 ACRES

52
FIRST CHURCH OF CHRIST SCIENTIST
SEE SHEET 34

PARCEL 52
SUBJECT: CALLHOUT AVE
ACRES: 14.60 ±

| | |
|------------------|------------------|
| APPROXIMATE AREA | APPROXIMATE AREA |
| 14.60 ± | 517x10.00 |
| 14.60 ± | 517x10.00 |
| 14.60 ± | 517x10.00 |
| 14.60 ± | 517x10.00 |
| 14.60 ± | 517x10.00 |
| 14.60 ± | 517x10.00 |

RECD EASMT - 0.002 ACRES

53
PATRICK J. WHELCHER
SEE SHEET 35

PARCEL 53
SUBJECT: CALLHOUT AVE
ACRES: 12.51 ±

| | |
|------------------|------------------|
| APPROXIMATE AREA | APPROXIMATE AREA |
| 12.51 ± | 527x10.00 |
| 12.51 ± | 527x10.00 |
| 12.51 ± | 527x10.00 |
| 12.51 ± | 527x10.00 |
| 12.51 ± | 527x10.00 |
| 12.51 ± | 527x10.00 |

RECD EASMT - 0.002 ACRES

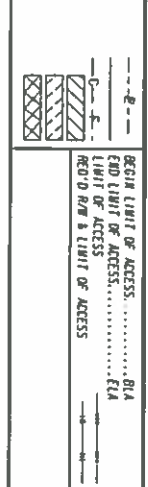
54
WACHOVIA BANK, N.A.
SEE SHEET 35

PARCEL 54
SUBJECT: CALLHOUT AVE
ACRES: 12.00 ±

| | |
|------------------|------------------|
| APPROXIMATE AREA | APPROXIMATE AREA |
| 12.00 ± | 527x10.00 |
| 12.00 ± | 527x10.00 |
| 12.00 ± | 527x10.00 |
| 12.00 ± | 527x10.00 |
| 12.00 ± | 527x10.00 |
| 12.00 ± | 527x10.00 |

RECD EASMT - 0.002 ACRES

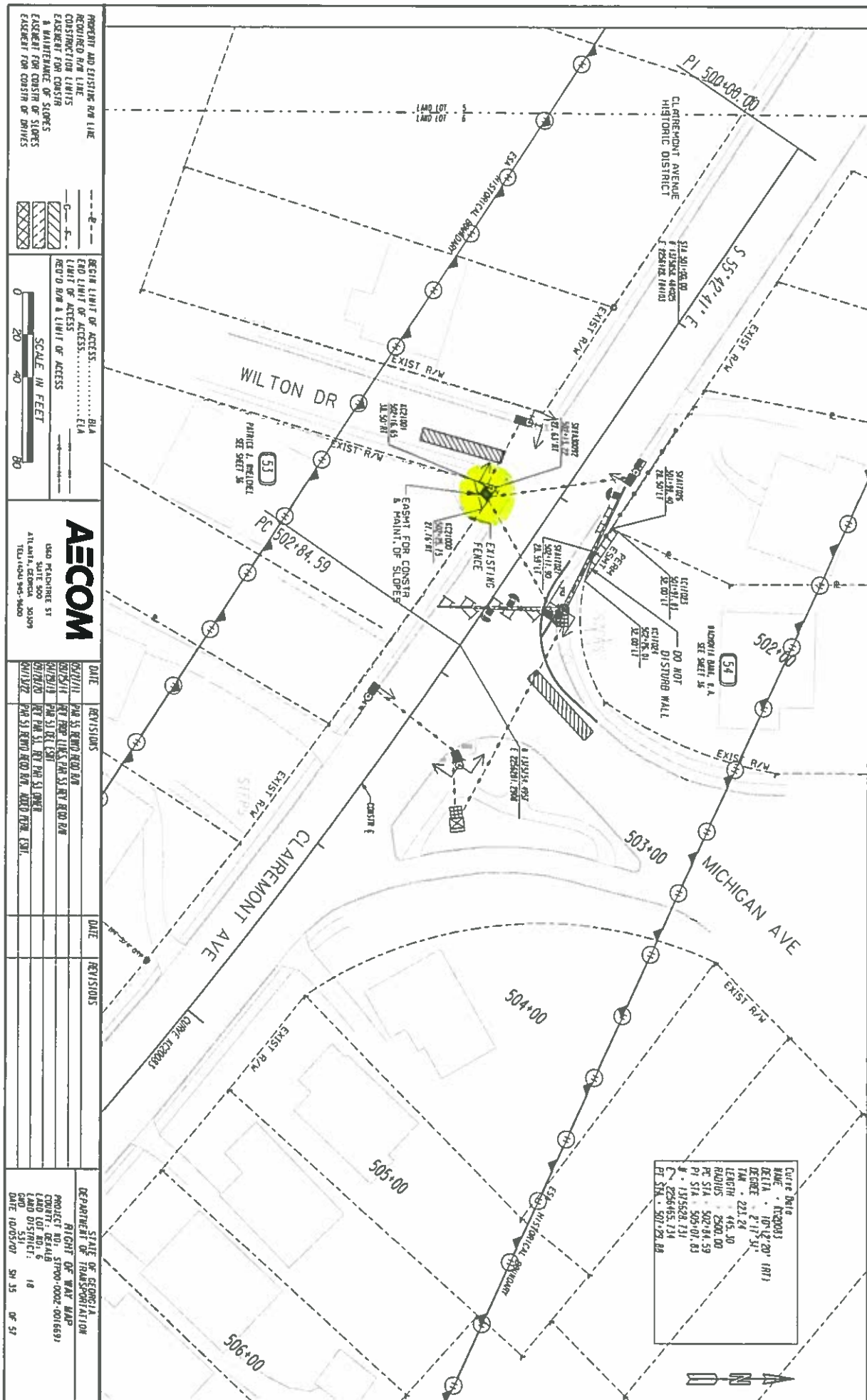
ROBERT AND EXISTING ROW LINE
REQUIRED ROW LINE
CONSTRICION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF DRIVE
EASEMENT FOR CONSTR OF DRIVES



AECOM
USED RECONSTRUCT 51
ATLANTA, GEORGIA 30309
TELEPHONE 905-9600

| DATE | REVISIONS | DATE | REVISIONS |
|----------|---------------------|------|-----------|
| 08/27/17 | PAR 51 REVISION ROW | | |
| 08/28/17 | PAR 52 REVISION ROW | | |
| 08/29/17 | PAR 53 REVISION ROW | | |
| 08/30/17 | PAR 54 REVISION ROW | | |

STATE OF GEORGIA
DEPARTMENT OF REVENUE
BLIGHT OF MAY MAP
PROJECT NO. S700-0002-0016693
COUNTY: DEKALB
LAND DISTRICT: 18
MAP DATE: 10/09/07



Curve Data
 NAME: Arc2003
 BELTA: 10°12'20" (R/R)
 DEGREE: 2°17'31"
 TAN: 221.24
 LENGTH: 415.30
 RADIUS: 2500.00
 PC STA: 502+84.59
 PT STA: 505+07.03
 PTA STA: 505+07.03
 ELEVATION: 220.915, 131
 PI STA: 501+291.00

PROPERTY AND EXISTING R/W LINE
 RECORD R/W LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTRUCTION
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTRUCTION OF DRIVE

--- E ---
 --- S ---
 --- X ---

REC'D LIMIT OF ACCESS.....BIA
 LIMIT OF ACCESS.....EIA
 R/W & LIMIT OF ACCESS

SCALE IN FEET
 0 20 40 80

AECOM
 USED RESEARCH ST
 ATLANTA, GEORGIA 30309
 TEL: (404) 963-9600

| DATE | REVISIONS | DATE | REVISIONS |
|----------|------------------------|------|-----------|
| 09/27/11 | REV 35 REVISION RECORD | | |
| 09/27/11 | REV 34 REVISION RECORD | | |
| 09/27/11 | REV 33 REVISION RECORD | | |
| 09/27/11 | REV 32 REVISION RECORD | | |
| 09/27/11 | REV 31 REVISION RECORD | | |
| 09/27/11 | REV 30 REVISION RECORD | | |
| 09/27/11 | REV 29 REVISION RECORD | | |
| 09/27/11 | REV 28 REVISION RECORD | | |
| 09/27/11 | REV 27 REVISION RECORD | | |
| 09/27/11 | REV 26 REVISION RECORD | | |
| 09/27/11 | REV 25 REVISION RECORD | | |
| 09/27/11 | REV 24 REVISION RECORD | | |
| 09/27/11 | REV 23 REVISION RECORD | | |
| 09/27/11 | REV 22 REVISION RECORD | | |
| 09/27/11 | REV 21 REVISION RECORD | | |
| 09/27/11 | REV 20 REVISION RECORD | | |
| 09/27/11 | REV 19 REVISION RECORD | | |
| 09/27/11 | REV 18 REVISION RECORD | | |
| 09/27/11 | REV 17 REVISION RECORD | | |
| 09/27/11 | REV 16 REVISION RECORD | | |
| 09/27/11 | REV 15 REVISION RECORD | | |
| 09/27/11 | REV 14 REVISION RECORD | | |
| 09/27/11 | REV 13 REVISION RECORD | | |
| 09/27/11 | REV 12 REVISION RECORD | | |
| 09/27/11 | REV 11 REVISION RECORD | | |
| 09/27/11 | REV 10 REVISION RECORD | | |
| 09/27/11 | REV 9 REVISION RECORD | | |
| 09/27/11 | REV 8 REVISION RECORD | | |
| 09/27/11 | REV 7 REVISION RECORD | | |
| 09/27/11 | REV 6 REVISION RECORD | | |
| 09/27/11 | REV 5 REVISION RECORD | | |
| 09/27/11 | REV 4 REVISION RECORD | | |
| 09/27/11 | REV 3 REVISION RECORD | | |
| 09/27/11 | REV 2 REVISION RECORD | | |
| 09/27/11 | REV 1 REVISION RECORD | | |

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO.: 517600-0002-001639
 COUNTY: DEKALB
 LAND LOT NO.: 6
 LAND DISTRICT: 18
 DATE: 10/05/07 SH 35 OF 57