

October 26, 2020

Dekalb County  
1300 Commerce Drive  
Decatur, GA 30030

RE: Project Name: Austin Drive – Decatur 115kV (OHGW)  
Georgia Power Company LIMS Project:**2017114591- Parcel 141**  
Property Location: 3630 Glenwood Rd, Decatur, GA 30032 (PIN#15 185 01 002)

Dear Mr. Bell,

As you know from our previous discussions, Georgia Power Company (“Georgia Power”) wants to acquire an easement across your property for our proposed **Austin Drive – Decatur 115kV (OHGW)** I’ve enclosed a map that shows the location of our proposed transmission line on your property, a copy of the standard transmission line easement document that describes the property rights we need to acquire from you (the “Easement”).

We have evaluated the value of the easement area we wish to acquire from you and, based on that evaluation, Georgia Power is offering **\$435.00** upon receipt of (i) the Easement that has been signed by you (please note that the Easement must also be signed by a witness and a notary public).

Your property’s evaluation is based on the following:

a. Total Acreage of Property	16.60 acres
b. Easement Area	0.05 acres
c. Price per Acre	\$870/SF
d. Easement Rights Factor	50%
e. Total Assessed Value	\$435.00

I will continue to be available to answer any questions you may have concerning the transmission line or this proposal. If you have questions, please call me at 912-656-7860, or email me at: [cdsikes@southernco.com](mailto:cdsikes@southernco.com).

Best regards,

*Cicely Sikes*

Land Agent  
Enclosures



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PARCEL 141                    NAME OF                    AUSTIN DRIVE - DECATUR 115 KV TRANSMISSION LINE  
                                  LINE/PROJECT:                OHGW REPLACEMENT PROJECT  
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Further, the Company shall have the right to cut, remove and dispose of dead, diseased, weak or leaning trees (collectively, "Danger Trees") on the Property adjacent to the Easement Area which may now or hereafter strike, injure, endanger or interfere with the maintenance and operation of any of the Facilities located on the Easement Area, provided that on future cutting of such Danger Trees the Company shall pay to the Undersigned the fair market value of the merchantable timber so cut, timber so cut to become the property of the Company. The Undersigned shall notify the Company of any party with whom it contracts, and who owns as a result thereof, any Danger Trees to be cut as set forth above. The Company shall also have, and is hereby granted, the right to install, maintain and use anchors and/or guy wires on the Property adjacent to the Easement Area and the right, when required by law or government regulations, to conduct scientific or other studies, including but not limited to environmental and archaeological studies, on or below the ground surface of the Easement Area.

The Company shall pay or tender to the Undersigned or owner thereof a fair market value for any growing crops, fruit trees or fences cut, damaged or destroyed on the Easement Area by employees of the Company and its agents in the construction, reconstruction, operation, maintenance and repair of the Facilities, except those crops, fruit trees and fences which are an obstruction to the use of the Easement Area as herein provided or which interfere with or may be likely to interfere with or endanger the proper maintenance and operation of the Facilities, provided the Undersigned shall give the Company written notice of the alleged damage within thirty (30) days after the alleged damage shall have been done. The Undersigned shall notify the Company of any party with whom the Undersigned contracts and who owns, as a result thereof, any growing crops, fruit trees or fences, and the Undersigned shall inform said party of the notification provision set forth herein. Any growing crops, fruit trees or fences so cut or damaged on the Easement Area in the construction, operation, maintenance and repair of the Facilities are to remain the property of the owner thereof.

It is agreed that part of the within named consideration is in full payment for all timber cut or to be cut in the initial clearing and construction of the Facilities and that timber so cut is to become the property of the Company. The Undersigned will notify the Company in the event the Undersigned has contracted with another party who owns as a result thereof the timber to be so cut.

The Undersigned has the right to use the Easement Area for agricultural or any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, repair, extensions or additions to the Facilities, and provided further that no buildings or structures other than fences (which shall not exceed eight (8) feet in height and shall neither obstruct nor otherwise interfere with any of the rights granted to the Company hereby) may be erected upon the Easement Area.

The Undersigned expressly grants to the Company the right to take any action, whether at law or in equity, and whether by injunction, ejectment or other means, to prevent the construction, or after erection thereof to cause the removal, of any building or other structure(s) located on the Easement Area (other than fences as provided for herein), regardless of whether the offending party is the

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PARCEL 141            NAME OF            AUSTIN DRIVE - DECATUR 115 KV TRANSMISSION LINE  
                         LINE/PROJECT:        OHGW REPLACEMENT PROJECT  
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Undersigned or not. The Undersigned will notify the Company in the event the Undersigned contracts with a third party who owns, as a result thereof, any buildings or other such structures. The Undersigned acknowledges and agrees that said rights are necessary for the safe and proper exercise and use of the rights, privileges, easements, and interests herein granted to the Company.

The Company shall not be liable for or bound by any statement, agreement or understanding not expressed herein.

TO HAVE AND TO HOLD forever unto the Company, its successors and assigns the rights, privileges, easements, powers, and interests granted herein, which shall be a covenant running with the title to the Easement Area.

The Undersigned warrants and will forever defend the title to the rights, privileges, easements and interests granted herein to the Company against the claims of all persons whomsoever.

[Signature(s) on Following Page(s)]

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PARCEL **141**

NAME OF  
LINE/PROJECT:

**AUSTIN DRIVE - DECATUR 115 KV TRANSMISSION LINE  
OHGW REPLACEMENT PROJECT**  
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IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the presence of: \_\_\_\_\_ DEKALB COUNTY

\_\_\_\_\_  
Witness

By: \_\_\_\_\_ (SEAL)  
Name:  
Title:

\_\_\_\_\_  
Notary Public

Attest: \_\_\_\_\_ (SEAL)  
Name:  
Title:

[CORPORATE SEAL]

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°05'55"W	62.25'
L2	S75°05'09"W	68.87'
L3	N01°47'41"E	30.93'
L4	S88°33'54"E	124.24'
L5	S16°29'01"E	12.66'

**GLENWOOD ROAD (R/W VARIES)**

APPROXIMATE LOCATION OF LAND LOT LINE

168

185

EXIST. AUSTIN DRIVE - DECATUR 115KV T/L  
 F.K.A. AUSTIN DRIVE - CANDLER ROAD T/L  
 M.F. #L430, SHT. 4 OF 11 (TO BE RELOCATED)

**P.O.B.**  
 STATE PLANE COORDINATES  
 N: 1359883.15  
 E: 2265297.06

EXIST. GPC STR. #40  
 115KV WOOD POLE  
 (TO BE RELOCATED)

**N88°33'54"W**

EXIST. ROAD R/W

C/L SURVEY  
 EXIST. ROAD R/W L1

25'

EXIST. ROAD R/W

GPC REQUIRED R/W

N/F  
 ATLANTA YOUTH SOCCER  
 ASSOCIATION, INC.

**DEKALB COUNTY,  
 GEORGIA**

141

C/L OF SHOAL CREEK IS PROPERTY LINE

GPC REQUIRED R/W

GPC REQUIRED R/W

ASPHALT DRIVE  
 DRIVE EDGE

DRIVE EDGE

STATE PLANE COORDINATES  
 N: 1359898.40  
 E: 2265169.27

N/F  
 DEKALB COUNTY, GEORGIA

REFERENCE: GPC M.F. #P454-8, SHEET 9 OF 11 GEORGIA POWER COMPANY - LAND DEPARTMENT COORDINATE DATUM: NAD83(2011), GEORGIA STATE PLANE WEST ZONE

**SYMBOL LEGEND**

- ⊙ IRON PIN SET
- ⊙ IRON PIN FOUND
- ⊗ ROW MARKER
- ▣ GPC R/W MONUMENT
- ▨ QUITCLAIMED R/W
- EXISTING POLE
- ⊙ POINT OF BEGINNING (POB)
- ⊗ POINT OF COMMENCEMENT
- ▣ GPC REQUIRED R/W
- ▨ GPC EXISTING R/W

**AUSTIN DRIVE - DECATUR 115KV TRANSMISSION LINE  
 (AUSTIN DRIVE SUBSTATION TO OLD HICKORY SUBSTATION)**

CROSSING THE PROPERTY OF

**DEKALB COUNTY, GEORGIA**

LAND LOT 185, 15TH DISTRICT, DEKALB COUNTY, GEORGIA

**PARCEL No. 141**

DATE: 07/31/2019

SCALE: 1" = 30'

DRAWN BY: SNA/TDP

**EXHIBIT A**

SHT 1 OF 1