COUNTY AGENDA REQUEST

Department:	Public Works	Presenter(s):	Phil Mallon
Meeting Date:	Thursday, April 11, 2013	Type of Request:	New Business

Wording for the Agenda:

Consideration of the Georgia Department of Transportation's "Option for Right of Way" for the widening and reconstruction of State Route 54 (GDOT PI Number 721440).

Background/History/Details:

In April 2012 representatives for the GDOT provided a draft offer to Fayette County for the purchase of permanent easement along McCurry Park's SR 54 road frontage. The easement is required to support the construction and future maintenance of the SR widening project.

Staff reviewed the ROW plans and had several comments, the most significant of which was need for clarification of possible impacts to a Water System vault. These issues have been worked out and staff now recommends that Fayette County either donate or sell the requested 0.22 acres (or 9,711.17 square feet) of permanent easement, as shown and defined on the attached paperwork. The Fair Market Value of the easements, as determined by the GDOT, is $1,100.

Note, the widening work may require removal of six hardwoods along the park's property line. GDOT has agreed to try and save these trees but a final decision won't be until construction. The trees will be removed per the current plans.

Per PLAN 2040 this 5.5-mile widening project (CL-041) is authorized for PE and ROW; CST is Long Range (2018-2030). The total project cost is $51,150,000.

What action are you seeking from the Board of Commissioners?

Approval by the BOC to either sell or donate 0.22 acres of land for permanent easement to the GDOT for the widening of SR 54 and authorization for the Chairman to sign all associated paperwork for the transaction.

If this item requires funding, please describe:

No funding is required.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*		Backup Provided with Request?	Yes

* ***All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

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

Staff Notes:

Keith Golden, P.E., Commissioner

GEORGIA DEPARTMENT OF TRANSPORTATION

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

April 23, 2012

Jack Krakeel, Administrator
Fayette County Board of Commissioners
140 Stonewall Avenue West, Suite 100
Fayetteville, GA 30214

RE: Widening and Reconstruction of SR 54 (Fayetteville Road); Clayton and Fayette Counties; PI NO: 721440; Parcel 2;

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, **0.00** acres of your property in fee and **0.22** acres or **9711.17** square feet of easement for **a permanent 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 **$1,100**. The attached form, entitled "Statement of Estimated Values", separates certain elements comprising the above listed value.

Our Right of Way Specialist Our Right of Way Specialist, **Curtis I. Anthony (at 678-522-6322) with SJ Realty (4480H S. Cobb Drive, Smyrna, GA 30080-6989)**, is representing the Department, and is authorized to explain this and 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.

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.

Sincerely,

Rachel Brown
District Engineer

BY:
Sandra Jennings/SJ Realty
Consultant

Attachments

STATEMENT OF ESTIMATED VALUES

1. Project No.: **STP00-0164-01(029)** County: **Clayton/Fayette** Parcel: **2**

2. Owner(s): **Fayette County Board of Commissioners**
   Address: **140 Stonewall Avenue West, Suite 100, Fayetteville, GA 30214**

3. Property Location: **SR 54 at McDonough Road**

	FAIR MARKET VALUE REQUIRED	FAIR MARKET VALUE INCLUDING CERTAIN REMNANTS
4. Estimated Value of Land and Improvements and/or Easement if applicable: Permanent Easement: $1,100	**$1,100**	N/A
5. Estimated Value of all consequential or severance damages:	N/A	N/A
6. Estimated Value of Certain Remnant(s):	N/A	N/A
7. Total Estimated Fair Market Value:	**$1,100**	N/A

(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).

8. Division of Interests

NAME	KIND OF INTEREST	ESTIMATED VALUE
Fayette County Board of Commissioners	**Fee Simple**	**$1,100**

Total Estimated Fair Market Value: **$1,100**

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

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

   (b) Require a Performance Bond of

   Total Withheld at Closing $ N/A

10. 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: April 23, 2012 PREPARED BY: Curtis I. Anthony
Contract Negotiator

DEPARTMENT OF TRANSPORTATION
OPTION FOR RIGHT OF WAY

GEORGIA, FAYETTE COUNTY **P.I.#: 721440** **PARCEL NO.: 2**

Received of **The 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 assigns as follows:

If the said **Department of Transportation**, shall within **60** days after date hereof pay me the sum of **$ 1,100.00** when the undersigned 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 in color on the right of way map attached hereto and made a part hereof by reference, to be used for highway purposes on the **widening and reconstruction of SR 54 (Fayetteville Road)** being Parcel **2** consisting of **0.22** acres in fee and **9711.17** square feet of easement on Georgia Highway Project Number **STP00-0164-01 (029) Clayton/Fayette**.

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 Department of Transportation 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 property, will have not less than two (2) months from date of execution of a deed and easements or for residential properties three (3) months from the date replacement housing is available, whichever is greater to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If the Department of Transportation 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 **$ N/A**, payable each month in advance. Subsequent to the date of transfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Department harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right of way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required Right of Way and Easements for the purpose of removing or demolishing such improvements.

The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.

**********SPECIAL PROVISION**********

Grantor may retain title to N/A for sum of **$ N/A** which shall be deducted from the option price at the time of closing; PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:

1. Grantor will demolish or remove the above described improvements from the right of way, easements and set back area and clear said right of way, easements and set back area from the right of way sufficient to comply with County Building Code requirements; however, in the absence of County requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to 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, and regulations of building codes applicable to demolition or removal of buildings in 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 utility connections shall be made or allowed to relocated structures across or from a limited access right of way, and it is understood and agreed that grantor has agreed to bargain, sell and convey to the Department of Transportation all existing utility rights, and the Department will not be liable in any way for utility reconnections adjacent to acquired rights of way or any subsequent 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 a 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 fails to comply with aforesaid obligations, all sums held by the Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in the Department of Transportation

**********OTHER PROVISIONS**********

The above offer includes $ N/A as cost cure for N/A

Grantor may execute and deliver fee simple title to the Department of Transportation to the above referenced right of way and an additional **N/A** acres of land owned by the undersigned adjacent to and abutting 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 is shown on the attached plat as Parcel No. **N/A**.

DEPARTMENT OF TRANSPORTATION
OPTION FOR RIGHT OF WAY

GEORGIA, FAYETTE COUNTY **P.I.#: 721440** **PARCEL NO.: 2**

I, the undersigned, understand that I will have no current nor future "property interests" in any median-cut constructed on this project. That this, or any other median-cut, may be closed, relocated, or otherwise modified before, during or after the initial installation. This paragraph is not applicable unless median-cut construction pertains to this project.

The undersigned herein agrees for the same consideration, to provide, without cost to the Department of Transportation, a quit claim deed or such other releases as may be required by the closing attorney 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 relinquish to the Department 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 Transportation. This paragraph is not applicable unless access rights are indicated on the attached plat.

The said parcel of land as above indicated is shown upon plans on file in the office of the Department of Transportation, Atlanta, Georgia, and said plans being identified as **Project Number STP00-0164-01 (029) Clayton/Fayette.**

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

I (We) do (do not) elect to execute and deliver deeds set out in Other Provisions.

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

_____(L.S.)

_____(L.S.)

Signed, Sealed and Delivered
in the presence of:

_____

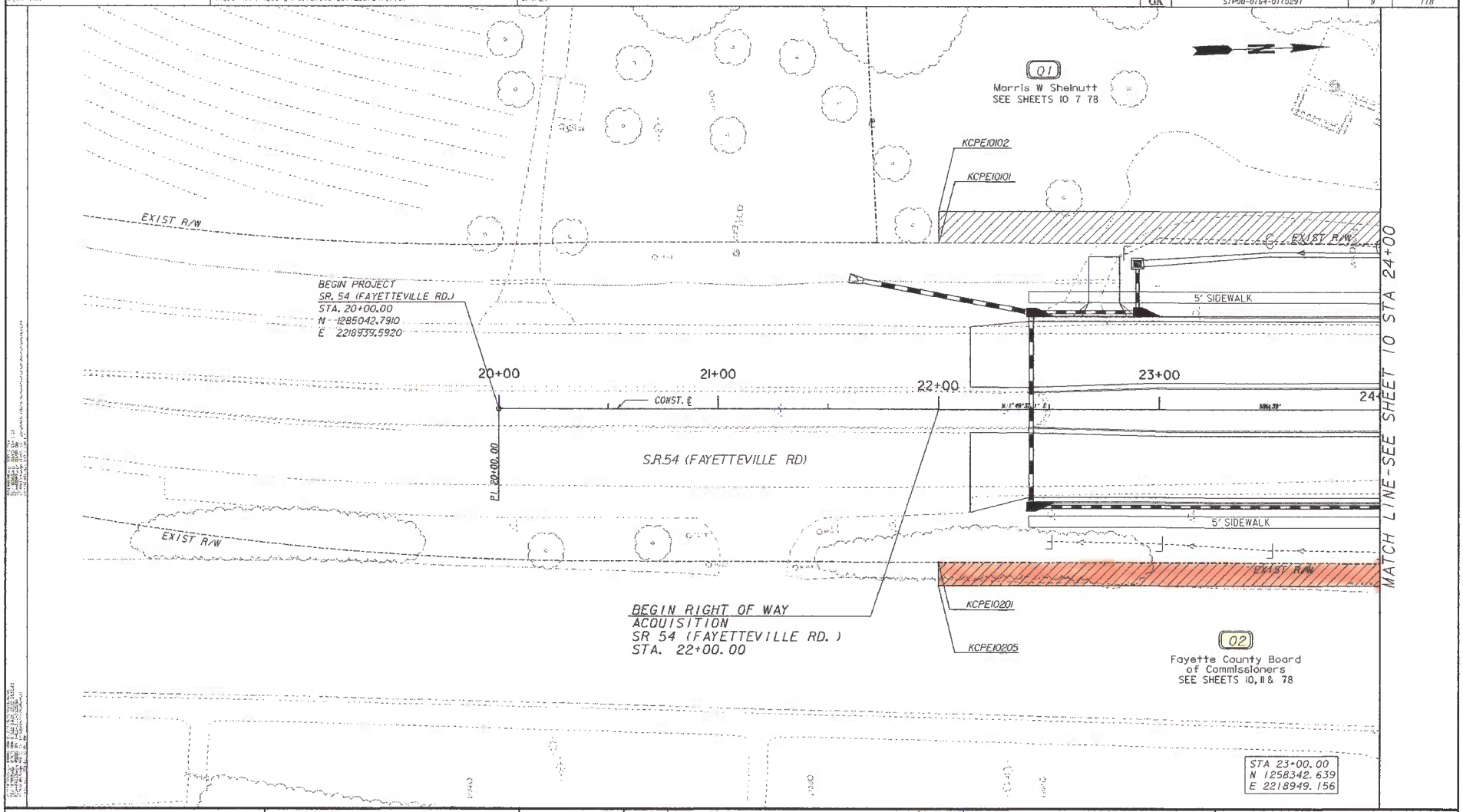
_____
Notary Public

ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _____
(Date)

PRELIMINARY

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	STP00-0164-01(029)	9	118



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 20 40 80

GEORGIA DEPARTMENT OF TRANSPORTATION

DATE	REVISIONS	DATE	REVISIONS
2/14/11	SEE REVISION SUMMARY		
8/30/11	SEE REVISION SUMMARY		
10/31/11	SEE REVISION SUMMARY		

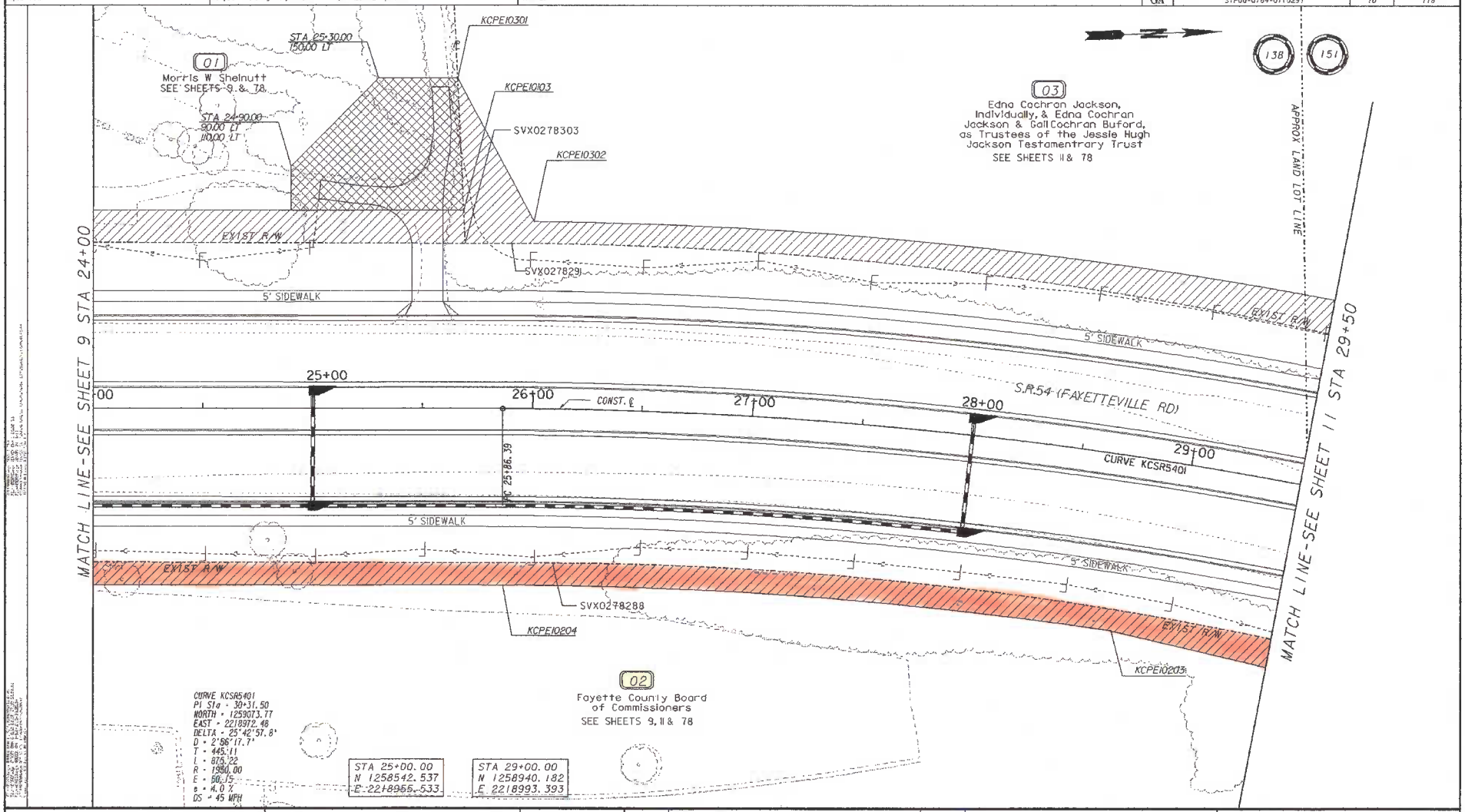
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO:STP00-0164-01(029)
COUNTY:CLAYTON AND FAYETTE
LAND LOT NO: 138
LAND DISTRICT: 5
GMD N/A
DATE 4/14/08 SH 9 OF 118

PRELIMINARY

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	STP00-0164-01(029)	10	118



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 20 40 80

GEORGIA DEPARTMENT OF TRANSPORTATION

DATE	REVISIONS	DATE	REVISIONS
2/14/11	SEE REVISION SUMMARY		
8/30/11	SEE REVISION SUMMARY		
10/31/11	SEE REVISION SUMMARY		

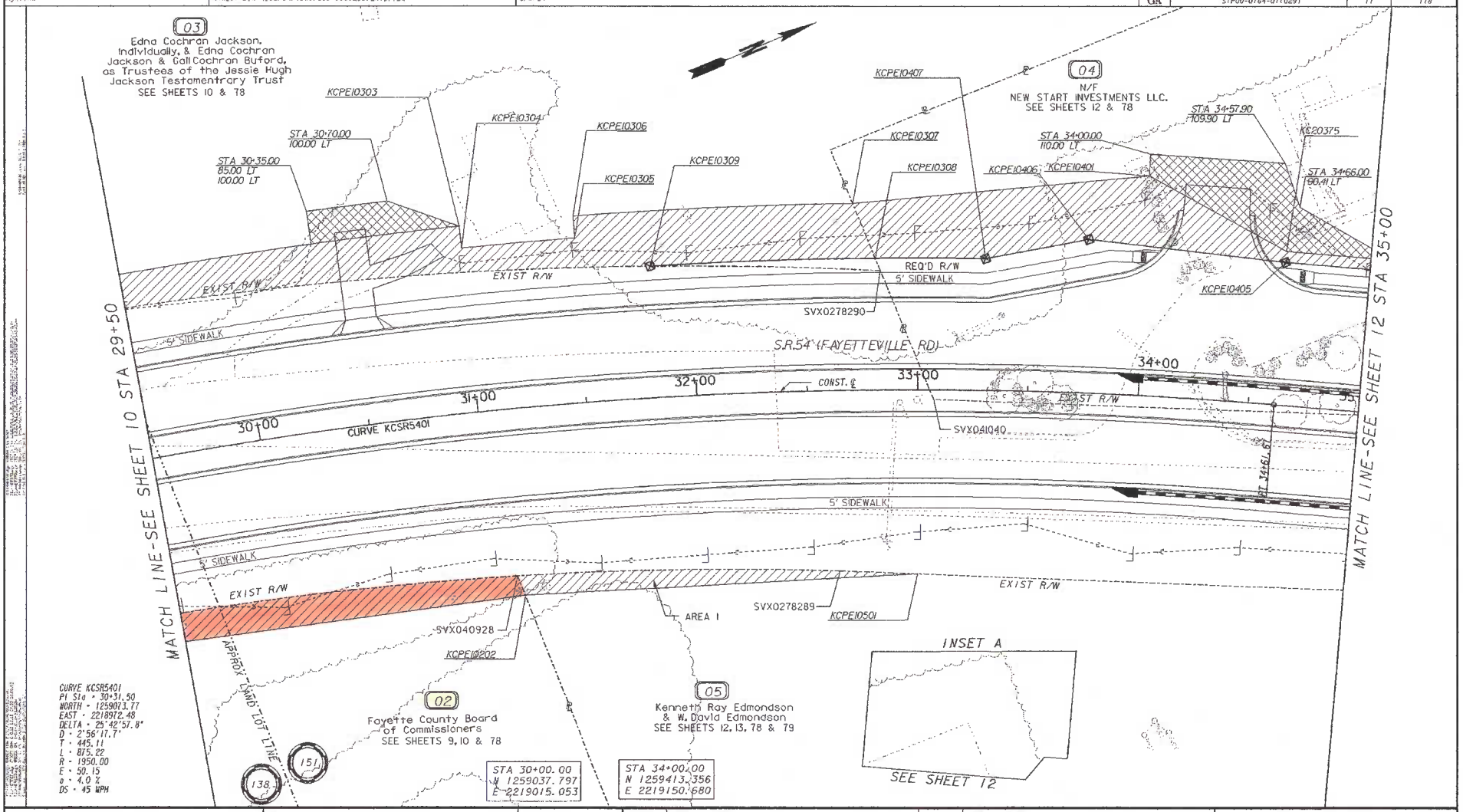
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: STP00-0164-01(029)
COUNTY: CLAYTON AND FAYETTE
LAND LOT NO: 138, 151
LAND DISTRICT: 5
GMD N/A
DATE 4/14/08 SH 10 OF 118

PRELIMINARY

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	STP00-0164-01(029)	11	118



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 20 40 80

GEORGIA DEPARTMENT OF TRANSPORTATION

DATE	REVISIONS	DATE	REVISIONS
2/14/11	SEE REVISION SUMMARY		
8/30/11	SEE REVISION SUMMARY		
10/31/11	SEE REVISION SUMMARY		
2/08/12	SEE REVISION SUMMARY		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: STP00-0164-01(029)
COUNTY: CLAYTON AND FAYETTE
LAND LOT NO: 138, 151
LAND DISTRICT: 5
GMD N/A
DATE 4/14/08 SH 11 OF 118

PARCEL 1 REQ'D EASM'T. KCPE0101

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KCPE01001	75.12	L	22+00.00	S.R. 54
	14.28		N 88°09'43.066671" W	
KCPE01002	90.00	L	22+00.00	S.R. 54
	368.73		N 1°49'37.289419" E	
KCPE01003	90.00	L	25+68.74	S.R. 54
	14.90		N 89°14'59.620682" E	
SVX0278303	75.12	L	25+69.41	S.R. 54
	369.41		S 1°55'12.643607" W	
KCPE01001	75.72	L	22+00.00	S.R. 54

REQD EASMT = 5380.79 SF

1 DRIVEWAY EASEMENT

TOTAL LOT SIZE PARCEL 1 = +/- 11 ACRES

PARCEL 2 REQ'D EASM'T. KCPE0201

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KCPE0201	69.28	R	22+00.00	S.R. 54
	409.08		N 1°55'12.625576" E	
SVX0278288	69.81	R	26+09.92	S.R. 54

ARC LENGTH = 482.825
CHORD BEAR = N 10°34'51.854961" E
LNTH CHORD = 480.988
RADIUS = 1597.050
DEGREE = 3° 35' 15"

SVX040928	75.76	R	31+10.90	S.R. 54
	9.63		S 89°04'45.669325" E	
KCPE0202	85.00	R	31+13.73	S.R. 54
	228.54		S 15°03'55.294861" W	
KCPE0203	80.00	R	28+75.00	S.R. 54

ARC LENGTH = 276.767
CHORD BEAR = S 6°04'01.036509" W
LNTH CHORD = 276.515
RADIUS = 1870.000
DEGREE = 3° 3' 50"

KCPE0204	80.00	R	25+86.39	S.R. 54
	386.39		S 1°49'37.285706" W	
KCPE0205	80.00	R	22+00.00	S.R. 54
	10.72		N 88°10'19.314322" W	
KCPE0201	69.28	R	22+00.00	S.R. 54

REQD EASMT = 9711.17 SF

TOTAL LOT SIZE PARCEL 2 = +/- 32 ACRES

PARCEL 3 REQ'D R/W KCR010301

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KCPE0309	60.00	L	31+82.42	S.R. 54

ARC LENGTH = 102.056
CHORD BEAR = N 20°47'40.536046" E
LNTH CHORD = 102.045
RADIUS = 2010.000
DEGREE = 2° 51' 1"

KCPE0308	60.00	L	32+81.43	S.R. 54
	6.01		S 89°36'33.124953" E	
SVX0278290	54.42	L	32+83.61	S.R. 54

ARC LENGTH = 104.309
CHORD BEAR = S 23°53'28.527315" W
LNTH CHORD = 104.293
RADIUS = 1735.730
DEGREE = 3° 18' 3"

KCPE0309	60.00	L	31+82.42	S.R. 54

REQD R/W = 277.05 SF
REQD R/W = 0.006 ACRES
REMAINDER = +/- 43 ACRES

PARCEL 3 REQ'D EASM'T. KCPE0301

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX0278303	75.12	L	25+69.41	S.R. 54
KCPE0301	150.00	L	25+66.04	S.R. 54
	73.66		N 63°50'52.313275" E	
KCPE0302	85.00	L	26+00.00	S.R. 54

ARC LENGTH = 521.795
CHORD BEAR = N 9°34'20.759383" E
LNTH CHORD = 520.366
RADIUS = 2035.000
DEGREE = 2° 48' 55"

KCPE0303	85.00	L	31+00.00	S.R. 54
	10.00		S 73°04'54.413694" E	
KCPE0304	75.00	L	31+00.00	S.R. 54

ARC LENGTH = 51.923
CHORD BEAR = N 17°39'09.222887" E
LNTH CHORD = 51.922
RADIUS = 2025.000
DEGREE = 2° 49' 45"

KCPE0305	75.00	L	31+50.00	S.R. 54
	10.00		N 71°36'50.306071" W	
KCPE0306	85.00	L	31+50.00	S.R. 54

ARC LENGTH = 127.142
CHORD BEAR = N 20°10'37.446987" E
LNTH CHORD = 127.121
RADIUS = 2035.000
DEGREE = 2° 48' 55"

KCPE0307	85.00	L	32+71.83	S.R. 54
	26.91		S 89°36'52.606677" E	
KCPE0308	60.00	L	32+81.43	S.R. 54

ARC LENGTH = 102.056
CHORD BEAR = S 20°47'40.536046" W
LNTH CHORD = 102.045
RADIUS = 2010.000
DEGREE = 2° 51' 1"

KCPE0309	60.00	L	31+82.42	S.R. 54

ARC LENGTH = 613.742
CHORD BEAR = S 12°02'22.169079" W
LNTH CHORD = 610.550
RADIUS = 1735.730
DEGREE = 3° 18' 3"

SVX0278291	75.09	L	25+90.22	S.R. 54
	20.96		S 1°55'12.322650" W	
SVX0278303	75.12	L	25+69.41	S.R. 54

REQD EASMT = 12335.28 SF

1 DRIVEWAY EASEMENT

PARCEL 4 REQ'D PERM. EASM'T. KCPE10401

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KCPE10107	85.00	L	32+71.83	S.R. 54
	133.06		N 17°28'33.9" E	
KCPE10401	100.00	L	34+80.00	S.R. 54
	18.95		N 51°18'34.5" E	
KCE0375	18.00	L	34+81.61	S.R. 54
	109.94		N 21°32'34.3" E	
KCE0376	19.00	L	36+58.63	S.R. 54
	5.51		S 87°16'09.5" E	
KCPE10404	65.00	L	36+52.93	S.R. 54
	191.16		S 21°32'14.9" W	
KCPE10405	65.00	L	34+61.61	S.R. 54
	83.74		S 23°27'48.1" W	
KCPE10406	70.00	L	33+75.00	S.R. 54
	41.56		S 12°12'04.3" W	
KCPE10407	60.00	L	33+30.00	S.R. 54

ARC LENGTH = 50.061
CHORD BEAR = S 22°57'42.3" W
LNTH CHORD = 50.059
RADIUS = 2910.000
DEGREE = 2° 51' 1"

KCPE10308	68.00	L	32+81.43	S.R. 54
	26.91		N 89°36'52.6" W	
KCPE10307	85.00	L	32+71.83	S.R. 54

REQD EASMT = 5769.38 SF
REQD EASMT = 0.132 ACRES

PARCEL 4 REQ'D R/W KCR010401

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KCPE10308	60.00	L	32+81.43	S.R. 54

ARC LENGTH = 50.061
CHORD BEAR = N 22°57'42.3" E
LNTH CHORD = 50.059
RADIUS = 2910.000
DEGREE = 2° 51' 1"

KCPE10407	60.00	L	33+30.00	S.R. 54
	41.56		N 12°12'04.3" E	
KCPE10406	70.00	L	33+75.00	S.R. 54
	83.74		N 23°27'48.1" E	
KCPE10405	65.00	L	34+61.61	S.R. 54
	191.35		N 21°32'34.9" E	
KCPE10404	65.00	L	36+52.93	S.R. 54
	64.29		S 87°16'09.5" E	
SVX015155	5.54	L	36+13.95	S.R. 54

ARC LENGTH = 71.918
CHORD BEAR = S 25°03'36.3" W
LNTH CHORD = 71.910
RADIUS = 12268.215
DEGREE = 0° 28' 12"

SVX055381	1.51	L	36+08.10	S.R. 54
	300.56		S 24°53'32.3" W	
SVX041040	4.25	R	33+01.16	S.R. 54
	69.46		N 89°35'46.8" W	
KCPE10308	68.00	L	32+81.43	S.R. 54

REQD R/W = 24880.37 SF
REQD R/W = 0.571 ACRES
REMAINDER = +/- 1.02 ACRES

1 DRIVEWAY EASEMENT

PARCEL 5 REQ'D R/W TRACT 1 KCR010501

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KCPE0503	74.46	R	36+55.00	S.R. 54

ARC LENGTH = 30.026
CHORD BEAR = N 25°09'55.343531" E
LNTH CHORD = 30.026
RADIUS = 12188.215
DEGREE = 0° 28' 12"

KCPE0506	73.22	R	36+85.00	S.R. 54
	16.78		S 62°27'27.780713" E	
KCPE0505	90.00	R	36+85.00	S.R. 54
	30.00		S 27°32'38.053309" W	
KCPE0504	90.00	R	36+55.00	S.R. 54
	15.54		N 62°27'24.679462" W	
KCPE0503	74.46	R	36+55.00	S.R. 54

REQD R/W = 484.95 SF

PARCEL 5 REQ'D R/W TRACT 2 KCR010502

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KCPE0507	66.13	R	39+15.00	S.R. 54

ARC LENGTH = 30.005
CHORD BEAR = N 26°23'17.813186" E
LNTH CHORD = 30.005
RADIUS = 12188.215
DEGREE = 0° 28' 12"

KCPE0510	65.52	R	39+45.00	S.R. 54
	24.48		S 62°27'33.083645" E	
KCPE0509	90.00	R	39+45.00	S.R. 54
	30.00		S 27°32'38.053308" W	
KCPE0508	90.00	R	39+15.00	S.R. 54
	23.87		N 62°27'25.185604" W	
KCPE0507	66.13	R	39+15.00	S.R. 54

REQD R/W = 125.37 SF
REQD R/W = 0.017 ACRES

REQUIRED R/W TRACT 1 = 0.011 ACRES
REQUIRED R/W TRACT 2 = 0.017 ACRES
TOTAL REQUIRED R/W = 0.028 ACRES

REMAINDER = +/- 26 ACRES

PARCEL 5 REQ'D EASM'T. AREA 1 KCPE0501

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVX040928	75.76	R	31+10.90	S.R. 54

ARC LENGTH = 146.588
CHORD BEAR = N 21°52'17.357318" E
LNTH CHORD = 146.537
RADIUS = 1597.050
DEGREE = 3° 35' 15"

SVX0278289	81.87	R	32+63.51	S.R. 54
	34.98		N 24°59'37.104435" E	
KCPE0501	83.54	R	33+00.00	S.R. 54
	178.16		S 19°35'24.727746" W	
KCPE0202	85.00	R	31+13.73	S.R. 54
	9.63		N 89°04'45.669325" W	
SVX040928	75.76	R	31+10.90	S.R. 54

REQD EASMT = 1116.93 SF

PRELIMINARY

GEORGIA DEPARTMENT OF TRANSPORTATION	DATE	REVISIONS	DATE	REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION
	2/14/11	SEE REVISION SUMMARY			RIGHT OF WAY DATA
	2/08/12	SEE REVISION SUMMARY			PROJECT NO:STP00-0164-01(029)
					COUNTY:CLAYTON AND FAYETTE
					LAND LOT NO: 138,151
					LAND DISTRICT: 5
					GMD N/A
					DATE 4/14/08 SH 78 OF 118

PRELIMINARY