

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 Alford Dublin as well as his successors or assigns. It is further resolved that payment of just and adequate compensation in the amount of One Thousand, Four Hundred dollars (\$1,400) 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 a Declaration of Taking and Order of the Board of Commissioners.

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

_____, 2018.

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

_____, 2018.

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:

A handwritten signature in blue ink, appearing to read 'B. Cheesbro', written over a horizontal line.

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

Parcel 16

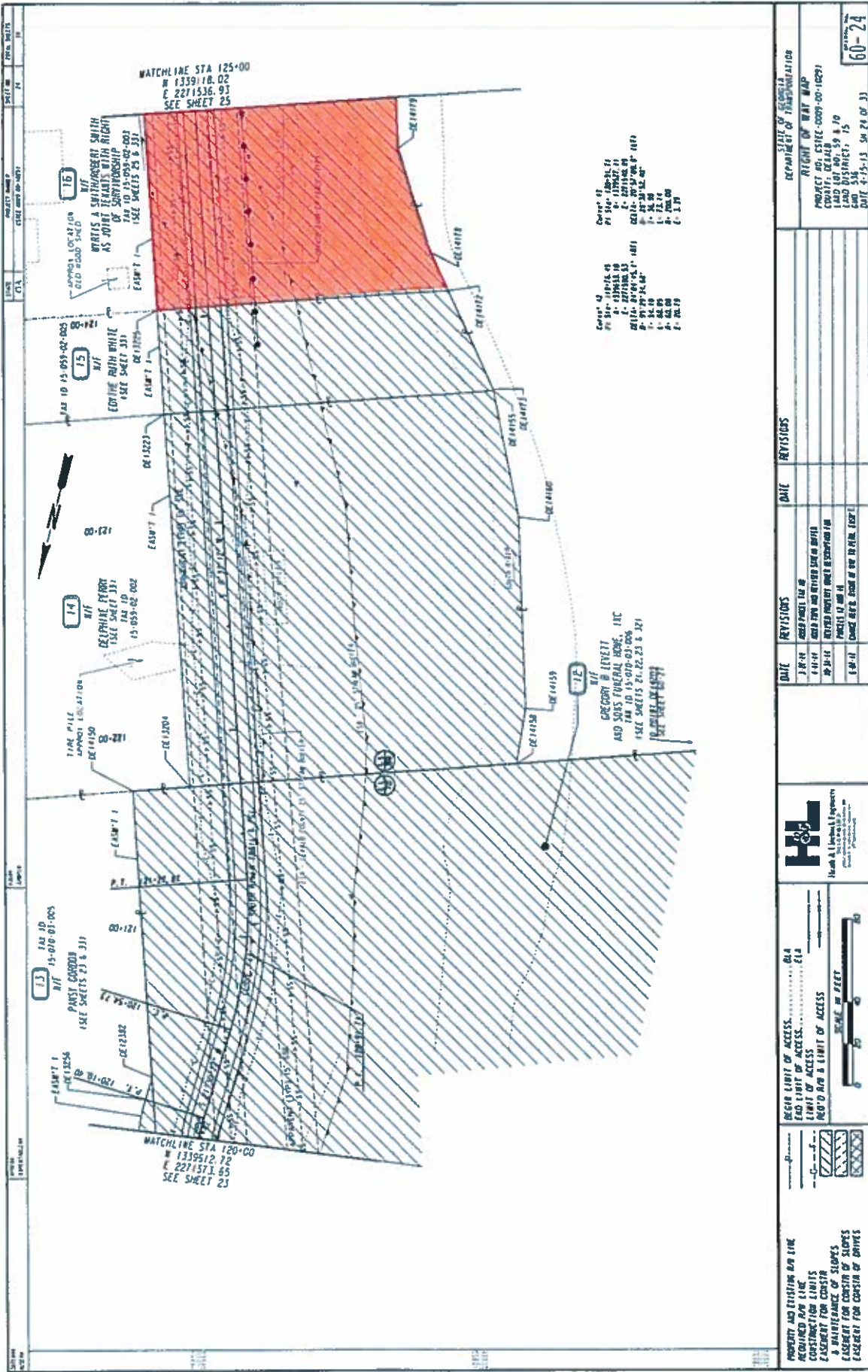
(Tax ID #15-059-02-003)

Alford Dublin

3489 Waldrop Road

Decatur, GA 30034

EXHIBIT "B-1"



CORRECT 01
 BY STA. 120+00 TO
 1. 120+00 TO
 2. 120+00 TO
 3. 120+00 TO
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 9. 120+00 TO
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CORRECT 02
 BY STA. 120+00 TO
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 3. 120+00 TO
 4. 120+00 TO
 5. 120+00 TO
 6. 120+00 TO
 7. 120+00 TO
 8. 120+00 TO
 9. 120+00 TO
 10. 120+00 TO

DATE	REVISIONS	DATE	REVISIONS
1/18/11	ADDED PAVEMENT AND RETIRED SIDE OF DRIVE		
6/1/11	REVISED PROPERTY OWNER DESCRIPTION FOR		
10/11/11	REVISED TO NEW 1/11		
1/14/12	CHANGED HERE, AS SHOWN IN THE 10/11/11 (10/11)		

REVISIONS BEGAR LIMIT OF ACCESS.....ELA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS.....ELA PRO'D AND A LIMIT OF ACCESS.....ELA		
PROPERTY ACQUIRED FOR THE ACQUIRED FOR THE CONSTRUCTION LIMITS EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES EASEMENT FOR CONSTRUCTION OF DRIVES		

PROJECT NAME SHEET NO. TOTAL SHEETS	DATE OF REVISION REVISION NO. REVISION DESCRIPTION
-------------------------------------------	----------------------------------------------------------

EXHIBIT "B-2"



EXHIBIT "B-3"

PARCEL NO.	AREA	SHAPE	BEARING	STATION	DIST.	OFFSET	ALIGNMENT	SEE SHEETS 23 & 24
Parcel 13	174.79	1	119°46.50'				S. RIVER TR.	
Parcel 14	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 15	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 16	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 17	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 18	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 19	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 20	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 21	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 22	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 23	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 24	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 25	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 26	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 27	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 28	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 29	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 30	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 31	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 32	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 33	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 34	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 35	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 36	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 37	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 38	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 39	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 40	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 41	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 42	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 43	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 44	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 45	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 46	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 47	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 48	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 49	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 50	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 51	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 52	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 53	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 54	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 55	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 56	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 57	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 58	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 59	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 60	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 61	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 62	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 63	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 64	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 65	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 66	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 67	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 68	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 69	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 70	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 71	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 72	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 73	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 74	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 75	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 76	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 77	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 78	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 79	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 80	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 81	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 82	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 83	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 84	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 85	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 86	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 87	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 88	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 89	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 90	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 91	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 92	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 93	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 94	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 95	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 96	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 97	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 98	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 99	120.00	1	121°54.07'				S. RIVER TR.	
Parcel 100	120.00	1	121°54.07'				S. RIVER TR.	

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP
PROJECT: DECATUR-DOUGLASS
COUNTY, GEORGIA
LAND LOT 871, 59 & 70
LAND DISTRICT, 15
DATE: 4-15-13 SW 33 OF 33

6-14-11
6-14-11
6-14-11

Mark & Barbara E. Sperry
Professional Engineer
No. 12345

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 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 One Thousand, Four Hundred dollars (\$1,400) 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 the Official Code of Georgia Annotated § 32-3-1, *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 non-motorized vehicle multi-purpose trail for public (county) transportation 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 _____, 2018.

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:

A handwritten signature in blue ink, appearing to read "B. Cheesbro", written over a horizontal line.

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

Exhibit A

Appendix A
(Order to Condemn)

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

WHEREAS, the Board of Commissioners of DeKalb County has laid out and determined to construct a public multi-use trail project for DeKalb County at that certain parcel identified for tax purposes as parcel identification number 15-059-02-003 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:	13,101.47 Square Feet of Permanent Easement
Owner:	Alford Dublin
Potentially Interested Parties:	Georgia Power 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 (Exhibit "A" to the Petition for Condemnation) be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1, *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 _____, 2018.

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 _____, 2018.

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:

A handwritten signature in blue ink, appearing to read "B. Cheesbro", written over a horizontal line.

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

Exhibit A

Appendix B (Property Description)

EXHIBIT "A"

PERMANENT TRAIL EASEMENT

Alford Dublin

Parcel 16

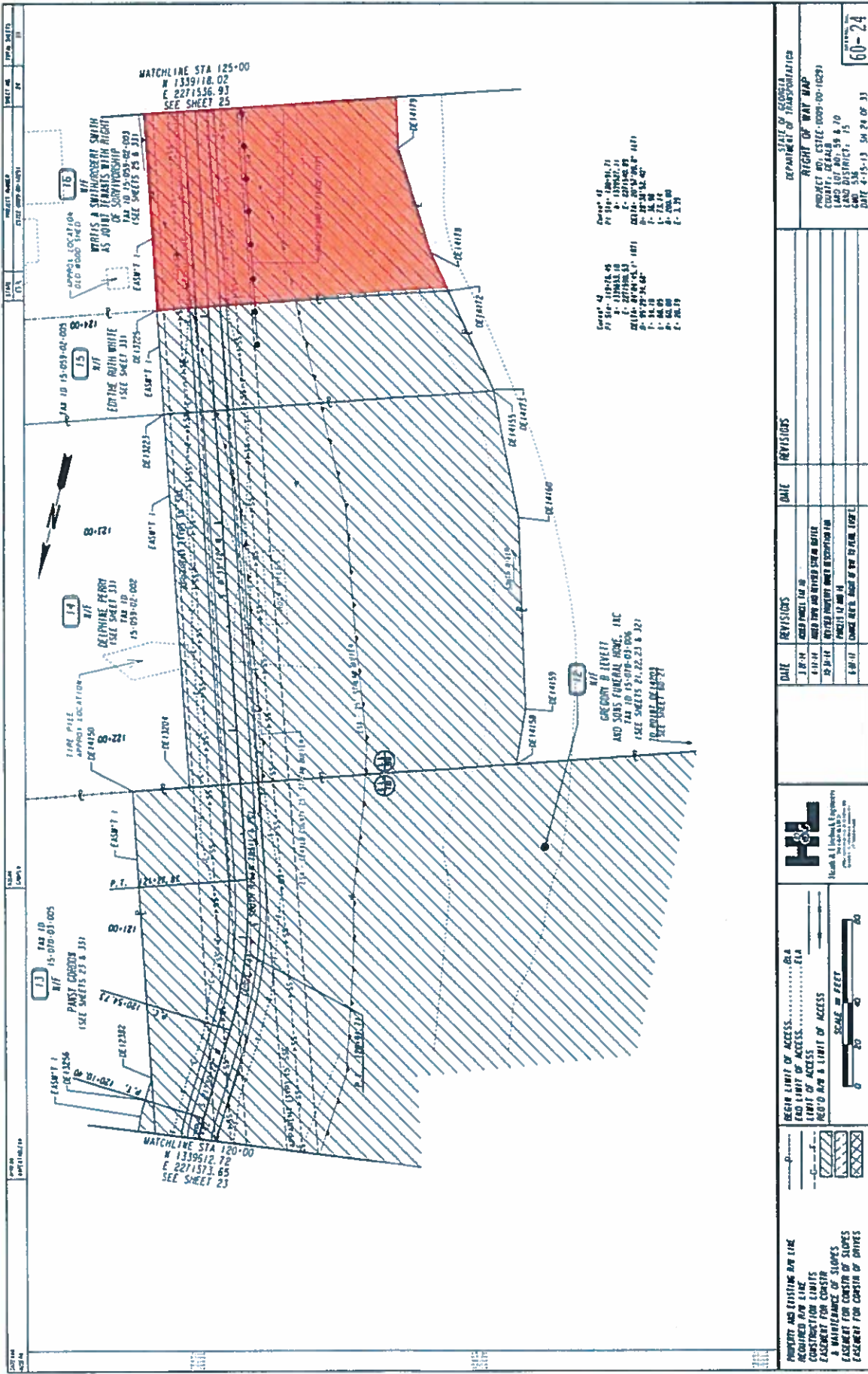
Tax Parcel Identification Number 15-059-02-003

All that Tract or Parcel of land lying and being in Land Lot 59 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a point 25.00 feet left of and opposite Station 124+04.45 on the construction centerline of S. River Trail; thence S00°33'11.8"W a distance of 102.00 feet to a point 25.00 feet left of and opposite Station 125+06.44; thence N89°30'00.0"W a distance of 122.35 feet to a point 97.35 feet right of and opposite Station 125+06.56; thence N00°17'37.8"E a distance of 31.29 feet to a point 97.49 feet right of and opposite Station 124+75.27; thence N12°37'09.6"W a distance of 53.01 feet to a point 109.57 feet right of and opposite Station 124+23.65; thence N19°46'33.9"W a distance of 20.34 feet to a point 116.64 feet right of and opposite Station 124+04.58; thence S89°30'00.0"E a distance of 141.64 feet back to the **POINT OF BEGINNING**, containing 13,101.47 square feet (0.301 acres) more or less.

Said described land being a permanent easement for the construction and maintenance of slopes and shown in orange on the attached Right of Way Maps marked Exhibit "B-1", Exhibit "B-2", and Exhibit "B-3", prepared by Heath & Lineback Engineers Incorporated dated April 15, 2013 and revised June 7, 2017 is made a part hereof by reference.

EXHIBIT "B-1"



Corner 12
 Pt Sta: 15-09-02.00
 S: 1339118.02
 E: 2271536.93
 DE14150: 15-09-02.00
 DE14151: 15-09-02.00
 DE14152: 15-09-02.00
 S: 1339118.02
 E: 2271536.93

Corner 11
 Pt Sta: 15-09-02.00
 S: 1339118.02
 E: 2271536.93
 DE14150: 15-09-02.00
 DE14151: 15-09-02.00
 DE14152: 15-09-02.00
 S: 1339118.02
 E: 2271536.93

DATE	REVISIONS	DATE	REVISIONS
11-11-11	ISSUED FOR PERMITS		
10-11-11	REVISED PERMITS		
09-11-11	REVISED PERMITS		
08-11-11	ISSUED FOR PERMITS		

PROPERTY AND EXISTING ROW LINE ACQUIRED ROW LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR. EASEMENT FOR CONSR. OF SLOPES EASEMENT FOR CONSTR. OF DROVES	
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BEGIN LIMIT OF ACCESS END LIMIT OF ACCESS LIMIT OF ACCESS REG'D ROW B. LIMIT OF ACCESS	
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SCALE IN FEET

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT: I-75/85 COUNTY: DEKALB LAND ACQ. NO.: 58 & 70 LAND DISTRICT: 15 DATE: 4-15-13 SH 24 OF 31	60-24
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EXHIBIT "B-2"

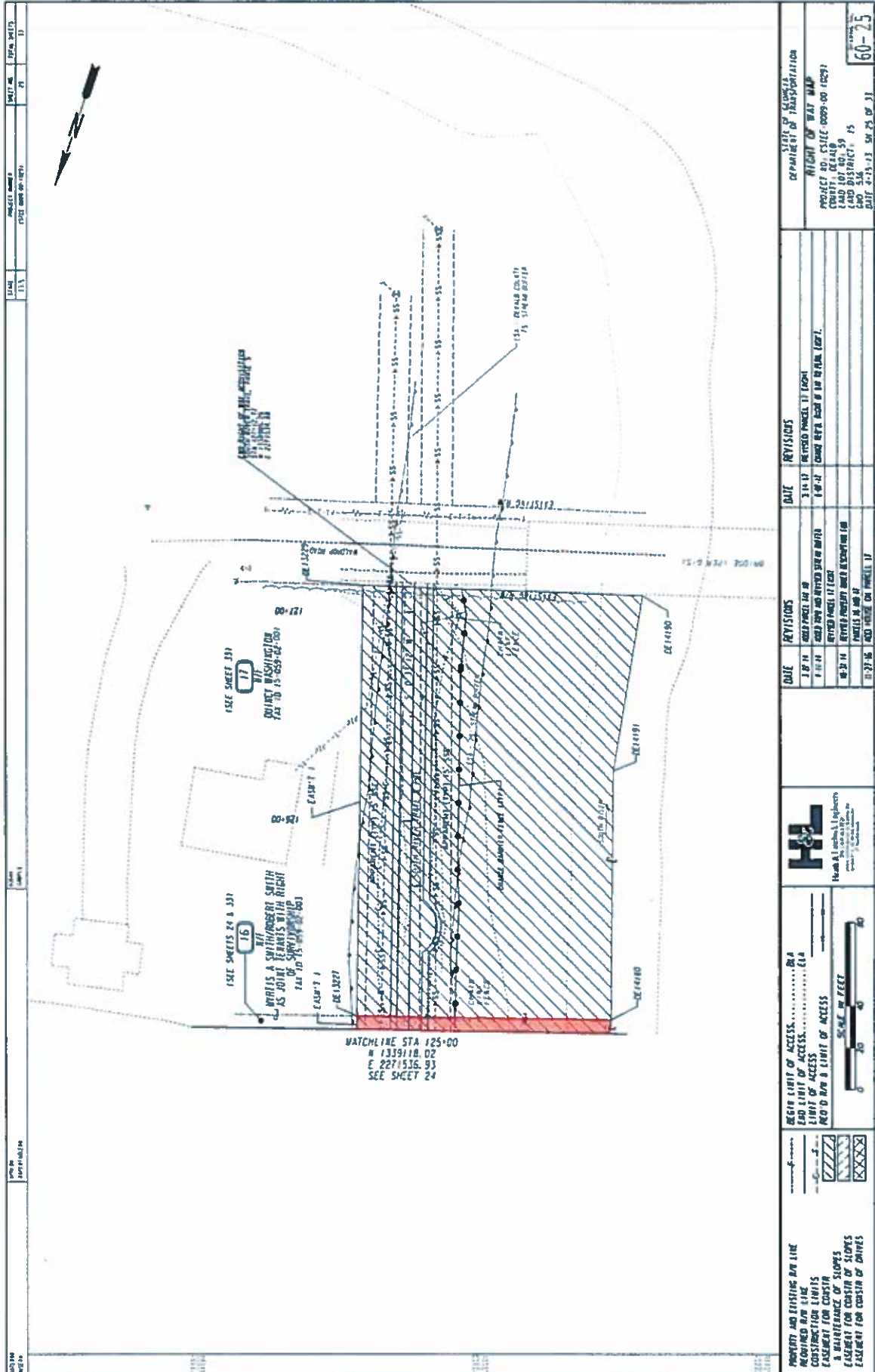


EXHIBIT "B-2"

BLK	CO	TRAC	ACRES	DATE	REVISIONS	DATE	REVISIONS
Parcel 15 REP'D FROM EAST 71, 1 SEE SHEETS 23 & 24 PWT OFFSET DIST BEARING ALIGNMENT DE13223 25.00 L 121-54.07 S. RIVER TRL. DE13225 25.00 L 5-0-37-11.8° W S. RIVER TRL. DE13227 122-02-35 122-02-35 122-02-35 122-02-35 S. RIVER TRL. DE14180 91.37 R 8-19-48-31.9° W S. RIVER TRL. DE14179 31.29 R 8-19-48-31.9° W S. RIVER TRL. DE14178 97.43 R 12-23-53-53.3° W S. RIVER TRL. DE14181 124-08-34 124-08-34 124-08-34 124-08-34 S. RIVER TRL. DE14182 116.14 R 5-07-38-02.4° E S. RIVER TRL. ACROSS EAST 71 - 0.17 ACRES ACROSS EAST 72 - 0.17 ACRES TOTAL LOT SIZE - 71 - 1.0 ACRES							
Parcel 16 REP'D FROM EAST 71, 1 SEE SHEETS 24 & 25 PWT OFFSET DIST BEARING ALIGNMENT DE13225 25.00 L 124-04.45 S. RIVER TRL. DE13227 122-02-35 122-02-35 122-02-35 122-02-35 S. RIVER TRL. DE14180 91.37 R 8-19-48-31.9° W S. RIVER TRL. DE14179 31.29 R 8-19-48-31.9° W S. RIVER TRL. DE14178 97.43 R 12-23-53-53.3° W S. RIVER TRL. DE14181 124-08-34 124-08-34 124-08-34 124-08-34 S. RIVER TRL. DE14182 116.14 R 5-07-38-02.4° E S. RIVER TRL. ACROSS EAST 71 - 0.17 ACRES ACROSS EAST 72 - 0.17 ACRES TOTAL LOT SIZE - 72 - 1.1 ACRES							
Parcel 17 REP'D FROM EAST 71, 1 SEE SHEETS 25 PWT OFFSET DIST BEARING ALIGNMENT DE13227 25.00 L 125-06.44 S. RIVER TRL. DE13229 25.00 L 5-0-37-11.8° W S. RIVER TRL. DE14180 91.37 R 8-19-48-31.9° W S. RIVER TRL. DE14181 97.43 R 12-23-53-53.3° W S. RIVER TRL. DE14182 116.14 R 5-07-38-02.4° E S. RIVER TRL. ACROSS EAST 71 - 0.17 ACRES ACROSS EAST 72 - 0.17 ACRES TOTAL LOT SIZE - 73 - 2.0 ACRES							
Parcel 18 REP'D FROM EAST 71, 1 SEE SHEET 24 PWT OFFSET DIST BEARING ALIGNMENT DE13204 25.00 L 121-14.00 S. RIVER TRL. DE13223 25.00 L 5-0-37-11.8° W S. RIVER TRL. DE14153 135.42 R 123-54.07 02.4° E S. RIVER TRL. DE14160 143.17 R 8-19-48-31.9° W S. RIVER TRL. DE14159 102.17 R 122-02-35 53.3° W S. RIVER TRL. DE14158 133.36 R 122-02-35 50.0° E S. RIVER TRL. DE13204 25.00 L 121-14.00 02.4° E S. RIVER TRL. ACROSS EAST 71 - 0.682 ACRES ACROSS EAST 72 - 0.682 ACRES TOTAL LOT SIZE - 74 - 3.3 ACRES							

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION			
PLIGHT OF WAY MAP			
PROJECT: DE LAKE-10007-00-10291			
COUNTY: DE LAKE			
LAND LOT: 59 & 70			
LAND DISTRICT: 15			
DATE: 4-13-13 PM 3:31 OR JJ			
DATE	REVISIONS	DATE	REVISIONS
6-18-13	REVISED LAND MARKS B		
7-14-13	REVISED LAND MARKS B		
8-8-13	CHANGE AREA BEYOND OF ROW TO RIVER (LOCAL)		

Heath & Lakeland Engineers
 1300 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Telephone: 404.525.0000
 Fax: 404.525.0001
 Email: hle@heathlakeland.com

60-33

Exhibit A

Appendix C (Appraiser Affidavit)

APPENDIX "C" TO EXHIBIT "A"

GEORGIA, DEKALB COUNTY

Personally comes, John D. Crawford, residing at 570 Mountainbrooke Circle, Stone Mountain, GA 30087

1. Affiant was employed by the Department of Transportation to appraise Parcel No. 16 of the right of way and rights required for construction of Project No. South River Trail, Phase 5, P.I. No. 0009029 in DeKalb County, Georgia for said Department 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 \$ 1,400.00.


APPRAISER

Sworn to and subscribed before me
this 12th day of April, 2018.


NOTARY PUBLIC

My commission expires 6/30/21

Parcel No. 16



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

May 30, 2018

Certified Mail Receipt:
7004 1160 0006 7107 9193

Alford Dublin
4701 Village Green Drive
Roswell, GA 30075

Re: Intent to Condemn—DeKalb County, Georgia
South River Trail, Phase 5
Project No. CSTE-0009-00-(029) P.I. #0009029
Project Parcel #16; Property Parcel Tax ID #15-059-02-003; 3489 Waldrop Road,
Decatur, GA 30034

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 **\$1,400.00**. 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 **Tuesday, June 26, 2018 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 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 Holly Wetzel at 770-492-5270.

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

Sincerely,



David Pelton, PE
Interim Associate Director
Transportation Division

DWP/hkw
Enclosure