

**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 18 for PI Number 0024-01 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:	+/- 1,050 sf of permanent sewer easement +/- 2,117 sf of temporary construction easements (295 sf for temporary construction easement #1) (1,822 sf for temporary construction easement #2)
--------------------------	--

Appendix A – Annex I -	Legal Descriptions
------------------------	--------------------

Appendix A – Annex II - Plat

Owner(s)/Interested Parties: Clarence Eric Williams; Letitia Ann Williams; JP Morgan Chase Bank, N.A.; 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 \$2,300.00, 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.

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.

---

**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.: 0024-01  
PARCEL NO: 18 (3736 Seton Hall Drive) (TPID 15 037 01 148)  
INTERESTS: Certain easement rights  
DATE OF PLANS: September 22, 2023  
Property Owner(s): Clarence Eric Williams; Letitia Ann Williams; JP Morgan Chase Bank, N.A.; 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 37 of the 15th District of DeKalb County, Georgia being more particularly described as follows:

**NEW PERMANENT SANITARY SEWER EASEMENT (PE)  
(1050 SQUARE FEET OR 0.024 ACRES)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 37 OF THE 15TH DISTRICT, CITY OF DECATUR, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 32° 36' 28" W FOR A DISTANCE OF 25853.43 FEET TO THE POINT OF BEGINNING (POB PE). THENCE S 65° 10' 44" E FOR A DISTANCE OF 19.94 FEET TO A POINT; THENCE S 28° 12' 29" W FOR A DISTANCE OF 71.71 FEET TO A POINT; THENCE N 00° 10' 04" W FOR A DISTANCE OF 42.07 FEET TO A POINT; THENCE N 28° 21' 48" E FOR A DISTANCE OF 33.52 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1050 SQUARE FEET OR 0.024 ACRE MORE OR LESS.

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 (TE1)**  
**(295 SQUARE FEET OR 0.007 ACRES)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 37 OF THE 15TH DISTRICT, CITY OF DECATUR, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 32° 36' 28" W FOR A DISTANCE OF 25853.43 FEET TO THE **POINT OF BEGINNING** (POB TE1). THENCE S 28° 21' 48" W FOR A DISTANCE OF 33.52 FEET TO A POINT; THENCE N 00° 10' 04" W FOR A DISTANCE OF 36.91 FEET TO A POINT; THENCE S 64° 58' 58" E FOR A DISTANCE OF 8.43 FEET TO A POINT; THENCE S 65° 21' 29" E FOR A DISTANCE OF 9.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 295 SQUARE FEET OR 0.007 ACRE MORE OR LESS.

**TEMPORARY CONSTRUCTION EASEMENT (TE2)**  
**(1822 SQUARE FEET OR 0.042 ACRES)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 37 OF THE 15TH DISTRICT, CITY OF DECATUR, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148; THENCE S 32° 33' 50" W FOR A DISTANCE OF 25850.73 FEET TO THE **POINT OF BEGINNING** (POB TE2). THENCE S 65° 10' 44" E FOR A DISTANCE OF 20.13 FEET TO A POINT; THENCE S 28° 15' 12" W FOR A DISTANCE OF 109.94 FEET TO A POINT; THENCE N 00° 10' 04" W FOR A DISTANCE OF 42.10 FEET TO A POINT; THENCE N 28° 12' 29" E FOR A DISTANCE OF 71.71 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 1822 SQUARE FEET OR 0.042 ACRE MORE OR LESS.

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

EXISTING  
SANITARY  
SEWER  
LINE

TIE LINES  
TO POC

NEW SANITARY  
SEWER LINE

TE1  
Area : 295 SQ. FT.  
0.007 ACRE

N/F  
LENNOX ANDREWS  
TAX ID: 15 037 01 014  
DEED BOOK 8229 PAGE 356  
PLAT BOOK 71 PAGE 163

TE2 - 20' WIDE  
Area : 1822 SQ. FT.  
0.042 ACRE

PE - 20' WIDE  
Area : 1050 SQ. FT.  
0.024 ACRE

N/F  
WILLIAMS CLARENCE ERIC &  
WILLIAMS LETITIA ANN  
TAX ID: 15 037 01 148  
3736 SETON HALL DRIVE  
DEED BOOK 8135 PAGE 93  
PLAT BOOK 84 PAGE 136

N/F  
DELGARDO L. TUCKER  
TAX ID: 15 037 01 147  
DEED BOOK 25321 PAGE 567  
PLAT BOOK 84 PAGE 136

### 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:  
ADDED ADDRESS AND HOUSES - 05/29/2024



GRID NORTH  
GA WEST NAD 83



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: # 15-037-01-148  
WILLIAMS CLARENCE ERIC & WILLIAMS LETITIA ANN  
PREPARED FOR  
DEKALB COUNTY  
LAND LOT 037, 15th DISTRICT DEKALB COUNTY, GA  
DATE: 09/22/2023 - SCALE 1" = 50'  
JOB #: 20440  
SHEET 1 OF 4  
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	8.43	S64° 58' 58"E
L2	9.23	S65° 21' 29"E
L3	33.52	S28° 21' 48"W
L4	36.91	N00° 10' 04"W
L5	20.13	S65° 10' 44"E
L6	109.94	S28° 15' 12"W
L7	42.10	N00° 10' 04"W
L8	71.71	N28° 12' 29"E

NEW PERMANENT EASEMENT

EASEMENT TABLE		
LINE #/CURVE #	DISTANCE	DIRECTION
L9	19.94	S65° 10' 44"E
L10	71.71	S28° 12' 29"W
L11	42.07	N00° 10' 04"W
L12	33.52	N28° 21' 48"E

POC TO POB		
LINE #/CURVE #	DISTANCE	DIRECTION
L29	25853.43	S32° 36' 28"W
L30	25850.73	S32° 33' 50"W

AREA SUMMARY:

NEW PERMANENT SANITARY SEWER EASEMENT 1050 SQ.FT OR 0.024 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT #1: 295 SQ.FT OR 0.007 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT #2: 1822 SQ.FT OR 0.042 ACRE

CLOSURE:

1 FOOT IN 44011 FEET  
 1 FOOT IN 24469 FEET  
 1 FOOT IN 243880 FEET



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 IS NGS MONUMENT #5148 (N:1357828.66, E:2288274.12)
  - 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 175736 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 24469 FEET.
- CONTINUES ON PAGE 3

PROPOSED SANITARY SEWER EASEMENT  
 TAX PARCEL: # 15-037-01-148  
 WILLIAMS CLARENCE ERIC & WILLIAMS LETITIA ANN  
 PREPARED FOR  
 DEKALB COUNTY  
 LAND LOT 037, 15th DISTRICT DEKALB COUNTY, GA  
 DATE: 09/22/2023 - SCALE NTS  
 JOB #: 20440  
 SHEET 2 OF 4  
 SURVEY PREPARED BY:  
  
 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.

---

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