

Historic Walton County Courthouse
111 South Broad Street
Monroe, Georgia 30655



(770) 267-1301
FAX:(770) 267-1400
www.waltoncountyga.gov

BOARD OF COMMISSIONERS

Topic:

Donation of ROW from Walton County to City of Monroe

The City of Monroe is in the process of improving the streetscape/sidewalks along E. Spring Street and N. Lumpkin Street adjacent to the county owned Courthouse Annex III. .001 acres or 40.90 sq. ft of right of way is needed to install new sidewalks and ADA accessible ramps as part of the project. The County Manager's recommendation is to participate in the project by donating the right of way valued at \$1,669.00 as a way of partnering on the project. Additions of updated sidewalk will only enhance access to Courthouse Annex III and all improvements will be paid by City of Monroe.

Action requested - authorize Chairman Thompson to execute all documents necessary to allow for full donation of right of way valued at \$1,669.00 associated with the project.

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Sincerely,
John A. Ward III
Walton County
County Manager



Date: _____

Board of Commissioners of Walton County
111 East Spring Street
Monroe, GA 30655

Re: Project Name: SR 11 (N. Broad St.): Highland Ave & N. Lumpkin St @ 3 Locations in Monroe Project
Project Number: 0016630 (2504.002)
Parcel Number: 018
Parcel ID Number: M0140153
Property Address: 111 East Spring Street

Dear Board of Commissioners of Walton County,

The City of Monroe is in the process of purchasing property to improve the roadway designated above. In order to make this project possible, 0.001 acres or 40.90 square feet of your property in fee simple, and 307.70 square feet of temporary construction easement will be needed. This is more particularly shown highlighted on the plat attached to the option with this letter.

After careful consideration, the estimate of value of the property and/or rights to be purchased is \$1,669.00. This estimate of value is based upon verified market sales of similar properties provided by a state certified real estate appraiser and include values for existing improvements such as fencing, landscaping, etc.

Enclosed for you review are the following documents:

1. Summary Statement Basis for Just and Adequate Compensation
2. Option to Purchase Real Estate with Exhibits
3. Copies of the Right-of-Way plan, data table, cross-sections, driveway profiles
4. GDOT Brochure, Incidental Payment Form
5. Right-of-Way W-9 Form

If you will agree to the terms expressed herein by signing the enclosed "Option to Purchase Real Estate" and returning it to the undersigned, it will be promptly submitted for closing and payment.

Yours very truly,

A handwritten signature in black ink, appearing to read "John S. Weir", written over the typed name "Land Acquisition Agent".

Land Acquisition Agent

Attachment(s)

Summary Statement Basis For Just and Adequate Compensation

1. PROJECT #: 0016630 (2504.002)	County: Walton	Parcel: 018
2. OWNER NAME/MAILING ADDRESS:	Board of Commissioners of Walton County	
3. PROPERTY ADDRESS: 111 East Spring Street, Monroe, GA 30655		
4. FAIR MARKET VALUE (see attached Market Data Information): \$ 1,669.00		

Right of Way: <u>40.90</u> SF X \$ <u>6.00</u> SF =	\$ 245.00
Permanent Easement: <u>N/A</u> SF X \$ <u>N/A</u> SF X <u>50%</u> =	\$ N/A
Temporary Easement: <u>307.70</u> SF X \$ <u>6.00</u> SF X <u>50%</u> =	\$ 923.00
Estimated Value of Improvement(s): Site Improvements - grass	\$ 500.00
Cost to Cure:	\$ N/A
Damage to Trade Fixtures:	\$ N/A
Estimated Value of all consequential or severance damages:	\$ N/A
 Estimated Value of REMAINDER:	 \$ N/A

TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder	\$ 1,669.00
Including the Remainder	\$ 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).

5. Division of Interests

NAME	KIND OF INTEREST	ESTIMATED VALUE
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Total Estimated Fair Market Value:	\$1,669.00
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6. If you wish to retain and remove the items listed in the Special/Other Provision section on the Option for Right of Way GDOT will:

(a) Deduct at Closing \$ _____ (Retention Value)

(b) 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.

DATE: 9/26/22 PREPARED BY: Lynn Wigington
Staff Negotiator

Market Data Information

PROJECT. SR 11 Highland Ave & N Lumpkin ST COUNTY Walton/City of Monroe

SALE NO.	DATE	GRANTOR	GRANTEE	RECORDED BOOK	PAGE	LOCATION	SALES PRICE	SIZE	PER UNIT VALUE	HIGHEST & BEST USE	REMARKS
1	07/2019	Jose H. Poquez	E. Kenneth Murray, Sr.	4418	8	720 Breedlove Drive	\$195,000	219,542 SF	\$0.89/SF	Commercial	Commercial Lot
2	12/2020	William & Claudette Shea Living Trust	Shadrach Meschach & Abednego	4744	358	114 W. Fambrough Street	\$16,000	10,019 SF	\$1.60/SF	Commercial	Commercial Lot
3	8/2020	William & Claudette Shea Living Trust	Sean Holmes	4653	431	324 W. Spring Street	\$15,000	7,405 SF	\$2.03/SF	Commercial	Commercial Lot
4	05/2018	Jean M. McDonald	Taylor's 24 HR Wrecker Service, LLC	4226	330	W/s Adamson Drive	\$53,000	144,619 SF	\$0.37/SF	Commercial	Commercial Lot
5	10/2018	Edith Bell Estate	Shamsun Naher	4296	319	511 N. Broad Street	\$80,000	46,609 SF	\$1.72/SF	Commercial	Commercial Lot
6	10/2021	Debbie Jackson	Urvisch Patel	5003	219	1865 Highway 138	\$400,000	99,752 SF	\$4.01/SF	Commercial	Commercial Lot
7	01/2022	Frances Jackson	Not Yet Recorded	Not Yet Recorded	Not Yet Recorded	705 N Broad Street	\$1,000,000	147,233 SF	\$6.79/SF	Commercial	Commercial Lot

Sales Verification and Source: Sales verified through Deed/Seller Affidavits and through Grantor/Grantee/Broker

OPTION TO PURCHASE REAL ESTATE

Project: SR 11 (N. Broad St.): Highland Ave & N. Lumpkin St @ 3 Locations in Monroe Project
P. I. Number 0016630 (2504.002)
Parcel # 018
Tax Parcel ID # M0140153

GEORGIA, Walton, County

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the City of Monroe, Walton County an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 65 of the 3rd District, 419 Section/GMD, of Walton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of **\$1,669.00** the undersigned agrees to execute and deliver to the City of Monroe, Walton County fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.

<u>40.90</u>	Square Feet of Right of Way
<u>307.70</u>	Square Feet of Temporary Construction Easement
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the Department of Transportation.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

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

Signed, Sealed and Delivered
in the presence of:

Board of Commissioners of Walton County

Witness

X _____ (L.S)

Notary Public

(L.S)

ACCEPTED BY:

_____ Date

Local Sponsor

OPTION TO PURCHASE REAL ESTATE

Project: SR 11 (N. Broad St.): Highland Ave & N. Lumpkin St @ 3 Locations in Monroe Project
P. I. Number 0016630 (2504.002)
Parcel # 018
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Donation - \$0.00 Initials _____

For the sum of ~~\$1,669.00~~ the undersigned agrees to execute and deliver to the City of Monroe, Walton County fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.
 - 40.90 Square Feet of Right of Way
 - 307.70 Square Feet of Temporary Construction Easement
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the Department of Transportation.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

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

Signed, Sealed and Delivered
in the presence of:

Board of Commissioners of Walton County

Witness

(L.S)

Notary Public

(L.S)

ACCEPTED BY:

Date

Local Sponsor

DATE: _____

P.I. #: M0140153

PROJECT NO.: 0016630 (2504.002)

COUNTY: Walton

PARCEL: 018

NAME: Board of Commissioners of Walton County

PHONE#: _____

SS# or FEI# _____

PROPERTY ADDRESS: 111 East Spring Street, Monroe, GA 30655

MAILING ADDRESS: _____

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 Local Government purchasing your property. These expenses may include: 1. Pro-rata portion of taxes, and 2. Survey work. Pro-rata tax deductions are normally handled at closing on a total acquisition situation. However, if they 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) as described in Property Tax Payments section below.

1. **Property Tax Payments are handled as follows:**

A. **For Total Acquisition of your property (by Local Government)**, a deduction for your pro-rata share of the taxes will be withheld at closing. Then, upon receipt of your property tax bill for the current year of acquisition, you should immediately forward the property tax bill to the Local Government (at address below) along with this letter for payment to tax authority.

B. **For Partial Acquisition of your property (by Local Government)**, the Local Government will reimburse you for the pro-rata share of taxes on the portion of property acquired by the Local Government upon receiving a copy of your paid tax bill receipt. Paid property tax receipt(s) must be mailed to the Local Government with this letter and a completed W9 to the address below.

Logan Propes, City Administrator
City of Monroe
215 N Broad Street, Monroe, GA 30655
(770) 267-3429

2. **Survey Work Reimbursements are handled as follows:**

You may also be eligible for reimbursement for **reasonable** survey fees to re-establish **existing** property corner pins that were removed as a result of construction of the project. Please note that it is your responsibility to obtain pre-approval from your assigned Right of Way agent, and to confirm construction completion prior to going forward with affected pin replacement. Your assigned Right of Way Agent for survey incidental benefits is:

Right of Way Agent: _____

Phone: _____

- (1) Contact your Right of Way Agent **before** proceeding with survey; send estimate and obtain pre-approval.
- (2) Your Right of Way Agent will need this completed claim form, survey estimate, and paid receipt in order to submit claim to General Office for reimbursement.


Survey Pre-Approval: For Department Use Only

Survey Estimate Amt: \$ _____ Date of Estimate: _____ Survey Reimbursement Amt Approved: _____

Pre-approved Signature (for Reimbursement): _____, GDOT Right of Way Project Manager

In order to file claim for payment of the above expenses, you must have paid receipt(s) to support your claim and the attached W9 is required. 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.

Sincerely,


Local Government's Designated Representative

Right of Way Acknowledgement Form

Date:

<u>0016630 (2504.002)</u> <u>SR 11 (N. Broad St.): Highland</u> <u>Ave & N. Lumpkin St @ 3</u>		
PI#	<u>Locations in Monroe Project</u>	COUNTY <u>Walton</u> PARCEL <u>018</u>
OWNER NAME/BUSINESS: <u>Board of Commissioners of Walton County</u>		
PROPERTY ADDRESS: <u>111 East Spring Street</u>		
MAILING ADDRESS:		
<i>I, the above named, do hereby certify that I have this date received a copy of the offer package containing the following:</i>		
<input checked="" type="checkbox"/> I, the above named, do hereby certify that I have this date received a copy of the Brochure " What Happens When Your Property is Needed for a Transportation Facility ".		
<input checked="" type="checkbox"/> Right of Way Plans/Cross-sections and Driveway Profile detailed below: <p style="text-align: center;">Right of Way plans, dated: <u>2/3/2022</u> , Last revised: Roadway cross-section plans (Negotiator to initial and date bottom right corner of plans on date given to property owner.) Driveway profiles (if applicable) (Negotiator to initial and date bottom right corner of plans on date given to property owner.)</p>		
<input checked="" type="checkbox"/> Official Offer Letter		
<input checked="" type="checkbox"/> Summary Statement Basis for Just and Adequate Compensation		
<input checked="" type="checkbox"/> Market Data Information		
<input checked="" type="checkbox"/> Availability of Incidental Payments: Claim Form		
<input type="checkbox"/> Option to Purchase Real Estate		
<i>I (We) also acknowledge that the Right of Way Specialist, representing the Project has satisfactorily explained the above documents to me (us).</i>		
<p style="font-size: 2em; margin: 0;">X</p> _____ (SIGNATURE)		
Right of Way Specialist:	<i>Spencer Wigginton</i>	Phone #: <u>770-971-5407</u> EMAIL: <u>lwigginton@croymg.com</u>

PARCEL 13 GRAYSON EAST, LLC. RECD DWMY. EASMT. DES009

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE5006	67.00 R	114+47.69	SR 11/1/1 Broad St
ARC LENGTH	28.58		
CHORD BEAR	S 25°05'46.1" E		
LNTH CHORD	28.58		
RADIUS	492.00		
DEGREE	117°38'43.7"		
DE5007	67.00 R	114+23.00	SR 11/1/1 Broad St
DE5008	24.17 R	114+23.00	SR 11/1/1 Broad St
DE5009	50.00 R	114+16.83	SR 11/1/1 Broad St
ARC LENGTH	24.10		
CHORD BEAR	S 21°08'50.9" E		
LNTH CHORD	24.00		
RADIUS	495.00		
DEGREE	12°03'44.2"		
DE5010	50.00 R	113+95.27	SR 11/1/1 Broad St
DE5011	50.00 R	113+94.44	SR 11/1/1 Broad St
DE5012	55.77 R	113+95.00	SR 11/1/1 Broad St
DE5013	67.00 R	113+95.00	SR 11/1/1 Broad St
DE5014	67.00 R	113+95.19	SR 11/1/1 Broad St
DE4001	39.00 R	113+49.91	SR 11/1/1 Broad St
DE4002	39.00 R	113+95.27	SR 11/1/1 Broad St
ARC LENGTH	55.81		
CHORD BEAR	N 21°08'28.3" W		
LNTH CHORD	55.79		
RADIUS	464.00		
DEGREE	12°20'53.6"		
DE4003	39.00 R	114+46.39	SR 11/1/1 Broad St
DE5005	67.00 R	114+47.69	SR 11/1/1 Broad St
NUMBER OF DRIVENWAYS	1		

PARCEL 14 GRAYSON CENTER, LLC. RECD R/W. DES004

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE20012	24.50 R	115+48.71	SR 11/1/1 Broad St
DE20013	24.50 R	115+51.71	SR 11/1/1 Broad St
ARC LENGTH	91.01		
CHORD BEAR	S 32°17'14.9" E		
LNTH CHORD	90.86		
RADIUS	445.50		
DEGREE	12°44'47.6"		
DE20014	24.50 R	114+45.66	SR 11/1/1 Broad St
DE20015	24.50 R	S 60°21'09.7" W	SR 11/1/1 Broad St
DE20016	21.71 R	114+45.51	SR 11/1/1 Broad St
DE20017	107.50 R	N 32°17'38.9" W	SR 11/1/1 Broad St
DE20018	23.40 R	115+48.68	SR 11/1/1 Broad St
DE20019	23.40 R	N 50°16'27.2" E	SR 11/1/1 Broad St
DE20012	24.50 R	115+48.71	SR 11/1/1 Broad St
RECD R/W	426.50 SF		
RECD EASMT	0.010 ACRES		
REMAINDER	1/2 - 0.30 ACRES		

PARCEL 14 GRAYSON CENTER, LLC. RECD EASMT. DES011

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE40032	37.00 R	115+49.07	SR 11/1/1 Broad St
DE40033	37.00 R	S 38°05'16.6" E	SR 11/1/1 Broad St
DE40034	15.99 R	115+31.71	SR 11/1/1 Broad St
ARC LENGTH	15.99		
CHORD BEAR	S 37°05'46.5" E		
LNTH CHORD	15.99		
RADIUS	462.00		
DEGREE	12°24'06.1"		
DE40034	37.00 R	115+17.00	SR 11/1/1 Broad St
DE40035	45.00 R	N 53°53'43.7" E	SR 11/1/1 Broad St
ARC LENGTH	23.22		
CHORD BEAR	S 34°41'20.4" E		
LNTH CHORD	23.22		
RADIUS	410.00		
DEGREE	12°11'25.1"		
DE40036	45.00 R	114+96.00	SR 11/1/1 Broad St
DE40037	39.00 R	114+96.00	SR 11/1/1 Broad St
ARC LENGTH	54.16		
CHORD BEAR	S 29°55'46.8" E		
LNTH CHORD	54.13		
RADIUS	464.00		
DEGREE	12°20'53.6"		
DE40029	39.00 R	114+46.39	SR 11/1/1 Broad St
DE20014	24.50 R	N 50°16'27.2" E	SR 11/1/1 Broad St
ARC LENGTH	91.01		
CHORD BEAR	N 32°17'14.9" W		
LNTH CHORD	90.86		
RADIUS	445.50		
DEGREE	12°44'47.6"		
DE20013	24.50 R	115+51.71	SR 11/1/1 Broad St
DE20012	24.50 R	N 38°05'16.6" W	SR 11/1/1 Broad St
DE20012	24.50 R	115+48.71	SR 11/1/1 Broad St
DE20012	24.50 R	N 50°16'27.2" E	SR 11/1/1 Broad St
DE40032	37.00 R	115+49.07	SR 11/1/1 Broad St
RECD EASMT	1656.70 SF		
RECD EASMT	0.038 ACRES		

PARCEL 14 GRAYSON CENTER, LLC. RECD DWMY. EASMT. TRACT 1 DES010

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE50035	39.00 R	114+75.00	SR 11/1/1 Broad St
DE50036	35.00 R	114+75.00	SR 11/1/1 Broad St
ARC LENGTH	31.45		
CHORD BEAR	S 28°33'54.6" E		
LNTH CHORD	31.45		
RADIUS	480.00		
DEGREE	11°56'11.8"		
DE50037	55.00 R	114+47.15	SR 11/1/1 Broad St
DE50029	39.00 R	114+46.39	SR 11/1/1 Broad St
ARC LENGTH	31.23		
CHORD BEAR	N 28°10'50.8" W		
LNTH CHORD	31.23		
RADIUS	464.00		
DEGREE	12°20'53.6"		
DE50035	39.00 R	114+75.00	SR 11/1/1 Broad St

PARCEL 14 GRAYSON CENTER, LLC. RECD DWMY. EASMT. TRACT 2 DES011

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE50038	55.00 R	115+49.59	SR 11/1/1 Broad St
DE50039	55.00 R	115+28.75	SR 11/1/1 Broad St
DE50040	37.00 R	115+28.64	SR 11/1/1 Broad St
ARC LENGTH	3.34		
CHORD BEAR	N 37°50'51.4" W		
LNTH CHORD	3.34		
RADIUS	462.00		
DEGREE	12°24'06.1"		
DE40033	37.00 R	115+31.71	SR 11/1/1 Broad St
DE40032	37.00 R	115+49.07	SR 11/1/1 Broad St
DE50038	55.00 R	115+49.59	SR 11/1/1 Broad St
TOTAL NUMBER OF DRIVENWAYS	2		

PARCEL 15 MORRIS HISTORIC PROPERTIES, LLC. RECD DWMY. EASMT. DES012

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE50041	30.74 L	114+35.01	SR 11/1/1 Broad St
DE50042	52.81 L	114+37.88	SR 11/1/1 Broad St
DE50043	46.81 L	114+76.10	SR 11/1/1 Broad St
DE50044	49.28 L	114+44.22	SR 11/1/1 Broad St
ARC LENGTH	12.23		
CHORD BEAR	S 27°57'54.4" E		
LNTH CHORD	12.23		
RADIUS	312.63		
DEGREE	18°19'37.4"		
10629	24.16 R	114+61.05	SR 11/1/1 Broad St
ARC LENGTH	24.16		
CHORD BEAR	S 26°25'11.9" E		
LNTH CHORD	24.16		
RADIUS	465.54		
DEGREE	12°18'26.4"		
DE50041	30.74 L	114+35.01	SR 11/1/1 Broad St
NUMBER OF DRIVENWAYS	1		

PARCEL 16 MORRIS HISTORIC PROPERTIES, LLC. RECD R/W. DES005

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE20015	31.01 L	116+71.94	SR 11/1/1 Broad St
DE20016	42.91 L	N 75°04'48.2" W	SR 11/1/1 Broad St
DE20016	56.83 L	117+06.21	SR 11/1/1 Broad St
DE20017	36.38 R	N 70°00'51.3" E	SR 11/1/1 Broad St
20095	31.18 L	116+59.83	SR 11/1/1 Broad St
DE20015	31.01 L	116+71.94	SR 11/1/1 Broad St
RECD R/W	331.19 SF		
RECD R/W	0.008 ACRES		
REMAINDER	1/2 - 0.78 ACRES		

PARCEL 17 DAVID F. & WILLIS DICKINSON RECD R/W. DES006

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE20017	43.24 R	116+19.60	SR 11/1/1 Broad St
DE20018	27.79 R	N 5°33'55.1" W	SR 11/1/1 Broad St
DE20018	27.79 R	116+60.50	SR 11/1/1 Broad St
DE20019	24.50 R	S 35°53'25.6" E	SR 11/1/1 Broad St
DE20019	24.50 R	115+42.15	SR 11/1/1 Broad St
DE20012	24.50 R	N 38°05'16.6" E	SR 11/1/1 Broad St
DE20011	43.24 R	116+19.60	SR 11/1/1 Broad St
20068	23.40 R	N 50°16'27.2" W	SR 11/1/1 Broad St
DE20031	22.85 R	116+62.20	SR 11/1/1 Broad St
DE10032	33.00 R	N 5°03'08.0" W	SR 11/1/1 Broad St
DE20017	43.24 R	116+19.60	SR 11/1/1 Broad St
RECD R/W	432.43 SF		
RECD R/W	0.010 ACRES		
REMAINDER	1/2 - 0.47 ACRES		

PARCEL 17 DAVID F. & WILLIS DICKINSON RECD EASMT. DES012

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE40038	50.80 R	116+81.08	SR 11/1/1 Broad St
DE40039	37.00 R	116+54.03	SR 11/1/1 Broad St
DE40040	37.00 R	116+29.00	SR 11/1/1 Broad St
DE40041	45.00 R	N 57°54'43.4" E	SR 11/1/1 Broad St
DE40042	45.00 R	116+08.00	SR 11/1/1 Broad St
DE40043	37.00 R	116+08.00	SR 11/1/1 Broad St
DE40044	37.00 R	115+96.00	SR 11/1/1 Broad St
DE40045	45.00 R	N 57°54'43.4" E	SR 11/1/1 Broad St
DE40046	45.00 R	6.70	SR 11/1/1 Broad St
DE20019	24.50 R	115+48.71	SR 11/1/1 Broad St
DE20012	24.44 R	N 38°05'16.6" E	SR 11/1/1 Broad St
DE20019	24.50 R	115+48.71	SR 11/1/1 Broad St
DE20018	27.79 R	116+60.60	SR 11/1/1 Broad St
DE20017	43.24 R	N 0°53'55.1" E	SR 11/1/1 Broad St
DE40038	50.80 R	116+81.08	SR 11/1/1 Broad St
RECD EASMT	1605.38 SF		
RECD EASMT	0.037 ACRES		

PARCEL 17 DAVID F. & WILLIS DICKINSON RECD DWMY. EASMT. DES011

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE50045	37.00 R	116+57.00	SR 11/1/1 Broad St
DE50046	45.00 R	116+57.00	SR 11/1/1 Broad St
DE50047	45.00 R	116+29.00	SR 11/1/1 Broad St
DE50048	37.00 R	116+29.00	SR 11/1/1 Broad St
DE50045	37.00 R	116+57.00	SR 11/1/1 Broad St
NUMBER OF DRIVENWAYS	1		

PARCEL 18 JAMES B. FOWNS/OWNER OF WALTON COUNTY RECD EASMT. TRACT 1. DES013

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE40050	22.10 L	21+24.59	N Lumpkin St
DE40051	35.04 R	S 80°28'42.3" W	N Lumpkin St
DE40052	36.08 R	N 9°31'17.7" W	N Lumpkin St
DE40053	14.01 R	N 80°46'25.6" E	N Lumpkin St
DE40050	22.10 L	21+24.59	N Lumpkin St
RECD EASMT	122.17 SF		
RECD EASMT	0.003 ACRES		

PARCEL 18 JAMES B. FOWNS/OWNER OF WALTON COUNTY RECD EASMT. TRACT 2. DES014

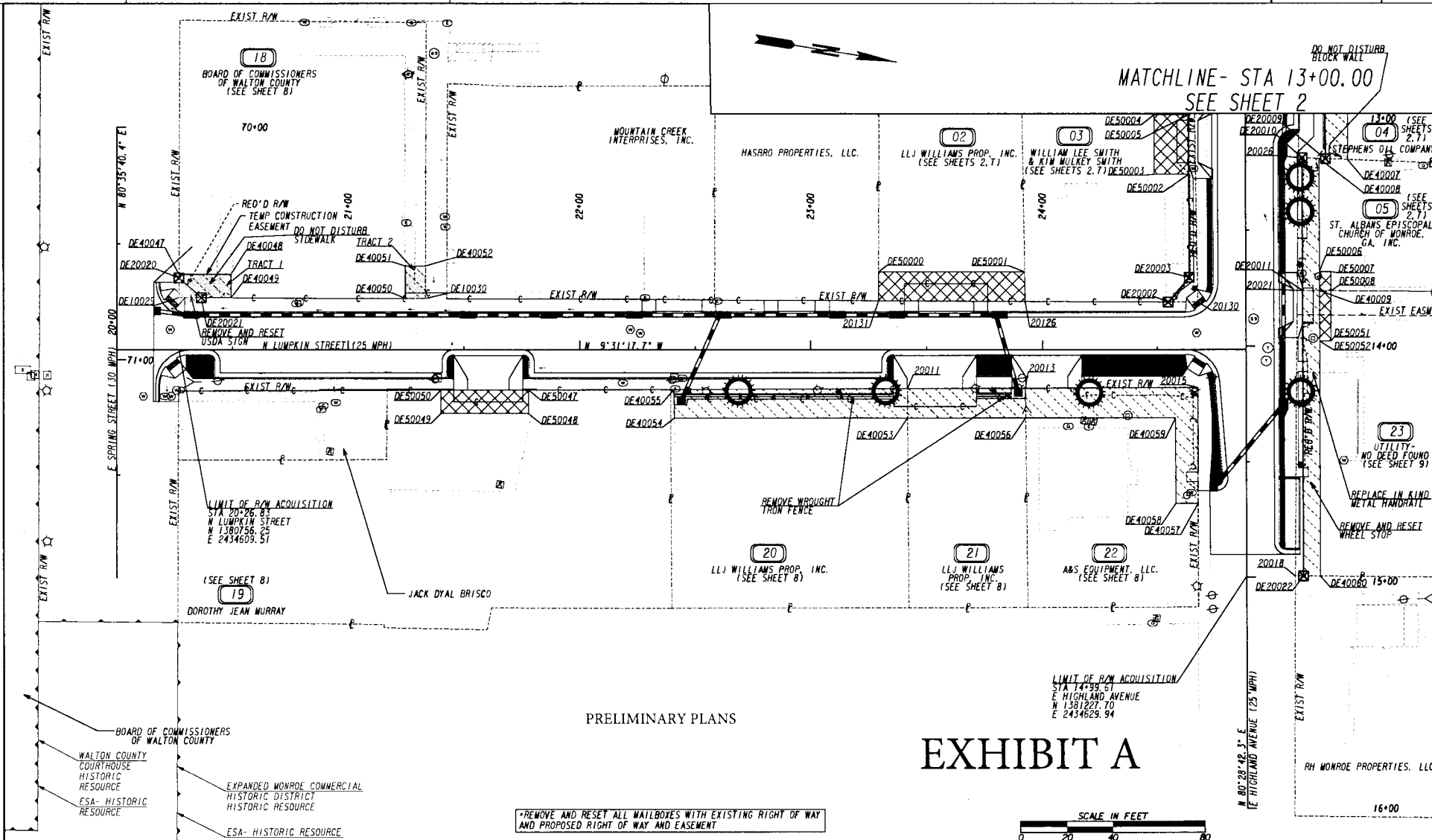
PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE50047	17.31 R	21+77.94	N Lumpkin St
DE50048	27.50 R	21+77.94	N Lumpkin St
DE50049	27.50 R	21+38.98	N Lumpkin St
DE50050	17.41 R	21+38.98	N Lumpkin St
DE50047	17.31 R	21+77.94	N Lumpkin St
NUMBER OF DRIVENWAYS	1		

PARCEL 20 LLI WILLIAMS PROP. INC. RECD EASMT. DES015

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE40053	29.43 R	23+41.64	N Lumpkin St
DE40054	29.43 R	S 9°31'17.7" E	N Lumpkin St
DE40055	17.15 R	S 74°50'25.0" W	N Lumpkin St
DE40055	17.15 R	22+40.75	N Lumpkin St
20011	16.81 R	N 5°42'53.5" E	N Lumpkin St
DE40053	29.43 R	23+41.64	N Lumpkin St
RECD EASMT	1254.17 SF		
RECD EASMT	0.029 ACRES		
TOTAL LOT SIZE	0.22 ACRES		

PARCEL 21 LLI WILLIAMS PROP. INC. RECD EASMT. DES016

PNT	OFFSET/	STATION/	ALIGNED
OFFSET/	DIST	BEARING	
DE40056	29.43 R	23+92.74	N Lumpkin St
DE40053	29.43 R	S 9°31'17.7" E	N Lumpkin St
DE40055			

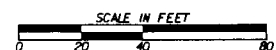


MATCHLINE- STA 13+00.00
SEE SHEET 2

PRELIMINARY PLANS

EXHIBIT A

* REMOVE AND RESET ALL WALLBOXES WITH EXISTING RIGHT OF WAY AND PROPOSED RIGHT OF WAY AND EASEMENT



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 RED'D R/W & LIMIT OF ACCESS ORANGE BARRIER FENCE ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)		DATE REVISIONS	DATE REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO: P. I. 0016630 COUNTY: WALTON LAND LOT NO: 65 LAND DISTRICT: 3 SMD: 419 DATE 02-03-2022 SH 6 OF 9

PARCEL 13 SHOOK EAST, LLC. REC'D D.M.Y. E.A.S.W.T. DE2009

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE20026	57.00 R	114-47.69	SR 11/W Broad St
ARC LENGTH - 28.58			
CHORD BEAR - S 25°05'46.1" E			
LNTH CHORD - 49.20			
RADIUS - 117°58'43.7"			
DE20027	67.00 R	114-23.00	SR 11/W Broad St
ARC LENGTH - 54.77		114-23.00	SR 11/W Broad St
DE20029	50.00 R	114-16.83	SR 11/W Broad St
ARC LENGTH - 24.70			
CHORD BEAR - S 21°08'50.9" E			
LNTH CHORD - 24.69			
RADIUS - 415.00			
DEGREE - 12°03'44.2"			
DE20030	50.00 R	113-95.27	SR 11/W Broad St
DE20031	50.00 R	113-94.44	SR 11/W Broad St
DE20032	55.77 R	113-95.00	SR 11/W Broad St
DE20033	67.00 R	113-95.00	SR 11/W Broad St
DE20034	67.00 R	113-55.13	SR 11/W Broad St
DE20035	39.00 R	113-49.97	SR 11/W Broad St
DE20036	39.00 R	113-55.29	SR 11/W Broad St
ARC LENGTH - 55.81			
CHORD BEAR - N 23°08'23.9" W			
LNTH CHORD - 55.78			
RADIUS - 404.00			
DEGREE - 12°20'53.6"			
DE20037	12°20'53.6"	114-46.39	SR 11/W Broad St
DE20038	67.00 R	114-47.69	SR 11/W Broad St
NUMBER OF DRIVEWAYS - 1			

PARCEL 14 GRAYSON CENTER, LLC. REC'D R/W DE2004

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE20012	24.50 R	115-48.71	SR 11/W Broad St
DE20013	24.50 R	115-51.77	SR 11/W Broad St
ARC LENGTH - 91.01			
CHORD BEAR - S 32°17'14.9" E			
LNTH CHORD - 90.86			
RADIUS - 448.50			
DEGREE - 12°44'47.6"			
DE20014	24.50 R	114-45.66	SR 11/W Broad St
DEGREE - S 00°21'09.7" W			
10637	21.71 R	114-45.51	SR 11/W Broad St
20668	23.40 R	115-48.68	SR 11/W Broad St
DE20012	24.50 R	115-48.71	SR 11/W Broad St
REOD R/W - 426.50 SF			
REOD R/W - 0.010 ACRES			
REMAINDER - +/- 0.30 ACRES			

PARCEL 14 GRAYSON CENTER, LLC. REC'D E.A.S.W.T. DE4011

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE40032	37.00 R	115-49.07	SR 11/W Broad St
DE40033	37.00 R	115-51.77	SR 11/W Broad St
ARC LENGTH - 15.99			
CHORD BEAR - S 37°55'46.5" E			
LNTH CHORD - 15.99			
RADIUS - 462.00			
DEGREE - 12°24'06.1"			
DE40034	37.00 R	115-17.00	SR 11/W Broad St
DE40035	45.00 R	115-17.00	SR 11/W Broad St
ARC LENGTH - 23.27			
CHORD BEAR - S 34°41'20.4" E			
LNTH CHORD - 23.22			
RADIUS - 470.00			
DEGREE - 12°11'26.1"			
DE40036	45.00 R	114-56.00	SR 11/W Broad St
DE40037	39.00 R	114-56.00	SR 11/W Broad St
ARC LENGTH - 54.16			
CHORD BEAR - S 29°55'46.8" E			
LNTH CHORD - 54.13			
RADIUS - 454.00			
DEGREE - 12°20'53.6"			
DE40029	39.00 R	114-45.39	SR 11/W Broad St
DE20014	24.50 R	114-45.66	SR 11/W Broad St
ARC LENGTH - 91.01			
CHORD BEAR - N 32°17'14.9" E			
LNTH CHORD - 90.86			
RADIUS - 448.50			
DEGREE - 12°44'47.6"			
DE20013	24.50 R	115-51.77	SR 11/W Broad St
DE20012	24.50 R	115-48.71	SR 11/W Broad St
DE40032	37.00 R	115-49.07	SR 11/W Broad St
REOD E.A.S.W.T. - 1636.30 SF			
REOD E.A.S.W.T. - 0.038 ACRES			

PARCEL 14 GRAYSON CENTER, LLC. REC'D D.M.Y. E.A.S.W.T. TRACT 1 DE2010

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE20035	39.00 R	114-75.00	SR 11/W Broad St
DE20036	55.00 R	114-75.00	SR 11/W Broad St
ARC LENGTH - 31.34			
CHORD BEAR - N 38°33'54.6" E			
LNTH CHORD - 31.23			
RADIUS - 464.00			
DEGREE - 11°56'11.8"			
DE20037	55.00 R	114-47.15	SR 11/W Broad St
DE40029	39.00 R	114-46.39	SR 11/W Broad St
ARC LENGTH - 51.23			
CHORD BEAR - N 28°30'50.8" W			
LNTH CHORD - 51.23			
RADIUS - 464.00			
DEGREE - 12°24'06.1"			
DE40033	37.00 R	115-51.77	SR 11/W Broad St
DE40032	37.00 R	115-49.07	SR 11/W Broad St
DE20038	55.00 R	115-49.39	SR 11/W Broad St
TOTAL NUMBER OF DRIVEWAYS - 2			

PARCEL 15 WORME HISTORIC PROPERTIES, LLC. REC'D D.M.Y. E.A.S.W.T. DE2012

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE20041	30.74 L	114-35.01	SR 11/W Broad St
DE20042	52.81 E	114-37.88	SR 11/W Broad St
DE20043	46.81 L	114-78.10	SR 11/W Broad St
DE20044	39.26 E	114-74.22	SR 11/W Broad St
ARC LENGTH - 12.23			
CHORD BEAR - S 27°57'54.4" E			
LNTH CHORD - 12.23			
RADIUS - 312.63			
DEGREE - 18°19'37.4"			
10678	30.58 L	114-61.05	SR 11/W Broad St
ARC LENGTH - 24.16			
CHORD BEAR - S 26°25'11.9" E			
LNTH CHORD - 24.16			
RADIUS - 465.54			
DEGREE - 12°18'26.4"			
DE20041	30.74 L	114-35.01	SR 11/W Broad St
NUMBER OF DRIVEWAYS - 1			

PARCEL 15 WORME HISTORIC PROPERTIES, LLC. REC'D R/W DE2005

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE20015	31.01 L	115-71.94	SR 11/W Broad St
DE20016	56.83 E	117-06.21	SR 11/W Broad St
DE20017	26.90 N	117-00.51	SR 11/W Broad St
DE20018	31.15 E	115-97.83	SR 11/W Broad St
DE20015	31.01 L	116-71.94	SR 11/W Broad St
REOD R/W - 331.19 SF			
REOD R/W - 0.008 ACRES			
REMAINDER - +/- 0.18 ACRES			

PARCEL 17 DAVID F. & WILLIS DICKINSON REC'D R/W DE2006

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE20017	43.24 R	116-79.69	SR 11/W Broad St
DE20018	27.79 R	116-60.80	SR 11/W Broad St
DE20019	24.50 R	115-72.15	SR 11/W Broad St
DE20012	24.50 R	115-48.71	SR 11/W Broad St
DE20020	23.40 R	115-48.68	SR 11/W Broad St
DE10031	22.85 R	116-62.20	SR 11/W Broad St
DE10032	33.00 R	116-77.81	SR 11/W Broad St
DE20017	43.24 R	116-79.69	SR 11/W Broad St
REOD R/W - 438.43 SF			
REOD R/W - 0.010 ACRES			
REMAINDER - +/- 0.47 ACRES			

PARCEL 17 DAVID F. & WILLIS DICKINSON REC'D E.A.S.W.T. DE4012

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE40038	50.80 R	116-81.08	SR 11/W Broad St
DE40039	37.00 R	116-64.01	SR 11/W Broad St
DE40040	37.00 R	116-29.00	SR 11/W Broad St
DE40041	45.00 R	116-29.00	SR 11/W Broad St
DE40042	21.00 R	116-08.00	SR 11/W Broad St
DE40043	37.00 R	116-08.00	SR 11/W Broad St
DE40044	37.00 R	115-56.00	SR 11/W Broad St
DE40045	45.00 R	115-56.00	SR 11/W Broad St
DE40046	45.00 R	115-49.30	SR 11/W Broad St
DE20012	24.50 R	115-48.71	SR 11/W Broad St
DE20019	24.50 R	115-72.15	SR 11/W Broad St
DE20018	27.79 R	116-60.80	SR 11/W Broad St
DE20017	43.24 R	116-79.69	SR 11/W Broad St
DE40038	50.80 R	116-81.08	SR 11/W Broad St
REOD E.A.S.W.T. - 1505.39 SF			
REOD E.A.S.W.T. - 0.037 ACRES			

PARCEL 17 DAVID F. & WILLIS DICKINSON REC'D D.M.Y. E.A.S.W.T. DE2006

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE20045	37.00 R	116-52.00	SR 11/W Broad St
DE20046	45.00 R	116-52.00	SR 11/W Broad St
DE40041	45.00 R	116-29.00	SR 11/W Broad St
DE40040	37.00 R	116-29.00	SR 11/W Broad St
DE20045	37.00 R	116-52.00	SR 11/W Broad St
NUMBER OF DRIVEWAYS - 1			

PARCEL 20 LLJ WILLIAMS PROP., INC. REC'D E.A.S.W.T. DE4015

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE40056	29.43 R	23-92.74	N Lumpkin St
DE40058	66.52 R	24-67.51	N Lumpkin St
DE40059	29.43 R	23-92.74	N Lumpkin St
DE40056	29.43 R	23-92.74	N Lumpkin St
20013	16.63 R	23-92.65	N Lumpkin St
20015	16.39 R	24-67.49	N Lumpkin St
20013	16.63 R	23-92.65	N Lumpkin St
20015	16.39 R	24-67.49	N Lumpkin St
REOD E.A.S.W.T. - 648.54 SF			
REOD E.A.S.W.T. - 0.015 ACRES			
TOTAL LOT SIZE - 0.11 ACRES			

PARCEL 20 LLJ WILLIAMS PROP., INC. REC'D E.A.S.W.T. DE4015

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE40053	29.43 R	23-91.64	N Lumpkin St
DE40054	29.43 R	23-91.10	N Lumpkin St
DE40055	17.19 R	22-40.75	N Lumpkin St
20011	16.81 R	23-41.57	N Lumpkin St
DE40051	29.43 R	23-91.64	N Lumpkin St
REOD E.A.S.W.T. - 1254.17 SF			
REOD E.A.S.W.T. - 0.029 ACRES			
TOTAL LOT SIZE - 0.22 ACRES			

PARCEL 21 LLJ WILLIAMS PROP., INC. REC'D E.A.S.W.T. DE4016

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE40056	29.43 R	23-92.74	N Lumpkin St
DE40055	29.43 R	23-91.64	N Lumpkin St
20011	16.81 R	23-41.57	N Lumpkin St
20013	16.63 R	23-92.65	N Lumpkin St
DE40056	29.43 R	23-92.74	N Lumpkin St
REOD E.A.S.W.T. - 648.54 SF			
REOD E.A.S.W.T. - 0.015 ACRES			
TOTAL LOT SIZE - 0.11 ACRES			

PARCEL 22 ABS EQUIPMENT, LLC. REC'D E.A.S.W.T. DE4017

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE40057	66.52 R	24-67.51	N Lumpkin St
DE40058	66.52 R	24-67.51	N Lumpkin St
DE40059	29.43 R	23-92.74	N Lumpkin St
DE40056	29.43 R	23-92.74	N Lumpkin St
20013	16.63 R	23-92.65	N Lumpkin St
20015	16.39 R	24-67.49	N Lumpkin St
20013	16.63 R	23-92.65	N Lumpkin St
20015	16.39 R	24-67.49	N Lumpkin St
REOD E.A.S.W.T. - 1321.73 SF			
REOD E.A.S.W.T. - 0.030 ACRES			
TOTAL LOT SIZE - 0.16 ACRES			

PRELIMINARY PLANS

EXHIBIT A

Keck+Wood
COLLABORATION BY DESIGN
3090 Premiere Parkway, Suite 200
Duluth, GA 30097
(678) 417-4000
keckwood.com

DATE	REVISIONS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: P. I. 0016630
COUNTY: WALTON
LAND LOT NO: 64, 65
LAND DISTRICT: 3
GMD: 419
DATE 02-03-2022 SH 8 OF 9

WAIVER LETTER/ DONATION FORM

DATE: _____

NAME: Board of Commissioners of Walton County
STREET: 111 East Spring Street
CITY/STATE: Monroe, GA 30655

RE: PROJECT:SR 11 (N. Broad St.): Highland Ave & N. Lumpkin St @ 3 Locations in Monroe Project
P. I. #:0016630 Croy (2504.002)
COUNTY: Walton
PARCEL #: 018

Dear Board of Commissioners of Walton County,

This is to advise that plans are underway for the construction of SR 11 (N. Broad St.): Highland Ave & N. Lumpkin St @ 3 Locations in Monroe Project.

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:

- 1. I desire the offer of fair market value (just compensation) to be based upon a formal real estate appraisal.

_____(L.S.)

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

_____(L.S.)

- 3. 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.)