

## 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:**

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**JEFF RADER**  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

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

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**MICHAEL L. THURMOND**  
Chief Executive Officer  
DeKalb County, Georgia

Attest:

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

APPROVED AS TO FORM:



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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 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:**

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**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:

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

APPROVED AS TO FORM:



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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.

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**MICHAEL L. THURMOND**  
Chief Executive Officer  
DeKalb County, Georgia

Attest:

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Clerk to the Board of Commissioners  
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*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 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



### **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

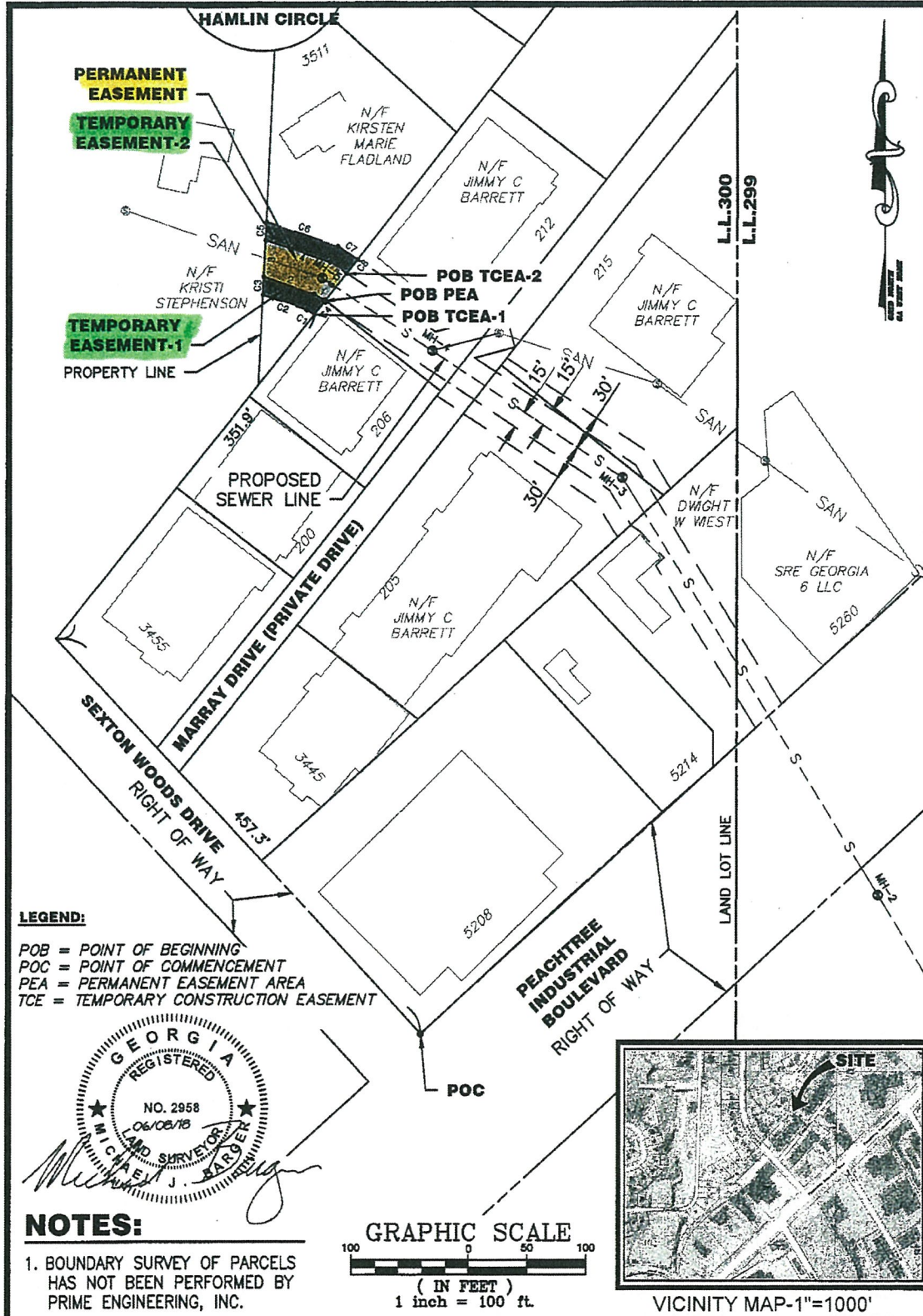
### **3511 HAMLIN CIRCLE TEMPORARY CONSTRUCTION EASEMENT-2 DESCRIPTION**

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:

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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

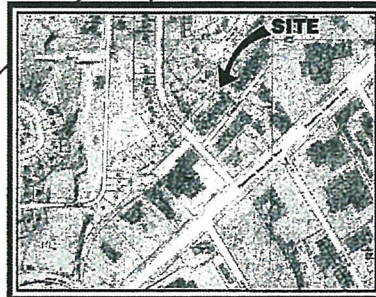
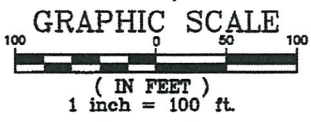


**LEGEND:**

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
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- 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	<b>SANITARY SEWER EASEMENTS</b> <b>FOR:</b> <b>KIRSTEN MARIE FLADLAND</b>	DRAWN BY: <b>AJD</b> CHECKED BY: <b>MJB</b>	<h1 style="margin: 0;">PRIME</h1> <h2 style="margin: 0;">ENGINEERING</h2> <p style="margin: 0;">INCORPORATED®</p> <p style="margin: 0; font-size: 8pt;">175 N. SIDE PKWY. BLDG. 300-SEITE 300</p> <p style="margin: 0; font-size: 8pt;">ATLANTA, GEORGIA 30327</p> <p style="margin: 0; font-size: 8pt;">404-425-7100</p>
	PREPARED FOR: DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT LOCATED IN: LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GA	SCALE: <b>1" = 100'</b>	
		DRAWING DATE: 06/08/2018 REVISED 08/06/2018	
		PROJECT NUMBER: <b>3175-0001 AREA 5</b>	



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

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

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**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:

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**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**

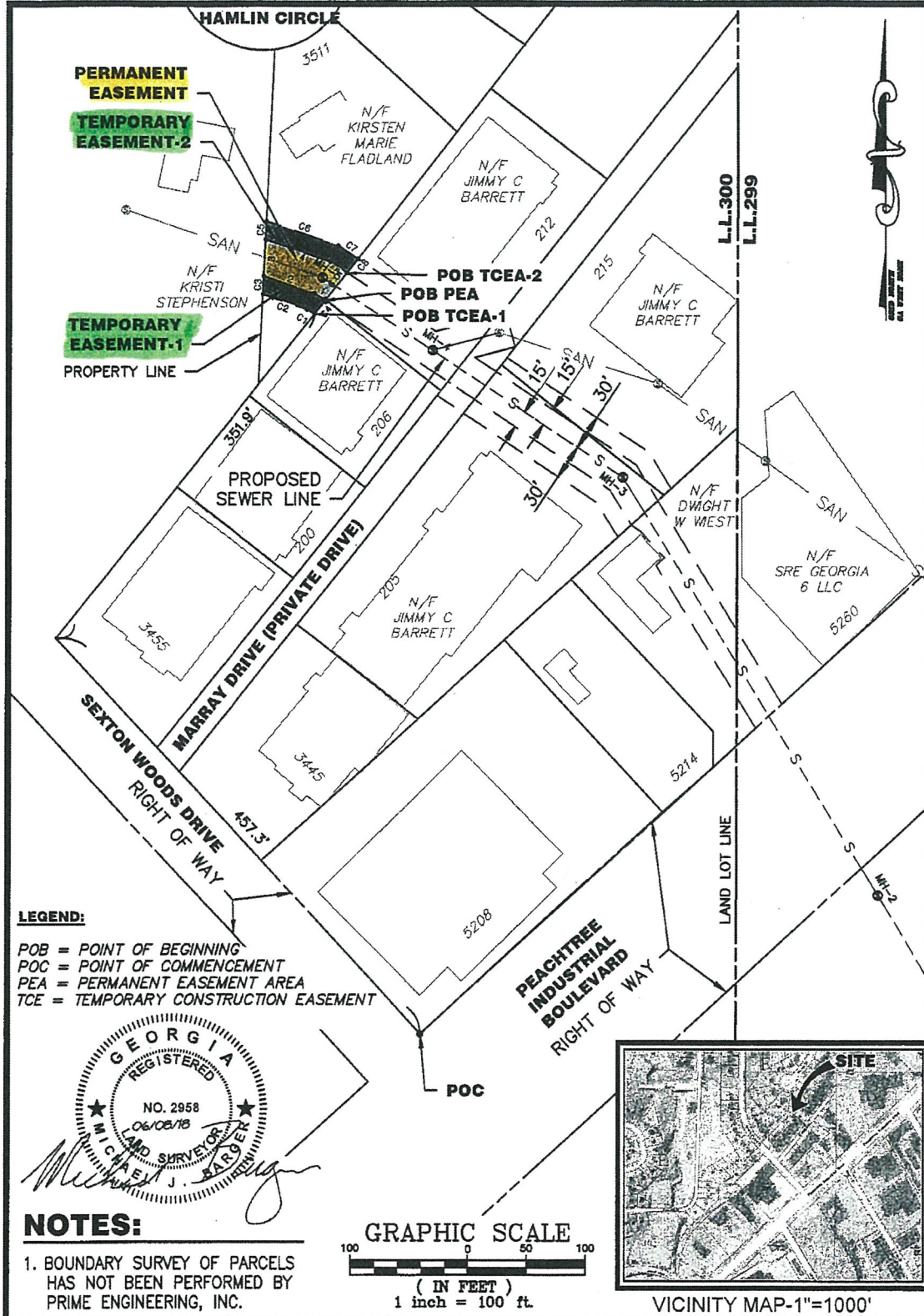
PREPARED FOR:  
DEKALB COUNTY DEPARTMENT OF  
WATERSHED MANAGEMENT  
LOCATED IN:  
LAND LOT 300, 18TH DISTRICT, DEKALB  
COUNTY, GA

**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**

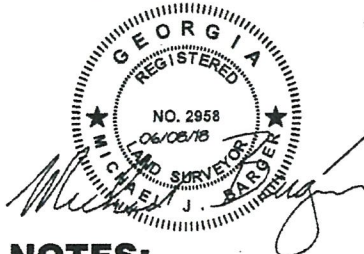
**INCORPORATED®**  
115 N SIDE PKWY BLDG 300 STE 100  
ATLANTA, GEORGIA 30327  
404-425-7100





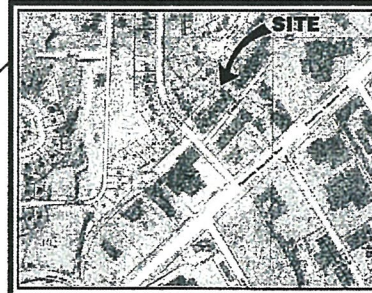
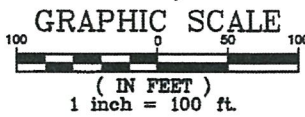
**LEGEND:**

POB = POINT OF BEGINNING  
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**NOTES:**

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



VICINITY MAP-1"=1000'

<b>1 OF 2</b>	<b>SANITARY SEWER EASEMENTS FOR: KIRSTEN MARIE FLADLAND</b>	<b>DRAWN BY:</b> AJD	<b>PRIME ENGINEERING INCORPORATED</b> <small>375 ASHLEIGH PKWY BLDG. 300 STELL 704                  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	<b>CHECKED BY:</b> MJB	
		<b>SCALE:</b> 1" = 100'	
		<b>DRAWING DATE:</b> 06/08/2018 <b>REVISED</b> 08/06/2018	
		<b>PROJECT NUMBER:</b> 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:

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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, 10.86 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 (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**

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**PERMANENT EASEMENT TABLE**

Course	Bearing	Distance
1	N 56°27'15" W	10.86'
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**TEMP. CONST ESMT TABLE**

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**2 OF 2**

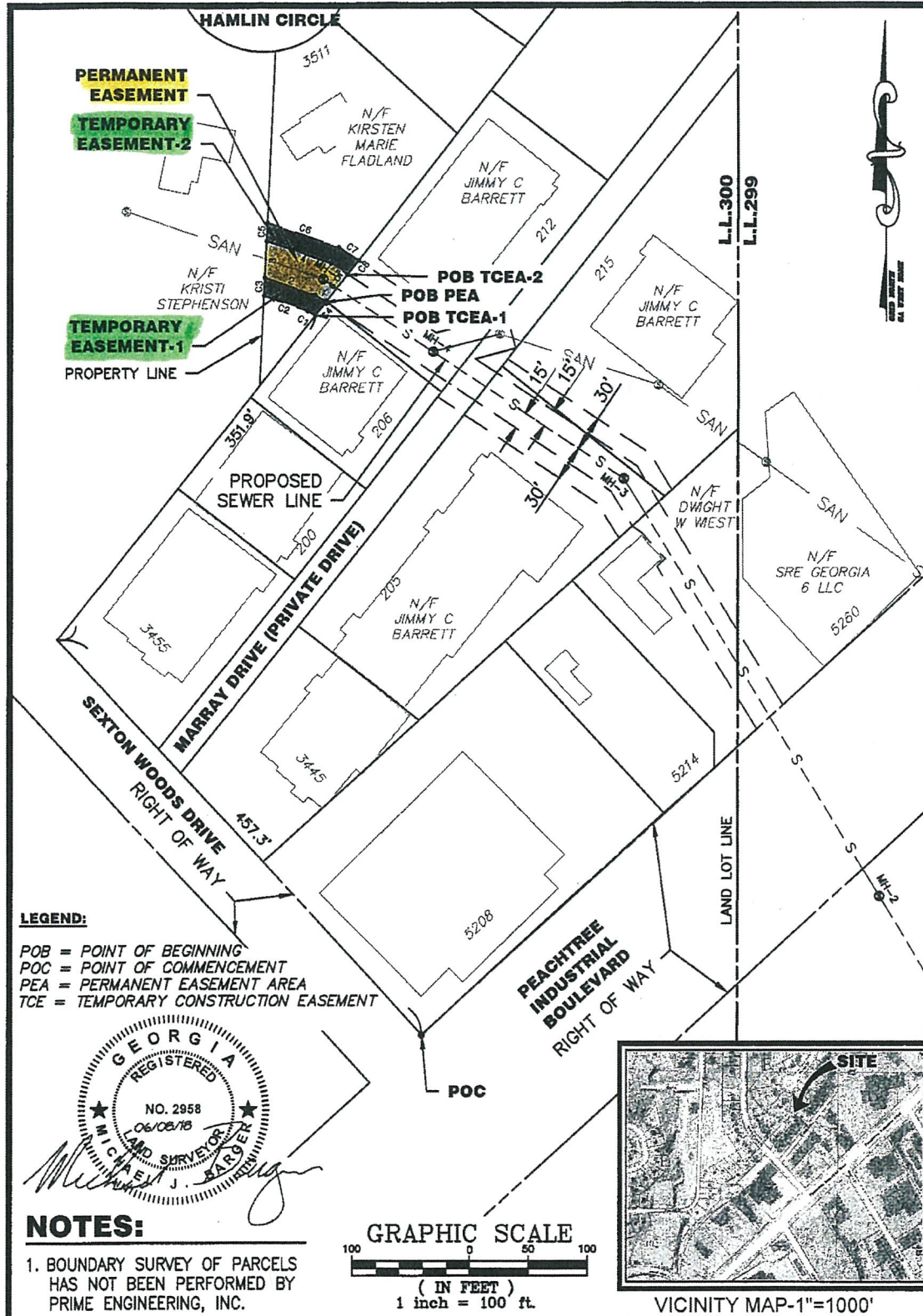
**SANITARY SEWER EASEMENTS  
FOR:  
KIRSTEN MARIE FLADLAND**

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**  
115 N SIDE PKWY BLDG 300 SUITE 300  
ATLANTA, GEORGIA 30327  
404-425-7100



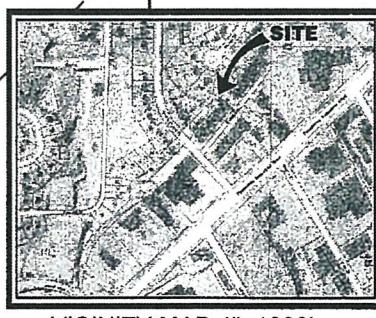
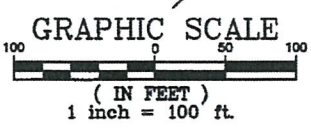


**LEGEND:**

- POB = POINT OF BEGINNING
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- 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	<b>SANITARY SEWER EASEMENTS</b> <b>FOR:</b> <b>KIRSTEN MARIE FLADLAND</b>	<b>DRAWN BY: AJD</b> <b>CHECKED BY: MJB</b>	<h1 style="margin: 0;">PRIME</h1> <h2 style="margin: 0;">ENGINEERING</h2> <p style="margin: 0;">INCORPORATED®</p> <p style="margin: 0; font-size: 0.8em;">175 N. SIDE PRYOR BLDG. 306 SHELLE RD.</p> <p style="margin: 0; font-size: 0.8em;">ATLANTA, GEORGIA 30327</p> <p style="margin: 0; font-size: 0.8em;">404-425-7100</p>
	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-1 DESCRIPTION**

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

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

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**2 OF 2**

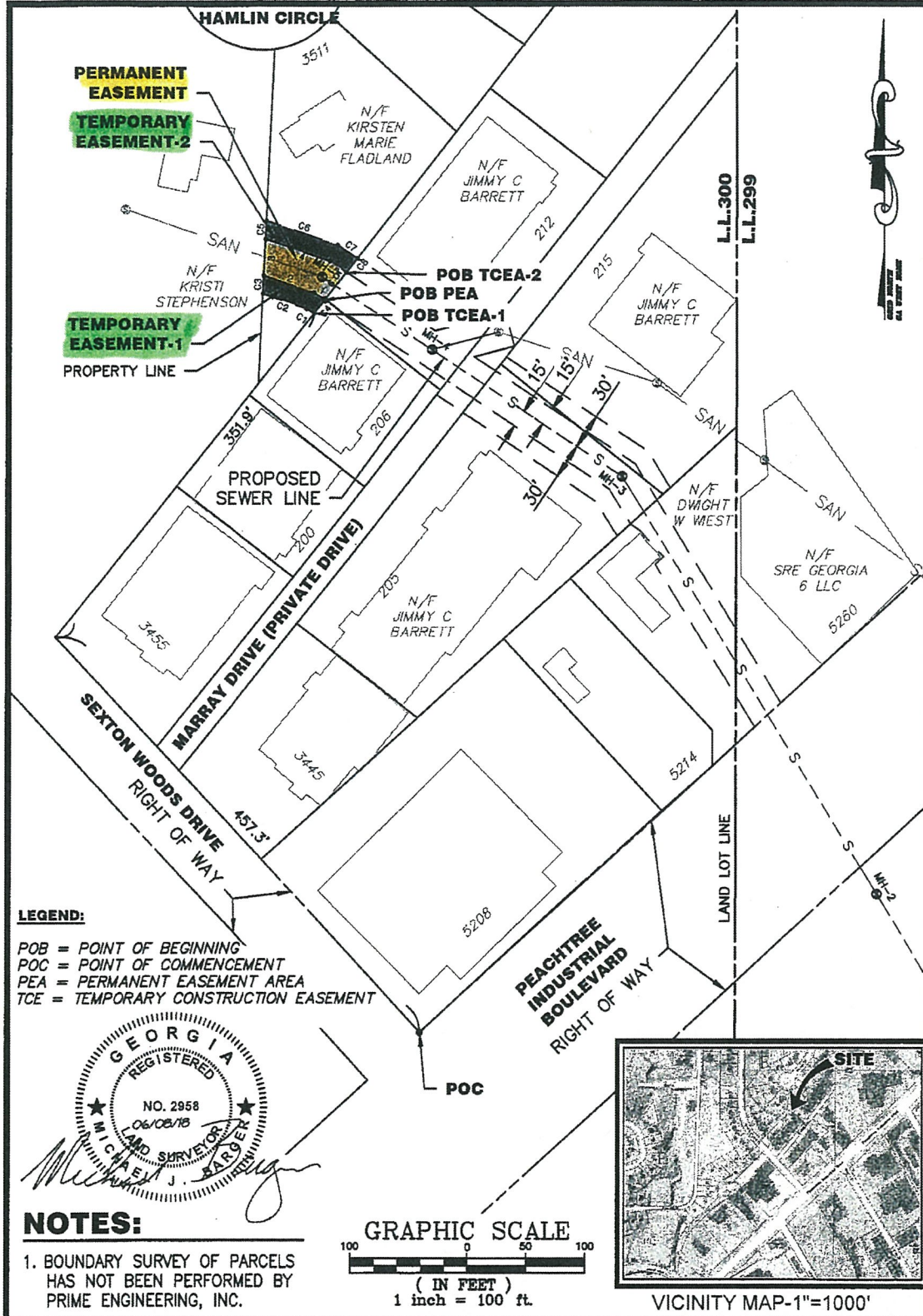
**SANITARY SEWER EASEMENTS  
FOR:  
KIRSTEN MARIE FLADLAND**

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  
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**PROJECT NUMBER:**  
3175-0001 AREA 5

**PRIME  
ENGINEERING**  
INCORPORATED®  
115 S SIDE PKWY BLDG 300 SUITE 100  
ATLANTA, GEORGIA 30327  
404-425-7100





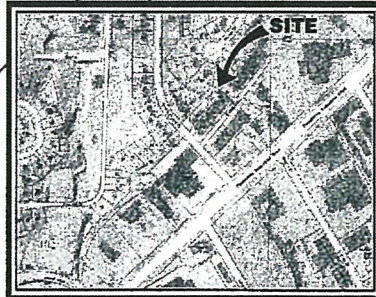
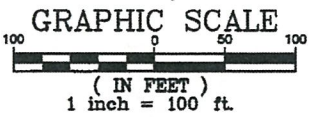
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**GEORGIA REGISTERED**  
 NO. 2958  
 06/08/18  
 LAND SURVEYOR  
 MICHAEL J. BERGER

**NOTES:**

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<b>1 OF 2</b>	<b>SANITARY SEWER EASEMENTS FOR: KIRSTEN MARIE FLADLAND</b>	<b>DRAWN BY:</b> AJD	<b>PRIME ENGINEERING INCORPORATED®</b> 3755 SIDI PRWA BLDG 300 SETH 304 ATLANTA, GEORGIA 30327 404-425-7100
	PREPARED FOR: DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT LOCATED IN: LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GA	<b>CHECKED BY:</b> MJB	
		<b>SCALE:</b> 1" = 100'	
		<b>DRAWING DATE:</b> 06/08/2018 <b>REVISED</b> 08/06/2018	
		<b>PROJECT NUMBER:</b> 3175-0001 AREA 5	



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

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

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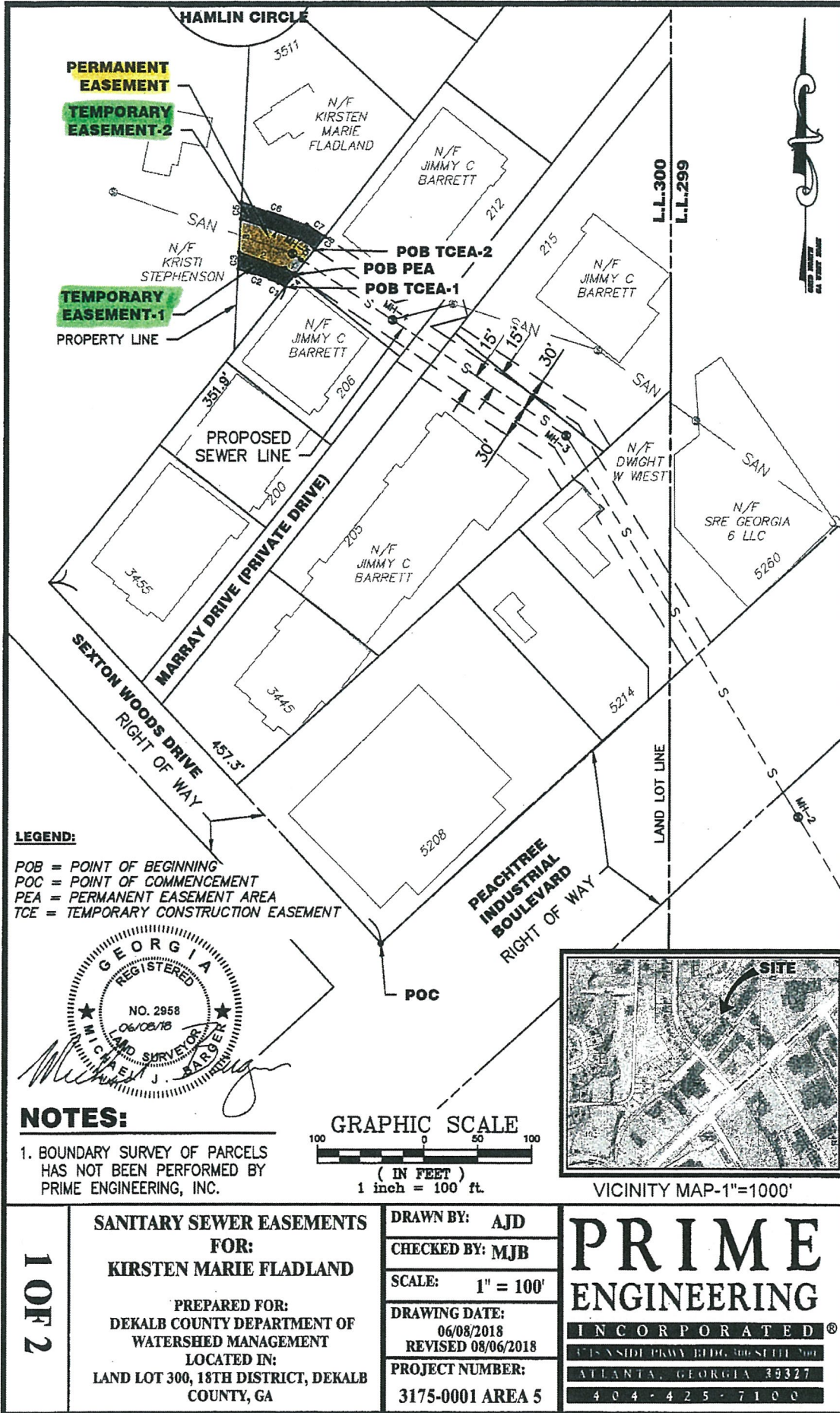
**SANITARY SEWER EASEMENTS  
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PREPARED FOR:  
DEKALB COUNTY DEPARTMENT OF  
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LOCATED IN:  
LAND LOT 300, 18TH DISTRICT, DEKALB  
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**DRAWN BY: AJD**  
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3175-0001 AREA 5

**PRIME  
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115 N SIDE PKWY BLDG 300 SUITE 300  
ATLANTA, GEORGIA 30337  
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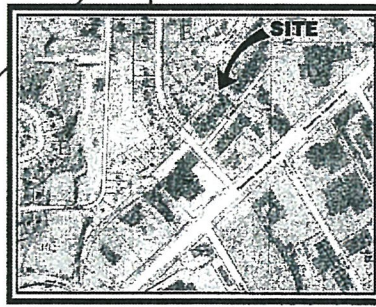
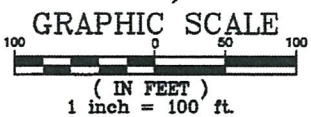
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<b>1 OF 2</b>	<b>SANITARY SEWER EASEMENTS FOR: KIRSTEN MARIE FLADLAND</b>	<b>DRAWN BY:</b> AJD	<b>PRIME ENGINEERING INCORPORATED</b> <small>404-425-7100</small> <small>1155 SANDY CREEK RD. SUITE 300</small> <small>ATLANTA, GEORGIA 30327</small>
	PREPARED FOR: DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT LOCATED IN: LAND LOT 300, 18TH DISTRICT, DEKALB COUNTY, GA	<b>CHECKED BY:</b> MJB	
		<b>SCALE:</b> 1" = 100'	
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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

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, 10.86 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 (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, 15.62 FEET TO A POINT; THENCE SOUTH 71°02'27" EAST, 84.33 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	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®  
115 N SIDE PKWY BLDG. 300 SUITE 100  
ATLANTA, GEORGIA 30327  
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 6<sup>th</sup> day of May, 2019

  
NOTARY PUBLIC

My commission expires: February 20, 2022



Parcel No. 7