

**EXHIBIT A**

**Declaration of Taking**

IN THE SUPERIOR COURT OF DEKALB COUNTY  
STATE OF GEORGIA

DeKalb County, Georgia,	)		
	)		
Petitioner/Condemnor,	)		
	)	CAFN:	_____
v.	)	Parcel:	17
	)	PI:	18-030
Certain Easement Rights; and Increasing Faith	)	Judge:	_____
International Ministries, Inc.; All known and	)	Pay-in:	\$1,700.00
unknown Heirs of the Estate of Easton V. Brooks;	)		
James Easton Brooks; Jason Brooks; Amanda	)		
Brooks; Davana Brooks; Monica Faye Brooks;	)		
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 ONE THOUSAND SEVEN HUNDRED and 0/100 Dollars (\$1,700.00) 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.

[Signature Page Follows]

ADOPTED by the DeKalb County Board of Commissioners this \_\_\_\_ day of \_\_\_\_\_,  
2026.

**DEKALB COUNTY  
BOARD OF COMMISSIONERS**

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**CHAKIRA JOHNSON**  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

Approved by the Chief Executive Officer of DeKalb County, Georgia this \_\_\_\_ day  
of \_\_\_\_\_, 2026.

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

Attest:

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**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 17 for PI Number 18-030 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: +/- 4,856 sf of permanent sewer easement (PE1 is 4,562 sf and PE2 is 294 sf  
+/- 10,725 sf of temporary construction easement (TE1 is 6,611 sf, TE2 is 3,016 sf, and TE3 is 1,098 sf)

Appendix A – Annex I - Legal Descriptions

Appendix A – Annex II - Plat

Owner(s): Increasing Faith International Ministries, Inc.; All known and Unknown Heirs of the Estate of Easton V. Brooks; James Easton Brooks; Jason Brooks; Amanda Brooks; Davana Brooks; Monica Faye Brooks; 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 \$1,700.00, 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.

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**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.: 18-030  
PARCEL NO: 17 (3125 Rainbow Circle) (TPID 15 122 02 120)  
INTERESTS: Certain easement rights  
DATE OF PLANS: 08/02/2023  
Property Owner(s): Increasing Faith International Ministries, Inc.; All known and unknown Heirs of the Estate of Easton V. Brooks; James Easton Brooks; Jason Brooks; Amanda Brooks; Davana Brooks; Monica Faye Brooks; 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 122 of the 15th District of DeKalb County, Georgia being more particularly described as follows:

**PERMANENT SEWER EASEMENT #1  
(4,562 S.F. OR 0.105 ACRES)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 122 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 65° 30' 38" W FOR A DISTANCE OF 23,059.84 FEET TO THE **POINT OF BEGINNING (POB PE1)**. THENCE N 00° 08' 51" E FOR A DISTANCE OF 39.68 FEET TO A POINT; THENCE N 29° 48' 23" E FOR A DISTANCE OF 102.18 FEET TO A POINT; THENCE N 32° 25' 33" W FOR A DISTANCE OF 93.92 FEET TO A POINT; THENCE N 00° 08' 51" E FOR A DISTANCE OF 38.13 FEET TO A POINT; THENCE S 31° 04' 54" E FOR A DISTANCE OF 138.25 FEET TO A POINT; THENCE S 29° 29' 08" W FOR A DISTANCE OF 146.30 FEET, WHICH IS THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4,562 SQUARE FEET OR 0.105 ACRE.

**PERMANENT SEWER EASEMENT #2  
(294 S.F. OR 0.0007 ACRE)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 122 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 122 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 65° 12' 00" W, FOR A DISTANCE OF 23,117.66 FEET TO THE **POINT OF BEGINNING (POB PE2)**. THENCE N 00° 08' 52" E FOR A DISTANCE OF 26.66 FEET TO A POINT; THENCE S 39° 32' 02" E FOR A DISTANCE OF 34.58 FEET TO A POINT; THENCE N 89° 57' 44" W FOR A DISTANCE OF

22.08 FEET, WHICH IS THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 294 SQUARE FEET OR 0.007 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 #1**  
**(6,611 S.F. OR 0.152 ACRES)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 122 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 66° 04' 05" W FOR A DISTANCE OF 22,958.48 FEET TO THE **POINT OF BEGINNING (POB TE1)**.

THENCE N 00° 10' 01" E FOR A DISTANCE OF 38.57 FEET TO A POINT; THENCE S 31° 04' 42" E FOR A DISTANCE OF 182.91 FEET TO A POINT; THENCE S 29° 29' 08" W FOR A DISTANCE OF 193.56 FEET TO A POINT; THENCE N 00° 08' 51" E FOR A DISTANCE OF 40.82 FEET TO A POINT; THENCE N 29° 29' 08" E FOR A DISTANCE OF 146.30 FEET TO A POINT; THENCE N 31° 04' 54" W FOR A DISTANCE OF 138.25 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 6,611 SQUARE OR 0.152 ACRE.

**TEMPORARY CONSTRUCTION EASEMENT #2**  
**(3,016 S.F. OR 0.069 ACRES)**

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 122 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 65° 36' 01" W FOR A DISTANCE OF 23,043.33 FEET TO THE **POINT OF BEGINNING (POB TE2)**. THENCE N 00° 08' 51" E FOR A DISTANCE OF

40.42 FEET TO A POINT; THENCE N 29° 48' 23" E FOR A DISTANCE OF 54.99 FEET TO A POINT; THENCE N 32° 25' 33" W FOR A DISTANCE OF 50.54 FEET TO A POINT; THENCE N 00° 08' 51" E FOR A DISTANCE OF 37.15 FEET TO A POINT; THENCE S 32° 25' 33" E FOR A DISTANCE OF 93.92 FEET TO A POINT; THENCE S 29° 48' 23" W FOR A DISTANCE OF 102.18 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 3,016 SQUARE FEET OR 0.069 ACRE.

**TEMPORARY CONSTRUCTION EASEMENT #3  
(1,098 S.F. OR 0.025 ACRES)**

ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 122 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 65° 19' 49" W FOR A DISTANCE OF 23,093.27 FEET TO THE **POINT OF BEGINNING (POB TE3)**. THENCE S 39° 32' 02" E FOR A DISTANCE OF 75.17 FEET TO A POINT; THENCE S 89° 57' 38" W FOR A DISTANCE OF 25.92 FEET TO A POINT; THENCE N 39° 32' 02" W FOR A DISTANCE OF 34.58 FEET TO A POINT; THENCE N 00° 08' 50" E FOR A DISTANCE OF 31.32 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1,098 SQUARE FEET OR 0.025 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

TIE LINE TO POC

SHOAL CREEK



POB TE 1

MATCH LINE L1

N/F  
BROOKS EASTON V  
TAX ID: 15 122 02 120  
DEED BOOK: 25171 PAGE: 585

N/F  
RAINBOW FOREST OWNER LP  
TAX ID: 15 121 05 010  
DEED BOOK: 30231 PAGE: 223

TE 2 - 20' WIDE  
AREA: 3016 SQ. FT  
0.069 ACRE

PE 1 - 20' WIDE  
AREA: 4562 SQ. FT  
0.105 ACRE

EXISTING SANITARY SEWER LINE

POB TE 2

TIE LINES TO POC

### LEGEND

SS →	Sanitary Sewer Line
---	Property Line
==	Right of Way Line
- - - -	Easement Line
[Cross-hatched]	New Sewer Permanent Easement (PE)
[Dotted]	Temporary Construction Easement (TE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with X]	RWM Right-of-Way Monument Found
[Circle with SS]	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

POB TE 3

POB PE 1

TE 1 - 20' WIDE  
AREA: 6611 SQ. FT  
0.152 ACRE

NEW SANITARY SEWER LINE

TE 3 - 20' WIDE  
AREA: 4008 SQ. FT

REVISION 1:  
R/W LINETYPE CHANGE - 08-25-2023  
REVISION 2:  
COUNTY COMMENTS - 11-20-23



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: # 15-122-02-120  
BROOKS EASTON V  
PREPARED FOR  
DEKALB COUNTY  
LAND LOT 122, 15th DISTRICT DEKALB COUNTY, GA  
DATE: 08/02/2023 - SCALE 1"=50'  
JOB #: 20440  
SHEET 1 OF 6  
SURVEY PREPARED BY:

**ACCURA**  
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.  
3200 PRESIDENTIAL DRIVE  
ATLANTA, GA 30340  
OFFICE: 404-241-8722



N/F  
**RAINBOW FOREST OWNER LP**  
 TAX ID: 15 121 05 010  
 DEED BOOK:30231 PAGE: 223

N/F  
**BROOKS EASTON V**  
 TAX ID: 15 122 02 120  
 DEED BOOK: 25171 PAGE: 585

TE 2 - 20' WIDE  
 AREA: 3016 SQ. FT  
 0.069 ACRE

PE 1 - 20' WIDE  
 AREA: 4562 SQ. FT  
 0.105 ACRE

EXISTING SANITARY  
 SEWER LINE

POB  
 TE 2

POB  
 PE 1

POB  
 TE 3

TIE LINES  
 TO POC

TE 1 - 20' WIDE  
 AREA: 6611 SQ. FT  
 0.152 ACRE

NEW  
 SANITARY SEWER LINE

TIE LINES  
 TO POC

TE 3 - 20' WIDE  
 AREA: 1098 SQ. FT  
 0.025 ACRE

PE 2  
 AREA: 294 SQ. FT  
 0.007 ACRE

POB  
 PE 2

N/F  
**PHILLIP N BURGEST**  
 TAX ID: 15 122 02 067  
 DEED BOOK: 7647 PAGE: 777  
 PLAT BOOK: 94 PAGE: 48

**LEGEND**

	Sanitary Sewer Line
	Property Line
	Right of Way Line
	Easement Line
	New Sewer Permanent Easement (PE)
	Temporary Construction Easement (TE)
	Existing Sewer Permanent Easement (EE)
	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

REVISION 1:  
 R/W LINETYPE CHANGE - 08-25-2023  
 REVISION 2:  
 COUNTY COMMENTS - 11-20-23



NOTES:  
 1) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITY WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID ENTITY.  
 2) THE CERTIFICATE OF AUTHORIZATION NUMBER FOR ACCURA ENGINEERING AND CONSULTING SERVICES, INC. IS LSF001140. SAID AUTHORIZATION EXPIRES ON 6/30/2024.  
 3) POC (N:1343627.14, E:2270399.72) IS AT THE INTERSECTION OF THE CENTERLINE OF COLUMBIA DRIVE AND THE CENTERLINE OF SPRINGSIDE CROSSING.  
 4) THE LATEST SURVEY FIELD DATE: JUNE, 2023.  
 5) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 175,736 FEET; AN ANGULAR ERROR OF 3.20" PER ANGLE POINT; AND WAS ADJUSTED USING LEAST SQUARES.  
 6) THIS PLAT HAS BEEN CALCULATED FOR PLAT CLOSURE OF BOUNDARY AND FOUND TO HAVE A CLOSURE PRECISION RATIO OF ONE PART IN 17,728 FEET.



PROPOSED SANITARY SEWER EASEMENT  
 TAX PARCEL: # 15-122-02-120  
 BROOKS EASTON V  
 PREPARED FOR  
 DEKALB COUNTY  
 LAND LOT 122, 15th DISTRICT DEKALB COUNTY, GA  
 DATE: 08/02/2023 - SCALE 1"=50'  
 JOB #: 20440  
 SHEET 2 OF 6  
 SURVEY PREPARED BY:  
**ACCURA**  
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.  
 3200 PRESIDENTIAL DRIVE  
 ATLANTA, GA 30340  
 OFFICE:404-241-8722

TEMPORARY EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L1	37.15	N00° 08' 51"E
L2	93.92	S32° 25' 33"E
L3	102.18	S29° 48' 23"W
L4	40.42	N00° 08' 51"E
L5	54.99	N29° 48' 23"E
L6	50.54	N32° 25' 33"W
L7	38.57	N00° 10' 01"E
L8	182.91	S31° 04' 42"E
L9	193.56	S29° 29' 08"W
L10	40.82	N00° 08' 51"E
L11	146.30	N29° 29' 08"E
L12	138.25	N31° 04' 54"W
L13	31.32	N00° 08' 50"E
L14	75.17	S39° 32' 02"E
L15	25.92	S89° 57' 38"W
L16	34.58	N39° 32' 02"W

PERMANENT EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L17	38.13	N00° 08' 51"E
L18	138.25	S31° 04' 54"E
L19	146.30	S29° 29' 08"W
L20	39.68	N00° 08' 51"E
L21	102.18	N29° 48' 23"E
L22	93.92	N32° 25' 33"W
L23	26.66	N00° 08' 52"E
L24	34.58	S39° 32' 02"E
L25	22.08	N89° 57' 44"W

POC TO POB		
LINE #/CURVE #	DISTANCE	DIRECTION
L26	22958.48	S66° 04' 05"W
L27	23043.33	S65° 36' 01"W
L28	23059.84	S65° 30' 38"W
L29	23093.27	S65° 19' 49"W
L30	23117.66	S65° 12' 00"W

AREA SUMMARY:

PERMANENT SEWER EASEMENT#1:  
4,562 SQ.FT. OR 0.105 ACRE  
PERMANENT SEWER EASEMENT#2:  
294 SQ.FT. OR 0.007 ACRE  
TEMPORARY CONSTRUCTION EASEMENT#1:  
6,611 SQ.FT. OR 0.152 ACRE  
TEMPORARY CONSTRUCTION EASEMENT#2:  
3,016 SQ.FT. OR 0.069 ACRE  
TEMPORARY CONSTRUCTION EASEMENT#3:  
1,098 SQ.FT. OR 0.025 ACRE

CLOSURE:

1 FOOT IN 75,468 FEET  
1 FOOT IN 17,728 FEET  
1 FOOT IN 180,588 FEET  
1 FOOT IN 54,171 FEET  
1 FOOT IN 42,818 FEET



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.

PROPOSED SANITARY SEWER EASEMENT  
TAX PARCEL: # 15-122-02-120  
BROOKS EASTON V  
PREPARED FOR  
DEKALB COUNTY  
LAND LOT 122, 15th DISTRICT DEKALB COUNTY, GA  
DATE: 08/02/2023 - SCALE NTS  
JOB #: 20440  
SHEET 3 OF 6  
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.

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**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.: 18-030

PARCEL NO: 17 (3125 Rainbow Circle) (TPID 15 122 02 120)

Property Owner(s): Increasing Faith International Ministries, Inc.; All known and unknown Heirs of the Estate of Easton V. Brooks; James Easton Brooks; Jason Brooks; Amanda Brooks; Davana Brooks; Monica Faye Brooks; 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) 122 of the 15th Land District of DeKalb County. Said tract of land, being identified by tax parcel ID number 15 122 02 120 and project parcel number 17, consisting of approximately 9.96 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 18-030-17 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 \$1,700.00.

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

  
NOTARY PUBLIC  
My Commission Expires: 3/31/2029

  
Appraiser Signature

