

STATE OF GEORGIA

**Exhibit E**

CITY OF HAMPTON

RESOLUTION NO. 2021-10

**A RESOLUTION AUTHORIZING THE EXERCISE OF THE CITY OF HAMPTON'S POWER OF EMINENT DOMAIN IN ACCORDANCE WITH THE PROVISIONS OF GEORGIA LAWS FOR THE PURPOSE OF ACQUIRING CERTAIN INTERESTS IN PROPERTY SITUATED IN CITY OF HAMPTON, HENRY COUNTY, GEORGIA, FOR CONSTRUCTION/IMPROVEMENT OF A CITY INTERSECTION AND/OR OTHER PUBLIC TRANSPORTATION PURPOSES; TO AUTHORIZE THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS RELATING THERETO; TO PERFORM ALL ACTS NECESSARY TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Hampton (hereinafter "City") is governed by the Mayor and Council; and

**WHEREAS**, pursuant to Article 9, Section 2, Paragraph 5 of the Georgia Constitution, O.C.G.A. § 32-3-1 *et seq.*, and Section 2.17 of the City Charter, municipalities may acquire property in fee simple or in any lesser interest by eminent domain for public purposes; and

**WHEREAS**, the City desires to exercise its powers of eminent domain in accordance with the provisions of Georgia Law for the purpose of acquiring 0.545 acres of 0 Hampton-Locust Grove Road (particularly described in Exhibit "A") for use by the City for the Hampton-Locust Grove Road and McDonough Street Intersection Improvement TSPLOST Project (the "Project"); and

**WHEREAS**, the City made a reasonable offer based on the appraisal of a real estate appraiser licensed in the State of Georgia; and

**WHEREAS**, the City initially intended to purchase the property outright but a title search uncovered a missing link in chain of title that would have made it difficult for the City to obtain title insurance and ensure all parties were divested of their interest. Then, we discussed pursuing a quiet title action; however, that process proved to be long and arduous. Therefore, the City is electing to pursue the eminent domain option to acquire the property; and

**WHEREAS**, the governing authority of the City of Hampton, Georgia, a municipal corporation of the State of Georgia, has determined that the circumstances of this matter are such that there is a necessity and it is in the best interest of the City and the City will be best served for acquiring the right-of-way for the Project by exercising the City's powers of eminent domain pursuant to O.C.G.A. § 32-3-1, *et seq.* in the acquisition of certain interests in the property for city street and/or other public transportation purposes.

**NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED** that the City Attorney, or her designee, is ordered and directed to institute proceedings *in rem* pursuant to O.C.G.A. § 32-3-1, *et seq.* in the Henry County Superior Court in order to condemn that certain property and interests therein more particularly described in Exhibit "A" which is attached hereto and made a part hereof by reference as though fully set forth at this point, all to the use of the City of Hampton for the purposes of a right-of-way, public transportation project at 0 Hampton-Locust Grove Road, and that the Mayor may sign any documents and/or pleadings required for proper filing under the aforementioned Code sections including a Declaration of Taking and Order of Mayor and Council.

SO RESOLVED, this 8 day of March, 2022.

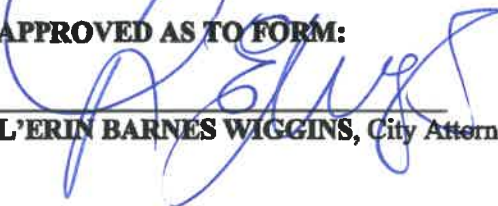
**CITY OF HAMPTON, GEORGIA**

  
ANN N. TARPLEY, Mayor

**ATTEST:**

  
RASHIDA FAIRLEY, City Clerk

**APPROVED AS TO FORM:**

  
L'ERIN BARNES WIGGINS, City Attorney

**ORDER OF THE HAMPTON MAYOR AND COUNCIL TO CONDEMN PROPERTY  
FOR PURPOSES OF CONSTRUCTING AND IMPROVING A PUBLIC  
TRANSPORTATION PROJECT**

**WHEREAS**, the Hampton Mayor and Council have laid out and determined to construct a city street or other transportation facility for the City at that certain parcel identified for tax purposes as parcel identification number H09-04001000 by the Henry County Board of Tax Assessors; the same being more fully described and shown in the description and attached as Appendix B to the Declaration of Taking (Exhibit "A" to the Petition for Condemnation).

**WHEREAS**, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking (Exhibit "A" to the Petition for Condemnation) incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights: fee simple ownership of 0.545 acre parcel

Owner: Renea Hutchins

Potentially Interested Parties: Person(s) in possession of the property.

**NOW THEREFORE**, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the Hampton Mayor and Council that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit "A" of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* for public road purposes or other transportation purposes.

**IT IS ORDERED** that the City of Hampton proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking (Exhibit "A" to the Petition for Condemnation) by condemnation under the provisions of said Code, and the City Attorney or her designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

**SO ORDERED**, this 8 day of March, 2022.

CITY OF HAMPTON, GEORGIA

  
ANN N. TARPLEY, Mayor

**ATTEST:**

  
RASHIDA FAIRLEY, City Clerk

**APPROVED AS TO FORM:**

  
L'ERIN BARNES WIGGINS, City Attorney

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION OR REQUIRED RIGHT-OF-WAY**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 3RD DISTRICT, HENRY COUNTY, GEORGIA, BEING 0.545 ACRES, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OR SURVEY PREPARED FOR ALAN OAKLEY BY JOE ROWAN, JR., REGISTERED LAND SURVEYOR NO. 2404, DATED 10/03/60, AND BY REFERENCE TO SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** A POINT LOCATED AT THE INTERSECTION ON THE SOUTHERN RIGHT-OF-WAY LINE OF MCDONOUGH STREET A/K/A STATE ROUTE 20 (60-FOOT RIGHT-OF-WAY) WITH THE NORTHEASTERN RIGHT- OF-WAY LINE OF HAMPTON LOCUST GROVE ROAD (60-FOOT RIGHT-OF- WAY);

THENCE PROCEEDING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF MCDONOUGH STREET A/K/A STATE ROUTE 20 NORTH 80 DEGREES 52 MINUTES 04 SECONDS EAST 290.64 FEET TO AN IRON PIN;

THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 18 DEGREES 39 MINUTES 57 SECONDS WEST 170.32 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF HAMPTON-LOCUST GROVE ROAD;

THENCE PROCEEDING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 07 DEGREES 57 MINUTES 55 SECONDS WEST 146.76 FEET TO A POINT; NORTH 62 DEGREES 59 MINUTES 34 SECONDS WEST 57.94 FEET TO A POINT; NORTH 57 DEGREES 01 MINUTES 01 SECONDS WEST 60.45 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.545 ACRES (23,740.2 SQUARE FEET).

## **EXHIBIT "A"**

### **DECLARATION OF TAKING**

**WHEREAS**, the City of Hampton, Georgia, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property and for public right-of-way or other public transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit "A," and made a part hereof, under O.C.G.A. § 32-3-1, *et seq.*; and

**WHEREAS**, said interests in property are for public purposes upon, across, and over the tract of land in Hampton, Henry County, Georgia, as fully described in the attachment hereto identified as Appendix B to Exhibit "A," and made a part hereof; and

**WHEREAS**, the City of Hampton, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the right-of-way above-referred to, a copy of the appraiser's sworn statement being attached hereto identified as Appendix C to Exhibit "A," and made a part hereof; and

**WHEREAS**, in consequence of the sworn statement, Appendix C to Exhibit "A," the City of Hampton, Georgia estimates of THIRTY-THREE THOUSAND Dollars (\$33,000.00) as just and adequate compensation to be paid for said right-of-way, as fully described in Appendix B to Exhibit "A" which is attached hereto and made a part hereof and will deposit said sum in the Court to the use of the persons entitled thereto.

**NOW THEREFORE**, the premises considered, the City of Hampton, Georgia, under authority of O.C.G.A. § 32-3-1, *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit "A," which is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for intersection improvements or other transportation purposes.

**CITY OF HAMPTON, GEORGIA**

  
ANN N. TARPLEY, Mayor

**ATTEST:**

  
RASHIDA FAIRLEY, City Clerk

**APPROVED AS TO FORM:**

  
L'ERIN BARNES WIGGINS, City Attorney

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION OR REQUIRED RIGHT-OF-WAY**

#### **RIGHT-OF-WAY DEDICATION:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 3RD DISTRICT, HENRY COUNTY, GEORGIA, BEING 0.545 ACRES, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OR SURVEY PREPARED FOR ALAN OAKLEY BY JOE ROWAN, JR., REGISTERED LAND SURVEYOR NO. 2404, DATED 10/03/60, AND BY REFERENCE TO SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT OR PARCEL CONTAINING 0.545 ACRES (23,740.2 SQUARE FEET).

**CITY OF HAMPTON**

**STATE OF GEORGIA**

**A DECLARATION OF TAKING TO DECLARE THAT THE LAND DESCRIBED  
HEREIN IS BEING TAKEN FOR THE USE OF THE CONDEMNOR CITY PURSUANT  
TO O.C.G.A. § 32-3-6 FOR THE PURPOSE OF A ROAD IMPROVEMENT PROJECT;  
AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**

**WHEREAS**, the City of Hampton (hereinafter "City") is governed by the Mayor and Council; and

**WHEREAS**, the Mayor has been granted the authority to declare the taking pursuant to Resolution 2022-10; and

**WHEREAS**, pursuant to Article 9, Section 2, Paragraph 5 of the Georgia Constitution, O.C.G.A. § 32-3-1 *et seq.*, and Section 2.17 of the City Charter, municipalities may acquire property in fee simple or in any lesser interest by eminent domain for public purposes; and

**WHEREAS**, the City desires to exercise its powers of eminent domain in accordance with the provisions of Georgia Law for the purpose of acquiring 0.545 acres of 0 Hampton-Locust Grove Road (hereinafter "Property" particularly described in Exhibit "A"; plat of land attached hereto at Exhibit "B") for use by the Condemnor City for the Hampton-Locust Grove Road and McDonough Street Intersection Improvement TSPLOST Project (the "Project"); and

**WHEREAS**, the Project includes realignment of Hampton-Locust Grove Road at the skewed intersection of McDonough Street to address inadequate visibility and sight distance at said intersection, eliminate excessive intersection conflicts and poor operational performance, and provide improvements to increase crosswalk safety and; and

**WHEREAS**, the City has determined via tax records that Renea Hutchins is the record owner of the Property; and

**WHEREAS**, the record owner was offered \$33,000.00, the estimated value for the 0.545 acres to include any and all consequential damages as just and adequate compensation (letter attached to In Rem Petition at Exhibit "C"); and

**WHEREAS**, said estimation is based on the appraisal conducted on behalf of the City by M. H. Biggers and Associates on June 19, 2021 (attached to the In Rem Petition at Exhibit "D"); and

**WHEREAS**, Resolution 2022-10 is attached at Exhibit "E" evidencing the circumstances of said Project is such that it is necessary to proceed under O.C.G.A. 32-3-1 *et seq.*; and

**WHEREAS**, said same Resolution authorizes the initiation of this condemnation under O.C.G.A. 32-3-1 *et seq.*; and

**WHEREAS**, this Declaration of Taking is subject to the order of the court pursuant to O.C.G.A. 32-3-12.

SO DECLARED, this 8 day of March, 2022.

**CITY OF HAMPTON, GEORGIA**

  
ANN N. TARPLEY, Mayor

**ATTEST:**

  
RASHIDA FAIRLEY, City Clerk

**APPROVED AS TO FORM:**

  
L'ERIN BARNES WIGGINS, City Attorney



**EXHIBIT "A"**  
**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 3RD DISTRICT, HENRY COUNTY, GEORGIA, BEING 0.545 ACRES, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OR SURVEY PREPARED FOR ALAN OAKLEY BY JOE ROWAN, JR., REGISTERED LAND SURVEYOR NO. 2404, DATED 10/03/60, AND BY REFERENCE TO SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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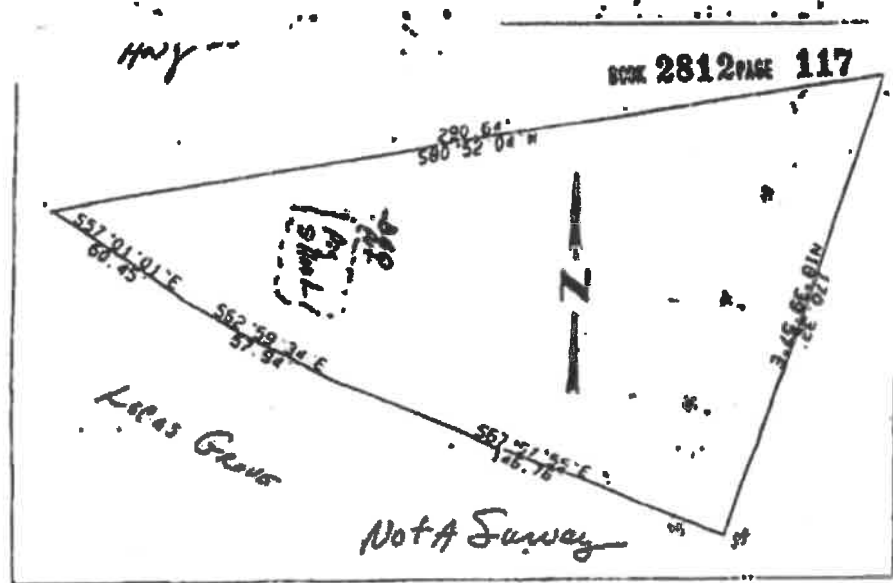
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SAID TRACT OR PARCEL CONTAINING **0.545 ACRES (23,740.2 SQUARE FEET)**.

# EXHIBIT "B"

## PLAT

02812  
0117



All that tract or parcel of land, containing 0.545 acres, lying and being in land lot 10 of the 3rd District of Henry County, Georgia, as shown on a plat of survey prepared for Alan Gentry by Joe Rowan, Jr., Registered Land Surveyor No. 2155, dated 10/07/80, and by reference to said plat being more particularly described as follows:

BEGINNING at a point located at the intersection of the Southern right of way line of Hixsonough Street a/k/a State Route 20 (60 R/W) with the Northeastern right of way line of Hampton-Locust Grove Road (60' R/W); thence proceeding along the Southern right of way line of Hixsonough Street a/k/a State Route 20 North 80 degrees 52 minutes 64 seconds East 256.64 feet to an iron pin; thence leaving said right of way line South 18 degrees 37 minutes 57 seconds West 170.32 feet to an iron pin located on the Northeastern right of way line of Hampton-Locust Grove Road; thence proceeding along said right of way line the following courses and distances: North 07 degrees 57 minutes 55 seconds West 146.70 feet to a point; North 02 degrees 59 minutes 34 seconds East 57.94 feet to a point; North 51 degrees 01 minutes 01 seconds West 60.45 feet to a point, said point being the POINT OF BEGINNING.



# City of Hampton

## Exhibit C

City Hall  
17 East Main Street South  
PO Box 400  
Hampton, GA 30228

Phone: 770.848.4308  
Fax: 770.848.4308  
www.hamptonga.gov

MAYOR  
ANN H. TAPLEY

MAYOR PRO-TEM  
MARTY MEERS

CITY COUNCIL  
SHELIA BARLOW  
HENRY BYRD  
DEVLIN CLEVELAND  
MARY ANN MITCHELL  
WILLIE TURNER

CITY MANAGER  
ALEX S. COHILAS

February 16, 2022

**VIA PERSONAL DELIVERY/STATUTORY OVERNIGHT/ELECTRONIC MAIL**

Renea Hutchins  
1921 Weaver Jones Rd  
Rutledge, GA 30663

**Re: Statutory Notice of City of Hampton's City Council Meeting**

Dear Ms. Hutchins:

As you know per the City's appraisal dated June 19, 2020 that the City completed to develop an opinion of market value in order to acquire 0 Hampton-Locust Grove Road for the City's Intersection Improvement project at Hampton-Locust Grove Road and McDonough Street:

The City initially intended to purchase the property outright, but a title search uncovered a missing link in chain of title that would have made it difficult for the City to obtain title insurance and ensure all parties were divested of their interest. Then, we discussed pursuing a quiet title action; however, that process proved to be long and arduous. Therefore, the City is electing to pursue the eminent domain option to acquire the property.

The offer discussed per the fair market value of the 23,740 square feet (0.545 acres) remains at \$33,000.00, less the \$5,000.00 the City already advanced to secure its desire to purchase. Please respond with your intention to accept the \$28,000.00 and the City will move forward with the statutory process of eminent domain.

Also, please allow this letter to serve as notice that the City of Hampton will hold its regularly scheduled Mayor and City Council meeting on March 8th at 6:30 p.m. The meeting will be held at the Hampton Train Depot located at 20 East Main Street, Hampton, Georgia for the following purpose:

To consider a resolution approving the exercise of eminent domain in order to acquire 0.545 acres (23,740 square feet) at 0 Hampton-Locust Grove Road (Parcel No. H09-04001000), Hampton, GA 30228 for the purpose of the City's Hampton-Locust Grove Road and McDonough Street Intersection Improvement TSPLOST project.

I have enclosed your Statement of Rights as the property owner. Please do not hesitate to contact me with any questions.

Sincerely,

Wanda D. Moore, PLA  
Director of Community Development

Enclosure

cc: Alex Cohilas, City Manager  
L'Erin B. Wiggins, City Attorney



Our mission is to deliver high quality, responsive and effective municipal services to those who live, work, do business and visit our community.

## **STATEMENT OF RIGHTS**

As indicated in the attached notice, a governmental entity is attempting to acquire property rights from you for a public use. In accordance with state law, this notice was prepared by the Georgia Department of Community Affairs to help ensure that you understand your rights in connection with this acquisition effort.

Georgia law requires the governmental entity to make reasonable efforts to negotiate with you to acquire these property rights. However, if you and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

### **Prior to Exercising the Power of Eminent Domain through Condemnation Proceedings**

Prior to exercising the power of eminent domain, a governmental condemnor must take the following actions:

- Not less than 15 days before any meeting at which a resolution approving the exercise of eminent domain is to be considered, post a sign, if possible, in the right of way adjacent to each property that is subject to the proposed use of the eminent domain power stating the time, date, and place of such meeting;
- Attempt to serve the condemnee personally with notice of the meeting not less than 15 days before any meeting at which such resolution is to be considered, unless service is acknowledged or waived by the condemnee. If the attempted service is unsuccessful, service of notice may be satisfied by mail or statutory overnight delivery to the property owner at the address of record and, if different from the property owner, to the parties in possession of the property, return receipt requested;
- Ensure that any notice that is required by law to be published be placed in the county legal organ, but such notice shall not be published in the legal notices section of such newspaper; and,
- If you (condemnee) and the governmental entity are unable to reach mutually agreeable terms through good-faith negotiations, the governmental entity may file a condemnation action to acquire these property rights through the power of eminent domain.

The governmental entity must document, by an appropriate method, the time when it decided to condemn your property. The governmental entity may not file a condemnation action concerning your property until at least 30 days after that decision is made.

### **Condemnation**

If a governmental entity brings a condemnation action to acquire property rights that you own, the governmental entity will file a condemnation petition in the Superior Court of the county where your property is located; and you will be served with a copy of the condemnation petition. The petition will inform you that unless waived by all parties, there will be a hearing in court, in the judge's chambers, or by telephone for the appointment of a special master to hear the condemnation matter. This appointment hearing must take place not less than 10 days nor more

than 30 days after the condemnation petition has been filed with the court. When the judge appoints a special master, the judge will then order that a condemnation hearing before the special master be held not less than 30 days nor more than 60 days after the appointment of the special master.

You have the right to hire an attorney to represent your interests in connection with the condemnation action. During the hearing before the special master, you will have the opportunity to challenge the governmental entity's evidence and, if you wish, to cross-examine the governmental entity's witnesses and call other witnesses to present evidence concerning your perspective of the case.

Our Georgia Constitution provides that private property may not be taken from you without just and adequate compensation being paid to you first. You are entitled to recover the fair market value of the property rights acquired by the governmental entity as just and adequate compensation. Where only part of a parcel of land is acquired, you may also be entitled to recover consequential damages for any reduction in the market value of the remaining property that results from the acquisition. In addition, if you are displaced from your property, you may be entitled to relocation costs.

#### Appeal

Once a special master hears the condemnation case, the special master will file an award with the court. The special master must mail a copy of this award to you or your attorney and all other parties in the case. If you are not satisfied with the award that the special master makes, you may file an appeal for a jury trial on value issues, exceptions on non-value issues for review by the court, or both a value appeal and non-value exceptions. Any value appeal and any non-value exceptions must be filed within 13 days after the award is mailed.

At any point before title to property rights in your property vests in the governmental entity, you may submit a motion asking the court to determine whether the governmental entity's exercise of the power of eminent domain is for a public use and whether the governmental entity has the legal authority to exercise the power of eminent domain. You must file the motion with the court. A sample of this kind of motion is attached to this Statement of Rights. In the court's decision on the motion, the governmental entity has the burden of proving public use and its legal authority to condemn.

# **APPRAISAL OF REAL PROPERTY**

**Exhibit D**



## **LOCATED AT**

0 Hampton Locust Grove Rd  
Hampton, GA 30228  
.545 Acres, more or less, LL 144, Dist 3

## **FOR**

City of Hampton  
17 E Main St  
Hampton, GA 30228

## **AS OF**

19 June 2020

## **BY**

Mike Biggers  
M. H. Biggers & Associates  
275 N Mill Pkwy  
Stockbridge, GA 30281  
770-954-0011  
mhbiggers@bellsouth.net

**M. H. Biggers & Associates**  
275 N Mill Pkwy  
Stockbridge, GA 30281  
770-954-0011

**6/19/2020**

**City of Hampton**  
17 E Main St  
Hampton, GA 30228

**Re: Property:** 0 Hampton Locust Grove Rd  
Hampton, GA 30228  
**Borrower:** N/A  
**File No.:**

**Opinion of Value: \$ 55,900.00**  
**Effective Date: 19 June 2020**

in accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



**Mike Biggers**  
Appraiser  
License or Certification #: 732  
State: GA Expires: 03/31/2021  
mhbiggers@bellsouth.net

# LAND APPRAISAL REPORT

File No.:

<b>SUBJECT</b>	Property Address: <u>0 Hampton Locust Grove Rd</u>		City: <u>Hampton</u>		State: <u>GA</u>		Zip Code: <u>30228</u>																																																																																					
	County: <u>Henry</u>		Legal Description: <u>545 Acres, more or less, LL 144, Dist 3</u>																																																																																									
<b>ASSIGNMENT</b>	Assessor's Parcel #: <u>H009 0400100</u>		Tax Year: <u>2020</u>		R.E. Taxes: \$ <u>518.30</u>		Special Assessments: \$ <u>N/A</u>																																																																																					
	Market Area Name: <u>Hampton</u>		Map Reference: <u>12080</u>		Census Tract: <u>0705.02</u>																																																																																							
	Current Owner of Record: <u>Julia &amp; Renea Gilbert</u>		Borrower (if applicable): <u>N/A</u>		HOA: \$ <u>N/A</u>																																																																																							
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) <u>Vacant Lot</u>				<input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																							
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy:		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																							
	If Yes, give a brief description: <u>Vacant Corner Property.</u>																																																																																											
<b>MARKET AREA DESCRIPTION</b>	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																											
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																											
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																											
	Intended Use: <u>The appraisal is to establish market value of the subject for potential purchase.</u>																																																																																											
	Intended User(s) (by name or type): <u>City of Hampton and representatives. The report has been prepared according to the appraisal policies and guidelines of the client and the appropriate regulatory agencies. Any other use or user is prohibited.</u>																																																																																											
	Client: <u>City of Hampton</u>		Address: <u>17 E Main St. Hampton, GA 30228</u>																																																																																									
	Appraiser: <u>Mike Biggers</u>		Address: <u>275 N Mill Pkwy, Stockbridge, GA 30281</u>																																																																																									
	<b>Characteristics</b> Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		<b>Predominant Occupancy</b> <input checked="" type="checkbox"/> Owner 80 <input checked="" type="checkbox"/> Tenant 15 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		<b>One-Unit Housing</b> PRICE \$ (000) AGE (yrs) <u>90</u> <u>Low</u> <u>50+</u> <u>550</u> <u>High</u> <u>New</u> <u>180</u> <u>Prod</u> <u>15</u>		<b>Present Land Use</b> One-Unit 65% 2-4 Unit % Multi-Unit % Comm'l 5% Vacant 30%		<b>Change in Land Use</b> <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely * <input checked="" type="checkbox"/> In Process * * To: <u>From vacant to commercial</u>																																																																																			
	<b>Factors Affecting Marketability</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item</th> <th>Good</th> <th>Average</th> <th>Fair</th> <th>Poor</th> <th>N/A</th> <th>Item</th> <th>Good</th> <th>Average</th> <th>Fair</th> <th>Poor</th> <th>N/A</th> </tr> </thead> <tbody> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Property Compatibility</td> 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type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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	Market Area Comments: <u>The market area is considered to be inside the city limits of Hampton. This area is a developed suburban area in a major metro Atlanta county. There is an active market for residential and commercial land in the area, and developers are actively seeking land to develop. Housing starts have increased steadily since 2014, and foreclosures are not a significant market factor.</u>																																																																																											



# LAND APPRAISAL REPORT

File No.:

Dimensions: Various Site Area: .545 Acres  
Zoning Classification: Commercial Description: Commercial

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No improvements  
Uses allowed under current zoning: Commercial

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☒ No Ground Rent (if applicable) \$ N/A

Comments: N/A

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) Commercial use.

Actual Use as of Effective Date: Vacant Use as appraised in this report: Vacant Commercial

Summary of Highest & Best Use: The long range zoning plans for the area call for continued commercial use.

## SITE DESCRIPTION

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>EMC</u>	Street	<u>Paved City</u>	<input type="checkbox"/>	<input type="checkbox"/>	<u>300' +/- along McDonough St</u>	
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Width	<u>40'</u>			<u>Nearly Level</u>	
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Municipal</u>	Surface	<u>Asphalt</u>			<u>545+/-</u>	
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Curb/Gutter	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Irregular</u>	
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	Sidewalk	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Adequate</u>	
Telephones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Private</u>	Street Lights	<u>Yes</u>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Urban</u>	
Multimedia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Private</u>	Alley	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 13151C0144D FEMA Map Date 10/06/2016

Site Comments: The subject is a vacant tract at the intersection of Hampton Locust Grove Rd and McDonough St. The land consists of vacant, developable land. The subject is irregular in shape and has frontage along both Hampton Locust Grove and McDonough St. The site is mostly level, and the soil types are typical of the area and assumed suitable for construction.


## SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>0 Hampton Locust Grove Rd Hampton, GA 30228</u>	<u>6 Rosenwald Dr Hampton, GA 30228</u>	<u>Highway 81 W Hampton, GA 30228</u>	<u>Jodoco Rd McDonough, GA 30253</u>
Proximity to Subject		<u>1.15 miles W</u>	<u>3.43 miles NW</u>	<u>7.66 miles NE</u>
Sale Price	\$ <u>N/A</u>	\$ <u>225,000</u>	\$ <u>42,400</u>	\$ <u>70,000</u>
Price/ Acre	\$	\$ <u>102,599.18</u>	\$ <u>66,250.00</u>	\$ <u>95,890.41</u>
Data Source(s)				
Verification Source(s)				
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION +/- \$ Adjust	DESCRIPTION +/- \$ Adjust	DESCRIPTION +/- \$ Adjust
Sales or Financing	<u>N/A</u>	<u>Cash to Seller</u>	<u>Cash to Seller</u>	<u>Cash to Seller</u>
Concessions				
Date of Sale/Time	<u>N/A</u>	<u>10/29/2018</u>	<u>7/27/2018</u>	<u>9/19/2019</u>
Rights Appraised	<u>Fee Simple</u>	<u>Fee Simple</u>	<u>Fee Simple</u>	<u>Fee Simple</u>
Location	<u>Avg</u>	<u>Good</u>	<u>Avg</u>	<u>Good</u>
Site Area (in Acres)	<u>0.545</u>	<u>2.193</u>	<u>0.64</u>	<u>0.73</u>
Shape	<u>Triangular</u>	<u>Irregular</u>	<u>Rectangular</u>	<u>Rectangular</u>
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-169,083</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>13,700</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-17,750</u>
Adjusted Sale Price (in \$)		\$ <u>55,917</u>	\$ <u>56,100</u>	\$ <u>52,250</u>

GP LAND

# LAND APPRAISAL REPORT

File No.:

SALES COMPARISON APPROACH	Summary of Sales Comparison Approach		In analyzing area transactions, the subject has similarities to most of the above sales, and would complete with the subject if offered at the same time. Because of size, use, and location, the most emphasis is given to sales 1 & 2. Sale #1 is a corner lot, with multiple acreage. The prospective market value of the subject would lie toward the upper end of the range of values due to location. The prospective market value is \$102,568.00 per acre.	
TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Data Source(s): Public Records			
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Currently not offered for sale.		
	Date: Price: Source(s): Public Records			
PUD	2nd Prior Subject Sale/Transfer			
	Date: Price: Source(s):			
	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.			
	Legal Name of Project: N/A			
RECONCILIATION	Describe common elements and recreational facilities: N/A			
	Indicated Value by: Sales Comparison Approach \$ 55,900 or \$ 102,568.81 per Acre			
	Final Reconciliation The Sales Comparison Approach was used in estimating the market value of the subject, and is considered to be the most relevant approach when valuing a small land tract.			
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:			
ATTACH.	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:			
	\$ 55,900.00, as of: 19 June 2020, which is the effective date of this appraisal.			
	As indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
SIGNATURES	A true and complete copy of this report contains 9 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:			
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Additional Sales			
	<input checked="" type="checkbox"/> Photo Addenda <input type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>			
	Client Contact: Client Name: City of Hampton			
SIGNATURES	E-Mail: Address: 17 E Main St. Hampton, GA 30228			
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
				
	Appraiser Name: Mike Biggers		Supervisory or Co-Appraiser Name:	
Company: M. H. Biggers & Associates		Company:		
Phone: 770-954-0011 Fax:		Phone: Fax:		
E-Mail: mhbiggers@bellsouth.net		E-Mail:		
Date of Report (Signature): 8/19/2020		Date of Report (Signature):		
License or Certification #: 732 State: GA		License or Certification #: State:		
Designation: Appraiser		Designation:		
Expiration Date of License or Certification: 03/31/2021		Expiration Date of License or Certification:		
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect		
Date of Inspection: 19 June 2020		Date of Inspection:		

## Subject Land Photo Page

Borrower N/A  
Property Address 0 Hampton Locust Grove Rd  
City Hampton  
Lender Client N/A

County Henry

State GA

Zip Code 30228



### Subject Frontage

0 Hampton Locust Grove Rd  
Sales Price N/A  
Date of Sale N/A  
Site Area 0.545  
Location Avg  
Shape Triangular



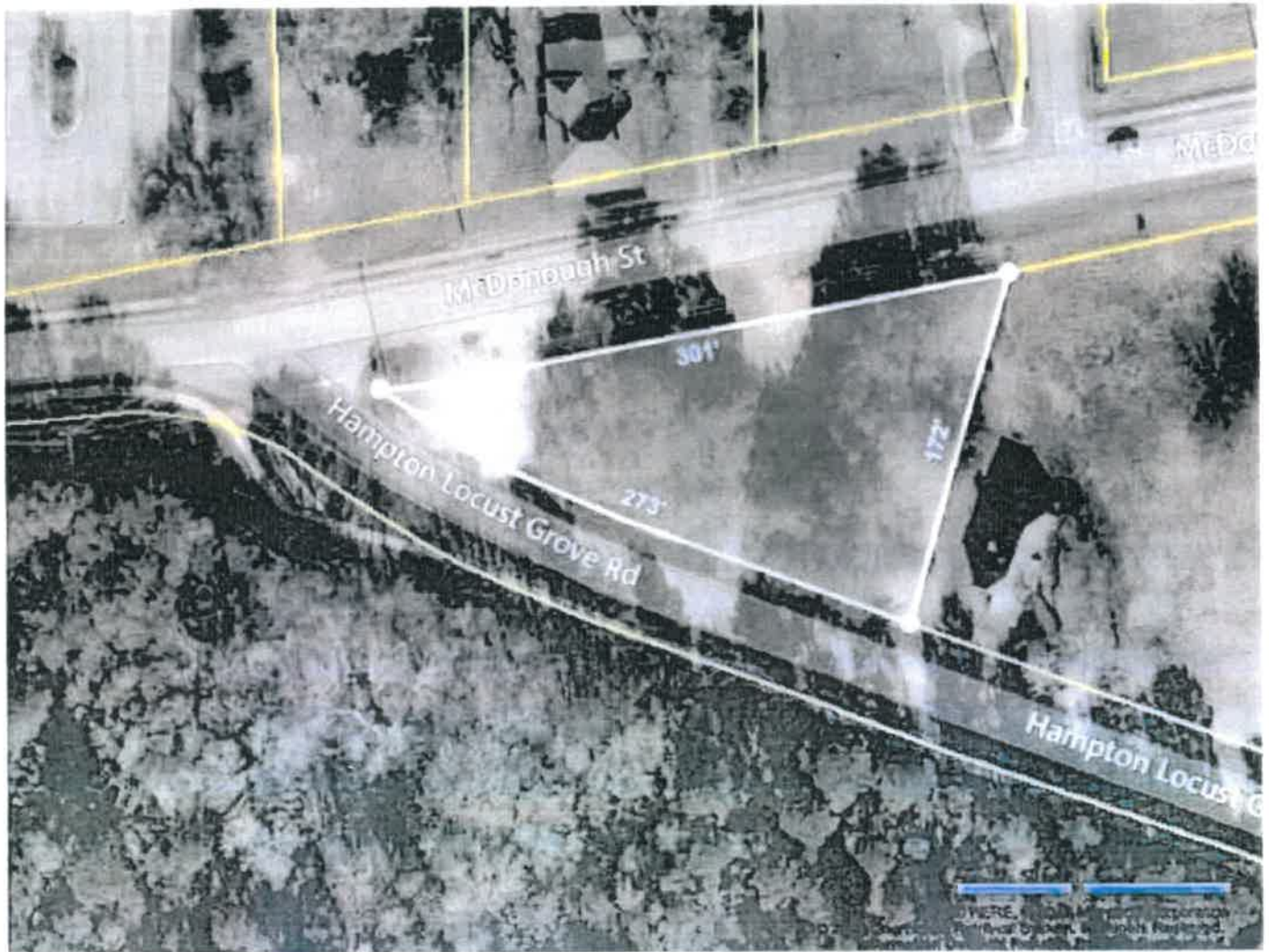
### Subject



### Subject



## Aerial



# Legal I

027001  
0122

10-10-77  
JULIA GILBERT  
200 Oak Ridge Rd.  
Corryton, Tenn. 37621

## EXECUTED DEED

Oct-16 11:05 AM 1977 OF GEORGIA COUNTY OF CLAYTON

THIS INSTRUMENT, made this 9 day of October, in the year One Thousand Nine Hundred Ninety-Seven, between JULIA IVORINE GILBERT as Administrator O.T.A. of the Estate of JAMES H. MOON, as party of the first part, hereinafter called Grantor, and JULIA IVORINE GILBERT and BENNA GILBERT, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH that Grantor, as per letters testamentary of the last Will and Testament of JAMES H. MOON for and in consideration of LOVE AND AFFECTION, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, has paid at or before the making and delivery of these presents the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantees:

ALL THAT tract or parcel of land lying and being in Land Lot 228 of the 1st District, Henry County, Georgia, being 0.545 acres, and being more particularly shown on a plat or survey prepared for said County by Joe Rowan, Jr., registered Land Surveyor No. 2404, dated 10/02/51, and by reference to said plat being more particularly described as follows:

BEGINNING at a point located at the intersection on the southern right-of-way line of McDonough Street with a State Route 20 60-foot right-of-way with the northeastern right-of-way line of Hampton Locher Grove Road 60-foot right-of-way; thence proceeding along the southern right-of-way line of McDonough Street a/k/a State Route 20 North 80 degrees 52 minutes 04 seconds East 229.65 feet to an iron pin; thence leaving said right-of-way line South 15 degrees 33 minutes 37 seconds West 170.52 feet to an iron pin located on the northeastern right-of-way line of Hampton Locher Grove Road; thence proceeding along said right-of-way line the following courses and distances: North 07 degrees 33 minutes 55 seconds West 146.76 feet to a point; North 62 degrees 59 minutes 34 seconds West 37.94 feet to a point; North 37 degrees 01 minutes 01 seconds West 50.45 feet to a point, said point being the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, their heirs and assigns, forever in full SURRENDER.

WITNESSETH AND CERTIFICATE  
JULIA IVORINE GILBERT  
JULIA IVORINE GILBERT  
BENNA GILBERT

024054

## Location Map

<b>Borrower</b>	N/A				
<b>Property Address</b>	0 Hampton Locust Grove Rd				
<b>City</b>	Hampton	<b>County</b> Henry	<b>State</b> GA	<b>Zip Code</b> 30228	
<b>Lender/Client</b>	N/A				

