



770.621.7200 (o)
770.621.7271 (f)
DeKalbCountyga.gov

Watershed Management
180 Sams Street
Suite B 3200
Decatur, GA 30030

Date: _____

DeKalb County School District
1701 Mountain Industrial Blvd.
Stone Mountain, GA 30083

RE: DeKalb County Capital Improvement
Project No. 0024-006
Package Upper Snapfinger
Property Address: 1911 R. S. Hairston Rd. Decatur, GA 30035
Project Parcel 09
Tax ID Number 15 192 06 023

Chief Executive Officer
Lorraine Cochran- Johnson

Board of Commissioners

District 1
Robert Patrick

District 2
Michelle Long Spears

District 3
Nicole Massiah

District 4
Chakira Johnson

District 5
Mereda Davis Johnson

District 6
Edward Terry

District 7
LaDena Bolton, PhD

Greetings,

DeKalb County, Georgia is in the process of acquiring property to improve and implement the Project referenced above. To make this project possible **22,348 square feet/acres of Permanent Sewage Easement, and 30,761 square feet/acres of Temporary Construction Easement, plus Site Improvements, if any** is needed from your property located at **1911 R S. Hairston Rd. Decatur, GA 30035**. This is more particularly shown on the plat attached to the Option provided with his letter.

Your property has been valued by an independent, state-certified appraiser who, after careful consideration, found the Fair Market Value of the easement rights to be purchased and the damages, if any, to your remaining property to be **\$7,900.00**. The attached form, entitled "Summary Statement Basis of Just and Adequate Compensation" provides the basis for this offer and separately states the elements comprising the established value and compensation along with the market data in support thereof.



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Decatur, GA 30030

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DeKalb County School District
Page 2

Our negotiator, **Ashlee Fuller**, who may be contacted at **770-687-3763**, represents DeKalb County, Georgia's Department of Watershed Management and is authorized to explain this offer and project and further discuss the full effect of the purchase and your rights as provided by law.

If you agree to the terms expressed and contained in this Offer Package, please sign the enclosed documents, return them to **Ashlee Fuller**, and they will be promptly submitted for closing and payment.

If you have any further questions or concerns, please call **Ashlee Fuller** at **770-687-3763**.

Yours Very Truly,

Jeff Joyner
Vice President, Right-of-Way
Atlas Technical Consultants, LLC

AJJ/amb
Enclosures

*Property Owner Acknowledgment of Receipt of Plans & Explanation
Summary Statement Basis for Just and Adequate Compensation
Option for Permanent Sewage Easement and Temporary Construction Easement
W-9*

Chief Executive Officer
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District 1
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District 7
LaDena Bolton, PhD

DEKALB COUNTY

OPTION FOR PERMANENT SEWER EASEMENT &
TEMPORARY CONSTRUCTION EASEMENT

PROJECT: 0024-006

PARCEL: 09

In consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, DeKalb County School District, the undersigned (“Grantor”), being the owner of the parcel identified on the map dated April 5, 2024, last revised May 15, 2024, and attached as Exhibit “A”, hereby bind myself, my heirs, executors and assigns as follows:

Within (120) days hereof, I agree to convey and deliver to DeKalb County, Georgia (“Grantee”) or its successor, assignee or nominee, an unencumbered 22,348 square feet/acres in permanent sewer easement and 30,761 square feet/acres in temporary construction easement for the DeKalb County Sewer Project 0024-006 Upper Snapfinger Trunk Sewer, said easements being further shown on Exhibit “A”.

Upon conveying and delivering the easements, DeKalb County, Georgia shall pay me the sum of SEVEN THOUSAND NINE HUNDRED AND 00/100 (\$7,900.00).

FOR RECORDING

Exhibit "A"

N/F
 GEORGIA-CUMBERLAND ASSOCIATION OF
 SEVENTH-DAY ADVENTISTS, INC.
 TAX ID: 15 192 06 018
 DB 27101 PG 208
 ADDRESS: 4556 HIGHLAND RD

N/F
 STEVEN THAN CEU & SUNG THLUI
 TAX ID: 15 192 06 159
 ADDRESS: 0 BIG VALLEY WAY
 DB 29125 PG 317

EXISTING SANITARY SEWER LINE

POB
PE
TCE1

POB
TCE2

L19

L13

L14

CENTERLINE OF
SNAPPING CREEK

PROPOSED SANITARY SEWER LINE

TCE2
 Area :3866 SQ. FT.
 0.089 ACRE

N/F
 DEKALB BOARD OF EDUCATION
 TAX ID: 15 192 06 023
 ADDRESS: 1911 SOUTH HAIRSTON ROAD
 NO DEED FOUND

POC
 NGS # 5148, BRASS DISK
 N: 1357828.66
 E: 2288274.12

MATCH LINE

EXISTING SANITARY SEWER LINE

GRID NORTH
 GA WEST NAD 83

LEGEND

—SS—	Sanitary Sewer Line
---	Property Line
- - -	Right of Way Line
- - - -	Easement Line
[Cross-hatched]	Proposed Permanent Sewer Easement (PE)
[Dotted]	Temporary Construction Easement (TCE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with X]	RWM Right-of-Way Monument Found
[Circle with SS]	Sanitary Sewer Manhole
DB	Deed Book
[Circle with dot]	IPF Iron Pin Found
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement
NTS	Not To Scale

REVISION 1:
 05-15-2024 - ADDED ESMT WIDTH



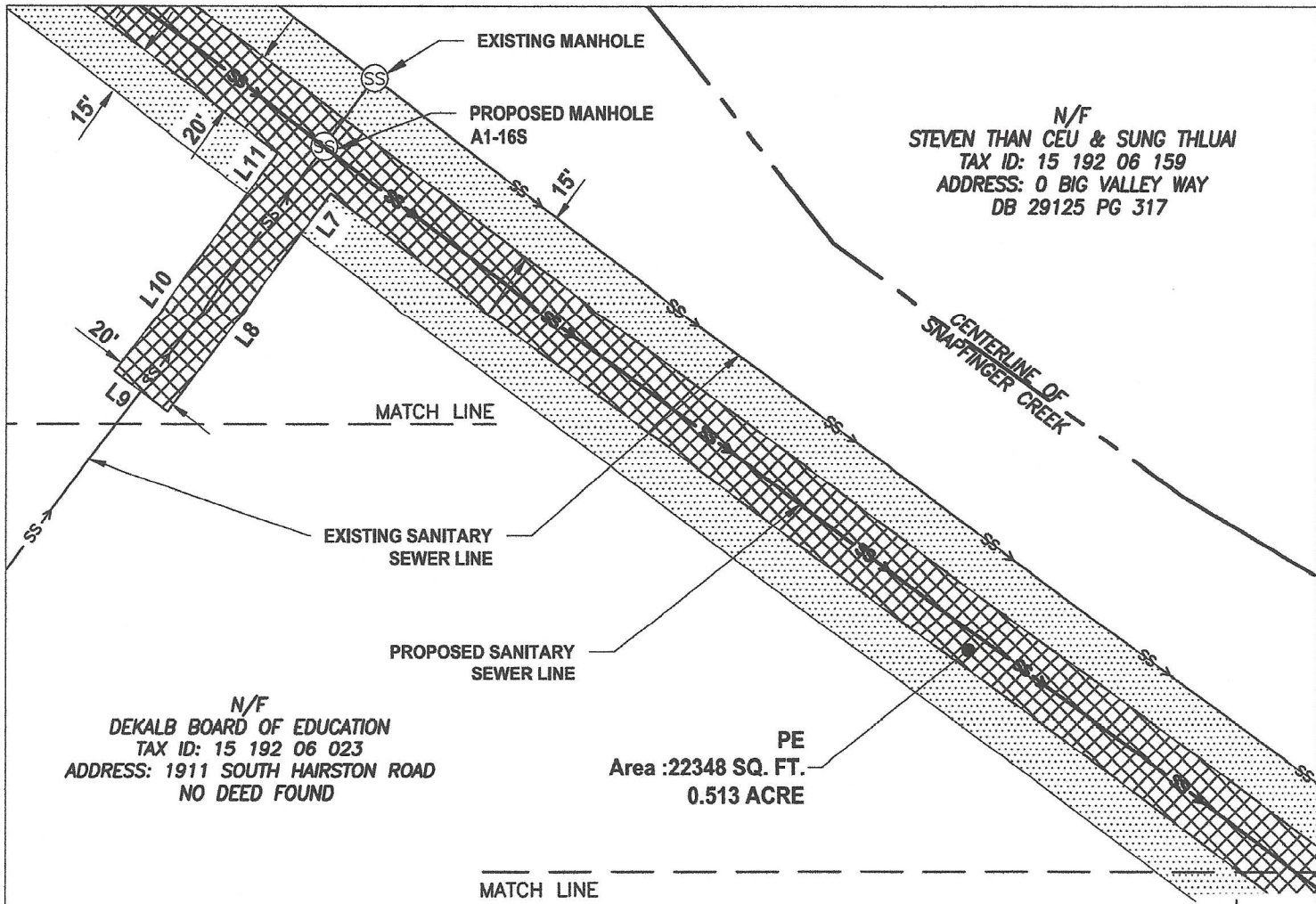
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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.

David R. May
 David R. May, PLS
 dmay@accura.com
 2024.05.17 08:10:36-04'00"

DAVID R. MAY PLS 3085

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-192-06-023
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 192, 15TH DISTRICT, DEKALB COUNTY, GA
 DATE: 04/05/2024 - SCALE 1"=50'
 JOB #: 20448
 SHEET 1 OF 7
 SURVEY PREPARED BY:

ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722



N/F
 STEVEN THAN CEU & SUNG THLUAI
 TAX ID: 15 192 06 159
 ADDRESS: 0 BIG VALLEY WAY
 DB 29125 PG 317

N/F
 DEKALB BOARD OF EDUCATION
 TAX ID: 15 192 06 023
 ADDRESS: 1911 SOUTH HAIRSTON ROAD
 NO DEED FOUND

PE
 Area :22348 SQ. FT.
 0.513 ACRE

LEGEND

SS →	Sanitary Sewer Line
---	Property Line
- - -	Right of Way Line
---	Easement Line
[Cross-hatched]	Proposed Permanent Sewer Easement (PE)
[Dotted]	Temporary Construction Easement (TCE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with X]	RWM Right-of-Way Monument Found
[Circle with SS]	Sanitary Sewer Manhole
DB	Deed Book
● IPF	Iron Pin Found
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement
NTS	Not To Scale



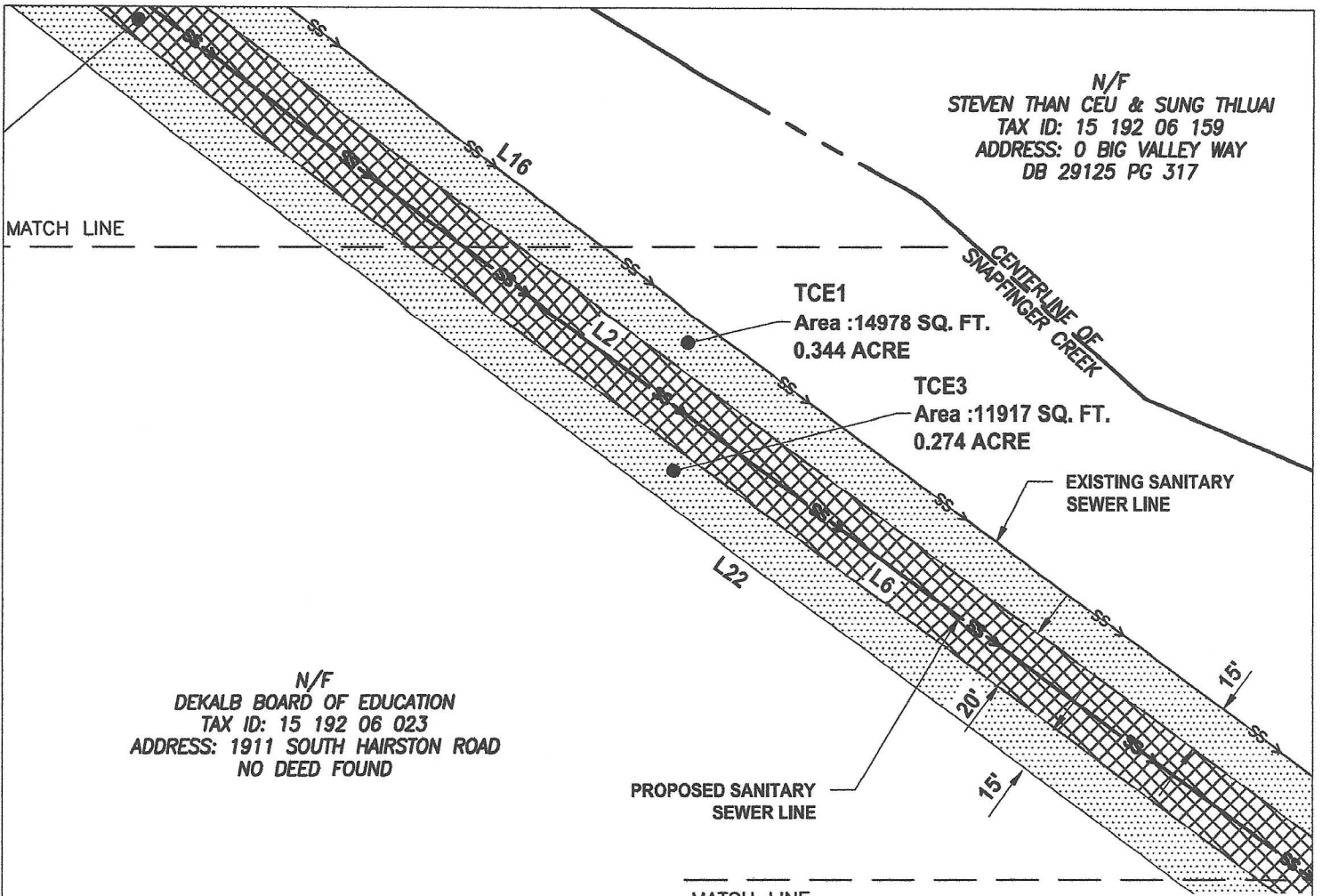
NOTES:
 1) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED HEREON. THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITY WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID ENTITY.
 2) THE CERTIFICATE OF AUTHORIZATION NUMBER FOR ACCURA ENGINEERING AND CONSULTING SERVICES, INC. IS LSF001140. SAID AUTHORIZATION EXPIRES ON 6/30/2024.
 3) THE POINT OF COMMENCEMENT (POC) SHOWN HEREON IS NGS MONUMENT # 5148 WITH GEOGIA STATE PLANE COORDINATES OF NORTH 1357828.66 AND EAST 2288274.12; A SCALE FACTOR OF 0.99990008; AN ELEVATION FACTOR OF 0.99996312; AND A COMBINED SCALE FACTOR OF 0.99986320.
 4) THE LATEST SURVEY FIELD DATE IS DECEMBER 2023.
 5) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41554 FEET; AN ANGULAR ERROR OF 2" PER ANGLE POINT; AND WAS ADJUSTED USING COMPASS RULE.
 6) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85782 FEET.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-192-06-023
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 192, 15TH DISTRICT, DEKALB COUNTY, GA
 DATE: 04/05/2024 - SCALE 1"=50'
 JOB #: 20448
 SHEET 2 OF 7
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE:404-241-8722



N/F
 STEVEN THAN CEU & SUNG THLUAI
 TAX ID: 15 192 06 159
 ADDRESS: 0 BIG VALLEY WAY
 DB 29125 PG 317

MATCH LINE



N/F
 DEKALB BOARD OF EDUCATION
 TAX ID: 15 192 06 023
 ADDRESS: 1911 SOUTH HAIRSTON ROAD
 NO DEED FOUND

PROPOSED SANITARY SEWER LINE

MATCH LINE

LEGEND

—SS—	Sanitary Sewer Line
---	Property Line
---	Right of Way Line
---	Easement Line
[Cross-hatched]	Proposed Permanent Sewer Easement (PE)
[Dotted]	Temporary Construction Easement (TCE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with X]	RWM Right-of-Way Monument Found
[Circle with SS]	Sanitary Sewer Manhole
DB	Deed Book
● IPF	Iron Pin Found
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement
NTS	Not To Scale

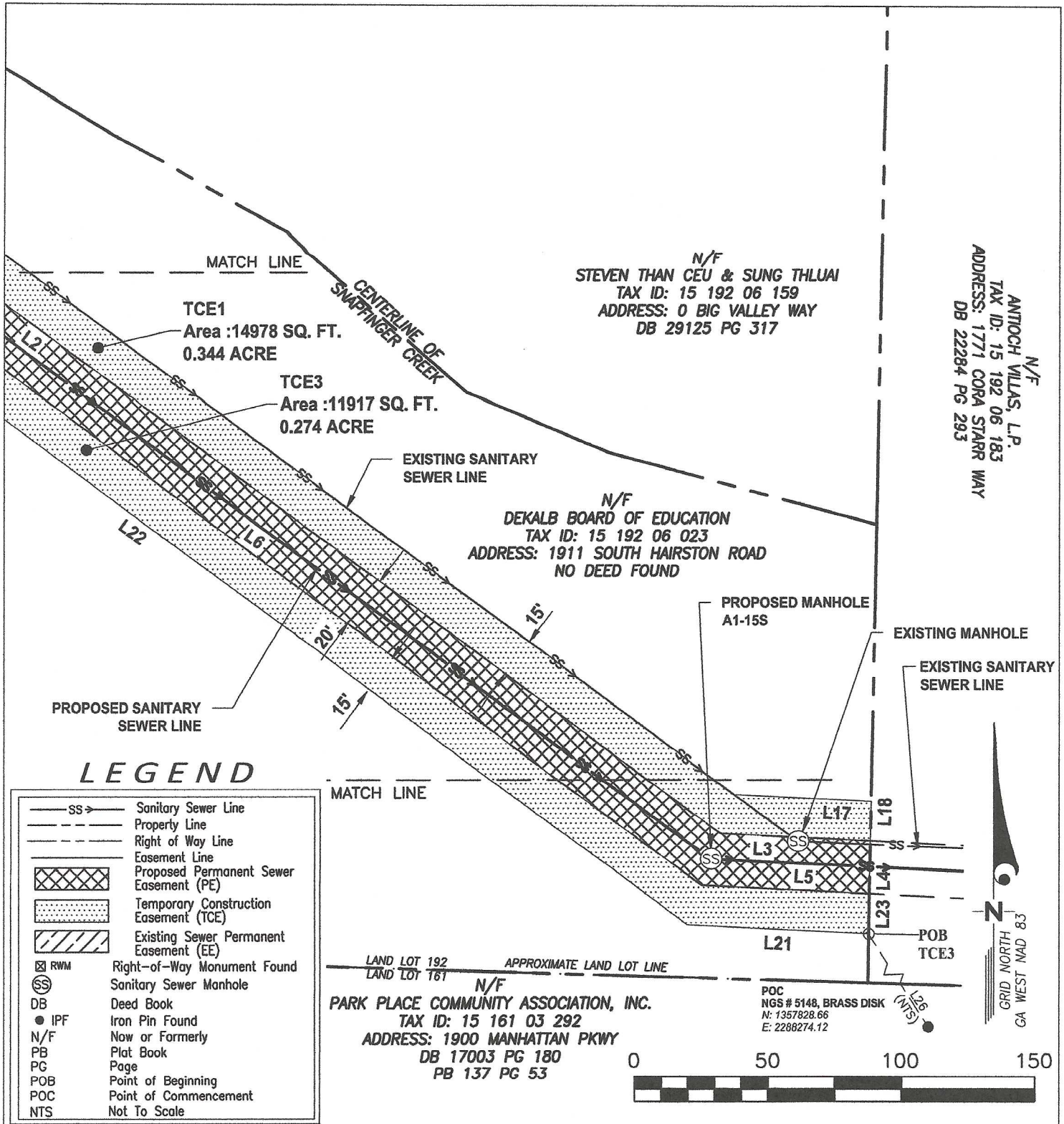
N/F
 PARK PLACE COMMUNITY ASSOCIATION, INC.
 TAX ID: 15 161 03 292
 ADDRESS: 1900 MANHATTAN PKWY
 DB 17003 PG 180
 PB 137 PG 53

APPROXIMATE LAND LOT LINE
 LAND LOT 192
 LAND LOT 161



NOTES:
 7) THE HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
 8) COORDINATES WERE DERIVED FROM eGPS NETWORK, MEASUREMENTS BY TKO GPS RECEIVER.
 9) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
 10) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE WHICH COULD REVEAL ENCUMBRANCES AND MATTERS OF TITLE AFFECTING THE PROPERTY NOT OTHERWISE DISCLOSED AND ACCURA ENGINEERING MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
 11) FOR PURPOSES OF CLARITY, NOT ALL IMPROVEMENTS ARE SHOWN HEREON.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-192-06-023
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 192, 15TH DISTRICT, DEKALB COUNTY, GA
 DATE: 04/05/2024 - SCALE 1"=50'
 JOB #: 20448
 SHEET 3 OF 7
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722



LEGEND

SS	Sanitary Sewer Line
---	Property Line
- - -	Right of Way Line
---	Easement Line
[Cross-hatched]	Proposed Permanent Sewer Easement (PE)
[Dotted]	Temporary Construction Easement (TCE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with X]	Right-of-Way Monument Found
(SS)	Sanitary Sewer Manhole
DB	Deed Book
● IPF	Iron Pin Found
N/F	Now or Formerly
PB	Plat Book
PG	Page
POB	Point of Beginning
POC	Point of Commencement
NTS	Not To Scale

LAND LOT 192
LAND LOT 181
APPROXIMATE LAND LOT LINE
N/F
PARK PLACE COMMUNITY ASSOCIATION, INC.
TAX ID: 15 161 03 292
ADDRESS: 1900 MANHATTAN PKWY
DB 17003 PG 180
PB 137 PG 53

POC
NGS # 5148, BRASS DISK
N: 1357828.66
E: 2288274.12



NOTES:
12) CONCERNING BUILDINGS SHOWN HEREON, PORTIONS OR ALL OF THE BUILDING MAY HAVE BEEN TAKEN FROM DEKALB COUNTY GIS. THOSE PORTIONS OF THE BUILDINGS SHOWN HEREON THAT FALL WITHIN THE EASEMENT AREAS WERE FIELD LOCATED.

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-192-06-023
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 192, 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 04/05/2024 - SCALE 1"=50'
JOB #: 20448
SHEET 4 OF 7
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

N/F
ANTIOCH VILLAS, L.P.
TAX ID: 15 192 06 183
ADDRESS: 1771 CORA STARR WAY
DB 22284 PG 293

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 15 192 06 023
ADDRESS: 1911 SOUTH HAIRSTON ROAD
NO DEED FOUND

N/F
STEVEN THAN CEU & SUNG THLUI
TAX ID: 15 192 06 159
ADDRESS: 0 BIG VALLEY WAY
DB 29125 PG 317



PERMANENT EASEMENT

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L1	226.27	S53° 02' 17"E
L2	731.84	S53° 21' 32"E
L3	56.22	S87° 09' 19"E
L4	20.01	S01° 03' 02"W
L5	62.95	N87° 09' 19"W
L6	728.00	N53° 21' 27"W
L7	14.93	S37° 04' 28"W
L8	66.32	S37° 04' 28"W
L9	20.00	N52° 55' 32"W
L10	66.16	N37° 04' 28"E
L11	15.00	N37° 04' 28"E
L12	246.43	N53° 02' 19"W
L13	36.18	S86° 36' 00"E

POC TO POB		
LINE #	DISTANCE	DIRECTION
L24	2996.01	S49° 17' 39"E
L25	2945.90	S48° 32' 52"E
L26	1926.44	S45° 56' 43"E

TEMPORARY EASEMENTS

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L1	226.27	S53° 02' 17"E
L2	731.84	S53° 21' 32"E
L3	56.22	S87° 09' 19"E
L5	62.95	N87° 09' 19"W
L6	728.00	N53° 21' 27"W
L7	14.93	S37° 04' 28"W
L11	15.00	N37° 04' 28"E
L12	246.43	N53° 02' 19"W
L14	27.14	S86° 36' 00"E
L15	203.62	S53° 02' 15"E
L16	727.26	S53° 21' 36"E
L17	51.17	S87° 09' 19"E
L18	15.01	S01° 03' 02"W
L19	27.14	S86° 36' 00"E
L20	269.01	N53° 02' 20"W
L21	68.00	N87° 09' 19"W
L22	732.65	N53° 21' 05"W
L23	15.01	S01° 03' 02"W



PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15-192-06-023
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 192, 15TH DISTRICT, DEKALB COUNTY, GA
 DATE: 04/05/2024 - SCALE NTS
 JOB #: 20448
 SHEET 5 OF 7
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 192 06 023
PROPOSED PERMANENT SEWER EASEMENT
(PE)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 192 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148 AND PROCEED S 48° 32' 52" E FOR A DISTANCE OF 2945.90 FEET TO THE POINT OF BEGINNING (POB PE).

THENCE S 53° 02' 17" E FOR A DISTANCE OF 226.27 FEET TO A POINT; THENCE S 53° 21' 32" E FOR A DISTANCE OF 731.84 FEET TO A POINT; THENCE S 87° 09' 19" E FOR A DISTANCE OF 56.22 FEET TO A POINT; THENCE S 01° 03' 02" W FOR A DISTANCE OF 20.01 FEET TO A POINT; THENCE N 87° 09' 19" W FOR A DISTANCE OF 62.95 FEET TO A POINT; THENCE N 53° 21' 27" W FOR A DISTANCE OF 728.00 FEET TO A POINT; THENCE S 37° 04' 28" W FOR A DISTANCE OF 14.93 FEET TO A POINT; THENCE S 37° 04' 28" W FOR A DISTANCE OF 66.32 FEET TO A POINT; THENCE N 52° 55' 32" W FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE N 37° 04' 28" E FOR A DISTANCE OF 66.16 FEET TO A POINT; THENCE N 37° 04' 28" E FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE N 53° 02' 19" W FOR A DISTANCE OF 246.43 FEET TO A POINT; THENCE S 86° 36' 00" E FOR A DISTANCE OF 36.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 22348 SQUARE FEET OR 0.513 ACRE.

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 192 06 023
TEMPORARY CONSTRUCTION EASEMENT
(TCE1)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 192 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148 AND PROCEED S 48° 32' 52" E FOR A DISTANCE OF 2945.90 FEET TO THE POINT OF BEGINNING (POB TCE1).

THENCE S 86° 36' 00" E FOR A DISTANCE OF 27.14 FEET TO A POINT; THENCE S 53° 02' 15" E FOR A DISTANCE OF 203.62 FEET TO A POINT; THENCE S 53° 21' 36" E FOR A DISTANCE OF 727.26 FEET TO A POINT; THENCE S 87° 09' 19" E FOR A DISTANCE OF 51.17 FEET TO A POINT; THENCE S 01° 03' 02" W FOR A DISTANCE OF 15.01 FEET TO A POINT; THENCE N 87° 09' 19" W FOR A DISTANCE OF 56.22 FEET TO A POINT; THENCE N 53° 21' 32" W FOR A DISTANCE OF 731.84 FEET TO A POINT; THENCE N 53° 02' 17" W FOR A DISTANCE OF 226.27 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 14978 SQUARE FEET OR 0.344 ACRE.



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-192-06-023
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 192, 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 04/05/2024 - SCALE NTS
JOB #: 20448
SHEET 6 OF 7
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 192 06 023
TEMPORARY CONSTRUCTION EASEMENT
(TCE2)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 192 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148 AND PROCEED S 49° 17' 39" E FOR A DISTANCE OF 2996.01 FEET TO THE **POINT OF BEGINNING (POB TCE2)**.

THENCE S 86° 36' 00" E FOR A DISTANCE OF 27.14 FEET TO A POINT; THENCE S 53° 02' 19" E FOR A DISTANCE OF 246.43 FEET TO A POINT; THENCE S 37° 04' 28" W FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE N 53° 02' 20" W FOR A DISTANCE OF 269.01 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 3866 SQUARE FEET OR 0.089 ACRE.

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 192 06 023
TEMPORARY CONSTRUCTION EASEMENT
(TCE3)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 192 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5148 AND PROCEED S 45° 56' 43" E FOR A DISTANCE OF 1926.44 FEET TO THE **POINT OF BEGINNING (POB TCE3)**.

THENCE N 87° 09' 19" W FOR A DISTANCE OF 68.00 FEET TO A POINT; THENCE N 53° 21' 05" W FOR A DISTANCE OF 732.65 FEET TO A POINT; THENCE N 37° 04' 28" E FOR A DISTANCE OF 14.93 FEET TO A POINT; THENCE S 53° 21' 27" E FOR A DISTANCE OF 728.00 FEET TO A POINT; THENCE S 87° 09' 19" E FOR A DISTANCE OF 62.95 FEET TO A POINT; THENCE S 01° 03' 02" W FOR A DISTANCE OF 15.01 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 11917 SQUARE FEET OR 0.274 ACRE.



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15-192-06-023
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 192, 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 04/05/2024 - SCALE NTS
JOB #: 20448
SHEET 7 OF 7
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722

SUMMARY STATEMENT BASIS FOR JUST AND ADEQUATE COMPENSATION

(1) Project: 0024-006	County: DeKalb	Parcel: 09
(2) Owner Name: Mailing Address:	DeKalb County School District 1701 Mountain Industrial Blvd. Stone Mountain, GA 30083	
(3) Property Address: 1911 R. S. Hairston Rd. Decatur, GA 30035		

(4) FAIR MARKET VALUE (See attached Market Data information.):

Fee Simple Required Right-of-Way:	SF/Acres x \$.50/SF/Acre	=	\$N/A
Permanent Sewage Easement:	22,348 SF/Acres x \$.50/SF/Acre x 50%	=	\$5,587.00
Permanent Slope Easement:	SF/Acres x \$.50/SF/Acre x 75%	=	\$N/A
Temporary Construction Easement:	30,761 SF/Acres x \$.50/SF/Acre x 15% x 1 year	=	\$2,307.08
Estimated Value of all Site Improvement(s):	= \$		
	= \$		
	= \$		
	= \$	=	\$
Damages to Trade Fixtures:	= \$		
	= \$		
	= \$		
	= \$	=	\$
Cost to Cure:	= \$		
	= \$		
	= \$		
	= \$		
Consequential or Severance Damages:	= \$		
	= \$		
	= \$		
	= \$	=	\$
Estimated Value of REMAINDER:	<u>Acres</u>	=	<u>\$7,894.08</u>
TOTAL ESTIMATED FAIR MARKET VALUE:	(Without the Remainder)		\$7,900.00
	(Including the Remainder)		\$

(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 Property Interest:

SUMMARY STATEMENT BASIS FOR JUST AND ADEQUATE COMPENSATION

<u>NAME</u>	<u>KIND OF INTEREST</u>	<u>ESTIMATED VALUE</u>
DeKalb County School District	Permanent Sewer Easement and Temporary Construction Easement	\$7,900.00

(6) If you wish to retain and remove, at your own expense, improvements owned by you, we will:

(a) Deduct at Closing \$ _____ (Salvage Value) and/or

(b) Deduct at Closing \$ _____ (Performance Bond)

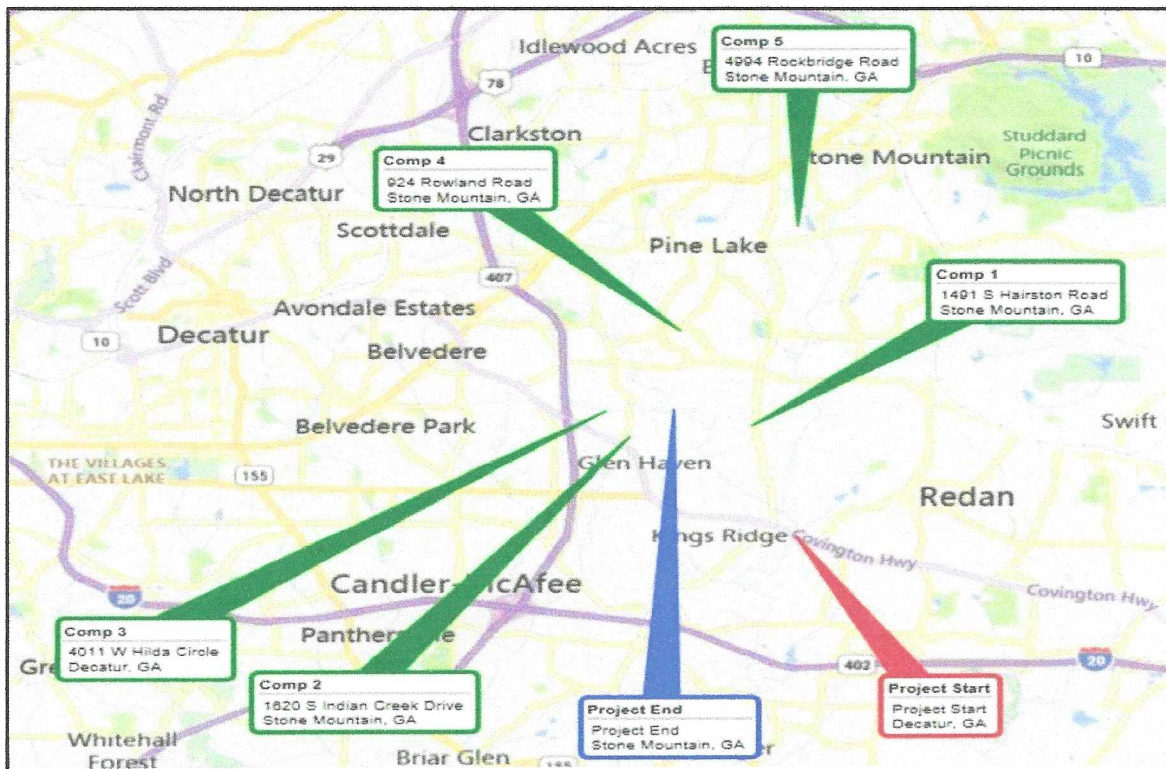
Total Withheld at Closing \$ _____

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: _____ PREPARED BY: _____
Ashlee Fuller, Staff Negotiator

MARKET DATA INFORMATION

Comparable Land Sales



Comparable Land Sales Summary

Sale No.	Location	Tax ID	Sale Date	Land Size (AC)	Land Size (SF)	Price Per SF
1	1491 S Hairston Road, Stone Mountain, GA	15-193-01-005	10/11/23	1.400	60,984	\$1.93
2	1620 S Indian Creek Drive, Stone Mountain, GA	15-195-08-034	2/22/23	2.400	104,544	\$1.43
3	4011 W Hilda Circle, Decatur, GA	15-196-01-035	5/19/22	5.100	222,156	\$0.38
4	924 Rowland Road, Stone Mountain, GA	15-226-02-089	2/22/22	5.750	250,470	\$0.56
5	4994 Rockbridge Road, Stone Mountain, GA	18-039-03-029	2/27/23	34.560	1,505,434	\$0.65

“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 _____, 20____,

in the presence of:

Unofficial Witness

DeKalb County School District

Notary Public, State of _____

My Commission Expires _____

By: _____

(Print Name)

(Title/Position)

ACCEPTED: DEKALB COUNTY, GEORGIA

(Date)

By: _____

Parcel No(s). 15 192 06 023

FEIN OR TAX ID NUMBER:

SSN

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OR-

EIN

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**OWNER'S RECEIPT OF PLANS & EXPLANATION
ACKNOWLEDGMENT**

DATE: _____

OWNER NAME: DeKalb County School District
MAILING ADDRESS: 1701 Mountain Industrial Blvd.
Stone Mountain, GA 30083

TYPE: _____ PROJECT: 0024-006

PROPERTY ADDRESS: 1911 R. S. Hairston Rd. Decatur, GA 30035

PARCEL: 09

I have this day received the following full sized and / or half-sized (to scale) and accompanying legal description plan sheets:

Plans dated: April 5,2024 Last revised: May 15,2024

(Negotiator to initial and date bottom right corner of plan sheets on date given to property owner)

I further acknowledge the Land Acquisition Consultant / Negotiator Ashlee Fuller, representing the DeKalb County Department of Watershed Management, explained the above-stated plans to me (us) and the effects of the proposed project on my (our) property as of this date.

(Owner Name – Printed)

(Owner Signature)

(Owner Name – Printed)

(Owner Signature)

DeKalb County DWM Representative: Ashlee Fuller

Phone: 770-687-3763

Email: Ashlee.fuller@oneatlas.com

(DWM Signature)

(Date)

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p>	
	<p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____ </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

	Social security number											
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	-		-									
	or											
	Employer identification number											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; height: 20px;"></td> <td style="width: 5%; text-align: center;">-</td> <td style="width: 15%; height: 20px;"></td> <td style="width: 5%; text-align: center;">-</td> <td style="width: 15%; height: 20px;"></td> <td style="width: 5%; text-align: center;">-</td> <td style="width: 15%; height: 20px;"></td> <td style="width: 5%; text-align: center;">-</td> <td style="width: 15%; height: 20px;"></td> <td style="width: 5%; text-align: center;">-</td> <td style="width: 15%; height: 20px;"></td> </tr> </table>		-		-		-		-		-	
	-		-		-		-		-			

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	<p>Signature of U.S. person ▶ _____</p>	<p>Date ▶ _____</p>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.