COUNTY DEPARTMENT AGENDA REQUEST

Department:	Public Works	Presenter(s):	Phil Mallon
Meeting Date:	Thursday, August 12, 2010	Type of Request:	Consent

Wording for the Agenda:

Approval of staff's recommendation to authorize the Chairman to sign the proposed Right-of-Way Deed and other documents required by the Georgia Department of Transportation (GDOT) for the conveyance of approximately 0.105 acres to GDOT at the intersection of Padgett Road and State Route 85.

Background/History/Details:

In support of GDOT Project No. STP-209-1(2), Widening of SR 74 from SR 85 to South of Crosstown Road, the GDOT is widening a portion of SR 85, as shown in the attached exhibits. Existing Padgett Road intersects with SR 85 and approximately 0.105 acres of County right-of-way is within proposed SR 85 right-of-way.

This portion of Padgett Road will be abandoned as part of the SR 74 widening project and Padgett Road will be realigned directly across from SR 74. The GDOT has acquired all necessary right-of-way and easements for this work and will convey the new Padgett Road to Fayette County upon completion of the project.

Public Works has reviewed the area proposed for donation to the GDOT and is not aware of any negative impact this would have to Fayette County.

A cover letter, Estimate of Appraisal/Calculation or Donation Form, Right of Way Deed and Exhibits (A&B), Option for Right of Way, and a notice of incidental payments are included as back-up material to this agenda request.

What action are you seeking from the Board of Commissioners?

Approval and signature of proposed Right Of Way Deed and other documents as requested by the Georgia Department of Transportation for the conveyance of 0.105 acres (+/-) to the GDOT at the intersection of Padgett Road and State Route 85.

If this item requires funding, please describe:

Not Applicable.

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	No	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

Vance C.Smith, Jr. Commissioner

GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

3-9-10

Fayette County
140 Stonewall Avenue West ,Suite 100
Fayetteville, Georgia 30214

RE: PROJECT:STP-209-1(2), Fayette COUNTY
P.I.#: 322355
PARCEL: 2A
DESCRIPTION: Widening of SR74 From SR85 to South of Crosstown Drive

Dear Mr. Krakeel:

The Department is in the process of purchasing property to improve the roadway designated above. In order to make this project possible, 0.105 acres-~~square feet~~ of your property in fee and *NjA* square feet of easement will be needed. This is more particularly shown on the plat attached to the option provided with this letter.

Your property has been valued by qualified appraisers who after careful consideration have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be $.00. The attached form, entitled "Statement of Estimated Values", separates certain elements comprising the above listed value.

Our Right of Way Specialist, Charles Jay Strange at (706) 646-6980 is representing the Department, is authorized to explain this and to discuss the full effect of the purchase and your rights as provided by law. He will also provide you with a brochure, which comprehensively outlines the procedures used in purchasing rights of way. Any written correspondence should be sent to 115 Transportation Blvd., Thomaston, Georgia 30286-7000.

If you will agree to the terms expressed herein by signing the enclosed "Option for Right Of Way" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Yours very truly,

Thomas B. Howell, P.E.
District Engineer

Carol M. Perry

By: Carol M. Perry
District Rights-of-Way Team Manager

STATEMENT OF ESTIMATED VALUES

Project: STP-209-1 (2) County: Fayette Parcel: 2A

Owner(s): Fayette County

Address: 140 Stonewall Avenue West ,Suite 100; FayettevilJe, Georgia 30214

Property Location: S. R. 85 and Padgett road, Senoia

	FAIR MARKET VALUE REQUIRED	FAIR MARKET VALUE INCLUDING CERTAIN REMNANTS
Estimated Value of Land and Improvements and/or Easement if applicable:	$ DONATE	$
Estimated Value of all consequential or severance damages	$	$
Estimated Value of Certain Remnant(s):	$	$
Total Estimated Fair Market Value	$ DONATE	$

(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)

Division of Interests:

NAME	KIND OF INTEREST	ESTIMATED VALUE
Fayette County	Fee	$ DONATE
		$
		$
Total Estimated Fair Market Value:		$ DONATE

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

(a) Deduct at Closing $N/A; (Retention Value) and/or

(b) Require a Performance Bond of $ N/A Total Withheld at Closing $ N/A

Upon satisfactory completion of removal operations, the Performance bond indicated above will be reimbursed.

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 Charles Jay Strange
Staff Negotiator

ROW-515-A (Federal Aid) Revised: 10/94

ESTIMATE OF APPRAISAL/CALCULATION OR DONATION FORM

DATE: 3-9-10

NAME **Fayette County**
STREET **140 Stonewall Avenue West ,Suite 100**
CITY/STATE **Fayetteville, Georgia 30214**

RE: PROJECT STP-209-1(2)
COUNTY Fayette
P.I.#: 322355
PARCEL: 2A

Dear

This is to advise that plans are underway for the construction ofSr.74 and SR 85

The proposed construction will require additional rights of way and/or easement. The plans indicate that you are one of the property owners from which right of way and/or easement must be acquired, as indicated on the attached plat. Our Right of Way Agent will be glad to point out the location of the required acquisition on the ground and accompany you on an inspection of this area if you so desire.

The construction of this project is to be financed with State and/or Federal funds. It is the responsibility of the State/County to acquire the necessary right of way for the project. The acquisition affecting your property allows you one of the following three options concerning real estate appraisals:

Please indicate your choice by executing one of the following:

I desire the offer of fair market value Uust compensation) to be based upon a formal real estate appraisal. _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ (L.S.)

V I desire to donate my property which is required for right of way, and do ( ) do not ( ) desire a formal appraisal. (L.S.)

I desire to negotiate with the DOT for the required right of way settlement, for an amount of money or services, based on a streamlined procedure known as "Estimate of Appraisal Calculation". This estimate procedure is based upon market data, but does not utilize a formal real estate appraisal. If I reach an agreement with the DOT utilizing this procedure, a formal appraisal will not be done. If I do not reach an agreement with the DOT using this streamlined procedure, DOT will prepare/have prepared a formal real estate appraisal from which the offer of fair market value will be based. _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ (L.S.)

IAttachmetlls: Brochure; Receipt for Brochure; Statement of Estimated Values; Incidental Letter; Option] DELETE ALL **THIS WHEN PRINTED**

REVISED: 0421.03

GEORGIA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY DEED

115 Transportation Blvd, Thomaston, GA. 30286

GEORGIA, FAYETTE COUNTY PROJECT NO. STP-209-1 (2)

P.1. NO. 322355

THIS CONVEYANCE made and executed the _ day of , 20

WITNESSETH that Fayette County, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in FAYETTE County through which Widening of SR74 From SR85 to South of Crosstown Drive , known as Project No. STP-209-1 (2), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, 600 West Peachtree St., Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR ($1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 8 and 129 of the 6th Land District of Fayette County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.105 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated May 12, 2006; revised February 23,2010, said plat attached hereto and made a part of this deed as Exhibit "B".

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation said right being 0 linear feet.

Parcel No. 2A

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

FAYETTE COUNTY

Signed, Sealed and Delivered

this _ day of _

20____, in the presence of:

_____

Witness

_____

Notary Public

By: (L.S.)

Chairman of the Board of Commissioners

Attest (L.S.)

_____(L.S.)

_____(L.S.)

Parcel No. 2A

DOT118

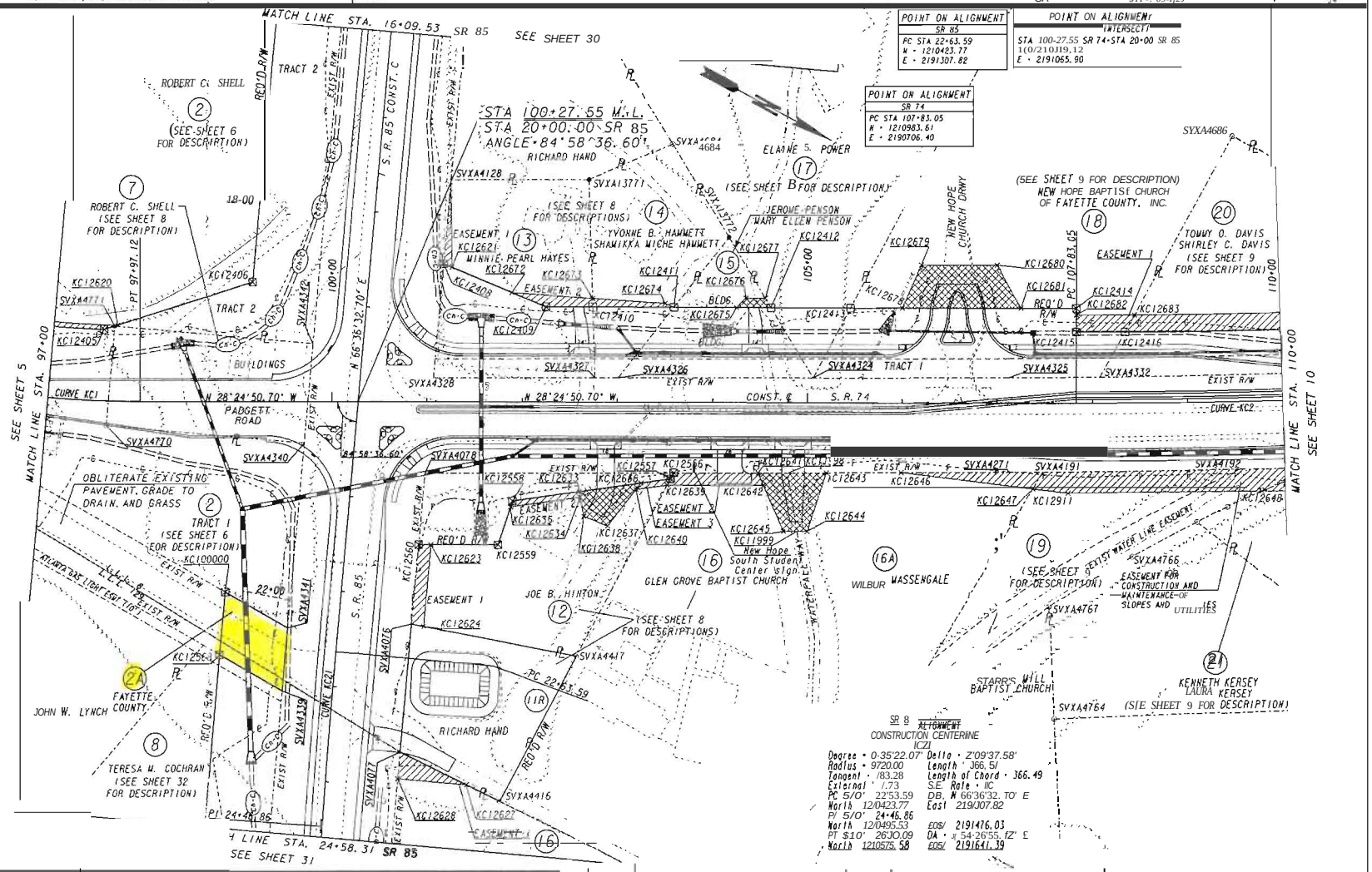
Revised 1/00

EXHIBIT "A"

PROJECT NO.:	STP-209-1 (2) Fayette County
P.1. NO.:	322355
PARCEL NO.:	2A
DATE OF RJW PLANS:	May 12, 2006
REVISION DATE:	February 23, 2010

All that tract or parcel of land lying and being in Land Lot 8 and 129 of the 6th Land District of Fayette County, Georgia, being more particularly described as follows:

Beginning at a point 122 feet right of and opposite Station 22+11.65 on the construction centerline of Paddett Road and SR 85 on Georgia Highway Project No. STP-209-1 (2) ; running thence N 1°19'08.47" E a distance of 75.95 feet to a point 53.00 feet right of and opposite station 22+43.40 on said construction centerline laid out for STATE ROUTE 85; thence N 66°36'33.16" E a distance of 66.05 feet to a point 53.11 feet right of and opposite station 23+09.20 on said construction centerline laid out for STATE ROUTE 85; thence S 1°19'08.48" W a distance of 75.95 feet to a point 122.01 feet right of and opposite station 22+77.52 on said construction centerline laid out for STATE ROUTE 85; thence S 66°36'32.70" W a distance of 66.05 feet back to the point of beginning. Containing 0.105 acres more or less.



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR COHSTR OF DRIVES

BEGIN LIMIT OF ACCESS BLA
END LIMIT OF ACCESS fLA
LIMIT OF ACCESS
REO'O R/W & LIMIT OF ACCESS

SCALE IN FEET
0 50 100 200

MULKEY ENGINEERS & CONSULTANTS
1255 CANTON STREU. SUITE G
ROSWELL, GEORGIA JOO15
(678) 461-3511

DATE	REVISIONS	DATE	REVISIONS
3/14/07	LABELLED "EASEMENT" FOR "SLOPES" AND "UTILITIES"	[illegible]	ADDED "ATLANTA GAS LIGHT" EASEMENT
	PAR 19 REMOVED R/W CUT-OUT	(/(/9107	ADDED PARCEL 16A
8/09/07	REVISED DRAINAGE SYSTEM	7/18/08	REVISED PARCEL 12 TO 18 TOTAL TAKE
	PAR 12 REVISED, REQD. R/W & EASWT	215/08	REVISED PARCEL 21 OWNER NAME
	PAR 13 ADDED REQD EASEMENT	3/24/08	REPLOTTED SHEET TO SHOW PROP LINE 16/16A
8/07/07	ADDED SIGN LABEL PAR 16	2-23-10	ADDED PARCEL 2A

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO; STP-209-{(21
COUNTY: FAYETTE
LAND LOT NO: 8 & 129
LAND DISTRICT.. 4 & 6
GMD 495
DATE 5/12/06 SH 7 OF 34

EXHIBIT "B"

PARCEL 1 — REQ'D EASM'T — KC151

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC12601	38.47	R	88+00.00	Podgett Road
	29.07		N 1°03'32.46" E	
SVYA4075	37.75	R	88+29.06	Podgett Road
	97.88		N 1°03'32.48" E	
KC12576	35.32	R	89+26.91	Podgett Road
	16.88		S 89°55'08.09" E	
KC12602	51.88	R	89+27.60	Podgett Road
	128.31		S 8°28'53.61" W	
KC12601	38.47	R	88+00.00	Podgett Road
REQD EASMT =	1052.12	SF		
REQD EASMT =	0.024	ACRES		

PARCEL 2 TRACT 1 — REQ'D R/W — KC79

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC12401	26.51	L	90+00.00	Podgett Road
	23.49		N 87°31'02.56" W	
KC12402	50.00	L	90+00.00	Podgett Road
	201.95		N 2°28'57.44" E	
KC12403	50.00	L	92+01.95	Podgett Road
	25.00		N 87°31'02.56" W	
KC12404	75.00	L	92+01.95	Podgett Road
ARC LENGTH	= 514.901			
CHORD BEAR	= N 11°54'30.33" W			
LNTH CHORD	= 509.504			
RADIUS	= 1025.000			
DEGREE	= 5°35'23"			
KC	75.00	L	97+56.53	Podgett Road
	11.74		N 45°57'00.37" W	
SVYA4771	78.89	L	97+68.44	Podgett Road
	105.00		N 66°36'33.27" E	
SVYA4770	25.91	R	97+62.13	Podgett Road
	210.00		N 23°23'26.73" W	
SVYA4340	53.00	R	20+48.58	S.R. 85
	194.82		N 66°36'32.59" E	
SVYA4341	53.00	R	22+43.40	S.R. 85
	306.36		S 1°19'08.47" W	
SVYA4329	90.94	R	96+95.65	Podgett Road
	171.99		S 2°38'04.49" W	
SVYA4169	26.38	R	95+43.97	Podgett Road
	192.61		S 2°38'04.47"	
SVYA4170	16.57	L	95+56.95	Podgett Road
	101.50		S 2°38'04.47"	
SVYA4174	26.20	L	92+53.85	Podgett Road
	10.42		S 2°38'04.54" W	
SVYA4175	26.65	L	92+43.19	Podgett Road
	189.16		S 2°38'04.48" W	
SVYA4176	27.83	L	90+51.08	Podgett Road
	51.09		S 1°03'32.48" W	
KC12401	26.51	L	90+00.00	Podgett Road
REQD R/W TRACT 1			89023.47 SF	
REQD R/W TRACT 1			2.044 ACRES	

PARCEL 2 TRACT 2 — REQ'D R/W — KC80

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
	53.00	R	12+83.56	S.R. 85
	660.02		N 66°36'32.58" E	
SVYA4342	53.00	R	19+43.58	S.R. 85
	210.00		S 23°23'26.75" E	
SVYA4771	78.89	L	97+68.44	Podgett Rd
	152.68		N 45°57'00.37"	
KC12406	122.00	R	18+85.00	S.R. 85
	601.00		S 66°36'32.70" W	
KC12407	122.00	R	12+84.00	S.R. 85
	69.00		N 23°45'36.98" W	
	53.00	R	12+83.56	S.R. 85
TRACT 2	= 49655.12	SF		
TRACT 2	= 1.140	ACRES		
TOTAL REQD R/W	= 3.184	ACRES		
REMAINDER	= +/- 13	ACRES		

PARCEL 2 DEMOLITION EASEMENT — REQ'D DEMO. EASM'T. — KC370

PNT	OFFSET		STATION	ALIGNMENT
KC12960	80.00	L	95+50.00	Podgett Road
KC12536	107.00	L	95+40.04	Podgett Road
KC12537	107.00	L	96+01.00	Podgett Road
KC12947	80.00	L	96+67.00	Podgett Road
ARC LENGTH	= 108.491			
CHORD BEAR	= S 18°35'21.28" E			
LNTH CHORD	= 108.440			
RADIUS	= 1020.000			
DEGREE	= 5°37'2"			
KC12960	80.00	L	95+50.00	Podgett Road

PARCEL 2 — REQ'D EASM'T — KC157

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC12618	75.00	L	95+35.00	Podgett Road
	5.00		S 75°14'20.96" W	
KC12619	80.00	L	95+35.00	Podgett Road
ARC LENGTH	= 219.698			
CHORD BEAR	= N 20°55'52.13" W			
LNTH CHORD	= 219.273			
RADIUS	= 1020.000			
DEGREE	= 5°37'2"			
KC12620	80.00	L	97+71.93	Podgett Road
	3.42		S 45°57'00.37" E	
SVYA4771	78.89	L	97+68.44	Podgett Road
	11.74		S 45°57'00.37" E	
KC12405	75.00	L	97+56.53	Podgett Road
ARC LENGTH	= 206.422			
CHORD BEAR	= S 20°31'46.57" E			
LNTH CHORD	= 206.073			
RADIUS	= 1025.000			
DEGREE	= 5°35'23"			
KC12618	75.00	L	95+35.00	Podgett Road
REQD EASMT =	1065.06	SF		
REQD EASMT =	0.024	ACRES		

PARCEL 2 — REQ'D DRWY. EASM'T. — KC153

PNT	OFFSET		STATION	ALIGNMENT
KC12604	50.00	L	91+85.00	Podgett Road
KC12605	85.00	L	92+03.95	Podgett Road
KC12606	85.00	L	92+30.00	Podgett Road
KC12607	75.00	L	92+30.00	Podgett Road
ARC LENGTH	= 24.275			
CHORD BEAR	= S 1°48'15.00" W			
LNTH CHORD	= 24.274			
RADIUS	= 1025.000			
DEGREE	= 5°35'23"			
KC12404	75.00	L	92+01.95	Podgett Road
KC12403	50.00	L	92+01.95	Podgett Road
KC12604	50.00	L	91+85.00	Podgett Road

PARCEL 2 — REQ'D DRWY. EASM'T. — KC156

PNT	OFFSET		STATION	ALIGNMENT
KC12615	75.00	L	94+55.00	Podgett Road
KC12616	145.00	L	94+75.00	Podgett Road
KC12617	145.00	L	95+25.00	Podgett Road
KC12960	80.00	L	95+50.00	Podgett Road
ARC LENGTH	= 13.909			
CHORD BEAR	= S 15°09'05.39" E			
LNTH CHORD	= 13.909			
RADIUS	= 1020.000			
DEGREE	= 5°37'2"			
KC12619	80.00	L	95+35.00	Podgett Road
KC12618	75.00	L	95+35.00	Podgett Road
ARC LENGTH	= 74.545			
CHORD BEAR	= S 12°40'38.51" E			
LNTH CHORD	= 74.529			
RADIUS	= 1025.000			
DEGREE	= 5°35'23"			
KC12615	75.00	L	94+55.00	Podgett Road

PARCEL 2A — REQ'D R/W — KC377

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC100000	122.00	R	22+11.65	STATE ROUTE 85
	75.95		N 1°19'08.47" E	
SVYA4341	53.00	R	22+43.40	STATE ROUTE 85
	66.05		N 66°36'33.16" E	
SVYA4339	53.11	R	23+09.20	STATE ROUTE 85
	75.95		S 1°19'08.48" W	
KC12568	122.11	R	22+77.52	STATE ROUTE 85
	66.05		S 66°36'32.70" W	
KC100000	122.00	R	22+11.65	STATE ROUTE 85
REQD R/W	4557.29	SF		
REQD R/W	0.105	ACRES		

PARCEL 3 — REQ'D R/W — KC110

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC12576	35.52	R	89+21.91	Podgett Road
	126.87		N 1°03'32.48" E	
SVYA4164	32.17	R	90+53.74	Podgett Road
	188.33		N 2°38'04.48" E	
SVYA4165	33.31	R	92+40.96	Podgett Road
	42.58		S 77°31'01.52" E	
KC12572	75.00	R	92+32.72	Podgett Road
ARC LENGTH	: 30.733			
CHORD BEAR	: S 1°43'59.97" W			
LNTH CHORD	: 30.732			
RADIUS	: 1175.000			
DEGREE	: 4°52'34"			
KC12573	75.00	R	92+03.95	Podgett Road
	25.00		N 87°31'02.56" W	
KC12574	50.00	R	92+03.95	Podgett Road
	276.42		S 2°28'57.44" W	
KC12575	50.00	R	89+27.53	Podgett Road
	14.69		N 89°55'08.09" W	
KC12576	35.32	R	89+26.91	Podgett Road
REQD R/W	6159.37	SF		
REQD R/W	0.141	ACRES		
REMAINDER	+/- 4.7	ACRES		

PARCEL 3 — REQ'D EASM'T. — KC152

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC12575	50.00	R	89+27.53	Podgett Road
	276.42		N 2°28'57.44" E	
KC12574	50.00	R	92+03.95	Podgett Road
	25.00		S 87°31'02.56" E	
KC12573	75.00	R	92+03.95	Podgett Road
	104.07		S 5°14'11.22" W	
KC12603	70.00	R	91+00.00	Podgett Road
	173.34		S 8°28'53.61" W	
KC12602	51.88	R	89+27.60	Podgett Road
	1.89		N 89°55'08.09" W	
KC12575	50.00	R	89+27.53	Podgett Road
REQD EASMT =	4225.26	SF		
REQD EASMT =	0.097	ACRES		

PARCEL 4 — REQ'D R/W — KC111

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVYA4165	33.31	R	92+40.96	Podgett Road
	50.75		N 2°38'04.49" E	
SVYA4166	36.28	R	92+90.07	Podgett Road
	39.94		S 77°31'01.52" E	
	75.00	R	92+80.72	Podgett Road
ARC LENGTH	: 51.268			
CHORD BEAR	: S 0°15'57.40" E			
LNTH CHORD	: 51.264			
RADIUS	: 1175.000			
DEGREE	: 4°52'34"			
KC12572	75.00	R	92+32.72	Podgett Road
	42.58		N 77°31'01.52" W	
SVYA4165	33.31	R	92+40.96	Podgett Road
REQD R/W	2072.59	SF		
REQD R/W	0.048	ACRES		
REMAINDER	+/- 6.5	ACRES		

PARCEL 4 — REQ'D DRWY. EASM'T. — KC154

PNT	OFFSET		STATION	ALIGNMENT
KC12622	85.00	R	92+30.8320942	Podgett Road
KC12608	84.	R	92+55.0000000	Podgett Road
KC12609	110.00	R	92+57.0000000	Podgett Road
KC12610	110.00	R	92+26.2511591	Podgett Road
KC12622	85.00	R	92+30.8320942	Podgett Road

PARCEL 4 — REQ'D TEMP EASM'T. (FENCE) KC147

PNT	OFFSET		STATION	ALIGNMENT
KC12572	75.00	R	92+32.7201641	Podgett Road
ARC LENGTH	= 51.268			
CHORD BEAR	= N 0°15'57.4037989" W			
LNTH CHORD	= 51.264			
RADIUS	= 1175.000			
DEGREE	= 4°52'34"			
KC12571	75.00	R	92+80.7156325	Podgett Road
KC12275	85.00	R	92+78.4020019	Podgett Road
KC12622	85.00	R	92+30.8320942	Podgett Road
KC12572	75.00	R	92+32.7201641	Podgett Road
REQD EASMT AREA =	503.10	SF		

PARCEL 5 — REQ'D R/W — KC112

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVYA4166	36.28	R	92+90.07	Podgett Road
	50.75		N 2°38'04.45" E	
SVYA5043	41.51	R	93+38.83	Podgett Road
	34.98		S 77°31'01.52" E	
KC12570	75.00	R	93+29.24	Podgett Road
ARC LENGTH	= 51.832			
CHORD BEAR	= S 2°46'46.73" E			
LNTH CHORD	= 51.828			
RADIUS	= 1175.000			
DEGREE	= 4°52'34"			
	75.00	R	92+80.72	Podgett Road
	39.94		N 77°31'01.52" W	
SVYA4166	36.28	R	92+90.07	Podgett Road
REQD R/W	1883.00	SF		
REQD R/W	0.043	ACRES		
REMAINDER	+/- 7.0	ACRES		

PARCEL 5 — REQ'D TEMP. EASM'T. — KC148

PNT	OFFSET		STATION	ALIGNMENT
71	75.00	R	92+80.7156325	Podgett Road
	= 51.832			
	= N 2°46'46.7303676" W			
	= 51.828			
	= 1175.000			
	= 4°52'34"			
KC12570	75.00	R	93+29.2395853	Podgett Road
KC12948	85.00	R	93+26.4861103	Podgett Road
KC12275	85.00	R	92+78.4020019	Podgett Road
KC12571	75.00	R	92+80.7156325	Podgett Road
REQD EASMT AREA =	508.39	SF		

PARCEL 6 — REQ'D R/W — KC113

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVYA5043	41.51	R	93+38.83	Podgett Road
	170.31		N 2°38'04.49" E	
	75.00	R	94+97.57	Podgett Road
	= 179.806			
	= S 8°25'38.11" E			
	= 179.630			
	= 1175.000			
DEGREE	= 4°52'34"			
KC12570	75.00	R	93+29.24	Podgett Road
	34.98		N 77°31'01.52" W	
SVYA5043	41.51	R	93+38.83	Podgett Road
REQD R/W	3346.69	SF		
REQD R/W	0.077	ACRES		
REMAINDER	+/- 5.1	ACRES		

PARCEL 6 — REQ'D DRWY EASM'T — KC155

PNT	OFFSET		STATION	ALIGNMENT
KC12611	75.00	R	93+34.00	Podgett Road
ARC LENGTH	= 27.773			
CHORD BEAR	= N 4°58'06.51" W			
LNTH CHORD	= 27.772			
RADIUS	= 1175.000			
DEGREE	= 4°52'34"			
KC12612	75.00	R	93+60.00	Podgett Road
KC12613	85.00	R	93+60.00	Podgett Road
KC12614	85.00	R	93+34.00	Podgett Road
KC12611	75.00	R	93+34.00	Podgett Road

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS — BLA
END LIMIT OF ACCESS — ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET: 0 50 100 200

MULKEY ENGINEERS & CONSULTANTS
1255 CANTON STREET, SUITE G
ROSWELL, GEORGIA 30075
(678) 461-3511

DATE	REVISIONS
3/14/07	PAR 2 ADDED R/W TOTAL
9/25/07	ADDED FENCE EASEMENT PARS 4 & 5
	REVISED PAR 4 DRWY EASEMENT
2/5/08	ADDED DEMOLITION EASEMENT PARCEL 2
2-23-10	ADDED PARCEL 2A

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: STP-209-1(2)
COUNTY: FAYETTE
LAND LOT NO: 8, 9, & 129
LAND DISTRICT: 4 & 6
GUO 495
DATE 5/12/06 SH 6 OF 34

EXHIBIT "B"

DEPARTMENT OF TR·\NSPORTATION

OPTIO . FOR RIGIIT OF WAY

GEORGIA. Fayette COUNTY
Pl.#: 322355
SSNtI

Received of Department of Transportation, the sum of One ($ 1.00) Dollar, the receipt whereof is hereby acknowledged, and in consideration thereof, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and .ss.gns as follows:

If the said Department of Transportation, shall within 60 days after datc hereof pay mc thc sum ofS DONATE whcn the underSlgned agrees to execute and deliver to the Department of Transportation fee simple title and easements to the land owned by the undersigned, which is shown reflected ıı color on the right of way map attached hereto and made. part hereof by reference, to be used for highway purposes on the Widening of SR74 From SR85 to Soutb of Crosstown Drive being Parcel 2A consisting of 0.105 acres in fee and N/A square feet of easement on Georgia Highway Project NumberST P-209-1 (2)_.

It is agreed and understood that all TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Depanment ofTronsportation from the contractor, said TEMPORARY EASEMENT will terminate.

It is agreed and understood that I, or any tenant now in possession or any other persons having a claim or interest in subject propcrty, will have not lcss than two (2) months from date of execution of a deed and easements or for residential propenies three (3) months from the date replacement housing is available, whichever is greoter to vacate the premises and that on vacating of said premises, only items ofpersonaJ propeny will be removed,al l items al10ched to to the propeny and being classed as realty to remain. The above agreement to apply unless otherwise provided in SpeCial Provision. jf the Department ofTronsportation agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, the person will be required to pay a rental fee of *SN/A* payable each month in advance. Subsequent to Ihe date oftHrnsfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Depanment harmless as to any claim in connection wi th Ihe occupancy of said premises. The above option price includes payment for the right of way abo ve described, together with all improvements wholly or partially situated thereon and the righlto enler upon the adjacent lands not included in said required Right of Way and Easements for Ihe purpose of removing or demolishing such improvemenls.

The undersigned funher agrees thatlhe Department will be designated an authorized agent for the remo val of underground storage tank systems located wholly or panially in said right of way or eosemen!.

SPECIAL PROVISION

Grantor may retain title to *N/A* for sum of *SN/A* which shall be deducled from the option price allhe lime of closing; PROVIDED, he will obligate and firmly bind himself and his successors in title to stri ctly and foithflJlly comply with each of the follow ing conditions:

Grantor will demolish or remove the above described improvements from the right of way, easements and set back area and clea said right of way, easements and set back area from the right of way sufficient to mply with County Building Code requirements, however, in the absence of County requirements, a minimum set back of 50 feet is required All rubbish an debris must be removed 10 the satisfactions of authorized personnel of the Department of Transportation within 30 calendar days after notice to proceed.

2. Grantor will comply with all laws, ordinances, regulations of building codes applicable to demolition or removal of buildings in N/A, Georgia and hold the Department of Transportation and the *N/A* harmless as to any claim in connection therewith

3. It is understood and agreed that no ulilil)' connections shall be made or allowed 10 relocated structures across or from a limited access righl of way, and it is understood and agreed that grantor has agreed to bargain, sell and convey to the Department a f1 ransportation all existing utility rights, lhld the Department will nOt be liable in any way for utility reconnections adjacent 1) acquired rights of way or any subseqient location of improvements

4. Grantor will leave on deposit with the Department of Transportation the additional sum of $ *N/A* which will be deducted from the aforesaid option price at closing This sum will be held as .. cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations

Time is expressly made of the essence of this Special Provision, and in the event grantor ils to comply with aforesaid obligations, all sums held by Ue Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in lhc Department of Transportation

OTHER PROVISIONS

Grantor may execute and deliver fee simple title to the Depanment of Transportation to the above referenced right of way and an additional N/A acres of land owned by the undersigned adjacent to and abuning on the above numbered highway for the total consideration of *$N/A* which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land being shown on the attached plat as Parcel No. N/A

The undersigned herein agrees for the Same consideration, to provide, without cost to the Depanment of Transportation, a quit claim deed or such other releases as may be required by the closing attomey from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relmquish to the Deportment of Transportation all rights of access between the Limited Access Highway and approaches thereto on the above numbered Highway and all of the remaining real property of the undersigned except at such points as designated by the Department of Transponation. This paragraph is not applicable unless access rights arc indicated on the attached plat.

I, the undersigned, understand that I will have no current nor future "property interests" in any median-cuI constructed on this project. That this, or any other medion-eut, may be closed, relocated, or otherwise modified before, during, or after the initial installation.

The said parcel of land as above indicated is shown upon plans on file in the office of the Department of Transponation, Atlanta, Georgia, said plans being identified as Project Number STP-209- 1 (2).

I (We) do (do not) elect to retain improvements as set out in Speciol Provision.

I (We) do (do nOI) elect 10 execute and deliver deeds set Ollt in Other Provisions.

Witness my hand and seal this _____ day of , 20 .

Signed, Sealed and Delivered
in the presence of:

_____ _____ _____ (L.S.)

_____ _____(L.S.)
Notary Pubhe

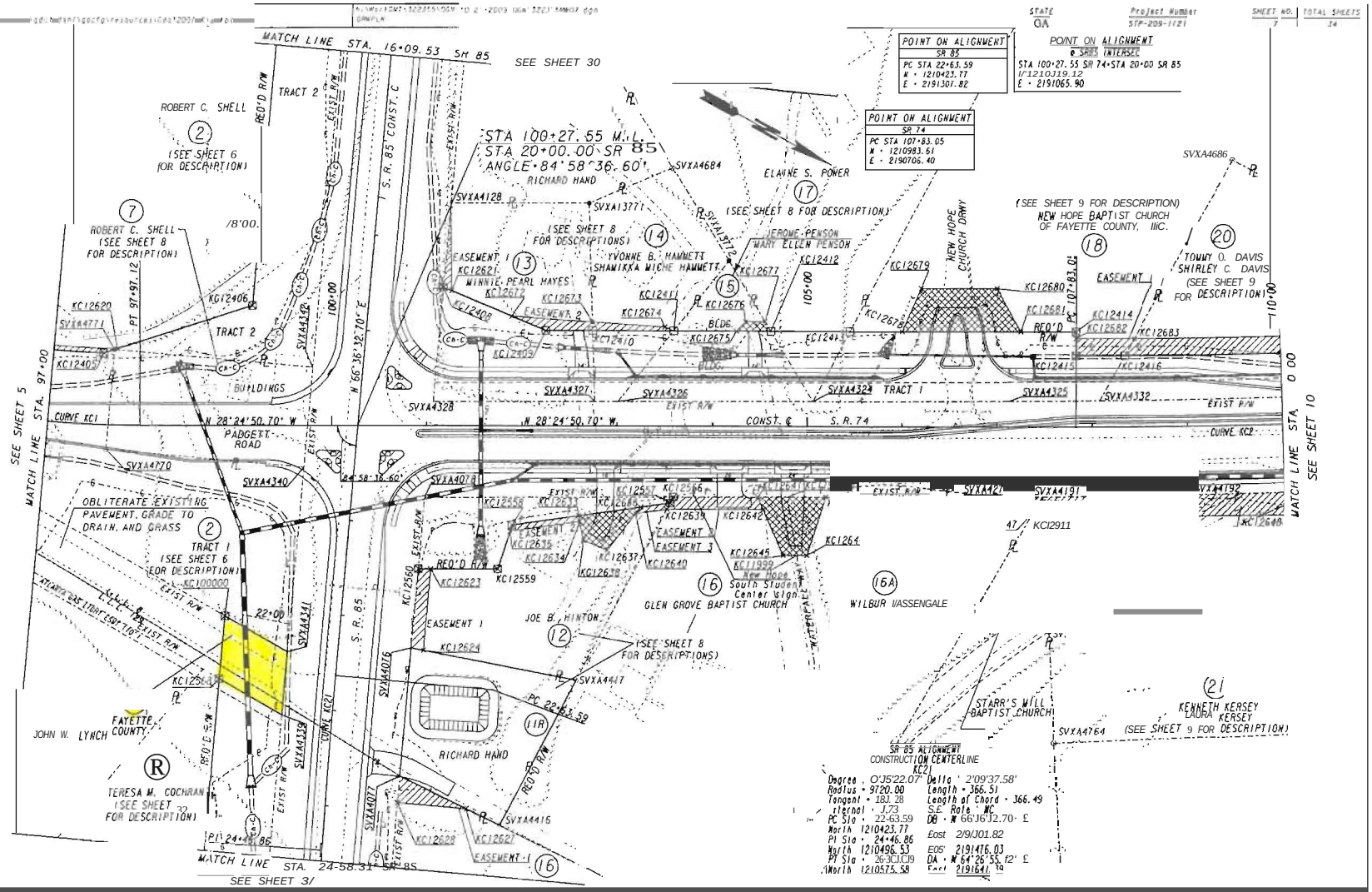
ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _

_____ (Dote)

PARCEL NO 2A

Revised 11185, 1/88, 3/93, 3/95, 6/95



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS BLA
END LIMIT OF ACCESS ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 50 100 200

MULKEY ENGINEERS & CONSULTANTS
1255 CANTON STREET, SUITE G
ROSWELL, GEORGIA 30075
(678) 461-3511

DATE	REVISIONS	DATE	REVISIONS
3/14/07	LABELED EASEMENT FOR SLOPES AND UTILITIES	9/28/07	ADDED ATLANTA GAS RIGHT EASEMENT
	PAR 19 REMOVED R/W CUT-OU	1/19/01	ADDED PARCEL 16A
4/09/07	REVISED DRAINAGE SYSTEM	7/18/08	REVISED PARCEL INFORM, R/W TOTAL TAKE
	PAR 12 REVISED REQD R/W & EASMT	2/5/08	REVISED PARCEL 21 OWNER NAME
	PAR 13 ADDED REQD EASEMEN	3/24/08	REPLOTTED SHEET TO SHOW PROP LINE 16/16A
8/07/07	ADDED SIGN LABEL PAR 16	1-21-10	ADDED PARCEL 2A

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: STP-209-1(2)
COUNTY: FAYETTE
LAND LOT NO. 8 & 129
LAND DISTRICT 4 & 6
GMD 495
DATE 5/12/06 SH 7 OF 34

PARCEL — REQ'D EASM'T — KC151

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12601	38.47	L	88+00.00	Podgett Road
	29.07		N 1°03'32.4	
SVXA4075	37.75	R	88+29.06	Podgett Road
	97.88		N 1°03'32.48'	
KC12576	35.32	R	89+26.91	Podgett Road
	16.58		S 89°55'08.09' E	
KC12602	51.88	R	89+27.60	Podgett Road
	28.31		S 8°28'53.61	
KC12601	38.47	R	88+00.00	Podgett Road

REQD EASMT : 1052.12 SF
REQD EASMT : 0.024 ACRES

PARCEL 2 TRACT 1 — REQ'D R/W — KC79

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12401	26.51	L	90+00.00	Podgett Road
	21.49		87°31'02.56' W	
KC12402	50.00	L	90+00.00	Podgett Road
	201.95		N 2°28'57.44' E	
KC12403	50.00	L	92+03.95	Podgett Road
	25.00		N 87°31'02.56'	
KC12404	75.00	L	92+03.95	Podgett Road

ARC LENGTH • 514.907
CHORD BEAR • N 11°54'30.33' W
LNTH CHORD • 509.504
RADIUS 1025.000
DEGREE : 5° 35' 23''

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12405	75.00	L	97+56.53	Podgett Road
	11.74		N 45°57'00.37' W	
SVXA4771	78.89	L	97+68.44	Podgett Road
	105.00		N 66°36'33.27	
SVXA4770	25.93	R	97+62.13	Podgett Road
	210.00		23°23'26.73' W	
SVXA4340	53.00	R	20+48.58	S.R. 85
	194.82		66°36'32.59' E	
SVXA4341	53.00	R	22+43.40	S.R. 85
	306.36		19°08'47' W	
SVXA4329	90.94	R	96+95.65	Podgett Road
	171.99		S 2°38'04.49' W	
SVXA4169	26.88	R	95+43.97	Podgett Road
	192.61		S 2°38'04.47'	
SVXA4170	16.57	L	93+56.93	Podgett Road
	101.50		S 2°38'04.47'	
SVXA4174	26.20	L	92+53.85	Podgett Road
	10.42		S 2°38'04.54' W	
SVXA4175	26.65	L	92+43.49	Podgett Road
	189.16		2°38'04.48' W	
SVXA4176	27.83	L	S 90+53.08	Podgett Road
	51.09		S 1°03'32.48'	
KC12401	26.51	L	90+00.00	Podgett Road

REQD R/W TRACT 1 • 89023.47 SF
REQD R/W TRACT 1 • 2.044 ACRES

PARCEL 2 TRACT 2 — REQ'D R/W — KC80

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12565	53.00	R	12+83.56	S.R. 85
	660.02		66°36'32.58' E	
SVXA4342	53.00	R	19+43.58	S.R. 85
	210.00		S 23°23'26.73'	
SVXA4771	78.89	L	97+68.44	Podgett Rd
	152.68		N 45°57'00.37'	
KC12406	122.00	R	18+85.00	S.R. 85
	501.00		66°36'32.70' W	
KC12407	122.00	R	12+84.00	S.R. 85
	69.00		23°45'36.98'	
KC12565	53.00	R	12+83.56	S.R. 85

REQD R/W TRACT 2 • 49655.12 SF
REQD R/W TRACT 2 • 1.140 ACRES
TOTAL REQD R/W • 3.184 ACRES
REMAINDER +/- 1 ACRES

PARCEL 2 DEMOLITION EASEMENT — REQ'D DEMO. EASM'T. — KC370

PNT	OFFSET		STATION	ALIGNMENT
KC12960	80.00	L	95+50.00	Podgett Road
KC12536	107.00	L	95+40.04	Podgett Road
KC12537	107.00	L	96+01.00	Podgett Road
KC12947	80.00	L	96+67.00	Podgett Road

ARC LENGTH : 108.491
CHORD BEAR : S 18°35'21.28'
LNTH CHORD : 108.440
RADIUS : 1020.000
DEGREE 5° 37' 2''

PNT	OFFSET		STATION	ALIGNMENT
KC12960	80.00	L	95+50.00	Podgett Road

PARCEL 2 — REQ'D EASM'T. — KC157

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12618	75.00	L	95+35.00	Podgett Road
	5.00		S 75°14'20.96' W	
KC12619	80.00	L	95+35.00	Podgett Road

ARC LENGTH • 219.698
CHORD BEAR • N 20°55'52.73' W
LNTH CHORD • 219.273
RADIUS • 1020.000
DEGREE • 5° 37' 2

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12620	80.00	L	91+17.93	Podgett Road
	3.42		S 45°57'00.37'	
SVXA4771	78.89		97+68.44	Podgett Road
	11.74		S 45°57'00.37	
KC12405	75.00	L	91+55.53	Podgett Road

ARC LENGTH • 206.422
CHORD BEAR • S 20°31'48.57' E
LNTH CHORD • 206.073
RADIUS : 1025.000
DEGREE : 5° 35' 23'

PNT	OFFSET		STATION	ALIGNMENT
KC12618	75.00	L	95+35.00	Podgett Road

REQD EASMT • 1065.06 SF
REQD EASMT • 0.024 ACRES

PARCEL 2 — REQ'D DRWY. EASM'T. — KC153

PNT	OFFSET		STATION	ALIGNMENT
KC12604	50.00	L	91+85.00	Podgett Road
KC12605	85.00	L	92+03.95	Podgett Road
KC12606	85.00	L	92+30.00	Podgett Road
KC12607	75.00	L	92+30.00	Podgett Road

ARC LENGTH • 24.275
CHORD BEAR • S 1°48'15.00'
LNTH CHORD 24.274
RADIUS : 1025.000
DEGREE . 5° 35' 23''

PNT	OFFSET		STATION	ALIGNMENT
KC12404	75.00	L	92+03.95	Podgett Road
KC12403	50.00	L	92+03.95	Podgett Road
KC12604	50.00	L	91+85.00	Podgett Road

PARCEL 2 — REQ'D DRWY. EASM'T. — KC156

PNT	OFFSET		STATION	ALIGNMENT
KC12615	75.00	L	94+55.00	Podgett Road
KC12616	145.00	L	94+75.00	Podgett Road
KC12617	145.00	L	95+25.00	Podgett Road
KC12960	80.00	L	95+50.00	Podgett Road

ARC LENGTH • 13.909
CHORD BEAR • S 15°09'05.39' E
LNTH CHORD • 13.909
RADIUS • 1020.000
DEGREE • 5° 37' 2''

PNT	OFFSET		STATION	ALIGNMENT
KC12613	80.00	L	95+35.00	Podgett Road
KC12614	75.00	L	95+35.00	Podgett Rd

ARC LENGTH . 74.545
CHORD BEAR • S 12°40'38.51' E
LNTH CHORD . 74.529
RADIUS 1025.000
DEGREE : 5° 35' 23''

PNT	OFFSET		STATION	ALIGNMENT
KC12615	75.00	L	94+55.00	Podgett Road

PARCEL 2A — REQ'D R/W — KC377

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC100000	122.00	R	22+11.65	STATE ROUTE 85
	75.95		N 1°19'08.47' E	
SVXA4341	53.00	R	22+43.40	STATE ROUTE 85
	66.05		N 66°36'33.16' E	
SVXA4339	53.11	R	23+09.20	STATE ROUTE 85
	75.95		S 1°19'08.48' W	
KC12568	122.01	R	22+77.52	STATE ROUTE 85
	66.05		S 66°36'32.70' W	
KC100000	122.00	R	22+11.65	STATE ROUTE 85

REQD R/W • 4557.29 SF
REQD R/W • 0.105 ACRES

PARCEL 3 — REQ'D R/W — KC110

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12576	35.32	R	89+26.91	Podgett Road
	126.87		N 1°03'32.48'	
SVXA416	32.17	R	90+53.74	Podgett Road
	188.33		N 2°38'04.48'	
SVXA4165	33.31	R	92+40.96	Podgett Road
	42.58		77°31'01.52' E	
KC12572	75.00	R	92+32.72	Podgett Road

ARC LENGTH • 30.733
CHORD BEAR • S 1°43'59.97' W
LNTH CHORD • 30.732
RADIUS • 1175.000
DEGREE • 4° 52' 34''

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12573	75.00	R	92+03.95	Podgett Road
	25.00		N 87°31'02.56' W	
KC12574	50.00	R	92+03.95	Podgett Road
	276.42		S 2°28'57.44' W	
KC12575	50.00	R	89+27.53	Podgett Road
	14.69		N 89°55'08.09' W	
KC12576	35.32	R	89+26.91	Podgett Road

REQD R/W 6159.37 SF
REQD R/W • 0.141 ACRES
REMAINDER +/- 4 ACRES

PARCEL 3 — REQ'D EASM'T. — KC152

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12575	50.00	R	89+27.53	Podgett Road
	276.42		N 2°28'57.44' E	
KC12574	50.00	R	92+03.95	Podgett Road
	25.00		S 87°31'02.56' E	
KC12573	75.00	R	92+03.95	Podgett Road
	104.07		5°14'11.22'	
KC12603	70.00	R	91+00.00	Podgett Road
	173.34		S 8°28'53.61'	
KC12602	51.88	R	89+27.60	Podgett Road
	1.89		9°55'08.09' W	
KC12575	50.00	R	89+27.53	Podgett Road

REQD EASMT • 4225.26 SF
REQD EASMT • 0.097 ACRES

PARCEL 4 — REQ'D R/W — KC111

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
SVXA4165	33.31	R	92+40.96	Podgett Road
	50.75		2°38'04.49' E	
SVXA4166	36.28	R	92+90.07	Podgett Road
	19.94		S 77°31'01.52' E	
KC12571	75.00	R	92+80.72	Podgett Road

ARC LENGTH 51.268
CHORD BEAR : S 0°15'57.40' E
LNTH CHORD : 51.264
RADIUS • 1175.000
DEGREE • 4° 52' 34''

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12572	75.00	R	92+32.72	Podgett Road
	42.58		N 77°31'01.52' W	
SVXA4165	33.31	R	92+40.96	Podgett Road

REQD R/W : 2072.59 SF
REQD R/W : 0.048 ACRES
REMAINDER • +/- 6.5 ACRES

PARCEL 4 — REQ'D DRWY. EASM'T. — KC154

PNT	OFFSET		STATION	ALIGNMENT
KC12622	85.00	R	92+30.8320942	Podgett Road
KC12608	84.78	R	92+65.0000000	Podgett Road
KC12609	110.00	R	92+57.0000000	Podgett Road
KC12610	110.00	R	92+26.2511591	Podgett Road
KC12622	85.00	R	92+30.8320942	Podgett Road

PARCEL 4 — REQ'D TEMP. EASM'T. (FENCE) — KC147

PNT	OFFSET		STATION	ALIGNMENT
KC12572	75.00	R	92+32.7201641	Podgett Road

ARC LENGTH 51.268
CHORD BEAR • N 0°15'57.4037989'
LNTH CHORD • 51.264
RADIUS • 1175.000
DEGREE • 4° 52' 34''

PNT	OFFSET		STATION	ALIGNMENT
KC12571	75.00	R	92+80.7156325	Podgett Road
KC12275	85.00	R	92+78.4020019	Podgett Road
KC12622	85.00	R	92+30.8320942	Podgett Road
KC12572	75.00	R	92+32.7201641	Podgett Road

REQD EASMT AREA • 503.10 SF

PARCEL 5 — REQ'D R/W — KC112

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
SVXA4166	36.28	R	92+90.07	Podgett Road
	50.75		2°38'04.45' E	
SVXA5043	41.51	R	93+38.83	Podgett Road
	34.98		S 77°31'01.52'	
KC12570	75.00	R	93+29.24	Podgett Road

ARC LENGTH • 51.832
CHORD BEAR • S 2°46'46.73' E
LNTH CHORD • 51.828
RADIUS , 1175.000
DEGREE 4° 52' 34''

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12571	75.00	R	92+80.72	Podgett Road
	39.94		N 77°31'01.52' W	
SVXA4166	36.28	R	92+90.07	Podgett Road

REQD R/W 1883.00 SF
REQD R/W 0.043 ACRES
REMAINDER +/- 7.0 ACRES

PARCEL 5 — REQ'D TEMP. EASM'T — KC148

PNT	OFFSET		STATION	ALIGNMENT
KC12571	75.00	R	92+80.7156325	Podgett Road

ARC LENGTH : 51.832
CHORD BEAR N 2°46'46.7303676' W
LNTH CHORD , 51.828
RADIUS • 1175.000
DEGREE • 4° 52' 34''

PNT	OFFSET		STATION	ALIGNMENT
KC12570	75.00	R	93+29.2391853	Podgett Road
KC12548	85.00	R	93+26.4861103	Podgett Road
KC12275	85.00	R	92+78.4020019	Podgett Road
KC12571	75.00	R	92+80.7156325	Podgett Road

REQD EASMT AREA • 508.39 SF

PARCEL 6 — REQ'D R/W — KC113

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
SVXA5043	41.51	R	93+38.83	Podgett Road
	170.31		2°38'04.49'	
KC12569	75.00	R	94+97.57	Podgett Road

ARC LENGTH • 179.806
CHORD BEAR • S 8°25'38
LNTH CHORD 179.630
RADIUS . 1175.000
DEGREE 4° 52' 34''

PNT	OFFSET/DIST		STATION/BEARING	ALIGNMENT
KC12570	75.00	R	93+29.24	Podgett Road
	34.98		N 77°31'01.52' W	
SVXA5043	41.51	R	93+38.83	Podgett Road

REQD R/W 3346.69 SF
REQD R/W 0.077 ACRES
REMAINDER +/- 5.1 ACRES

PARCEL 6 — REQ'D DRWY. EASM'T. — KC155

PNT	OFFSET		STATION	ALIGNMENT
KC12611	75.00	R	93+34.00	Podgett Road

ARC LENGTH • 27.773
CHORD BEAR : N 4°58'06.51'
LNTH CHORD 27.772
RADIUS • 1175.000
DEGREE • 4° 52' 34''

PNT	OFFSET		STATION	ALIGNMENT
KC12612	75.00	R	93+60.00	Podgett Road
KC12613	85.00	R	93+60.00	Podgett Road
KC12614	85.00	R	93+34.00	Podgett Road
KC12611	75.00	R	93+34.00	Podgett Road

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS. BLA
END LIMIT OF ACCESS ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET 0 50 100 200

MULKEY ENGINEERS & CONSULTANTS
1255 CANTON STREET, SUITE G
ROSWELL, GEORGIA 30075
(678) 461-3511

DATE	REVISIONS
11/1/07	PAR 2 ADDED R/W TOTAL
9/25/07	ADDED FENCE EASEMENT PARS 4 & 5
	REVISED PAR 4 DRWY EASEMENT
2/5/08	ADDED DEMOLITION EASEMENT PARCEL 2
2-23-10	ADDED PARCEL 2A

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: STP-209-1(21)
COUNTY: FAYETTE
LAND LOT NO: 8, 9, & 129
LAND DISTRICT: 4 & 6
GMD 495
DATE 5/12/06 SH 6 OF 34

GEORGIA DEPARTMENT OF TRANSPORTATION

DATE: 3-9-10

PROJECT NO.: STP-209-1 (2) COUNTY: Fayette PARCEL: 2A

NAME: Fayette County SS# or FEI#

ADDRESS: 140 Stonewall Avenue West ,Suite 100; Fayetteville, Georgia 30214

SUBJECT: AVAILABILITY OF INCIDENTAL PAYMENTS

This is to advise you that due to the acquisition of the above project and parcel, you are eligible for reimbursement for expenses you may have incurred due to the Georgia Department of Transportation purchasing your property. These expenses may include: (1) pro-rata portion of taxes, (2) recording and/or cancellation fees, (3) mortgage prepayment penalty and/or service fee charged by mortgagor for release of mortgage. The deductions for these expenses are normally handled at closing, however, ifthey are not, or in the event of condemnation, it will be your responsibility to provide to the Department of Transportation copies of your paid receipt(s).

Property Tax Payments are handled as follows:

A. If the Department has acquired your entire property, a deduction for your pro-rata share of the taxes will be withheld at closing. Upon receipt of your property tax bill for the current year, you should immediately forward the bill to the Department for payment.
B. If the Department acquired only a portion of your property, the Department will reimburse you for the pro-rata share of taxes on the portion of property acquired by the Department upon receiving a copy of your paid tax bill receipt.

In addition to the above expenses required at acqUisItIon you may also be eligible for reimbursement for reasonable survey fees to re-establish existing property comer pins that were removed as a result of construction ofthe project. Contact your acquisition agent before proceeding with any survey.

All paid receipt(s) must be mailed to:

Mr. Wates Keller
Georgia Department of Transportation
Office of Rights of Way
No.2 Capitol Square
Atlanta, Georgia 30334-1002

It is imperative that you provide a copy of this letter, and your SS# or FEI# as shown above, with any correspondence to Mr. Keller.

In order to file claim for payment of the above expenses, you must have paid receipt(s) to support your claim and you must file within eighteen (18) months of the date your property was acquired, except survey fees, which must be filed within six (6) months after construction on the project is completed.

Yours very truly,

Howard P. Copeland

Howard P. Copeland
Right of Way Administrator