

DEKALB COUNTY

OPTION FOR PERMANENT SEWER EASEMENT & TEMPORARY CONSTRUCTION
EASEMENT

PROJECT NAME AND NUMBER: 0024-10 Doolittle Trunk

PARCEL: 19

In consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, Dekalb County Board Of Education, the undersigned, ("Grantor"), being the owner of the parcel identified on the map dated 10/01/2024, 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 21,112 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 \$1,600.00.

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

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 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

Accepted: DEKALB COUNTY, GEORGIA

By: _____

Date: _____

Parcel No: 19

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

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 15 088 01 001
3251 PANTHERSVILLE ROAD
DB 28450 PG 266

LEGEND

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

REVISION 1:
REVISED ADDRESS NAME FROM PANTERSVILLE TO
PANTHERSVILLE AND CHANGED THE NAME IN THE TABLE FROM EASMENT TO EASEMENT. - 12-11-2024



MATCH LINE SHEET 2

N
GRID NORTH - 1
GA WEST NAD 83

NOTES:

- 1) THIS PLAT IS AN EXHIBIT THAT HAS BEEN PREPARED FOR THE PURPOSE OF REVIEW AND APPROVAL OF A TEMPORARY CONSTRUCTION EASEMENT; IS FOR GRAPHICAL PURPOSES ONLY; IS NOT TO BE RECORDED; AND IS NOT TO BE USED TO CONVEY PROPERTY.
- 2) NO NEW PERMANENT EASEMENT IS PROPOSED FOR THIS PROPERTY.
- 3) 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.
- 4) THE CERTIFICATE OF AUTHORIZATION NUMBER FOR ACCURA ENGINEERING AND CONSULTING SERVICES, INC. IS LSF001140. SAID AUTHORIZATION EXPIRES ON 6/30/2026.
- 5) THE POINT OF COMMENCEMENT (POC) SHOWN HEREON IS NGS MONUMENT # 5128 WITH GEORGIA STATE PLANE COORDINATES OF NORTH 1342766.20 AND EAST 2264507.046. THE LATEST SURVEY FIELD DATE IS SEPTEMBER 2024.

EXHIBIT
PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: # 15 088 01 001
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY

LAND LOT 88 & 73, 15TH DISTRICT, DEKALB COUNTY, GA

DATE: 10/01/2024 - SCALE 1"=50'

JOB #: 20452

SHEET 1 OF 3

SURVEY PREPARED BY:

ACCURA

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

LSF001140

DRAWN BY: PES

EXHIBIT

N/F
DEKALB BOARD OF EDUCATION
TAX ID: 15 088 01 001
3251 PANTERSVILLE ROAD
DB 28450 PG 266

MATCH LINE SHEET 1

L2

LAND LOT 88

LAND LOT 73

APPROXIMATE LOCATION
LAND LOT LINE

L6

L5

L4

N/F
BOARD OF REGENTS OF THE
UNIVERSITY OF GEORGIA
TAX ID: 15 088 01 002
3271 PANTHERSVILLE ROAD
DB 5511 PG 290
PB 82 PG 102

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)
RWM	Right-of-Way Monument Found
SS	Sanitary Sewer Manhole
DB	Deed Book
IPF	Iron Pin Found
N/F	Now or Formerly
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PG	Page
POB	Point of Beginning
POC	Point of Commencement
NTS	Not To Scale



N
GRID NORTH 83
GA WEST NAD 83

EXHIBIT

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 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.
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.

EXHIBIT
PROPOSED SANITARY SEWER EASEMENT
TAX PARCEL: 15 088 01 001
DEKALB BOARD OF EDUCATION
PREPARED FOR
DEKALB COUNTY

LAND LOT 88 & 73, 15TH DISTRICT, DEKALB COUNTY, GA
DATE: 10/01/2024 - SCALE 1"=50'
JOB #: 20452
SHEET 2 OF 3
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	662.30'	S0°19'23"E
L2	335.34'	S86°48'39"E
L3	53.25'	S16°28'15"E
L4	21.32'	N86°11'10"W
L5	31.76'	N16°28'15"W
L6	340.05'	N86°48'39"W
L7	688.45'	N0°19'24"W
L8	21.31'	S70°09'16"E

POC TO POB

Line #	Distance	Direction
L9	2435.25'	N83°44'15"E

EXHIBIT

EXHIBIT
 PROPOSED SANITARY SEWER EASEMENT
 TAX PARCEL: # 15 088 01 001
 DEKALB BOARD OF EDUCATION
 PREPARED FOR
 DEKALB COUNTY
 LAND LOT 88 & 73, 15TH DISTRICT, DEKALB COUNTY, GA
 DATE: 10/01/2024 - SCALE NTS
 JOB #: 20452
 SHEET 3 OF 3
 SURVEY PREPARED BY:
ACCURA
 ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE
 ATLANTA, GA 30340
 OFFICE: 404-241-8722
 LSF001140
 DRAWN BY: PES

Parcel Number: 19

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 _____