



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2019-4216

Substitute

10/08/2019

Public Hearing: YES NO

Department: Watershed Management

SUBJECT:

Commission District(s): 1 and 7

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 Water and Sewerage Purposes

Information Contact: Reginald Wells, Director of the Department of Watershed Management

Phone Number: 770-621-7208

PURPOSE:

To consider the attached Resolutions, Orders, and Declaration of Takings for the acquisition of parcels of land located with the boundary needed for the installation of new gravity sewer mains for the Leeshire and Campcreek Gravity Sewer Project and for the realignment of sewer pipe within Design / Build Consent Decree Package 2.

NEED/IMPACT:

The condemnations will allow The Department of Watershed to eliminate two outdated lift stations and build new gravity sewer mains for the Leeshire and Campcreek Gravity Sewer Project and for the realignment of sewer pipe within Design / Build Consent Decree Package 2. Consent Decree requires us to replace dilapidated lines that might compromise our connection to our sewer system. These improvements will also ensure compliance with the federal Clean Water Act and the Georgia Water Quality Control Act and improves the viability of the County's sewer system.

FISCAL IMPACT:

There are a total of three (3) properties valued at \$80,000.

Leeshire and Campcreek Gravity Sewer Replacement – (Three Properties)

Parcel 2, Tax ID Number 18-256-02-073, Owners – Anthony Adams and Trisha Smith, Amount - \$14,700

Parcel 31, Tax ID Number 18-257-01-001, Owners – C&D Cartage, Inc., Amount - \$25,800

Design Build Consent Decree Package 2 – (One Property)

Parcel 7, Tax ID Number 18-307-03-011, Owner – Kirsten Marie Fladland, Amount - \$39,500

RECOMMENDATION:

Adopt the attached Resolutions, Orders and Declaration of takings for acquisition of land in Parcels 2 and 31 – for the installation of the new gravity sewer mains for the Leeshire / Campcreek Project and Parcel 7 for the realignment of sewer pipe within the Design Build Consent Decree Package 2 for public water and sewage purposes; and to authorize the Chief Executive Officer to execute all necessary documents.

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 WATER AND SEWERAGE 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. § 22-1-1 *et seq.* in the acquisition of certain interests in property for county water and sewerage 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. § 22-1-1 *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 Anthony Adams and Trisha Smith as well as their successors or assigns. It is further resolved that payment of just and adequate compensation in the amount of Fourteen Thousand, Seven Hundred dollars (\$14,700) 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, but not limited to, a Declaration of Taking and Order of the Board of Commissioners.

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

_____, 2019.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

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

_____, 2019.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

Attest:

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

APPROVED AS TO FORM:



Ashley C. Brown

Ga. Bar No. 287373

CAPLAN COBB LLP

75 Fourteenth Street, NE, Suite 2750

Atlanta, Georgia 30309

Tel: (404) 596-5600

Fax: (404) 596-5604

abrown@caplancobb.com

Counsel for DeKalb County, Georgia

Leeshire & Camp Creek Gravity Sewer Project (Parcel 2)

EXHIBIT A

DECLARATION OF TAKING

WHEREAS, DeKalb County, Georgia has made and passed a Resolution, and entered an Order, finding that the circumstances in connection with acquiring certain interests in property and easements for public (county) water and sewerage 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. The Order is attached to this Declaration as Appendix A and made a part hereof, under O.C.G.A. § 22-1-1 *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 easements, above-referenced 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 Fourteen Thousand, Seven Hundred dollars (\$14,700) as just and adequate compensation to be paid for said 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 O.C.G.A. § 22-1-1 *et seq.*, hereby declares that the property and interests as

APPROVED AS TO FORM:



Ashley C. Brown

Ga. Bar No. 287373

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Atlanta, Georgia 30309

Tel: (404) 596-5600

Fax: (404) 596-5604

abrown@caplancobb.com

Counsel for DeKalb County, Georgia

Leeshire & Camp Creek Gravity Sewer Project (Parcel 2)

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, extending, expanding, and/or installing a gravity sewer for public (county) water and sewerage purposes.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of
_____, 2019.

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

Exhibit A

Appendix A (Order to Condemn)

**ORDER OF THE DEKALB COUNTY BOARD OF COMMISSIONERS
TO CONDEMN PROPERTY FOR WATER AND SEWERAGE PURPOSES**

WHEREAS, the Board of Commissioners of DeKalb County has laid out and determined to construct a gravity sewer for DeKalb County at that certain parcel identified for tax purposes as parcel identification number 18-256-02-073 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.

WHEREAS, the tract of property and other rights as herein described and 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: 1,911 Square Feet of Permanent Easement

Owner: Anthony Adams and Trisha Smith

NOW THEREFORE, in accordance with O.C.G.A. § 22-1-1 *et seq.*, 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 (Exhibit A to the Petition for Condemnation) be acquired by condemnation under the provisions of O.C.G.A. § 22-1-1 *et seq.* for public water and sewer purposes.

IT IS ORDERED, that DeKalb County proceed to acquire the title, estate or interest in the lands hereinafter described as Appendix B of the Declaration of Taking by condemnation under the provisions of said Code, and the County Attorney, or his or her designees, are authorized and directed to file condemnation proceedings, including, but not limited to, 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 _____, 2019.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2019.

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:



Ashley C. Brown

Ga. Bar No. 287373

CAPLAN COBB LLP

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Atlanta, Georgia 30309

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Fax: (404) 596-5604

abrown@caplancobb.com

Counsel for DeKalb County, Georgia

Exhibit A

Appendix B (Property Description)

SEWER EASEMENT

Permanent Easement

Being a strip or parcel of land running in, through, over and across the property now or formerly owned by Wiley A. Houston, as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 26067, Page 262, and said strip or parcel being shown on an Easement Sketch prepared by TerraMark Land Surveying, Inc. and attached hereto, said strip or parcel lying and being in Land Lot 256, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning for the same at a point on the West Right of Way Line of Sandpiper Drive, said point being at State Plane Coordinate (Georgia West Zone) of North: 1,405,196.030; East 2,289,686.040; thence, leaving the said Point of Beginning and running with the said line of Sandpiper Drive,

1. South 09° 01' 47" East, 10.06 feet; thence, leaving the aforesaid line of Sandpiper Drive and running
2. South 81° 15' 29" West, 200.00 feet; thence,
3. North 09° 01' 47" West, 9.05 feet; thence,
4. North 80° 58' 13" East, 200.00 feet to the Point of Beginning, containing 1,911 square feet or 0.0439 of an acre of land, more or less.

The permanent easement granted hereunder shall be perpetual.

5/14/17
MK

Handwritten notes: *1/11/19*

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C081 K) DATED DECEMBER 8, 2018, A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

NF
EMMA L. JACKSON
TAX PARCEL ID #18 256 05 072
DB 24387 PG 678

P.O.B. PERMANENT EASEMENT N 1485 198.03 E 2262806.94

NF
WILEY A. HOUSTON
TAX PARCEL ID #13 256 05 073
DB 25687 PG 262

NF
TUCKER MIDGET FOOTBALL LEAGUE
TAX PARCEL ID #13 256 02 004

SANDPIPER DRIVE

PROPOSED PERMANENT SEWER EASEMENT



LAT/LONG - 33°51'48.48"N / 84°11'22.77"W

LINE	BEARING	DISTANCE
L1	S00°01'47"E	13.06'
L2	S81°15'29"W	200.00'
L3	N98°07'47"W	9.05'
L4	N80°58'11"E	200.00'

1,911 SQ. FT. / 0.043 AC. PERMANENT EASEMENT	LOCATED IN LAND LOT 256, 18TH DISTRICT, DEKALB COUNTY, GA. DATE: 05/13/17 SHEET NO. 1 OF 1	SKETCH OF SANITARY SEWER EASEMENT AS REQUIRED BY DEKALB COUNTY	THROUGH THE PROPERTY OF WILEY A. HOUSTON, DEKALB COUNTY, TAX PARCEL # 18 256 05 073	TerraMark Land Surveying, Inc. 1226 Bobb Perry Road Alpharetta, Georgia 30009 www.TerraMark.com (770) 421-1827
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Exhibit A

Appendix C (Appraiser Certification)

CERTIFICATION OF APPRAISER

STATE OF GEORGIA
COUNTY OF DEKALB

PROJECT: Camp Creek / Leeshire Rd Lift Station Eliminations
PARCEL #: 2

I Hereby Certify:

I **have not** provided prior appraisal services regarding the subject property within a three-year period immediately preceding acceptance of this assignment.

That I have personally inspected the property appraised herein and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal. WS Bumgarner, IV, Georgia Registered Appraiser #344780 provided significant professional assistance to the appraiser in the completion of this report and in the collection of the comparable sales data.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions. That my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The appraiser is currently certified under the continuing education program of the State of Georgia through the date of January 2018.

That I understand that such appraisal may be used in connection with the acquisition of the rights need for the completion of a DeKalb County Georgia sanitary sewer project.

That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of said State.

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. That I have no personal interest in or bias with respect to the parties involved and that I have no present or prospective interest in the property that is the subject of this report.

That I have not revealed the findings and results of such appraisal to anyone other than the officials of the acquiring agency of said client and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of just compensation for the acquisition as of the 8th day of July 2017 is \$14,700 based upon my independent appraisal and the exercise of my professional judgment.

Name: Timothy J. Smith

Date: 7/16/2017

Appraiser's Signature:

Telephone: (678) 591-2015

Email: tjsmith1959@bellsouth.net

Address: 3535 Woodbury Court, Cumming GA 30041

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 WATER AND SEWERAGE 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. § 22-1-1 *et seq.* in the acquisition of certain interests in property for county water and sewerage 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. § 22-1-1 *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 Kirsten Marie Fladland as well as her successors or assigns. It is further resolved that payment of just and adequate compensation in the amount of Thirty-Nine Thousand, Five Hundred dollars (\$39,500) 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, but not limited to, a Declaration of Taking and Order of the Board of Commissioners.

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

_____, 2019.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

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

_____, 2019.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

Attest:

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

APPROVED AS TO FORM:



Ashley C. Brown
Ga. Bar No. 287373
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Atlanta, Georgia 30309
Tel: (404) 596-5600
Fax: (404) 596-5604
abrown@caplancobb.com

Counsel for DeKalb County, Georgia

EXHIBIT A

DECLARATION OF TAKING

WHEREAS, DeKalb County, Georgia has made and passed a Resolution, and entered an Order, finding that the circumstances in connection with acquiring certain interests in property and easements for public (county) water and sewerage 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. The Order is attached to this Declaration as Appendix A and made a part hereof, under O.C.G.A. § 22-1-1 *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 easements, above-referenced 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 Thirty-Nine Thousand, Five Hundred dollars (\$39,500) as just and adequate compensation to be paid for said 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 O.C.G.A. § 22-1-1 *et seq.*, 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, extending, expanding, and/or installing a gravity sewer for public (county) water and sewerage purposes.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

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

_____, 2019.

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:



Ashley C. Brown

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Counsel for DeKalb County, Georgia

Exhibit A

Appendix A (Order to Condemn)

**ORDER OF THE DEKALB COUNTY BOARD OF COMMISSIONERS
TO CONDEMN PROPERTY FOR WATER AND SEWERAGE PURPOSES**

WHEREAS, the Board of Commissioners of DeKalb County has laid out and determined to construct a gravity sewer for DeKalb County at that certain parcel identified for tax purposes as parcel identification number 18-307-03-011 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.

WHEREAS, the tract of property and other rights as herein described and 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:	1,974 Square Feet of Permanent Easement 1,974 Square Feet of Temporary Construction Easement
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Owner:	Kirsten Marie Fladland
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NOW THEREFORE, in accordance with O.C.G.A. § 22-1-1 *et seq.*, 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 (Exhibit A to the Petition for Condemnation) be acquired by condemnation under the provisions of O.C.G.A. § 22-1-1 *et seq.* for public water and sewer purposes.

IT IS ORDERED, that DeKalb County proceed to acquire the title, estate or interest in the lands hereinafter described as Appendix B of the Declaration of Taking by condemnation under the provisions of said Code, and the County Attorney, or his or her designees, are authorized and directed to file condemnation proceedings, including, but not limited to, 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 _____, 2019.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2019.

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:



Ashley C. Brown

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Fax: (404) 596-5604

abrown@caplancobb.com

Counsel for DeKalb County, Georgia

Exhibit A

Appendix B (Property Description)

PROJECT NUMBER: 18-010
PARCEL NUMBER: 7
RECORD OWNER (S): Kirsten Marie Fladland

PERMANENT SEWER EASEMENT

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 366.95 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 10.86 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 45.50 FEET TO A POINT ON THE WESTERLY LINE OF 3455 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF HAMLIN CIRCLE NORTH 2°45'40" EAST, 31.24 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 58.05 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 17.17 FEET TO A POINT ON THE EASTERLY LINE OF 3455 HAMLIN CIRCLE; THENCE SOUTH 381°4'52" WEST, 30.10 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0453 ACRES (1974 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

3511 HAMLIN CIRCLE TEMPORARY CONSTRUCTION EASEMENT-1 DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 351.9 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56'27'15" WEST, 7.71 FEET TO A POINT; THENCE NORTH 71'02'27" WEST, 39.22 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2'45'40" EAST, 15.62 FEET TO A POINT; THENCE SOUTH 71'02'27" EAST, 45.50 FEET TO A POINT; THENCE SOUTH 56'27'15" EAST, 10.86 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38 14'49" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0178 ACRES (775 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

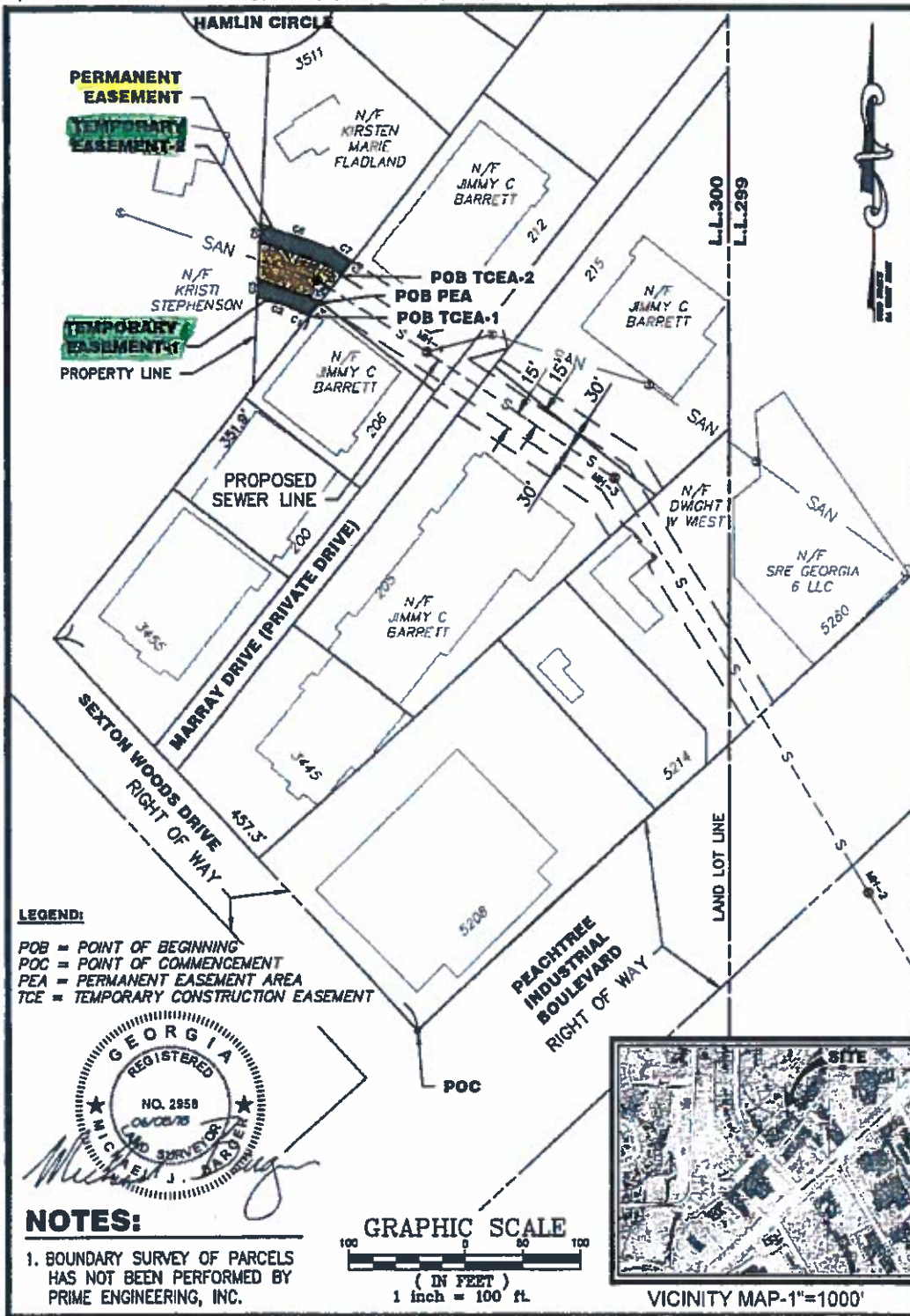
3511 HAMLIN CIRCLE TEMPORARY CONSTRUCTION EASEMENT-2 DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 397.05 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56'27'15" WEST, 17.17 FEET TO A POINT; THENCE NORTH 71'02'27" WEST, 58.05 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2'45'40" EAST, 15.62 FEET TO A POINT; THENCE SOUTH 71'02'27" EAST, 64.33 FEET TO A POINT; THENCE SOUTH 56'27'15" EAST, 20.32 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38 14'52" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0275 ACRES (1199 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018



NOTES:

1. BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.

1 OF 2

SANITARY SEWER EASEMENTS FOR: KIRSTEN MARIE FLADLAND

PREPARED FOR:
DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT
LOCATED IN:
LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GA

DRAWN BY: AJD
CHECKED BY: MJB
SCALE: 1" = 100'
DRAWING DATE: 06/08/2018
REVISED 08/06/2018
PROJECT NUMBER: 3175-0001 AREA 5

PRIME ENGINEERING INCORPORATED

715 W. SIDE PRIMA BLDG. DUNWOODY, GA
ATLANTA, GEORGIA 30327
404-425-7100

**KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE**

**TEMPORARY CONSTRUCTION
EASEMENT 1 DESCRIPTION**

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 351.9 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 7.71 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 39.22 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2°45'40" EAST, 15.82 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 45.50 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 10.88 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38°14'49" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0278 ACRES (1199 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

**KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
PERMANENT SEWER
EASEMENT DESCRIPTION**

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 366.95 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 10.88 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 45.50 FEET TO A POINT ON THE WESTERLY LINE OF 3455 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF HAMLIN CIRCLE NORTH 2°45'40" EAST, 31.24 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 58.05 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 17.17 FEET TO A POINT ON THE EASTERLY LINE OF 3455 HAMLIN CIRCLE; THENCE SOUTH 38°14'52" WEST, 30.10 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0453 ACRES (1974 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

NOTES:

- BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.

**KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE**

**TEMPORARY CONSTRUCTION
EASEMENT 2 DESCRIPTION**

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 397.05 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 17.17 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 58.05 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2°45'40" EAST, 15.82 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 64.33 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 20.32 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38°14'52" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0278 ACRES (1199 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018



PERMANENT EASEMENT TABLE

Course	Bearing	Distance
1	N 56°27'15" W	10.88'
2	N 71°02'27" W	45.50'
3	N 02°45'40" E	31.24'
4	S 71°02'27" E	58.05'
5	S 56°27'15" E	17.17'
6	S 38°14'51" W	30.10'

TEMP. CONST ESMT TABLE

Course	Bearing	Distance
C1	N 56°27'15" W	7.71'
C2	N 71°02'27" W	39.22'
C3	N 02°45'40" E	15.82'
C4	S 38°14'51" W	15.05'
C5	N 02°45'40" E	15.82'
C6	S 71°02'27" E	64.33'
C7	S 56°27'15" E	20.32'
C8	S 38°14'51" W	15.05'

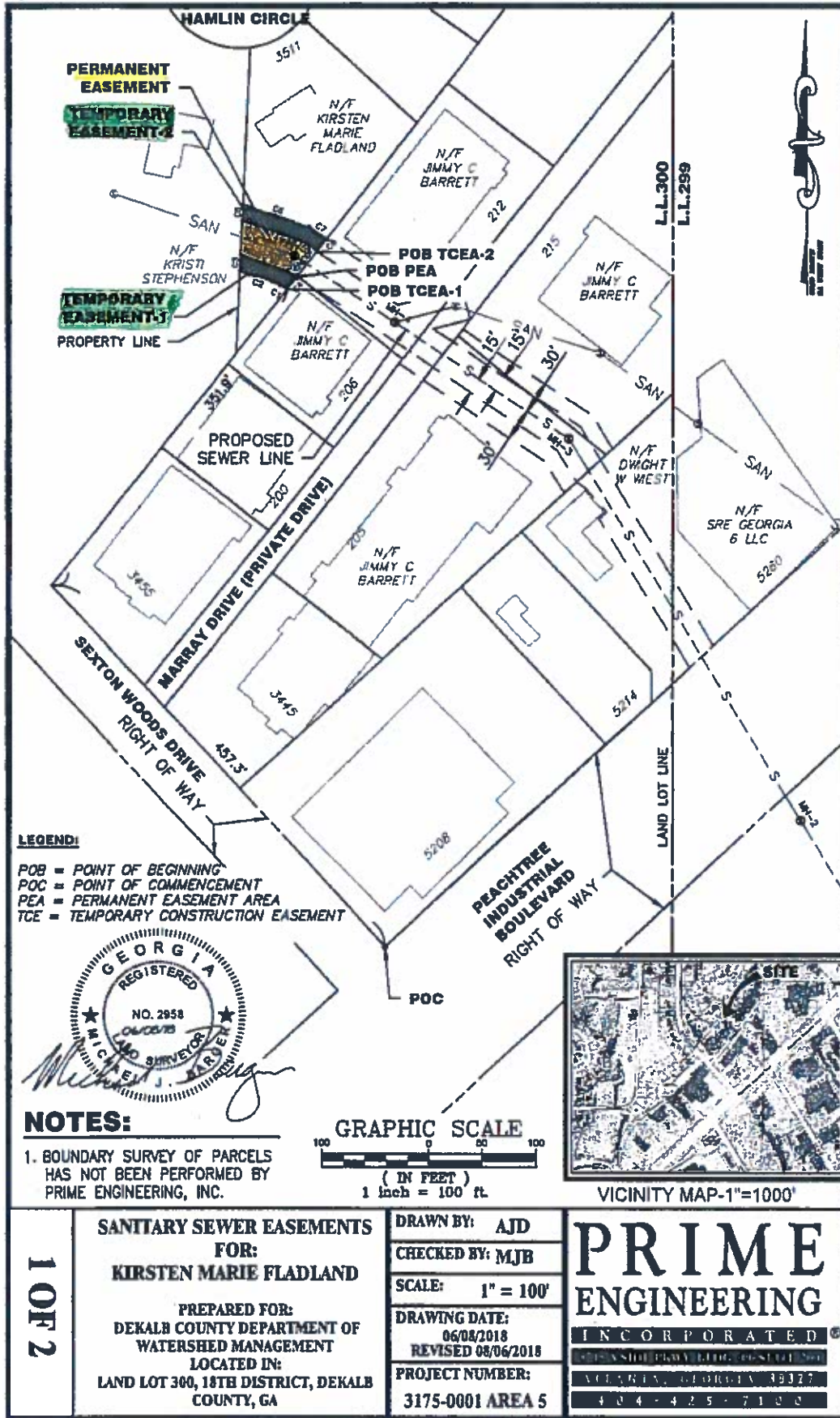
2 OF 2

**SANITARY SEWER EASEMENTS
FOR:
KIRSTEN MARIE FLADLAND**

**PREPARED FOR:
DEKALB COUNTY DEPARTMENT OF
WATERSHED MANAGEMENT
LOCATED IN:
LAND LOT 300, 18TH DISTRICT, DEKALB
COUNTY, GA**

**DRAWN BY: AJD
CHECKED BY: MJB
SCALE: 1" = 100'
DRAWING DATE:
06/08/2018
REVISED 08/06/2018
PROJECT NUMBER:
3175-0001 AREA 5**

**PRIME
ENGINEERING**
INCORPORATED®
10550 DOWY BLVD. SUITE 100
ALLENDALE, GEORGIA 30317
404-425-7100



LEGEND:

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PEA = PERMANENT EASEMENT AREA
- TCE = TEMPORARY CONSTRUCTION EASEMENT



NOTES:

1. BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.



VICINITY MAP-1"=1000'

1 OF 2

SANITARY SEWER EASEMENTS FOR: KIRSTEN MARIE FLADLAND

PREPARED FOR:
DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT
LOCATED IN:
LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GA

DRAWN BY: AJD
CHECKED BY: MJB
SCALE: 1" = 100'
DRAWING DATE: 06/08/2018
REVISED 08/06/2018
PROJECT NUMBER: 3175-0001 AREA 5

PRIME ENGINEERING

INCORPORATED
1005 SHELBY DRIVE, SUITE 100, ATLANTA, GEORGIA 30327
404-425-7100

**KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
TEMPORARY CONSTRUCTION
EASEMENT - 1 DESCRIPTION**

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 351.9 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 7.71 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 38.22 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2°45'40" EAST, 15.82 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 45.50 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 10.86 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38°14'49" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0278 ACRES (1199 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

**KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
PERMANENT SEWER
EASEMENT DESCRIPTION**

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 368.85 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 10.86 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 45.50 FEET TO A POINT ON THE WESTERLY LINE OF 3455 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF HAMLIN CIRCLE NORTH 2°45'40" EAST, 31.24 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 58.05 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 17.17 FEET TO A POINT ON THE EASTERLY LINE OF 3455 HAMLIN CIRCLE; THENCE SOUTH 38°14'52" WEST, 30.10 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0453 ACRES (1874 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

NOTES:

1. BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.

**KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
TEMPORARY CONSTRUCTION
EASEMENT - 2 DESCRIPTION**

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 397.05 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 17.17 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 58.05 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2°45'40" EAST, 15.82 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 64.33 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 20.32 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38°14'52" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0275 ACRES (1199 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018



PERMANENT EASEMENT TABLE

Course	Bearing	Distance
1	N 56°27'15" W	10.86'
2	N 71°02'27" W	45.50'
3	N 02°45'40" E	31.24'
4	S 71°02'27" E	58.05'
5	S 56°27'15" E	17.17'
6	S 38°14'51" W	30.10'

TEMP. CONST ESMT TABLE

Course	Bearing	Distance
C1	N 56°27'15" W	7.71'
C2	N 71°02'27" W	38.22'
C3	N 02°45'40" E	15.82'
C4	S 38°14'51" W	15.05'
C5	N 02°45'40" E	15.82'
C6	S 71°02'27" E	64.33'
C7	S 56°27'15" E	20.32'
C8	S 38°14'51" W	15.05'

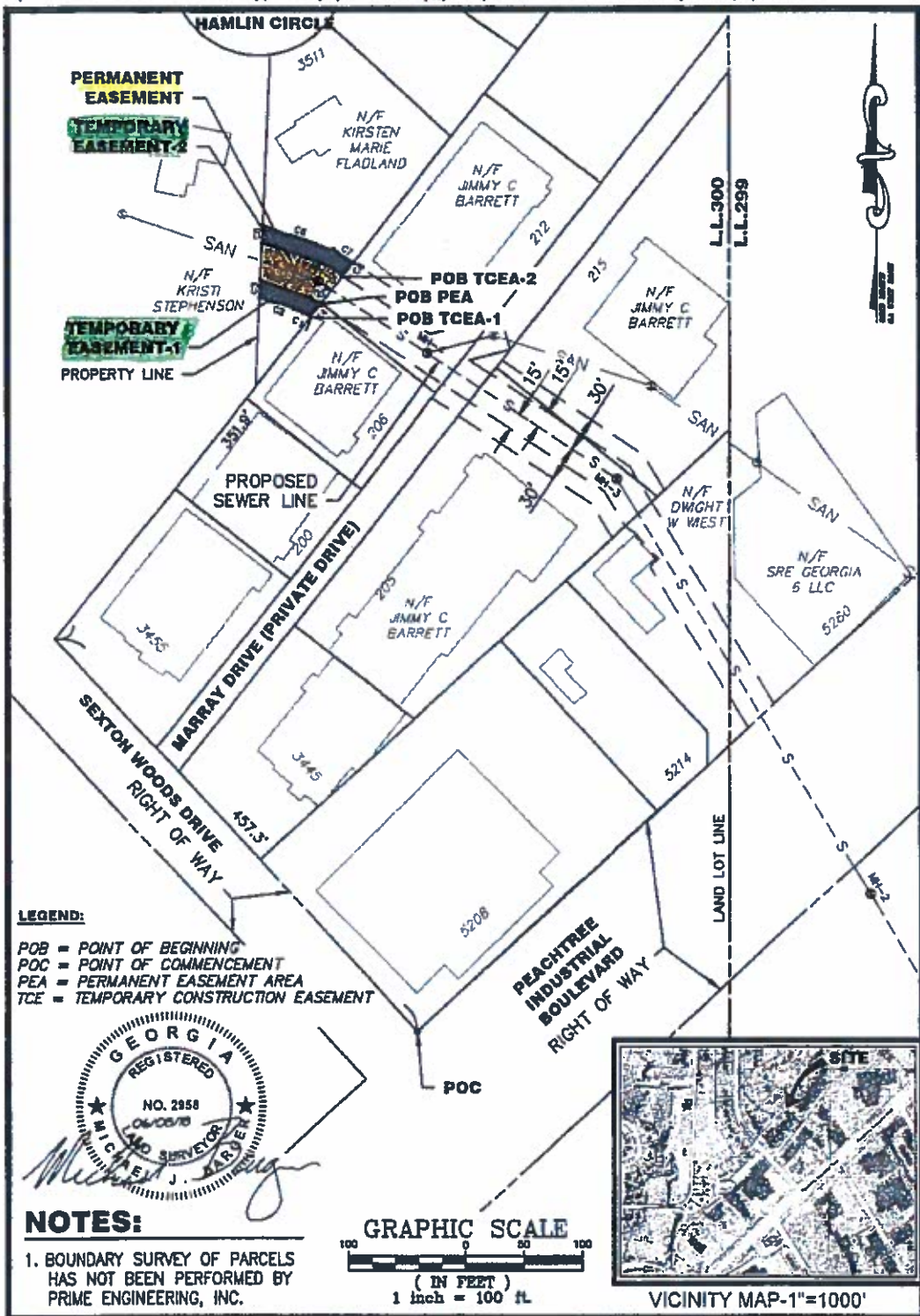
2 OF 2

**SANITARY SEWER EASEMENTS
FOR:
KIRSTEN MARIE FLADLAND**

**PREPARED FOR:
DEKALB COUNTY DEPARTMENT OF
WATERSHED MANAGEMENT
LOCATED IN:
LAND LOT 300, 18TH DISTRICT, DEKALB
COUNTY, GA**

**DRAWN BY: AJD
CHECKED BY: MJB
SCALE: 1" = 100'
DRAWING DATE:
06/08/2018
REVISED 06/06/2018
PROJECT NUMBER:
3175-0001 AREA 5**

**PRIME
ENGINEERING**
INCORPORATED®
1000 WINDY HOLLOW ROAD, SUITE 100
ATLANTA, GEORGIA 30327
404-425-7100

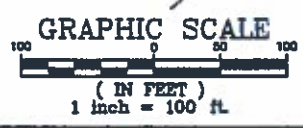


LEGEND:

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PEA = PERMANENT EASEMENT AREA
- TCE = TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.



VICINITY MAP-1"=1000'

1 OF 2	SANITARY SEWER EASEMENTS FOR: KIRSTEN MARIE FLADLAND	DRAWN BY: AJD CHECKED BY: MJB	PRIME ENGINEERING INCORPORATED <small>1155 W. PLYMOUTH RD. DEKALB, GA 30032</small> <small>ATLANTA, GEORGIA 30327</small> <small>404-425-7100</small>
	PREPARED FOR: DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT LOCATED IN: LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GA	SCALE: 1" = 100' DRAWING DATE: 06/08/2018 REVISED 08/06/2018	
		PROJECT NUMBER: 3175-0001 AREA 5	

KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
TEMPORARY CONSTRUCTION
EASEMENT - DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 351.8 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 7.71 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 38.22 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2°45'40" EAST, 15.82 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 48.50 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 10.88 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38°14'52" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0178 ACRES (774 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 08/08/2018

KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
PERMANENT SEWER
EASEMENT DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 368.95 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 10.88 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 45.50 FEET TO A POINT ON THE WESTERLY LINE OF 3455 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF HAMLIN CIRCLE NORTH 2°45'40" EAST, 31.24 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 58.05 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 17.17 FEET TO A POINT ON THE EASTERLY LINE OF 3455 HAMLIN CIRCLE; THENCE SOUTH 38°14'52" WEST, 30.10 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0453 ACRES (1974 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 08/08/2018

NOTES:

1. BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.

KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
TEMPORARY CONSTRUCTION
EASEMENT - DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 397.05 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 17.17 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 58.05 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2°45'40" EAST, 15.82 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 64.33 FEET TO A POINT; THENCE SOUTH 56°27'15" EAST, 20.32 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38°14'52" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0275 ACRES (1189 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 08/08/2018



PERMANENT EASEMENT TABLE

Course	Bearing	Distance
1	N 66°27'15" W	10.88'
2	N 71°02'27" W	45.50'
3	N 02°45'40" E	31.24'
4	S 71°02'27" E	58.05'
5	S 66°27'15" E	17.17'
6	S 38°14'51" W	30.10'

TEMP. CONST ESMT TABLE

Course	Bearing	Distance
C1	N 56°27'15" W	7.71'
C2	N 71°02'27" W	38.22'
C3	N 02°45'40" E	15.82'
C4	S 38°14'51" W	15.05'
C5	N 02°45'40" E	15.82'
C6	S 71°02'27" E	64.33'
C7	S 56°27'15" E	20.32'
C8	S 38°14'51" W	15.05'

2 OF 2

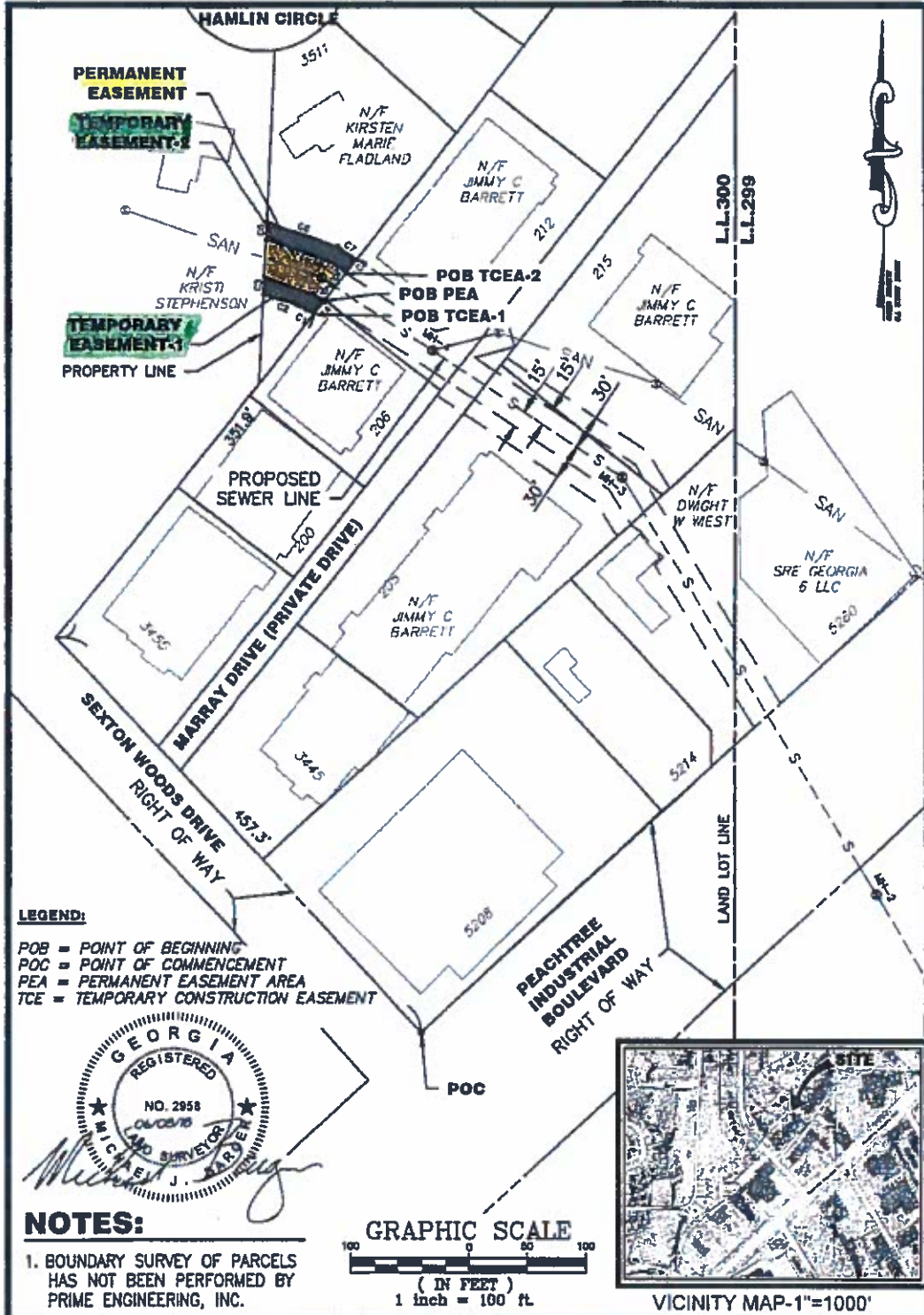
SANITARY SEWER EASEMENTS
FOR:
KIRSTEN MARIE FLADLAND

PREPARED FOR:
DEKALB COUNTY DEPARTMENT OF
WATERSHED MANAGEMENT
LOCATED IN:
LAND LOT 300, 18TH DISTRICT, DEKALB
COUNTY, GA

DRAWN BY: AJD
CHECKED BY: MJB
SCALE: 1" = 100'
DRAWING DATE:
06/08/2018
REVISED 08/06/2018
PROJECT NUMBER:
3175-0001 AREA 5

**PRIME
ENGINEERING**

INCORPORATED
1000 W. BIRCHWOOD DRIVE, SUITE 100
ALLENDALE, GEORGIA 30327
404-425-7100



LEGEND:
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PEA = PERMANENT EASEMENT AREA
 TCE = TEMPORARY CONSTRUCTION EASEMENT

REGISTERED
 NO. 2958
 MICHAEL J. BARBER
 SURVEYOR
 STATE OF GEORGIA

NOTES:
 1. BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.



1 OF 2	SANITARY SEWER EASEMENTS FOR: KIRSTEN MARIE FLADLAND	DRAWN BY: AJD	PRIME ENGINEERING INCORPORATED <small>1015 WINDY PRKY. LDRG. RD. SUITE 100 ATLANTA, GEORGIA 30327 404-425-7100</small>
	PREPARED FOR: DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT LOCATED IN: LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GA	CHECKED BY: MJB	
		SCALE: 1" = 100'	
		DRAWING DATE: 06/08/2018 REVISED 08/06/2018	
		PROJECT NUMBER: 3175-0001 AREA 5	

KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
TEMPORARY CONSTRUCTION
EASEMENT - 1 DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 331.9 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 56°27'15" WEST, 7.71 FEET TO A POINT; THENCE NORTH 71°02'27" WEST, 39.22 FEET TO A POINT ON THE WESTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE WESTERLY LINE OF 3511 HAMLIN CIRCLE NORTH 2°45'40" EAST, 15.62 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 46.50 FEET TO A POINT; THENCE SOUTH 66°27'15" EAST, 10.86 FEET TO A POINT ON THE EASTERLY LINE OF 3511 HAMLIN CIRCLE; THENCE ALONG THE EASTERLY LINE OF 3511 HAMLIN CIRCLE SOUTH 38°14'49" WEST, 15.05 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0278 ACRES (1229 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
PERMANENT SEWER
EASEMENT DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 368.95 FEET TO A POINT AND THE POINT OF BEGINNING.

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SAID TRACT CONTAINS 0.0453 ACRES (1974 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

NOTES:

1. BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.

KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
TEMPORARY CONSTRUCTION
EASEMENT - 2 DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT CONTAINS 0.0275 ACRES (1199 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018



PERMANENT EASEMENT TABLE

Course	Bearing	Distance
1	N 56°27'15" W	10.86'
2	N 71°02'27" W	45.50'
3	N 02°45'40" E	31.24'
4	S 71°02'27" E	58.05'
5	S 56°27'15" E	17.17'
6	S 38°14'51" W	30.10'

TEMP. CONST ESMT TABLE

Course	Bearing	Distance
C1	N 56°27'15" W	7.71'
C2	N 71°02'27" W	39.22'
C3	N 02°45'40" E	15.62'
C4	S 38°14'51" W	15.05'
C5	N 02°45'40" E	15.62'
C6	S 71°02'27" E	64.33'
C7	S 56°27'15" E	20.32'
C8	S 38°14'51" W	15.05'

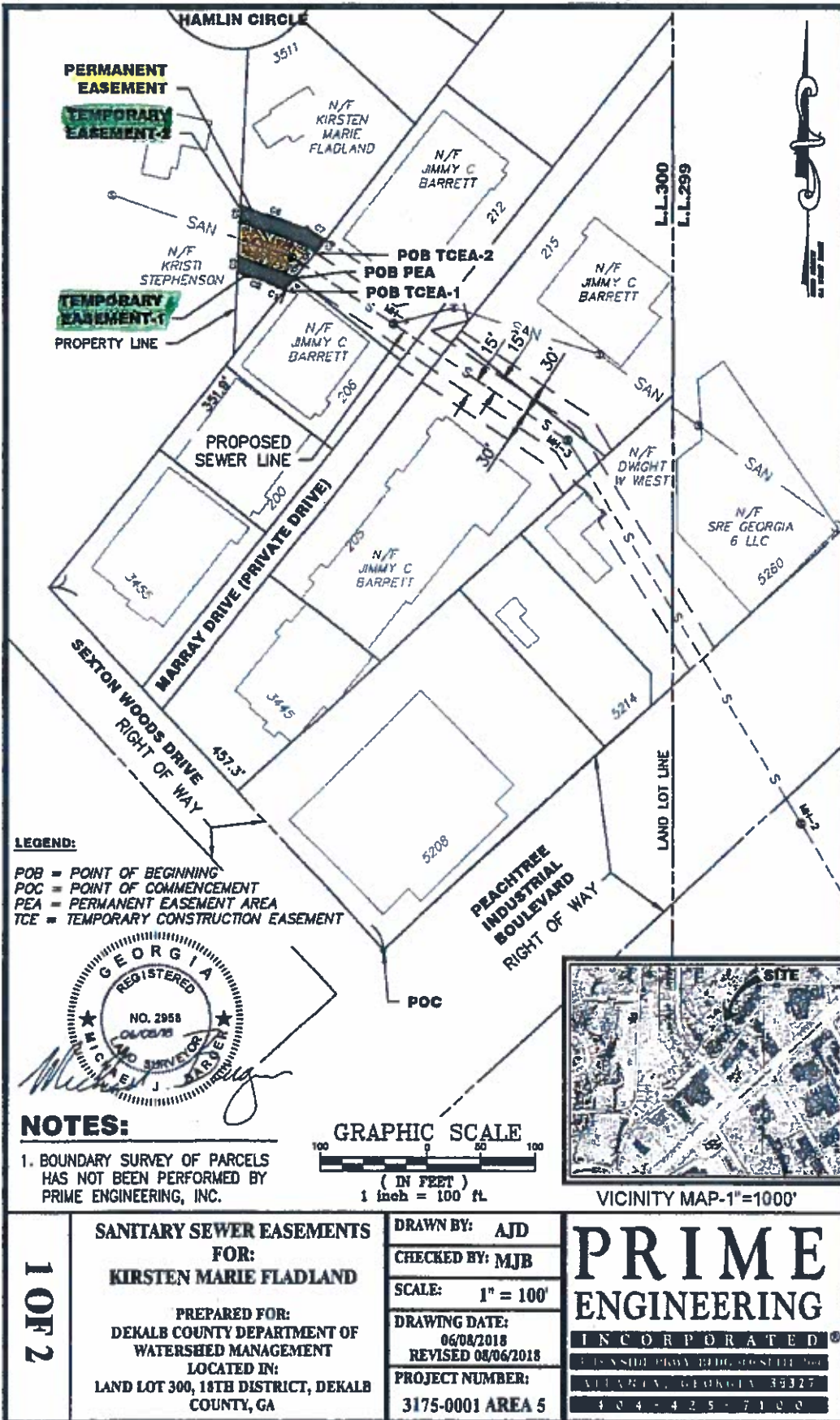
2 OF 2

SANITARY SEWER EASEMENTS
FOR:
KIRSTEN MARIE FLADLAND

PREPARED FOR:
DEKALB COUNTY DEPARTMENT OF
WATERSHED MANAGEMENT
LOCATED IN:
LAND LOT 300, 18TH DISTRICT, DEKALB
COUNTY, GA

DRAWN BY: AJD
CHECKED BY: MJB
SCALE: 1" = 100'
DRAWING DATE:
06/08/2018
REVISED 08/06/2018
PROJECT NUMBER:
3175-0001 AREA 5

PRIME ENGINEERING
INCORPORATED
1100 N. STATE STREET, SUITE 1111
ATLANTA, GEORGIA 30317
404-425-7100



LEGEND:

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PEA = PERMANENT EASEMENT AREA
- TCE = TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. BOUNDARY SURVEY OF PARCELS HAS NOT BEEN PERFORMED BY PRIME ENGINEERING, INC.



1 OF 2

SANITARY SEWER EASEMENTS FOR: KIRSTEN MARIE FLADLAND

PREPARED FOR:
 DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT
 LOCATED IN:
 LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GA

DRAWN BY: **AJD**
 CHECKED BY: **MJB**
 SCALE: **1" = 100'**
 DRAWING DATE:
 06/08/2018
 REVISED 08/06/2018
 PROJECT NUMBER:
3175-0001 AREA 5

PRIME ENGINEERING

INCORPORATED®

3155 SIDE PRYOR RD, SUITE 300
 ATLANTA, GEORGIA 30327
 404-425-7100

KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
TEMP. CONST. EASEMENT &
EASEMENT DESCRIPTION

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SEXTON WOODS DRIVE 457.3 FEET TO A POINT ON THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF 3455 SEXTON WOODS DRIVE, 200 MARRAY DRIVE AND 206 MARRAY DRIVE 351.9 FEET TO A POINT AND THE POINT OF BEGINNING.

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SAID TRACT CONTAINS 0.0278 ACRES (1274 SQUARE FEET) MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR DEKALB COUNTY WATERSHED MANAGEMENT BY PRIME ENGINEERING, INC. DATED 06/08/2018

KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
PERMANENT SEWER
EASEMENT DESCRIPTION

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KIRSTEN MARIE FLADLAND
3511 HAMLIN CIRCLE
TEMP. CONST. EASEMENT &
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C8	S 38°14'51" W	15.05'

2 OF 2

SANITARY SEWER EASEMENTS
FOR:
KIRSTEN MARIE FLADLAND

PREPARED FOR:
DEKALB COUNTY DEPARTMENT OF
WATERSHED MANAGEMENT
LOCATED IN:
LAND LOT 300, 18TH DISTRICT, DEKALB
COUNTY, GA

DRAWN BY: AJD
CHECKED BY: MJB
SCALE: 1" = 100'
DRAWING DATE:
06/08/2018
REVISED 08/06/2018
PROJECT NUMBER:
3175-0001 AREA 5

PRIME ENGINEERING
INCORPORATED
15500 DRY LANE, SUITE 100
ALPHARETTA, GEORGIA 30317
404-425-7100

Exhibit A

Appendix C (Appraiser Affidavit)

APPENDIX "C" TO EXHIBIT "A"

GEORGIA, DEKALB COUNTY

Personally comes Benjamin M. Garland, Jr., who resides at 362 Ivy Glen Circle, Avondale Estates, and DeKalb County, Georgia 30002.

Affiant was employed by Moreland Altobelli Associates, LLC to appraise the property owned by **Kirsten Marie Fladland Parcel 7** consisting of 1,974.00 square feet of Permanent Sewer Easement and 1,974.00 square feet of Temporary Construction Easement required for the proposed project at 3511 Hamlin Circle, Chamblee, Project Number 18-010, DeKalb County, Georgia for the DeKalb County Department of Watershed Management. Affiant 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.

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 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 considered, is in the amount of \$39,500.00



Benjamin M. Garland, Jr., Appraiser
GA CERT. R.E. Appraiser No. 27880

Sworn to and subscribed before me,
This 6th day of May, 2019


NOTARY PUBLIC

My commission expires: February 20, 2022



Parcel No. 7

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 WATER AND SEWERAGE 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. § 22-1-1 *et seq.* in the acquisition of certain interests in property for county water and sewerage 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. § 22-1-1 *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 C&D Cartage, Inc. as well as its successors or assigns. It is further resolved that payment of just and adequate compensation in the amount of Twenty Five Thousand, Eight Hundred dollars (\$25,800) 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, but not limited to, a Declaration of Taking and Order of the Board of Commissioners.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of
_____, 2019.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of
_____, 2019.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

Attest:

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

APPROVED AS TO FORM:



Ashley C. Brown

Ga. Bar No. 287373

CAPLAN COBB LLP

75 Fourteenth Street, NE, Suite 2750

Atlanta, Georgia 30309

Tel: (404) 596-5600

Fax: (404) 596-5604

abrown@caplancobb.com

Counsel for DeKalb County, Georgia

EXHIBIT A

DECLARATION OF TAKING

WHEREAS, DeKalb County, Georgia has made and passed a Resolution, and entered an Order, finding that the circumstances in connection with acquiring certain interests in property and easements for public (county) water and sewerage 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. The Order is attached to this Declaration as Appendix A and made a part hereof, under O.C.G.A. § 22-1-1 *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 easements, above-referenced 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 Twenty Five Thousand, Eight Hundred dollars (\$25,800) as just and adequate compensation to be paid for said 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 O.C.G.A. § 22-1-1 *et seq.*, 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, extending, expanding, and/or installing a gravity sewer for public (county) water and sewerage purposes.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2019.

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:



Ashley C. Brown

Ga. Bar No. 287373

CAPLAN COBB LLP

75 Fourteenth Street, NE, Suite 2750

Atlanta, Georgia 30309

Tel: (404) 596-5600

Fax: (404) 596-5604

abrown@caplancobb.com

Counsel for DeKalb County, Georgia

Exhibit A

Appendix A (Order to Condemn)

**ORDER OF THE DEKALB COUNTY BOARD OF COMMISSIONERS
TO CONDEMN PROPERTY FOR WATER AND SEWERAGE PURPOSES**

WHEREAS, the Board of Commissioners of DeKalb County has laid out and determined to construct a gravity sewer for DeKalb County at that certain parcel identified for tax purposes as parcel identification number 18-257-01-001 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.

WHEREAS, the tract of property and other rights as herein described and 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:	0.4022 Acres of Permanent Easement 0.4024 Acres of Temporary Construction Easement
Owner:	C&D Cartage, Inc.

NOW THEREFORE, in accordance with O.C.G.A. § 22-1-1 *et seq.*, 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 (Exhibit A to the Petition for Condemnation) be acquired by condemnation under the provisions of O.C.G.A. § 22-1-1 *et seq.* for public water and sewer purposes.

IT IS ORDERED, that DeKalb County proceed to acquire the title, estate or interest in the lands hereinafter described as Appendix B of the Declaration of Taking by condemnation under the provisions of said Code, and the County Attorney, or his or her designees, are authorized and directed to file condemnation proceedings, including, but not limited to, 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 _____, 2019.

DEKALB COUNTY BOARD OF COMMISSIONERS:

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2019.

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:



Ashley C. Brown

Ga. Bar No. 287373

CAPLAN COBB LLP

75 Fourteenth Street, NE, Suite 2750

Atlanta, Georgia 30309

Tel: (404) 596-5600

Fax: (404) 596-5604

abrown@caplancobb.com

Counsel for DeKalb County, Georgia

Exhibit A

Appendix B (Property Description)

SEWER EASEMENT

Permanent Easement

Being a strip or parcel of land running in, through, over and across the property now or formerly owned by **C&D Cartage, Inc.**, as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 7820, Page 384, and said strip or parcel being shown on an Easement Sketch prepared by TerraMark Land Surveying, Inc. and attached hereto, said strip or parcel lying and being in Land Lots 222 & 257, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Commencing for the same at a ½ inch rebar found at the common corner of the above mentioned property and the property now or formerly owned by Pounds Road, LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 21400, Page 705, said point being at State Plane Coordinate (Georgia West Zone) of North: 1,404,762.505; East 2,292,814.709; thence, South 60° 52' 10" West, 14.70 feet to the Point of Beginning; thence, leaving the said Point of Beginning and running

1. South 39° 50' 51" East, 243.61 feet; thence,
2. South 27° 46' 48" East, 331.63 feet; thence,
3. South 38° 15' 01" West, 274.46 feet; thence,
4. South 29° 26' 05" East, 26.95 feet; thence,
5. South 65° 41' 16" West, 20.08 feet; thence,
6. North 29° 26' 05" West, 38.56 feet; thence,
7. North 38° 15' 01" East, 274.87 feet; thence,
8. North 27° 46' 48" West, 317.59 feet; thence,
9. North 39° 50' 51" West, 243.88 feet; thence,
10. North 33° 44' 45" West, 1.38 feet; thence,
11. North 60° 52' 10" East, 20.21 feet to the Point of Beginning, containing 17,519 square feet or 0.4022 of an acre of land, more or less.

The permanent easement granted hereunder shall be perpetual.

Temporary Easements

Being two (2) strips or parcels of land running in, through, over and across the property now or formerly owned by **C&D Cartage, Inc.**, as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 7820, Page 384, and said strip or parcel being shown on an Easement Sketch prepared by TerraMark Land Surveying, Inc. and attached hereto, said strip or parcel lying and being in Land Lots 222 & 257, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Temporary Easement 1

The first strip or parcel of land lying northeasterly, easterly and southeasterly of the above described strip or parcel of land and adjacent, contiguous and parallel thereto and being ten (10) feet wide along lines 25, 3 4 and 5 above, containing 8,775 square feet or 0.2014 of an acre of land, more or less.

And Also

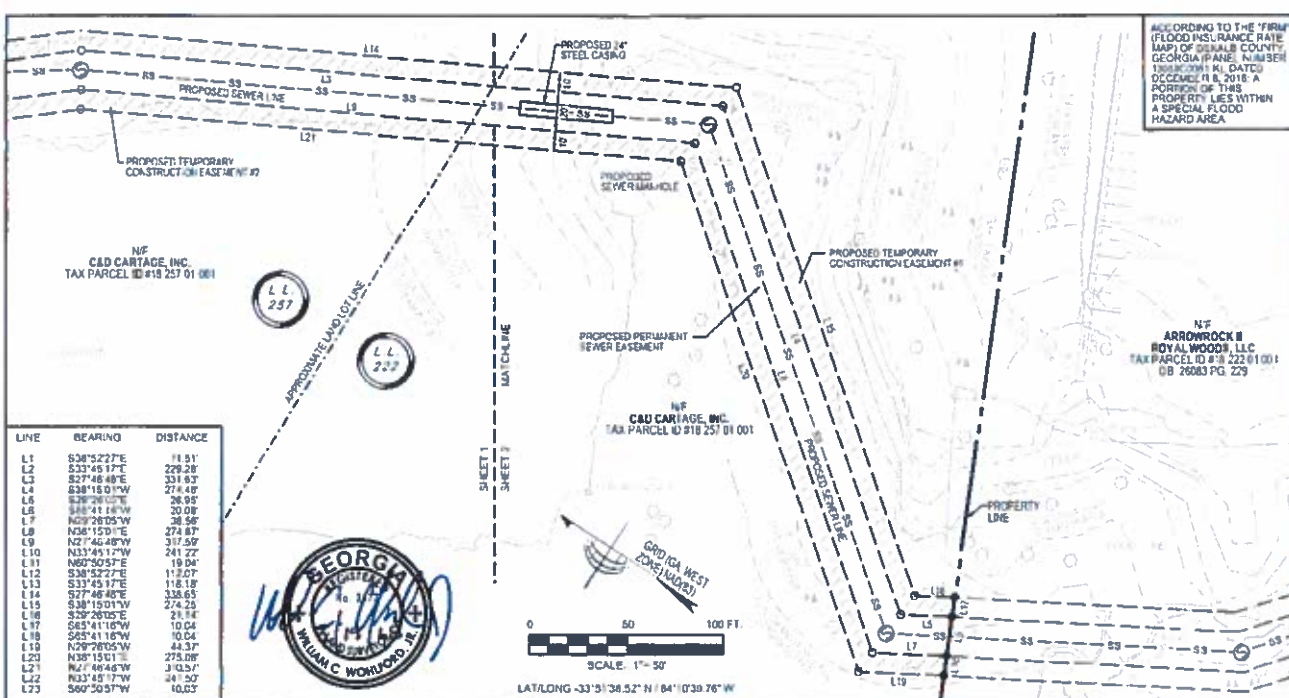
Temporary Easement 2

The second strip or parcel of land lying northwesterly, westerly and southwesterly of the above described strip or parcel of land and adjacent, contiguous and parallel thereto and being ten (10) feet wide along lines 7, 8, 9, and 26 above, containing 8,754 square feet or 0.2009 of an acre of land, more or less.

If applicable, any temporary easement(s) granted hereunder shall automatically terminate upon the completion of construction of the sewer line.

4/20/18
TMC

PRELIMINARY



ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA, PANEL NUMBER 13008C, 2001 K/L DATED OCTOBER 18, 2018, A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

NF ARROWROCK II ROYAL WOODS, LLC TAX PARCEL ID #18 222 01 001 DB 26083 PG. 229

NF C&D CARTAGE, INC. TAX PARCEL ID #18 257 01 001

NF C&D CARTAGE, INC. TAX PARCEL ID #18 257 01 001

LINE	BEARING	DISTANCE
L1	S38°52'27"E	11.51'
L2	S33°45'17"E	229.28'
L3	S27°46'48"E	331.83'
L4	S28°15'0"W	27.44'
L5	S78°28'0"E	26.95'
L6	S45°41'18"W	30.08'
L7	N29°28'05"W	36.56'
L8	N36°15'0"E	274.87'
L9	N27°46'48"W	317.59'
L10	N33°45'17"W	241.22'
L11	N62°50'57"E	19.04'
L12	S38°52'27"E	11.51'
L13	S33°45'17"E	118.18'
L14	S77°46'48"E	336.65'
L15	S38°15'01"W	274.25'
L16	S29°28'05"E	21.14'
L17	S63°41'18"W	10.04'
L18	S65°41'18"W	10.04'
L19	N29°28'05"W	44.37'
L20	N39°15'01"E	275.08'
L21	N71°46'48"W	313.57'
L22	N33°45'17"W	24.50'
L23	S62°50'57"W	10.03'



LAT/LONG -33°51'38.52" N / 84°03'39.76" W

8,773 SQ. FT. / 0.2014 AC. TEMPORARY ESMT #1 6,754 SQ. FT. / 0.2009 AC. TEMPORARY ESMT #2	LOCATED IN LAND LOTS 222 AND 257 18TH DISTRICT DEKALB COUNTY, GA DATE: 03/18 SHEET NO. 2 OF 2	SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AS REQUIRED BY: DEKALB COUNTY	THROUGH THE PROPERTY OF: C&D CARTAGE, INC. DEKALB COUNTY TAX PARCEL ID #18 257 01 001	TerraMark Land Surveying, Inc. 1306 Bells Ferry Road Marietta, Georgia 30066 www.TerraMark.com (770) 421-1947
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PATH 8 SURVEY 2316/20 18-11200 EASEMENT EXHIBIT 1 DEKALB

Exhibit A

Appendix C (Appraiser Certification)

CERTIFICATION OF APPRAISER

STATE OF GEORGIA
COUNTY OF DEKALB

PROJECT: Camp Creek / Leeshire Rd Lift Station Eliminations
PARCEL #: 31

I Hereby Certify:

I have provided prior appraisal services regarding the subject property within a three-year period immediately preceding acceptance of this assignment. I complete an initial appraisal of this same property for this same client.

That I have personally inspected the property appraised herein and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal. WS Bumgarner, IV, Georgia Registered Appraiser #344780 provided significant professional assistance to the appraiser in the completion of this report and in the collection of the comparable sales data.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions. That my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The appraiser is currently certified under the continuing education program of the State of Georgia through the date of January 2019.

That I understand that such appraisal may be used in connection with the acquisition of the rights need for the completion of a DeKalb County Georgia sanitary sewer project.

That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of said State.

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. That I have no personal interest in or bias with respect to the parties involved and that I have no present or prospective interest in the property that is the subject of this report.

That I have not revealed the findings and results of such appraisal to anyone other than the officials of the acquiring agency of said client and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

That my opinion of just compensation for the acquisition as of the 15th day of October, 2017, based upon the revised plans, is \$25,800 based upon my independent appraisal and the exercise of my professional judgment.

Name: Timothy J. Smith

Date: 3/29/2018

Appraiser's Signature:



Telephone: (678) 591-2015

Email: tjsmith1959@bellsouth.net

Address: 3535 Woodbury Court, Cumming GA 30041