



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2022-1526

Substitute

5/10/2022

Public Hearing: YES NO

Department: GIS Department

SUBJECT:

Commission District(s): 1 & 6

Resolution to Consider Abandonment of a 577 S.F. Section of Right of Way at Clairmont Road, Chamblee, GA 30341.

Information Contact: Stacy Grear

Phone Number: (404) 371-2257

PURPOSE:

To consider adopting a resolution to abandon a 577 S.F. section of right of way at 3960 Clairmont Road that has ceased to be used by the public to the extent that no substantial public purpose is served by said right of way.

NEED/IMPACT:

The adjoining property owner has requested that 577 S.F. section of right of way at 3960 Clairmont Road be abandoned. The subject property is zoned by the City of Chamblee and valued at \$7,500.00 by the Property Appraisal Department. Sale of the property would return it to the tax roll. The subject property is no longer needed for right of way purposes by DeKalb County; no substantial public purpose is served by its continued existence.

The County Attorney's Office has reviewed the attached resolution and has approved it as-to-form.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Adopt the attached resolution setting a date and time for a public hearing related to potential abandonment of a section of an alleyway and authorize the Chief Executive Officer to execute all necessary documents.

RESOLUTION

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, TO CONSIDER THE ABANDONMENT OF A PORTION OF A PUBLIC RIGHT-OF-WAY LOCATED AT 3960 CLAIRMONT ROAD, CHAMBLEE, GA 30341 IN LAND LOT 271 OF THE 18th DISTRICT OF DEKALB COUNTY, GEORGIA.

WHEREAS, the owner of the property adjoining a public right-of-way known as 3960 Clairmont Road has requested the abandonment of a section of the right-of-way, located in Land Lot 271 of the 18th District of DeKalb County consisting of approximately 577 SF and identified in Exhibit "A" (the "subject property"); and

WHEREAS, the subject property is no longer needed for road purposes by DeKalb County, no substantial public purpose is served by its continued existence and, therefore, pursuant to O.C.G.A § 32-7-2, the subject property may be abandoned as a public road; and

WHEREAS, the abandonment and subsequent sale of the subject property would serve the public purpose of continuing the productive use of the property and returning the property to the tax rolls of DeKalb County; and

WHEREAS, notice of a public hearing has been provided to all property owners located thereon and notice has been published once a week for a period of two weeks pursuant to O.C.G.A. § 32-7-2 (b)(1); and

WHEREAS, a public hearing has been conducted regarding the proposed abandonment as required by O.C.G.A. § 32-7-2 (b)(1).

NOW, THEREFORE, BE IT RESOLVED by the governing authority of DeKalb County, Georgia, that:

1) Pursuant to O.C.G.A. § 32-7-2 (b)(1), the county shall notify all landowners on or adjacent to the subject property of the proposed abandonment and provide publication of the proposed abandonment as provided by law; and

2) That the Chief Executive Officer is authorized to dispose of said property by quitclaim deed for no less than its fair market value as provided in O.C.G.A. § 32-7-4, provided that nothing herein shall be construed to deprive any person or other legal entity of any private right which might have been acquired pursuant to purchase according to any recorded plat or to affect any existing easements, for utilities or other purpose, held by a legal entity other than DeKalb County, Georgia. Provided further that the county hereby reserves for itself, its successors and assigns, (1) easements relating to the existence, location, access, repair and maintenance of water and sewer lines, hydrants, valves and meters upon, over, across and under the above-described property and (2) an easement upon, over, across and under the above-described property for the collection, direction, concentration, discharge, ponding or retention of rain waters, surface waters or other waters from the roads, streets, alleys, parks, lots, ditches, culverts, drains, lakes, rivers, streams, ponds and properties of DeKalb County, Georgia, or properties devoted to a public use. Notwithstanding the foregoing, DeKalb County reserves the right to reject any and all bids submitted as a result of this Resolution.

(SIGNATURES OF FOLLOWING PAGE)

ADOPTED by the DeKalb County Board of Commissioners, this _____ day
of _____, 2022.

Robert J. Patrick
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day
of _____, 2022.

Michael L. Thurmond
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

Barbara H. Sanders-Norwood, CCC
Clerk Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

County Attorney
DeKalb County, Georgia

Stacy Grear
Director
Geographical Information Systems
DeKalb County, Georgia

EXHIBIT “A”

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 271 of the 18th District of DeKalb County, Georgia, City of Chamblee, and being more particularly described as follows:

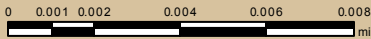
To reach the Point of Beginning, start at the western existing right of way line of Clairmont Road with the northern existing right of way line of Eighth Street, said point being 29.79 feet left, west of and opposite Station 92+07.57 on the Survey Centerline of Clairmont Road on Georgia Highway Project M-9014(8); running thence North 89 degrees 51 minutes 43 seconds West along said right of way line of Eighth Street a distance of 24.18 feet to a point 24.32 feet left, north of and opposite Station 9+46 on the centerline of Eighth Street; thence North 47 degrees 41 minutes 03 seconds East a distance of 24.23 feet to a point 36 feet left, west of and opposite Station 92+24 on said survey centerline of Clairmont Road; thence North 00 degrees 02 minutes 59 seconds East a distance of 60.00 feet to a Right of Way Monument located 36 feet left, west of and opposite Station 92+84 on said survey centerline of Clairmont Road and the Point of Beginning; thence South 89 degrees 57 minutes 01 seconds West a distance of 26.00 feet to a point 62 feet left, west of and opposite Station 92+84 on said survey centerline of Clairmont Road; thence North 00 degrees 02 minutes 59 seconds East a distance of 22.21 feet to the point of intersection with Grantor’s northern property line, said point being 62 feet left, west of and opposite Station 93+06.21 on said survey centerline of Clairmont Road; thence South 89 degrees 10 minutes 37 seconds East along said northern property line a distance of 26.40 feet to a Right of Way Monument located on the westerly right of way line of Clairmont Road, said point being 36 feet left, west of and opposite Station 93+05.77 on said survey centerline of Clairmont Road; thence South 00 degrees 06 minutes 15 seconds West along said right of way line of Clairmont Road a distance of 21.75 feet to said Right of Way Monument and the Point of Beginning.

The foregoing property described in accordance with that Boundary & Topographic Survey for Roma Fine Homes, by DeKalb Surveys, Inc., bearing the seal of Jonathan M. Coe, R.L.S. No. 3354, dated February 24, 2021.

The above-described property being a portion of the property (excluding the northwest corner formed by Eighth Street and Clairmont Road) described in that Right-of-Way Deed by and between Hal S. Raper, Jr. and Cathy G. Raper, et al., and DeKalb County, a political subdivision of the State of Georgia, dated February 8, 1985, filed March 8, 1985, recorded in Deed Book 5165, Page 51, DeKalb County, Georgia Records.



DeKalb County Parcel Map



Date Printed: 2/11/2022

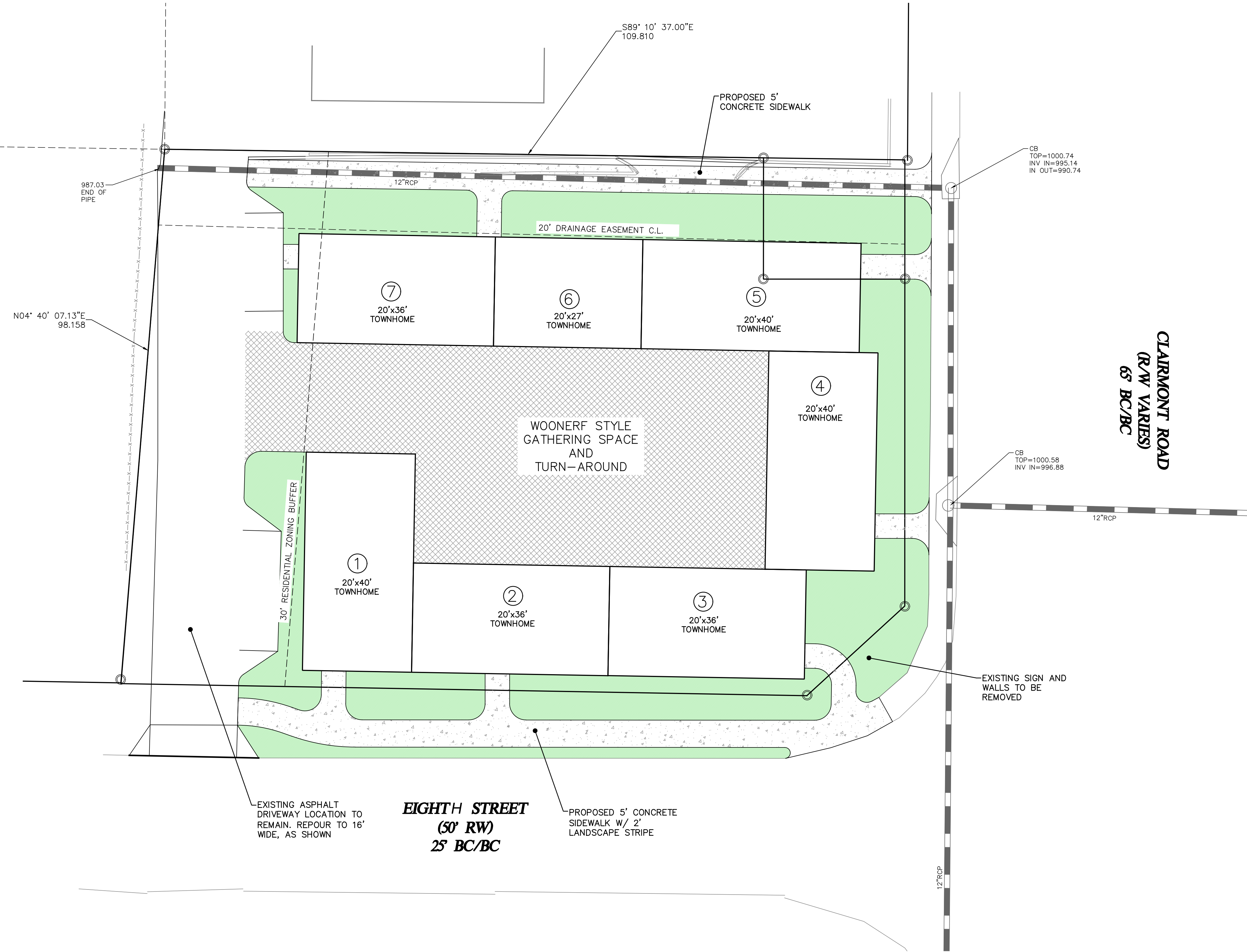
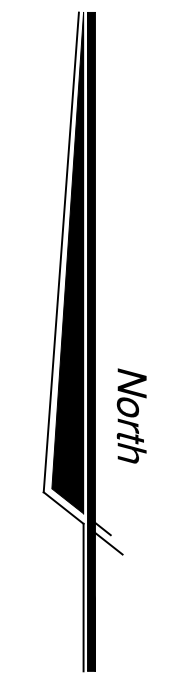


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

SITE DESIGN IMPERVIOUS CALCULATIONS:
 TOTAL SQUARE FOOTAGE = 13,558 SF
 AMOUNT IMPERVIOUS = 7,862 SF = 58%
 AMOUNT PERVIOUS = 5,696 SF = 42%

Course	Bearing	Distance
L1	S 00°02'59" W	22.21'
L2	N 89°57'01" E	26.00'



KAIZENCOLLABORATIVE
 2390 MAIN STREET | TUCKER, GEORGIA 30084

CHARLES M. ABBOTT, JR., P.E.
 DESIGN ENGINEER LEVEL II
 CERTIFICATION
 GSW CC # 0000041686
 EXPIRES: 04/13/2022

CONTACT: CHUCK ABBOTT, P.E.
 CONTACT NO. 770-815-7160
 chuck.abbott@kaizencollaborative.com

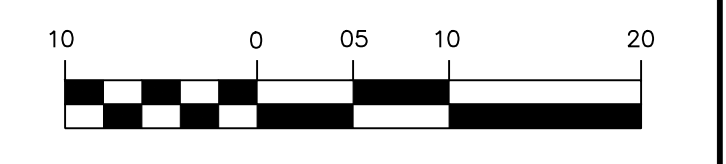
OWNER
 Roma Fine Homes
 Darron Kusman
 darron@roma-ventures.com
 (520) 241-8473

DEVELOPER/PRIMARY PERMITTEE:
 1915 Airport Road, Ste 2J
 Chamblee, GA 30341
 24 HR Emer. Erosion Contact:
 Darron Kusman
 Title: Site Superintendent
 24 HR Contact Number:
 (520) 241-8473

DATE	DESCRIPTION
01/20/21	CONCEPT DESIGN
02/17/21	CONCEPT DESIGN
03/08/21	CONCEPT DESIGN
03/26/21	CONCEPT DESIGN

PROJECT # 21001
 CONCEPT SITE PLAN FOR:
3960 CLAIRMONT ROAD
 LAND LOT 271 & 18TH DISTRICT,
 SECTION ONE
 CITY OF CHAMBLEE
 DEKALB COUNTY, GA

ADDRESS:
 3960 CLAIRMONT ROAD



SCALE	1' = 10'
DATE	01-20-2021
SHEET #	C1

3960 CLAIRMONT ROAD

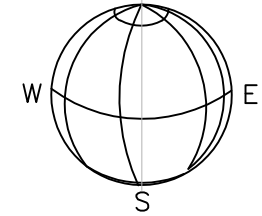
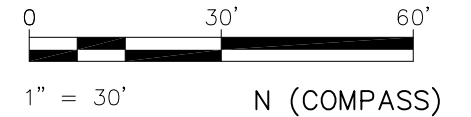
JN: 2102702

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

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.



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- ⊙ PP POWER POLE
- R/W RIGHT OF WAY
- ⊙ IPF IRON PIN FOUND
- ⊙ IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- ⊙ FH FIRE HYDRANT
- ⊙ CB CATCH BASIN
- ⊙ MH MANHOLE
- ⊙ WM WATER METER
- ⊙ WV WATER VALVE
- ⊙ GV GAS VALVE
- ⊙ GM GAS METER
- ⊙ LP LIGHT POLE
- ▨ EASEMENT AREA
- ⊙ TMH TELEPHONE MANHOLE
- ⊙ UMH UTILITY MANHOLE

REFERENCE: DEED BOOK 27241 PG 387
PLAT BOOK 12 PG 136

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0018K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 27241 PG 387
PROPERTY OWNER AT TIME OF SURVEY: MORRIE SERWITZ
PARCEL NUMBER: 18-271-16-013

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED; VERTICAL DATUM ASSUMED FROM DEKALB COUNTY GIS

TOTAL AREA: 13,884 SQ FT, 0.318 AC
PROPOSED RIGHT OF WAY AREA: 577 SQ. FT.
REMNANT AREA: 13,307 SQ FT, 0.30 AC
CALCULATED PLAT CLOSURE: 1:323,083

FIELD DATA:

DATE OF FIELD SURVEY 2-22-2021

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

BOUNDARY & STORM EASEMENT EXHIBIT FOR:
ROMA FINE HOMES
P/O LOT 13, BLOCK C, SECTION ONE, GORDON ACRES
3960 CLAIREMONT ROAD

CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA
LAND LOT 271, DIST 18

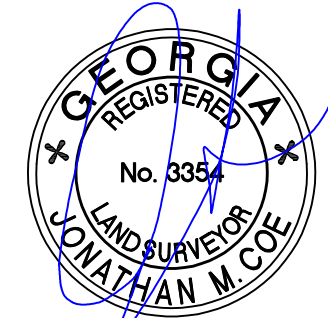
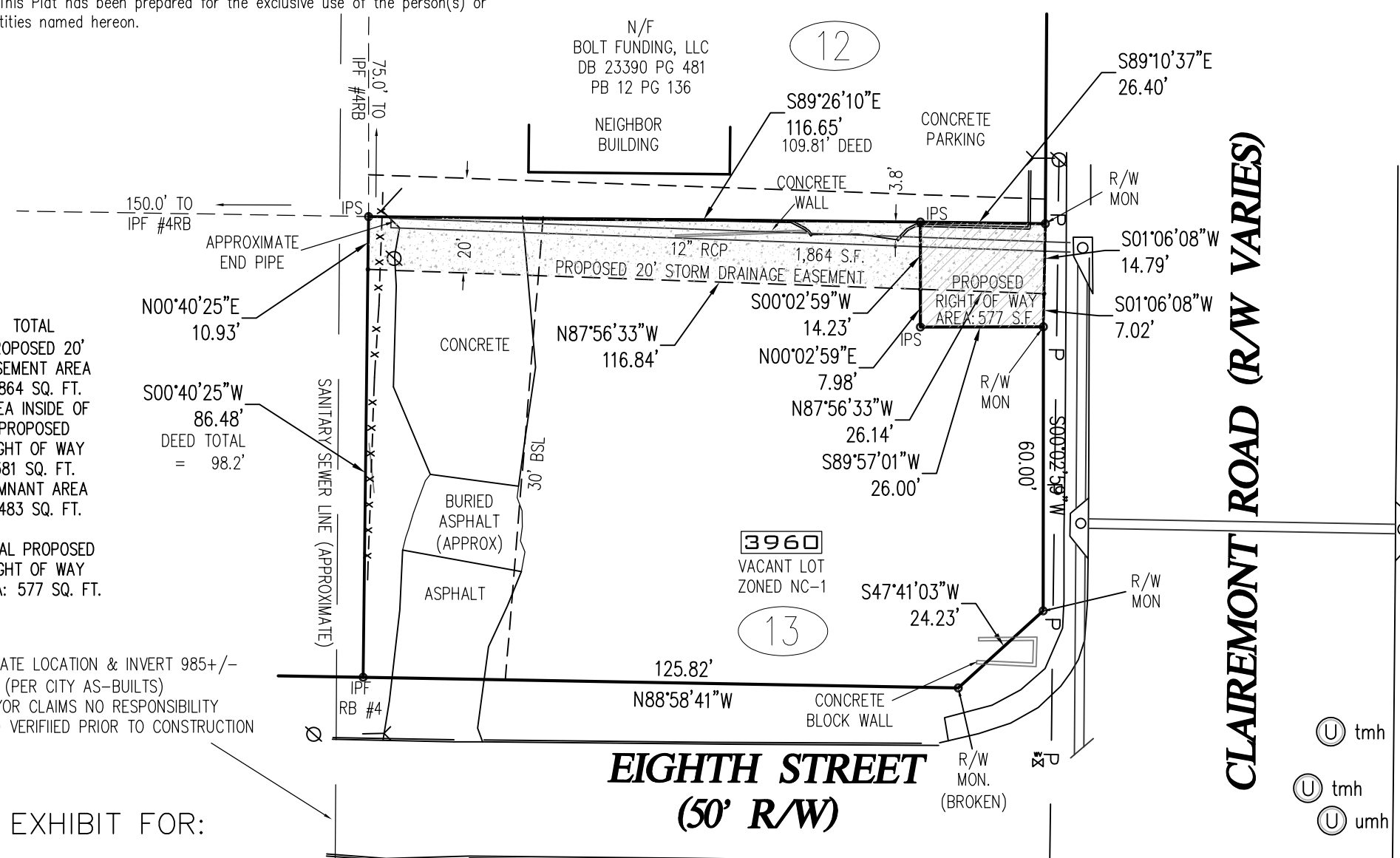
DATE: FEBRUARY 24, 2021; REVISE AUGUST 26, 2021 (NORTH PROPERTY LINE)
REVISED: DECEMBER 4, 2021 (STORM EASEMENT)

TOTAL PROPOSED 20' EASEMENT AREA 1,864 SQ. FT.
AREA INSIDE OF PROPOSED RIGHT OF WAY 381 SQ. FT.
REMNANT AREA 1,483 SQ. FT.

TOTAL PROPOSED RIGHT OF WAY AREA: 577 SQ. FT.

APPROXIMATE LOCATION & INVERT 985+/- (PER CITY AS-BUILTS)
SURVEYOR CLAIMS NO RESPONSIBILITY TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION

IMPERVIOUS CALCULATIONS:
ZONED NC-1
CONCRETE = 1494 SQ. FT.
ASPHALT = 546 SQ. FT.
CURB = 76 SQ. FT.
WALL(S) = 18 SQ. FT.
TOTAL LOT AREA = 13,004 SQ. FT.
IMPERVIOUS TOTAL = 16.41%



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



© 2018-2022: THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

DeKalb County Property Appraisal

Land Worksheet

2/15/2022

Appraiser: **ANTOINE**

SALES COMPARABLES:

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Parcel ID	<i>18 271 16 013</i>	<i>18 203 02 042</i>	<i>18 282 01 072</i>	<i>18 267 03 001</i>	<i>18 298 02 011</i>
Sale Date	06/08/21	11/22/19	12/20/19	07/13/21	06/06/19
Sale Price	\$280,000	\$280,000	\$625,000	\$1,100,000	\$135,000
Price / Sq Ft	\$20	\$16	\$13	\$13	\$11
Address / Name	<i>3960 CLAIRMONT RD</i>	<i>3020 CLAIRMONT RD NE</i>	<i>2764 CHAMBLEE TUCKER RD</i>	<i>2854 DRESDEN DR</i>	<i>5509 NEW PEACHTREE RD</i>
Acres	0.32	0.40	1.07	1.90	0.27
Land Sq Ft	14,081	17,424	46,609	82,764	11,761
Appraised Value	X	OI	C-1	OI	I1
NOTES	<i>includes 577sqft of ROW</i>				

PUBLISHER'S AFFIDAVIT

The Champion Newspaper
PO Box 1347
Decatur, GA 30031-1347

Phone: (404) 373-7779
Fax: (404) 371-1359

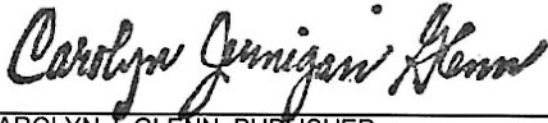
RHONDA JOYNER
DEKALB COUNTY GIS DEPARTMENT
330 WEST PONCE DE LEON AVE
SUITE 400
DECATUR, GA 30030

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Carolyn J. Glenn, Publisher of The Champion Newspaper, published at Decatur, County of DeKalb, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of 10:00 a.m. on May 10, 2022

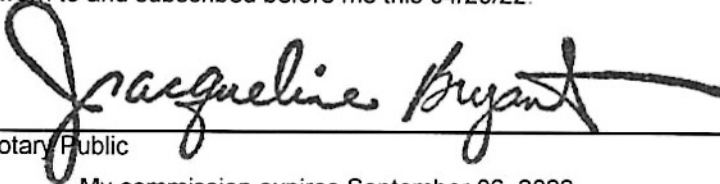
was published in said newspaper on the following date(s):

04/21/22, 04/28/22



CAROLYN J. GLENN, PUBLISHER

Sworn to and subscribed before me this 04/29/22.



Notary Public

My commission expires September 06, 2022

THE OFFICIAL LEGAL ORGAN OF DEKALB COUNTY



DeKalb County



DeKalb Peachtree Airport

(770) 936-5440
FAX: (770) 936-5446

212 Administration Building
2000 Airport Road, Atlanta, Georgia 30341

May 12, 2021

**RE: Roma Fine Homes
3960 Clairmont Road Development**

To Whom It May Concern:

The airport and the developer have discussed the scope of work for this development and are in agreement on the material and products used for this development. We have also discussed the marketing strategy of aviation enthusiast and pilots to purchase these fine homes. As well as proposing the buyers sign a disclaimer or acknowledgement that an airport is across the street.

With this understanding, the homeowner knows the environment that he or she is about to purchase and that the ambient noise level could be higher here than in other metro surrounding communities.

Therefore, I the airport director is in approval of this development of residential housing next to the 2nd busiest airport in the state of Georgia.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mario Evans', is written over a horizontal line.

Mario Evans
Airport Director
DeKalb-Peachtree Airport

RIGHT-OF-WAY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

This indenture made this the 8th day of Feb, 1985, by and between Hal E. Raper, Jr. & Cathy G. Raper, et al, hereinafter referred to as "Owner" of the first part, and DEKALB COUNTY, a political subdivision of the State of Georgia, hereinafter referred to as "County" of the second part, WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and the benefits to the Owner as a result of the improvement and construction of the road hereinafter referred to, the Owner does hereby grant and convey to the County the following described property, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof by reference herein.

DeKalb County, Georgia
Real Estate Transfer Tax
Paid \$ NONE
CLERK, SUPERIOR COURT
By Harvey L. Brown
Deputy Clerk

Driveways and entrances to the property of the undersigned shall be preserved in case they are affected by a change of grade, and, where drainage pipes are necessary for driveways now in use, same shall be furnished by the County, not to exceed 16 feet in length for each driveway.

The Owner further grants the right to all necessary drainage in the construction and maintenance of said road and also releases the County from any claim or damage arising on account of construction of said road or fills and embankments, ditches or culverts or bridges on account of back water changing of courses of streams, or in any other manner.

TO HAVE AND TO HOLD the said conveyed premises in fee simple.

The Owner hereby warrants that he has the right to sell and convey said land and binds himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal the day and year above written.

Hal E. Raper, Jr. (Seal)
Hal E. Raper, Jr.

Signed, sealed and delivered in the presence of

Cathy G. Raper (Seal)
Cathy G. Raper

Bob H. Evans
Witness

Catherine M. Williams (SEAL)
Catherine M. Williams

John Bruce Williams, Jr.
Notary Public 2/11/85

John Bruce Williams, Jr. (SEAL)
John Bruce Williams, Jr.



Clairmont Road
Parcel # 101

FILED IN DEKALB COUNTY GEORGIA
FEB 11 1985
CLERK OF SUPERIOR COURT

Project No.: M-9014(8) DeKalb County
Parcel No: 101
Take: 0.032 Acres
Date: February 18, 1982
Revised: June 18, 1984

All that tract or parcel of land lying and being in Land Lot 271 of the 18th Land District of DeKalb County, Georgia, being more particularly described as follows:

BEGINNING at the intersection of the western existing right of way line of Clairmont Road with the northern existing right of way line of Eighth Street, said point being 29.79 feet left, west of and opposite Station 92+07.57 on the Survey Centerline of Clairmont Road on Georgia Highway Project M-9014(8); running thence N89°51'43"W along said right of way line of Eighth Street a distance of 24.18 feet to a point 24.32 feet left, north of and opposite Station 9+46 on the centerline of Eighth Street; thence N47°41'03"E a distance of 24.23 feet to a point 36 feet left, west of and opposite Station 92+24 on said survey centerline of Clairmont Road; thence N00°02'59"E a distance of 60 feet to a point 36 feet left, west of and opposite Station 92+81 on said survey centerline of Clairmont Road; thence N89°57'01"W a distance of 26 feet to a point 62 feet left, west of and opposite Station 92+94 on said survey centerline of Clairmont Road; thence N00°02'59"E a distance of 22.21 feet to the point of intersection with the Grantor's northern property line, said point being 62 feet left, west of and opposite Station 93+06.21 on said survey centerline of Clairmont Road; thence S89°10'37"E along said northern property line a combined distance of 40.19 feet to the point of intersection with said right of way line of Clairmont Road, said point being 28.91 feet left, west of and opposite Station 93+05.77 on said survey centerline of Clairmont Road; thence S00°34'04"W along said right of way line of Clairmont Road a distance of 98.20 feet back to the point of BEGINNING.

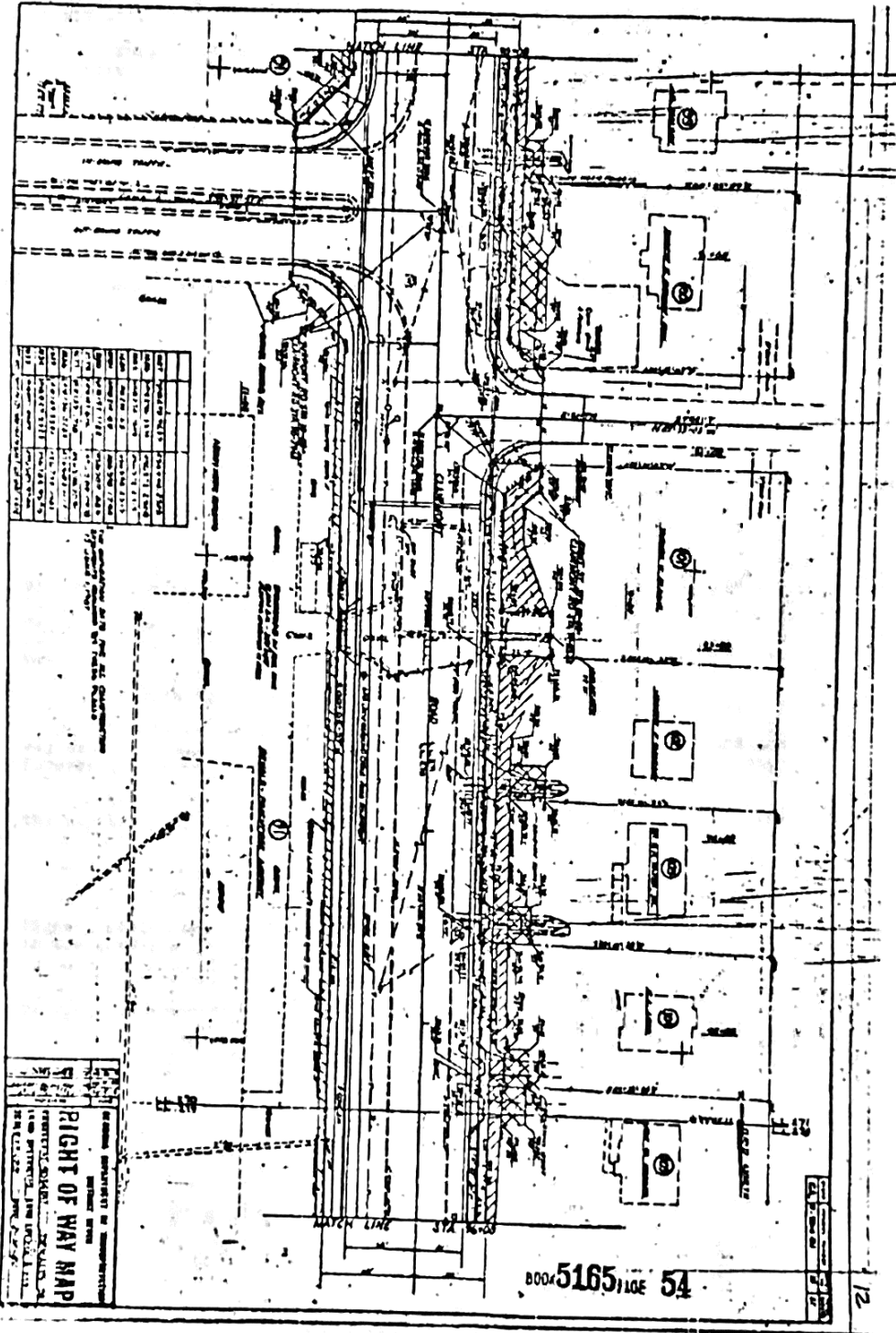
ALSO, granted is the right to an easement for the construction of slopes as shown colored green on the attached plat and expires June 1, 1987.

PLOT NO	OWNER	ADDRESS	CITY	STATE	COUNTY	ACRES	ASSESSMENT VALUE	TAX VALUE	APPROPRIATE BENEFIT	PROPERTY OWNER		PROPERTY OWNER	
										NAME	ADDRESS	NAME	ADDRESS
1
2
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SIGHT OF WAY MAP

General Department of Transportation
District Office

Project: ...
Date: ...



NO.	DESCRIPTION	DATE	BY
1	PROPOSED	10/15/54	J. H. ...
2	REVISION	11/15/54	J. H. ...
3	REVISION	12/15/54	J. H. ...
4	REVISION	1/15/55	J. H. ...
5	REVISION	2/15/55	J. H. ...
6	REVISION	3/15/55	J. H. ...
7	REVISION	4/15/55	J. H. ...
8	REVISION	5/15/55	J. H. ...
9	REVISION	6/15/55	J. H. ...
10	REVISION	7/15/55	J. H. ...
11	REVISION	8/15/55	J. H. ...
12	REVISION	9/15/55	J. H. ...
13	REVISION	10/15/55	J. H. ...
14	REVISION	11/15/55	J. H. ...
15	REVISION	12/15/55	J. H. ...
16	REVISION	1/15/56	J. H. ...
17	REVISION	2/15/56	J. H. ...
18	REVISION	3/15/56	J. H. ...
19	REVISION	4/15/56	J. H. ...
20	REVISION	5/15/56	J. H. ...
21	REVISION	6/15/56	J. H. ...
22	REVISION	7/15/56	J. H. ...
23	REVISION	8/15/56	J. H. ...
24	REVISION	9/15/56	J. H. ...
25	REVISION	10/15/56	J. H. ...
26	REVISION	11/15/56	J. H. ...
27	REVISION	12/15/56	J. H. ...
28	REVISION	1/15/57	J. H. ...
29	REVISION	2/15/57	J. H. ...
30	REVISION	3/15/57	J. H. ...
31	REVISION	4/15/57	J. H. ...
32	REVISION	5/15/57	J. H. ...
33	REVISION	6/15/57	J. H. ...
34	REVISION	7/15/57	J. H. ...
35	REVISION	8/15/57	J. H. ...
36	REVISION	9/15/57	J. H. ...
37	REVISION	10/15/57	J. H. ...
38	REVISION	11/15/57	J. H. ...
39	REVISION	12/15/57	J. H. ...
40	REVISION	1/15/58	J. H. ...
41	REVISION	2/15/58	J. H. ...
42	REVISION	3/15/58	J. H. ...
43	REVISION	4/15/58	J. H. ...
44	REVISION	5/15/58	J. H. ...
45	REVISION	6/15/58	J. H. ...
46	REVISION	7/15/58	J. H. ...
47	REVISION	8/15/58	J. H. ...
48	REVISION	9/15/58	J. H. ...
49	REVISION	10/15/58	J. H. ...
50	REVISION	11/15/58	J. H. ...
51	REVISION	12/15/58	J. H. ...
52	REVISION	1/15/59	J. H. ...
53	REVISION	2/15/59	J. H. ...
54	REVISION	3/15/59	J. H. ...
55	REVISION	4/15/59	J. H. ...
56	REVISION	5/15/59	J. H. ...
57	REVISION	6/15/59	J. H. ...
58	REVISION	7/15/59	J. H. ...
59	REVISION	8/15/59	J. H. ...
60	REVISION	9/15/59	J. H. ...
61	REVISION	10/15/59	J. H. ...
62	REVISION	11/15/59	J. H. ...
63	REVISION	12/15/59	J. H. ...
64	REVISION	1/15/60	J. H. ...
65	REVISION	2/15/60	J. H. ...
66	REVISION	3/15/60	J. H. ...
67	REVISION	4/15/60	J. H. ...
68	REVISION	5/15/60	J. H. ...
69	REVISION	6/15/60	J. H. ...
70	REVISION	7/15/60	J. H. ...
71	REVISION	8/15/60	J. H. ...
72	REVISION	9/15/60	J. H. ...
73	REVISION	10/15/60	J. H. ...
74	REVISION	11/15/60	J. H. ...
75	REVISION	12/15/60	J. H. ...
76	REVISION	1/15/61	J. H. ...
77	REVISION	2/15/61	J. H. ...
78	REVISION	3/15/61	J. H. ...
79	REVISION	4/15/61	J. H. ...
80	REVISION	5/15/61	J. H. ...
81	REVISION	6/15/61	J. H. ...
82	REVISION	7/15/61	J. H. ...
83	REVISION	8/15/61	J. H. ...
84	REVISION	9/15/61	J. H. ...
85	REVISION	10/15/61	J. H. ...
86	REVISION	11/15/61	J. H. ...
87	REVISION	12/15/61	J. H. ...
88	REVISION	1/15/62	J. H. ...
89	REVISION	2/15/62	J. H. ...
90	REVISION	3/15/62	J. H. ...
91	REVISION	4/15/62	J. H. ...
92	REVISION	5/15/62	J. H. ...
93	REVISION	6/15/62	J. H. ...
94	REVISION	7/15/62	J. H. ...
95	REVISION	8/15/62	J. H. ...
96	REVISION	9/15/62	J. H. ...
97	REVISION	10/15/62	J. H. ...
98	REVISION	11/15/62	J. H. ...
99	REVISION	12/15/62	J. H. ...
100	REVISION	1/15/63	J. H. ...

RIGHT OF WAY MAP
 PREPARED BY
 ENGINEER
 1234 MAIN STREET
 ST. LOUIS, MO.
 1954

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12

RIGHT-OF-WAY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

This indenture made this the 30th day of Jan., 1985, by and between Hal S. Raper, et al hereinafter referred to as "Owner" of the first part, and DEKALB COUNTY, a political subdivision of the State of Georgia, hereinafter referred to as "County" of the second part, WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and the benefits to the Owner as a result of the improvement and construction of the road hereinafter referred to, the Owner does hereby grant and convey to the County the following described property, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof by reference herein.

Driveways and entrances to the property of the undersigned shall be preserved in case they are affected by a change of grade, and, where drainage pipes are necessary for driveways now in use, same shall be furnished by the County, not to exceed 16 feet in length for each driveway.

The Owner further grants the right to all necessary drainage in the construction and maintenance of said road and also releases the County from any claim or damage arising on account of construction of said road or fills and embankments, ditches or culverts or bridges on account of back water changing of courses of streams, or in any other manner.

TO HAVE AND TO HOLD the said conveyed premises in fee simple.

The Owner hereby warrants that he has the right to sell and convey said land and binds himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal the day and year above written.

Hal S. Raper, Jr. (Seal)
Hal S. Raper, Jr.

Signed, sealed and delivered in the presence of

Cathy G. Raper (Seal)
Cathy G. Raper

Witness

Catherine M. Williams (SEAL)
Catherine M. Williams

Mr. J. J. Jones
1/31/85
Notary Public
GEORGIA
PUBLIC
STATE AT LARGE

John Bruce Williams, Jr. (SEAL)
John Bruce Williams, Jr.

Clairmont Road
Parcel # 103
APR 4 5 30 AM '85

PF

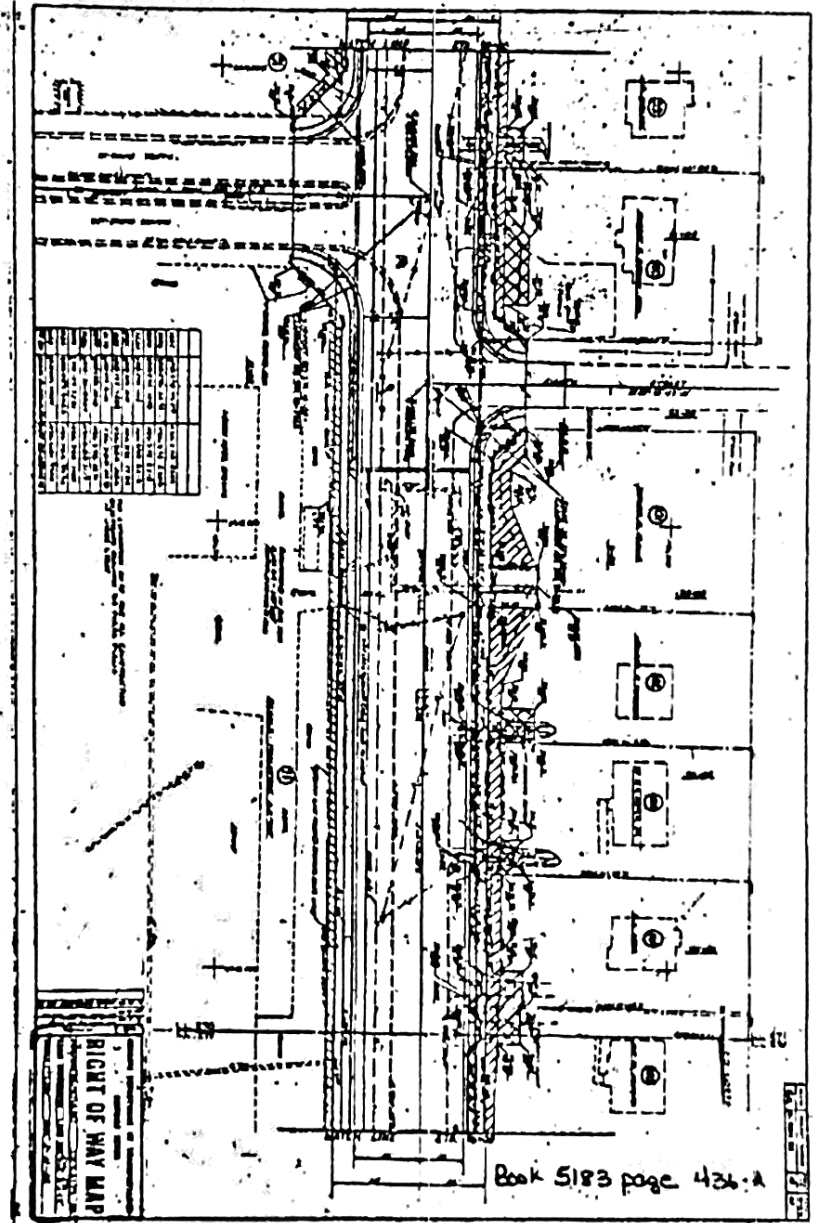
Project No.: M-9014(8) DeKalb County
Parcel No: 103
Take: 0.012 Acres
Date: February 18, 1982
Revised: June 18, 1984

All that tract or parcel of land lying and being in Land Lot 271 of the 18th Land District of DeKalb County, Georgia, being more particularly described as follows:

BEGINNING at the intersection of the property line between the lands of the GRANTOR and the lands now or formerly owned by JOSEPH F. MASCARI with the existing western right of way line of Clairmont Road, at a point 29.07 feet left, west of and opposite Station 93+80.77 on the Survey Centerline of Clairmont Road on Georgia Highway Project M-9014(8); running thence N89°10'34"W along said property line a distance of 6.93 feet to a point 36 feet left, west of and opposite Station 93+80.86 on said survey centerline; thence N00°02'59"E a distance of 75.00 feet to the point of intersection with the Grantor's northern property line, at a point 36 feet left, west of and opposite Station 94+55.86 on said survey centerline; thence S89°10'32"E along said northern property line a distance of 6.77 feet to the point of intersection with said existing right of way line, at a point 29.23 feet left, west of and opposite Station 94+55.77 on said survey centerline; thence S00°04'21"E along said existing right of way line a distance of 75.00 feet back to the point of BEGINNING.

ALSO, granted is the right to an easement for the construction of slopes as shown colored green on the attached plat and expires June 1, 1987.

ALSO, granted is the right to an easement for the construction of a driveway as shown colored pink on the attached plat and expires June 1, 1987.



NO.	DESCRIPTION	DATE	BY
1
2
3
4
5
6
7
8
9
10

RIGHT OF WAY MAP
 PROJECT NO. ...
 SHEET NO. ...

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