

**RESOLUTION**  
**(Parcel No. 72)**

**A RESOLUTION TO AUTHORIZE STEWART, MELVIN & FROST, LLP, AS SPECIAL COUNSEL TO HALL COUNTY, TO PROCEED WITH THE ACQUISITION BY DEED OR BY CONDEMNATION OF THAT CERTAIN PROPERTY OWNED BY BOWEN AND BOWEN HOMEBUILDERS, LLC FOR PUBLIC ROAD PURPOSES; TO AUTHORIZE THE CHAIRMAN OF THE BOARD OF COMMISSIONERS TO EXECUTE ANY DOCUMENTS NECESSARY AND PROPER FOR THE ACQUISITION OF SAID PROPERTY, SUBJECT TO THE REVIEW OF THE COUNTY ATTORNEY; AND FOR SUCH OTHER PURPOSES.**

**WHEREAS**, Article IX, Section II, Paragraph V of the Georgia Constitution of 1983 authorizes counties to exercise the right of eminent domain; and

**WHEREAS**, O.C.G.A. § 32-3-1 *et seq.* provides for acquisition of property for public road purposes; and

**WHEREAS**, on January 2, 2020, the location and design of the Sardis Road Connector Project (Federal Aid Project STP00-0003-00(626)) were approved by the Georgia Department of Transportation; and

**WHEREAS**, said Sardis Road Connector Project (the “Project”) is located in Land Districts 9 and 10 and G.M.D. 570 of Hall County, Georgia, and consists of the widening, realignment, and reconstruction of existing roadways and the construction of new roadways to provide a connector roadway between Georgia State Route 53 to the South and Georgia State Route 60 to the North; and

**WHEREAS**, the Project will begin at the Sardis Road and Chestatee Road intersection and will extend northward approximately 3.55 miles to Georgia State Route 60 ending near the intersection of State Route 60 and Mount Vernon Road; and

**WHEREAS**, the proposed roadway will consist of a four-lane curb and gutter divided roadway, having 2 lanes in each direction that will be separated by a 20-foot wide, 6 inch high curb and gutter median and sidewalks will be provided on both sides of the road having a design speed limit of 45 mph; and

**WHEREAS**, the Hall County Board of Commissioners (the “Board of Commissioners”) has determined that the Project is a public road purpose permitted by law; and

**WHEREAS**, the Board of Commissioners has further determined that in order to construct the Project it must acquire, by deed or by condemnation proceedings, certain rights of way and easements along certain properties along the proposed Sardis Road Connector; and

**WHEREAS**, a portion of the property necessary to be acquired is owned by BOWEN AND BOWEN HOMEBUILDERS, LLC (hereinafter referred to as “Owner”); and

**WHEREAS**, a description of the entirety of the property owned by Owner is attached hereto as **Attachment 1**, and by reference made a part hereof (said property being hereinafter sometimes referred to as “Parcel 72”); and

**WHEREAS**, the property described on **Attachment 1** is designated as tax map number 10097 000118 by the taxing authorities of Hall County; and

**WHEREAS**, the property is located within the municipal limits of the City of Gainesville, Georgia (the “City”), and the Project and acquisition of the property in furtherance of the Project is expected to be authorized by the City at an upcoming City Council meeting; and

**WHEREAS**, Board of Commissioners has further determined that the portions of Parcel 72 necessary to be acquired in connection with the construction of the Project are as follows:

- (1) A right of way for the purpose of acquiring, constructing, and maintaining a right of way along Ledan Road in connection with the widening of Ledan Road, said right of way consisting of 0.680 acre, more or less. A metes and bounds description of said right of way is attached hereto as **Attachment 2**, and by reference made a part hereof; and
- (2) A temporary construction easement for the purpose of constructing a driveway, consisting of 0.010 acre, more or less. A metes and bounds description of said temporary construction easement is attached hereto as **Attachment 3**, and by reference made a part hereof; and
- (3) A permanent easement for the purpose of constructing and maintaining slopes and relocating utilities, consisting of 0.118 acre, more or less. A metes and bounds description of said permanent easement is attached hereto as **Attachment 4**, and by reference made a part hereof; and

**WHEREAS**, plans for the Project were prepared by WSP USA, Inc. for the Georgia Department of Transportation, are entitled “Right of Way of Proposed Sardis Road Connector from East of Chestatee Road to West of S.R. 60 along S.R. 283, STP00-0003-00(626),” and have an approval date of January 2, 2020 and a last revised date of May 19, 2022 (the “Project Plans”), which Project Plans are on file in the Board of Commissioner’s Office; and

**WHEREAS**, attached hereto as **Attachment 5** is a copy of the section of the Project Plans showing the right of way and easements proposed to be acquired by deed or by condemnation proceedings through, over, and across said Parcel 72 (the “Parcel 72 Property Rights”); and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners, in regular session, that authority is hereby delegated to the Chairman of the Board of Commissioners, through his duly constituted nominees, and the law firm of Stewart, Melvin & Frost, LLP, to proceed with the acquisition of the Parcel 72 Property Rights in such manner as in the discretion of said Chairman of the Board may be necessary or proper for the construction of the Project, including by purchase, contract, or condemnation, and said Chairman of the Board is hereby authorized and directed to initiate such proceedings, perform such acts, and execute such papers as they may deem reasonably proper and necessary to carry out the intent of this Resolution.

**RESOLVED FURTHER** that the Board hereby authorizes and directs that the Owner shall be paid just compensation for the above described acquisition in the amount of \$29,000.00, which amount is the fair market value of the Parcel 72 Property Rights as determined by independent appraisal.

**RESOLVED FURTHER** that the Board hereby ratifies and approves the acquisition of any interests in property necessary and proper for the construction of the Project which may have been acquired prior to the effective date of this resolution.

**RESOLVED FURTHER** that if any paragraph, subparagraph, sentence, clause, phrase, or any portion of this Resolution shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Resolution as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Resolution not so held to be invalid. It is hereby declared to be the intent of the Board of Commissioners to provide for separable and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

[THIS SECTION INTENTIONALLY LEFT BLANK]

This Resolution is adopted in regular session of the Board of Commissioners, this 14th day of July, 2022, to become effective immediately upon its execution, the public health, safety, and general welfare demanding it.

**HALL COUNTY BOARD OF  
COMMISSIONERS**

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Richard Higgins, Chairman

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Commissioner, District 1  
Kathy Cooper

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Commissioner, District 2  
Billy Powell

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Commissioner, District 3  
Shelly Echols

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Commissioner, District 4  
Jeff Stowe

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ATTEST:  
Jennifer Rivera, County Clerk

(SEAL)

**Attachment 1**  
**(Legal Description of the Entirety of Owner's Property)**

**STATE OF GEORGIA**  
**COUNTY OF HALL**

**PROJECT #: STP00-0003-00(626)**  
**P.I. #: 0003626, PARCEL 72**  
**TAX ID #: 10097 000118**

**OWNER:**  
**BOWEN AND BOWEN**  
**HOMEBUILDERS, LLC**

**3893 NW LEDAN ROAD**

All that tract or parcel of land lying and being in Land Lot 97 of the 10th District, located in the City of Gainesville, Hall County, Georgia, and being shown and designated as Lot 1, Windsor Forest Subdivision, as shown on a plat prepared for Carter & Carter, Inc. by Jordan, Jones and Goulding, GRLS, dated May 25, 2006, recorded in Plat Book 849, pages 240-246, Hall County Records. Said plat being incorporated herein and made a part hereof by reference.

**Attachment 2  
(Legal Description of Right of Way)**

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>STATE OF GEORGIA</b>  | <b>PROJECT #: STP00-0003-00(626)</b> |
| <b>COUNTY OF HALL</b>    | <b>P.I. #: 0003626, PARCEL 72</b>    |
|                          | <b>TAX ID #: 10097 000118</b>        |
| <b>OWNER:</b>            |                                      |
| <b>BOWEN AND BOWEN</b>   | <b>3893 NW LEDAN ROAD</b>            |
| <b>HOMEBUILDERS, LLC</b> |                                      |

GRANTED IS AN ADDITIONAL, REQUIRED RIGHT OF WAY, IN FEE SIMPLE, IN THE PROPERTY DESCRIBED BELOW, based on right of way plans prepared by WSP USA, Inc. for Georgia Department of Transportation, Sardis Road Connector, approved January 2, 2020, and last revised May 19, 2022 (the "Project Plans"). Attachment 5 to the Resolution, to which this Attachment 2 is attached, is a copy of the section of the Project Plans depicting Parcel 72 (Sheet 8 of the Project Plans), and a copy of the call sheet for Parcel 72 (Sheet 34 of the Project Plans). Both Sheet 34 and Sheet 8 were last revised January 7, 2021.

All that tract or parcel of land lying and being in Land Lot 97 of the 10th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at point on the existing South right of way of Ledan Road, said right of way being 60 feet in width, said point also lying 28.50 feet right of station 107+04.07 per the Project Plans;

Thence proceeding along the existing South right of way of Ledan Road the following courses and distances North 61°16'29" East, 192.27 feet to a point lying 16.68 feet right of station 108+95.97;

Thence North 63°13'35" East, 128.79 feet to a point lying 13.14 feet right of station 110+24.71;

Thence North 64°12'56" East, 310.44 feet to a point lying 9.96 feet right of station 113+35.14;

Thence leaving said existing right of way along the property now or formerly of Bowen & Bowen Homebuilders, LLC South 25°11'27" East, 43.04 feet to a point lying 53.00 feet right of station 113+35.13;

Thence proceeding thru other property of Bowen & Bowen Homebuilders, LLC the following courses and distances South 64°48'06" West, 135.13 feet to a point lying 53.00 feet right of station 112+00.00;

Thence South 25°11'54" East, 8.00 feet to a point lying 61.00 feet right of station 112+00.00;

Thence South 64°48'06" West, 220.00 feet to a point lying 61.00 feet right of station 109+80.00;

Thence South 25°11'54" East, 22.00 feet to a point lying 83.00 feet right of station 109+80.00;

Thence South 64°48'07" West, 128.37 feet to a point lying 83.00 feet right of station 108+51.63;

Thence along the property now or formerly of Sherrie Keller the following courses and distances South 85°04'14" West, 51.96 feet to a point lying 65 feet right of station 108+02.89;

Thence South 85°04'14" West, 105.35 feet to the POINT OF BEGINNING.

Said tract contains 29,625.24 square feet or 0.680 acre per the aforementioned Project Plans.

The above described land being an additional permanent right of way easement for the purpose of widening Ledan Road. Said easement is necessary for the acquisition, construction, and maintenance of the Sardis Road Connector Project, as described in the above-referenced Project Plans.

**Attachment 3**  
**(Legal Description of Temporary Easement for the Construction of a Driveway)**

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>STATE OF GEORGIA</b>  | <b>PROJECT #: STP00-0003-00(626)</b> |
| <b>COUNTY OF HALL</b>    | <b>P.I. #: 0003626, PARCEL 72</b>    |
|                          | <b>TAX ID # 10097 000118</b>         |
| <b>OWNER:</b>            |                                      |
| <b>BOWEN AND BOWEN</b>   | <b>3893 NW LEDAN ROAD</b>            |
| <b>HOMEBUILDERS, LLC</b> |                                      |

GRANTED IS A TEMPORARY CONSTRUCTION EASEMENT IN THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION OF A DRIVEWAY based on right of way plans prepared by WSP USA, Inc. for Georgia Department of Transportation, Sardis Road Connector, approved January 2, 2020, and last revised May 19, 2022 (the "Project Plans"). Attachment 5 to the Resolution, to which this Attachment 3 is attached, is a copy of the section of the Project Plans depicting Parcel 72 (Sheet 8 of the Project Plans), and a copy of the call sheet for Parcel 72 (Sheet 34 of the Project Plans). Both Sheet 34 and Sheet 8 were last revised January 7, 2021.

All that tract or parcel of land lying and being in Land Lot 97 of the 10th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a point lying 63.02 feet right of station 112+83.88 per the Project Plans;

Thence proceeding thru the property now or formerly of Bowen & Bowen Homebuilders, LLC the following courses and distances North 60°28'29" East, 25.60 feet to a point a point lying 61.09 feet right of station 113+09.40;

Thence North 68°05'42" East, 8.49 feet to a point lying 61.58 feet right of station 113+17.88;

Thence South 25°11'58" East, 13.42 feet to a point lying 75.00 feet right of station 113+17.88;

Thence South 64°48'06" West, 34.00 feet to a point lying 75.00 feet right of station 112+83.88;

Thence North 25°11'45" West, 11.98 feet to the POINT OF BEGINNING.

Said tract contains 446.12 square feet or 0.010 acre per the aforementioned Project Plans.

Said described land being a temporary easement for the right to construct a driveway to connect the newly constructed road and right of way to the property owner's remaining lands for driveway purposes. Said temporary easement is depicted in the Project Plans referenced above. Said temporary easement shall be for a duration beginning on the date construction of the Project begins and shall terminate on the date which is five (5) years after the date on which construction of the Project began.

Upon completion of the Project, the driveway will remain in place for use by the property owner.



**Attachment 4**  
**(Legal Description of Permanent Slopes/Utility Relocation Easement)**

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>STATE OF GEORGIA</b>  | <b>PROJECT #: STP00-0003-00(626)</b> |
| <b>COUNTY OF HALL</b>    | <b>P.I. #: 0003626, PARCEL 72</b>    |
|                          | <b>TAX ID # 10097 000118</b>         |
| <b>OWNER:</b>            |                                      |
| <b>BOWEN AND BOWEN</b>   | <b>3893 NW LEDAN ROAD</b>            |
| <b>HOMEBUILDERS, LLC</b> |                                      |

GRANTED IS A PERMANENT EASEMENT IN THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES AND UTILITY RELOCATION, based on right of way plans prepared by WSP USA, Inc. for Georgia Department of Transportation, Sardis Road Connector, approved January 2, 2020, and last revised May 19, 2022 (the "Project Plans"). Attachment 5 to the Resolution, to which this Attachment 4 is attached, is a copy of the section of the Project Plans depicting Parcel 72 (Sheet 8 of the Project Plans), and a copy of the call sheet for Parcel 72 (Sheet 34 of the Project Plans). Both Sheet 34 and Sheet 8 were last revised January 7, 2021.

All that tract or parcel of land lying and being in Land Lot 97 of the 10th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a point lying 61.00 feet right of station 109+80.00 per the Project Plans;

Thence proceeding thru the property now or formerly of Bowen & Bowen Homebuilders, LLC the following courses and distances North 64°48'06" East, 220.00 feet to a point lying 61.00 feet right of station 112+00.00;

Thence North 25°11'54" West, 8.00 feet to a point lying 53.00 feet right of station 112+00.00;

Thence North 64°48'06" East, 135.13 feet to a point lying 53.00 feet right of station 113+35.13;

Thence along other property now or formerly of Bowen & Bowen Homebuilders, LLC South 25°08'18" East, 9.57 feet to a point lying 62.57 feet right of station 113+35.12;

Thence proceeding thru the property now or formerly of Bowen & Bowen Homebuilders, LLC the following courses and distances South 68°05'42" West, 25.76 feet to a point lying 61.09 feet right of station 113+09.40;

Thence South 60°28'29" West, 277.38 feet to a point lying 82.02 feet right of station of 110+32.81;

Thence South 63°44'12" West, 52.82 feet to a point lying 83.00 feet right of station of 109+80.00;

Thence North 25°11'54" West, 22.00 feet to the POINT OF BEGINNING.

Said tract contains 5,157.40 square feet or 0.118 acre per the aforementioned Project Plans.

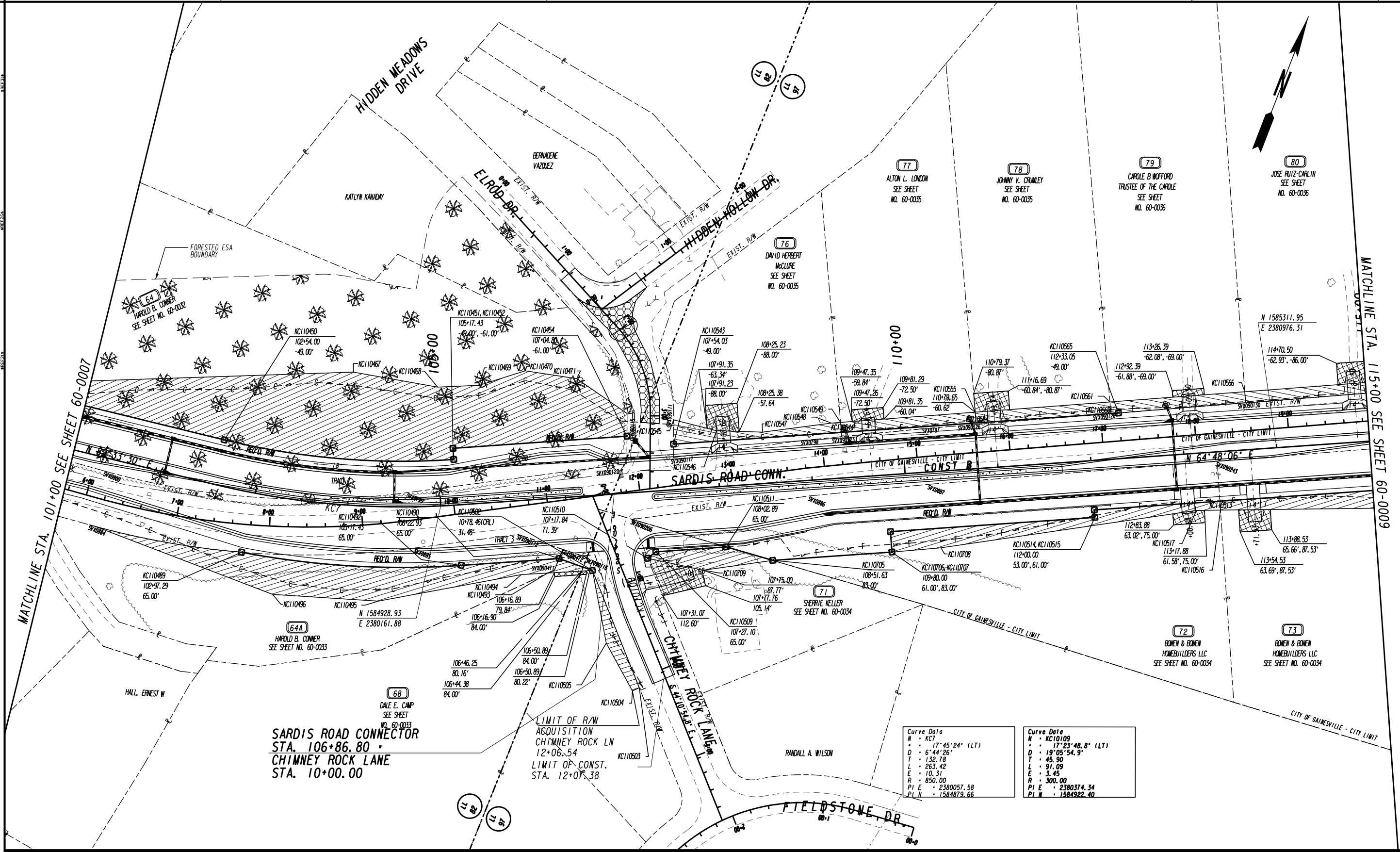
(Attachment 4 continued on next page)

Said described land being a permanent easement for the construction and maintenance of slopes and utility relocation as laid out in the Project Plans referenced above.

The property owner may place various items at its discretion (e.g., fences, signs, and landscaping, etc.) on the permanent easement so long as the functionality of the easement and/or utility is not compromised and such items are not in violation of federal or state laws, or county or city ordinances. In the event any improvement blocks required accessibility within the permanent easement, the same may be removed without any compensation to the property owner.

**Attachment 5**

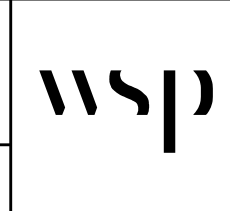
**(Section of Project Plans Depicting Parcel 72 and Call Sheet for Parcel 72)**



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

|                               |     |
|-------------------------------|-----|
| BEGIN LIMIT OF ACCESS.....BLA | --- |
| END LIMIT OF ACCESS.....ELA   | --- |
| LIMIT OF ACCESS               | --- |
| R/W AND LIMIT OF ACCESS       | --- |
| EXISTING R/W LINE             | --- |

SCALE IN FEET



| DATE       | REVISIONS                           |
|------------|-------------------------------------|
| 06/05/2020 | REMOVED PAR 68A. MERGED WITH PAR 68 |
| 8/04/2020  | ALL PARCELS TOPO IMP LEVELS ON      |
| 1/07/2021  | PAR 71 & 72 PSMT & RECD             |

| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |

STATE OF GEORGIA  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY MAP**

PROJECT NO: 0003626  
COUNTY: HALL  
LAND LOT NO.: 82.97  
LAND DISTRICT: 9.10  
GWD: 570  
DATE 10/18/19 SH 08 OF 59

DRAWING NO.  
**60-0008**

Curve Data

|      |                  |
|------|------------------|
| N    | • KC7            |
| D    | • 17°45'24" (LT) |
| T    | • 6°44'25"       |
| L    | • 132.78         |
| E    | • 263.42         |
| R    | • 10.31          |
| PI E | • 850.00         |
| PI N | • 2380057.58     |
|      | • 1584879.66     |

Curve Data

|      |                    |
|------|--------------------|
| N    | • KC10109          |
| D    | • 17°23'48.8" (LT) |
| T    | • 19°05'54.9"      |
| L    | • 45.90            |
| E    | • 91.09            |
| R    | • 3.45             |
| PI E | • 300.00           |
| PI N | • 2380374.34       |
|      | • 1584922.40       |

| PARCEL 71 REQ'D R/W KC3149 |             |                 |                     |
|----------------------------|-------------|-----------------|---------------------|
| PNT                        | OFFSET/DIST | STATION/BEARING | ALIGNMENT           |
| SVX090206                  | 28.50 R     | 107+04.07       | SARDIS RD CONNECTOR |
|                            | 105.35      | N 85°04'14.4" E |                     |
| KC110511                   | 65.00 R     | 108+02.89       | SARDIS RD CONNECTOR |
|                            | 75.79       | S 64°48'06.2" W |                     |
| KC110509                   | 65.00 R     | 107+27.10       | SARDIS RD CONNECTOR |
|                            | 11.25       | S 30°11'10.3" W |                     |
| KC110510                   | 71.39 R     | 107+17.84       | SARDIS RD CONNECTOR |
|                            | 45.05       | N 43°00'07.8" W |                     |
| SVX090206                  | 28.50 R     | 107+04.07       | SARDIS RD CONNECTOR |
| REQD R/W                   | = 1625.65   | SF              |                     |
| REQD R/W                   | = 0.037     | ACRES           |                     |
| REMAINDER                  | = +/- 0.520 | ACRES           |                     |

| PARCEL 71 REQ'D PERM. EASM'T. KC3217 |             |                 |                     |
|--------------------------------------|-------------|-----------------|---------------------|
| PNT                                  | OFFSET/DIST | STATION/BEARING | ALIGNMENT           |
| KC110510                             | 71.39 R     | 107+17.84       | SARDIS RD CONNECTOR |
|                                      | 11.25       | N 30°11'10.3" E |                     |
| KC110509                             | 65.00 R     | 107+27.10       | SARDIS RD CONNECTOR |
|                                      | 75.79       | N 64°48'06.2" E |                     |
| KC110511                             | 65.00 R     | 108+02.89       | SARDIS RD CONNECTOR |
|                                      | 51.96       | N 85°04'14.4" E |                     |
| KC110705                             | 83.00 R     | 108+51.63       | SARDIS RD CONNECTOR |
|                                      | 75.19       | S 60°46'56.9" W |                     |
| KC110709                             | 88.27 R     | 107+76.63       | SARDIS RD CONNECTOR |
|                                      | 61.17       | S 80°49'08.1" W |                     |
| KC110510                             | 71.39 R     | 107+17.84       | SARDIS RD CONNECTOR |
| REQD EASMT                           | = 1951.36   | SF              |                     |
| REQD EASMT                           | = 0.045     | ACRES           |                     |

| PARCEL 71 REQ'D DRWY. EASM'T. KC3218 |          |           |                     |
|--------------------------------------|----------|-----------|---------------------|
| PNT                                  | OFFSET   | STATION   | ALIGNMENT           |
| KC110510                             | 71.39 R  | 107+17.84 | SARDIS RD CONNECTOR |
| KC110710                             | 87.77 R  | 107+75.00 | SARDIS RD CONNECTOR |
| KC110711                             | 105.14 R | 107+77.76 | SARDIS RD CONNECTOR |
| KC110712                             | 112.60 R | 107+31.07 | SARDIS RD CONNECTOR |
| KC110510                             | 71.39 R  | 107+17.84 | SARDIS RD CONNECTOR |

| PARCEL 72 REQ'D R/W KC3150 |             |                 |                     |
|----------------------------|-------------|-----------------|---------------------|
| PNT                        | OFFSET/DIST | STATION/BEARING | ALIGNMENT           |
| SVX090206                  | 28.50 R     | 107+04.07       | SARDIS RD CONNECTOR |
|                            | 192.27      | N 61°16'28.9" E |                     |
| SVX0886                    | 16.68 R     | 108+95.97       | SARDIS RD CONNECTOR |
|                            | 128.79      | N 63°13'34.8" E |                     |
| SVX0887                    | 13.14 R     | 110+24.71       | SARDIS RD CONNECTOR |
|                            | 310.44      | N 64°12'55.5" E |                     |
| SVX090243                  | 9.96 R      | 113+35.14       | SARDIS RD CONNECTOR |
|                            | 43.04       | S 25°11'26.6" E |                     |
| KC110513                   | 53.00 R     | 113+35.13       | SARDIS RD CONNECTOR |
|                            | 135.13      | S 64°48'06.2" W |                     |
| KC110514                   | 53.00 R     | 112+00.00       | SARDIS RD CONNECTOR |
|                            | 8.00        | S 25°11'53.8" E |                     |
| KC110515                   | 61.00 R     | 112+00.00       | SARDIS RD CONNECTOR |
|                            | 220.00      | S 64°48'06.2" W |                     |
| KC110706                   | 61.00 R     | 109+80.00       | SARDIS RD CONNECTOR |
|                            | 22.00       | S 25°11'53.8" E |                     |
| KC110707                   | 83.00 R     | 109+80.00       | SARDIS RD CONNECTOR |
|                            | 128.37      | S 64°48'06.2" W |                     |
| KC110705                   | 83.00 R     | 108+51.63       | SARDIS RD CONNECTOR |
|                            | 51.96       | S 85°04'14.4" W |                     |
| KC110511                   | 65.00 R     | 108+02.89       | SARDIS RD CONNECTOR |
|                            | 105.35      | S 85°04'14.4" W |                     |
| SVX090206                  | 28.50 R     | 107+04.07       | SARDIS RD CONNECTOR |
| REQD R/W                   | = 29625.24  | SF              |                     |
| REQD R/W                   | = 0.680     | ACRES           |                     |
| REMAINDER                  | = +/- 1.252 | ACRES           |                     |

| PARCEL 72 REQ'D PERM. EASM'T. KC3151 |             |                 |                     |
|--------------------------------------|-------------|-----------------|---------------------|
| PNT                                  | OFFSET/DIST | STATION/BEARING | ALIGNMENT           |
| KC110706                             | 61.00 R     | 109+80.00       | SARDIS RD CONNECTOR |
|                                      | 220.00      | N 64°48'06.2" E |                     |
| KC110515                             | 61.00 R     | 112+00.00       | SARDIS RD CONNECTOR |
|                                      | 8.00        | N 25°11'53.8" W |                     |
| KC110514                             | 53.00 R     | 112+00.00       | SARDIS RD CONNECTOR |
|                                      | 135.13      | N 64°48'06.2" E |                     |
| KC110513                             | 53.00 R     | 113+35.13       | SARDIS RD CONNECTOR |
|                                      | 9.57        | S 25°08'18.3" E |                     |
| KC110516                             | 62.57 R     | 113+35.12       | SARDIS RD CONNECTOR |
|                                      | 25.76       | S 68°05'42.2" W |                     |
| KC110517                             | 61.09 R     | 113+09.40       | SARDIS RD CONNECTOR |
|                                      | 277.38      | S 60°28'28.9" W |                     |
| KC110708                             | 82.02 R     | 110+32.81       | SARDIS RD CONNECTOR |
|                                      | 52.82       | S 63°44'12.2" W |                     |
| KC110707                             | 83.00 R     | 109+80.00       | SARDIS RD CONNECTOR |
|                                      | 22.00       | N 25°11'53.8" W |                     |
| KC110706                             | 61.00 R     | 109+80.00       | SARDIS RD CONNECTOR |
| REQD EASMT                           | = 5157.40   | SF              |                     |
| REQD EASMT                           | = 0.118     | ACRES           |                     |

| PARCEL 72 REQ'D DRWY. EASM'T. KC3152 |         |           |                     |
|--------------------------------------|---------|-----------|---------------------|
| PNT                                  | OFFSET  | STATION   | ALIGNMENT           |
| KC110519                             | 63.02 R | 112+83.88 | SARDIS RD CONNECTOR |
| KC110517                             | 61.09 R | 113+09.40 | SARDIS RD CONNECTOR |
| KC110520                             | 61.58 R | 113+17.88 | SARDIS RD CONNECTOR |
| KC110521                             | 75.00 R | 113+17.88 | SARDIS RD CONNECTOR |
| KC110522                             | 75.00 R | 112+83.88 | SARDIS RD CONNECTOR |
| KC110519                             | 63.02 R | 112+83.88 | SARDIS RD CONNECTOR |

| PARCEL 73 REQ'D R/W KC3153 |             |                 |                     |
|----------------------------|-------------|-----------------|---------------------|
| PNT                        | OFFSET/DIST | STATION/BEARING | ALIGNMENT           |
| SVX090243                  | 9.96 R      | 113+35.14       | SARDIS RD CONNECTOR |
|                            | 200.09      | N 64°12'55.6" E |                     |
| SVX090244                  | 7.91 R      | 115+35.22       | SARDIS RD CONNECTOR |
|                            | 45.09       | S 25°11'10.0" E |                     |
| KC110523                   | 53.00 R     | 115+35.21       | SARDIS RD CONNECTOR |
|                            | 200.08      | S 64°48'06.2" W |                     |
| KC110513                   | 53.00 R     | 113+35.13       | SARDIS RD CONNECTOR |
|                            | 43.04       | N 25°11'26.6" W |                     |
| SVX090243                  | 9.96 R      | 113+35.14       | SARDIS RD CONNECTOR |
| REQD R/W                   | = 8816.64   | SF              |                     |
| REQD R/W                   | = 0.202     | ACRES           |                     |
| REMAINDER                  | = +/- 1.170 | ACRES           |                     |

| PARCEL 73 REQ'D PERM. EASM'T. KC3154 |             |                 |                     |
|--------------------------------------|-------------|-----------------|---------------------|
| PNT                                  | OFFSET/DIST | STATION/BEARING | ALIGNMENT           |
| KC110513                             | 53.00 R     | 113+35.13       | SARDIS RD CONNECTOR |
|                                      | 200.08      | N 64°48'06.2" E |                     |
| KC110523                             | 53.00 R     | 115+35.21       | SARDIS RD CONNECTOR |
|                                      | 21.14       | S 25°10'16.2" E |                     |
| KC110524                             | 74.14 R     | 115+35.20       | SARDIS RD CONNECTOR |
|                                      | 200.41      | S 68°06'40.6" W |                     |
| KC110516                             | 62.57 R     | 113+35.12       | SARDIS RD CONNECTOR |
|                                      | 9.57        | N 25°08'18.3" W |                     |
| KC110513                             | 53.00 R     | 113+35.13       | SARDIS RD CONNECTOR |
| REQD EASMT                           | = 3072.29   | SF              |                     |
| REQD EASMT                           | = 0.071     | ACRES           |                     |

| PARCEL 73 REQ'D DRWY. EASM'T. KC3157 |         |           |                     |
|--------------------------------------|---------|-----------|---------------------|
| PNT                                  | OFFSET  | STATION   | ALIGNMENT           |
| KC110530                             | 63.69 R | 113+54.53 | SARDIS RD CONNECTOR |
| KC110531                             | 65.66 R | 113+88.53 | SARDIS RD CONNECTOR |
| KC110532                             | 87.53 R | 113+88.53 | SARDIS RD CONNECTOR |
| KC110533                             | 87.53 R | 113+54.53 | SARDIS RD CONNECTOR |
| KC110530                             | 63.69 R | 113+54.53 | SARDIS RD CONNECTOR |

| PARCEL 74 REQ'D R/W KC3155 |             |                 |                     |
|----------------------------|-------------|-----------------|---------------------|
| PNT                        | OFFSET/DIST | STATION/BEARING | ALIGNMENT           |
| SVX090244                  | 7.91 R      | 115+35.22       | SARDIS RD CONNECTOR |
|                            | 199.98      | N 64°38'54.2" E |                     |
| SVX090246                  | 7.38 R      | 117+35.20       | SARDIS RD CONNECTOR |
|                            | 57.62       | S 25°11'09.3" E |                     |
| KC110525                   | 65.00 R     | 117+35.19       | SARDIS RD CONNECTOR |
|                            | 60.19       | S 64°48'06.2" W |                     |
| KC110526                   | 65.00 R     | 116+75.00       | SARDIS RD CONNECTOR |
|                            | 12.00       | N 25°11'53.8" W |                     |
| KC110527                   | 53.00 R     | 116+75.00       | SARDIS RD CONNECTOR |
|                            | 139.79      | S 64°48'06.2" W |                     |
| KC110523                   | 53.00 R     | 115+35.21       | SARDIS RD CONNECTOR |
|                            | 45.09       | N 25°11'10.0" W |                     |
| SVX090244                  | 7.91 R      | 115+35.22       | SARDIS RD CONNECTOR |
| REQD R/W                   | = 9792.81   | SF              |                     |
| REQD R/W                   | = 0.225     | ACRES           |                     |
| REMAINDER                  | = +/- 1.503 | ACRES           |                     |

| PARCEL 74 REQ'D PERM. EASM'T. KC3156 |             |                 |                     |
|--------------------------------------|-------------|-----------------|---------------------|
| PNT                                  | OFFSET/DIST | STATION/BEARING | ALIGNMENT           |
| KC110523                             | 53.00 R     | 115+35.21       | SARDIS RD CONNECTOR |
|                                      | 139.79      | N 64°48'06.2" E |                     |
| KC110527                             | 53.00 R     | 116+75.00       | SARDIS RD CONNECTOR |
|                                      | 12.00       | S 25°11'53.8" E |                     |
| KC110526                             | 65.00 R     | 116+75.00       | SARDIS RD CONNECTOR |
|                                      | 31.43       | S 58°27'48.8" W |                     |
| KC110528                             | 68.47 R     | 116+43.76       | SARDIS RD CONNECTOR |
|                                      | 99.79       | S 61°15'04.2" W |                     |
| KC110529                             | 74.65 R     | 115+44.16       | SARDIS RD CONNECTOR |
|                                      | 8.97        | S 68°03'34.1" W |                     |
| KC110524                             | 74.14 R     | 115+35.20       | SARDIS RD CONNECTOR |
|                                      | 21.14       | N 25°10'16.2" W |                     |
| KC110523                             | 53.00 R     | 115+35.21       | SARDIS RD CONNECTOR |
| REQD EASMT                           | = 2469.25   | SF              |                     |
| REQD EASMT                           | = 0.057     | ACRES           |                     |

| PARCEL 74 REQ'D DRWY. EASM'T. KC3158 |          |           |                     |
|--------------------------------------|----------|-----------|---------------------|
| PNT                                  | OFFSET   | STATION   | ALIGNMENT           |
| KC110534                             | 74.21 R  | 115+51.28 | SARDIS RD CONNECTOR |
| KC110535                             | 71.76 R  | 115+90.78 | SARDIS RD CONNECTOR |
| KC110536                             | 109.00 R | 115+90.78 | SARDIS RD CONNECTOR |
| KC110537                             | 109.00 R | 115+51.28 | SARDIS RD CONNECTOR |
| KC110534                             | 74.21 R  | 115+51.28 | SARDIS RD CONNECTOR |

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DATE  
1/07/2021

REVISIONS  
PAR 71 & 72 PESMT & REQD

DATE  
REVISIONS

STATE OF GEORGIA  
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY TABLES

PROJECT NO: 0003626

COUNTY: HALL

LAND LOT NO.:

LAND DISTRICT:

GWD: 570

DATE 10/18/19 SH 34 OF 59

DRAWING NO.  
60-0034

GEORGIA, HALL COUNTY.

I, JENNIFER RIVERA, do hereby certify that I am the Clerk of the Board of Commissioners of Hall County, Georgia.

I further certify that the foregoing pages constitute a true, correct, and exact copy of a Resolution passed by the Board of Commissioners on \_\_\_\_\_, 2022, and that the original of said Resolution is on file in the Hall County Commission Office, Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia 30504.

Given under my hand and seal of Hall County, Georgia this \_\_\_\_ day of \_\_\_\_\_, 2022.

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JENNIFER RIVERA  
Clerk of the Board of Commissioners of  
Hall County, Georgia.

(SEAL OF HALL COUNTY)