

DEKALB COUNTY

**OPTION FOR PERMANENT SEWER EASEMENT & TEMPORARY CONSTRUCTION
EASEMENT**

PROJECT NAME AND NUMBER: **0024-10 Doolittle Trunk**

PARCEL: **13**

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 **09/30/2024**, 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 7,853 square feet/acres in **permanent sewer easement** and 11,085 square feet/acres in **temporary construction easement** for the DeKalb County Sewer Project **0024-10 Doolittle Trunk**, said easements being further shown on Exhibit "A".

Upon conveying and delivering the easements, DeKalb County, Georgia shall pay me the sum of **\$1,400.00**.

Unofficial Witness

DEKALB 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

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:

Unofficial Witness

DEKALB 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

Accepted: DEKALB COUNTY, GEORGIA

By: _____

Date: _____

Parcel No: 13

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

FOR RECORDING

N/F
DEKALB COUNTY BOARD
OF EDUCATION
TAX ID: 15 074 01 004
2461 WILDCAT ROAD
DB 2688 PG 204

N/F
DEKALB COUNTY BOARD
OF EDUCATION
TAX ID: 15 073 01 004
3323 PANTHERSVILLE ROAD
DB 3838 PG 217

TCE1
AREA :2598 SQ. FT.
0.060 ACRE

PPE
AREA :7853 SQ. FT.
0.180 ACRE

TCE2
AREA :4499 SQ. FT.
0.103 ACRE

LEGEND

SS	Sanitary Sewer Line
---	Property Line
---	Right of Way Line
---	Easement Line
[Cross-hatch]	Proposed Permanent Sewer Easement (PPE)
[Dotted]	Temporary Construction Easement (TCE)
[Diagonal lines]	Existing Sewer Permanent Easement (EE)
[Box with 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
DEKALB COUNTY BOARD
OF EDUCATION
TAX ID: 15 073 01 005
3311 PANTHERSVILLE ROAD
DB 4678 PG 565



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 15-6-87.

ANDREW M. GOLDMAN PLS 2823

PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15 073 01 004
DEKALB COUNTY BOARD OF EDUCATION
PREPARED FOR

DEKALB COUNTY
LAND LOT 73, 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 09/30/2024 - SCALE 1"=50'

JOB #: 20452
SHEET 1 OF 5
SURVEY PREPARED BY:

ACCURA

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

LSF001140

DRAWN BY: PES

FOR RECORDING

N/F
DEKALB COUNTY BOARD
OF EDUCATION
TAX ID: 15 074 01 004
2461 WILDCAT ROAD
DB 2688 PG 204

N/F
DEKALB COUNTY BOARD
OF EDUCATION
TAX ID: 15 073 01 004
3323 PANTHERSVILLE ROAD
DB 3838 PG 217

TCE3
AREA :3988 SQ. FT.
0.092 ACRE

TCE2
AREA :4499 SQ. FT.
0.103 ACRE

LEGEND

SS	Sanitary Sewer Line
---	Property Line
---	Right of Way Line
---	Easement Line
XXXX	Proposed Permanent Sewer Easement (PPE)
XXXX	Temporary Construction Easement (TCE)
XXXX	Existing Sewer Permanent Easement (EE)
RM	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

(MATCHLINE SHEET 1)

N/F
DEKALB COUNTY BOARD
OF EDUCATION
TAX ID: 15 073 01 005
3311 PANTHERSVILLE ROAD
DB 4678 PG 565



GRID NORTH
GA WEST NAD 83



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 6/30/2026.
- 3) THE POINT OF COMMENCEMENT (POC) SHOWN HEREON IS NGS MONUMENT # 5128 WITH GEORGIA STATE PLANE COORDINATES OF NORTH 1342766.20 AND EAST 2264507.04.
- 4) THE LATEST SURVEY FIELD DATE IS SEPTEMBER 2024.
- 5) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,622 FEET; AN ANGULAR ERROR OF 1.83" 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 48256 FEET.

PROPOSED SANITARY SEWER EASEMENT

TAX PARCEL: # 15 073 01 004
DEKALB COUNTY BOARD OF EDUCATION

PREPARED FOR
DEKALB COUNTY
LAND LOT 73, 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 09/30/2024 - SCALE 1"=50'

JOB #: 20452
SHEET 2 OF 5
SURVEY PREPARED BY:

ACCURA

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

LSF001140

DRAWN BY: PES

Easement Line Table

Line #	Distance	Direction
L1	28.27'	S89°17'53"E
L2	44.47'	S44°16'07"E
L3	249.24'	S64°54'15"E
L4	48.26'	N89°23'21"W
L5	198.89'	N64°54'15"W
L6	101.17'	S36°02'23"W
L7	24.54'	N89°23'21"W
L8	115.21'	N36°02'17"E
L9	57.83'	N44°16'07"W
L10	18.41'	N89°23'21"W
L11	113.22'	N36°02'17"E
L12	60.17'	N44°16'23"W
L13	21.21'	S89°17'53"E
L14	26.77'	S44°18'06"E
L15	279.45'	S64°54'15"E
L16	36.19'	N89°23'21"W
L17	21.18'	S89°17'53"E
L18	36.19'	N89°23'21"W
L19	153.58'	N64°54'15"W
L20	78.12'	S36°02'17"W

Easement Line Table

Line #	Distance	Direction
L21	18.41'	N89°23'22"W

POC TO POB

Line #	Distance	Direction
L22	2005.35'	S24°49'58"W
L23	1985.65'	S23°31'49"W
L24	2048.81'	S17°11'14"W



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 GPS NETWORK, MEASUREMENTS BY TKO GPS RECEIVER.
 9) ALL DISTANCES SHOWN HEREON 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 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.
 12) CONCERNING BUILDINGS SHOWN HEREON, PORTIONS OR ALL OF THE BUILDING HAVE BEEN TAKEN FROM DEKALB COUNTY GIS.

PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15 073 01 004
 DEKALB COUNTY BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 73, 15TH DISTRICT, DEKALB COUNTY, GA
 DATE: 09/30/2024 - SCALE NTS
 JOB #: 20452
 SHEET 3 OF 5
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722
 LSF001140
 DRAWN BY: PES

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 073 01 004
PROPOSED PERMANENT SEWER EASEMENT
(PPE)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 73 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5128 AND PROCEED S 24° 49' 58" W FOR A DISTANCE OF 2005.35 FEET TO THE **POINT OF BEGINNING (POB PPE)**.

THENCE S 89° 17' 53" E FOR A DISTANCE OF 28.27 FEET TO A POINT; THENCE S 44° 16' 07" E FOR A DISTANCE OF 44.47 FEET TO A POINT; THENCE S 64° 54' 15" E FOR A DISTANCE OF 249.24 FEET TO A POINT; THENCE N 89° 23' 21" W FOR A DISTANCE OF 48.26 FEET TO A POINT; THENCE N 64° 54' 15" W FOR A DISTANCE OF 198.89 FEET TO A POINT; THENCE S 36° 02' 23" W FOR A DISTANCE OF 101.17 FEET TO A POINT; THENCE N 89° 23' 21" W FOR A DISTANCE OF 24.54 FEET TO A POINT; THENCE N 36° 02' 17" E FOR A DISTANCE OF 115.21 FEET TO A POINT; THENCE N 44° 16' 07" W FOR A DISTANCE OF 57.83 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 7853 SQUARE FEET OR 0.180 ACRE.

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 073 01 004
TEMPORARY CONSTRUCTION EASEMENT
(TCE1)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 73 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5128 AND PROCEED S 24° 49' 58" W FOR A DISTANCE OF 2005.35 FEET TO THE **POINT OF BEGINNING (POB TCE1)**.

THENCE S 44° 16' 07" E FOR A DISTANCE OF 57.83 FEET TO A POINT; THENCE S 36° 02' 17" W FOR A DISTANCE OF 115.21 FEET TO A POINT; THENCE N 89° 23' 21" W FOR A DISTANCE OF 18.41 FEET TO A POINT; THENCE N 36° 02' 17" E FOR A DISTANCE OF 113.22 FEET TO A POINT; THENCE N 44° 16' 23" W FOR A DISTANCE OF 60.17 FEET TO A POINT; THENCE S 89° 17' 53" E FOR A DISTANCE OF 21.21 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 2598 SQUARE FEET OR 0.060 ACRE.



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15 073 01 004
DEKALB COUNTY BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 73, 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 09/30/2024 - SCALE NTS
JOB #: 20452
SHEET 4 OF 5
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722
LSF001140
DRAWN BY: PES

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 073 01 004
TEMPORARY CONSTRUCTION EASEMENT
(TCE2)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 73 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5128 AND PROCEED S 23° 31' 49" W FOR A DISTANCE OF 1985.65 FEET TO THE POINT OF BEGINNING (POB TCE2).

THENCE S 44° 18' 06" E FOR A DISTANCE OF 26.77 FEET TO A POINT; THENCE S 64° 54' 15" E FOR A DISTANCE OF 279.45 FEET TO A POINT; THENCE N 89° 23' 21" W OR A DISTANCE OF 36.19 FEET TO A POINT; THENCE N 64° 54' 15" W FOR A DISTANCE OF 249.24 FEET TO A POINT; THENCE N 44° 16' 07" W FOR A DISTANCE OF 44.47 FEET TO A POINT; THENCE S 89° 17' 53" E FOR A DISTANCE OF 21.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 4499 SQUARE FEET OR 0.103 ACRE.

**LEGAL DESCRIPTION
TAX PARCEL NO. 15 073 01 004
TEMPORARY CONSTRUCTION EASEMENT
(TCE3)**

ALL THAT TRACT OR PARCEL LYING IN LAND LOT 73 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MONUMENT #5128 AND PROCEED S 17° 11' 14" W FOR A DISTANCE OF 2048.81 FEET TO THE POINT OF BEGINNING (POB TCE3).

THENCE N 89° 23' 21" W FOR A DISTANCE OF 36.19 FEET TO A POINT; THENCE N 64° 54' 15" W FOR A DISTANCE OF 153.58 FEET TO A POINT; THENCE S 36° 02' 17" W OR A DISTANCE OF 78.12 FEET TO A POINT; THENCE N 89° 23' 22" W FOR A DISTANCE OF 18.41 FEET TO A POINT; THENCE N 36° 02' 23" E FOR A DISTANCE OF 101.17 FEET TO A POINT; THENCE S 64° 54' 15" E FOR A DISTANCE OF 198.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 3988 SQUARE FEET OR 0.092 ACRE.



PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15 073 01 004
DEKALB COUNTY BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY
LAND LOT 73, 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 09/30/2024 - SCALE NTS
JOB #: 20452
SHEET 5 OF 5
SURVEY PREPARED BY:
ACCURA
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340
OFFICE: 404-241-8722
LSF001140 DRAWN BY: PES

Property Owner: DEKALB BOARD OF EDUCATION

Project Name: Doolittle Trunk

Parcel Address: 3323 Panthersville Rd. Decatur Ga 30034

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Date _____

Date _____