

DEKALB COUNTY
OPTION FOR PERMANENT EASEMENT AND
TEMPORARY CONSTRUCTION EASEMENT

PROJECT: South Peachtree Creek Briarcliff Heights Connector

In consideration of (\$1.00) One Dollar and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as GRANTOR), being the owner thereof, hereby offers and agrees to sell and convey to **DEKALB COUNTY, GEORGIA**, (hereinafter referred to as GRANTEE), or its assignee or nominee, **2,198** square feet of permanent construction easement and **2,360** square feet of temporary construction easement, with right-of-entry as shown shaded and/or colored on the plat dated October 30, 2023; revised April 19, 2024; and being more particularly depicted on **Exhibit(s) "A & B"** attached hereto and made a part hereof by this reference; located in **Land Lot 157** of the **18th District, County of DeKalb, State of Georgia; PARCEL TAX ID #18 157 02 005**; upon the following terms and conditions:

The total purchase price shall be **\$4,005 DOLLARS & NO/100.**

All expenses for examination of title and of preparation in recording the Deed shall be paid by the Grantee. This offer shall be irrevocable for a period of ninety (180) days from the date hereof and shall remain in force specify the place and time of closing. The Grantor agrees that this offer shall not be revocable and that it will not sell, mortgage, encumber or otherwise dispose of such property or any part thereof prior to said expiration date.

"Other Provisions"

This agreement shall be binding upon the Grantor and its heirs, executors, administrators, successors and assigns, notwithstanding the prior acceptance of this offer. The Grantee in lieu of completing the purchase of said premises, may at any time prior to closing, proceed to acquire the same by condemnation. Loss or damage to the property by fire or casualty shall be at risk of the Grantor until title has been conveyed to the Grantee.

Signed, Sealed and Delivered this _____, day of _____, 2024, in the presence of:

DeKalb County Board of Education

Witness

By:
Title:

Notary Public

Parcel No. 18 157 02 005

DEKALB BOARD OF EDUCATION
LEGAL DESCRIPTION
1634 KNOB HILL – PERMANENT EASEMENT

All that tract or parcel of land lying and being located in Land Lot 157 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

Beginning at the intersection of Briarcliff Road (100' right-of-way) and Cliff Valley Way (60' right-of-way), commence South 51 Degrees 24 Minutes 24 Seconds East for a distance of 1273.16 feet to a point, which is the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, commence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 29.68 feet to a point;

Thence along a curve to the right having a radius of 112.50 feet and an arc length of 29.59 feet, being subtended by a chord of South 14 Degrees 50 Minutes 00 Seconds East for a distance of 29.50 feet to a point;

Thence South 07 Degrees 17 Minutes 55 Seconds East for a distance of 34.20 feet to a point on the western right-of-way of Knob Hill Drive (60' right-of-way);

Thence along said western right-of-way with a curve to the left having a radius of 289.51 feet and an arc length of 34.69 feet, being subtended by a chord of South 07 Degrees 48 Minutes 10 Seconds West for a distance of 34.67 feet to a point;

Thence leaving said western right-of-way with a reverse curve to the right having a radius of 42.50 feet and an arc length of 38.10 feet, being subtended by a chord of North 32 Degrees 58 Minutes 58 Seconds West for a distance of 36.84 feet to a point;

Thence North 07 Degrees 17 Minutes 55 Seconds West for a distance of 34.47 feet to a point;

Thence along a curve to the left having a radius of 87.50 feet and an arc length of 37.13 feet, being subtended by a chord of North 19 Degrees 27 Minutes 24 Seconds West for a distance of 36.86 feet to a point, which is the TRUE POINT OF BEGINNING.

Said property contains 2,198 Square Feet more or less.

Exhibit A

1 of 2

DEKALB BOARD OF EDUCATION
LEGAL DESCRIPTION

1634 KNOB HILL – TEMPORARY CONSTRUCTION EASEMENT

All that tract or parcel of land lying and being located in Land Lot 157 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

Beginning at the intersection of Briarcliff Road (100' right-of-way) and Cliff Valley Way (60' right-of-way), commence South 51 Degrees 01 Minutes 03 Seconds East for a distance of 1256.95 feet to a point, which is the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, commence South 77 Degrees 56 Minutes 10 Seconds East for a distance of 14.78 feet to a 1/2" rebar found;

Thence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 3.58 feet to a point;

Thence along a curve to the right having a radius of 87.50 feet and an arc length of 37.13 feet, being subtended by a chord of South 19 Degrees 27 Minutes 24 Seconds East for a distance of 36.86 feet to a point;

Thence South 07 Degrees 17 Minutes 55 Seconds East for a distance of 34.47 feet to a point;

Thence along a curve to the left having a radius of 42.50 feet and an arc length of 38.10 feet, being subtended by a chord of South 32 Degrees 58 Minutes 58 Seconds East for a distance of 36.84 feet to a point on the western right-of-way of Knob Hill Drive (60' right-of-way);

Thence along said western right-of-way with a compound curve to the left having a radius of 289.51 feet and an arc length of 15.73 feet, being subtended by a chord of South 02 Degrees 48 Minutes 47 Seconds West for a distance of 15.73 feet to a point;

Thence leaving said western right-of-way with a reverse curve to the right having a radius of 54.29 feet and an arc length of 57.74 feet, being subtended by a chord of North 35 Degrees 07 Minutes 55 Seconds West for a distance of 55.05 feet to a point;

Thence North 07 Degrees 17 Minutes 55 Seconds West for a distance of 34.47 feet to a point;

Thence along a curve to the left having a radius of 75.00 feet and an arc length of 44.28 feet, being subtended by a chord of North 24 Degrees 12 Minutes 40 Seconds West for a distance of 43.64 feet to a point, which is the TRUE POINT OF BEGINNING.

Together with:

All that tract or parcel of land lying and being located in Land Lot 157 of the 18th District of Dekalb County, Georgia and being more particularly described as follows:

Beginning at the intersection of Briarcliff Road (100' right-of-way) and Cliff Valley Way (60' right-of-way), commence South 51 Degrees 01 Minutes 03 Seconds East for a distance of 1256.95 feet to a point; Thence South 77 Degrees 56 Minutes 10 Seconds East for a distance of 14.78 feet to a 1/2" rebar found; Thence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 3.58 feet to a point; Thence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 29.68 feet to a point, which is the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, commence South 84 Degrees 05 Minutes 25 Seconds East for a distance of 30.63 feet to a 1/2" rebar found on the western right-of-way of Knob Hill Drive (60' right-of-way);

Thence along said western right-of-way with a curve to the left having a radius of 289.51 feet and an arc length of 62.25 feet, being subtended by a chord of South 17 Degrees 23 Minutes 43 Seconds West for a distance of 62.13 feet to a point;

Thence leaving said western right-of-way North 07 Degrees 17 Minutes 55 Seconds West for a distance of 34.20 feet to a point;

Thence along a curve to the left having a radius of 112.50 feet and an arc length of 29.59 feet, being subtended by a chord of North 14 Degrees 50 Minutes 00 Seconds West for a distance of 29.50 feet to a point, which is the TRUE POINT OF BEGINNING.

Said property contains 2,360 Square Feet more or less.

Exhibit B

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