

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



Mr. David A. Lindsey

Date: 12/ 13/ 2021

The Belmont Group, LLC.
140 Village Circle
Senovia, Georgia 30276

Re: City of Senovia Cumberland Trail Path Project
Coweta County Tax Parcel No.: 163 1247 058
Location: 140 Village Circle

Dear Mr. Lindsey:

The City of Senovia is interested in acquiring easements over a portion of your property located at 140 Village Circle for a public works project that will provide a path for public access to the commercial areas located west of your property. In order to make this project possible 4,864 square feet of permanent easement will be needed. The appraiser has placed a value of \$30,885.00 for the easement rights needed and damages to the remainder, if any. A summary of the appraisal is attached to this letter.

In order for your to better understand your rights in this matter, enclosed is a copy of "Landowner's Notice of Rights" (Georgia Department of Community Affairs); we would also recommend you consult an attorney knowledgeable in real estate matters. The City has retained Mr. Steve Manley of Manley Acquisition Services, LLC. to serve as its acquisition agent for this project. He will be contacting you, however, if you wish to contact him, he can be reached at cell phone number (404) 697-5011 or by email at stevemanley721@gmail.com.

1 of 2

Finally, we request that you maintain this offer in confidence during the negotiation period. This project involves several adjoining properties; however, each property is different and all initial offers are based upon the fee appraiser's opinion of value. Please complete, sign and date the attached form and return it to the City as soon as possible in the enclosed self-addressed, stamped envelope. We look forward to working with you on this matter.

Sincerely,

Mayor

Cc: Harold Simmons, City Manager
Curtis Hindman, Director Public Works
Andrew J. Whalen, III, City Attorney
Steve Manley, Manley Acquisition Services, LLC.

AGREEMENT TO PURCHASE REAL ESTATE

City of Senoia
Multi Use Trail
Parcel - 170 Cumberland Trail
Tax Parcel ID # 162 1247 010

GEORGIA, COWETA COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to The CITY OF SENOIA an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 247 of the 1st District, of Coweta County, Georgia, and being more particularly described as 170 Cumberland Trail, Senoia, Georgia.

For the sum of ~~\$3,950.00~~ ^{\$9,785.00}, the undersigned agrees to execute and deliver to The City of Senoia fee simple title and easements to the lands owned by the undersigned known as 170 Cumberland Trail, Senoia, Georgia.

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

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

2,145 ^{3,213}	S.F.	
0.00	Acres of Right of Way	
N/A	Linear Feet of Limited Access	
0,213	Square Feet of Construction and Maintenance Easement	
0.00	Square Feet of Temporary Construction Easement	
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by The City of Senoia.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference. Compensation includes ~~\$2,400.00~~ ^{\$4,800.00} for fir trees in easement to be removed.

Witness my hand and seal this 11th day of December, 2021.

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness

[Signature] (Seal)
Rosa M. Montano-Parker

____ (Seal)

____ (Seal)

**EXHIBIT
PROPOSED PERMANENT
TRAIL EASEMENT
CUMBERLAND TRAIL
(50' R/W)**

RELEASED FOR REVIEW
09/24/2021

LEGEND:
A - AREA
L - LENGTH OF CHORD
R - RADIIUS
HW - HEADWALL
DES - OUTLET CONTROL STRUCTURE

LINE	BEARING	DISTANCE	SQ. FT.	ACRES
L-1	S13°38'16"E	23.48'	3.213 +/-	0.074 +/-
L-2	S52°54'06"W	8.09'		
L-3	S77°20'51"W	103.06'		
L-4	N42°39'09"W	30.00'		
L-5	N77°20'51"E	107.36'		

EXISTING CONDITIONS AND STRUCTURES SHOWN ON THIS PLAN ARE PER A TOPOGRAPHIC SURVEY OF THIS AREA PER A PROFESSIONAL SURVEYOR OF 2012. THIS DRAWING MAY NOT REFLECT CURRENT SITE CONDITIONS.

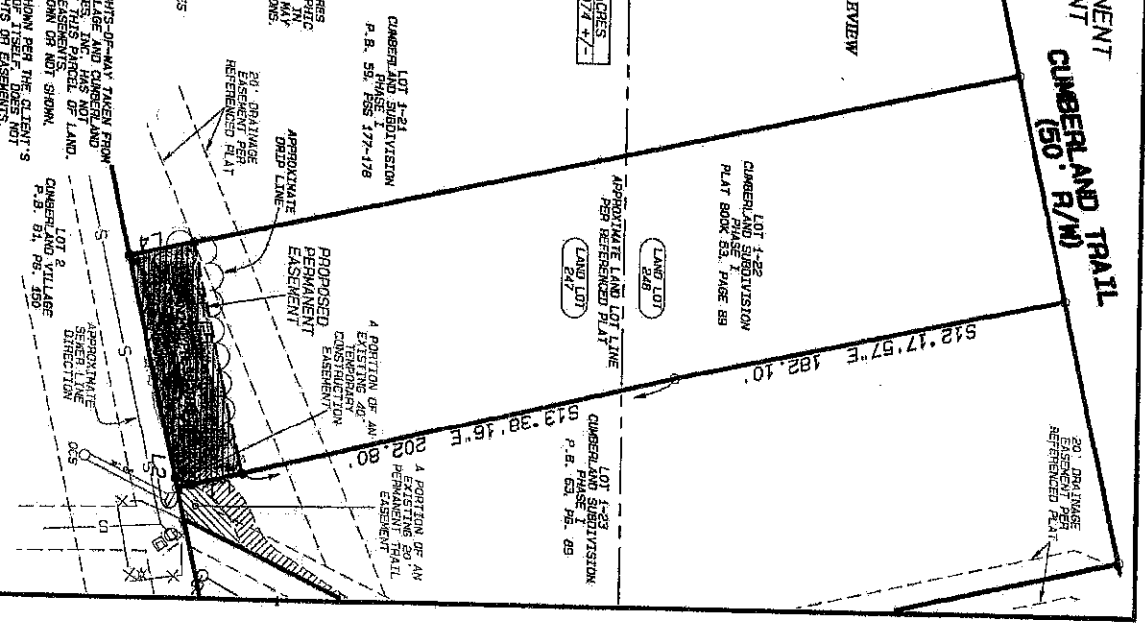
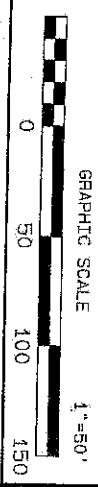
ONLY IMPROVEMENTS WITHIN THE PROPOSED EASEMENT AREA WERE LOCATED BY THIS OFFICE. OTHER IMPROVEMENTS MAY EXIST UNDERGROUND UTILITIES/STRUCTURES WERE NOT INVESTIGATED.

NOTES:
1) ALL BOUNDARY INFORMATION AND RIGHTS-OF-WAY TAKEN FROM REFERENCED PLATS FOR CUMBERLAND VILLAGE AND CUMBERLAND SUBDIVISION. THIS DRAWING IS NOT TO BE USED TO COMPLETE A CLOSED LOOP BOUNDARY SURVEY. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN. EASEMENTS LABELED PROPOSED ARE SHOWN PER THE CLIENT'S CONSTRUCTIONS. THIS EXHIBIT, IN AND OF ITSELF, DOES NOT CONSTITUTE A WARRANTY OR REPRESENTATION TO ANY PARTY. THIS EXHIBIT SHALL BE REVIEWED BY AN ATTORNEY THAT IS INDEPENDENT TO THE REFERENCED EASEMENTS SHOWN.

CITY OF SENOIA

PREPARED FOR:

SUBDIVISION:	CUMBERLAND SUBDIVISION - PHASE 1	DATE:	P.B. 63, PG. 89
LOT:	1-22	LAND LOT:	247 & 248
BLOCK:		DISTRICT:	15T
SCALE:	1" = 50'	COUNTY:	COWETA, GA.
		JOB NO.:	1208013



W.D. Gray and Associates, Inc.

Land Surveyors - Planners
160 GREENCASTLE SUITE B THYRONE, GA 30250
PH. 770-485-7582 FAX 770-485-0495

EXHIBIT "B"

SPECIAL PROVISIONS

City of Senoia, Georgia - Multi Use Trail
170 Cumberland Trail – Rosa Montano-Parker

1. In addition to the compensation as set out on the front page of this Agreement to Purchase Real Estate, the City of Senoia agrees to erect a six (6) foot high wooden privacy fence along the North boundary of the area purchased as indicated on the attached plat. The privacy fencing will be located on lands owned and maintained by The City of Senoia North of a portion of the second row of trees.
2. Compensation includes payment for all landscaping trees in the area purchased in Fee Simple. The City of Senoia agrees to leave as many trees as possible of the second row of trees adjacent to the rear property line in place. Owner understands the second row of trees may require trimming of the lower limbs of both sides of the trees for the path and fence construction. Owner also understands and agrees that in addition to the removal of the first row of trees adjacent to the rear property line a number of the trees in the second row may require removal for construction of the privacy fencing. In the event that any of the trees require removal due to path construction, fence construction or disease, the owner acknowledges that she has received compensation for the land and trees.

3. City of Senoia agrees to provide the owner
A survey plat of the remaining property.



Dec. 11, 2021

AGREEMENT TO PURCHASE REAL ESTATE

City of Senoia
Multi Use Trail
Parcel - 196 Cumberland Trail
Tax Parcel ID # 162 1247 008

GEORGIA, COWETA COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to The CITY OF SENOIA an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 247 of the 1st District, of Coweta County, Georgia, and being more particularly described as 196 Cumberland Trail, Senoia, Georgia.

\$4,695.00 HEP

For the sum of ~~\$1,150.00~~, the undersigned agrees to execute and deliver to The City of Senoia fee simple title and easements to the lands owned by the undersigned known as 196 Cumberland Trail, Senoia, Georgia.

* * * * *

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

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.
 - 1,996* ~~0.00~~ *S.F* Acres of Right of Way
 - N/A Linear Feet of Limited Access
 - ~~1,996~~ Square Feet of Construction and Maintenance Easement
 - 0.00 Square Feet of Temporary Construction Easement
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by The City of Senoia.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 2nd day of December, 2021.

Signed, Sealed and Delivered
in the presence of:

Steve Murray
Witness

Harold E. Pate (Seal)
Harold E. Pate

(Seal)

(Seal)

**EXHIBIT
PROPOSED PERMANENT
TRAIL EASEMENT**

LOT 1-21
CUMBERLAND SUBDIVISION
P.B. 58, PGS. 177-178

LOT 1-24
CUMBERLAND SUBDIVISION
PHASE 1
P.B. 58, PGS. 177-178

LEGEND
A - ARC LENGTH OF CHORD
R - RADIUS
HK - HEADWALL
OCS - OUTLET CONTROL STRUCTURE

LINE	CHORD	CHORD BEARING	RADIUS	ARC
L1	40.00'	S12 35° 09' E		
L2	407.51'	N80° 48' 39" W		
L3	59.60'	N77° 30' 51" E		

EASEMENT	SQ. FT.	ACRES
PERMANENT	1,996 +/-	0.046 +/-

RELEASED FOR REVIEW
09/24/2021

APPROXIMATE 1" = 50' LOT LINE
PER REFERENCED PLAT

LAND LOT 248

LAND LOT 247

LOT 1-20
CUMBERLAND SUBDIVISION
PLAT BOOK 58, PAGES 177-178

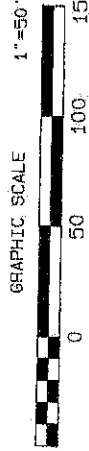
20' DRAINAGE
EASEMENT PER
REFERENCED PLAT

PROPOSED
PERMANENT
EASEMENT

LOT 3
CUMBERLAND VILLAGE
P.B. 81, PG. 150

NOTES:
1. BOUNDARY INFORMATION AND RIGHTS-OF-WAY TAKEN FROM REFERENCED PLATS FOR CUMBERLAND VILLAGE AND CUMBERLAND SUBDIVISION, H.D. GRAY AND ASSOCIATES, INC. HAS NOT BEEN VERIFIED BY FIELD SURVEY AND HAS NOT BEEN RECORDED. THIS INFORMATION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. RESTRICTIONS AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED, ARE SHOWN PER THE CLIENT'S INSTRUMENTS. THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT CREATE, TRANSFER, OR CONFIRM ANY RIGHTS OR EASEMENTS. ANY INSTRUMENT SHOULD BE ATTACHED TO AN APPROPRIATE DEED PREPARED BY AN ATTORNEY. THIS EXHIBIT IS INTENDED TO GRANT THE PROPOSED EASEMENTS SHOWN.

ONLY IMPROVEMENTS WITHIN THE REFERENCED EASEMENT AREA WERE LOCATED BY THIS OFFICE.
OTHER IMPROVEMENTS MAY EXIST UNDERGROUND UTILITIES/STRUCTURES WERE NOT INVESTIGATED



PREPARED FOR:

CITY OF SENDIA

SUBDIVISION: CUMBERLAND SUBDIVISION - PHASE 1 P.B. 59, PGS. 177-178

LOT: 1-20 LAND LOT: 247 & 248 DATE: 09/17/2021

BLOCK: DISTRICT: 1ST REV:

SCALE: 1" = 50' COUNTY: COWETA, GA. JOB NO: 1208013

W.D. Gray and Associates, Inc.
land surveyors - planners
160 GREENCASTLE SUITE B TYRONNE GA 30290
PH. 770-486-7552 FAX 770-486-0499

EXHIBIT "B"

SPECIAL PROVISIONS

City of Senoia, Georgia - Multi Use Trail
196 Cumberland Trail - Harold E. Pate

1. In addition to the compensation as set out on the front page of this Agreement to Purchase Real Estate, the City of Senoia agrees to erect a six (6) foot high wooden privacy fence along the North boundary of the area purchased as indicated on the attached plat. The privacy fencing will be located on lands/easement owned by The City of Senoia and maintained by the City of Senoia.
2. Compensation includes payment for landscaping trees in the area purchased.

(16 CREPE MYRTLE TREES @ 1,600.00)

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AGREEMENT TO PURCHASE REAL ESTATE

City of Senoia
Multi Use Trail
Parcel - 148 Cumberland Trail
Tax Parcel ID # 162 1247 011

GEORGIA, COWETA COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to The CITY OF SENOIA an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 247 of the 1st District, of Coweta County, Georgia, and being more particularly described as 148 Cumberland Trail, Senoia, Georgia.

~~\$240.00~~ **\$740.00 TW**

For the sum of ~~\$240.00~~, the undersigned agrees to execute and deliver to The City of Senoia fee simple title and easements to the lands owned by the undersigned known as 148 Cumberland Trail, Senoia, Georgia.

* * * * *

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

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

0.00	Acres of Right of Way
N/A	Linear Feet of Limited Access
409	Square Feet of Construction and Maintenance Easement
0.00	Square Feet of Temporary Construction Easement
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by The City of Senoia.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 17th day of November, 2021.

Signed, Sealed and Delivered
in the presence of:

Steve Moley
Witness

Tracy Werner (Seal)
Tracy Werner

(Seal)

(Seal)

**EXHIBIT
PROPOSED PERMANENT
TRAIL EASEMENT**

**CUMBERLAND TRAIL
(50' R/W)**

RELEASED FOR REVIEW
09/24/2021

LOT 1-22
CUMBERLAND SUBDIVISION
PLAT BOOK 03, PAGE 88

LOT 1-24-1
CUMBERLAND SUBDIVISION
PLAT BOOK 88, PAGE 8

LEGEND
A - ARC
L - LENGTH OF CHORD
R - RADIUS
HW - HEADWALL
OCS - OUTLET CONTROL STRUCTURE

LINE	CHORD	CHORD BEARING	RADIUS	ARC
L1	39.61'	N77°20'51"E		
L2	6.40'	S25°33'36"W		
C1	11.31'	S60°03'00"W	38.64'	11.35'
C2	26.94'	S45°28'28"W	34.49'	27.68'
L3	0.98'	S22°54'06"W		
L4	23.42'	N13°38'15"W		

EXISTING CONDITIONS AND STRUCTURES SHOWN ON LOT 2 ARE PER A TOPOGRAPHIC SURVEY BY THIS OFFICE CONDUCTED IN SEPTEMBER OF 2012. THESE DRAWINGS DO NOT REFLECT CURRENT SITE CONDITIONS.
ONLY IMPROVEMENTS WITHIN THE PROPOSED EASEMENT AREA WERE LOCATED BY THIS OFFICE.
OTHER IMPROVEMENTS MAY EXIST UNDERGROUND UTILITIES/STRUCTURES WERE NOT INVESTIGATED

NOTES:
1) ALL BOUNDARY INTERSECTION AND RIGHTS-OF-WAY TAKEN FROM THE SURVEY FOR CUMBERLAND VILLAGE AND CUMBERLAND SUBDIVISION, W.D. GRAY AND ASSOCIATES, INC. HAS NOT COMPLETED A CLOSED LOOP BOUNDARY ON THE ENTIRE PERIMETER OF LAND.
2) THIS PROPERTY IS SURVEYED BY WAY SHOWN OR NOT SHOWN RESTRICTIONS NOT BEING RECORDED.
3) EASEMENTS LABELED PROPOSED ARE SHOWN PER THE CLIENT'S INSTRUMENTS. THIS OFFICE HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS NOT BEEN ADVISED BY ANY RIGHTS OR EASEMENTS ATTACHED TO AN INSTRUMENT TO AN APPROPRIATE DEED THE PROPOSED EASEMENTS SHOWN.

PREPARED FOR:
CITY OF SENOIA

GRAPHIC SCALE 1" = 50'
0 50 100 150

SUBDIVISION: CUMBERLAND SUBDIVISION - PHASE 1
LOT: 1-23
LAND LOT: 247 & 248
DISTRICT: 1ST
DATE: 09/17/2021
P.B. 63, PG 89

SCALE: 1" = 50'
COUNTY: COMETA, GA.
JOB NO: 1208013

Land Surveyors - planners
W.D. Gray and Associates, Inc.
180 GREENCASTLE SUITE B TYRONE, GA 30290
PH. 770-488-7552 FAX 770-488-0486

AGREEMENT TO PURCHASE REAL ESTATE

City of Senoia
Multi Use Trail
Parcel – 180 Cumberland Trail
Tax Parcel ID # 162 1247 009

GEORGIA, COWETA COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to The CITY OF SENOIA an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 247 of the 1st District, of Coweta County, Georgia, and being more particularly described as 180 Cumberland Trail, Senoia, Georgia.

~~\$2,420.00~~
\$6,502.00 KK

For the sum of ~~\$2,420.00~~, the undersigned agrees to execute and deliver to The City of Senoia fee simple title and easements to the lands owned by the undersigned known as 180 Cumberland Trail, Senoia, Georgia.

* * * * *

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

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

4,202	KK 0.00	S.F. KK Aeres of Right of Way
	N/A	Linear Feet of Limited Access
4,202	KK 4,202	Square Feet of Construction and Maintenance Easement
0.00		Square Feet of Temporary Construction Easement
- 3) All Temporary Easements will terminate upon completion and acceptance of the same by The City of Senoia.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 17 day of November, 2021.

Signed, Sealed and Delivered
in the presence of:

Thomas King
Witness

Kristin Jean King (Seal)
Kristin Jean King

_____(Seal)

_____(Seal)

**EXHIBIT
PROPOSED PERMANENT
TRAIL EASEMENT
CUMBERLAND TRAIL
(50' R/W)**

RELEASED FOR REVIEW
09/24/2021

LEGEND
A - ARC
F - LENGTH OF CHORD
HR - HEADWALL
OCS - OUTLET CONTROL STRUCTURE

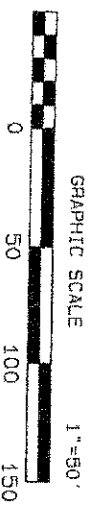
EASEMENT	50' FT.	ACRES
PERMANENT	4.202 +/-	0.097 +/-

LINE	BEARING	DISTANCE
L1	S12°39'09"W	40.00'
L2	S77°20'51"W	105.04'
L3	N12°39'09"W	40.00'
L4	N77°20'51"W	105.04'

ONLY IMPROVEMENTS WITHIN THE PROPOSED EASEMENT AREA WERE LOCATED BY THIS OFFICE. OTHER IMPROVEMENTS MAY EXIST UNDERGROUND UTILITIES/STRUCTURES WERE NOT INVESTIGATED

NOTES:
1. ALL BOUNDARY INFORMATION AND RIGHTS-OF-WAY TAKEN FROM REFERENCED PLATS FOR CUMBERLAND VILLAGES AND ASSOCIATES, INC. HAS BEEN COMPLETED A CLOSED LOOP BOUNDARY ON THIS PARCEL OF LAND.
2. ALL EASEMENTS AND EASEMENTS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND EASEMENTS OF-THAT SHOWN OR NOT SHOWN, REGISTERED OR NOT REGISTERED.
3. EASEMENTS LABELED PROPOSED ARE SHOWN PER THE CLIENT'S CREATIVE THOUGHTS AND SHOULD BE REVIEWED BY THE CLIENT'S ATTORNEY. THIS EXHIBIT SHOULD BE ATTACHED TO ANY INSTRUMENTS PREPARED BY AN ATTORNEY THAT IS INTENDED TO GRANT THE PROPOSED EASEMENTS SHOWN.

CITY OF SENOIA



PREPARED FOR:
SUBDIVISION: CUMBERLAND SUBDIVISION - PHASE 1
LOT: 1-21
LAND LOT: 247 & 248
DISTRICT: 1ST
COUNTY: COMETA, GA.
JOB NO: 1208013
DATE: 09/17/2021

SCALE: 1" = 50'
W.D. Gray and Associates, Inc.
Land Surveyors - Danmarks
160 GREENCASTLE SUITE B TYRON, GA 30230
PH. 770-486-7592 FAX 770-486-0495

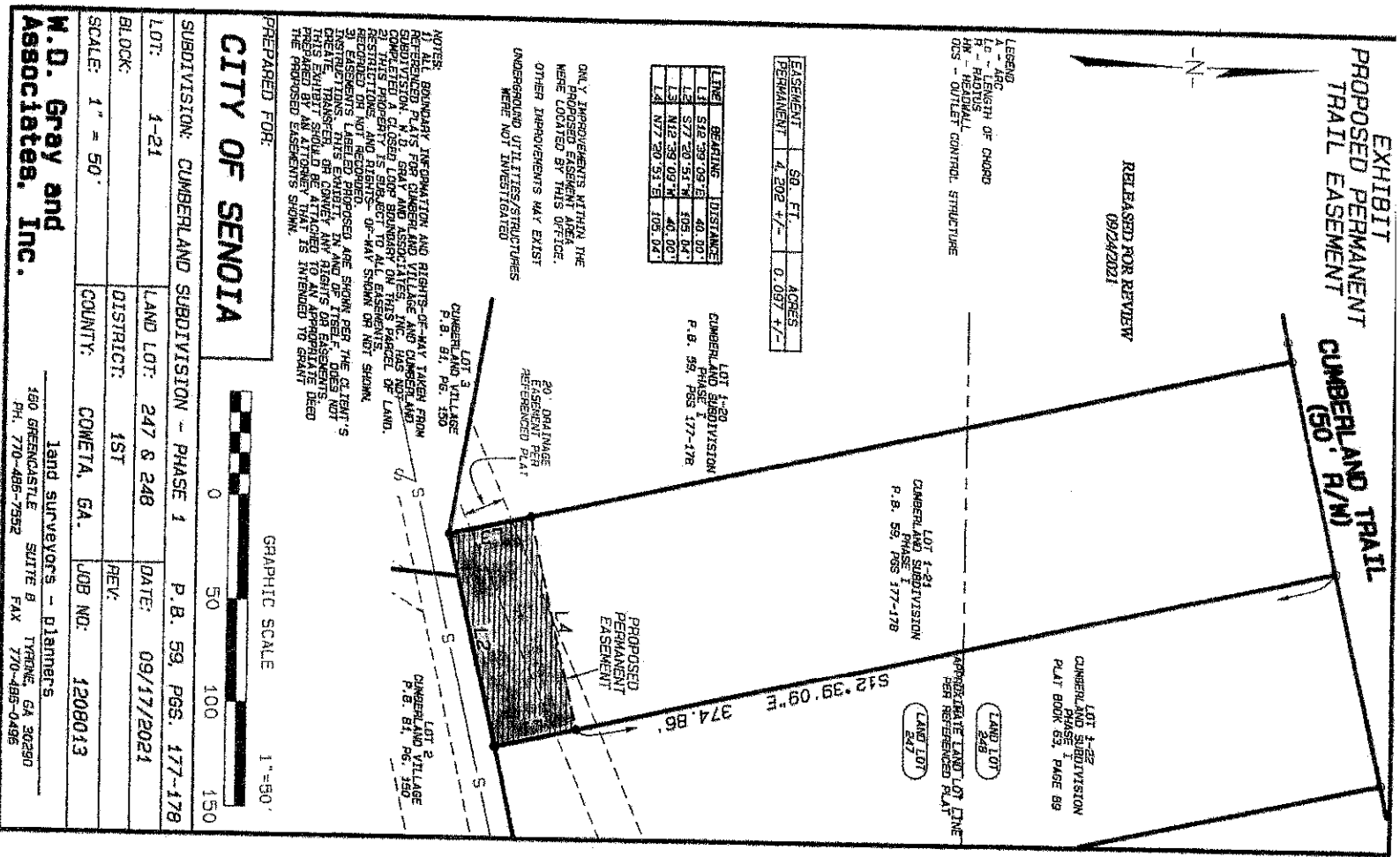


EXHIBIT "B"

SPECIAL PROVISIONS

City of Senoia, Georgia - Multi Use Trail
180 Cumberland Trail - Kristin Jean King

1. In addition to the compensation of \$6,500.00 for the purchase in fee simple of 4,202 square feet of land, the City of Senoia agrees to erect a six (6) foot high wooden privacy fence along the North boundary of the land purchased as indicated on the attached plat. The privacy fencing will be located on lands owned by The City of Senoia and maintained by the City of Senoia.