

**RESOLUTION AND ORDER OF DEKALB COUNTY, GEORGIA AUTHORIZING
CONDEMNATION BY DECLARATION OF TAKING METHOD PURSUANT TO
THE PROVISIONS OF O.C.G.A. §§ 32-3-4 ET SEQ.**

WHEREAS, pursuant to Article 9, 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, DeKalb County, Georgia has laid out and determined to construct, improve and maintain a public road in DeKalb County, Georgia as part of a local project commonly known and designated as Constitution Road Freight Corridor Improvements Project and being more fully shown on a map and drawing on file in the office of DeKalb County, Georgia and on DeKalb County, Georgia's website; 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 public transportation purposes;

WHEREAS, Section 4 of Chapter 3 of Title 32 of the Official Code of Georgia Annotated and following sections authorize DeKalb County, Georgia to file a condemnation proceeding *in rem* under a method known as the Declaration of Taking to acquire private property interests for public road or other public transportation purposes upon payment of just and adequate compensation therefore to the person or persons entitled to such payment upon the Chief Executive Officer and Board of

Commissioners' finding that circumstances are appropriate and necessary for the use of said method;

WHEREAS, the Chief Executive Officer and Board of Commissioners of DeKalb County, Georgia find and believe the circumstances are appropriate for the use of the Declaration of Taking method to acquire property for public road or other public transportation purposes presently vested in Betty Jean Mauldin, being known as project Parcel 5, Land Lot 80 of the 15th District, DeKalb, County, Georgia, for one or more of the reasons set forth in O.C.G.A. § 32-3-4 as the same may be amended from time to time, including, but not limited to, a desire in the interests of justice to have judicial ascertainment of any and all questions connected with the condemnation.

WHEREAS, to maintain DeKalb County, Georgia's projected schedule of road construction, it is appropriate and necessary for the title to the easements, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel of easement and other rights as herein described and as listed below, shown of record as owned by the person named herein, all as described and shown in the annexes to this order hereinafter enumerated, all of said annexes, by reference made a part of this order, are essential for the construction of said project:

Required Right of Way:	0.179 acres of land
Temporary Construction Easement:	0.099 acres of land
Appendix A – Annex I –	Legal Description
Annex II –	Plat
Owners:	Betty Jean Mauldin; Nicole M. Golden, DeKalb County Tax Commissioner;

Honorable Bedelia C. Hargrove,
DeKalb County Probate Judge; and
any and all others having or claiming
interest therein in the described lands,
individually

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED that the Chief Executive Officer and the Board of Commissioners of DeKalb County, Georgia find the circumstances are such that it is appropriate and necessary that the easements, if any, as described in the annexes to this Resolution and Order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19.

IT IS FURTHER ORDERED that DeKalb County, Georgia proceed to acquire the title, estate or interest in the lands hereinafter described in the annexes to this Resolution and Order by condemnation under the provisions of said Code, and DeKalb County, Georgia's attorneys and its outside attorneys 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 Code, and the Chief Executive Officer or the Presiding Officer is authorized to execute this Resolution and Order, any documents and/or pleadings required for the filing under the aforementioned Code a Declaration of Taking and any other documents necessary to effectuate the same.

This ___ day of _____ 2026

DEKALB COUNTY BOARD OF COMMISSIONERS

Chakira Johnson
Presiding Officer
Board of Commissioners DeKalb County, Georgia

Approved by the Chief Executive Officer of DeKalb County this ____ day of _____,
2026.

Lorraine Cochran-Johnson
Chief Executive Officer DeKalb County,
Georgia

ATTEST:

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

Annex I of Appendix A of Exhibit A

Legal Description

PROJECT NAME: Constitution Road Freight Corridor Improvements Project
COUNTY: DeKalb County
PROPERTY TAX ID NO.: 15 080 07 010
PARCEL NO.: 5
DATE OF R/W/ PLANS: August 2, 2023
LAST REVISED PLANS: Drawing No. 60-0004, 60-0005, & 60-0011 on April 22, 2026
REQUIRED R/W: 0.179 acres of land; and certain easement rights;
PROPERTY OWNERS: Betty Jean Mauldin; Nicole M. Golden, DeKalb County Tax Commissioner; Honorable Bedelia C. Hargrove, DeKalb County Probate Judge; and any and all others having or claiming interest therein in the described lands, individually

All that tract or parcel of land lying and being in Land Lot 80 of the 15th Land District of Dekalb County, Georgia, being shown described within on the attached plats marked and being more particularly described as follows:

REQUIRED RIGHT-OF-WAY (7,797 S.F. OR 0.179 ACRES)

Beginning at a point 23.58 feet left of and opposite Station 104+05.81 on the construction centerline of Bailey Street; running thence N 82°41'36.2" E a distance of 42.42 feet to a point 26.10 feet left of and opposite station 104+50.00 on said construction centerline laid out for Bailey Street; thence northeasterly 79.16 feet along the arc of a curve (said curve having a radius of 388.50 feet and a chord distance of 79.02 feet on a bearing of N 75°11'29.6" E) to the point 32.82 feet left of and opposite station 105+32.55 on said construction centerline laid out for Bailey Street; thence northeasterly 124.05 feet along the arc of a curve (said curve having a radius of 128.50 feet and a chord distance of 119.29 feet on a bearing of N 41°41'57.4" E) to the point 36.75 feet left of and opposite station 201+00.81 on said construction centerline laid out for Woodstock Road; thence S 82°28'33.0" E a distance of 27.61 feet to a point 10.87 feet left of and opposite station 200+91.18 on said construction centerline laid out for Woodstock Road; thence S 22°31'04.0" E a distance of 70.47 feet to a point 0.93 feet right of and opposite station 200+21.71 on said construction centerline laid out for Woodstock Road; thence S 65°31'18.4" W a distance of 5.22 feet to a point 4.18 feet left of and opposite station 200+20.66 on said construction centerline laid out for Woodstock Road; thence southwesterly 230.08 feet along the arc of a curve (said curve having a radius of 500.00 feet and a chord distance of 228.06 feet on a bearing of S 78°42'15.8" W) to the point 21.46 feet left of and opposite station 104+30.46 on said construction centerline laid out for Bailey Street; thence N 87°52'29.9" W a distance of 23.82 feet back to the point of beginning.

Containing approximately 7,797 square feet (0.179 acres), more or less.

The title, estate or interest in the above described land, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above described land as described within on the attached plats dated April 12, 2022, Drawing Nos. 60-0004, 60-0005, & 60-0011, last revised on April 22, 2026.

TEMPORARY CONSTRUCTION EASEMENT (4,312 S.F. OR 0.099 ACRES)

Beginning at a point 24.19 feet left of and opposite Station 103+60.58 on the construction centerline of Bailey Street; running thence N 17°52'04.6" E a distance of 17.53 feet to a point 41.79 feet left of and opposite station 103+65.55 on said construction centerline laid out for Bailey Street; thence N 88°55'47.5" E a distance of 72.99 feet to a point 41.00 feet left of and opposite station 104+44.00 on said construction centerline laid out for Bailey Street; thence N 74°30'03.2" E a distance of 98.14 feet to a point 50.00 feet left of and opposite station 105+48.00 on said construction centerline laid out for Bailey Street; thence N 52°05'32.3" E a distance of 50.57 feet to a point 71.00 feet left of and opposite station 105+94.00 on said construction centerline laid out for Bailey Street; thence N 25°30'50.6" E a distance of 43.22 feet to a point 46.00 feet left of and opposite station 201+04.25 on said construction centerline laid out for Woodstock Road; thence S 82°28'33.0" E a distance of 9.87 feet to a point 36.75 feet left of and opposite station 201+00.81 on said construction centerline laid out for Woodstock Road; thence southwesterly 124.05 feet along the arc of a curve (said curve having a radius of 128.50 feet and a chord distance of 119.29 feet on a bearing of S 41°41'57.4" W) to the point 32.82 feet left of and opposite station 105+32.55 on said construction centerline laid out for Bailey Street; thence southwesterly 79.16 feet along the arc of a curve (said curve having a radius of 388.50 feet and a chord distance of 79.02 feet on a bearing of S 75°11'29.6" W) to the point 26.10 feet left of and opposite station 104+50.00 on said construction centerline laid out for Bailey Street; thence S 82°41'36.2" W a distance of 42.42 feet to a point 23.58 feet left of and opposite station 104+05.81 on said construction centerline laid out for Bailey Street; thence N 87°52'29.9" W a distance of 43.42 feet back to the point of beginning.

Containing approximately 4,312 square feet (0.099 acres), more or less.

The title, estate or interest in the above-described lands, required by condemnor and now taken by condemnor for public use as follows: A temporary easement for construction as shown and described within on the plats marked Annex II of Appendix A dated August 2, 2023 on Drawing Nos. 60-0004, 60-0005, and 60-0011, last revised on April 22, 2026. Said temporary construction easement shall expire one year from the date of filing.

Annex II of Appendix A of Exhibit A

Plat



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

PROPERTY AND EXISTING GRAB LINE
 RECORDED DRAWING
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES
 EXCEPT FOR CONSTRUCTION OF DRAINAGE
 EASEMENT FOR CONSTRUCTION OF DRAINAGE

DESIGN LIMIT OF ACCESS
 END LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE

PROPERTY AND EXISTING GRAB LINE
 RECORDED DRAWING
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES
 EXCEPT FOR CONSTRUCTION OF DRAINAGE
 EASEMENT FOR CONSTRUCTION OF DRAINAGE

DESIGN LIMIT OF ACCESS
 END LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE

PROPERTY AND EXISTING GRAB LINE
 RECORDED DRAWING
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES
 EXCEPT FOR CONSTRUCTION OF DRAINAGE
 EASEMENT FOR CONSTRUCTION OF DRAINAGE

DESIGN LIMIT OF ACCESS
 END LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE
 EXISTING LIMIT OF ACCESS & DRAINAGE NUMBER PLATE

PROPERTY AND EXISTING GRAB LINE
 RECORDED DRAWING
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES
 EXCEPT FOR CONSTRUCTION OF DRAINAGE
 EASEMENT FOR CONSTRUCTION OF DRAINAGE

PROJECT NO. 60-0005
 DRAWING NO. 60-0005-1
 SHEET NO. 1 OF 1
 DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 APPROVED BY: [Name]

PARCEL 4 AREA 1 RECD TEMP. EASMT. DE 30-002 SEE SHEET 4, 5, 8

PNT	OFFSET	STATION	ALIGNMENT
136	25.41' R	103+61.00	Ballley Street
137	44.59' S	5 80'09"58.1" C	Ballley Street
138	26.67' R	104+05.65	Ballley Street
	3.63	8 3'35"04.5" E	Ballley Street
DE 10102	23.00' R	104+05.98	Ballley Street
ARC LENGTH	44.69		
CHORD BEAR	8 04'08"30.6" E		
LEN CHORD	44.68		
RADIUS	823.00		
DEGREES	9 11'48.5"		
DE 10000	21.00' R	104+09.02	Ballley Street
DE 10019	23.68' R	104+17.01	Ballley Street
DE 10025	45.56' R	105+14.19	Ballley Street
DE 10023	49.00' L	502+10.00	Foppleville Road SE (RHS)
DE 10024	54.00' L	502+10.00	Foppleville Road SE (RHS)
DE 10103	55.00' L	501+76.89	Foppleville Road SE (RHS)
DE 10124	70.00' L	502+60.00	Ballley Street
DE 10151	49.00' R	104+94.00	Ballley Street
DE 10154	41.00' R	104+94.00	Ballley Street
DE 10175	38.00' R	104+28.01	Ballley Street
DE 10171	34.05' R	103+60.64	Ballley Street
REC'D EASMT	5372.27' S		
REC'D EASMT	0.128' ACRES		

PARCEL 5 RECD TEMP. EASMT. DE 10050 SEE SHEET 4, 5

DE 10035	23.58' L	104+05.81	Ballley Street
DE 10029	42.42	8 02'41"36.2" E	Ballley Street
ARC LENGTH	79.16		
CHORD BEAR	8 35'17"29.6" E		
LEN CHORD	79.07		
RADIUS	148.50		
DEGREES	14 44'52.6"		
DE 10033	32.82' L	105+32.55	Ballley Street
ARC LENGTH	124.05		
CHORD BEAR	8 41'41"51.4" E		
LEN CHORD	118.29		
RADIUS	188.50		
DEGREES	14 35'12.4"		
DE 10033	36.75' L	201+00.81	Woodcraft Road
ARC LENGTH	27.61	5 02'29"33.0" E	Woodcraft Road
CHORD BEAR	10.37' L	200+91.18	Woodcraft Road
LEN CHORD	70.47	5 22'11"04.0" E	Woodcraft Road
RADIUS	0.93' R	200+62.74	Woodcraft Road
DEGREES	5 22'	5 05'11"48.4" R	Woodcraft Road
REC'D EASMT	230.00' S		
REC'D EASMT	5 27'02"15.0" R		
LEN CHORD	238.05		
RADIUS	500.00		
DEGREES	11 27'33.0"		
DE 10025	23.58' L	104+05.81	Ballley Street
REC'D EASMT	7290.17' S		
REC'D EASMT	0.18' ACRES		
REMARKS	17' 0.58' ACRES		

PARCEL 6 AREA 2 RECD TEMP. EASMT. DE 30-002 SEE SHEET 4, 5, 8

PNT	OFFSET	STATION	ALIGNMENT
DE 10006	47.00' L	501+18.00	Foppleville Road SE (RHS)
DE 10023	19.07' L	501+85.00	Foppleville Road SE (RHS)
71	22.96' L	501+25.37	Foppleville Road SE (RHS)
DE 10027	41.00' L	501+18.42	Foppleville Road SE (RHS)
DE 10006	47.00' L	501+18.00	Foppleville Road SE (RHS)
REC'D EASMT AREA 21	922.38' S		
REC'D EASMT AREA 21	0.02' AC		
REC'D TEMP EASMT AREA 1	AREA 21 - 6494.63' S		
REC'D TEMP EASMT AREA 1	AREA 21 - 0.15' AC		

PARCEL 4 RECD TEMP. EASMT. SEE SHEET 4, 5, 8

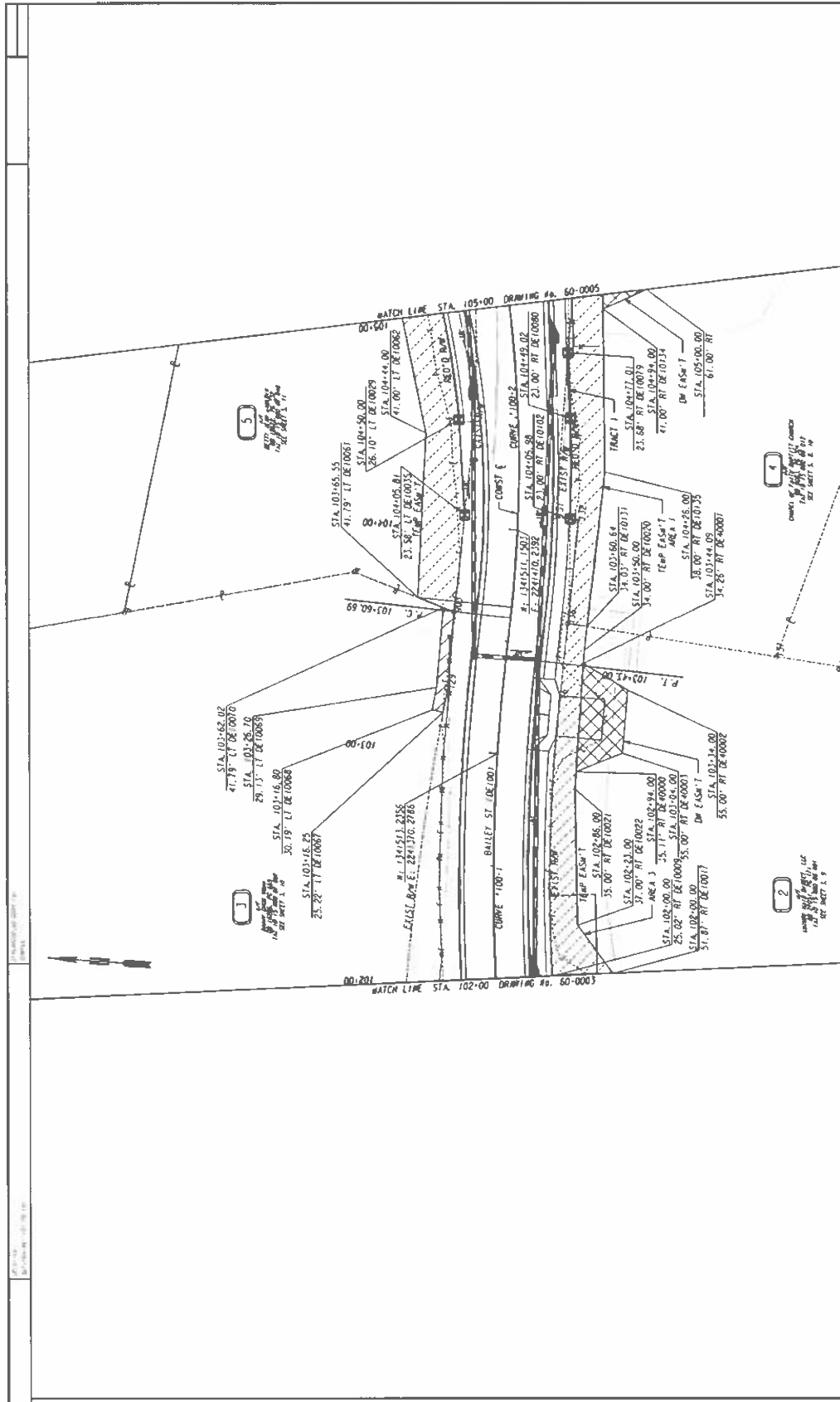
REC'D DRIVENWAY EASMT. 1



PNT	OFFSET	STATION	ALIGNMENT
DE 10061	47.29' L	103+60.58	Ballley Street
DE 10062	41.00' L	103+65.55	Ballley Street
DE 10077	50.00' L	105+44.00	Ballley Street
DE 10078	71.00' L	105+34.00	Ballley Street
DE 10079	71.00' L	105+34.00	Ballley Street
DE 10013	36.75' L	201+00.81	Woodcraft Road
ARC LENGTH	174.05		
CHORD BEAR	5 01'41"51.4" R		
LEN CHORD	152.50		
RADIUS	128.50		
DEGREES	17.4"		
DE 10013	32.82' L	105+32.55	Ballley Street
ARC LENGTH	78.16		
CHORD BEAR	5 15'11"29.6" R		
LEN CHORD	78.02		
RADIUS	148.50		
DEGREES	14 44'52.6"		
DE 10029	26.10' L	104+50.00	Ballley Street
DE 10035	23.58' L	104+05.81	Ballley Street
REC'D EASMT	4301.57' S		
REC'D EASMT	0.099' ACRES		

DATE	REVISIONS	DATE	REVISIONS
08/22/2011	1. LIMIT OF ROW ACQUISITION TEMP. 0 PERSET		
08/22/2011	2. TEST POINTS UPDATED		

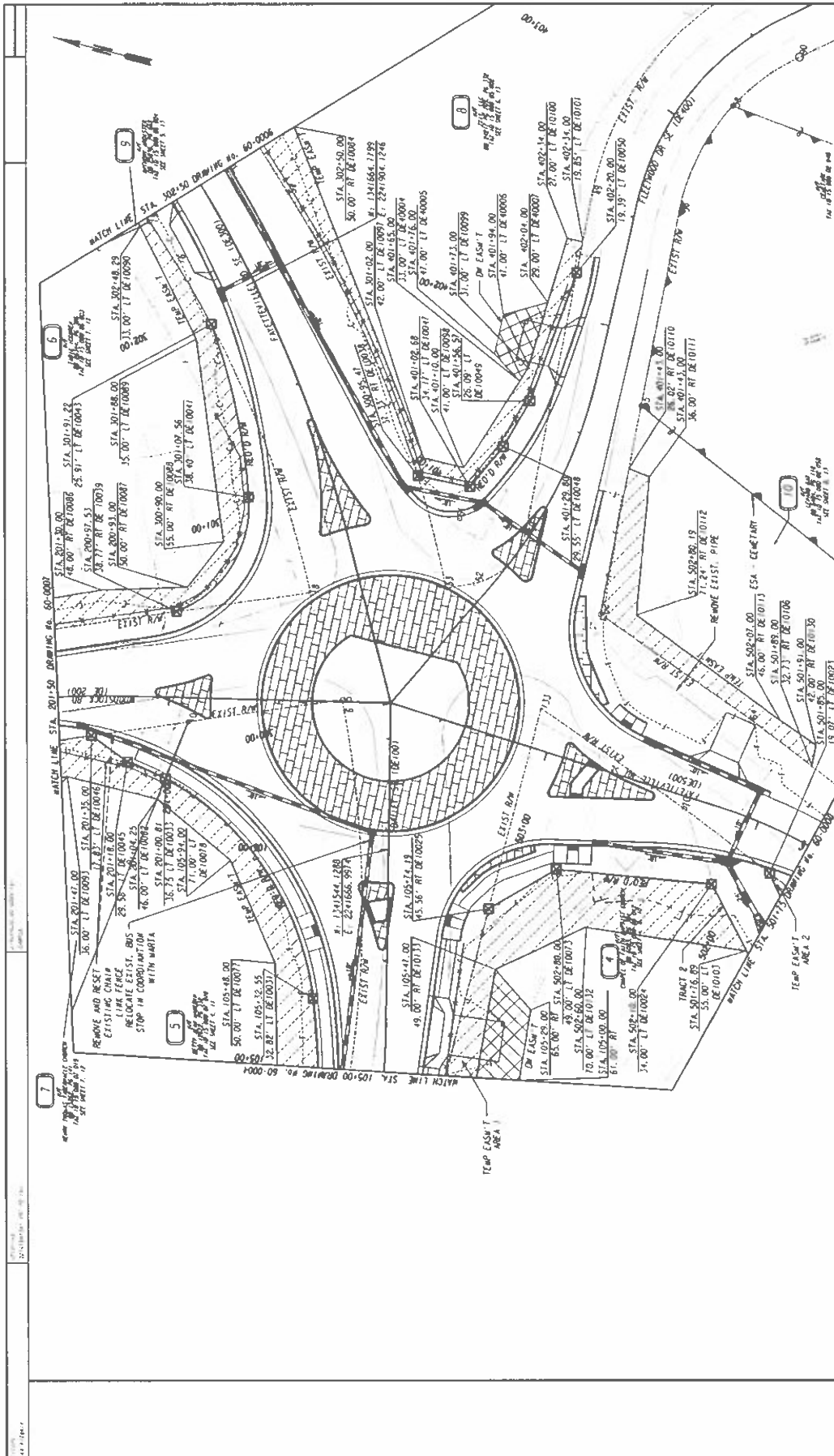
PROJECT NO. 60-0011
 COUNTY ROAD & TOLSON
 LAND DISTRICT, 15
 DISTRICT 1549
 DATE: 08/22/2011 10:41:11 AM



DATE	REVISIONS	DATE	REVISIONS
03/24/26 PAR 2	ADDED DM POINT NUMBERS		
04/22/26 PAR 2	ADDED DM POINT NUMBERS		

PROPERTY AND EXISTING ROW LINE
 REQUIRED ROW LINE
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTRUCTION OF DRAINAGE
 EASEMENT FOR CONSTRUCTION OF DRAINAGE
 EASEMENT FOR CONSTRUCTION OF DRAINAGE
 EASEMENT FOR CONSTRUCTION OF DRAINAGE

DEKALB COUNTY
 TRANSPORTATION DIVISION
 PROJECT NO.
 COUNTY, DEKALB & FULTON
 LAND LOT NO. 000
 LAND DISTRICT: 15
 DATE: 08/02/23 SW 4 OF 13
 60-0004



DATE	REVISIONS
04/22/28	PAR 8 ADDED IN POINT NUMBERS

DATE	REVISIONS
	BLA
	EIA
	EXISTING LIMIT OF ACCESS
	PRO'D LIMIT OF ACCESS
	EXISTING LIMIT OF ACCESS & ROW
	PRO'D LIMIT OF ACCESS & ROW
	GRADE BARRIER PERCE
	ESA - EMP. SENSITIVE AREA

PROPERTY AND EXISTING ROW LINE
REQUIRED ROW LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

DEKALB COUNTY
TRANSPORTATION DIVISION
RIGHT OF WAY MAP
PROJECT NO. DEKALB 8 FULLON
COUNTY OF DEKALB
LAND DISTRICT 15
GMD: 149
DATE: 08/02/23 SH 5 OF 13
60-0005

