



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

DeKalb County Board of Education
Sam Moss Service Center
1780 Montreal Road
Tucker, GA 30084

RE: PROJECT: Vermack Road Path Installation
COUNTY: DeKalb
PARCEL: 1

Date: February 15, 2023

Dear: DeKalb County Board of Education,

The City of Dunwoody is in the process of purchasing property to improve the roadway designated above. In order to make this project possible, 3,352.20 sq/ft of your property in fee and N/A sq/ft of your property in permanent easement, and 3,444.92 sq/ft of your property in temporary easement will be needed. This is more particularly shown on the plat attached to the option with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found that the Fair Market Value of the property and/or rights to be purchased and damages to the remainder, if any, to be \$ 25,281.00. The attached form, entitled "Statement of Estimated Values", separates certain elements comprising the above listed value.

Our Right of Way Specialist, Laura Northcraft at 843-409-3828 representing the City, is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law. He will also provide you with a brochure, which comprehensively outlines the procedures used in purchasing rights of way.

If you will agree to the terms expressed herein by signing the enclosed "Option for Right of Way" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,

Ishri Sankar, P.E.
Capital Projects Manager
City of Dunwoody

BY: Laura Northcraft

Laura Northcraft

Right of Way Acquisition Consultant
CHB Acquisition Services, LLC

Denis Shortal Mayor
Eric Linton, ICMA-CM City Manager
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1
Jim Riticher City Council Post 2
Tom Lambert City Council Post 3

Terry Nall City Council Post 4
Lynn Deutsch City Council Post 5
John Heneghan City Council Post 6



Summary Statement Basis For Just and Adequate Compensation

1. PROJECT: Vermack Road Path Installation	County: DeKalb	Parcel: 1
2. OWNER NAME/MAILING ADDRESS:	DeKalb County Board of Education Sam Moss Service Center 1780 Montreal Road Tucker, GA 30084	
3. PROPERTY ADDRESS: 1877 Vanderlyn Drive		
4. FAIR MARKET VALUE (see attached Market Data Information):		

Right of Way; 3,352.20 AC/SF X \$ 6.00 AC/SF = \$ 20,113.00
 Permanent Easement: N/A AC/SF X \$ N/A AC/SF X % = \$ 0.00
 Temporary Easement: 3,444.92 AC/SF X \$ 6.00 AC/SF X 25 % = \$ 5,167.00
 Estimated Value of Improvement(s): \$ 0.00
 Cost to Cure: \$ 0.00
 Damage to Trade Fixtures: \$ 0.00
 Estimated Value of all consequential or severance damages: \$0.00
 Estimated Value of REMAINDER: \$ N/A

TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder \$ N/A
 Including the Remainder \$ N/A

(This value is the amount approved by the State for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project).

5. Division of Interests

<u>NAME</u>	<u>KIND OF INTEREST</u>	<u>ESTIMATED VALUE</u>
DeKalb County Board of Education	<u>Fee</u>	\$25,281.00
Total Estimated Fair Market Value:		\$ 0.00

6. If you wish to retain and remove the items listed in the Special/Other Provision section on the Option for Right of Way The City of Dunwoody will:

(a) Deduct at Closing \$ N/A (Retention Value)

(b) Deduct at Closing \$ N/A (Performance Bond)

Total Withheld at Closing \$ N/A

You may be entitled to certain benefits under our Relocation Assistance Program. As these benefits are of a special nature, they will be explained separately.

DATE: 2/15/2023 PREPARED BY: Laura Northcraft
Staff Negotiator

MARKET DATA INFORMATION**Vacant Land Sales**

Address	Deed Book / Page
NEC Haynes Bridge Rd/Morrison Parkway	65258 / 695
1904 & 1916 Idlewood Rd	29634 / 590
4583 E Jones Bridge Rd	56314 / 304

AGREEMENT TO PURCHASE REAL ESTATE

Project: Vermack Road Path Installation

Parcel # 1

Tax Parcel ID # 18 368 09 015

GEORGIA, DeKalb COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to Georgia Department of Transportation an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 363 of the 18th District of DeKalb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of \$ **25,281.00**, the undersigned agrees to execute and deliver to the City of Dunwoody, Georgia fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.
 - 3,352.20 Square Feet of Right of Way
 - Square Feet of Construction and Maintenance Easement (Permanent Easement)
 - 3,444.92 Square Feet of Construction Easement (Temporary Easement)
- 3) All Temporary Easements will terminate upon completion and acceptance of the project by the City of Dunwoody.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this _____ day of _____, 2023.

Signed, Sealed and Delivered
in the presence of:

Witness

Notary Public

DeKalb Board of Education (Seal)

(Seal)

ACCEPTED BY: _____
Date _____
Local Sponsor



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

Owner's Receipt of Plans & Explanation Acknowledgement

DeKalb County Board of Education
Sam Moss Service Center
1780 Montreal Road

RE: PROJECT: Vermack Road Path Installation
COUNTY: **DeKalb**
PARCEL: 1

DATE: February 15, 2023

PROJECT NO.: Vermack Road Path Installation

COUNTY: DeKalb
Project: Vermack Road Path Installation
PARCEL NO.: 1
OWNER(S): DeKalb County Board of Education

I have this date received the following full-sized and / or half-sized (to scale):
Right of Way plans, sheet 60-0001, 60-0002, 60-0003 & 60-0004, dated: 9-15-2022,
Revised: N/A
Roadway cross-section plans; 23-0001, 23-0002, 23-0003, 23-0004 and 23-0005
(Negotiator to initial and date bottom right corner of plans on date given to property owner.)
Driveway profiles (if applicable) 17-0001
(Negotiator to initial and date bottom right corner of plans on date given to property owner.)

Also, I acknowledge that the Right of Way Consultant Laura Northcraft representing the City of Dunwoody has explained the above stated plans to me (us) and the effects of the proposed project on my (our) property as of this date.

Owner's Name _____ Signature _____
(Print Name)

Negotiator's Name Laura Northcraft Signature Laura Northcraft
Sincerely,

Ishri Sankar, P.E.
Capital Projects Manager
City of Dunwoody

BY: Laura Northcraft



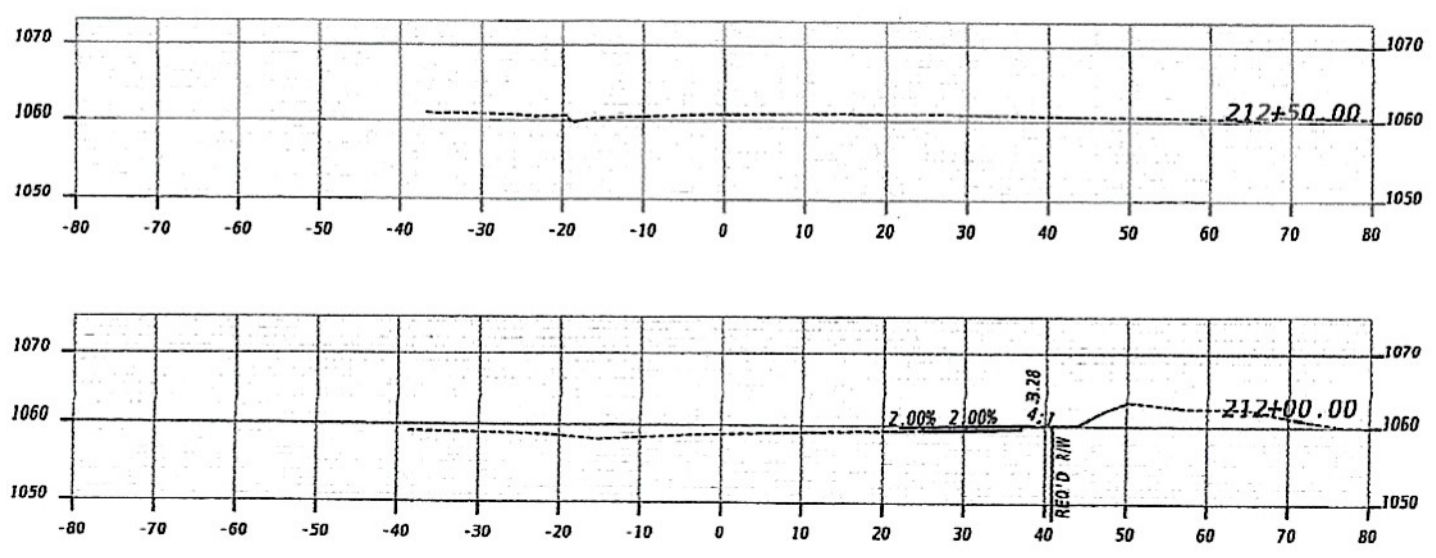
REVISION DATES	

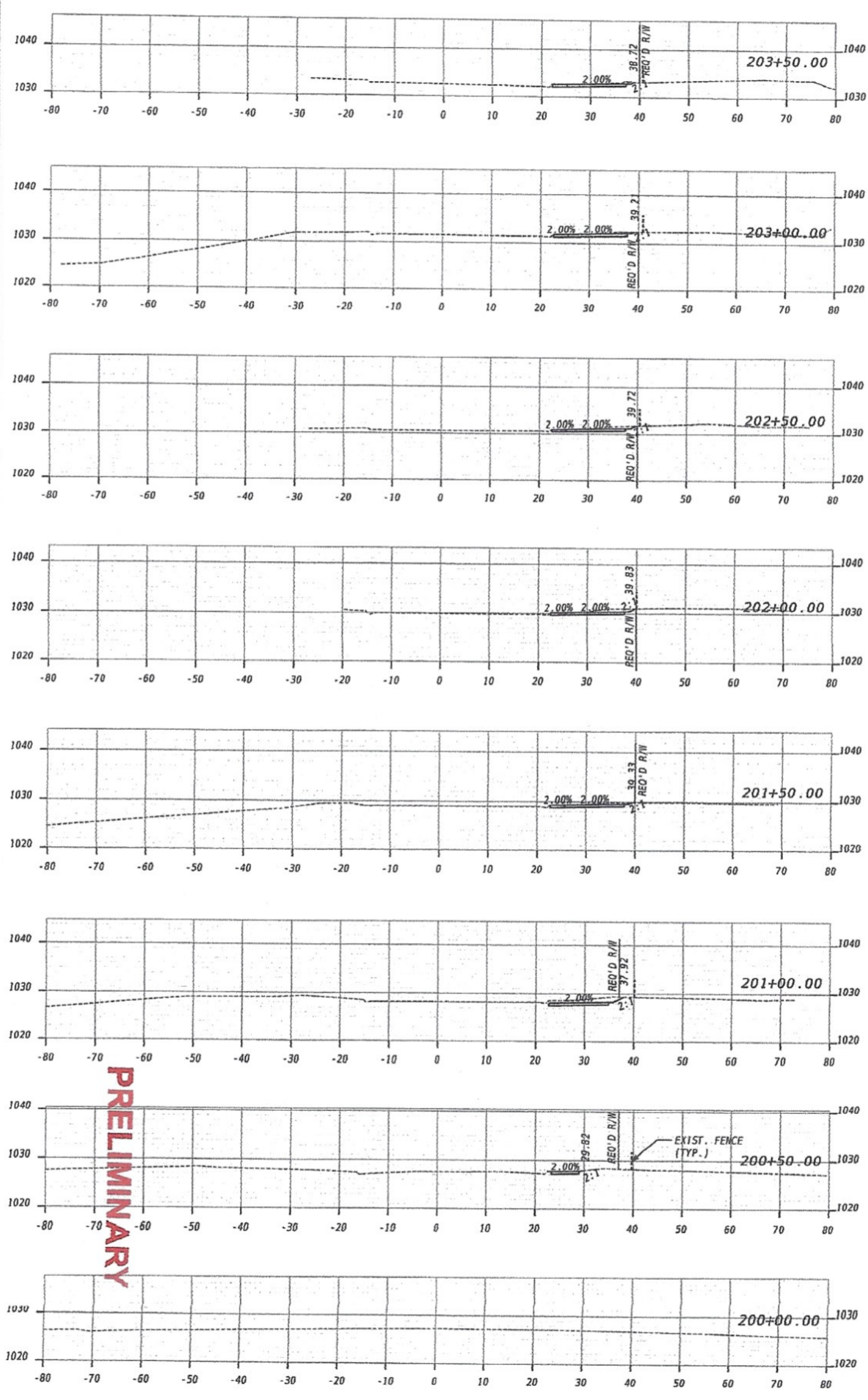
CHECKED:	DATE:
DESIGNED:	DATE:
CONTRACTOR:	DATE:
INSTRUMENTED:	DATE:

VERMACC ROAD PATH INSTALLATION

DRAWING No. **23-0004**

PRELIMINARY





PRELIMINARY



REVISION DATES	

ORDERED	
DESIGNED	
CHECKED	
APPROVED	
DATE	

**VERMACK ROAD
PATH INSTALLATION**

DRAWING NO.
23-0001


PARCEL APPEARS ON SHEETS
60-0001 TO 60-0003

PNT	OFFSET/	STATION/	BEARING	ALIGNMENT
DE100	14.15 R	200+28.04	22.22 S	VERMACK ROAD
DE101	37.93 R	204+01.11		VERMACK ROAD
ARC LENGTH	64.45			
CHORD BEAR	N109°03'35.5"W			
LNTH CHORD	64.45			
RADIUS	138.23			
DEGREE	94°07'49"			
DE102	39.33 R	204+66.22		VERMACK ROAD
DE103	37.49 R	209+67.00		VERMACK ROAD
DE104	43.50 R	209+50.50		VERMACK ROAD
DE105	41.50 R	207+30.00		VERMACK ROAD
DE106	40.00 R	207+30.00		VERMACK ROAD
DE107	40.00 R	205+55.00		VERMACK ROAD
DE108	43.04 R	205+12.00		VERMACK ROAD
DE109	40.00 R	205+03.00		VERMACK ROAD
ARC LENGTH	228.05			
CHORD BEAR	S11°10'39.8"E			
LNTH CHORD	228.05			
RADIUS	390.00			
DEGREE	01°33'10"			
DE110	40.00 R	202+14.46		VERMACK ROAD
DE111	44.46 R	201+30.00		VERMACK ROAD
DE112	30.15 R	201+00.00		VERMACK ROAD
DE113	31.00 R	200+27.41		VERMACK ROAD
DE100	34.16 R	200+28.04		VERMACK ROAD
REOD R/W	0.064			ACRES


PNT	OFFSET/	STATION/	BEARING	ALIGNMENT
DE113	37.00 R	200+27.41		VERMACK ROAD
DE112	40.00 R	201+00.00		VERMACK ROAD
DE111	40.00 R	201+30.00		VERMACK ROAD
DE120	44.00 R	201+81.00		VERMACK ROAD
DE121	44.00 R	201+81.00		VERMACK ROAD
DE122	44.00 R	201+30.00		VERMACK ROAD
DE123	39.50 R	201+02.00		VERMACK ROAD
DE124	39.50 R	201+01.00		VERMACK ROAD
DE125	37.00 R	200+27.41		VERMACK ROAD
REOD EASMT AREA	464.661			SF

PNT	OFFSET/	STATION/	BEARING	ALIGNMENT
DE127	40.00 R	204+20.00		VERMACK ROAD
ARC LENGTH	84.09			
CHORD BEAR	N09°03'36.3"W			
LNTH CHORD	84.09			
RADIUS	360.00			
DEGREE	01°33'10"			
DE109	40.00 R	205+05.00		VERMACK ROAD
DE128	40.75 R	205+06.31		VERMACK ROAD
DE129	40.00 R	204+20.00		VERMACK ROAD
REOD EASMT AREA	45.588			SF

PNT	OFFSET/	STATION/	BEARING	ALIGNMENT
DE131	40.76 R	205+00.00		VERMACK ROAD
DE128	44.00 R	205+06.31		VERMACK ROAD
DE109	44.00 R	205+12.00		VERMACK ROAD
DE132	46.68 R	205+55.00		VERMACK ROAD
DE133	55.00 R	205+10.00		VERMACK ROAD
DE134	65.00 R	205+00.00		VERMACK ROAD
DE131	40.76 R	205+00.00		VERMACK ROAD



City of
Dunwoody
Georgia



PRACTICAL DESIGN PARTNERS

NOT TO SCALE

REVISION DATES

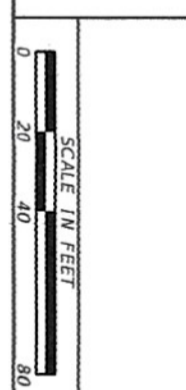
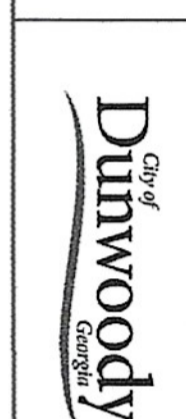
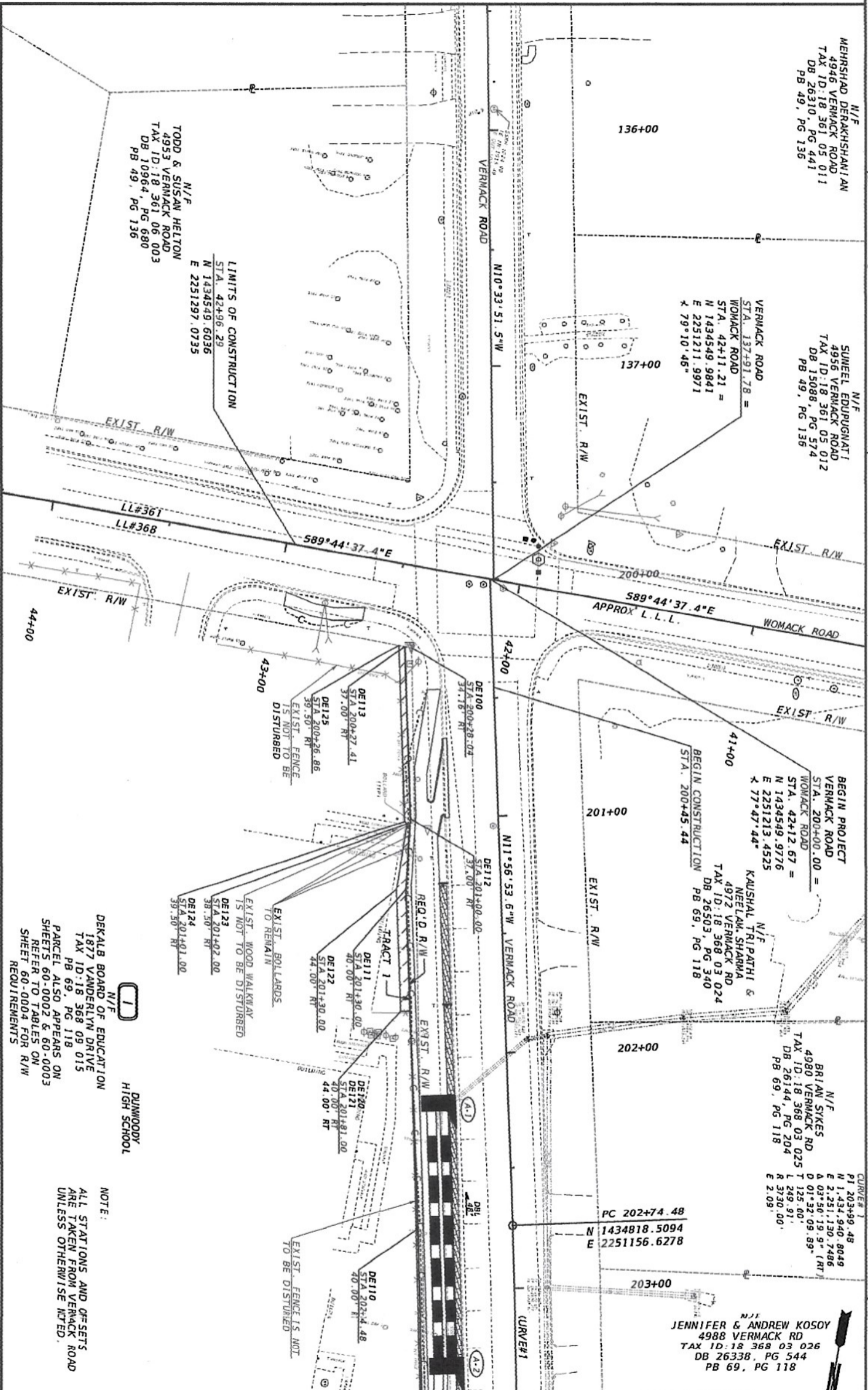
NO.	DATE	DESCRIPTION

RIGHT OF WAY PLAN
VERMACK ROAD
PATH INSTALLATION

DRAWING NO.
60-0004

PRELIMINARY

Prl 2.18.23



REVISION DATES		DRAWING NO.	
			60-0001

DEKALB BOARD OF EDUCATION
 1877 VANDERLYN DRIVE
 TAX ID: 18 368 09 015
 PB 69, PG 118
 PARCEL ALSO APPEARS ON
 SHEETS 60-0002 & 60-0003
 REFER TO TABLES ON
 SHEET 60-0004 FOR R/W
 REQUIREMENTS

DUNWOODY HIGH SCHOOL

NOTE:
 ALL STATIONS AND OFFSETS
 ARE TAKEN FROM VERMACK ROAD
 UNLESS OTHERWISE NOTED.

RIGHT OF WAY PLAN
 VERMACK ROAD
 PATH INSTALLATION
 DRAWING NO. 60-0001



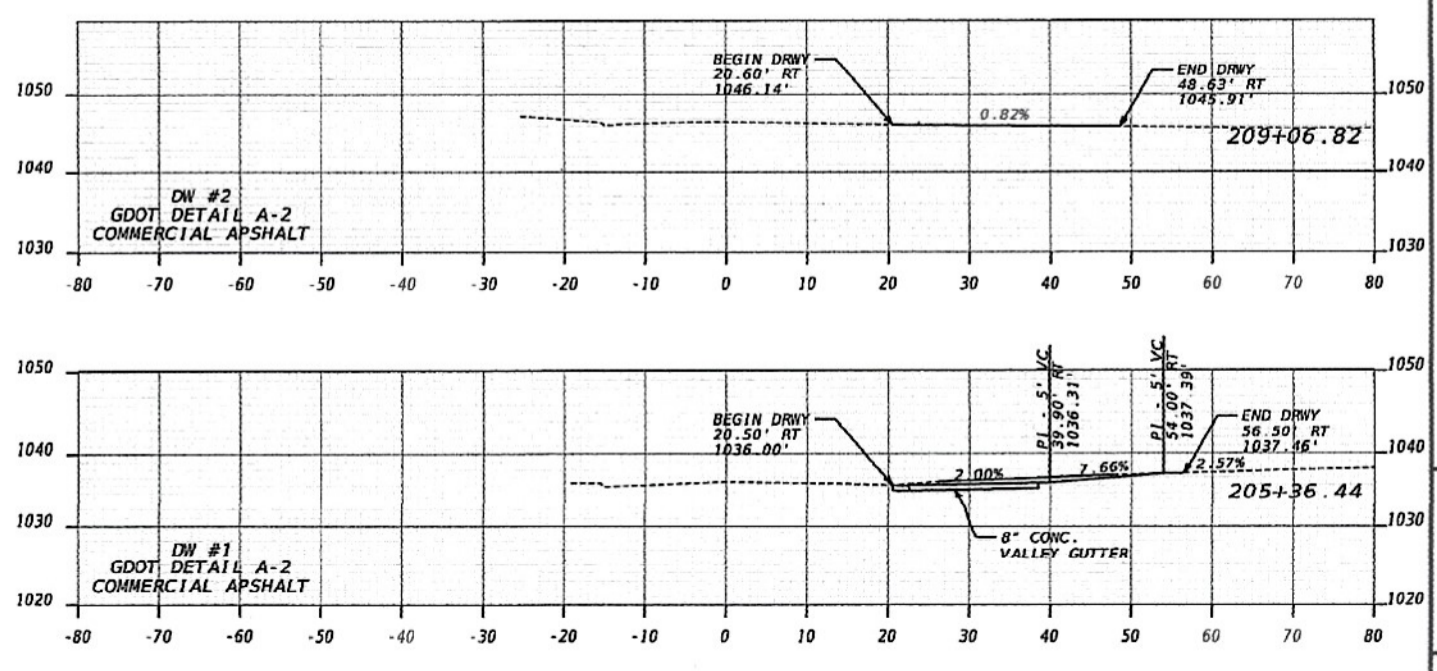
PRELIMINARY
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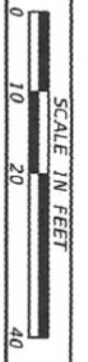


REVISION DATES	

DRIVEWAY PROFILE	
DESIGNED BY	
CHECKED BY	
CONSTRUCTED BY	
VERIFIED BY	
DATE	
DATE	
DATE	
DATE	
DRAWING NO.	17-0001

VERMACK ROAD
 PATH INSTALLATION



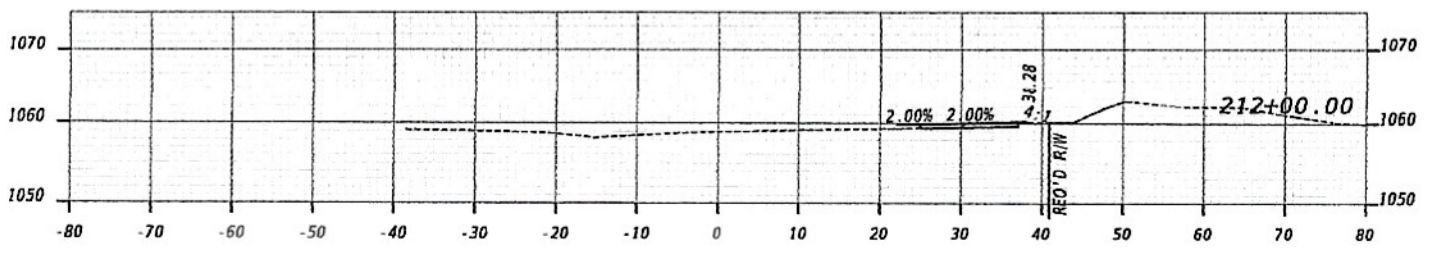
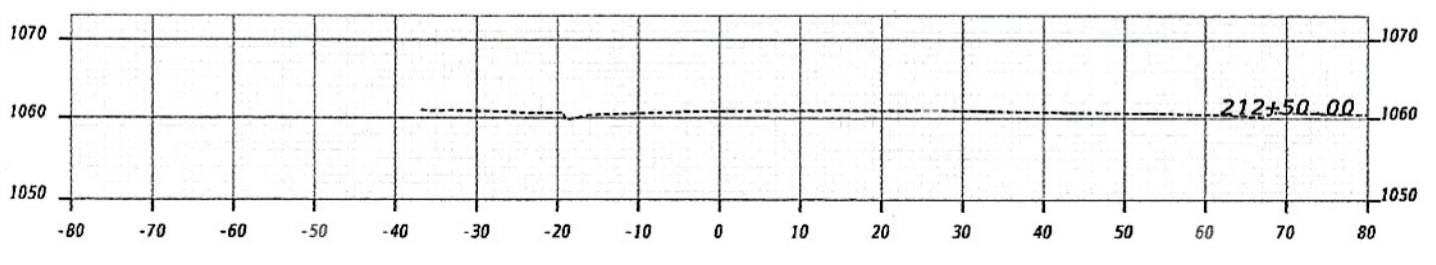


REVISION DATES	

CHECKED:	DATE:	DRAWING No. 23-0004
DESIGNED:	DATE:	
CONSTRUCTED:	DATE:	
VERIFIED:	DATE:	

EARTHWORK CROSS SECTIONS
VERMACK ROAD
PATH INSTALLATION

PRELIMINARY
DATE 2.18.23



PRELIMINARY
 ML 2.18.23



REVISION DATES

NO.	DATE	DESCRIPTION

EARTHWORK CROSS SECTIONS

VERMACK ROAD
 PATH INSTALLATION

DATE	DATE	DATE	DATE

DRAWING NO. 23-0005

