

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 TRANSPORTATION 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. § 32-3-1, *et seq.* in the acquisition of certain interests in property for county transportation 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. § 32-3-1, *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 Isaac Dosetareh, Rayon Dosethareh, Georgia Power Company, and Diamond Computing Company, as well as their successors or assigns. It is further resolved that payment of just and adequate compensation in the amount of One Hundred Eight Thousand, Nine Hundred dollars (\$108,900) be made to the person or persons entitled to such payment. The Chief Executive Officer, Interim Chief Executive Officer, or the Presiding Officer may sign any documents and/or pleadings required for proper filing under the aforementioned code sections including a Declaration of Taking and Order of the Board of Commissioners.

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

_____, 2017.

DEKALB COUNTY BOARD OF COMMISSIONERS:

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

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

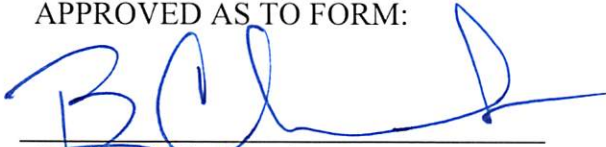
_____, 2017.

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:



Benjamin W. Cheesbro

Ga. Bar No. 648368

CAPLAN COBB LLP

75 Fourteenth Street, NE, Suite 2750

Atlanta, Georgia 30309

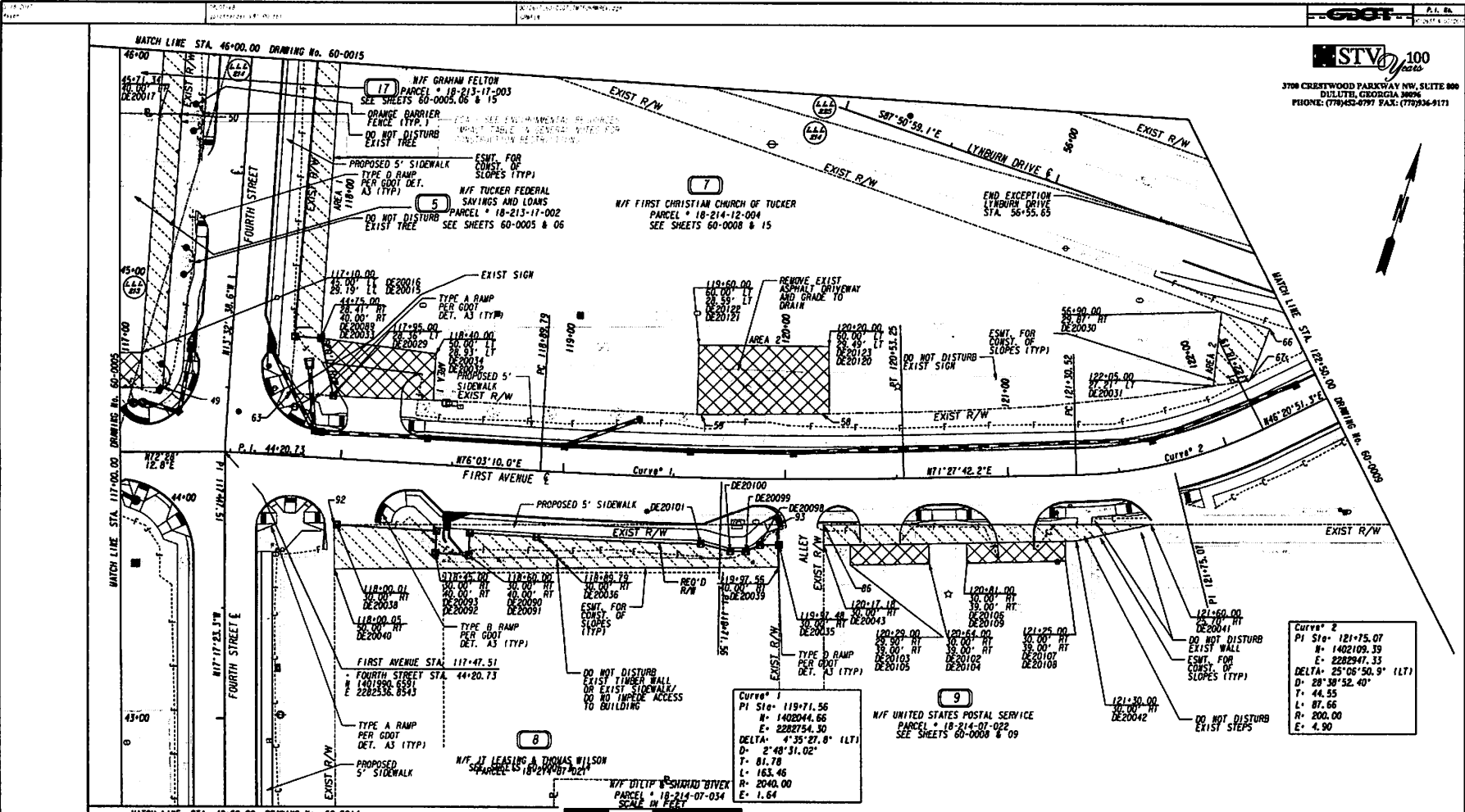
Tel: (404) 596-5600

Fax: (404) 596-5604

bcheesbro@caplancobb.com

Counsel for DeKalb County, Georgia

Tucker Streetscape Project – Parcel 08



Curve 2
 PI Sta= 121+75.07
 R= 1402109.39
 E= 2282947.33
 DELTA= 25°06'50.9" (LT)
 T= 44.55
 L= 87.66
 R= 200.00
 E= 4.90

Curve 1
 PI Sta= 119+71.56
 R= 1402044.66
 E= 2282154.30
 DELTA= 4°35'27.0" (LT)
 T= 81.78
 L= 163.46
 R= 2040.00
 E= 1.64

PROPERTY AND EXISTING R/W LINE
 REQUIRED R/W LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTR
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF SLOPES
 EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 LIMIT OF ACCESS
 REQ'D R/W & LIMIT OF ACCESS
 ORANGE BARRIER FENCE
 ESA - ENV. SENSITIVE AREA
 (SEE ERIT TABLE)

DATE	REVISIONS	DATE	REVISIONS
07/14/2016	ADDED DO NOT DISTURB NOTES AND EXIST SIGN CALL OUT TO PARCEL 7	11/14/2016	NOTES TO EXISTING TREES IN FRONT OF PARCELS 5 AND 7
		05/22/2017	CLOSED DRIVEWAY OPENING FOR PARCEL 7 AT APPROX. STATION 119+75. ADDED DRIVEWAY EASEMENT FOR PARCEL 7.
11/14/2016	ADDED DO NOT DISTURB NOTES AND DO NOT IMPROVE ACCESS NOTE TO PARCEL 8		
	REVISED SIDEWALK TO FRONT OF PARCELS 5 AND 7.		
	ADDED ORANGE BARRIER FENCE AND DO NOT DISTURB		

DATE	REVISIONS
11/14/2016	NOTES TO EXISTING TREES IN FRONT OF PARCELS 5 AND 7
05/22/2017	CLOSED DRIVEWAY OPENING FOR PARCEL 7 AT APPROX. STATION 119+75. ADDED DRIVEWAY EASEMENT FOR PARCEL 7.

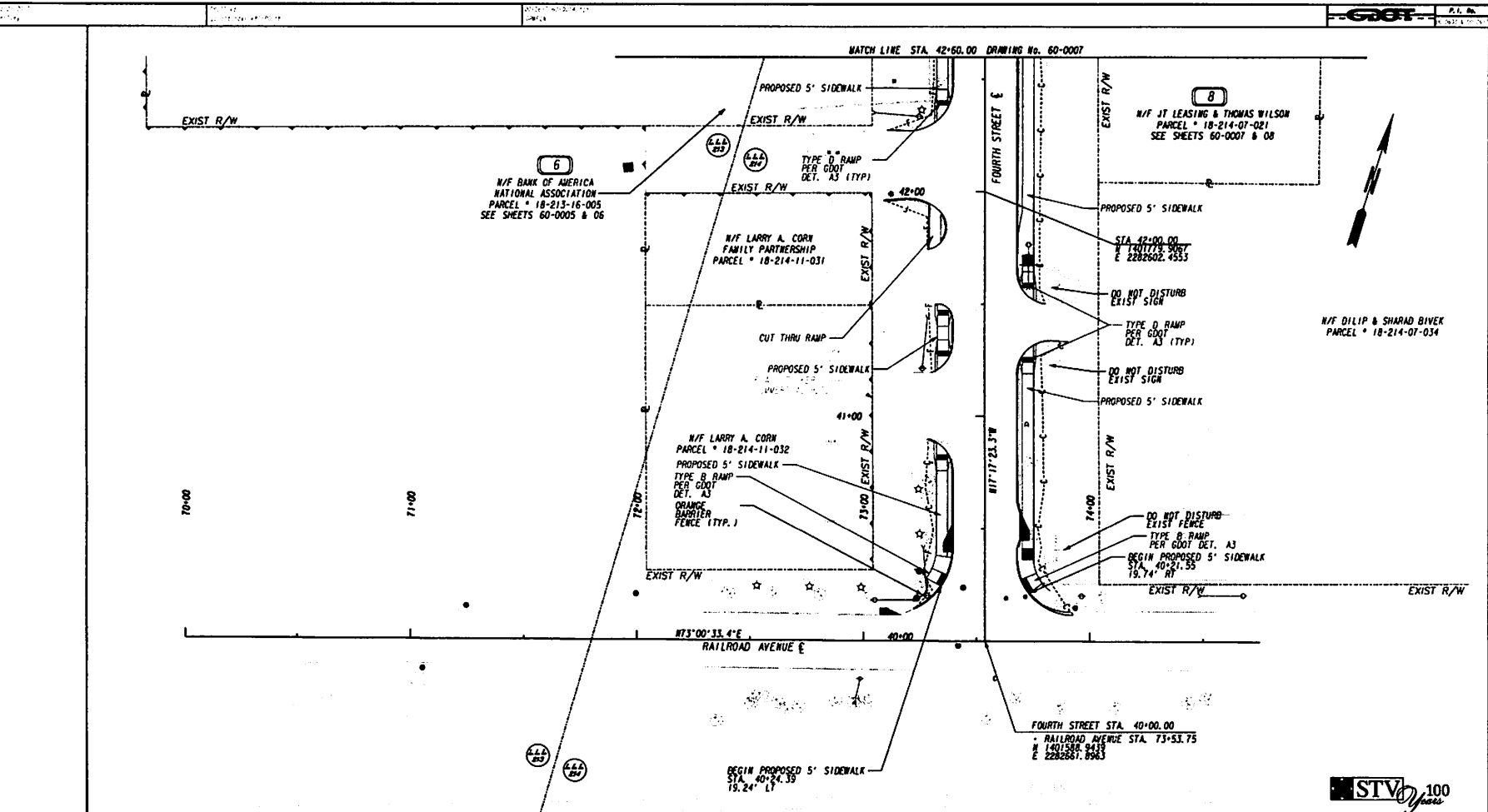
DEKALB COUNTY
 DEPARTMENT OF PUBLIC WORKS
 RIGHT OF WAY PLAN
 PROJECT NO: 0010633 & 0012617
 COUNTY: DEKALB
 LAND LOT NO. 213, 214 & 225
 LAND DISTRICT: 19
 GMD 572
 DATE 01/29/16 SH 07 OF 16

<p>PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES</p>		<p>BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS REQ'D R/W & LIMIT OF ACCESS ORANGE BARRIER FENCE ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>05/22/2017</td> <td>ADDED DRIVEWAY EASEMENT FOR PARCEL 7.</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	DATE	REVISIONS	DATE	REVISIONS	05/22/2017	ADDED DRIVEWAY EASEMENT FOR PARCEL 7.														
DATE	REVISIONS	DATE	REVISIONS																				
05/22/2017	ADDED DRIVEWAY EASEMENT FOR PARCEL 7.																						

STV 100
3700 CRESTWOOD PARKWAY NW, SUITE 800
DULLES, GEORGIA 30096
PHONE: (770)432-8797 FAX: (770)236-9171

DEKALB COUNTY
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY DATA
PROJECT NO: 0010633 & 0012617
COUNTY: DEKALB
LAND LOT NO: 214 & 225
LAND DISTRICT: 18
GWD 572
DATE 01/29/16 SH 08 OF 16

60-0008



SCALE IN FEET
 0 20 40

PROPERTY AND EXISTING R/W LINE	—
REQUIRED R/W LINE	- - - - -
CONSTRUCTION LIMITS	— · — · —
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	▨
EASEMENT FOR CONSTR OF SLOPES	▩
EASEMENT FOR CONSTR OF DRIVES	▧

BEGIN LIMIT OF ACCESS.....BLA	—
END LIMIT OF ACCESS.....ELA	- - - - -
LIMIT OF ACCESS	— · — · —
REQ'D R/W & LIMIT OF ACCESS	— · — · —
ORANGE BARRIER FENCE	— · — · —
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	— · — · —

DATE	REVISIONS
11/14/16	ADDED DO NOT DISTURB NOTES TO PROPERTY LOCATED ON NORTHEAST CORNER OF RAILROAD AVENUE AND FOURTH STREET.

DATE	REVISIONS

STV 100 years
 3700 CRESTWOOD PARKWAY NW, SUITE 800
 DUBLUET, GEORGIA 30094
 PHONE: (770)451-0797 FAX: (770)936-9171

DEKALB COUNTY
 DEPARTMENT OF PUBLIC WORKS
 RIGHT OF WAY PLAN

PROJECT NO: 0010633 & 0012617
 COUNTY: DEKALB
 LAND LOT NO: 213 & 214
 LAND DISTRICT: 18
 GMD: 57E
 DATE: 01/29/16 SH 14 OF 16

60-0014

EXHIBIT A

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) transportation 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. § 32-3-1, *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 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 and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C, DeKalb County, Georgia estimates \$108,900.00 as just and adequate compensation to be paid for said easements, as fully described in Appendix B 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 the Official Code of Georgia Annotated § 32-3-1, *et seq.*, hereby declares that the property and interests as described in Appendix B, which is attached hereto and made a part hereof of this

Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public (county) transportation purposes.

DEKALB COUNTY BOARD OF COMMISSIONERS:

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

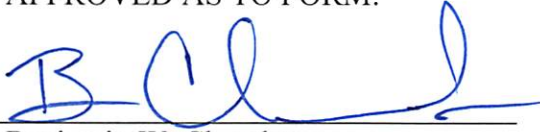
APPROVED by the Chief Executive Officer of DeKalb County this ____ day of _____, 2017.

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:



Benjamin W. Cheesbro

Ga. Bar No. 648368

CAPLAN COBB LLP

75 Fourteenth Street, NE, Suite 2750

Atlanta, Georgia 30309

Tel: (404) 596-5600

Fax: (404) 596-5604

bcheesbro@caplancobb.com

Counsel for Condemnor

APPENDIX A

**ORDER OF THE DEKALB COUNTY BOARD OF COMMISSIONERS
TO CONDEMN PROPERTY FOR PURPOSES OF CONSTRUCTING AND
IMPROVING A PUBLIC TRANSPORTATION PROJECT**

WHEREAS, the Board of Commissioners of DeKalb County has laid out and determined to construct and improve a public streetscape project for DeKalb County at that certain parcel identified for tax purposes as parcel identification number 18-214-07-021 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 incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights:	1297.00 Square Feet of Right of Way 2619.86 Square Feet of Temporary Easement
Owner:	Isaac Dosetareh and Rayon Dosethareh
Potentially Interested Parties:	Georgia Power Company Diamond Computing Company

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6, 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 be acquired by condemnation under the provisions of O.C.G.A. § 32-3-6, *et seq.* for public transportation 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 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 _____, 2017.

DEKALB COUNTY BOARD OF COMMISSIONERS:

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia


APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2017.

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:



Benjamin W. Cheesbro

Ga. Bar No. 648368

CAPLAN COBB LLP

75 Fourteenth Street, NE, Suite 2750

Atlanta, Georgia 30309

Tel: (404) 596-5600

Fax: (404) 596-5604

bcheesbro@caplancobb.com

Counsel for Condemnor

APPENDIX B

EXHIBIT "A"

PROJECT NO.: 0012617, 0010633; Tucker Streetscape, Phase II

DeKalb County

P. I. NO.: 0012617, 0010633

PARCEL NO.: 8

DATE OF R/W PLANS: January 29, 2016

REVISION DATE: May 22, 2017

Page 1 of 2

All that tract or parcel of land lying and being in Land Lot 214 of the 18th Land District of DeKalb County, Georgia, being more particularly described as follows:

Right of Way:

Beginning at a point 30.00 feet right and opposite station 118+00.01 of said construction centerline laid out for First Avenue C/L; running thence N 72°34'19.4" E a distance of 198.81 feet to a point 20.80 feet right of and opposite station 119+97.41 on said construction centerline laid out for First Avenue C/L; thence S 17°25'40.6" E a distance of 9.20 feet to a point 30.00 feet right of and opposite station 119+97.48 on said construction centerline laid out for First Avenue C/L; thence southwesterly 8.61 feet along the arc of a curve (said curve having a radius of 2070.00 feet and a chord distance of 8.61 feet on a bearing of S 73°08'49.6" W) to the point 30.00 feet right of and opposite station 119+89.00 on said construction centerline laid out for First Avenue C/L; thence S 47°08'06.1" W a distance of 6.79 feet to a point 33.00 feet right of and opposite station 119+83.00 on said construction centerline laid out for First Avenue C/L; thence southwesterly 7.11 feet along the arc of a curve (said curve having a radius of 2073.00 feet and a chord distance of 7.11 feet on a bearing of S 73°31'59.0" W) to the point 33.00 feet right of and opposite station 119+76.00 on said construction centerline laid out for First Avenue C/L; thence S 86°37'02.8" W a distance of 13.54 feet to a point 30.00 feet right of and opposite station 119+63.00 on said construction centerline laid out for First Avenue C/L; thence southwesterly 74.29 feet along the arc of a curve (said curve having a radius of 2070.00 feet and a chord distance of 74.28 feet on a bearing of S 75°01'28.5" W) to the point 30.00 feet right of and opposite station 118+89.79 on said construction centerline laid out for First Avenue C/L; thence S 76°03'10.0" W a distance of 29.79 feet to a point 30.00 feet right of and opposite station 118+60.00 on said construction centerline laid out for First Avenue C/L; thence S 13°56'50.0" E a distance of 10.00 feet to a point 40.00 feet right of and opposite station 118+60.00 on said construction centerline laid out for First Avenue C/L; thence S 76°03'10.0" W a distance of 15.00 feet to a point 40.00 feet right of and opposite station 118+45.00 on said construction centerline laid out for First Avenue C/L; thence N 13°56'50.0" W a distance of 10.00 feet to a point 30.00 feet right of and opposite station 118+45.00 on said construction centerline laid out for First Avenue C/L; thence S 76°03'10.0" W a distance of 44.99 feet back to the point of beginning.

Containing 0.030 acres or 1,297.00 square feet, more or less.

EXHIBIT "A"

PROJECT NO.: 0012617, 0010633; Tucker Streetscape, Phase II DeKalb County
P. I. NO.: 0012617, 0010633
PARCEL NO.: 8
DATE OF R/W PLANS: January 29, 2016
REVISION DATE: May 22, 2017 Page 2 of 2

All that tract or parcel of land lying and being in Land Lot 214 of the 18th Land District of DeKalb County, Georgia, being more particularly described as follows:

ALSO, granted is the right to execute certain construction over and upon my land abutting on and adjacent to the right of way in such manner as said County may deem proper to support or accommodate the improvement of said road, including the right to slope the adjacent ground to tie in with the roadway or sidewalk elevations and to construct any required slopes within the easement areas shown colored green on the attached plats. Any slopes constructed will remain in place and DeKalb County will cease to maintain said slopes upon expiration of said easement. Said easement is to become effective at the beginning of construction of the above numbered project and will expire upon completion and final acceptance of said project by DeKalb County. Said easement is more particularly described as follows:

Temporary Easement:

Beginning at a point 30.07 feet right and opposite station 117+98.82 on said construction centerline laid out for First Avenue C/L; running thence N 72°34'19.4" E a distance of 1.19 feet to a point 30.00 feet right of and opposite station 118+00.01 on said construction centerline laid out for First Avenue C/L; thence N 76°03'10.0" E a distance of 44.99 feet to a point 30.00 feet right of and opposite station 118+45.00 on said construction centerline laid out for First Avenue C/L; thence S 13°56'50.0" E a distance of 10.00 feet to a point 40.00 feet right of and opposite station 118+45.00 on said construction centerline laid out for First Avenue C/L; thence N 76°03'10.0" E a distance of 15.00 feet to a point 40.00 feet right of and opposite station 118+60.00 on said construction centerline laid out for First Avenue C/L; thence N 13°56'50.0" W a distance of 10.00 feet to a point 30.00 feet right of and opposite station 118+60.00 on said construction centerline laid out for First Avenue C/L; thence N 76°03'10.0" E a distance of 29.79 feet to a point 30.00 feet right of and opposite station 118+89.79 on said construction centerline laid out for First Avenue C/L; thence northeasterly 74.29 feet along the arc of a curve (said curve having a radius of 2070.00 feet and a chord distance of 74.28 feet on a bearing of N 75°01'28.5" E) to the point 30.00 feet right of and opposite station 119+63.00 on said construction centerline laid out for First Avenue C/L; thence N 86°37'02.8" E a distance of 13.54 feet to a point 33.00 feet right of and opposite station 119+76.00 on said construction centerline laid out for First Avenue C/L; thence northeasterly 7.11 feet along the arc of a curve (said curve having a radius of 2073.00 feet and a chord distance of 7.11 feet on a bearing of N 73°31'59.0" E) to the point 33.00 feet right of and opposite station 119+83.00 on said construction centerline laid out for First Avenue C/L; thence N 47°08'06.1" E a distance of 6.79 feet to a point 30.00 feet right of and opposite station 119+89.00 on said construction centerline laid out for First Avenue C/L; thence northeasterly 8.61 feet along the arc of a curve (said curve having a radius of 2070.00 feet and a chord distance of 8.61 feet on a bearing of N 73°08'49.6" E) to the point 30.00 feet right of and opposite station 119+97.48 on said construction centerline laid out for First Avenue C/L; thence S 17°25'40.6" E a distance of 10.00 feet to a point 40.00 feet right of and opposite station 119+97.56 on said construction centerline laid out for First Avenue C/L; thence S 72°21'14.1" W a distance of 199.99 feet to a point 50.00 feet right of and opposite station 118+00.05 on said construction centerline laid out for First Avenue C/L; thence N 17°27'39.4" W a distance of 19.97 feet back to the point of beginning.

Containing 0.060 acres or 2,619.86 square feet, more or less.

7 N/W FIRST CHRISTIAN CHURCH OF TUCKER
SEE SHEETS 60-0007 & 15

PAR 7 - SW 1/4 - ROW - RECD ROW - DE20029A

PNT	OFFSET	STATION	ALIGNMENT
DE20029	28.36 R	117+96.00	First Avenue C/L
	19.22	5 75 56 51.7' W	
	63	28.33 L	First Avenue C/L
	26.25	0 12 40 00.0' W	
DE20030	28.41 R	44+75.00	Fourth Street C/L
	11.59	0 12 27 21.4' E	
DE20031	40.00 R	44+75.00	Fourth Street C/L
	26.60	5 29 28 54.9' E	
DE20029	28.36 L	117+96.00	First Avenue C/L
RECD ROW	0.00S	ACRES	
REMARKS	47 1.1	ACRES	

PAR 7 - SW 1/4 - BEE - 1 RECD EASEMENT FOR THE CONSTRUCTION OF SLOPES DE20010

PNT	OFFSET	STATION	ALIGNMENT
DE20009	28.41 R	44+75.00	Fourth Street C/L
	30.17 R	52+61.20	Lighthouse Drive C/L
DE20007	30.28 R	53+00.00	Lighthouse Drive C/L
DE20008	40.00 R	44+75.00	Fourth Street C/L
DE20031	40.00 R	44+75.00	Fourth Street C/L
DE20009	28.41 R	44+75.00	Fourth Street C/L
RECD EASMT AREA	1823.50	SF	

PAR 7 - SW 1/4 - BEE - 2 RECD EASEMENT FOR THE CONSTRUCTION OF SLOPES DE20011

PNT	OFFSET	STATION	ALIGNMENT
DE20030	28.41 R	56+90.00	Lighthouse Drive C/L
	66	28.85 R	57+12.96
	67	22.56 L	122+22.40
DE20031	27.51 L	122+22.40	First Avenue C/L
DE20030	28.41 R	56+90.00	Lighthouse Drive C/L
RECD EASMT AREA	554.00	SF	
TOTAL RECD EASMT FOR CONSTRUCTION OF SLOPES AREA	2377.50	SF	

PAR 7 - SW 1/4 - CON - 1 RECD DOWY EASMT. DE20012

PNT	OFFSET	STATION	ALIGNMENT
DE20032	28.93 L	118+40.00	First Avenue C/L
DE20030	28.36 L	117+96.00	First Avenue C/L
DE20031	40.00 R	44+75.00	Fourth Street C/L
DE20034	50.00 L	118+40.00	First Avenue C/L
DE20032	28.93 L	118+40.00	First Avenue C/L

PAR 7 - SW 1/4 - CON - 2 RECD DOWY EASMT. DE20013

PNT	OFFSET	STATION	ALIGNMENT
DE20010	28.49 L	120+20.00	First Avenue C/L
	58	29.43 L	120+16.64
	59	28.56 L	119+41.73
DE20011	28.59 L	119+60.00	First Avenue C/L
DE20012	40.00 L	118+40.00	First Avenue C/L
DE20013	40.00 L	120+20.00	First Avenue C/L
DE20010	28.49 L	120+20.00	First Avenue C/L

8 N/E JT HIASING & THOMAS WILSON
SEE SHEET 60-0007 & 14

PAR 8 - SW 2/4 - ROW - RECD ROW - DE20015

PNT	OFFSET	STATION	ALIGNMENT
DE20014	196.81	118+40.00	First Avenue C/L
	93	26.00 R	119+31.41
		0.20	5 47 28 40.6' E
DE20015	30.00 R	119+31.41	First Avenue C/L
ARC LENGTH	8.61		
CHORD BEAR	5 13 00 49.6' E		
INTN CHORD	8.61		
RADIUS	207.00		
DEGREE	2 46 04.5'		
DE20014	30.00 R	119+31.41	First Avenue C/L
	6.78	5 07 00 06.1' W	
DE20019	31.00 R	119+41.00	First Avenue C/L
ARC LENGTH	1.11		
CHORD BEAR	5 13 31 59.0' W		
INTN CHORD	1.11		
RADIUS	207.00		
DEGREE	2 45 50.1'		
DE20010	31.00 R	119+41.00	First Avenue C/L
	18.54	5 05 37 02.8' W	
DE20011	30.00 R	119+41.00	First Avenue C/L
ARC LENGTH	14.29		
CHORD BEAR	5 15 01 28.5' W		
INTN CHORD	14.29		
RADIUS	207.00		
DEGREE	2 46 04.5'		
DE20015	30.00 R	119+31.41	First Avenue C/L
DE20016	30.00 R	118+40.00	First Avenue C/L
DE20017	40.00 R	118+40.00	First Avenue C/L
	15.00	5 16 31 10.0' W	
DE20018	40.00 R	118+40.00	First Avenue C/L
	10.00	0 13 56 50.0' W	
DE20019	30.00 R	119+41.00	First Avenue C/L
	44.99	5 16 31 10.0' W	
DE20014	30.00 R	118+40.00	First Avenue C/L
RECD ROW	0.00S	ACRES	
REMARKS	47 0.66	ACRES	

PAR 8 - SW 2/4 - BEE - RECD EASEMENT FOR THE CONSTRUCTION OF SLOPES DE20014

PNT	OFFSET	STATION	ALIGNMENT
DE20014	30.00 R	117+96.00	First Avenue C/L
DE20015	30.00 R	119+31.41	First Avenue C/L
DE20016	30.00 R	118+40.00	First Avenue C/L
DE20017	40.00 R	118+40.00	First Avenue C/L
DE20018	40.00 R	118+40.00	First Avenue C/L
DE20019	30.00 R	119+41.00	First Avenue C/L
DE20014	30.00 R	117+96.00	First Avenue C/L
ARC LENGTH	14.29		
CHORD BEAR	0 13 51 28.5' E		
INTN CHORD	14.29		
RADIUS	207.00		
DEGREE	2 46 04.5'		
DE20010	30.00 R	119+41.00	First Avenue C/L
DE20011	30.00 R	119+41.00	First Avenue C/L
DE20012	40.00 R	118+40.00	First Avenue C/L
DE20013	40.00 R	120+20.00	First Avenue C/L
DE20014	30.00 R	118+40.00	First Avenue C/L
ARC LENGTH	14.29		
CHORD BEAR	0 13 51 28.5' E		
INTN CHORD	14.29		
RADIUS	207.00		
DEGREE	2 46 04.5'		
DE20015	30.00 R	119+31.41	First Avenue C/L
DE20016	40.00 R	118+40.00	First Avenue C/L
DE20017	40.00 R	118+40.00	First Avenue C/L
DE20018	30.00 R	119+41.00	First Avenue C/L
RECD EASMT AREA	291.85	SF	

9 N/E UNITED STATES POSTAL SERVICE
SEE SHEETS 60-0007 & 09

PAR 9 - SW 2/4 - BEE - RECD EASEMENT FOR THE CONSTRUCTION OF SLOPES DE20015

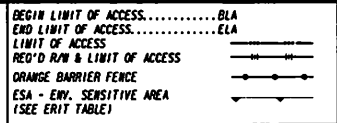
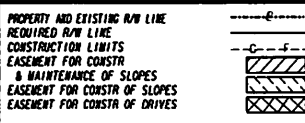
PNT	OFFSET	STATION	ALIGNMENT
DE20014	28.36 R	120+11.21	First Avenue C/L
DE20015	30.00 R	121+40.00	First Avenue C/L
DE20016	30.00 R	121+30.00	First Avenue C/L
DE20017	30.00 R	120+40.00	First Avenue C/L
DE20018	30.00 R	120+16.19	First Avenue C/L
DE20019	30.00 R	120+11.21	First Avenue C/L
RECD EASMT AREA	1018.52	SF	

PAR 9 - SW 2/4 - CON - 1 RECD DOWY EASMT. DE20016

PNT	OFFSET	STATION	ALIGNMENT
DE20010	28.50 R	120+20.00	First Avenue C/L
DE20011	30.00 R	120+40.00	First Avenue C/L
DE20014	28.50 R	120+40.00	First Avenue C/L
DE20015	28.50 R	120+20.00	First Avenue C/L
DE20016	28.50 R	120+20.00	First Avenue C/L

PAR 9 - SW 2/4 - CON - 2 RECD DOWY EASMT. DE20017

PNT	OFFSET	STATION	ALIGNMENT
DE20016	30.00 R	120+40.00	First Avenue C/L
DE20017	30.00 R	121+20.00	First Avenue C/L
DE20018	28.50 R	121+20.00	First Avenue C/L
DE20019	28.50 R	120+40.00	First Avenue C/L
DE20016	30.00 R	120+40.00	First Avenue C/L

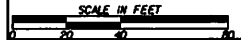
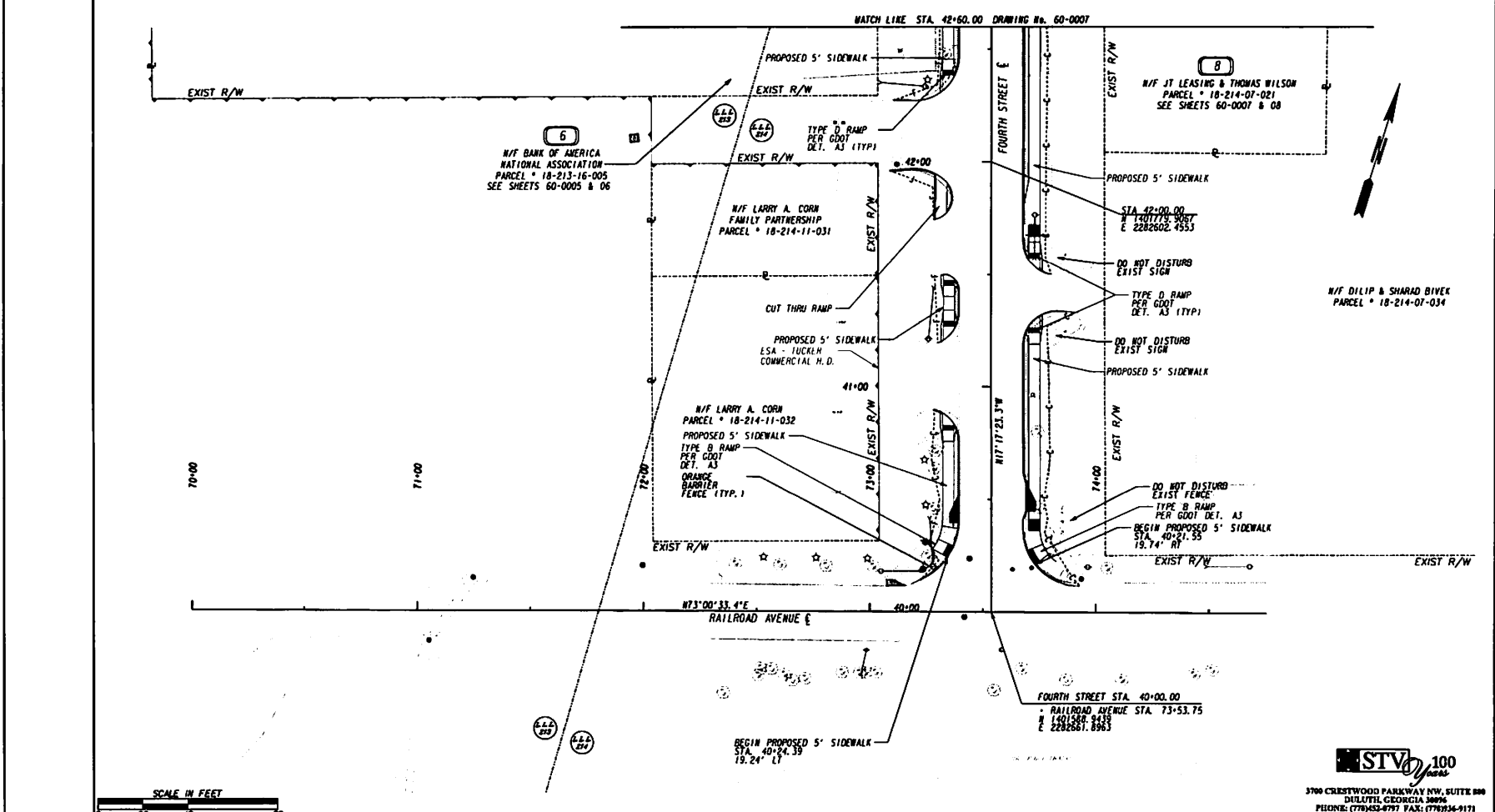


DATE	REVISIONS	DATE	REVISIONS
05/22/2017	ADDED DRIVEWAY EASEMENT FOR PARCEL 7.		

DEKALB COUNTY
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY DATA
PROJECT NO: 0010633 & 0012617
COUNTY: DEKALB
LAND LOT NO: 214 & 225
LAND DISTRICT: 1B
GMD: 572
DATE 01/29/16 SH 08 OF 16

STV 100
3780 CRESTWOOD PARKWAY NW, SUITE 800
DUBLIN, GEORGIA 30096
PHONE: (770) 953-4797 FAX: (770) 956-9171

UTM No.
60-0008



PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
LIMIT OF ACCESS	---
REQ'D R/W & LIMIT OF ACCESS	---
ORANGE BARRIER FENCE	---
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	---

DATE	REVISIONS
11/14/16	ADDED DO NOT DISTURB NOTES TO PROPERTY LOCATED ON NORTHEAST CORNER OF RAILROAD AVENUE AND FOURTH STREET.

DATE	REVISIONS

STV 100 years

3700 CRESTWOOD PARKWAY NW, SUITE 800
DUBLUETEL GEORGIA 30096
PHONE: (770)552-9797 FAX: (770)554-9171

DEKALB COUNTY
DEPARTMENT OF PUBLIC WORKS

RIGHT OF WAY PLAN

PROJECT NO. 0010633 & 0012617
COUNTY: DEKALB
LAND LOT NO: 213 & 214
LAND DISTRICT: 18
END 572
DATE 01/29/16 SH 14 OF 16

DRAWING NO. 60-0014

APPENDIX C

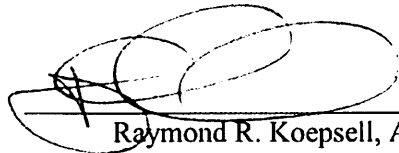
APPENDIX "C" TO EXHIBIT "A"

GEORGIA, DEKALB COUNTY

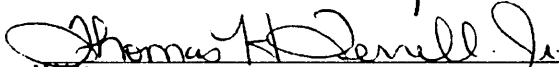
Personally comes, Raymond R. Koepsell, residing at 831 Richmond Hill Drive NE, Marietta, GA 30068.

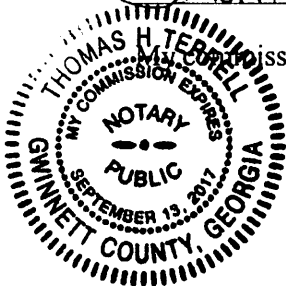
1. Affiant was employed by DeKalb County to appraise **Parcel No. 8** of the right of way and rights required for construction of Project No. **0012617** in **DeKalb** County, Georgia for said County and makes this sworn statement to be used in connection with condemnation proceedings under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, for the acquisition of said parcel.

2. Affiant is familiar with real estate values in said county and in the vicinity where said parcel is located. Affiant has personally inspected the property or right condemned and in appraising said parcel affiant took into consideration the Fair Market Value of said parcel, as well as any consequential damages to remaining property of the Condemnees by reason of the taking and use of said parcel and other rights for the construction of said project, and any consequential benefits which may result to such remaining property by reason of such taking and use (consequential benefits not, however, considered except as offsetting consequential damages). After said investigation and research, affiant has thus estimated that the just and adequate compensation for said parcel, and any consequential damages or benefits considered, is in the amount of \$108,900.00.

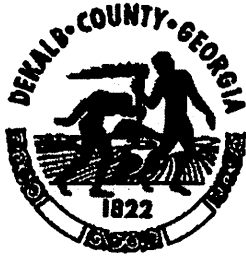

Raymond R. Koepsell, ASA

Sworn to and subscribed before me,
this 20th day of July, 2017.


NOTARY PUBLIC
My Commission Expires 9-13-17



Parcel No. 8



DeKalb County
Public Works
Transportation Division
1950 West Exchange Place, 4th Floor
Tucker, Georgia 30084
Phone: 770-492-5200 - Fax: 770-492-5201

July 26, 2017

Isaac Dosehareh and Rayon Dosehareh
1268 Arbor Vista Drive
Atlanta, GA 30329

CERTIFIED MAIL RECEIPT #7015 1730 0002 1138 9408

Re: Intent to Condemn—DeKalb County, Georgia
Tucker Streetscape
PI # 0012617
Parcel #: 8 Tax ID #:18-214-07-021

Dear Property Owners:

Under Georgia State Laws, a County is empowered to acquire private property for public use by payment of just and adequate compensation for that property. Based on our appraisal of your property, DeKalb County is offering payment to you in the amount of \$108,900.00. Since negotiations have failed, it is being recommended that your property be acquired through condemnation action, which will assure you of having opportunity to present evidence of value in a condemnation proceeding and the right of appeal for a jury trial.

The DeKalb County Board of Commissioners will consider a resolution to condemn your property at its regularly scheduled meeting held on **August 22, 2017 at 10:00 a.m.** at the Manuel J. Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030. While your presence at this meeting is not required, you may attend if you so desire. Should the Board vote to condemn your property, you will be notified.

If you receive a carbon copy of this letter, we may not be condemning your ownership interest in this property; however, we are giving all parties who have any ownership interest in this property notice of this intent to condemn. For your review, we have attached a plat and legal description showing the location of the actual boundaries of the property being considered for condemnation so that you can determine if your ownership interest is affected.

I would like to point out that even after the initiation of condemnation proceedings, the County will work with you in an attempt to reach a mutual agreement. In the meantime, should you decide to reconsider the County's offer or if you have any questions, please call Thomas H. Terrell, Jr. at (678) 376-4614.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions regarding this correspondence.

Sincerely,

A handwritten signature in black ink that reads "David Pelton". The signature is written in a cursive style with a large, prominent 'D' and 'P'.

David Pelton, PE
Interim Associate Director
Transportation Division

DWP/ejb