



WATERSHED MANAGEMENT
Reginald D. Wells
Director

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 "Ted" Terry

District 7
LaDena Bolton

Date: _____

DeKalb Board of Education
1701 Mountain Industrial Blvd.
Stone Mountain, GA 30083

RE: Offer Package for 1680 Clairmont Place Atlanta, GA 30329
DeKalb County Capital Improvement
NFPC
Project No. 0024-09 Project
Parcel 9
Tax ID Number 18 202 03 050

Greetings,

DeKalb County Government, Department of Watershed Management (DWM), is in the process of acquiring property to improve and implement the project referenced above. To make this project possible, **9,020 square feet of Permanent Sewage Easement, and 13,524 square feet of Temporary Construction Easement, plus Site Improvements, if any,** are needed from your property located at **1680 Clairmont Place Atlanta, GA 30329**. This is more particularly shown on the plat attached to the Option Agreement provided with this 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 **\$15,100.00**. The attached form, titled "Summary Statement Basis of Just and Adequate Compensation," details the basis for this offer, specifying the components of the established value and compensation, and includes supporting market data.

Our negotiator, **Ashlee Fuller**, who may be contacted at **770-687-3763**, represents DWM 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.



770.621.7200



180 Sams Street, Decatur, Georgia 30030



Dekalbcountyga.gov

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** via phone at **770-687-3763** or via email at **Ashlee.fuller@oneatlas.com**.

Yours Very Truly,



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

Enclosures: AJJ/AMB
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

CC:

DEKALB COUNTY

OPTION FOR PERMANENT SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME AND NUMBER: **0024-09 NFPC**

PARCEL: **9**

In consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, **DeKalb Board of Education**, the undersigned, ("Grantor"), being the owner of the parcel identified on the map dated **July 1, 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 **9,020** square feet/acres in **permanent sewer easement** and **13,524** square feet/acres in **temporary construction easement** for the DeKalb County Sewer Project **0024-09 NFPC**, said easements being further shown on Exhibit "A".

Upon conveying and delivering the easements, DeKalb County, Georgia shall pay me the sum of **\$15,100.00**.

Unofficial Witness

DeKalb County Board of Education

Owner's Name

Notary Public, State of Georgia

Owner Representative's Signature

My Commission Expires

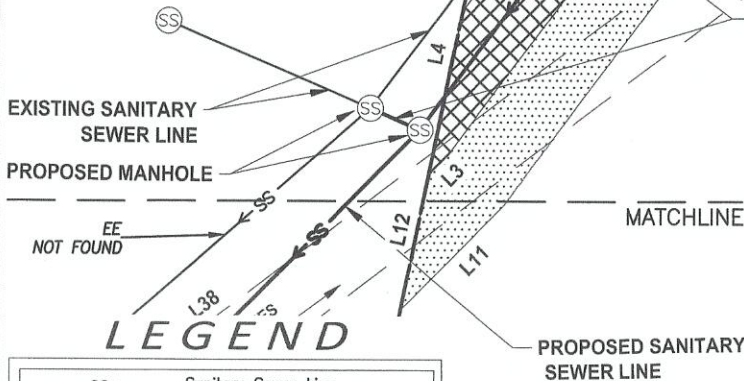
Owner Representative's Name

Representative's Title or Position

FOR RECORDING

Exhibit "A"

N/F
SIMFA TERRACE FEE SIMPLE LLC
TAX ID: 18 202 03 003
3547 BUFORD HIGHWAY
DB 30032 PG 196



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)
- [White] Existing Sewer Permanent Easement (EE)
- [X] RWM 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

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 18 202 03 050
1680 CLAIRMONT PLACE
DB 4090 PG 142



REVISION 1:
ADDED ADDITIONAL NAME TO ADJACENT OWNER FOR TAX ID: 18 202 03 041 - 10-16-2024



THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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.

PROPOSED SANITARY SEWER EASEMENT

TAX PARCEL: # 18-202-03-050

DEKALB BOARD OF EDUCATION

PREPARED FOR

DEKALB COUNTY

LAND LOT 202, 18th DISTRICT, DEKALB COUNTY, GA

DATE: 07/01/2024 - SCALE 1"=50'

JOB #: 20444

SHEET 1 OF 7

SURVEY PREPARED BY:

ACCURA

ACCURA ENGINEERING AND CONSULTING SERVICES, INC.

3200 PRESIDENTIAL DRIVE

ATLANTA, GA 30340

OFFICE: 404-241-8722

FOR RECORDING

Exhibit "A"

N/F
SIMFA TERRACE FEE SIMPLE LLC
TAX ID: 18 202 03 003
3547 BUFORD HIGHWAY
DB 30032 PG 196

EXISTING SANITARY
SEWER LINE

PROPOSED MANHOLE

EE
NOT FOUND

MATCHLINE

PROPOSED SANITARY
SEWER LINE

TCE4
Area :74 SQ. FT.
0.002 ACRE

EXISTING SANITARY
SEWER LINE

N/F
INSPIRED SENIOR LYG OF
BROOKHAVEN ST LLC
TAX ID: 18 202 03 008
3523 BUFORD HIGHWAY
DB 29776 PG 757

LEGEND

SS	Sanitary Sewer Line
---	Property Line
---	Right of Way Line
---	Easement Line
▨	Proposed Permanent Sewer Easement (PE)
▨	Temporary Construction Easement (TCE)
▨	Existing Sewer Permanent Easement (EE)
☒ RWM	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

PE2
Area :4107 SQ. FT.
0.094 ACRE

15' EE
PB 39 PG 157

N/F
ANGELA GRATE & MATTHEW HEIM
TAX ID: 18 202 03 041
1655 CLAIRMONT PLACE
DB 30546 PG 678

TCE3- 20' WIDE
Area :4877 SQ. FT.
0.112 ACRE

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 18 202 03 050
1680 CLAIRMONT PLACE
DB 4090 PG 142

PROPOSED MANHOLE

PROPOSED MANHOLE

GRID NORTH
GA WEST NAD 83

0 50 100 150

NOTES:

- 1) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED IN THE CERTIFICATION HEREON. SAID 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 6/30/2026.
- 3) THE POINT OF COMMENCEMENT (POC) SHOWN HEREON IS NGS MONUMENT # 5043 WITH GEORGIA STATE PLANE COORDINATES OF NORTH 1404217.98 AND EAST 2255675.47.
- 4) THE LATEST SURVEY FIELD DATE: JUNE, 2023.
- 5) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+FEET; AN ANGULAR ERROR OF 5.00" PER ANGLE POINT; AND WAS ADJUSTED USING COMPASS RULE.
- 6) THIS PLAT HAS BEEN CALCULATED FOR PLAT CLOSURE OF BOUNDARY AND FOUND TO HAVE A CLOSURE PRECISION RATIO OF ONE PART IN 18635 FEET.

PROPOSED SANITARY SEWER EASEMENT

TAX PARCEL: # 18-202-03-050
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 202, 18th DISTRICT, DEKALB COUNTY, GA
DATE: 07/01/2024 - SCALE 1"=50'
JOB #: 20444
SHEET 2 OF 7
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722



PERMANENT EASEMENT

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L1	25.39'	N88° 42' 14"E
L2	265.63'	S36° 44' 18"W
L3	7.36'	S45° 00' 32"W
L4	44.85'	N11° 45' 21"E
L5	216.61'	N36° 44' 18"E
L19	32.45'	S45° 00' 32"W
L20	140.15'	S13° 48' 12"E
L21	54.99'	S09° 28' 12"E
L22	15.47'	S40° 58' 04"E
L23	16.69'	S83° 07' 26"W
L24	20.50'	N40° 12' 39"W
L25	48.52'	N06° 21' 42"W
L26	153.65'	N13° 48' 12"W
L27	19.00'	N45° 00' 32"E
L28	28.73'	N89° 07' 23"E

POC TO POB		
LINE #	DISTANCE	DIRECTION
L17	7214.36'	S53° 47' 47"W
L18	7190.40'	S53° 31' 18"W
L38	7568.80'	S53° 06' 30"W
L39	7545.58'	S52° 58' 48"W

NOTES:

- 7) HORIZONTAL DATUM:NAD1983/2011 (EPOCH:2010.0000),
STATE PLANE COORDINATE ZONE:GA WEST(1002).
8) COORDINATES WERE DERIVED FROM eGPS NETWORK, MEASUREMENTS BY
TKO GPS RECEIVER.
9) ALL DISTANCES SHOWN ARE HORIZONTAL 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 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.
12) CONCERNING BUILDINGS SHOWN HEREON, PORTIONS OR ALL OF THE
BUILDING MAY HAVE BEEN TAKEN FROM DEKALB COUNTY GIS.

PROPOSED SANITARY SEWER EASEMENT

TAX PARCEL: # 18-202-03-050
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 202, 18th DISTRICT, DEKALB COUNTY, GA
DATE: 07/01/2024 - SCALE NTS
JOB #: 20444
SHEET 3 OF 7
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE:404-241-8722

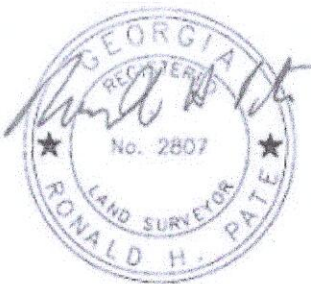


TEMPORARY EASEMENT

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L2	265.63'	S36° 44' 18"W
L3	7.36'	S45° 00' 32"W
L5	216.61'	N36° 44' 18"E
L7	23.68'	N11° 45' 21"E
L8	187.33'	N36° 44' 18"E
L9	12.70'	N88° 42' 14"E
L10	264.30'	S36° 44' 18"W
L11	39.31'	S45° 00' 32"W
L12	36.47'	N11° 45' 21"E
L15	108.57'	N88° 42' 14"E
L16	95.63'	S79° 58' 42"W
L19	32.45'	S45° 00' 32"W
L20	140.15'	S13° 48' 12"E
L21	54.99'	S09° 28' 12"E
L22	15.47'	S40° 58' 04"E
L27	19.00'	N45° 00' 32"E
L29	41.80'	S45° 00' 32"W
L30	130.01'	S13° 47' 26"E
L31	49.73'	S09° 28' 12"E
L32	23.26'	S40° 58' 04"E

TEMPORARY EASEMENT

EASEMENT TABLE		
LINE #	DISTANCE	DIRECTION
L33	24.09'	S82° 54' 56"W
L34	28.73'	N89° 07' 23"E
L35	6.23'	N13° 48' 12"W
L36	11.15'	N49° 12' 42"E
L37	6.48'	N89° 07' 23"E



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 18-202-03-050
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 202, 18th DISTRICT, DEKALB COUNTY, GA
DATE: 07/01/2024 - SCALE NTS
JOB #: 20444
SHEET 4 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. 18 202 03 050
PROPOSED PERMANENT SEWER EASEMENT
(PE1)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 202 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NGS MONUMENT # 5043; THENCE S 53° 47' 47" W FOR A DISTANCE OF 7214.36 FEET TO THE **POINT OF BEGINNING (POB PE1)**;

THENCE N 88° 42' 14" E FOR A DISTANCE OF 25.39 FEET TO A POINT; THENCE S 36° 44' 18" W FOR A DISTANCE OF 265.63 FEET TO A POINT; THENCE S 45° 00' 32" W FOR A DISTANCE OF 7.36 FEET TO A POINT; THENCE N 11° 45' 21" E FOR A DISTANCE OF 44.85 FEET TO A POINT; THENCE N 36° 44' 18" E A DISTANCE OF 216.61 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4913 SQUARE FEET OR 0.113 ACRE.

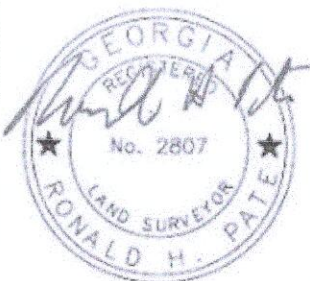
LEGAL DESCRIPTION
TAX PARCEL NO. 18 202 03 050
PROPOSED PERMANENT SEWER EASEMENT
(PE2)

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 202 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NGS MONUMENT # 5043; THENCE S 52° 58' 48" W FOR A DISTANCE OF 7545.58 FEET TO THE **POINT OF BEGINNING (POB PE2)**;

THENCE S 45° 00' 32" W FOR A DISTANCE OF 32.45 FEET TO A POINT; THENCE S 13° 48' 12" E FOR A DISTANCE OF 140.15 FEET TO A POINT; THENCE S 09° 28' 12" E FOR A DISTANCE OF 54.99 FEET TO A POINT; THENCE S 40° 58' 04" E FOR A DISTANCE OF 15.47 FEET TO A POINT; THENCE S 83° 07' 26" W FOR A DISTANCE OF 16.69 FEET TO A POINT; THENCE N 40° 12' 39" W FOR A DISTANCE OF 20.50 FEET TO A POINT; THENCE N 06° 21' 42" W FOR A DISTANCE OF 48.52 FEET TO A POINT; THENCE N 13° 48' 12" W FOR A DISTANCE OF 153.65 FEET TO A POINT; THENCE N 45° 00' 32" E FOR A DISTANCE OF 19.00 FEET TO A POINT; THENCE N 89° 07' 23" E FOR A DISTANCE OF 28.73 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4107 SQUARE FEET OR 0.094 ACRE.



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 18-202-03-050
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 202, 18th DISTRICT, DEKALB COUNTY, GA
DATE: 07/01/2024 - SCALE NTS
JOB #: 20444
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. 18 202 03 050
TEMPORARY CONSTRUCTION EASEMENT
(TCE1)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 202 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NGS MONUMENT # 5043; THENCE S 53° 47' 47" W FOR A DISTANCE OF 7214.36 FEET TO THE **POINT OF BEGINNING (POB TCE1)**.

THENCE S 36° 44' 18" W FOR A DISTANCE OF 216.61 FEET TO A POINT; THENCE N 11° 45' 21" E FOR A DISTANCE OF 23.68 FEET TO A POINT; THENCE N 36° 44' 18" E FOR A DISTANCE OF 187.33 FEET TO A POINT; THENCE N 88° 42' 14" E A DISTANCE OF 12.70 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 2020 SQUARE FEET OR 0.046 ACRE.

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 202 03 050
TEMPORARY CONSTRUCTION EASEMENT
(TCE2)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 202 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NGS MONUMENT # 5043; THENCE S 53° 31' 18" W FOR A DISTANCE OF 7190.40 FEET TO THE **POINT OF BEGINNING (POB TCE2)**;

THENCE S 36° 44' 18" W FOR A DISTANCE OF 264.30 FEET TO A POINT; THENCE S 45° 00' 32" W FOR A DISTANCE OF 39.31 FEET TO A POINT; THENCE N 11° 45' 21" E FOR A DISTANCE OF 36.47 FEET TO A POINT; THENCE N 45° 00' 32" E FOR A DISTANCE OF 7.36 FEET TO A POINT; THENCE N 36° 44' 18" E FOR A DISTANCE OF 265.63 FEET TO A POINT; THENCE N 88° 42' 14" E FOR A DISTANCE OF 108.57 FEET TO A POINT; THENCE S 79° 58' 42" W A DISTANCE OF 95.63 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 6553 SQUARE FEET OR 0.150 ACRE.



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 18-202-03-050
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 202, 18th DISTRICT, DEKALB COUNTY, GA
DATE: 07/01/2024 - SCALE NTS
JOB #: 20444
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. 18 202 03 050
TEMPORARY CONSTRUCTION EASEMENT
(TCE3)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 202 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NGS MONUMENT # 5043; THENCE S 52° 58' 48" W FOR A DISTANCE OF 7545.58 FEET TO THE **POINT OF BEGINNING (POB TCE3)**;

THENCE N 89° 07' 23" E FOR A DISTANCE OF 28.73 FEET TO A POINT; THENCE S 45° 00' 32" W FOR A DISTANCE OF 41.80 FEET TO A POINT; THENCE S 13° 47' 26" E FOR A DISTANCE OF 130.01 FEET TO A POINT; THENCE S 09° 28' 12" E FOR A DISTANCE OF 49.73 FEET TO A POINT; THENCE S 40° 58' 04" E FOR A DISTANCE OF 23.26 FEET TO A POINT; THENCE S 82° 54' 56" W FOR A DISTANCE OF 24.09 FEET TO A POINT; THENCE N 40° 58' 04" W FOR A DISTANCE OF 15.47 FEET TO A POINT; THENCE N 09° 28' 12" W FOR A DISTANCE OF 54.99 FEET TO A POINT; THENCE N 13° 48' 12" W FOR A DISTANCE OF 140.15 FEET TO A POINT; THENCE N 45° 00' 32" E FOR A DISTANCE OF 32.45 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 4877 SQUARE FEET OR 0.112 ACRE.

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 202 03 050
TEMPORARY CONSTRUCTION EASEMENT
(TCE4)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 202 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NGS MONUMENT # 5043; THENCE S 53° 06' 30" W FOR A DISTANCE OF 7568.80 FEET TO THE **POINT OF BEGINNING (POB TCE4)**;

THENCE S 45° 00' 32" W FOR A DISTANCE OF 19.00 FEET TO A POINT; THENCE N 13° 48' 12" W FOR A DISTANCE OF 6.23 FEET TO A POINT; THENCE N 49° 12' 42" E FOR A DISTANCE OF 11.15 FEET TO A POINT; THENCE N 89° 07' 23" E FOR A DISTANCE OF 6.48 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 74 SQUARE FEET OR 0.002 ACRE.



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 18-202-03-050
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 202, 18th DISTRICT, DEKALB COUNTY, GA
DATE: 07/01/2024 - SCALE NTS
JOB #: 20444
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

Owner's Name:	DeKalb Board of Education
Project Name:	NFPC
Project Number:	0024-09
Mailing Address:	1701 Mountain Industrial Blvd. Stone Mountain, GA 30083
Property Address:	1680 Clairmont Place Atlanta, GA 30329

Fair Market Value (See attached Market Data)		
Fee Simple Required Right-of-Way	SF/Acres x <u>\$2.30</u> NA/SF/Acre	\$N/A
Permanent Sewage Easement	<u>9,020</u> SF/Acres x <u>\$2.30</u> SF/Acre x 50%	\$10,373.00
Permanent Slope Easement	SF/Acres x <u>\$2.30</u> NA/SF/Acre	\$N/A
Temporary Construction Easement	<u>13,524</u> SF/Acres x <u>\$2.30</u> SF/Acre x 15 % 1 year	\$4,666.00

Estimated Value of Site Improvements:	
	\$
	\$
	\$

Cost to Cure:	
	\$
	\$
	\$

Consequential or Severance Damages:	
	\$
	\$
	\$

Estimated Value:	\$15,039.00
Total Estimated Fair Market Value:	\$15,100.00

This value is the amount approved by a licensed state appraiser for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project.

Name/Company:	DeKalb Board of Education
Kind of Interest:	
Estimated Value:	\$15,100.00

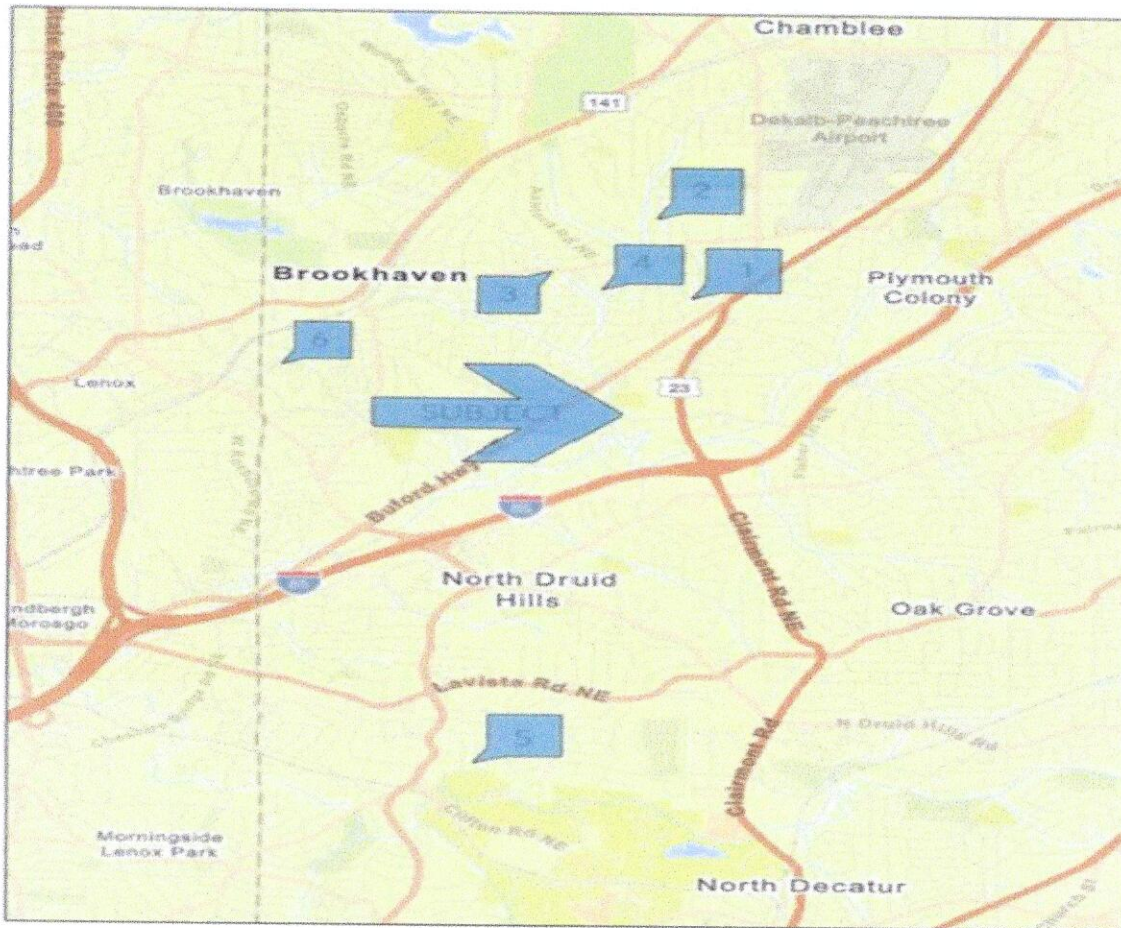
If you wish to retain and remove, at your own expense, improvements owned by you, we will:	
Deduct at Closing:	\$ (Salvage Value)
Deduct at Closing:	\$ (Performance Bond)
Total Withheld at Closing:	\$

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, if applicable.

Prepared By: _____
Ashlee Fuller, Staff Negotiator

Date: _____

MARKET DATA INFORMATION



#	Location	Sale Date	Price	Size (Ac)	Price Per Ac	Size (SF)	Price Per SF
1	3712 Stewart Road	Aug-23	\$10,000,000	7.500	\$1,333,333	326,700	\$30.61
2	3585 Engineering Drive	Aug-24	\$8,500,000	9.350	\$909,091	407,286	\$20.87
3	Medley at Johns Creek	Oct-24	\$15,700,000	9.570	\$1,640,543	416,869	\$37.66
4	4034 & 4043 Parsons Drive	Jan-25	\$11,500,000	6.347	\$1,811,880	276,475	\$41.60
5	3300 Burke Drive	Jul-21	\$2,850,000	2.735	\$1,042,048	119,137	\$23.92

OTHER PROVISIONS

This agreement shall be binding upon the Grantor and its heirs, executors, administrators, successors, and assigns, notwithstanding prior acceptance of this offer. The Grantor acknowledges that, in lieu of completing the purchase of the said premises, the Grantee may, at any time prior to closing, proceed to acquire the property through condemnation.

Loss or damage to the property by fire or casualty shall be at the risk of the Grantor until title has been conveyed to the Grantee.

Signed, Sealed and Delivered this _____, day of _____,
20_____, in the presence of:

_____	DeKalb County Board of Education
Unofficial Witness	Owner's Name
_____	_____
Notary Public, State of Georgia	Owner Representative's Signature
_____	_____
My Commission Expires	Owner Representative's Name

	Representative's Title or Position

Accepted: DEKALB COUNTY, GEORGIA

By: _____

Date: _____

Parcel No: 9

Social Security Number (SSN)				-			-				
Employer Identification Number (EIN)				-							

OWNER'S RECEIPT OF PLANS & EXPLANATION ACKNOWLEDGMENT

Date: _____

Owner's Name: DeKalb Board of Education

Mailing Address: 1701 Mountain Industrial Blvd.
Stone Mountain, GA 30083

Property Address: 1680 Clairmont Place Atlanta, GA 30329

Type: _____ Project: _____ Parcel: _____

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

Plans dated: July 1, 2024

Last revised: October 16, 2024

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.

DeKalb County Board of Education

(Owner's Name – Printed)

(Representative's Signature)

(Owner Representative's Name – Printed)

(Representative's Title or Position)

DeKalb County DWM Representative:

Ashlee Fuller (Agent)

Phone: 770-687-3763

Email: Ashlee.fuller@oneatlas.com

(DWM Signature)

(Date)

EXHIBIT “B”

SPECIAL STIPULATIONS

Property Owner: DeKalb County Board of Education

Tax ID: 18 202 03 050

Project Name: NFPC

Project Number: 0024-09

Parcel Address: 1680 Clairmont Place Atlanta, GA 30329

Parcel Number: 9

Owner's Initials

Date _____

Atlas Initials

Date _____

Approved:

DeKalb County

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.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. DeKalb County School District		
2 Business name/disregarded entity name, if different from above		
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. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ➤ 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. ☒ Other (see instructions) ➤ Political Subdivision of the State of Georgia	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 1701 Mountain Industrial Blvd.	Requester's name and address (optional)	
6 City, state, and ZIP code Stone Mountain, Georgia 30083		
7 List account number(s) here (optional)		

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									
			-						
or									
Employer identification number									
5	8	-	6	0	0	0	2	2	7

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

Signature of
U.S. person ➤

Date ➤

1-19-24

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-INT (interest earned or paid)

- 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.