



Georgia Department of Human Services
Office of Facilities and Support Services

Easements

Peach and Cherokee Counties

Frances L. Richards

Director

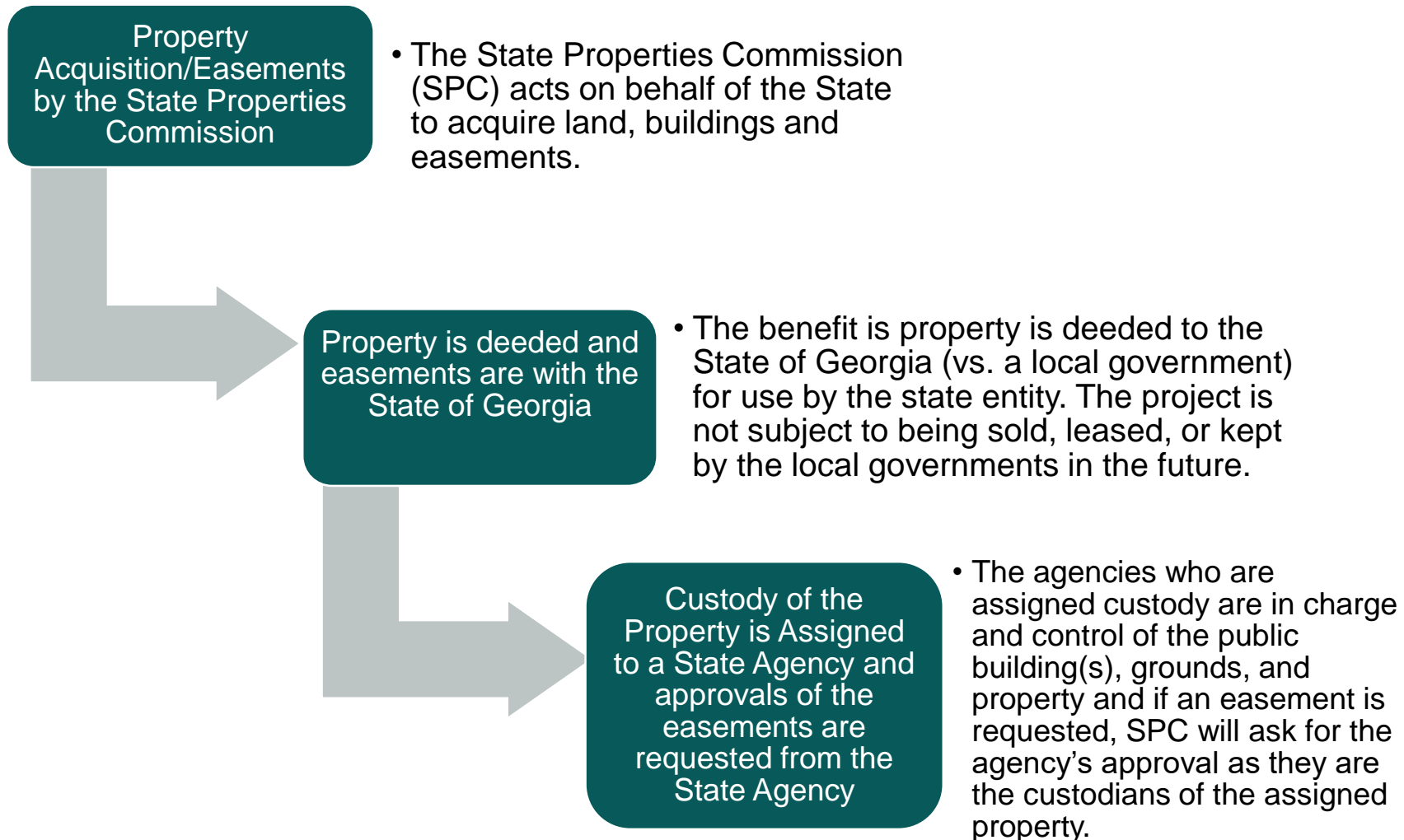


stronger families

FOR A STRONGER GEORGIA



Property Acquisition and Easements



Role of the Custodian

The Custodian is responsible for the proper care and protection of state property from damage, intrusion, or improper use.

- The Custodian is more than just an occupant (tenant).

Therefore, the State Entity (assigned to a property) must be a party to any agreements limiting the rights and affecting the usage of buildings and lands assigned to its custody.

- In most instances, easements are needed for ingress and egress to properties. An easement is a non-possessory right to use and/or enter onto the real property of another (property owner).

Easements are necessary for various reasons. Easements can be required below the land (underground), on the surface of the land, and above the land (air rights).

- As this relates to the acquisition of the building in Peach, the easement is created for the shared usage of the surface parking areas. In Cherokee County, the easements were created for driveways, utilities, signage and drainage, which did not exist before the sale.



Peach County Parking Easement

Previous actions:

- November 2017 – The Board approved the acquisition of the Peach County building.
- Legislative Session 2018 - Funding was approved for the acquisition and improvements of the building.
- May 2018 – The Board approved the sale of bonds for the acquisition and improvements.
- June 2018 – Bonds were sold in the amount of \$1.1 million.
- June 2019 - The building acquisition was completed.

At this time, Peach County is asking for an easement pertaining to the two parking areas adjacent to the building to ensure this area remains a shared space. Parcel shaded in yellow is owned by the County; Parcel shaded in green is owned by the State.

The State Properties Commission is requesting approval of the Parking Easement for shared usages of both parking lots.



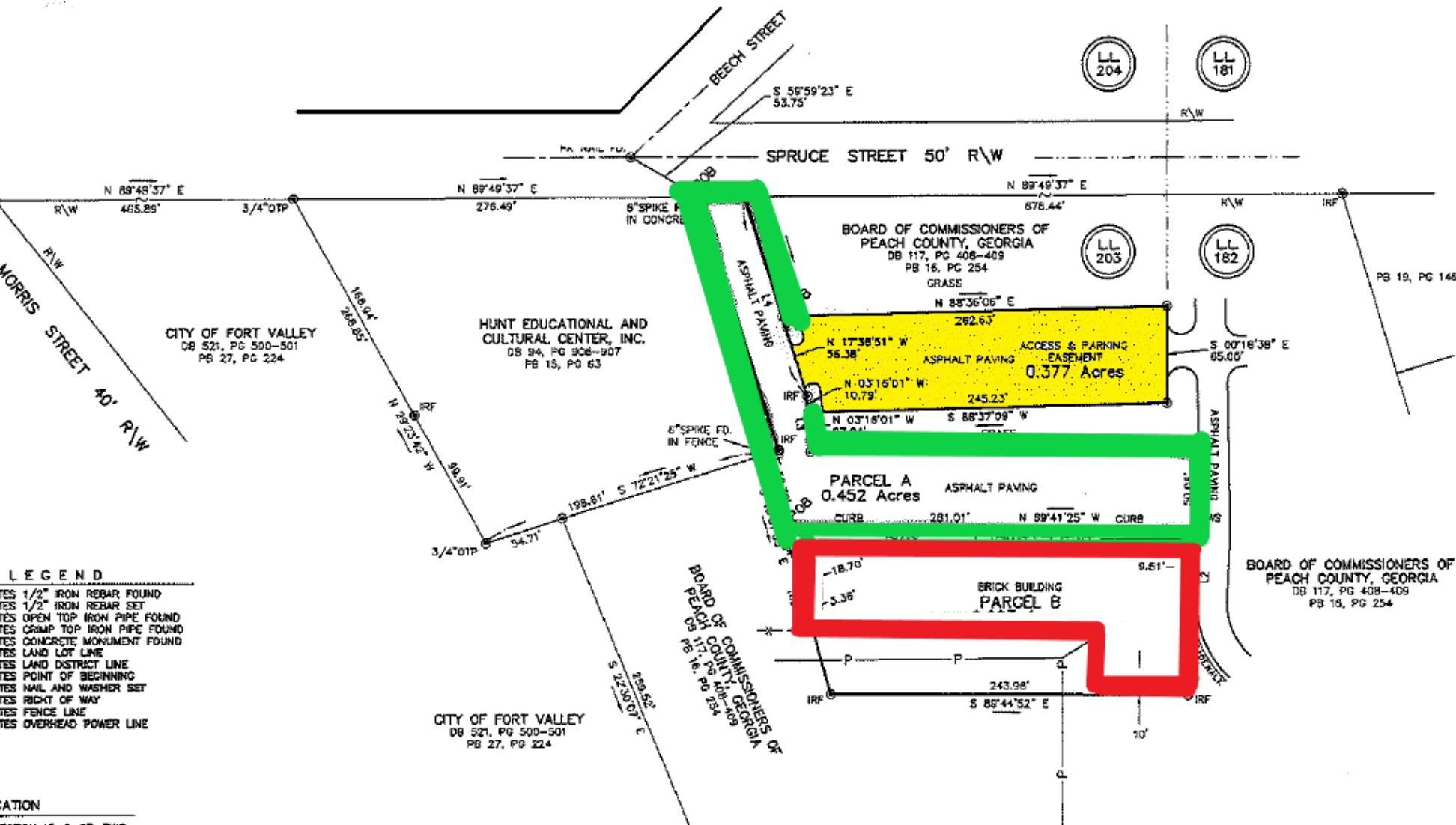
THIS BLOCK RESERVED FOR THE CLERK OF
THE SUPERIOR COURT

REFERENCE TO NORTH

BEARINGS SHOWN HEREON HAVE BEEN
CALCULATED FROM ANGLES TURNED AND ARE
BASED UPON GRID NORTH, GA. WEST ZONE.



NAD 83
(2011 HARN)



LEGEND

- IRF - DENOTES 1/2" IRON REBAR FOUND
- IRS - DENOTES 1/2" IRON REBAR SET
- OTP - DENOTES OPEN TOP IRON PIPE FOUND
- CTP - DENOTES CRIMP TOP IRON PIPE FOUND
- CMF - DENOTES CONCRETE MONUMENT FOUND
- LL - DENOTES LAND LOT LINE
- LDL - DENOTES LAND DISTRICT LINE
- POB - DENOTES POINT OF BEGINNING
- NWS - DENOTES NAIL AND WASHER SET
- R/W - DENOTES RIGHT OF WAY
- X- - DENOTES FENCE LINE
- P- - DENOTES OVERHEAD POWER LINE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS
PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY
ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED
BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS
HEREON. SUCH APPROVALS OF AFFIRMATIONS SHOULD BE CONFIRMED
WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER
OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS
PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY
SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

- FLOOD STATEMENT -

IN MY OPINION THIS PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
FLOOD MAPS FURNISHED BY FEMA FOR CITY OF FORT VALLEY
COMMUNITY-PANEL NUMBER 130148 0092 G
DATED: SEPT. 26, 2008

CITY OF FORT VALLEY
DB 521, PG 500-501
PB 27, PG 224

BOARD OF COMMISSIONERS OF
PEACH COUNTY, GEORGIA
DB 117, PG 408-409
PB 16, PG 254

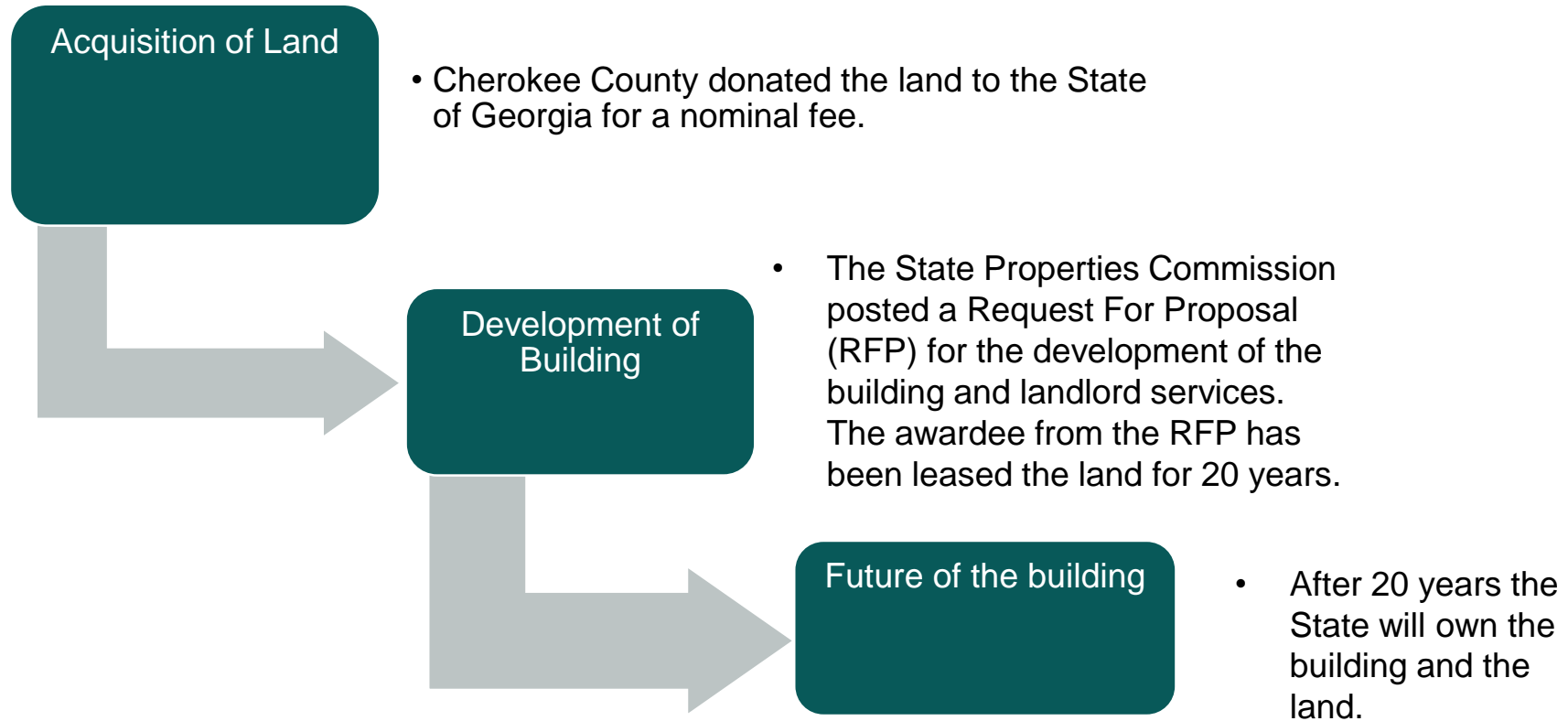
LINE	BEARING	DISTANCE
1.1	S 72°21'25" W	110.47'
1.2	N 02°23'25" E	164.97'
1.3	N 03°18'01" W	157.83'
1.4	N 17°38'51" W	142.11'
1.5	S 89°49'37" W	31.16'

GRAPHIC SCALE



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP,
PLAT, OR PLAN FOR FILING:

Cherokee County Easements



Cherokee County Utility Easements

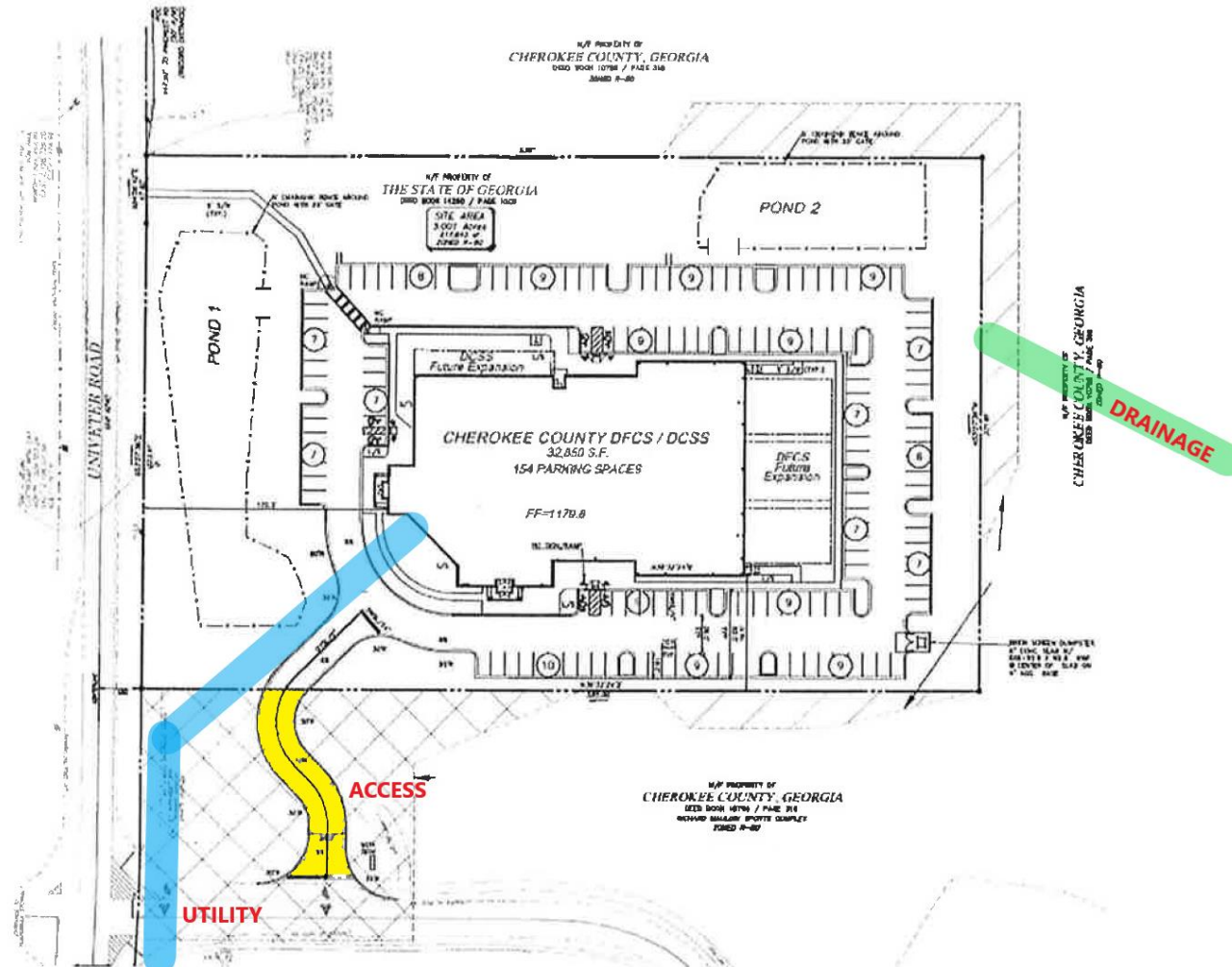
The State Properties Commission is working with a Developer to build an office building that will house the Divisions of Child Support and Family and Children Services. As part of the construction, there are four easements that will need the approval of the Board.

1. Easement 1 (Blue and Yellow) – Access, Signage and Utility Easement, required for access for installing and maintaining power (gas and electric), phone, and cable lines, water and sewer from the street to the building. Shown on plan (blue).
2. Easement 2 (Green) – Drainage Easement, onto the adjacent county owned property. Water drains down the slope of the property as shown on the plan (green).

The State Properties Commission is requesting the Custodian's approval of 2 Easements.



SITE PLAN



Questions

Frances L. Richards

Director

Office of Facilities and Support Services

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