

Resolution No. HR-2024-18

ORDER AND RESOLUTION  
TO AUTHORIZE THE ACQUISITION OF PARCELS OF LAND FOR PUBLIC  
ROAD RIGHT OF WAY AND OTHER USES IN LAND LOT 321 OF THE 16<sup>TH</sup>  
LAND DISTRICT OF ROCKDALE COUNTY, GEORGIA, BY NEGOTIATED  
CONTRACT OR CONDEMNATION PURSUANT TO PROVISIONS OF TITLES 22  
AAND 32 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED

Tax Parcel No. 0720010021A (Partial)  
(Parcel 13)

WHEREAS, Rockdale County, Georgia, owns and operates public streets, roads, highways and transportation systems for vehicular and pedestrian traffic on behalf of the residents of Rockdale County; and

WHEREAS, various fee simple and easement rights of real property are needed and necessary for the construction and improvement of certain said streets, roadways, highways and transportation systems and related equipment and facilities in conjunction with said systems; and

WHEREAS, various fee simple and easement rights of parcels of real property are needed and necessary for effective improvements, specifically that project identified as "Courtesy Parkway Extension from Flat Shoals Road to Old Covington Highway, GDOT Federal Aid Project No. CSSTP-0006-00(934), P.I. # 0006934 (hereinafter the "Project"); and

WHEREAS, the above-identified parcel(s) of land, or portions thereof, in Land Lot 321 of the 16<sup>th</sup> District of Rockdale County, Georgia have been identified as necessary for the construction and improvement of said systems and the Project; and

WHEREAS, negotiations to secure a contract or option for the acquisition of the needed property above-described are authorized and preferred, but condemnation of the same may be necessary due to the timing and funding for the Project; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and listed as below, shown of record as owned by the person named herein, all as described and shown in the attachments to this order hereinafter enumerated, all of said attachments, being by reference made a part of this order, are essential for the construction of the Project:

Required:	0.070 Acres of Land in fee simple, and Temporary Easements consisting of 0.133 Acres of Land for construction of parcel identified as Tax Parcel Number 0720010021A by the Rockdale County
-----------	--

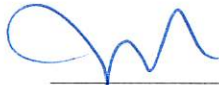
Tax Assessors as described in Appendix "A" attached hereto and incorporated herein.

Owner/ Interested Parties: Rockdale Corwyn, LLC  
Wells Fargo Bank, N.A.  
Rockdale County Tax Commissioner  
(As shown on Appendix "B" attached hereto)

NOW THEREFORE, it is found by the Rockdale County Board of Commissioners that the circumstances are such that it is necessary that the acquisition of said property in fee simple and other rights, if any, as described in attachments to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 thru 32-3-19; and

IT IS ORDERED AND RESOLVED that the Board of Commissioners, through the Chief Executive Officer and County Attorney, proceed to acquire the title, estate or interest in the lands hereinafter described in attachments to this order and resolution by negotiations and, if unsuccessful, by condemnation under the provisions of said Code, and the Chief Executive Officer and County Attorney are authorized and directed to file condemnation proceedings, including a Declaration of Taking in accordance with Appendix "A" attached hereto, the same being approved by this Resolution, to acquire said title, estate or interest in said lands and to deposit into the registry of the Clerk of the Superior Court of Rockdale County the sum of 27,300.00, as estimated just and adequate compensation based upon negotiations between the parties, all in accordance with the provisions of said Code. It is further ordered and resolved that the Chief Executive Officer is authorized to take all actions and sign all documents necessary to proceed with this condemnation.

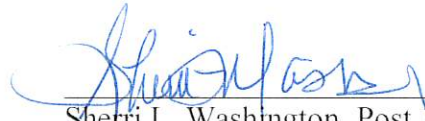
SO ORDERED AND RESOLVED in lawfully assembled open session, this 23<sup>rd</sup> day of April, 2024.



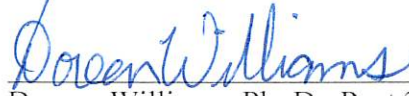
Jennifer Williams, County Clerk



Oz Nesbitt, Chairman



Sherri L. Washington, Post 1



Doreen Williams, Ph. D., Post 2

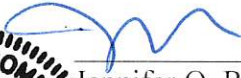
GEORGIA, ROCKDALE COUNTY

I, Jennifer O. Rutledge do hereby certify that I am the Clerk to the Board of Commissioners of Rockdale County, Georgia.

I further certify that the foregoing \_\_\_\_\_ pages constitute a true and exact copy of an Order and Resolution of the Board of Commissioners of Rockdale County, Georgia, entered on the 23<sup>rd</sup> day of April, 2024, as same applied to the tract or parcel of land described in said \_\_\_\_\_ pages; and the original of said Order is on file at my office at Rockdale County Board of Commissioners, Conyers, Rockdale County, Georgia.

Given under my hand and seal, this 23<sup>rd</sup> day of April, 2024.



  
\_\_\_\_\_  
Jennifer O. Rutledge, Clerk  
Rockdale County, Georgia



**DECLARATION OF TAKING**  
**0.070 Acres Fee Simple, and 0.133 Acres Temporary Easement for construction**  
**Rockdale County Tax Parcel 0720010021A (Partial)**  
**COURTESY PARKWAY EXTENSION FROM FLAT SHOALS ROAD**  
**TO OLD COVINGTON HIGHWAY**  
**GDOT FEDERAL AID PROJECT CSSTP-0006-00(934) (PI NO. 0006934)**  
**ROCKDALE COUNTY**

WHEREAS, pursuant to a Resolution of the Board of Commissioners of Rockdale County, Georgia, adopted April 23<sup>rd</sup>, 2024, there was declared the public purpose of and necessity for acquisition of certain property for transportation purposes are such that it is necessary to acquire the title, estate or interest in lands as fully described in said Resolution, a certified copy of which is attached to this Declaration as Exhibit "A," and made a part hereof, under O.C.G.A. §§ 32-3-4 through 32-3-19; and

WHEREAS, said acquisition is for public transportation and other public purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix "A" to Exhibit "A" and made a part hereof; and

WHEREAS, an examination of record title found the owners other parties with a potential interest in said parcel are as identified on Appendix "B" to Exhibit "A"; and

WHEREAS, Rockdale County 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 property above referred to, and has negotiated with the property owner and reached an agreement; and

WHEREAS, in consequence of negotiations between the parties, Rockdale County estimates \$27,300.00 as the just and adequate compensation to be paid for said property as fully described in Appendix "A" to Exhibit "A" attached hereto, and the County shall pay into the registry of the Clerk of the Superior Court of Rockdale County, Georgia, the sum of \$27,300.00, to the use of the persons entitled thereto.

NOW THEREFORE, the premises considered, Rockdale County, Georgia, under authority of the provisions of O.C.G.A. §§ 32-3-4 through 32-3-19, hereby declares that the property or interest therein described in Appendix "A" to Exhibit "A" attached hereto and made a part of this Declaration of Taking, is taken for public transportation or other public purposes.

FURTHER ORDERED, in accordance with O.C.G.A. Sec. 32-2-7, that upon the filing of this Declaration of Taking in the land records of the Clerk of Superior Court, and the deposit into the Clerk's registry made at the time this Declaration of Taking is filed of the sum of money estimated in the Declaration by the condemning authority to be just compensation, title to said property shall vest in the ROCKDALE COUNTY, GEORGIA. Said land shall be deemed to be condemned and taken for the use of the ROCKDALE COUNTY, GEORGIA, and the right to just compensation shall vest in the persons entitled thereto.

This 23<sup>rd</sup> day of April, 2024.

ROCKDALE COUNTY, GEORGIA

By: \_\_\_\_\_

Oz Nesbitt, Chairman  
Rockdale County Board of Commissioners

Attest:  \_\_\_\_\_  
Jennifer Rutledge, County Clerk



**APPENDIX B**

Owner(s):

Rockdale Corwyn, LLC  
c/o Suzanne Alford, Registered Agent  
2120 Powers Ferry Road  
Suite 300  
Atlanta, Georgia 30339

Interested party(ies):

Wells Fargo Bank, N.A.  
c/o Corporation Service Company, Registered Agent  
2 Sun Court, Suite 400  
Peachtree Corners, Georgia 30092

Rockdale County Tax Commissioner  
969 Pine Street  
Conyers, Georgia 30012

**EXHIBIT "A"**

**P. I. NO.:** 0006934  
**PARCEL NO.:** 13  
**COUNTY:** Rockdale  
**DATE OF R/W PLANS:** June 18, 2021  
**REVISION DATE:** August 22, 2023

**REQUIRED RIGHT OF WAY**

All that tract or parcel of land lying and being in Land Lot 321 of the 16<sup>th</sup> Land District of Rockdale County, Georgia, being more particularly described as follows:

Beginning at a point 30.00 feet left of and opposite Station 177+08.00 on the construction centerline of Courtesy Parkway extension on Georgia Highway Project No. 0006934; running thence N 32°46'23.9" W a distance of 103.91 feet to a point 43.00 feet right of and opposite station 699+00.00 on said construction centerline laid out for OLD COVINGTON HWY CL; thence N 71°11'38.2" W a distance of 170.97 feet to a point 38.83 feet right of and opposite station 697+29.08 on said construction centerline laid out for OLD COVINGTON HWY CL; thence S 72°39'28.6" E a distance of 242.22 feet to a point 30.00 feet left of and opposite station 177+76.20 on said construction centerline laid out for Courtesy Parkway extension; thence southwesterly 71.53 feet along the arc of a curve (said curve having a radius of 642.79 feet and a chord distance of 71.50 feet on a bearing of S 10°34'19.4" W) back to the point of beginning.

**Containing 0.070 acres (3031.27 square feet), more or less.**

## EXHIBIT "A"

**P. I. NO.:** 0006934  
**PARCEL NO.:** 13  
**COUNTY:** Rockdale  
**DATE OF R/W PLANS:** June 18, 2021  
**REVISION DATE:** August 22, 2023

### TEMPORARY CONSTRUCTION EASEMENT AREA A

All that tract or parcel of land lying and being in Land Lot 321 of the 16<sup>th</sup> Land District of Rockdale County, Georgia, being more particularly described as follows:

Beginning at a point 38.00 feet left of and opposite Station 173+81.87 on the construction centerline of Courtesy Parkway extension on Georgia Highway Project No. 0006934; running thence N 9°41'42.3" W a distance of 37.13 feet to a point 38.00 feet left of and opposite station 174+19.00 on said construction centerline laid out for Courtesy Parkway extension; thence S 80°18'17.7" W a distance of 4.00 feet to a point 42.00 feet left of and opposite station 174+19.00 on said construction centerline laid out for Courtesy Parkway extension; thence N 9°41'42.3" W a distance of 106.00 feet to a point 42.00 feet left of and opposite station 175+25.00 on said construction centerline laid out for Courtesy Parkway extension; thence N 7°37'15.8" W a distance of 48.05 feet to a point 42.00 feet left of and opposite station 175+70.00 on said construction centerline laid out for Courtesy Parkway extension; thence N 1°46'42.2" W a distance of 85.42 feet to a point 42.00 feet left of and opposite station 176+50.00 on said construction centerline laid out for Courtesy Parkway extension; thence N 1°27'24.5" E a distance of 83.26 feet to a point 48.00 feet left of and opposite station 177+27.42 on said construction centerline laid out for Courtesy Parkway extension; thence S 32°46'23.5" E a distance of 27.39 feet to a point 30.00 feet left of and opposite station 177+08.00 on said construction centerline laid out for Courtesy Parkway; thence southeasterly 191.61 feet along the arc of a curve (said curve having a radius of 642.79 feet and a chord distance of 190.90 feet on a bearing of S 1°09'20.2" E) to the point 30.00 feet left of and opposite station 175+25.34 on said construction centerline laid out for Courtesy Parkway extension; thence S 9°41'43.2" E a distance of 144.82 feet to a point 30.00 feet left of and opposite station 173+80.52 on said construction centerline laid out for Courtesy Parkway extension; thence S 89°55'03.0" W a distance of 8.11 feet back to the point of beginning.

**Containing 0.093 acres (4045.29 square feet), more or less.**



EXHIBIT "A"

P. I. NO.: 0006934  
PARCEL NO.: 13  
COUNTY: Rockdale  
DATE OF 11/W PLANS: June 18, 2021  
REVISION DATE: August 22, 2023

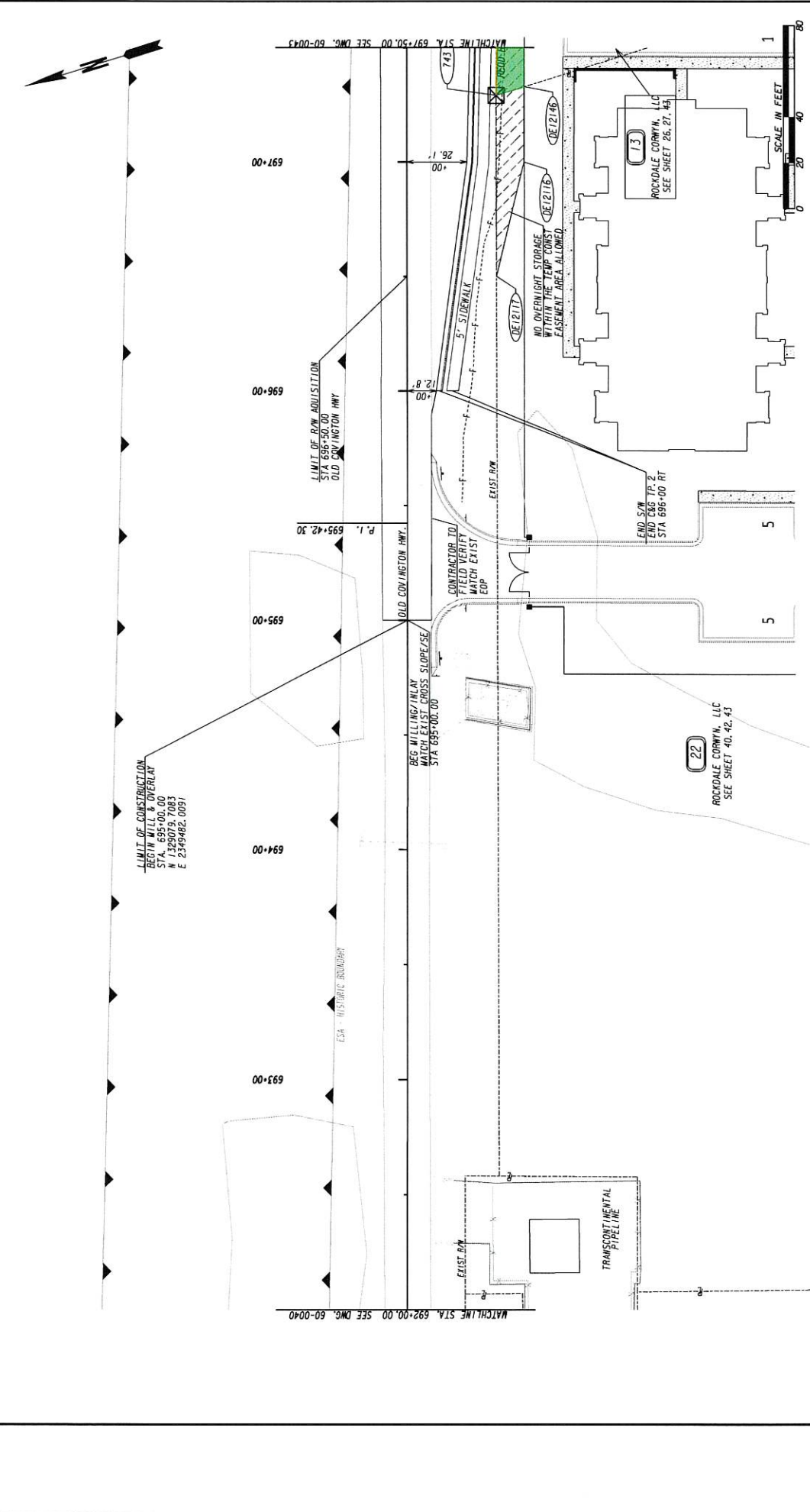
TEMPORARY CONSTRUCTION EASEMENT AREA B

All that tract or parcel of land lying and being in Land Lot 321 of the 16<sup>th</sup> Land District of Rockdale County, Georgia, being more particularly described as follows:

Beginning at a point 51.00 feet right of and opposite Station 699+09.60 on the construction centerline of OLD COVINGTON HWY CL on Georgia Highway Project No. 0006934; running thence N 72°35'25.6" W a distance of 176.68 feet to a point 51.00 feet right of and opposite station 697+32.91 on said construction centerline laid out for OLD COVINGTON HWY CL; thence N 0°04'54.4" W a distance of 12.76 feet to a point 38.83 feet right of and opposite station 697+29.08 on said construction centerline laid out for OLD COVINGTON HWY CL; thence S 71°11'38.2" E a distance of 170.97 feet to a point 43.00 feet right of and opposite station 699+00.00 on said construction centerline laid out for OLD COVINGTON HWY CL; thence S 32°46'23.9" E a distance of 12.49 feet back to the point of beginning.

**Containing 0.040 acres (1738.51 square feet), more or less.**





PROPERTY AND EXISTING R/W LINE	DATE	REVISIONS		
REQUIRED R/W LINE	01/08/2021	PANEL 23 REVISION TO USE AND ZONE ADJUST AND DRAIN REVISIONS ACCORDANT.		
CONSTRUCTION LIMITS	01/14/2021	PANEL 24 A 25A 25B 25C 25D 25E 25F 25G 25H 25I 25J 25K 25L 25M 25N 25O 25P 25Q 25R 25S 25T 25U 25V 25W 25X 25Y 25Z 25AA 25AB 25AC 25AD 25AE 25AF 25AG 25AH 25AI 25AJ 25AK 25AL 25AM 25AN 25AO 25AP 25AQ 25AR 25AS 25AT 25AU 25AV 25AW 25AX 25AY 25AZ 25BA 25BB 25BC 25BD 25BE 25BF 25BG 25BH 25BI 25BJ 25BK 25BL 25BM 25BN 25BO 25BP 25BQ 25BR 25BS 25BT 25BU 25BV 25BW 25BX 25BY 25BZ 25CA 25CB 25CC 25CD 25CE 25CF 25CG 25CH 25CI 25CJ 25CK 25CL 25CM 25CN 25CO 25CP 25CQ 25CR 25CS 25CT 25CU 25CV 25CW 25CX 25CY 25CZ 25DA 25DB 25DC 25DD 25DE 25DF 25DG 25DH 25DI 25DJ 25DK 25DL 25DM 25DN 25DO 25DP 25DQ 25DR 25DS 25DT 25DU 25DV 25DW 25DX 25DY 25DZ 25EA 25EB 25EC 25ED 25EE 25EF 25EG 25EH 25EI 25EJ 25EK 25EL 25EM 25EN 25EO 25EP 25EQ 25ER 25ES 25ET 25EU 25EV 25EW 25EX 25EY 25EZ 25FA 25FB 25FC 25FD 25FE 25FF 25FG 25FH 25FI 25FJ 25FK 25FL 25FM 25FN 25FO 25FP 25FQ 25FR 25FS 25FT 25FU 25FV 25FW 25FX 25FY 25FZ 25GA 25GB 25GC 25GD 25GE 25GF 25GG 25GH 25GI 25GJ 25GK 25GL 25GM 25GN 25GO 25GP 25GQ 25GR 25GS 25GT 25GU 25GV 25GW 25GX 25GY 25GZ 25HA 25HB 25HC 25HD 25HE 25HF 25HG 25HH 25HI 25HJ 25HK 25HL 25HM 25HN 25HO 25HP 25HQ 25HR 25HS 25HT 25HU 25HV 25HW 25HX 25HY 25HZ 25IA 25IB 25IC 25ID 25IE 25IF 25IG 25IH 25II 25IJ 25IK 25IL 25IM 25IN 25IO 25IP 25IQ 25IR 25IS 25IT 25IU 25IV 25IW 25IX 25IY 25IZ 25JA 25JB 25JC 25JD 25JE 25JF 25JG 25JH 25JI 25JJ 25JK 25JL 25JM 25JN 25JO 25JP 25JQ 25JR 25JS 25JT 25JU 25JV 25JW 25JX 25JY 25JZ 25KA 25KB 25KC 25KD 25KE 25KF 25KG 25KH 25KI 25KJ 25KK 25KL 25KM 25KN 25KO 25KP 25KQ 25KR 25KS 25KT 25KU 25KV 25KW 25KX 25KY 25KZ 25LA 25LB 25LC 25LD 25LE 25LF 25LG 25LH 25LI 25LJ 25LK 25LL 25LM 25LN 25LO 25LP 25LQ 25LR 25LS 25LT 25LU 25LV 25LW 25LX 25LY 25LZ 25MA 25MB 25MC 25MD 25ME 25MF 25MG 25MH 25MI 25MJ 25MK 25ML 25MM 25MN 25MO 25MP 25MQ 25MR 25MS 25MT 25MU 25MV 25MW 25MX 25MY 25MZ 25NA 25NB 25NC 25ND 25NE 25NF 25NG 25NH 25NI 25NJ 25NK 25NL 25NM 25NN 25NO 25NP 25NQ 25NR 25NS 25NT 25NU 25NV 25NW 25NX 25NY 25NZ 25OA 25OB 25OC 25OD 25OE 25OF 25OG 25OH 25OI 25OJ 25OK 25OL 25OM 25ON 25OO 25OP 25OQ 25OR 25OS 25OT 25OU 25OV 25OW 25OX 25OY 25OZ 25PA 25PB 25PC 25PD 25PE 25PF 25PG 25PH 25PI 25PJ 25PK 25PL 25PM 25PN 25PO 25PP 25PQ 25PR 25PS 25PT 25PU 25PV 25PW 25PX 25PY 25PZ 25QA 25QB 25QC 25QD 25QE 25QF 25QG 25QH 25QI 25QJ 25QK 25QL 25QM 25QN 25QO 25QP 25QQ 25QR 25QS 25QT 25QU 25QV 25QW 25QX 25QY 25QZ 25RA 25RB 25RC 25RD 25RE 25RF 25RG 25RH 25RI 25RJ 25RK 25RL 25RM 25RN 25RO 25RP 25RQ 25RR 25RS 25RT 25RU 25RV 25RW 25RX 25RY 25RZ 25SA 25SB 25SC 25SD 25SE 25SF 25SG 25SH 25SI 25SJ 25SK 25SL 25SM 25SN 25SO 25SP 25SQ 25SR 25SS 25ST 25SU 25SV 25SW 25SX 25SY 25SZ 25TA 25TB 25TC 25TD 25TE 25TF 25TG 25TH 25TI 25TJ 25TK 25TL 25TM 25TN 25TO 25TP 25TQ 25TR 25TS 25TT 25TU 25TV 25TW 25TX 25TY 25TZ 25UA 25UB 25UC 25UD 25UE 25UF 25UG 25UH 25UI 25UJ 25UK 25UL 25UM 25UN 25UO 25UP 25UQ 25UR 25US 25UT 25UU 25UV 25UW 25UX 25UY 25UZ 25VA 25VB 25VC 25VD 25VE 25VF 25VG 25VH 25VI 25VJ 25VK 25VL 25VM 25VN 25VO 25VP 25VQ 25VR 25VS 25VT 25VU 25VV 25VW 25VX 25VY 25VZ 25WA 25WB 25WC 25WD 25WE 25WF 25WG 25WH 25WI 25WJ 25WK 25WL 25WM 25WN 25WO 25WP 25WQ 25WR 25WS 25WT 25WU 25WV 25WW 25WX 25WY 25WZ 25XA 25XB 25XC 25XD 25XE 25XF 25XG 25XH 25XI 25XJ 25XK 25XL 25XM 25XN 25XO 25XP 25XQ 25XR 25XS 25XT 25XU 25XV 25XW 25XX 25XY 25XZ 25YA 25YB 25YC 25YD 25YE 25YF 25YG 25YH 25YI 25YJ 25YK 25YL 25YM 25YN 25YO 25YP 25YQ 25YR 25YS 25YT 25YU 25YV 25YW 25YX 25YY 25YZ 25ZA 25ZB 25ZC 25ZD 25ZE 25ZF 25ZG 25ZH 25ZI 25ZJ 25ZK 25ZL 25ZM 25ZN 25ZO 25ZP 25ZQ 25ZR 25ZS 25ZT 25ZU 25ZV 25ZW 25ZX 25ZY 25ZZ		
CONSTRUCTION LIMITS				
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES				
EASEMENT FOR CONSTR OF SLOPES				
EASEMENT FOR CONSTR OF DRIVES				





