

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 PUBLIC ROAD AND/OR OTHER PUBLIC 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. Section 32-3-1, *et seq.* in the acquisition of certain interests in property for county road and/or other public 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. Section 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 **Edith Walton Cason**; her successors or assigns. It is further resolved that payment of just and adequate compensation in the amount of One Thousand dollars (\$1,000.00) 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 _____, 2017

DEKALB COUNTY BOARD OF COMMISSIONERS:

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

[SIGNATURE(S) CONTINUED ON THE FOLLOWING PAGE]

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:


Kenneth L. Levy
Counsel for DeKalb County
ZACHARY & SEGRAVES, P.A.
1000 Commerce Drive
Decatur, GA 30030
(404) 373-1685 – Office; (404) 373-1938 – Fax
kennethlevy99@gmail.com

Parcel No. 130
Temporary Easement and
Temporary Driveway Easement

EXHIBIT "A"

PROJECT NO.: CSSTP-0008-00(268), CSHPP-0007-00(618),
CSHPP-0008-00(831); DeKalb Sidewalk Program, Phase 2C
P. I. NO.: 0008268, 0007618, 0008831
PARCEL NO.: 130
DATE OF R/W PLANS: April 13, 2010
REVISION DATE: October 31, 2016

Page 1 of 1

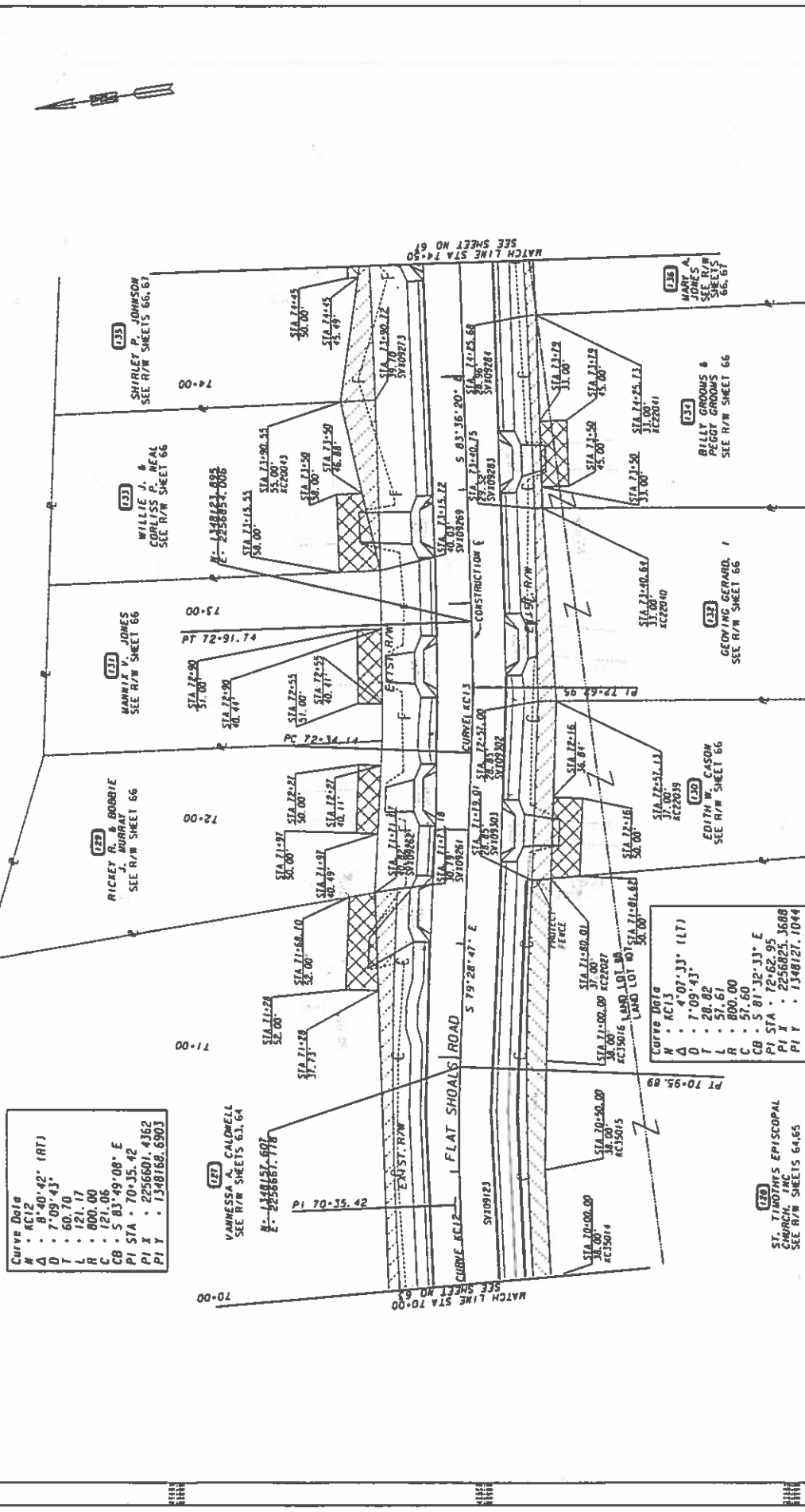
All that tract or parcel of land lying and being in Land Lot 107 & 118 of the 15th Land District and/or 1349th Georgia Militia District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at a point 28.85 feet right of and opposite Station 71+79.01 on the construction centerline of FLAT SHOALS ROAD on Georgia Highway Project No. CSSTP-0008-00(268), CSHPP-0007-00(618), CSHPP-0008-00(831); running thence S 79°43'21" E a distance of 78.82 feet to a point 28.85 feet right of and opposite Station 72+57.00 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 7°57'21" W a distance of 8.15 feet to a point 37.00 feet right of and opposite Station 72+57.13 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 79°43'59" W a distance of 78.18 feet to a point 37.00 feet right of and opposite Station 71+80.01 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 3°31'54" E a distance of 8.21 feet back to the point of beginning.

Containing 0.015 acres, more or less, or 639.76 square feet, more or less.

Also granted is one Temporary Easement for the construction of a Driveway as shown on the attached Plat.

Said Easements shall expire upon the completion and final acceptance of this Project by the Georgia Department of Transportation.



DATE	REVISIONS
10/31/16	UPDATED UNDER RME
10/24/16	ALLOW RME UPDATES
10/13/16	PARCEL 152, 151; UPDATED UNDER RME
07/26/16	PARCEL 152, 151; UPDATED UNDER RME

DATE	REVISIONS
10/31/16	UPDATED UNDER RME
10/24/16	ALLOW RME UPDATES
10/13/16	PARCEL 152, 151; UPDATED UNDER RME
07/26/16	PARCEL 152, 151; UPDATED UNDER RME

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.....ELA
 END LIMIT OF ACCESS.....BLA
 LIMIT OF ACCESS.....
 RED-D R/W & LIMIT OF ACCESS.....
 SCALE IN FEET
 0 20 40 80

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 PROJECT NO. 0000-0012421
 PROJECT NO. C-131P-0000-0012421
 COUNTY OF ALBANY
 ROAD NO. 0000-0012421
 DATE APRIL 13, 2010 SH 63 OF 67

PARCEL 129 RIEMER R. & BEBBIE J. RHEMAY INCLUDES 1 DRIVEWAY EASEMENT

.....
 PARCEL 129 RED'D EASEMENT FOR CONSTR. OF SLOPES.
 EC220823 EDITH W. CASAM
 STAIDWAY BEARING ALIEMENT
 PNT OFFSET DIST
 ST020823 78.85 R 71.74.01 E FLAT SHOALS ROAD
 ST020824 80.05 R S 79.43.21 E FLAT SHOALS ROAD
 EC220825 37.85 R S 77.43.21 E FLAT SHOALS ROAD
 EC220826 37.85 R N 79.43.21 E FLAT SHOALS ROAD
 ST020827 78.85 R N 79.43.21 E FLAT SHOALS ROAD
 ST020828 80.05 R N 79.43.21 E FLAT SHOALS ROAD
 READ EASEMENT 641.76 ACRES
 TOTAL LOT AREA - 8.815 ACRES

PARCEL 130 EDITH W. CASAM 1 DRIVEWAY EASEMENT

.....
 PARCEL 130 INCLUDES 1 DRIVEWAY EASEMENT
 EC220829 SHIRETT P. JOHNSON
 STAIDWAY BEARING ALIEMENT
 PNT OFFSET DIST
 ST020829 26.85 R 72-53.08 E FLAT SHOALS ROAD
 ST020830 26.85 R S 82-31.57 E FLAT SHOALS ROAD
 EC220831 31.00 R S 81-12.38 E FLAT SHOALS ROAD
 EC220832 31.00 R N 81-48.64 E FLAT SHOALS ROAD
 ST020833 30.15 R N 65-48.12 E FLAT SHOALS ROAD
 ST020834 28.05 R N 73-21.11 E FLAT SHOALS ROAD
 READ EASEMENT 641.76 ACRES
 TOTAL LOT AREA - 8.815 ACRES

PARCEL 131 PHARIE V. JONES INCLUDES 1 DRIVEWAY EASEMENT

.....
 PARCEL 131 RED'D EASEMENT FOR CONSTR. OF SLOPES.
 EC220835 VILLIE J. B. CORLISS P. M.E.A.
 STAIDWAY BEARING ALIEMENT
 PNT OFFSET DIST
 ST020835 48.83 L 73-15.72 E FLAT SHOALS ROAD
 EC220836 55.00 L N 73-48.56 E FLAT SHOALS ROAD
 ST020837 74.78 L S 53-45.87 E FLAT SHOALS ROAD
 EC220838 74.78 L N 83-21.09 E FLAT SHOALS ROAD
 LITH OREO - 75,800.55 S.F.
 ST020839 48.83 L 73-15.72 E FLAT SHOALS ROAD
 READ EASEMENT 641.76 ACRES
 TOTAL LOT AREA - 8.748 ACRES

PARCEL 133 VILLIE J. B. CORLISS P. M.E.A. INCLUDES 1 DRIVEWAY EASEMENT

.....
 PARCEL 133 RED'D EASEMENT FOR CONSTR. OF SLOPES.
 EC220841 WHY A. JONES
 STAIDWAY BEARING ALIEMENT
 PNT OFFSET DIST
 ST020841 28.95 R 74-25.68 E FLAT SHOALS ROAD
 ST020842 28.95 R S 75-01.49 E FLAT SHOALS ROAD
 EC220843 31.00 R S 74-08.34 E FLAT SHOALS ROAD
 EC220844 31.00 R N 85-08.49 E FLAT SHOALS ROAD
 ST020845 28.95 R N 81-73.27 E FLAT SHOALS ROAD
 READ EASEMENT 641.76 ACRES
 TOTAL LOT AREA - 8.448 ACRES

PARCEL 134 RED'D EASEMENT FOR CONSTR. OF SLOPES.

.....
 PARCEL 134 INCLUDES 1 DRIVEWAY EASEMENT
 EC220846 BILLY GREGG & PEGGY GREGG
 STAIDWAY BEARING ALIEMENT
 PNT OFFSET DIST
 ST020846 28.95 R 74-18.75 E FLAT SHOALS ROAD
 ST020847 28.95 R S 81-29.62 E FLAT SHOALS ROAD
 EC220848 31.00 R N 81-29.62 E FLAT SHOALS ROAD
 EC220849 31.00 R N 81-29.62 E FLAT SHOALS ROAD
 ST020850 28.95 R S 74-18.75 E FLAT SHOALS ROAD
 READ EASEMENT 641.76 ACRES
 TOTAL LOT AREA - 8.798 ACRES

PARCEL 135 SHIRETT P. JOHNSON INCLUDES 1 DRIVEWAY EASEMENT

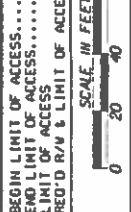
.....
 PARCEL 135 RED'D EASEMENT FOR CONSTR. OF SLOPES.
 EC220851 SHIRETT P. JOHNSON
 STAIDWAY BEARING ALIEMENT
 PNT OFFSET DIST
 ST020851 48.83 L 73-08.55 E FLAT SHOALS ROAD
 ST020852 48.83 L S 73-42.01 E FLAT SHOALS ROAD
 EC220853 31.00 R S 81-12.38 E FLAT SHOALS ROAD
 LITH OREO - 8,272.80 S.F.
 ST020854 31.00 R N 81-48.64 E FLAT SHOALS ROAD
 EC220855 30.15 R N 65-48.12 E FLAT SHOALS ROAD
 EC220856 28.05 R N 73-21.11 E FLAT SHOALS ROAD
 READ EASEMENT 641.76 ACRES
 TOTAL LOT AREA - 8.321 ACRES

PARCEL 136 RED'D EASEMENT FOR CONSTR. OF SLOPES.

.....
 PARCEL 136 RED'D EASEMENT FOR CONSTR. OF SLOPES.
 EC220857 WHY A. JONES
 STAIDWAY BEARING ALIEMENT
 PNT OFFSET DIST
 ST020857 28.95 R 74-25.68 E FLAT SHOALS ROAD
 ST020858 28.95 R S 75-01.49 E FLAT SHOALS ROAD
 EC220859 31.00 R S 74-08.34 E FLAT SHOALS ROAD
 EC220860 31.00 R N 85-08.49 E FLAT SHOALS ROAD
 ST020861 28.95 R N 81-73.27 E FLAT SHOALS ROAD
 READ EASEMENT 641.76 ACRES
 TOTAL LOT AREA - 8.448 ACRES

DATE	REVISIONS

**STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION**
 FLIGHT OF WAY MAP
 PROJECT NO. CS-534-9897-001(518)
 COUNTY DEKALB
 LAND LOT NO. 187
 CONVEYANCE NO. 2114
 DATE APRIL 13-2010 SH 55 OF 67



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

EXHIBIT "A"

DECLARATION OF TAKING

WHEREAS, DeKalb County, Georgia has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property and easements for public (county) road or other public 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, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit "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 right-of-way and easements, above-referred 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 \$1,000.00 as just and adequate compensation to be paid for said right-of-way and 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.* and O.C.G.A. § 22-3-140 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, replacing, extending, expanding, and/or installing infrastructure for a public (county) road or other transportation purposes.

DEKALB COUNTY BOARD OF COMMISSIONERS:

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

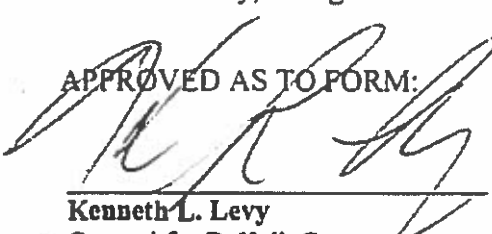
APPROVED by the Chief Executive Officer of DeKalb County this _____ day of _____, 2017

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:



Kenneth L. Levy
Counsel for DeKalb County
ZACHARY & SEGRAVES, P.A.
1000 Commerce Drive
Decatur, GA 30030
(404) 373-1685 – Office; (404) 373-1938 – Fax
kennethlevy99@gmail.com

APPENDIX A TO EXHIBIT A
RESOLUTION AND ORDER OF BOARD OF COMMISSIONERS

**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 a public sidewalk or other transportation facility for DeKalb County at that certain parcel identified for tax purposes as parcel identification number 15 107 07 016 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 (Exhibit "A" to the Petition for Condemnation).

WHEREAS, the tract of property and other rights as herein described and as 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: 639.76 Square Feet of Temporary Easement
One (1) Temporary Driveway Easement

Owner: Edith Walton Cason

Potentially Interested Parties: Wells Fargo Bank, Successor by merger to Wachovia Bank,
National Association

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), 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. § 32-3-1 *et seq.* for public road purposes or other transportation purposes.

IT IS ORDERED that DeKalb County proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking (Exhibit "A" to the Petition for Condemnation) by condemnation under the provisions of said Code, and the County Attorney 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

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

CSSTP-0008-00(268)
DeKalb County School Sidewalk Project; Tax Parcel ID No. 15 107 07 016
Parcel 130

APPROVED AS TO FORM:



Kenneth L. Levy
Counsel for DeKalb County
ZACHARY & SEGRAVES, P.A.
1000 Commerce Drive
Decatur, GA 30030
(404) 373-1685 – Office; (404) 373-1938 – Fax
kennethlevy99@gmail.com

CSSTP-0008-00(268)
DeKalb County School Sidewalk Project; Tax Parcel ID No. 15 107 07 016
Parcel 130

APPENDIX B TO EXHIBIT A
LEGAL DESCRIPTION AND PLAT

Parcel No. 130
Temporary Easement and
Temporary Driveway Easement

EXHIBIT "A"

PROJECT NO.: CSSTP-0008-00(268), CSHPP-0007-00(618),
CSHPP-0008-00(831); DeKalb Sidewalk Program, Phase 2C
P. I. NO.: 0008268, 0007618, 0008831
PARCEL NO.: 130
DATE OF R/W PLANS: April 13, 2010
REVISION DATE: October 31, 2016

Page 1 of 1

All that tract or parcel of land lying and being in Land Lot 107 & 118 of the 15th Land District and/or 1349th Georgia Militia District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at a point 28.85 feet right of and opposite Station 71+79.01 on the construction centerline of FLAT SHOALS ROAD on Georgia Highway Project No. CSSTP-0008-00(268), CSHPP-0007-00(618), CSHPP-0008-00(831); running thence S 79°43'21" E a distance of 78.82 feet to a point 28.85 feet right of and opposite Station 72+57.00 on said construction centerline laid out for FLAT SHOALS ROAD; thence S 7°57'21" W a distance of 8.15 feet to a point 37.00 feet right of and opposite Station 72+57.13 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 79°43'59" W a distance of 78.18 feet to a point 37.00 feet right of and opposite Station 71+80.01 on said construction centerline laid out for FLAT SHOALS ROAD; thence N 3°31'54" E a distance of 8.21 feet back to the point of beginning.

Containing 0.015 acres, more or less, or 639.76 square feet, more or less.

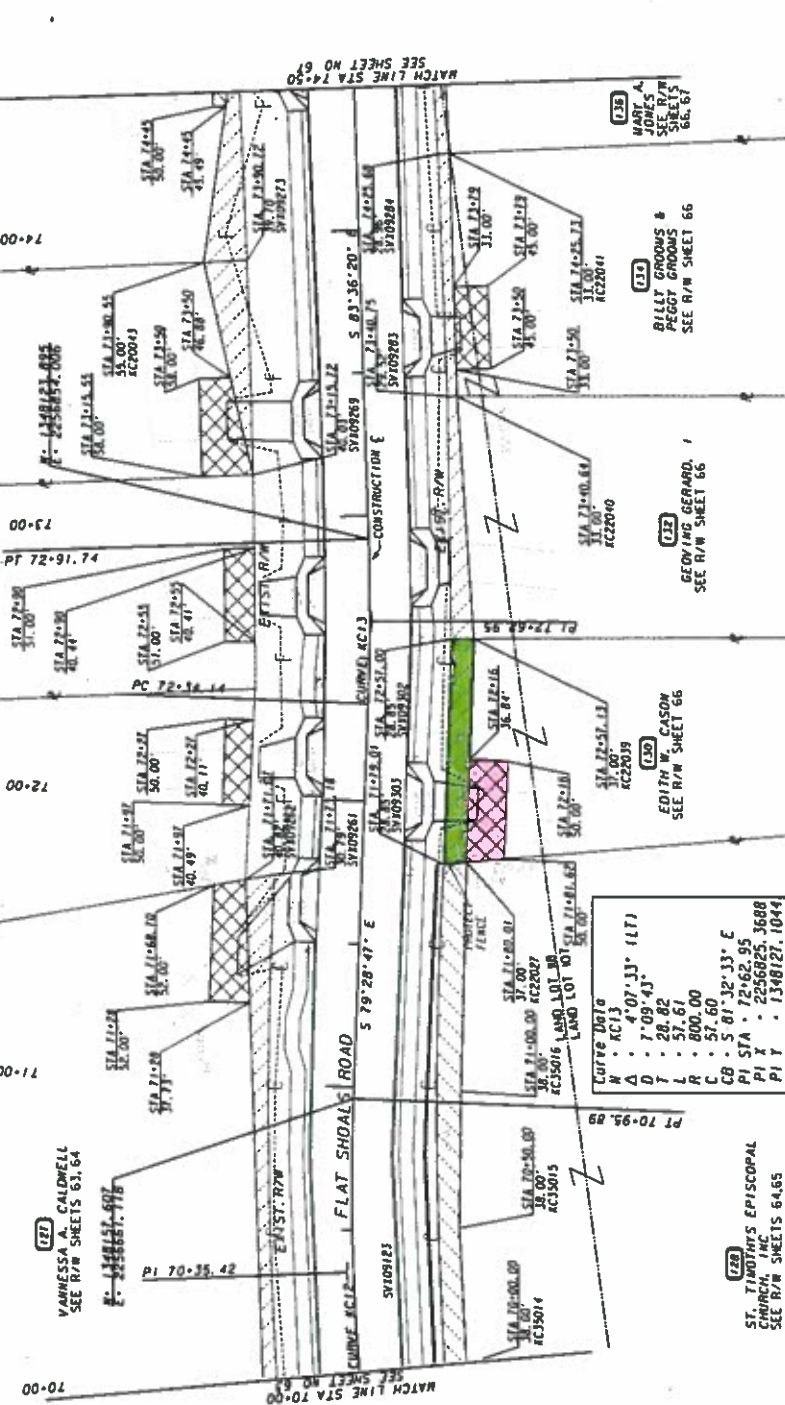
Also granted is one Temporary Easement for the construction of a Driveway as shown on the attached Plat.

Said Easements shall expire upon the completion and final acceptance of this Project by the Georgia Department of Transportation.

Curve Data
 N . AC12
 A . 6°40'42" (RT)
 D . 7°09'43"
 T . 60.70
 L . 121.17
 R . 800.00
 C . 121.06
 CB . 5 83°49'08" E
 PI STA . 70+15.42
 P1 X . 2266501.4362
 P1 Y . 1348168.6903

Curve Data
 N . AC13
 A . 4°07'13" (LT)
 D . 7°09'43"
 T . 28.82
 L . 51.61
 R . 800.00
 C . 57.60
 CB . 5 81°32'13" E
 PI STA . 72+62.95
 P1 X . 2266225.3688
 P1 Y . 1348121.1044

Curve Data
 N . AC14
 A . 5°11'11" (RT)
 D . 7°09'43"
 T . 60.70
 L . 121.17
 R . 800.00
 C . 121.06
 CB . 5 83°49'08" E
 PI STA . 70+15.42
 P1 X . 2266501.4362
 P1 Y . 1348168.6903



DATE	REVISIONS
01/20/16	PANEL 12431 UPDATED EASEMENT
03/14/16	PANEL 12431; UPDATED OWNER NAME
04/14/16	WITHDRAWN
10/11/16	UPDATED OWNER NAME

DATE	REVISIONS
01/20/16	PANEL 12431 UPDATED EASEMENT
03/14/16	PANEL 12431; UPDATED OWNER NAME
04/14/16	WITHDRAWN
10/11/16	UPDATED OWNER NAME

DATE	REVISIONS
01/20/16	PANEL 12431 UPDATED EASEMENT
03/14/16	PANEL 12431; UPDATED OWNER NAME
04/14/16	WITHDRAWN
10/11/16	UPDATED OWNER NAME

DATE	REVISIONS
01/20/16	PANEL 12431 UPDATED EASEMENT
03/14/16	PANEL 12431; UPDATED OWNER NAME
04/14/16	WITHDRAWN
10/11/16	UPDATED OWNER NAME

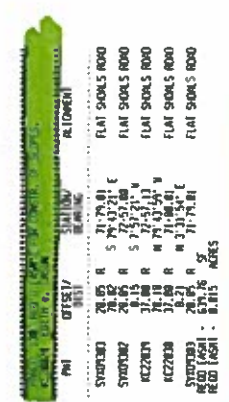
PROPERTY AND EXISTING R/W LINE
 REQUIRED R/W LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONST. SLOPES
 CASEMENT FOR CONST. OF SLOPES
 CASEMENT FOR CONST. OF DRIVES

SCALE, IN FEET
 0 20 40 80

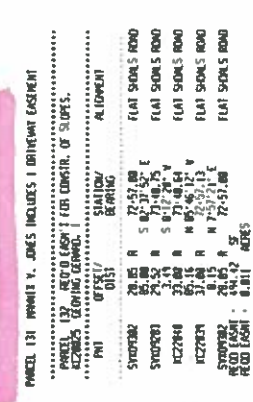
STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO. CSSTP-0008-000-12431
 COUNTY, POLK
 LAND DISTRICT, 10715
 DATE, APRIL 13, 2016 SH 67 OF 67

FOND
 2016 Public Law
 114-94, Title 10, Section 10101
 For more information, visit
 www.fond.com

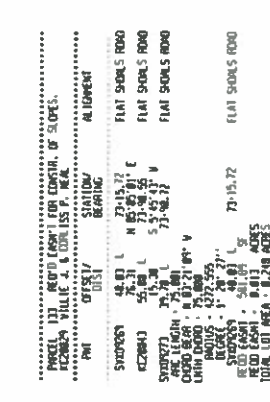
PARCEL 129 RIDGEY R. & ROBBIE J. RUPERT INCLUDES 1 DRIVEWAY EASEMENT



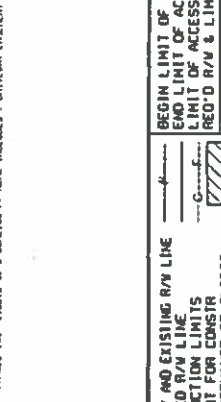
PARCEL 130 EDITH K. COSON 1 DRIVEWAY EASEMENT



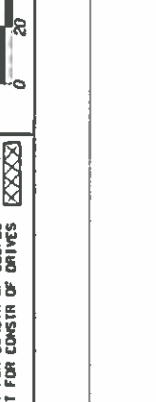
PARCEL 131 PHOENIX V. JONES INCLUDES 1 DRIVEWAY EASEMENT



PARCEL 132 RED-D EASH 1 CUR. CONSTR. OF SLOPES.



PARCEL 133 WILLE J. & CORLISS P. NEAL INCLUDES 1 DRIVEWAY EASEMENT



PARCEL 129 RIDGEY R. & ROBBIE J. RUPERT INCLUDES 1 DRIVEWAY EASEMENT

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SYN0203	29.52 R	72-48.75 E	FLAT SHOALS ROAD
SYN0204	20.78 R	5-12-55.50 W	FLAT SHOALS ROAD
KCZ2041	4.61 R	5-41-18.24 W	FLAT SHOALS ROAD
KCZ2042	32.00 R	72-25.72 W	FLAT SHOALS ROAD
KCZ2043	32.00 R	72-48.64 W	FLAT SHOALS ROAD
SYN0205	3.43 R	8-11-25.25 E	FLAT SHOALS ROAD
SYN0206	319.77 R	72-48.75 E	FLAT SHOALS ROAD
RED D EASH	8.807	ACRES	
TOTAL LOT AREA	= 8.798 ACRES		

PARCEL 130 EDITH K. COSON 1 DRIVEWAY EASEMENT

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KCZ2043	55.00 L	72-48.75 E	FLAT SHOALS ROAD
SYN0207	42.71 L	72-48.75 E	FLAT SHOALS ROAD
ARC LENGTH	81.021		
CURV. BEAR.	8-04-27-58" V		
CURV. RAD.	47.62892		
CHORD	28.771		
SYN0208	15.78 L	72-48.75 E	FLAT SHOALS ROAD
SYN0209	24.00 R	5-45-37.25 E	FLAT SHOALS ROAD
RED D EASH	8.811	ACRES	
TOTAL LOT AREA	= 8.321 ACRES		

PARCEL 131 PHOENIX V. JONES INCLUDES 1 DRIVEWAY EASEMENT

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SYN0209	20.78 R	5-12-55.50 W	FLAT SHOALS ROAD
SYN0210	28.77 L	72-48.75 E	FLAT SHOALS ROAD
KCZ2042	31.81 R	5-23-33.24 E	FLAT SHOALS ROAD
KCZ2043	154.97 R	8-51-00.18 W	FLAT SHOALS ROAD
SYN0211	31.00 R	72-48.75 E	FLAT SHOALS ROAD
SYN0212	78.56 R	72-48.75 E	FLAT SHOALS ROAD
RED D EASH	8.814	ACRES	
TOTAL LOT AREA	= 8.418 ACRES		

PARCEL 132 RED-D EASH 1 CUR. CONSTR. OF SLOPES.

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SYN0213	42.83 L	72-15.72 E	FLAT SHOALS ROAD
KCZ2043	55.00 L	72-15.72 E	FLAT SHOALS ROAD
SYN0214	15.78 L	5-45-37.25 E	FLAT SHOALS ROAD
SYN0215	72.78 L	72-48.75 E	FLAT SHOALS ROAD
CHORD BEAR.	8-07-21-09" V		
CURV. RAD.	75.00000		
CHORD	28.771		
SYN0216	28.77 L	72-48.75 E	FLAT SHOALS ROAD
SYN0217	42.83 L	72-15.72 E	FLAT SHOALS ROAD
RED D EASH	8.815	ACRES	
TOTAL LOT AREA	= 8.248 ACRES		

PARCEL 133 WILLE J. & CORLISS P. NEAL INCLUDES 1 DRIVEWAY EASEMENT

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SYN0218	20.78 R	5-12-55.50 W	FLAT SHOALS ROAD
SYN0219	28.77 L	72-48.75 E	FLAT SHOALS ROAD
KCZ2042	31.81 R	5-23-33.24 E	FLAT SHOALS ROAD
KCZ2043	154.97 R	8-51-00.18 W	FLAT SHOALS ROAD
SYN0220	31.00 R	72-48.75 E	FLAT SHOALS ROAD
SYN0221	78.56 R	72-48.75 E	FLAT SHOALS ROAD
RED D EASH	8.814	ACRES	
TOTAL LOT AREA	= 8.418 ACRES		

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. CS-1P (880-100-248)
 PROJECT NO. CS-2P (880-100-249)
 PROJECT NO. CS-3P (880-100-250)
 PROJECT NO. CS-4P (880-100-251)
 LAND DISTRICT 07
 COUNTY DISTRICT 15
 DATE APRIL 13, 2018 SH. 66 OF 67

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 LIMIT OF ACCESS.....LRA
 RED-D R/W & LIMIT OF ACCESS.....LRA

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

DATE
 REVISIONS
 DATE
 REVISIONS
 DATE
 REVISIONS
 DATE
 REVISIONS

SCALE IN FEET
 0 20 40 60

FOND
 State of Georgia
 Department of Transportation
 Planning & Design
 1000 Peachtree Street, N.E.
 Atlanta, GA 30309
 Phone: 404.487.1200
 Fax: 404.487.1201

APPENDIX C TO EXHIBIT A
APPRAISER'S AFFIDAVIT

APPENDIX "C" TO EXHIBIT "A"

GEORGIA, GWINNETT COUNTY

Personally comes, Mr. Gregory N. Malcolm, residing at 1243 Kylemore Lane, Snellville, Georgia 30078

1. Affiant was employed by the Department of Transportation to appraise Parcel No. 130 of the right of way and rights required for construction of Project No. CSSTP-0008-00(268) 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 \$ 1,000.00.

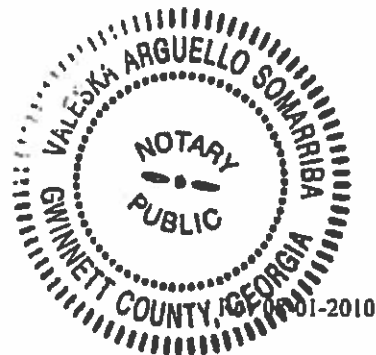

APPRAISER

Sworn to and subscribed before me,
this 27th day of June, 2017.

Valeria Arguello Somarriba
NOTARY PUBLIC

My commission expires 12/09/19

Parcel No. 130





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

June 28, 2017

Edith Walton Cason
2877 Flat Shoals Road
Decatur, GA 30034

Certified Mail Receipt:

Re: Intent to Condemn—DeKalb County, Georgia
DeKalb Sidewalk Program: Phase 2 C Flat Shoals Rd., Salem Rd., & Henderson Rd.
PI # 0008268, 0007618, & 0008831
Parcel # 130 Map Reference # 15-107-07-016

Dear Mrs. Cason:

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 \$1,000.00. 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 **July 27, 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 actual 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 Cheryl Brewer at 706-832-1412

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

Enclosure