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July 20, 2023

Via Alternative Electronic Filing

Ms. Sallie Tanner
Executive Secretary
Georgia Public Service Commission
244 Washington Street S.W.
Atlanta, GA 30334-5701

RE: Amended Petition For Approval to Acquire Real Estate By Condemnation
In Re: Sandersville Railroad Company; Hancock County, Georgia
Acquisition; Docket No. 45045

Dear Ms. Tanner:

For filing in the above-styled docket, please find the enclosed *Amended Petition For Approval to Acquire Real Estate By Condemnation* on behalf of Sandersville Railroad Company. As required by the electronic filing procedures, a physical copy of this filing will be mailed to the Commission. Thank you for your attention to this matter.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



L. Craig Dowdy
For TAYLOR ENGLISH DUMA LLP

LCD:wf
Enclosure
cc: service list

BEFORE THE
GEORGIA PUBLIC SERVICE COMMISSION

In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition	**Docket No.: 45045**

AMENDED PETITION FOR APPROVAL TO ACQUIRE
REAL ESTATE BY CONDEMNATION

Sandersville Railroad Company ("**Sandersville Railroad**"), a corporation owning and operating a railroad in the State of Georgia, files this Amended Petition for Approval to Acquire Real Estate by Condemnation (this "**Petition**") under O.C.G.A. §§ 46-8-120 and 46-8-121. In support of this Petition, Sandersville Railroad shows:

1.

Sandersville Railroad was chartered in 1893 and has been serving east middle Georgia industries for one hundred and thirty (130) years. A short line railroad, Sandersville Railroad provides its customers with an interchange with Norfolk Southern Railway ("**NS**"). It has been a major provider of train service for Georgia's kaolin industry and serves a variety of customers, many of which are in its hometown of Sandersville.

2.

Sandersville Railroad proposes to build a 4.5-mile industrial spur (the "**Hanson Spur**") between the CSX Transportation ("**CSXT**") rail line east of Sparta, GA and a property southeast of Sparta, Georgia known as the Hanson

Quarry. The Hanson Spur's customers will include (a) Heidelberg Materials ("**Heidelberg**" or "**HM**"), an aggregates mining company with operations at the Hanson Quarry; (b) Pittman Construction Company ("**Pittman Construction**"), a heavy highway construction contractor and producer of asphalt and concrete, with a production facility located at the Hanson Quarry; (c) wood chip and other timber product producers, including Southern Chips LLC ("**Southern Chips**"), an existing customer of Sandersville Railroad which will use Sandersville Railroad's switching services on the Hanson Spur to send timber products; (d) Veal Farms Transload, LLC ("**Veal Farms Transload**"), an existing customer of Sandersville Railroad which will use Sandersville Railroad's switching services on the Hanson Spur to send grains and other agricultural products; (e) Revive Millings, LLC ("**Revive Millings**"), an existing customer of Sandersville Railroad which will use Sandersville Railroad's switching services on the Hanson Spur to send food ingredients, such as starches; and (f) any other shipper on property adjacent to the Hanson Spur that wants to use Sandersville Railroad's switching services to send or receive goods on agreed terms and rates based on the nature–such as type of material being shipped and other business conditions and constraints–of the switching service requested.

3.

The Hanson Spur connecting the CSXT rail line that runs along State Route Highway 16 in Hancock County to the Hanson Quarry will permit (a) Heidelberg Materials to send by rail approximately five hundred thousand (500,000) additional tons of aggregate per year from the Hanson Quarry; (b) Pittman Construction to

receive materials by rail directly to its production facility at the Hanson Quarry; (c) timber product producers, such as Southern Chips, to send products directly by rail to markets that are now practically unavailable to them; (d) Veal Farms Transload to offer to its customers—which are middle Georgia farmers—viable access to markets that are now practically unavailable to them; and (e) Revive Millings to access new markets for their milled food products that are now practically unavailable to them. Each such movement by rail will reduce the number of trucks that would otherwise be required to move these products on Hancock County, state, and interstate roads and highways.

4.

The train providing Sandersville Railroad's switching service will make approximately one (1) round trip daily between CSXT and the Hanson Quarry during normal business hours. Regarding the Heidelberg Materials quarry operation, the spur and this one (1) round trip serve a public purpose by providing, and is necessary to the business of Sandersville Railroad because it will be able to provide, a service much more environmentally and economically efficient than can be provided by trucks, thereby eliminating one hundred and fifty (150) additional trucks per day traveling to and from the quarry and, regarding other users of the spur, further reducing the number of trucks traveling on local roads. That train will travel at less than twenty miles per hour (20 mph), a relatively low rate of speed for a locomotive.

5.

The spur will also serve a public purpose by creating at least one and a half million dollars ($1,500,000.00) in annual direct economic benefits in Hancock County.

6.

A memorandum by Sandersville Railroad, outlining the business necessity for the Project, is attached to and incorporated in this Petition as **Exhibit "A."**

7.

A map showing the proposed route of the spur is attached to and incorporated in this Petition as **Exhibit "B."**

8.

The Hanson Spur will require eighteen (18) parcels ("**Project Parcel(s)**") of right of way for the spur. Sandersville Railroad will construct an at-grade crossing for any landowner who retains land on both sides of the spur's right of way. The table in **Exhibit "B"** lists each Project Parcel by project parcel number (i.e., 1-19)[1] and the current owner of the parcel.

9.

The Sandersville Railroad has acquired or has written or verbal agreement to acquire several Project Parcels.

[1] After the route originally planned for the Hanson Spur was realigned in response to community input and engineering constraints, one parcel was deleted from the original plan and another parcel was added. Project Parcels therefore have either 1) the project parcel number assigned in the original plan; or 2) the project parcel number assigned in the realignment plan.

10.

A list of mailing addresses for the owners of, and other holders of interest in, each Project Parcel required for the Hanson Spur who have not already granted to Sandersville Railroad the right of way necessary is attached to and incorporated in this Petition as **Exhibit "C."**

PROJECT PARCEL 13

11.

Mr. R. Donald Garrett, Sr. ("**Mr. Garrett**") owns a tract or parcel of land (the "**Garrett Parent Tract**") identified as Hancock County Tax Parcel Number 186 013 and consisting of approximately 80.40 acres. The Garett Parent Tract is labeled as Parcel Number 13 in **Exhibit "B"**. Mr. Garrett's mailing address is set out in **Exhibit "C"**.

12.

To construct the spur, Sandersville Railroad must acquire 2.11 +/- acres of right of way (the "**Parcel 13 ROW**") in the Garrett Parent Tract. The Parcel 13 ROW is labeled as "PROPOSED 200' RAIL R/W" in **Exhibit "B"**.

13.

The Parcel 13 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "D"** and more particularly described in **Exhibit "E"** attached to and incorporated in this Petition.

14.

Despite its best efforts to acquire by negotiated sale the Parcel 13 ROW,

Sandersville Railroad has been unable to acquire it through good faith negotiations.

15.

By letter dated, January 17, 2023, and delivered January 18, 2023 via FedEx (the "**10-Day Letter**"), and consistent with the Georgia Department of Transportation's practice in acquiring property for right of way, Sandersville Railroad notified Mr. Garrett it had not been able to acquire the Parcel 13 ROW through negotiations and informed him he could appeal the appraised just and adequate compensation for the Parcel 13 ROW to the President of Sandersville Railroad within 10 days of the 10-Day Letter. A copy of the 10-Day Letter is attached to and incorporated in this Petition as **Exhibit "F."**

16.

After Mr. Garrett did not respond to the 10-Day Letter, and consistent with the Georgia Department of Transportation's practice in acquiring property for right of way, Sandersville Railroad notified Mr. Garrett, by letter dated February 13, 2023 and delivered February 14, 2023 (the "**Regrets Letter**"), of its intent to acquire the Parcel 13 ROW by condemnation under O.C.G.A. § 46-8-121 if Sandersville Railroad and Mr. Garrett remained unable to reach a negotiated agreement regarding the sale of the Parcel 13 ROW. A copy of the Regrets Letter is attached to and incorporated in this Petition as **Exhibit "G."**

17.

Despite Sandersville Railroad's good-faith efforts, as of the date of this Petition, Mr. Garret has not engaged in any negotiations with Sandersville Railroad

regarding its acquisition of the Parcel 13 ROW.

PROJECT PARCEL 6

18.

Mr. Leo J. Briggs and Ms. Georgia A. Briggs (the "**Briggs**") own a tract or parcel of land (the "**Briggs Parent Tract**") identified as Hancock County Tax Parcel Number 166 035 and consisting of approximately 208.46 +/- acres.[2] The Briggs Parent Tract is labeled as Parcel Number 6 in **Exhibit "B"**. The Briggs' mailing address is set out in **Exhibit "C"**.[3]

19.

To construct the spur, Sandersville Railroad must acquire 14.56 +/- acres of

[2] Sandersville Railroad's surveyors calculated the Briggs Parent Tract's acreage as 209.52 +/- acres.

[3] Sandersville Railroad initially filed this Petition naming only Mr. Garrett as a respondent. Subsequently, other owners of Project Parcels (collectively, the "**Project Parcel Intervenors**") intervened in the above styled docket. The Project Parcel Intervenors are: Leo J. Briggs and Georgia A. Briggs (owners of Project Parcel 6), Marvin Smith, Jr. (owner of Project Parcel 7), William Blain Smith and Hellen Diane Smith (owners of Project Parcels 8, 10, and 11), Joel Reed (owner of Project Parcel 12), Sally G. Wells, Verne Kennedy Hollis, Herus Ellison Garrett, and Donna N. Garrett (owners of Project Parcel 14), and Thomas A. Lee (owner of Project Parcel 18). Other persons, including, but not limited to, spouses of Project Parcel Intervenors, and an ad hoc, informal "coalition" have intervened in this docket. For administrative efficiency, because the Project Parcel Intervenors have availed themselves of and consented to the Commission's jurisdiction, since Sandersville does not object to the applications for intervention of the Project Parcel Intervenors, and because the sole issue in this case—whether the Hanson Spur serves a public purpose—is not a Project-Parcel-specific inquiry, Sandersville Railroad filed this Amended Petition to name the Project Parcel Intervenors as respondents and request Commission authority to acquire their respective Project Parcels by condemnation. Notwithstanding the above, Sandersville Railroad remains hopeful that owners of all Project Parcels will negotiate a purchase and sale of the right of way required for the Hanson Spur.

right of way (the "**Parcel 6 ROW**") in the Briggs Parent Tract. The Parcel 6 ROW is labeled as "PROPOSED 200' RAIL R/W" in **Exhibit "B"**.

20.

The Parcel 6 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "H"** and more particularly described in **Exhibit "I"** attached to and incorporated in this Petition.

21.

Despite Sandersville Railroad's best efforts, the Briggs refused to engage in meaningful negotiations with Sandersville Railroad regarding the purchase and sale of the Parcel 6 ROW.

22.

On June 20, 2023, the Briggs filed their Verified Application for Leave to Intervene of Leo John Briggs and Georgia Ann Briggs (the "**Briggs Intervention**")[4] stating that the Briggs "request that the Commission [or the Hearing Officer] grant" the Briggs Intervention because it "presents identical issues of law and fact as those already raised by the Petition." Briggs Intervention, preamble, ¶ 18. The Briggs Intervention also noted that the Commission's proceedings in the above-styled docket would "directly affect[]" their interests in the Briggs Parent Tract and, therefore, the Briggs desire to participate fully in the above-styled docket by "present[ing] evidence, provid[ing] testimony, and cross-examin[ing] witnesses; submit[ing] briefs;

[4] *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204862 (June 20, 2023).

participat[ing] in any Commission-ordered mediation, hearings, or other [p]roceeding[s]; and be[ing] heard in oral argument." *Id*. at ¶¶ 18, 19. The Briggs intervenors further assert that **the "sole issue in [the above-styled docket is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law**" and that "it is likely that important legal and factual issues that would arise in any proceeding by Sandersville Railroad to acquire the [Parcel 6 ROW] will be decided in" this proceeding. *Id.* at ¶¶ 30 (emphasis added), 33. The Briggs asked to be entered into the case "as a party, with full rights of participation . . . on all issues of law and fact" and to "be placed on the Commission's official service list to receive copies of all . . . notices, pleadings, correspondences, orders[,] and other documents." *Id*. at ¶¶ Request for Relief.

23.

The Briggs, through the Briggs Intervention, have availed themselves of and consented to the jurisdiction of the Commission and requested to participate fully in the above-styled docket, recognizing that **the "sole issue in [the above-styled docket is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law."** Briggs Intervention, ¶ 30 (emphasis added).

PROJECT PARCEL 7

24.

Mr. Marvin Smith, Jr. ("**Mr. Smith, Jr.**") owns a tract or parcel of land (the "**Smith, Jr. Parent Tract**") identified as Hancock County Tax Parcel Number

186 003 and consisting of approximately 114.25 acres.[5] The Briggs Parent Tract is labeled as Parcel Number 7 in **Exhibit "B"**. Mr. Smith Jr.'s mailing address is set out in **Exhibit "C"**.

25.

To construct the spur, Sandersville Railroad must acquire 5.53 +/- acres of right of way (the "**Parcel 7 ROW**") in the Smith Jr. Parent Tract. The Parcel 7 ROW is labeled as "PROPOSED 200' RAIL R/W" in **Exhibit "B"**.

26.

The Parcel 7 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "J"** and more particularly described in **Exhibit "K"** attached to and incorporated in this Petition.

27.

Despite Sandersville Railroad's best efforts, Mr. Smith Jr. refused to engage in meaningful negotiations with Sandersville Railroad regarding the purchase and sale of the Parcel 7 ROW.

28.

On May 2, 2023, Mr. Smith Jr. and Ms. Patricia Smith ("**Ms. Smith**")[6] filed their Verified Application for Leave to Intervene of Marvin Smith, Jr. and Patricia

[5] Sandersville Railroad's surveyors calculated the Smith, Jr. Parent Tract's acreage as 113.2 +/- acres.
[6] Ms. Patricia Smith is not an owner of Smith, Jr. Parent Tract.

Smith[7] and, on June 28, 2023, filed a Supplement to that application[8] (collectively, the "**Smith Jr. Intervention**"), "request[ing] that the Commission [or the Hearing Officer] grant" the Smith Jr. Intervention because it "presents identical issues of law and fact as those already raised by the Petition" and the proceedings in the above-styled docket would "directly affect[]" their interests in the Smith Jr. Parent Tract. Smith Jr. Intervention, preamble, ¶ 10. Mr. Smith desires to participate fully in the above-styled docket, including by "present[ing] evidence, provid[ing] testimony, and cross-examin[ing] witnesses; submit[ing] briefs; participat[ing] in any Commission-ordered mediation, hearings, or other [p]roceeding[s]; and be[ing] heard in oral argument." *Id.* at ¶ 18. Mr. Smith also acknowledges that **the "sole issue in [the above-styled docket is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law**" and that "it is likely that important legal and factual issues that would arise in any proceeding by Sandersville Railroad to acquire the [Parcel 7 ROW] will be decided in the" above-styled docket. *Id.* at ¶¶ 19 (emphasis added), 22. Mr. Smith asks to be granted status in the above-styled docket "as a party, with full rights of participation . . . on all issues of law and fact" and to "be placed on the Commission's official service list to receive copies of all . . . notices, pleadings, correspondences, orders[,] and other documents." *Id.* at Request for Relief.

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[7] *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 194318 (May 2, 2023).
[8] *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204933 (June 28, 2023).

29.

Mr. Smith, through the Smith Jr. Intervention, has availed himself of and consented to the jurisdiction of the Commission, requested to participate fully in the above-styled docket, and acknowledged that **the "sole issue in [the above-styled docket is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law**" *Id.* at ¶ 19.

PROJECT PARCELS 8, 10, & 11

30.

Mr. William Blaine Smith and Ms. Helen Diane Smith (the "**Smiths**") own tracts or parcels of land (collectively, the "**Smiths Parent Tract**") identified as Hancock County Tax Parcel Numbers 186 004, 186 009, and 186 010 and consisting collectively of approximately 170.39 +/- acres.[9] The Smiths Parent Tract is labeled as Parcel Numbers 8, 10, and 11 in **Exhibit "B"**. The Smiths' mailing address is set out in **Exhibit "C"**.

31.

To construct the spur, Sandersville Railroad must acquire 5.01 +/- acres (the "**Parcel 8 ROW**"), 3.95 +/- acres (the "**Parcel 10 ROW**"), and 2.37 +/- acres (the "**Parcel 11 ROW**") of right of way (collectively, the "**Parcels 8, 10, and 11 ROW**") in the Smith Parent Tract. The Parcels 8, 10, and 11 ROW is labeled as "PROPOSED 200' RAIL R/W" in **Exhibit "B"**.

[9] Sandersville Railroad's surveyors calculated the Smith Parent Tract's acreage as 172.6 +/- acres.

32.

The Parcel 8 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "L"** and more particularly described in **Exhibit "M"** attached to and incorporated in this Petition.

33.

The Parcel 10 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "N"** and more particularly described in **Exhibit "O"** attached to and incorporated in this Petition.

34.

The Parcel 11 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "P"** and more particularly described in **Exhibit "Q"** attached to and incorporated in this Petition.

35.

Despite Sandersville Railroad's best efforts, the Smiths refused to engage in meaningful negotiations with Sandersville Railroad regarding the purchase and sale of the Parcels 8, 10, and 11 ROW.

36.

On May 2, 2023, the Smiths filed their Verified Application for Leave to Intervene of William Blaine Smith and Helen Diane Smith[10] and, on June 28, 2023,

[10] *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 194317 (May 2, 2023).

filed a Supplement thereto (the "**Smith Intervention**")[11] "request[ing] that the Commission [or the Hearing Officer] grant" the Smith Intervention because the Smith Intervention "presents identical issues of law and fact as those already raised by the Petition." Smith Intervention, Preamble, ¶ 11. The Smith Intervention notes that the proceedings in the above-styled docket would "directly affect[]" the Smiths' interests in the Smith Parent Tract and, therefore, the Smiths desire to participate fully in the above-styled docket, including, but not limited, "present[ing] evidence, provid[ing] testimony, and cross-examin[ing] witnesses; submit[ing] briefs; participat[ing] in any Commission-ordered mediation, hearings, or other [p]roceeding[s]; and be[ing] heard in oral argument." *Id.* at ¶¶ 11, 19. Like the other Project Parcel Intervenors, the Smiths acknowledge that **the "sole issue in [the above-styled docket is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law.**" *Id.* at ¶ 20 (emphasis added). They note that "it is likely that important legal and factual issues that would arise in any proceeding by Sandersville Railroad to acquire the [Parcel 8, 10, and 11 ROW] will be decided in the" above-styled docket and, consequently, request that they be granted status "as a party, with full rights of participation . . . on all issues of law and fact," including being added to "the Commission's official service list to receive copies of all. . . notices, pleadings, correspondences, orders[,] and other documents." *Id.* at ¶ 23, Request for Relief.

[11] *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204934 (June 28, 2023).

37.

The Smiths, through the Smith Intervention, have availed themselves of and consented to the jurisdiction of the Commission and requested to participate fully in the above-styled docket, to have the Commission determine **the "sole issue in [the above-styled docket which is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law**" *Id*. at ¶ 20 (emphasis added).

PROJECT PARCEL 12

38.

Mr. Joel Reed ("**Mr. Reed**") owns a tract or parcel of land (the "**Reed Parent Tract**") identified as Hancock County Tax Parcel Number 186 011 and consisting of approximately 82.06 acres.[12] The Reed Parent Tract is labeled as Parcel Number 12 in **Exhibit "B"**. Mr. Reed's mailing address is set out in **Exhibit "C"**.

39.

To construct the spur, Sandersville Railroad must acquire 4.70 +/- acres of right of way (the "**Parcel 12 ROW**") in the Reed Parent Tract. The Parcel 12 ROW is labeled as "PROPOSED 200' RAIL R/W" in **Exhibit "B"**.

40.

The Parcel 12 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "R"** and more particularly described in **Exhibit "S"** attached to and incorporated in this Petition.

[12] Sandersville Railroad's surveyors calculated the parcel's acreage as 82.2 +/- acres.

41.

Despite Sandersville Railroad's best efforts, Mr. Reed refused to engage in meaningful negotiations with Sandersville Railroad regarding the purchase and sale of the Parcel 12 ROW.

42.

On June 20, 2023, Mr. Reed and Ms. Kathy Lynn Reed ("**Ms. Reed**")[13] filed their Verified Application for Leave to Intervene of Joel Bradford Reed and Kathy Lynn Reed (the "**Reed Intervention**")[14] stating that Mr. Reed "request[s] that the Commission [or the Hearing Officer] grant" the Reed Intervention because the Reed Intervention "presents identical issues of law and fact as those already raised by the Petition." Reed Intervention, preamble. Mr. Reed notes, in the Reed Intervention, that the proceedings in the above-styled docket will "directly affect" his interests in the Reed Parent Tract and, therefore, Mr. Reed desires to participate fully in the proceeding, including, but not limited to, "present[ing] evidence, provid[ing] testimony, and cross-examin[ing] witnesses; submit[ing] briefs; participat[ing] in any Commission-ordered mediation, hearings, or other [p]roceeding[s]; and be[ing] heard in oral argument." *Id*. ¶¶ 18, 29. Mr. Reed agrees with the other intervenors that **the "sole issue in [the above-styled docket is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law.**" *Id.* at ¶ 30 (emphasis added). Like the other Project Parcel Intervenors, Mr. Reed also notes in

[13] Ms. Kathy Lynn Reed is not an owner of the Reed Parent Tract.
[14] *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204860 (May 2, 2023).

the Reed Intervention that "it is likely that important legal and factual issues that would arise in any proceeding by Sandersville Railroad to acquire the [Parcel 12 ROW] will be decided in the" above-styled docket. *Id*. at ¶ 33. Finally, Mr. Reed finally requests that he be granted status "as a party, with full rights of participation . . . on all issues of law and fact" and that he "be placed on the Commission's official service list to receive copies of all. . . notices, pleadings, correspondences, orders[,] and other documents." *Id*. at Request for Relief.

43.

Mr. Reed, through the Reed Intervention, has availed himself of and consented to the jurisdiction of the Commission and requested to participate fully in the above-styled docket, including with respect to **the "sole issue in [the above-styled docket, which is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law**." Reed Intervention, ¶ 30.

PROJECT PARCEL 14

44.

Ms. Verne Kennedy Hollis ("**Ms. Hollis**"), Ms. Donna N. Garrett ("**Ms. Garrett**"), Mr. Herus Ellison Garrett ("**Mr. H. Garrett**"), and Ms. Sally G. Wells ("**Ms. Wells**" and, collectively with Ms. Hollis, Ms. Garrett, and Mr. H. Garrett, the "**Parcel 14 Owners**")[15] own a tract or parcel of land (the "**Parcel 14 Parent**

[15] Note that title to the Parcel 14 Parent Tract is vested in Verne Kennedy Hollis, Donna Garrett, Ellison Garrett, and Sally G. Wells. Based on their representations in their application for intervention, Sandersville Railroad assumes these persons are the same individuals as named in the Parcel 14 Owners Intervention (defined below).

Tract") identified as Hancock County Tax Parcel Number 186 014 and consisting of approximately 80.36 acres.[16] The Parcel 14 Parent Tract is labeled as Parcel Number 14 in **Exhibit "B"**. Mr. Garrett's mailing address is set out in **Exhibit "C"**.

45.

To construct the spur, Sandersville Railroad must acquire 3.11 +/- acres of right of way (the "**Parcel 14 ROW**") in the Parcel 14 Parent Tract. The Parcel 14 ROW is labeled as "PROPOSED 200' RAIL R/W" in **Exhibit "B"**.

46.

The Parcel 14 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "T"** and more particularly described in **Exhibit "U"** attached to and incorporated in this Petition.

47.

Despite Sandersville Railroad's best efforts, the Parcel 14 Owners refused to engage in meaningful negotiations with Sandersville Railroad regarding the purchase and sale of the Parcel 14 ROW.

48.

On June 20, 2023, the Parcel 14 Owners filed their Verified Applications for Leave to Intervene (collectively, the "**Parcel 14 Owners Intervention**")[17] stating

[16] Sandersville Railroad's surveyors calculated the parcel's acreage as 80.32 +/- acres.
[17] Verified Application for Leave to Intervene of Verne Kennedy Hollis, *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204864 (June 20, 2023) (the "**Hollis Intervention**"); Verified Application for Leave to Intervene of Donna N. Garrett, *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204858 (June 20, 2023) (the "**D. Garrett Intervention**"); Verified Application for Leave to

that the Parcel 14 Owners "request that the Commission [or the Hearing Officer] grant" the Parcel 14 Owners Intervention because the Parcel 14 Owners Intervention "presents identical issues of law and fact as those already raised by the Petition." Hollis Intervention, preamble, ¶ 21; D. Garrett Intervention, preamble, ¶ 21; H. Garrett Intervention, preamble, ¶ 22; Wells Intervention, preamble, ¶ 21. The Parcel 14 Owners agree that the proceedings in the above-styled docket would "directly affect" their interests in the Parcel 14 Parent Tract and, therefore, the Parcel 14 Owners desire to participate fully in the above-styled docket, including by "present[ing] evidence, provid[ing] testimony, and cross-examin[ing] witnesses; submit[ing] briefs; participat[ing] in any Commission-ordered mediation, hearings, or other [p]roceeding[s]; and be[ing] heard in oral argument." Hollis Intervention, ¶¶ 21, 32; D. Garrett Intervention, ¶¶ 21, 32; H. Garrett Intervention, ¶¶ 22, 32; Wells Intervention, ¶¶ 21, 32. The Parcel 14 Owner all unanimously agree that **the "sole issue in [the above-styled docket is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law**" and that "it is likely that important legal and factual issues that would arise in any proceeding by Sandersville Railroad to acquire the [Parcel 14 ROW] will be decided in the" above-styled docket. Hollis Intervention, ¶¶ 33 (emphasis added), 36; D. Garrett

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Intervene of Herus Ellison Garrett, *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204859 (June 20, 2023) (the "**H. Garrett Intervention**"); Verified Application for Leave to Intervene of Sally G. Wells, *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204861 (June 20, 2023) (the "**Wells Intervention**").

Intervention, ¶¶ 33 (emphasis added), 36; H. Garrett Intervention, ¶¶ 34 (emphasis added), 37; Wells Intervention, ¶¶ 33 (emphasis added), 36. The Parcel 14 Owners ask to be granted status in the above-styled docket "as . . . part[ies], with full rights of participation . . . on all issues of law and fact" and asked that they "be placed on the Commission's official service list to receive copies of all. . . notices, pleadings, correspondences, orders[,] and other documents." Hollis Intervention, Request for Relief; D. Garrett Intervention, Request for Relief; H. Garrett Intervention, Request for Relief; Wells Intervention, Request for Relief.

49.

The Parcel 14 Owners, through the Parcel 14 Owners Intervention, have availed themselves of and consented to the jurisdiction of the Commission and requested to participate fully in the above-styled docket, including regarding **the "sole issue in [the above-styled docket, which is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law.**" Hollis Intervention, ¶ 33; D. Garrett Intervention, ¶ 33; H. Garrett Intervention, ¶ 34; Wells Intervention, ¶ 33.

PROJECT PARCEL 18

50.

Mr. Thomas Ahmad Lee ("**Mr. Lee**") owns a tract or parcel of land (the "**Lee Parent Tract**") identified as Hancock County Tax Parcel Number 186 005 and consisting of approximately 63.33 acres.[18] The Lee Parent Tract is labeled as Parcel

[18] Sandersville Railroad's surveyors calculated the parcel's acreage as 63.43 +/- acres.

Number 18 in **Exhibit "B"**. Mr. Lee's mailing address is set out in **Exhibit "C"**.

51.

To construct the spur, Sandersville Railroad must acquire 1.94 +/- acres of right of way (the "**Parcel 18 ROW**") in the Lee Parent Tract. The Parcel 18 ROW is labeled as "PROPOSED 200' RAIL R/W" in **Exhibit "B"**.

52.

The Parcel 18 ROW is more particularly shown on the plat map attached to and incorporated in this Petition as **Exhibit "V"** and more particularly described in **Exhibit "W"** attached to and incorporated in this Petition.

53.

Despite Sandersville Railroad's best efforts, Mr. Lee has refused to engage in meaningful negotiations with Sandersville Railroad regarding the purchase and sale of the Parcel 18 ROW.

54.

On June 20, 2023, Mr. Lee filed his Verified Application for Leave to Intervene of Thomas Ahmad Lee (the "**Lee Intervention**"),[19] "request[ing] that the Commission [or the Hearing Officer] grant" the Lee Intervention because the Lee Intervention "presents identical issues of law and fact as those already raised by the Petition" and the proceedings in the above-styled docket would "directly affect" his interests in the Lee Parent Tract. Lee Intervention, preamble, ¶ 19. Mr. Lee desires

[19] *In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition*, Docket 45045, Document 204863 (June 20, 2023).

to participate fully in the above-styled docket, including "present[ing] evidence, provid[ing] testimony, and cross-examin[ing] witnesses; submit[ing] briefs; participat[ing] in any Commission-ordered mediation, hearings, or other [p]roceeding[s]; and be[ing] heard in oral argument" to aid in deciding **the "sole issue in [the above-styled docket, which is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law.**" *Id.* at ¶¶ 30, 31 (emphasis added). The Lee Intervention further notes that "it is likely that important legal and factual issues that would arise in any proceeding by Sandersville Railroad to acquire the [Parcel 18 ROW] will be decided in the" above-styled docket, and, therefore, Mr. Lee should be granted status "as a party, with full rights of participation . . . on all issues of law and fact" and "be placed on the Commission's official service list to receive copies of all. . . notices, pleadings, correspondences, orders[,] and other documents." *Id.* at ¶ 34, Request for Relief.

55.

Mr. Lee, through the Lee Intervention, has availed himself of and consented to the jurisdiction of the Commission and requested to participate fully in the above-styled docket, including, regarding **the "sole issue in [the above-styled docket, which is] . . . whether the Petition meets the standards for the use of eminent domain under Georgia law.**" *Id.* at ¶ 31.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

REQUEST FOR APPROVAL TO ACQUIRE REAL ESTATE BY CONDEMNATION

56.

Sandersville Railroad will continue to try to reach agreement with other owners of Project Parcels.

57.

Sandersville Railroad has authority under the Georgia Code to construct the proposed spur. O.C.G.A. § 46-8-120. To the extent Sandersville Railroad cannot acquire the real estate necessary for the project by gift or purchase, the Georgia Public Service Commission may approve the acquisition of the property by condemnation, pursuant to O.C.G.A. § 46-8-121.

WHEREFORE, Sandersville Railroad prays that this Petition be considered and that it be granted, thereby approving of the acquisition by condemnation of the real estate more particularly shown on and described in, respectively:

(1) regarding Project Parcel 13, **Exhibit "D"** and **Exhibit "E"**;

(2) regarding Project Parcel 6, **Exhibit "H"** and **Exhibit "I"**;

(3) regarding Project Parcel 7, **Exhibit "J"** and **Exhibit "K"**;

(4) regarding Project Parcel 8, **Exhibit "L"** and **Exhibit "M"**;

(5) regarding Project Parcel 10, **Exhibit "N"** and **Exhibit "O"**;

(6) regarding Project Parcel 11, **Exhibit "P"** and **Exhibit "Q"**;

(7) regarding Project Parcel 12, **Exhibit "R"** and **Exhibit "S"**;

(8) regarding Project Parcel 14, **Exhibit "T"** and **Exhibit "U"**; and

(9) regarding Project Parcel 18, **Exhibit "V"** and **Exhibit "W"**.

This 20th day of July 2023.



L. Craig Dowdy
Georgia Bar No. 227810
Steven L. Jones
Georgia Bar No. 639038

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1600 Parkwood Circle Suite 200
Atlanta, Georgia 30339
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Facsimile: (770) 434-7376
cdowdy@taylorenglish.com
sjones@taylorenglish.com

/s/ Robert S. Highsmith, Jr.

Robert S. Highsmith, Jr.
Georgia Bar No. 352777
Laura E. Flint
Georgia Bar No. 635203

HOLLAND & KNIGHT LLP
1180 West Peachtree Street NW
Suite 1800
Atlanta, Georgia 30309
Telephone: (404) 817-8500
Facsimile: (404) 881-0470
robert.highsmith@hklaw.com
laura.flint@hklaw.com

Counsel for Petitioner Sandersville Railroad Company

BEFORE THE
GEORGIA PUBLIC SERVICE COMMISSION

In Re: Sandersville Railroad Company's Petition For Approval to Acquire Real Estate by Condemnation	**Docket No.: 45045**

CERTIFICATE OF SERVICE

I certify that I have this day served a copy of the foregoing **Amended Petition for Approval to Acquire Real Estate by Condemnation** upon the following persons by causing electronic copies of the same to be transmitted to each party that has supplied a valid email address and upon all other parties via first class mail with adequate postage affixed thereon and deposited in the United States Mail addressed as follows:

Sallie Tanner
Executive Secretary
Georgia Public Service Comm.
244 Washington Street, SW
Atlanta, GA 30334
stanner@psc.state.ga.us

Rob Trokey
Director, Electric Unit
Georgia Public Service Comm.
244 Washington Street, SW
Atlanta, GA 30334
rtrokey@psc.state.ga.us

Nancy G. Gibson
Georgia Public Service Comm.
244 Washington Street, SW
Atlanta, GA 30334
ngibson@psc.state.ga.us

Jamie Rush
Malissa Williams
Miriam Gutman
The Southern Poverty Law Center
150 E. Ponce de Leon Avenue
Suite 340
Decatur, Georgia 30030
jamie.rush@splccenter.org
malissa.williams@splccenter.org
miriam.gutman@splccenter.org

Robert Highsmith
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1180 West Peachtree Street NW
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Don and Sally Garrett
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Sparta, Georgia 31087
sallygarrett45@yahoo.com

Blaine and Diane Smith
823 Chatsworth Drive
Accokeek, MD 20607
Wbs10408@aol.com
hdianesmith@gmail.com

Marvin and Pat Smith
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Rockville, MD 20855
marvin.smithjr@yahoo.com
pjsmax@hotmail.com

Thomas Ahmad Lee
821 Brookriver Drive, Suite 246
Dallas, Texas 75247
tlee1827@yahoo.com

Joel Reed
Kathy Reed
5 Dogwood Lane
Chatsworth, Georgia 30705
Jbreed48@yahoo.com

No Railroad in Our Community Coalition
c/o Janet P. Smith and David Mark Smith
929 Shoals Road
Sparta, Georgia 31087

Grant E. McBride
Smith Welch Webb & White
2200 Keys Ferry Court
McDonogh, GA 30523
gmcbride@smithwelchlaw.com

William R. Maurer
Institute for Justice
600 University Street
Suite 1730
Seattle, WA 98101
wmaurer@ij.org

Sally G. Wells
140 Dunn Road
Sparta, Georgia 31087
sllywells@yahoo.com

Herus Ellison Garrett
111 Brookwood Court
Eatonton, Georgia 31024

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Robert B. Baker, PC
2480 Briarcliff Road, NE
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rflaherty@ij.org

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Sparta, Georgia 31087
vkenn41@yahoo.com

Leo Briggs
Georgia Briggs
4500 Hidden Stream Drive
Loganville, Georgia 30052
lgbriggs@earthlink.net

Donna N. Garrett
154 Lakeview Drive
Sparta, Georgia 31087
ngarrett64@yahoo.com

This 20th day of July 2023.



L. Craig Dowdy
Georgia Bar No. 227810
Steven L. Jones
Georgia Bar No. 639038

Counsel for Petitioner Sandersville Railroad Company

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1600 Parkwood Circle, Suite 200
Atlanta, GA 30339
Telephone: (770) 434-6868
Facsimile: (770) 434-7376
cdowdy@taylorenglish.com
sjones@taylorenglish.com

Exhibit “A”

SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

Thursday, July 20, 2023

Via Alternative Electronic Filing
Sallie Tanner
Executive Secretary
Georgia Public Service Commission
244 Washington Street, SW
Atlanta, GA 30334
stanner@psc.ga.gov

Re: In re: Sandersville Railroad Company; Hancock County, Georgia Acquisition; Docket 45045

Dear Ms. Tanner:

This serves as a memorandum regarding the 4.5 mile-long industrial spur (the "Hanson Spur") Sandersville Railroad Company ("Sandersville Railroad") proposes to build between the CSXT rail line near Sparta, GA and a point near the Hanson Quarry south of Sparta. The Hanson Spur will be utilized by (a) Heidelberg Materials, an aggregates mining company, with mining operations at the Hanson Quarry, (b) Pittman Construction Company, a producer of asphalt and concrete, with a production facility located at the Hanson Quarry; (c) wood chip and other timber product producers, including, but not limited to, Southern Chips LLC; (d) Veal Farms Transload, LLC, a shipper of grains and other agricultural products; (e) Revive Millings, LLC, a producer of food ingredients; and (f) any shipper on property adjacent to the Hanson Spur that desires to use Sandersville Railroad's contract switching services on agreed upon terms and rates based on the nature of the switching services requested.

The new spur will allow (a) Heidelberg Materials to ship roughly 500,000 additional tons per year from the Hanson Quarry without increasing truck traffic on local roads; (b) Pittman Construction to ship materials directly to its production facility located at the Hanson Quarry; (c) timber product producers to load products directly to rail, thereby reducing the number of truck traveling to and from the quarry; (d) Veal Farms Transload and its middle Georgia farm customers to reach markets that are now practically unavailable for them; and (e) Revive Millings to access new markets for their food products that are also now practically unavailable to them.

WASHINGTON COUNTY, GEORGIA, CONTAINS SOME OF THE FINEST WHITE CLAY IN THE WORLD

TELEPHONE (478) 552-3141 FAX (478) 552-8655

Sandersville Railroad selected the route for the proposed spur to conform with railroad design standards, minimize impacts to wetlands and streams, avoid environmentally sensitive areas near the upper Ogeechee River northeast of the planned route, and to give a wide berth to occupied dwellings. After extensively surveying the land between CSXT and the Hanson Quarry, the proposed route was determined to best accomplish all the above goals.

Sandersville Railroad expects to make 1 round trip daily to switch cars to and from the CSXT line during normal business hours. Regarding only the Heidelberg Materials quarry operation, that 1 round trip is expected to eliminate in excess of 20,000 trucks per year that, with the quarry expansion, would otherwise be traveling to and from the Quarry on Hancock County roads. Regarding other users of the spur, the 1 round trip would further reduce the truck miles required to move their goods.

Given the short length of the spur, the train will operate at a relatively low speed for locomotives, below twenty miles per hours (20 mph). Nonetheless, to mitigate any negative impact to owners of residential property adjacent to the spur, berms 130-foot-wide and 20-foot-tall will be constructed along the spur where it runs in reasonable proximity to residential properties.

As shown by our Amended Petition for Approval to Acquire Real Estate by Condemnation our proposed spur is necessary to serve multiple, existing companies operating at or near the Hanson Quarry as well as future industries that may utilize the switching services of Sandersville Railroad over the spur.

Sincerely,

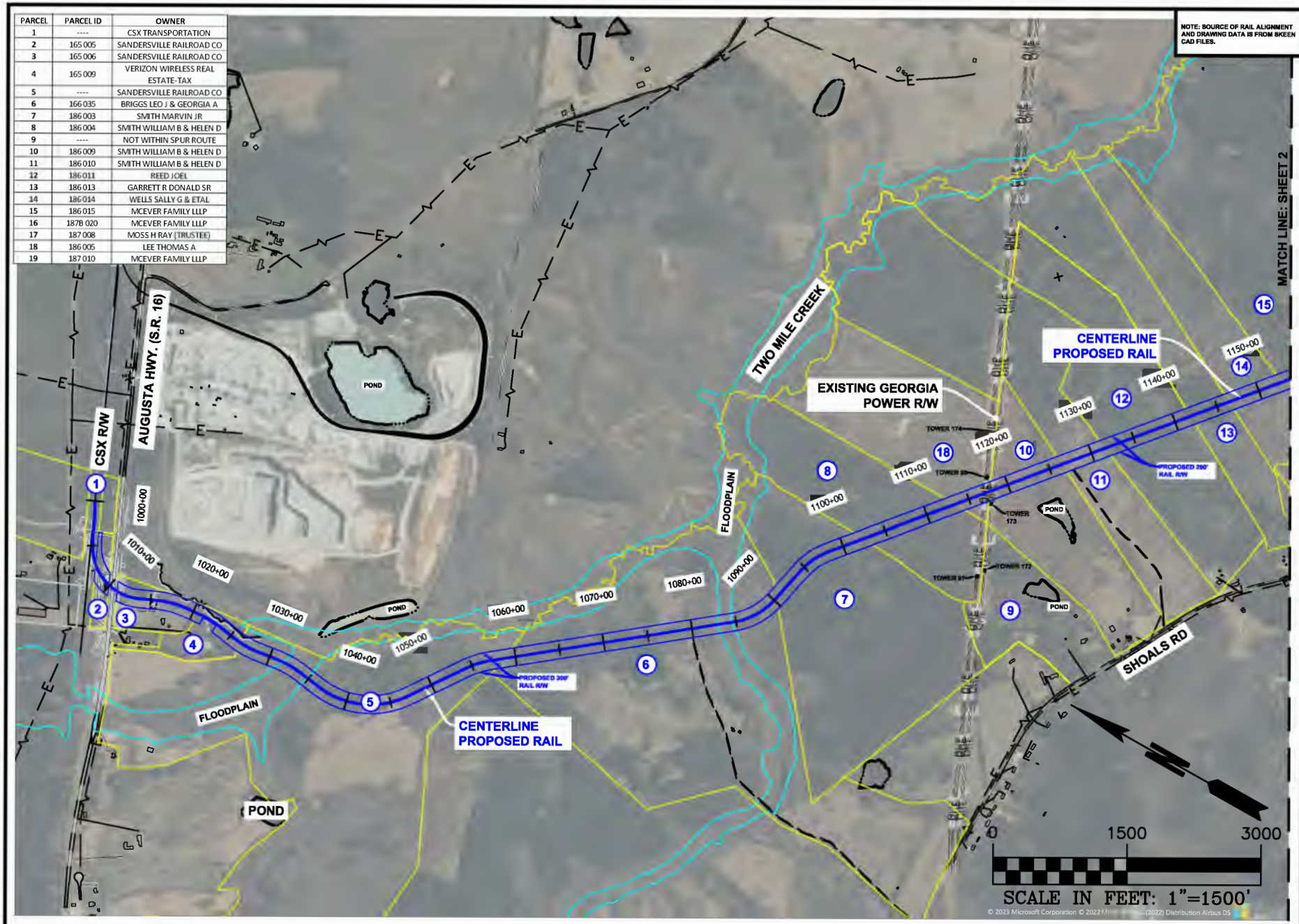


Benjamin ("Ben") J. Tarbutton, III

Exhibit “B”

PARCEL	PARCEL ID	OWNER
1	----	CSX TRANSPORTATION
2	165 005	SANDERSVILLE RAILROAD CO
3	165 006	SANDERSVILLE RAILROAD CO
4	165 009	VERIZON WIRELESS REAL ESTATE-TAX
5	----	SANDERSVILLE RAILROAD CO
6	166 035	BRIGGS LEO J & GEORGIA A
7	186 003	SMITH MARVIN JR
8	186 004	SMITH WILLIAM B & HELEN D
9	----	NOT WITHIN SPUR ROUTE
10	186 009	SMITH WILLIAM B & HELEN D
11	186 010	SMITH WILLIAM B & HELEN D
12	186 011	REED JOEL
13	186 013	GARRETT R DONALD SR
14	186 014	WELLS SALLY G & ETAL
15	186 015	MCEVER FAMILY LLLP
16	187B 020	MCEVER FAMILY LLLP
17	187 008	MOSS H RAY (TRUSTEE)
18	186 005	LEE THOMAS A
19	187 010	MCEVER FAMILY LLLP

NOTE: SOURCE OF RAIL ALIGNMENT AND DRAWING DATA IS FROM 8KEEN CAD FILES.



CROY
2200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-0407 FAX (770) 971-0620

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ALIGNMENT FOR PROPOSED RAIL

HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE

SEAL

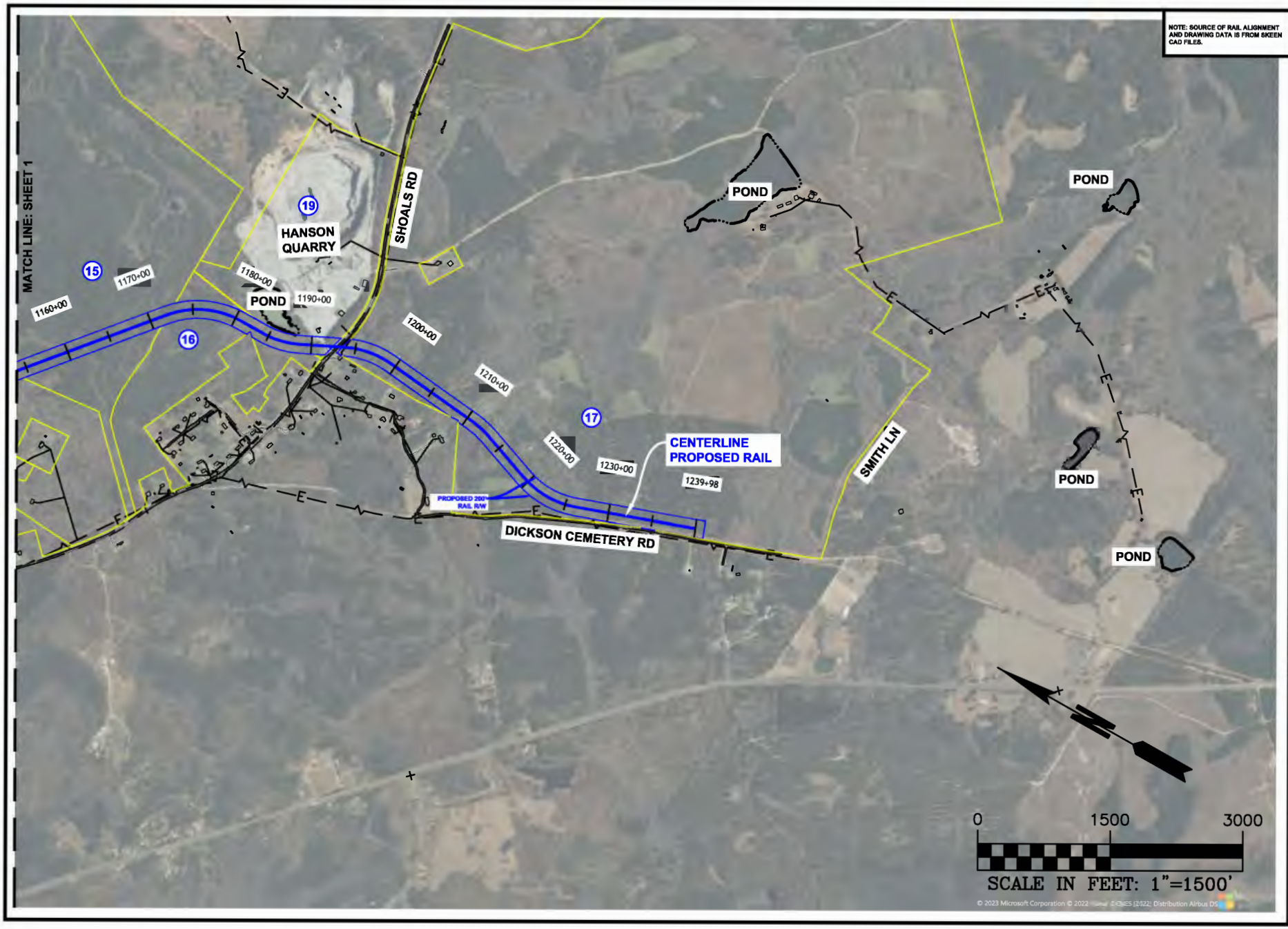
SHEET TITLE
RAIL ALIGNMENT SHEET 1

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=1500'	12/01/2022

PROJECT NUMBER
1992.001

DRAWING NUMBER
P-1

SHEET 1 of 2



CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-0407 FAX: (770) 971-0620

ALIGNMENT FOR PROPOSED RAIL

HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE

SEAL

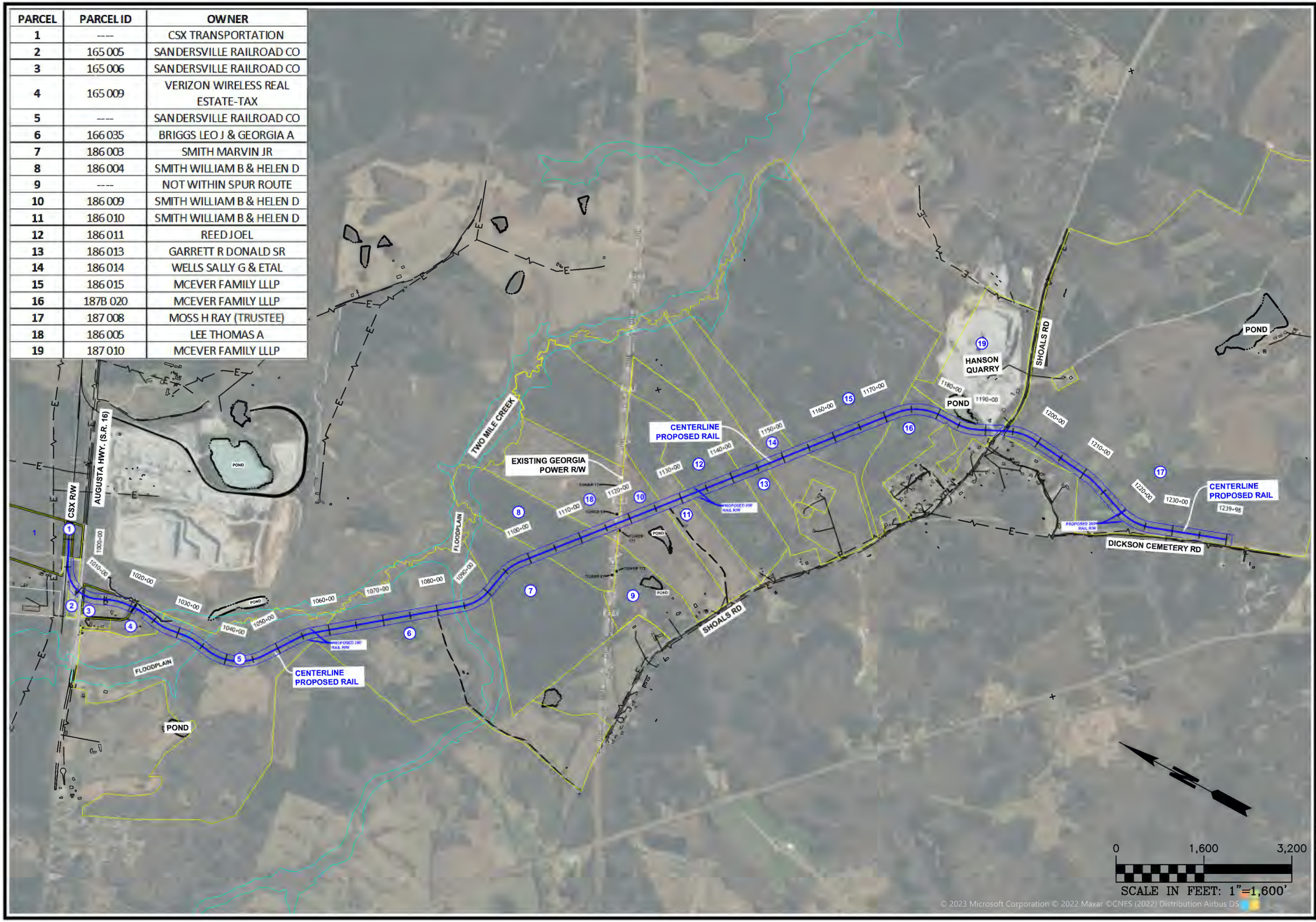
SHEET TITLE
RAIL ALIGNMENT
SHEET 2

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=1500'	12/01/2022

PROJECT NUMBER
1992.001

DRAWING NUMBER
P-2
SHEET 2 of 2

PARCEL	PARCEL ID	OWNER
1	---	CSX TRANSPORTATION
2	165 005	SANDERSVILLE RAILROAD CO
3	165 006	SANDERSVILLE RAILROAD CO
4	165 009	VERIZON WIRELESS REAL ESTATE-TAX
5	---	SANDERSVILLE RAILROAD CO
6	166 035	BRIGGS LEO J & GEORGIA A
7	186 003	SMITH MARVIN JR
8	186 004	SMITH WILLIAM B & HELEN D
9	---	NOT WITHIN SPUR ROUTE
10	186 009	SMITH WILLIAM B & HELEN D
11	186 010	SMITH WILLIAM B & HELEN D
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13	186 013	GARRETT R DONALD SR
14	186 014	WELLS SALLY G & ETAL
15	186 015	MCEVER FAMILY LLLP
16	187B 020	MCEVER FAMILY LLLP
17	187 008	MOSS H RAY (TRUSTEE)
18	186 005	LEE THOMAS A
19	187 010	MCEVER FAMILY LLLP



CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
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Plotted By: Trace Hutcherson at 1"=1600' on Tabloid (Sheet size) | Design Edit on 3/6/2023 1:04 PM

ALIGNMENT FOR PROPOSED RAILROAD

HANCOCK COUNTY, GEORGIA

NO	REVISION REFERENCE	DATE

SEAL

SHEET TITLE
RAIL ALIGNMENT OVERVIEW

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=1600'	12/01/2022

PROJECT NUMBER
1992.001

DRAWING NUMBER
P-0
SHEET 1 of 1

Drawing Location: P:\Master\1992 Statesville Railroad\1992.001 Environmental Screening Services\Engineering\Design\Rail\1992.001_Overview Sheet.dwg

Exhibit “C”

P1 - CSX Transportation Inc.
Tax Departmetn J-910
500 Water Street
Jacksonville, FL 32202

P4 – Verizon Real Estate
C/O Kelly Cantey
P.O. Box 2549
Addison, Texas 75001

Verizon Wireless of the East, L.P,
C/O Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

P6 – Leo J. and Georgia A. Briggs
4500 Hidden Stream Drive
Loganville, GA 30052

P7 – Marvin Smith, Jr.
15500 Avery Road
Deerwood, MD 20855

P8/10/11 – William B. and Helen D. Smith
823 Chatsworth Drive
Accokeek, MD 20607

Georgia Power Company (Easement Holder)
Attn: ROW Services
241 Ralph McGill Blvd.
BIN ROW2000
Atlanta, Georgia 30308

P12 – Joel Reed
5 Dogwood Lane
Chatsworth, GA 30705

P13 – R. Donald Garrett, Sr.
1335 Shoals Road
Sparta, GA 31087

P14 – Sally G. Wells, Verne Kennedy Hollis, Ellison Garrett and Donna Garrett
140 Dunn Road
Sparta, GA 31087

P15/16/19 – McEver Family LLLP.
145 Corral Road NE
Milledgeville, GA 31061

Davidson Mineral Properties (Easement Holder)
P.O. Box 468
Lithonia, Georgia 30058-0468

P17 – H. Ray Moss, Trustee of the H. Ray Moss Irrevocable Trust Dated Nov. 10, 2015
349 Ivey Gate Ridge, Suite 1
Dalton, GA 30720

Georgia-Alabama Land Trust, Inc. (Easement Holder)
Attn: Executive Director
226 Old Ladiga Road
Piedmont, AL 36272

Jolly Partnership, LLLP (Easement Holder)
349 Ivey Gate Ridge, Suite 2
Dalton, GA 30720

P18 – Thomas A. Lee
8201 Brookriver Drive, Suite 246
Dallas, TX 75247

William B. and Helen D. Smith (Easement Holder)
823 Chatsworth Drive
Accokeek, MD 20607

Georgia Power Company (Easement Holder)
Attn: ROW Services
241 Ralph McGill Blvd.
BIN ROW2000
Atlanta, Georgia 30308

Exhibit “D”

LEGEND

- PROPERTY LINE
- BUILDING
- OVERHEAD ELECTRICAL LINE — OHE
- FENCE — X — X
- ADJOINER PROPERTY LINE
- POWER POLE
- SIGN
- PROPERTY CORNER FOUND
- CONCRETE R/W MONUMENT FOUND
- PROPERTY POINT

GRADING LEGEND

FILL | CUT

RAIL R/W AREA

WILLIAM B. & HELEN D. SMITH
PID: 186 010
DB 492, PG 400

JOEL REED
PID: 186 011
DB 498, PG 237
DB 163, PG 347

R. DONALD GARRETT
PID:186 018
DB 123, PG 27

SARAH V. GARRETT
PID:186 017
NO DEED

TAYLOR S. KENNEDY
PID:186 014A
DB 574, PG 313

SALLY G. WELLS & ETAL
PID: 186 014
DB 574, PG 313

R. DONALD GARRETT JR
PID:186 016

REMNANT PARCEL 13A
AREA: 18.38 ACRES±
R. DONALD GARRETT SR.
PID:186 013
DB 11, PG 84

SHOALS ROAD (80' R/W)

GARRETT ROAD

40' ACCESS EASEMENT

C.L. PROPOSED RAILROAD

C.L. RAILROAD
STA:1141+84.58

C.L. RAILROAD
STA:1146+44.59

PROPOSED 25' INGRESS EGRESS & UTILITY ESMT.

200' RAIL R/W TO BE ACQUIRED
AREA: 2.11 ACRES±

PROPOSED RAIL CROSSING

P.O.C.

P.O.B.

#4 RBF

N47°32'58"W 94.86'
N48°49'54"W 131.96'
N50°20'26"W 129.41'
N44°54'26"E 311.30'
N44°38'31"W 488.95'
S03°46'56"W 20.53'
N49°53'00"E 146.83'
N28°54'55"E 1492.64'
S03°53'00"W 827.38'
S49°25'05"W 428.17'
S27°49'51"W 883.93'
N28°54'55"E 101.89'
N28°54'55"E 101.89'
1469.95' S28°54'55"W
S50°01'17"E 458.04'
N50°01'17"W ~ 461.98'
S27°49'51"W 102.29'
S27°49'51"W 102.29'

1125+00
1130+00
1135+00
1140+00
1145+00
1150+00
1155+00

MATCHLINE SHEET 2

0 300 600
SCALE IN FEET: 1"=300'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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RIGHT-OF-WAY EXHIBIT PARCEL #13

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO	REVISION REFERENCE	DATE
#	#	#
#	#	#
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SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #13

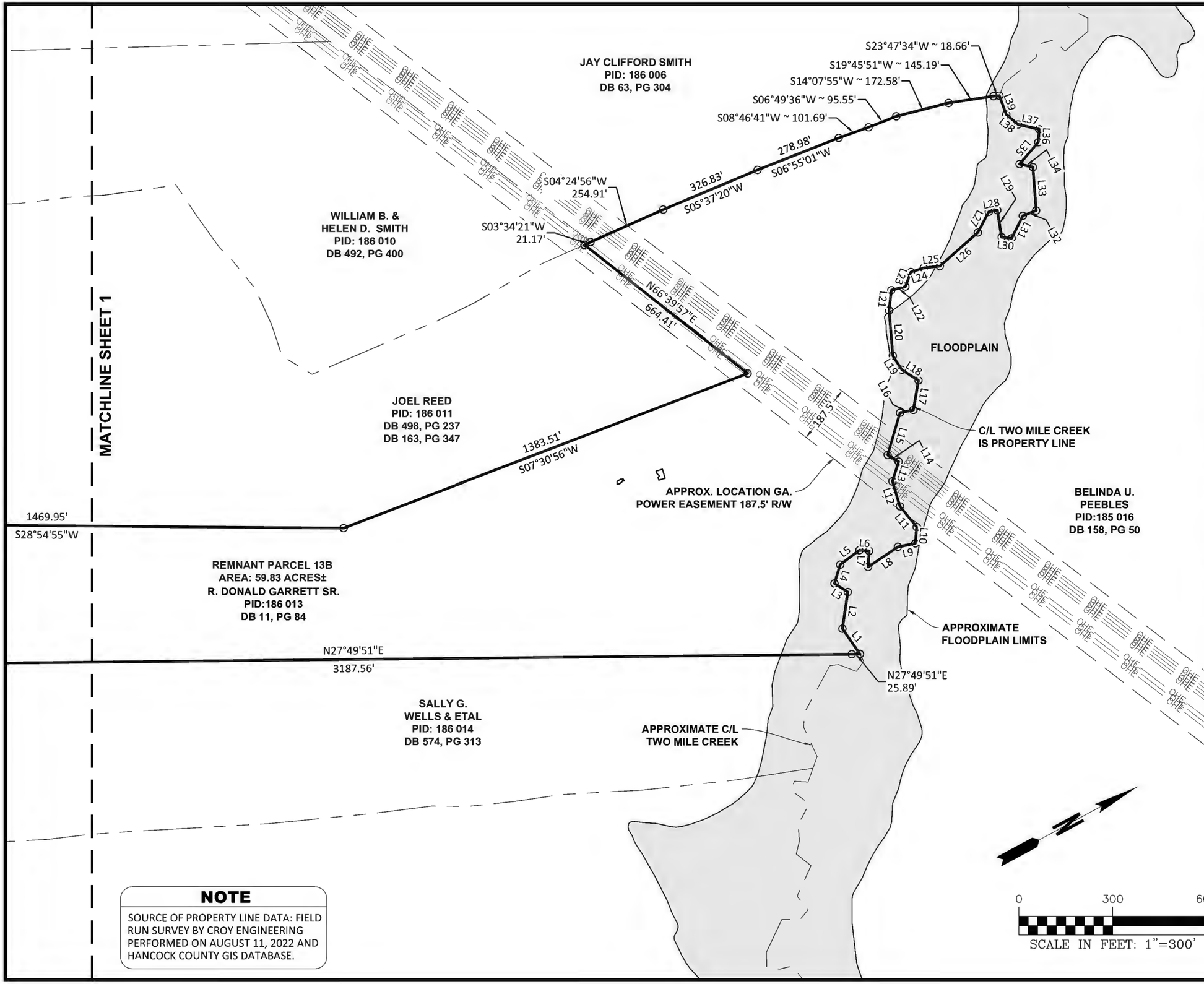
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TBA	RDM
SCALE	ISSUE DATE
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PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.13

SHEET 1 of 2

Drawing Location: P:\Marietta\1992 Sandersville Railroad\1992.002 Sandersville RR Survey\SURVEY\01-CAD\03-DWG\Easements\1992.002 Sandersville Survey Parcel 13.dwg



Call Table		
Line	Bearing	Distance
L1	N83°42'03"E	98.88'
L2	S53°12'51"E	118.58'
L3	N61°06'09"E	50.54'
L4	S44°45'24"E	62.80'
L5	S8°39'45"E	76.61'
L6	S32°41'24"W	31.66'
L7	N57°53'03"W	51.06'
L8	S5°30'48"E	115.16'
L9	S17°08'44"W	56.29'
L10	S56°37'08"E	52.48'
L11	N79°25'32"E	84.92'
L12	S78°24'14"E	82.92'
L13	S44°04'53"E	65.78'
L14	N59°39'02"E	40.79'
L15	S45°26'42"E	140.45'
L16	S16°34'47"W	44.06'
L17	S51°47'38"E	96.10'
L18	N60°46'32"E	62.81'
L19	N85°41'08"E	53.46'
L20	S66°21'47"E	145.68'
L21	S55°05'24"E	65.01'
L22	S14°04'30"W	46.50'
L23	S40°51'56"E	49.70'
L24	S10°54'53"W	42.93'
L25	S21°48'31"W	51.97'
L26	S13°11'49"E	162.47'
L27	S33°35'27"E	74.39'
L28	S17°06'29"W	27.64'
L29	N70°47'48"W	87.69'
L30	S34°42'18"W	32.13'
L31	S35°12'35"E	80.19'
L32	S6°56'05"W	46.26'
L33	S65°52'31"E	139.18'
L34	N41°15'30"E	43.92'
L35	S20°51'04"E	92.11'
L36	S58°04'42"E	41.59'
L37	N41°23'47"E	68.86'
L38	N68°12'19"E	49.59'
L39	S81°37'27"E	64.21'

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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Plotted by: TBA at 1"=### on Tallulah street saving 1:1 on 9/30/2022 10:07 AM

RIGHT-OF-WAY EXHIBIT PARCEL #13

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #13

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=300'	9/30/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.13
SHEET 2 of 2

Drawing Location: P:\Blankets\1992.000 Seaforwick Plantation\1992.002 Seaforwick HR Survey\Survey\14.0 CAD\05-DWG Exhibits\1992.002 Seaforwick Survey Parcel 13.dwg

Exhibit “E”

State of Georgia
County of Hancock

Parcel 13 Rail Right-of-way

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a point on the north margin of Shoals Road, 40.0 feet from its centerline, at the southwest corner of the Sally G. Wells property, ref. D.B. 574 Pg. 313, same being the southeast corner of the parent property, ref. D.B. 11 Pg. 84.

Thence, from the point of commencement leaving the north margin of road and with west boundary of said Sally G. Wells property, North 03°53'00" East, a distance of 827.38 feet to a #4 rebar found, North 03°46'56" East, a distance of 20.53 feet to a point, North 49°25'05" East, a distance of 428.17 feet to a #4 rebar found, and North 27°49'51" East, a distance of 883.93 feet to the point of beginning, same being the southeast corner of the property herein described.

Thence, from the point of beginning, leaving said west boundary and with a new division line, North 50°01'17" West, a distance of 461.98 feet to a point in the east boundary of the Joel Reed property, ref. D.B. 498 Pg. 237 and D.B. 163 Pg. 347, same being the southwest corner of the property herein described.

Thence, with the east boundary of said Joel Reed property, North 28°54'55" East, a distance of 101.89 feet to a point in the centerline of the proposed railroad and North 28°54'55" East, a distance of 101.89 feet to a point in said east boundary at the northwest corner of the property herein described.

Thence, leaving said east boundary and with a new division line, South 50°01'17" East, a distance of 458.04 feet to a point in the west boundary of the previously mentioned Sally G. Wells property, same being the northeast corner of the property herein described.

Thence, with the west boundary of said Sally G. Wells property, South 27°49'51" West, a distance of 102.29 feet to the centerline of the proposed railroad and South 27°49'51" West, a distance of 102.29 feet to the point of beginning and containing 2.11 acres, more or less.

The above described 2.11 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.50 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed rail and extending from the southern boundary along the proposed rail line right of way to the northern boundary line of the proposed rail right of way of said 2.11 acre tract as shown on that certain plat titled “RIGHT-OF-WAY EXHIBIT PARCEL #13” prepared by Croy Engineering and dated September 30, 2022.

Exhibit “F”



After printing this label:
1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our ServiceGuide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

Tuesday, January 17, 2023

VIA FEDEX

R. Donald Garrett, Sr.
1335 Shoals Road
Sparta, Georgia 31087

Re: Hancock County Tax Parcel Number 186 013
Hanson Industrial Spur (the "Project");
Project Parcel Number 13 (the "Property").

Dear Mr. Garrett:

As you know, Sandersville Railroad Company's ("SRR") is constructing an industrial rail spur to serve industry southeast of Sparta, Georgia. SRR must acquire a portion of your property for the construction of that industrial rail spur which is named after the end user at the terminus of that spur—Hanson Aggregates Quarry.

The property rights required for the Project have been explained to you by our negotiator and are shown in color on the plat attached to the option agreement previously furnished to you and which is enclosed with this letter for your convenience. Based on an appraisal prepared by an expert real estate appraiser, we believe that the Fair Market Value/just and adequate compensation for the portion of your property that is required for the Project is $7,400.00.

SRR prefers to purchase the property needed for the Project; however, if it is not able to do so, SRR is authorized by law to acquire property by condemnation. As litigation is costly to both SRR and the landowner, it is our sincere desire that upon reconsideration of our offer, a settlement agreement can be reached, hopefully avoiding litigation. Since negotiations for the required property rights have concluded, SRR (just like the State of Georgia does when it acquires property for transportation projects) provides an administrative review process as a final opportunity toward reaching an amicable settlement.

Should you elect to submit an administrative review, your request must be made, by mail or email, directly to me, Ben J. Tarbutton, III, within ten (10) days of this letter. Ideally, this review should be summitted by email to bjtiii@sandersvillerailroad.com. If needed, you may

WASHINGTON COUNTY, GEORGIA, CONTAINS SOME OF THE FINEST WHITE CLAY IN THE WORLD

TELEPHONE (478) 552-3141 FAX (478) 552-8655

mail the attached form to me at the following address "Sandersville Railroad, Attn: Ben J. Tarbutton, III, P.O. Box 269, Sandersville, Georgia 31082". It must include the lowest monetary amount acceptable to you for sale of the portion of your property required for the Project along with any documentation you believe supports that monetary amount.

Upon receipt of your request for an administrative review, an authorized representative of the SRR will contact you to arrange a meeting to discuss your views and your supporting documentation of the value of your property. With this being the final effort for settlement, please be prepared to furnish any supporting documentation in your response to this letter, if you chose to appeal, and in your meeting with the SRR representative. You are not required to be represented by an attorney; however, anyone you deem necessary may accompany you in your meeting with the SRR representative. Should this final review fail to produce an agreement, SRR will pursue condemnation of the portion of your property required for the Project.

If we have not received an executed option, a request for an administrative review, or some other form of satisfactory reply from you by **Monday, January 30, 2023**, SRR will pursue condemnation of the portion of your property required for the Project. We regret that such action may become necessary, but we must proceed with acquisition of the property required for the Project in order to complete the Project, drive economic development in Hancock County, and meet the Project milestone dates.

Sincerely,

Ben J. Tarbutton III

Benjamin ("Ben") J. Tarbutton, III

DATE: _____

Sandersville Railroad Company
Attn: Ben J. Tarbutton, III
Post Office Box 269
Sandersville, Georgia 31082

SUBJECT: ADMINISTRATIVE REVIEW OF FAIR MARKET VALUE
Hanson Industrial Spur
Parcel #: _____
Fair Market Value: _____

Dear Mr. Tarbutton:

I am requesting the review of my settlement proposal as a final effort to avoid legal proceedings.

After having considered Sandersville Railroad Company's offer, I am of the opinion that the least I can settle this matter for is $_____ in view of the following support of my estimate of value. (A settlement amount must be specified for consideration and documentation or information supporting that settlement amount must be included)

_____

_____

_____

_____

_____

Name: _____

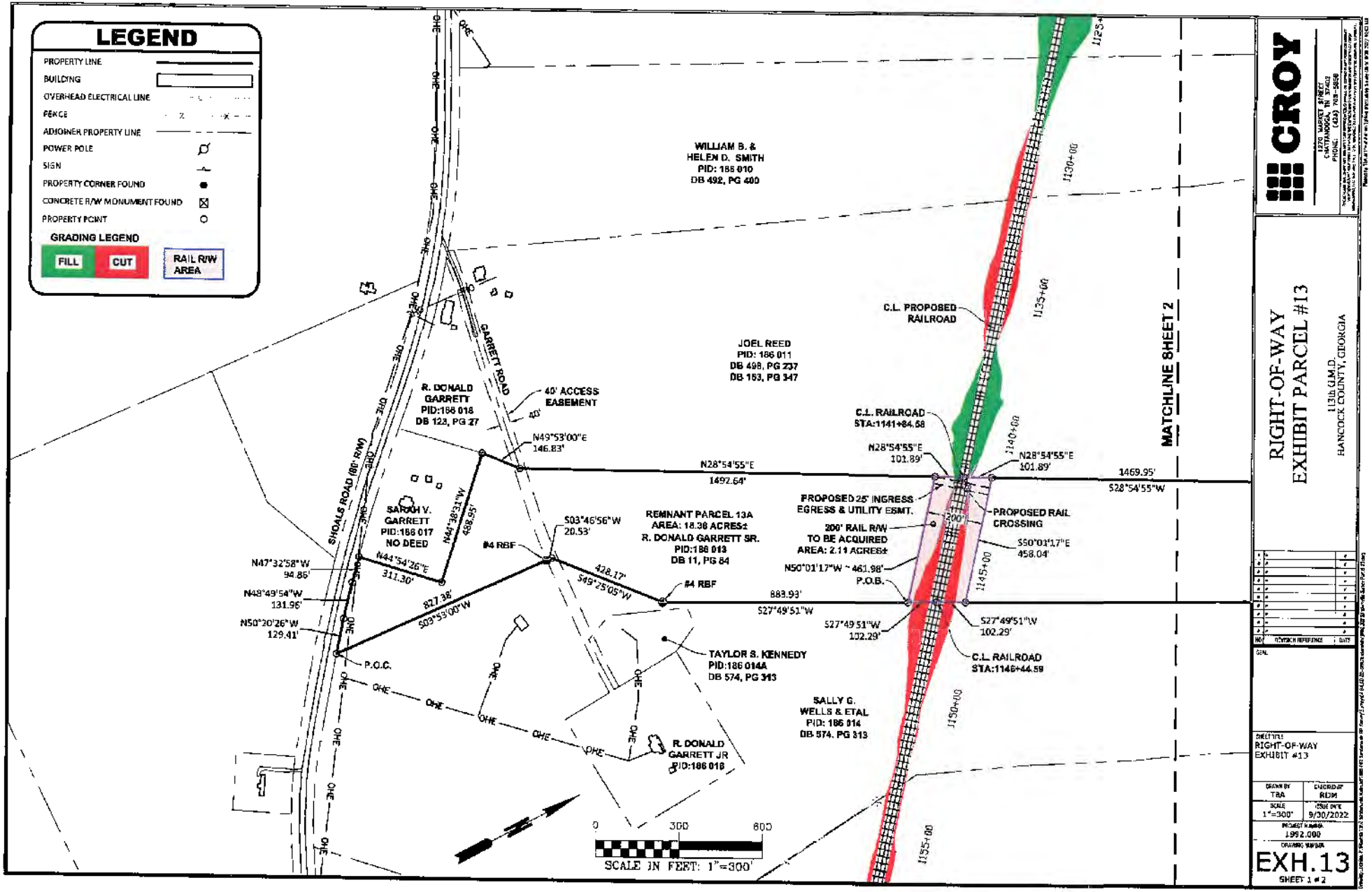
Address: _____

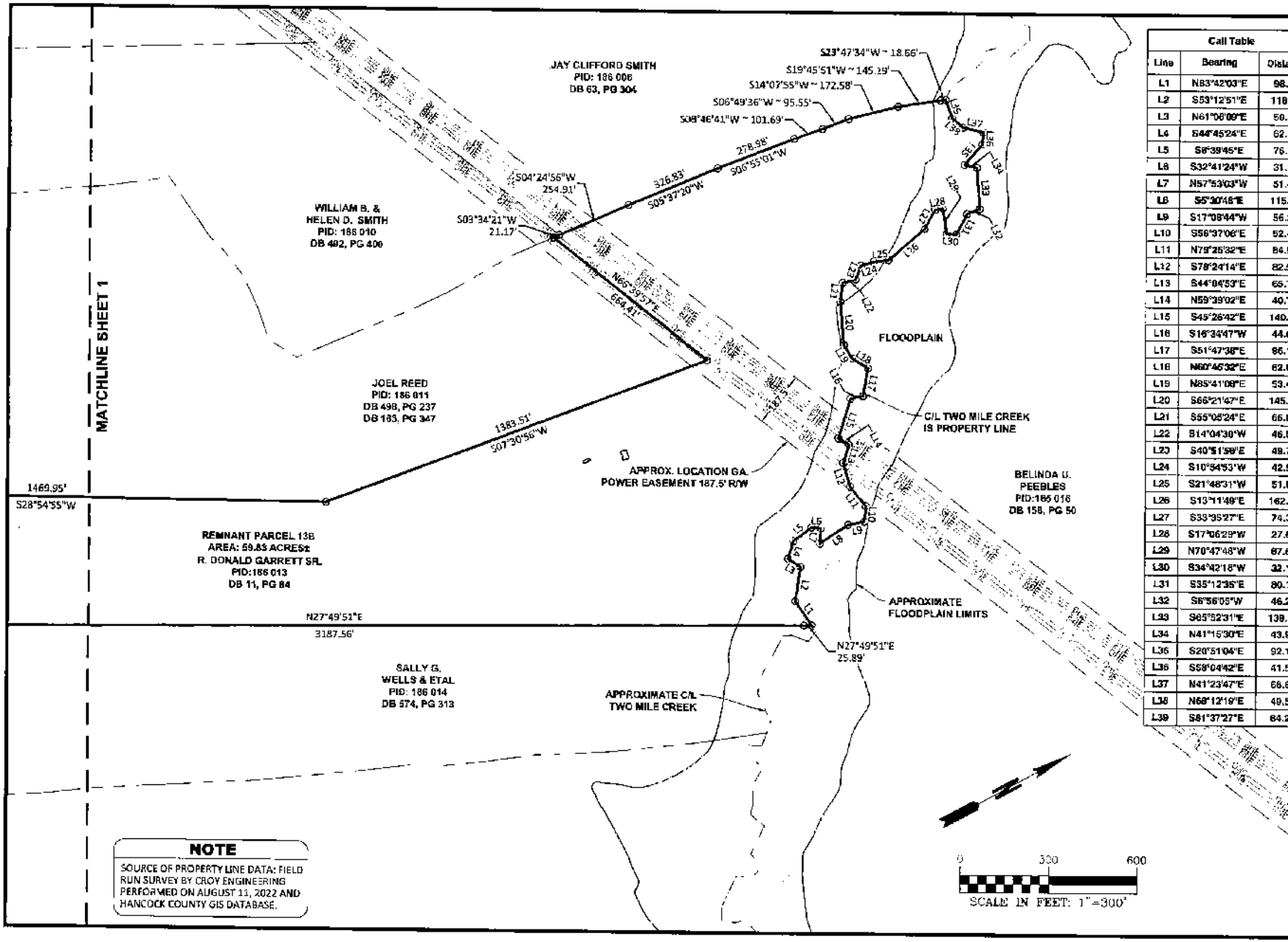
_____

Phone #: _____

Email Address: _____

Signature: _____


LEGEND
PROPERTY LINE
BUILDING
OVERHEAD ELECTRICAL LINE
FENCE
ADJOINER PROPERTY LINE
POWER POLE
SIGN
PROPERTY CORNER FOUND
CONCRETE R/W MONUMENT FOUND
PROPERTY POINT
GRADING LEGEND
FILL
CUT
RAIL R/W AREA
WILLIAM B. & HELEN D. SMITH PID: 186 010 DB 492, PG 400
JOEL REED PID: 186 011 DB 498, PG 237 DB 163, PG 347
R. DONALD GARRETT PID:186 018 DB 123, PG 27
SARAH V. GARRETT PID:186 017 NO DEED
TAYLOR S. KENNEDY PID:186 014A DB 574, PG 313
SALLY G. WELLS & ETAL PID: 186 014 DB 574, PG 313
R. DONALD GARRETT JR PID:186 018
REMNANT PARCEL 13A AREA: 18.36 ACRES± R. DONALD GARRETT SR. PID:186 013 DB 11, PG 84
GARRETT ROAD
SHOALS ROAD (80' R/W)
40' ACCESS EASEMENT
C.L. PROPOSED RAILROAD
C.L. RAILROAD STA:1141+84.58
PROPOSED 25' INGRESS EGRESS & UTILITY ESMT.
200' RAIL R/W TO BE ACQUIRED AREA: 2.11 ACRES±
PROPOSED RAIL CROSSING
C.L. RAILROAD STA:1146+44.59
P.O.B.
P.O.C.
#4 RBF
MATCHLINE SHEET 2
N49°53'00"E 146.83'
N28°54'55"E 1492.64'
N28°54'55"E 101.89'
N28°54'55"E 101.89'
1469.95' S28°54'55"W
S03°46'56"W 20.53'
N44°38'31"W 488.95'
N44°54'26"E 311.30'
N47°32'58"W 94.86'
N48°49'54"W 131.96'
N50°20'26"W 129.41'
827.38' S03°53'00"W
428.17' S49°25'05"W
883.93' S27°49'51"W
S27°49'51"W 102.29'
S27°49'51"W 102.29'
S50°01'17"E 458.04'
N50°01'17"W ~ 461.98'
1125+00
1130+00
1135+00
1140+00
1145+00
1150+00
1155+00
0 300 600
SCALE IN FEET: 1"=300'
CROY
RIGHT-OF-WAY EXHIBIT PARCEL #13
113th G.M.D.
HANCOCK COUNTY, GEORGIA
SHEET TITLE
RIGHT-OF-WAY EXHIBIT #13
DRAWN BY TBA
CHECKED BY RDM
SCALE 1"=300'
ISSUE DATE 9/30/2022
PROJECT NUMBER 1992.000
DRAWING NUMBER EXH.13
SHEET 1 of 2



Call Table		
Line	Bearing	Distance
L1	N83°42'03"E	98.88'
L2	S53°12'51"E	118.58'
L3	N61°08'09"E	50.54'
L4	S44°45'24"E	62.90'
L5	S6°39'45"E	76.81'
L6	S32°41'24"W	31.56'
L7	N57°53'03"W	51.06'
L8	S5°30'48"E	115.16'
L9	S17°08'44"W	56.29'
L10	S56°37'06"E	52.48'
L11	N75°25'32"E	84.92'
L12	S78°24'14"E	82.92'
L13	S44°04'53"E	65.78'
L14	N59°39'02"E	40.79'
L15	S45°26'42"E	140.45'
L16	S16°34'47"W	44.06'
L17	S51°47'38"E	86.10'
L18	N60°46'32"E	62.81'
L19	N85°41'06"E	53.46'
L20	S66°21'47"E	145.68'
L21	S55°05'24"E	66.01'
L22	S14°04'30"W	46.50'
L23	S40°51'59"E	48.70'
L24	S10°54'53"W	42.93'
L25	S21°48'31"W	51.87'
L26	S13°11'48"E	162.47'
L27	S33°35'27"E	74.39'
L28	S17°06'29"W	27.64'
L29	N70°47'48"W	87.69'
L30	S34°42'18"W	32.13'
L31	S35°12'35"E	80.19'
L32	S6°56'05"W	46.26'
L33	S65°52'31"E	139.18'
L34	N41°15'30"E	43.92'
L35	S20°51'04"E	92.11'
L36	S59°04'42"E	41.59'
L37	N41°23'47"E	56.86'
L38	N68°12'19"E	49.59'
L39	S81°37'27"E	64.21'

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

CROY
CROY ENGINEERING
1329 HARRIS STREET
MACON, GEORGIA 31201
PHONE: (478) 738-5858

RIGHT-OF-WAY EXHIBIT PARCEL #13

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO	REVISION REFERENCE	DATE

SEAL

SHEET TITLE
RIGHT-OF-WAY EXHIBIT #13

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=300'	9/30/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.13
SHEET 2 of 2

Exhibit “G”

Nanette Craft

From: TrackingUpdates@fedex.com
Sent: Tuesday, February 14, 2023 5:17 PM
To: Nanette Craft
Subject: FedEx Shipment 771285374349: Your package has been delivered
Attachments: DeliveryPicture.jpeg

Hi. Your package was delivered Tue, 02/14/2023 at 5:11pm.

Delivered to 1335 SHOALS RD, SPARTA, GA 31087

OBTAIN PROOF OF DELIVERY



Delivery picture not showing? View in browser.

TRACKING NUMBER	771285374349
FROM	Taylor English Duma LLP 1600 Parkwood Circle Suite 200 Atlanta, GA, US, 30339
TO	R. Donald Garrett, Sr. 1335 Shoals Road SPARTA, GA, US, 31087
REFERENCE	0071861.0009
SHIPPER REFERENCE	0071861.0009
SHIP DATE	Mon 2/13/2023 07:06 PM
DELIVERED TO	Residence
PACKAGING TYPE	FedEx Envelope
ORIGIN	Atlanta, GA, US, 30339
DESTINATION	SPARTA, GA, US, 31087
SPECIAL HANDLING	Deliver Weekday Residential Delivery
NUMBER OF PIECES	1
TOTAL SHIPMENT WEIGHT	0.50 LB
SERVICE TYPE	FedEx Priority Overnight

SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

Monday, February 13, 2023

VIA FEDEX

R. Donald Garrett, Sr.
1335 Shoals Road
Sparta, Georgia 31087

Re: Hancock County Tax Parcel Number 186 013;
Hanson Industrial Spur (the "Project");
Project Parcel Number 13 (the "Property").

Mr. Garrett:

This is to confirm that you did not appeal to me Sandersville Railroad Company's ("SRR") determination of just and adequate compensation, based on an appraisal by a qualified, independent appraiser, for the portion of the Property required for the Project. Since we were not able to reach a settlement with you regarding SRR's acquisition of the portion of the Property required for the Project, by copy of this letter I am requesting our attorneys proceed with the filing of a proceeding to acquire that portion of the Property by condemnation. All offers of settlement SRR previously made to you to acquire such property remain open but will automatically be revoked when the condemnation proceeding is commenced.

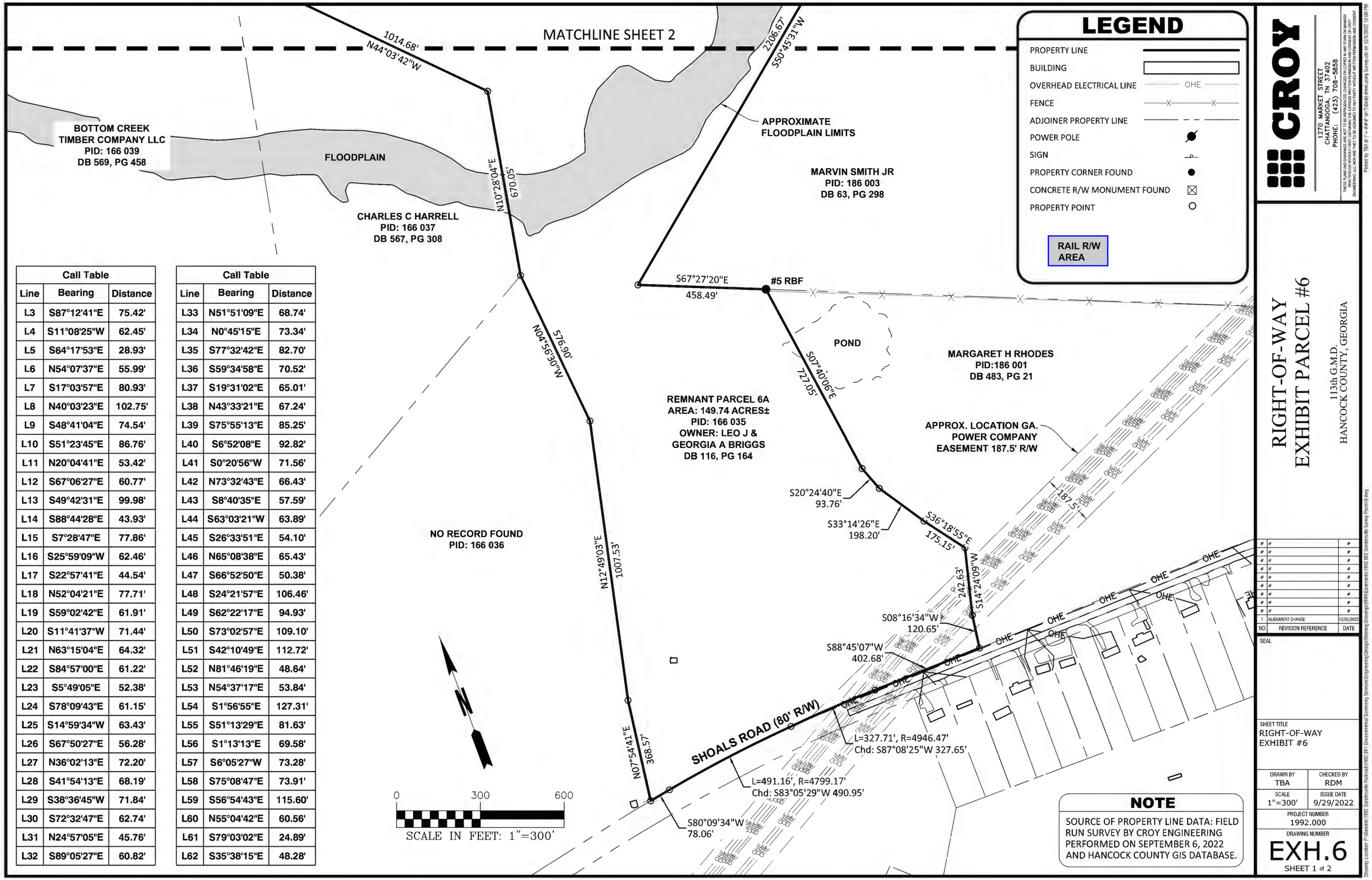
I regret that we were unable to reach an agreement with you for SRR's acquisition of that portion of the Property; however, when a property owner will not negotiate at all, we have no other alternative but to acquire the necessary property through condemnation.

Sincerely,

Benjamin ("Ben") J. Tarbutton, III

cc: SRR Project Attorneys

Exhibit “H”



LEGEND

- PROPERTY LINE
- BUILDING
- OVERHEAD ELECTRICAL LINE — OHE
- FENCE
- ADJOINER PROPERTY LINE
- POWER POLE
- SIGN
- PROPERTY CORNER FOUND
- CONCRETE R/W MONUMENT FOUND
- PROPERTY POINT

RAIL R/W AREA

Call Table		
Line	Bearing	Distance
L3	S87°12'41"E	75.42'
L4	S11°08'25"W	62.45'
L5	S64°17'53"E	28.93'
L6	N54°07'37"E	55.99'
L7	S17°03'57"E	80.93'
L8	N40°03'23"E	102.75'
L9	S48°41'04"E	74.54'
L10	S51°23'45"E	86.76'
L11	N20°04'41"E	53.42'
L12	S67°06'27"E	60.77'
L13	S49°42'31"E	99.98'
L14	S88°44'28"E	43.93'
L15	S7°28'47"E	77.86'
L16	S25°59'09"W	62.46'
L17	S22°57'41"E	44.54'
L18	N52°04'21"E	77.71'
L19	S59°02'42"E	61.91'
L20	S11°41'37"W	71.44'
L21	N63°15'04"E	64.32'
L22	S84°57'00"E	61.22'
L23	S5°49'05"E	52.38'
L24	S78°09'43"E	61.15'
L25	S14°59'34"W	63.43'
L26	S67°50'27"E	56.28'
L27	N36°02'13"E	72.20'
L28	S41°54'13"E	68.19'
L29	S38°36'45"W	71.84'
L30	S72°32'47"E	62.74'
L31	N24°57'05"E	45.76'
L32	S89°05'27"E	60.82'

Call Table		
Line	Bearing	Distance
L33	N51°51'09"E	68.74'
L34	N0°45'15"E	73.34'
L35	S77°32'42"E	82.70'
L36	S59°34'58"E	70.52'
L37	S19°31'02"E	65.01'
L38	N43°33'21"E	67.24'
L39	S75°55'13"E	85.25'
L40	S6°52'08"E	92.82'
L41	S0°20'56"W	71.56'
L42	N73°32'43"E	66.43'
L43	S8°40'35"E	57.59'
L44	S63°03'21"W	63.89'
L45	S26°33'51"E	54.10'
L46	N65°08'38"E	65.43'
L47	S66°52'50"E	50.38'
L48	S24°21'57"E	106.46'
L49	S62°22'17"E	94.93'
L50	S73°02'57"E	109.10'
L51	S42°10'49"E	112.72'
L52	N81°46'19"E	48.64'
L53	N54°37'17"E	53.84'
L54	S1°56'55"E	127.31'
L55	S51°13'29"E	81.63'
L56	S1°13'13"E	69.58'
L57	S6°05'27"W	73.28'
L58	S75°08'47"E	73.91'
L59	S56°54'43"E	115.60'
L60	N55°04'42"E	60.56'
L61	S79°03'02"E	24.89'
L62	S35°38'15"E	48.28'

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON SEPTEMBER 6, 2022 AND HANCOCK COUNTY GIS DATABASE.

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT.

Plotted by TBA at 1" = #### on T:\#civil sheet_using Survey.dgn on 12/6/2022 12:08 PM

RIGHT-OF-WAY EXHIBIT PARCEL #6

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
1	ALIGNMENT CHANGE	12/05/2022

SEAL

SHEET TITLE
RIGHT-OF-WAY EXHIBIT #6

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=300'	9/29/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.6
SHEET 1 of 2

Drawing Location: P:\Waldstein 1992 Sonnenville Railroad\1992.001 Environmental\Screening Services\Engineering\Design\Working\Dwg\rpt\RW Easements 1992.002 Sonnenville Survey Phase 6.dwg

HORTON ALFONSO & ETAL
PID:185 006
DB 325, PG 19

HORTON RD SUBDIVISION (PB 8, PG 19)

BEVERLY GRIFFIN
PID:185 007
NO DEED

BEVERLY H GRIFFIN & ETAL
PID:185 008
DB 577, PG 269

JASON WHITE
PID:185 015
DB 537, PG 31

1055+00

C.L. RAILROAD
STA:1058+66.69

RALPH TURNER
PID: 165 017
DB 414, PG 1

(P.O.B.)

#5 RBF(P.O.C.)

S82°40'54"E
247.27'

1060+00

S80°38'08"E ~ 149.26'

S77°43'35"E
64.82'

S80°38'08"E
149.26'

1065+00

C/L TWO MILE CREEK
IS PROPERTY LINE

FLOODPLAIN

APPROXIMATE
FLOODPLAIN LIMITS

FLOODPLAIN

C.L. PROPOSED
RAILROAD

1070+00

S38°34'09"E
2492.99'

REMNANT PARCEL 6B
AREA: 45.22 ACRES±
PID: 166 035
OWNER: LEO J &
GEORGIA A BRIGGS
DB 116, PG 164

200'

1075+00

N38°34'09"W
2714.59'

PROPOSED 25' INGRESS-
EGRESS & UTILITY ESMT.

200' RAIL R/W
TO BE ACQUIRED
AREA: 14.56 ACRES±

1080+00

L=481.99', R=700.00'
Chd: S58°17'42"E 472.52'

PROPOSED
RAIL CROSSING

PC:1084+70

1085+00

PT:1090+21

PC:1094+3

MARVIN SMITH JR
PID: 186 003
DB 63, PG 298

813.95'
S30°43'04"W

S78°01'13"E
96.50'

1090+00

S50°45'31"W
77.21'

1095+00

PT:1098+22

1100+0

S50°45'31"W
128.28'

C.L. RAILROAD
STA:1090+37.48

BOTTOM CREEK
TIMBER COMPANY LLC
PID: 166 039
DB 569, PG 458

N11°31'33"E
2315.78'

REMNANT PARCEL 6A
AREA: 149.74 ACRES±
PID: 166 035
OWNER: LEO J &
GEORGIA A BRIGGS
DB 116, PG 164

L=557.18', R=900.44'
Chd: N56°18'02"W 548.33'

S50°45'31"W ~ 125.54'

FLOODPLAIN

0 300 600
SCALE IN FEET: 1"=300'

1014.68'
N44°03'42"W

MATCHLINE SHEET 1

2206.67'
S50°45'31"W

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT.

RIGHT-OF-WAY EXHIBIT PARCEL #6

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
1	ALIGNMENT CHANGE	12/05/2022

SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #6

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=300'	9/29/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.6
SHEET 2 of 2

Exhibit “I”

State of Georgia
County of Hancock

Parcel 6 Rail Right-of-way Revised

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a #5 rebar found at the northeast corner of the Bottom Creek Timber Company LLC property, ref. D.B. 569 Pg. 458, same being a point in the south boundary of the Ralph Turner property, ref. D.B. 414 Pg. 1, and the northwest corner of the parent property, ref. D.B. 116 Pg. 164.

Thence, from the point of commencement and with the south boundary of said Ralph Turner property, South 77°43'35" East, a distance of 64.82 feet to a point in said south boundary, same being the point of beginning and the western most corner of the property herein described.

Thence, from the point of beginning and continuing with the south boundary of said Ralph Turner property, South 80°38'08" East, a distance of 149.26 feet to a point in the centerline of the proposed railroad and South 80°38'08" East, a distance of 149.26 feet to a point in said south boundary.

Thence, leaving said south boundary and with a new division line, South 38°34'09" East, a distance of 2492.99 feet to a point at the beginning of a curve.

Thence, continuing with said new division line, same being a curve to the left having a length of 481.99 feet, a radius of 700.00, and a chord bearing and distance of South 58°17'42" East 472.52 feet to a point at the end of said curve.

Thence, continuing with said new division line, South 78°01'13" East, a distance of 96.50 feet to a point in the northwestern boundary of the Marvin Smith, Jr. property, ref. D.B. 63 Pg. 298, same being the eastern most corner of the property herein described.

Thence, with the northwestern boundary of said Marvin Smith, Jr. property, South 50°45'31" West, a distance of 128.28 feet to a point in the centerline of the proposed railroad and South 50°45'31" West, a distance of 125.54 feet to a point in said northwestern boundary, same being the southern most corner of the property herein described.

Thence, leaving said northwestern boundary and with a new division line, same being of a curve to the right having a length of 557.18 feet, a radius of 900.44 feet, and a chord bearing and distance of North 56°18'02" West 548.33 feet to a point at the end of said curve.

Thence, continuing with said new division line, North 38°34'09" West, a distance of 2714.59 feet to the point of beginning and containing 14.56 acres, more or less.

The above described 14.56 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.5 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed

rail and extending from the southern boundary the proposed rail line right of way to the northern boundary line of the proposed rail right of way of said 14.56 acre tract as shown on drawing number EXH. 6.

Exhibit “J”

LEO J & GEORGIA
A BRIGGS
PID: 166 035
DB 116, PG 164

N50°45'31"E
2206.67'

N67°27'20"W
458.49'

#5 RBF

POND

MARGARET H RHODES
PID:186 001
DB 483, PG 21

N67°26'28"W
2005.18'

0 300 600
SCALE IN FEET: 1"=300'

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

LEGEND

- PROPERTY LINE
- BUILDING
- OVERHEAD ELECTRICAL LINE — OHE —
- FENCE —X—X—
- ADJOINER PROPERTY LINE
- POWER POLE
- SIGN
- PROPERTY CORNER FOUND
- CONCRETE R/W MONUMENT FOUND
- PROPERTY POINT

RAIL R/W AREA

N50°45'31"E
128.28'

N50°45'31"E
125.54'

1090+00

PT:1090+21

N50°45'31"E
77.21'

N30°43'04"E
813.95'

S78°01'14"E
313.72'

APPROXIMATE C/L
TWO MILE CREEK

JASON WHITE
PID:185 015
DB 537, PG 31
PB 15, PG 328

C.L. RAILROAD
STA:1090+37.48

N76°04'16"W
62.60'

200' RAIL R/W
TO BE ACQUIRED
AREA: 5.53 ACRES±

200'

PC:1094+32

1095+00

C/L TWO MILE CREEK
IS PROPERTY LINE

FLOODPLAIN

REMNANT PARCEL 7B
AREA: 17.31 ACRES±
PID: 186 003
OWNER: MARVIN
SMITH JR
DB 63, PG 298

N78°01'13"W
410.13'

PROPOSED 25' INGRESS-
EGRESS & UTILITY ESMT.

L=439.81', R=900.00'
Chd: S64°01'15"E 435.44'

PROPOSED
RAIL CROSSING

L=342.07', R=700.00'
Chd: N64°01'15"W 338.68'

REMNANT PARCEL 7A
AREA: 90.36 ACRES±
PID: 186 003
OWNER: MARVIN
SMITH JR
DB 63, PG 298

PT:1098+22

S13°18'56"E
60.96'

S13°54'05"W
141.15'

S02°40'04"W
131.97'

S01°21'26"E
122.20'

S04°56'50"W
162.02'

S01°00'21"W
584.59'

N50°01'17"W
494.20'

S03°20'55"W
124.61'

1100+00

S50°01'17"E
344.27'

S01°00'21"W
24.28'

S03°20'55"W
101.09'

WILLIAM B. & HELEN D.
SMITH
PID: 186 004
DB 492, PG 400 TRACT 1
PB 11, PG 55

P.O.B.

N03°20'55"E
276.21'

N03°33'27"W
38.32'

N07°13'10"E
18.29'

N07°13'10"E
347.75'

1105+00

C.L. RAILROAD
STA:1102+42.34

N50°01'17"W ~ 1098.76' (TIE LINE)

C.L. PROPOSED
RAILROAD

1110+00

APPROX. LOCATION GA.
POWER COMPANY
EASEMENT 187.5' R/W

394.27'
S02°48'25"W

S79°21'20"W
68.64'

S42°18'17"W
209.51'

187.5'

279.51'
S42°18'17"W

S08°08'57"E
52.50'

S16°23'28"E
89.48'

S38°56'49"W
132.04'

S30°43'35"W
103.66'

30' INGRESS- EGRESS
PER PB 11, PG 55

THOMAS AHMAD LEE
PID: 186 005
DB 582, PG 193
PB 11, PG 55

MARK DAVID
SMITH
PID:186 007
DB 63, PG 301

N00°32'42"E
286.78'

1115+00

WILLIAM B. &
HELEN D. SMITH
PID:186 009
DB 524, PG 280
PB 11, PG 54

30' INGRESS- EGRESS
PER PB 11, PG 55
TO SHOALS ROAD

P.O.C.

Call Table		
Line	Bearing	Distance
L1	S88°07'10"E	76.74'
L2	S75°40'10"E	73.21'
L3	N38°40'09"E	30.27'
L4	N20°24'59"W	72.30'
L5	N60°39'03"W	57.87'
L6	N68°12'19"E	42.44'
L7	N7°40'09"W	41.34'
L8	N75°10'41"E	55.44'
L9	S32°41'22"E	49.62'
L10	N88°58'38"E	44.14'
L11	N57°29'50"E	48.85'
L12	S59°02'42"E	69.18'
L13	S80°11'32"E	66.73'
L14	S30°07'21"W	57.14'
L15	S16°12'51"W	44.26'
L16	S63°44'29"E	42.45'
L17	N50°30'55"E	58.29'
L18	S86°28'06"E	40.12'
L19	N22°41'02"E	54.34'
L20	S7°48'32"E	37.39'
L21	S7°48'32"E	75.44'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC. ANY UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CROY ENGINEERING, LLC.

RIGHT-OF-WAY EXHIBIT PARCEL #7

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
1	ALIGNMENT CHANGE	12/07/2022

SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #7

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=300'	9/28/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.7

SHEET 1 of 1

Exhibit “K”

State of Georgia
County of Hancock

Parcel 7 Rail Right-of-way Revised

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a point at the southwest corner of the Thomas Ahmad Lee property, ref. D.B. 582 Pg. 193, same being the northwest corner of the William B. and Helen D. Smith property, ref. D.B. 524 Pg. 280, and the northeast corner of the Mark David Smith property, ref. D.B. 63 Pg. 301, said point also being the southeast corner of the William B. and Helen D. Smith property, ref. D.B. 492 Pg. 400 (tract 1).

Thence, from the point of commencement and with the east boundary of said William B. and Helen D. Smith property, ref. D.B. 492 Pg. 400 (tract 1), North 00°32'42" East, a distance of 286.78 feet to a point in said east boundary.

Thence, leaving said east boundary North 50°01'17" West, a distance of 1098.76 feet to a point in the west boundary of the previously mentioned William B. and Helen D. Smith property, ref. D.B. 492 Pg. 400 (tract 1), same being the point of beginning and the southeast corner of the property herein described.

Thence, leaving said west boundary and with a new division line, North 50°01'17" West, a distance of 494.20 feet to a point at the beginning of a curve.

Thence, continuing with said new division line, same being a curve to the left having a length of 342.07 feet, a radius of 700.00 feet, and a chord bearing and distance of North 64°01'15" West 338.68 feet to a point at the end of said curve.

Thence, continuing with said new division line, North 78°01'13" West, a distance of 410.13 feet to a point and North 76°04'16" West, a distance of 62.60 feet to a point in the east boundary of the Leo J. and Georgia A. Briggs property, ref. D.B. 116 Pg. 164, same being the southwest corner of the property herein described.

Thence, with the east boundary of said Leo J. and Georgia A. Briggs property, North 50°45'31" East, a distance of 125.54 feet to a point in the centerline of the proposed railroad and North 50°45'31" East, a distance of 128.28 feet to a point in said east boundary, same being the northwest most corner of the property herein described.

Thence, leaving said east boundary and with a new division line, South 78°01'14" East, a distance of 313.72 feet to a point at the beginning of a curve.

Thence, continuing with said new division line, same being a curve to the right having a length of 439.81 feet, a radius of 900.00 feet, and a chord bearing and distance of South 64°01'15" East 435.44 feet to a point at the end of said curve.

Thence, continuing with said new division line, South 50°01'17" East 344.27 feet to a point in the west boundary of the previously mentioned William B.

and Helen D. Smith property, ref. D.B. 492 Pg. 400 (tract 1), same being the northeast corner of the property herein described.

Thence, with said west boundary, South 01°00'21" West, a distance of 24.28 feet to a point, South 03°20'55" West, a distance of 101.09 feet to a point in the centerline of the proposed railroad and South 03°20'55" West, a distance of 124.61 feet to the point of beginning and containing 5.53 acres, more or less.

The above described 5.53 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.5 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed rail and extending from the southwestern boundary the proposed rail line right of way to the northeastern boundary line of the proposed rail right of way of said 5.53 acre tract as shown on drawing number EXH. 7.

Exhibit “L”

LEGEND

- PROPERTY LINE
- BUILDING
- OVERHEAD ELECTRICAL LINE — OHE —
- FENCE —X—X—
- ADJOINER PROPERTY LINE
- POWER POLE
- SIGN
- PROPERTY CORNER FOUND
- CONCRETE R/W MONUMENT FOUND
- PROPERTY POINT

RAIL R/W AREA

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

MARVIN SMITH JR
PID:186 003
DB 63, PG 298

PT:1090+21
1090+00
PC:1094+32
1095+00
PT:1098+22
1100+00
1105+00
1110+00
1115+00

APPROXIMATE C/L TWO MILE CREEK

APPROXIMATE FLOODPLAIN LIMITS

FLOODPLAIN

JASON WHITE
PID:185 015
DB 537, PG 31
PB 15, PG 328

ERNEST J BUREL
PID:185 015A
DB 482, PG 462
PB 15, PG 47

MARVIN SMITH JR
PID:186 003
DB 63, PG 298

C.L. PROPOSED RAILROAD

C.L. RAILROAD
STA:1102+42.34

N01°21'26"W 122.20'
N01°00'21"E 24.28'
N03°20'55"E 101.09'
N03°20'55"E 124.61'
N03°33'27"W 38.32'
N07°13'10"E 18.29'
N07°13'10"E 347.75'
N03°20'55"E 276.21'
N04°56'50"E 162.02'
N01°00'21"E 584.59'
N08°08'57"W 52.50'
N02°48'25"E 394.27'
N24°18'49"W 162.51'
N16°23'28"W ~ 89.48'
187.5'
S66°01'24"W 896.01'
N50°01'17"W 1098.76'
S50°01'17"E ~ 1084.21'
2199.15' S00°32'42"W
N00°32'42"E 286.78'
S00°32'42"W 129.47'
S00°32'42"W 129.47'
S23°50'13"W 65.28'
S65°17'58"E 43.51'
S00°32'42"W 27.15'

APPROX. LOCATION GA. POWER COMPANY EASEMENT 187.5' R/W

PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.

PROPOSED RAIL CROSSING

200'

200' RAIL R/W TO BE ACQUIRED AREA: 5.01 ACRES±

REMNANT PARCEL 8A
AREA: 41.26 ACRES±
PID: 186 004
OWNER: WILLIAM B. & HELEN D. SMITH
DB 492, PG 400 TRACT 1
PB 11, PG 55

REMNANT PARCEL 8B
AREA: 17.20 ACRES±

P.O.B.

P.O.C.

C.L. RAILROAD
STA:1113+33.20

30' INGRESS- EGRESS PER PB 11, PG 55

30' INGRESS- EGRESS PER PB 11, PG 55

C/L TWO MILE CREEK IS PROPERTY LINE

THOMAS AHMAD LEE
PID: 186 005
DB 582, PG 193
PB 11, PG 55

MARK DAVID SMITH
PID:186 007
DB 63, PG 301

POND

WILLIAM B. & HELEN D. SMITH
PID:186 009
DB 524, PG 280
PB 11, PG 54

0 300 600
SCALE IN FEET: 1"=300'

Call Table		
Line	Bearing	Distance
L1	N7°48'32"W	75.44'
L2	N7°48'32"W	37.39'
L3	N22°41'02"E	47.49'
L4	N44°43'49"E	71.65'
L5	N13°17'43"W	64.49'
L6	N51°28'47"E	68.24'
L7	N1°08'55"W	47.14'
L8	N52°31'18"W	64.16'
L9	N70°51'51"W	63.32'
L10	N25°29'48"E	47.09'
L11	N47°05'19"E	75.03'
L12	N5°23'27"W	52.62'
L13	N87°44'47"E	62.83'
L14	N34°53'05"E	59.64'
L15	N39°27'37"E	108.98'

Call Table		
Line	Bearing	Distance
L16	N0°52'55"E	32.13'
L17	N84°21'42"E	40.24'
L18	S29°23'50"E	49.35'
L19	N66°24'08"E	123.75'
L20	N84°29'14"E	72.02'
L21	N78°43'12"E	83.85'
L22	S89°32'57"E	62.79'
L23	S65°17'25"E	68.57'
L24	S16°59'22"E	117.75'
L25	S35°06'20"W	67.51'
L26	S65°45'41"E	71.51'
L27	S17°01'07"E	69.73'
L28	S30°29'02"E	71.79'
L29	S23°50'13"W	65.28'
L30	S65°17'58"E	43.51'
L31	S0°32'42"W	27.15'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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Plotted by: TBA on T:\Active\#### - Name\Survey\CAD on 12/7/2022 3:04 PM

RIGHT-OF-WAY EXHIBIT #8

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
1	ALIGNMENT CHANGE	12/07/2022

SEAL

SHEET TITLE
RIGHT-OF-WAY EXHIBIT #8

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=300'	9/28/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.8
SHEET 1 of 1

Drawing Location: P:\Master\1992 Sonnenalle Railroad\1992.001 Environmental Screening Services\Engineering\Design\Working Drawings\PWH Easements\1992.002 Skeddaville Survey Parcel 8.dwg

Exhibit “M”

State of Georgia
County of Hancock

Parcel 8 Rail Right-of-way Revised

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a point at the southwest corner of the Thomas Ahmad Lee property, ref. D.B. 582 Pg. 193, same being the northwest corner of the William B. and Helen D. Smith property, ref. D.B. 524 Pg. 280, and the northeast corner of the Mark David Smith property, ref. D.B. 63 Pg. 301, said point also being the southeast corner of the parent property, ref. D.B. 492 Pg. 400 (tract 1).

Thence, from the point of commencement and with the west boundary of said Thomas Ahmad Lee property, North 00°32'42" East, a distance of 286.78 feet to a point in said west boundary, same being the point of beginning and the southeast corner of the property herein described.

Thence, from the point of beginning, leaving said west boundary and with a new division line, North 50°01'17" West, a distance of 1098.76 feet to a point in the east boundary of the Marvin Smith, Jr. property, ref. D.B. 63 Pg. 298, same being the southwest corner of the property herein described.

Thence, with said east boundary, North 03°20'55" East, a distance of 124.61 feet to a point in the centerline of the proposed railroad, North 03°20'55" East, a distance of 101.09 feet, and North 01°00'21" East, a distance of 24.28 feet to a point in said east boundary at the northwest corner of the property herein described.

Thence, leaving said east boundary and with a new division line, South 50°01'17" East, a distance of 1084.21 feet to a point in the west boundary of the previously mentioned Thomas Ahmad Lee property, same being the northeast corner of the property herein described.

Thence, with said west boundary, South 00°32'42" West, a distance of 129.47 feet to a point in the centerline of the proposed railroad and South 00°32'42" West, a distance of 129.47 feet to the point of beginning and containing 5.01 acres, more or less.

The above described 5.01 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.5 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed rail and extending from the southern boundary the proposed rail line right of way to the northern boundary line of the proposed rail right of way of said 5.01 acre tract as shown on drawing number EXH. 8.

Exhibit “N”

LEGEND

- PROPERTY LINE
- BUILDING
- OVERHEAD ELECTRICAL LINE — OHE —
- FENCE — X — X —
- ADJOINER PROPERTY LINE
- POWER POLE
- SIGN
- PROPERTY CORNER FOUND
- CONCRETE R/W MONUMENT FOUND
- PROPERTY POINT

GRADING LEGEND

FILL | CUT

RAIL R/W AREA

WILLIAM B. & HELEN D. SMITH
PID:186 004
DB 492, PG 400
PB 11, PG 55
TRACT 1

30' INGRESS-EGRESS EASEMENT PER PB 11, PG 55

MARK DAVID SMITH
PID:186 007
DB 63, PG 301

POND

THOMAS AHMAD LEE
PID:186 005
DB 582, PG 193
PB 11, PG 55

P.O.C.

N11°24'31"E
114.97'

N66°02'20"E
241.21'

P.O.B.

L=93.10', R=900.00'
Chd: N52°59'06"W 93.06'

N66°02'20"E
115.69'

C.L. RAILROAD
STA:1117+86.47

N66°02'20"E
112.30'

PC:1114+10

PT:1118+29

1110+00

1115+00

1120+00

1125+00

1130+00

1135+00

30' INGRESS-EGRESS EASEMENT PER PB 11, PG 55

N66°02'20"E
896.96'

N66°02'20"E
315.45'

SMITH MARK DAVID & JANET
C/O BAC TAX SERVICES CORP.
PID:186 008
NO DEED

N11°24'35"E
1420.32'

L=104.42', R=3928.81'
Chd: N59°30'18"W 104.42'

N30°15'15"E
551.38'

L=192.80', R=5865.58'
Chd: N61°12'29"W 192.79'

30' INGRESS-EGRESS EASEMENT PER PB 11, PG 55

REMNANT PARCEL 10A
AREA: 39.95 ACRES±
PID: 186 009
OWNER: WILLIAM B. & HELEN D. SMITH
DB 524, PG 280
PB 11, PG 54

PROPOSED RAIL CROSSING

200' RAIL R/W TO BE ACQUIRED AREA: 3.95 ACRES±

N50°01'17"W
840.67'

200'

786.77'
S50°01'17"E

PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.

REMNANT PARCEL 10B
AREA: 9.84 ACRES±

JAY CLIFFORD SMITH
PID:186 004
DB 63, PG 304
PB 11, PG 54

N62°08'59"W
390.09'

2029.85'
S26°50'38"W

S26°50'39"W
102.69'

970.06'
S26°50'39"W

S26°50'39"W
102.69'

S26°50'39"W
148.35'

C.L. RAILROAD
STA:1126+45.92

WILLIAM B. & HELEN D. SMITH
PID:186 010
DB 492, PG 400 TRACT 2
PB 11, PG 54

APPROX. LOCATION GA. POWER COMPANY EASEMENT 187.5' R/W

187.5'

SHOALS ROAD (80' R/W)

C.L. PROPOSED RAILROAD

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

0 300 600

SCALE IN FEET: 1"=300'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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Plotted by TBA at 1"=### on 7added sheet using Survey.ctb on 9/27/2022 11:09 AM

RIGHT-OF-WAY EXHIBIT PARCEL #10

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
#	#	#

SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #10

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=300'	9/27/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.10

SHEET 1 of 1

Drawing Location: P:\Marietta\1992 Sandersville Railroad\1992.002 Sandersville RR Survey\Survey\04-D-CAD\03-DWG\Easements\1992.002 Sandersville Survey Parcel 10.dwg

Exhibit “O”

State of Georgia
County of Hancock

Parcel 10 Rail Right-of-way

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a point at the northeast corner of the Mark David Smith property, ref. D.B. 63 Pg. 301, same being the southeast corner of the William B. and Helen D. Smith property, ref. D.B. 492 Pg. 400 (tract 1), and the southwest corner of the Thomas Ahmad Lee property, ref. D.B. 582 Pg. 193, said point also being the northwest corner of the parent tract, ref. D.B. 524 Pg. 280.

Thence, from the point of commencement and with the south boundary of said Thomas Ahmad Lee property, same being the north boundary of said parent property, North 66°02'20" East, a distance of 241.21 feet to the point in said boundary, same being the point of beginning and the western most corner of the property herein described.

Thence, from the point of beginning and continuing with said boundary, North 66°02'20" East, a distance of 115.69 feet to a point in the centerline of the proposed railroad and North 66°02'20" East, a distance of 112.30 feet to a point in said boundary at the northern most corner of the property herein described.

Thence, leaving said boundary and with a new division line, South 50°01'17" East, a distance of 786.77 feet to a point in the western boundary of the William B. and Helen D. Smith property, ref. D.B. 492 Pg. 400 (tract 2), same being the northeast corner of the property herein described.

Thence, with said western boundary, South 26°50'39" West, a distance of 102.69 feet to a point in the centerline of the proposed railroad and South 26°50'39" West, a distance of 102.69 feet to a point in said western boundary, same being the southeast corner of the property herein described.

Thence, leaving said western boundary and with a new division line, North 50°01'17" West, a distance of 840.67 feet to a point at the beginning of a curve.

Thence, continuing with said new division line, same being a curve to the left having a length of 93.10 feet, a radius of 900.00 feet, and a chord bearing and distance of North 52°59'06" West 93.06 feet to the point of beginning and containing 3.95 acres, more or less.

The above described 3.95 acre tract is subject to a portion of a 187.5 wide utility easement for Georgia Power Company as shown on Plat Book 11 Pg. 55 and Plat Book 11 Pg. 54.

The above described 3.95 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.5 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed rail and extending from the southern boundary the proposed rail line right of way to the northern boundary line of the proposed rail right of way of said

3.95 acre tract as shown on drawing number EXH. 10.

Exhibit “P”

LEGEND

- PROPERTY LINE
- BUILDING
- OVERHEAD ELECTRICAL LINE — OHE —
- FENCE — X — X —
- ADJOINER PROPERTY LINE
- POWER POLE
- SIGN
- PROPERTY CORNER FOUND
- CONCRETE R/W MONUMENT FOUND
- PROPERTY POINT

GRADING LEGEND

FILL | CUT | RAIL R/W AREA

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

SHOALS ROAD (80' R/W)

OHE

POND

PID: 186 009
OWNER: WILLIAM B. &
HELEN D. SMITH
DB 524, PG 280
PB 11, PG 54

N26°50'38"E
2029.85'

N62°08'59"W
94.02'

N61°35'17"W
119.00'

N59°52'04"W
156.55'

N56°48'45"W
156.63'

N53°58'27"W
130.71'

REMNANT PARCEL 11A
AREA: 26.53 ACRES±
PARCEL ID: 186 010
OWNER: WILLIAM B. &
HELEN D. SMITH
DB 492, PG 400 TRACT 2
PB 11, PG 54

P.O.C.

393.27'
S23°02'01"W

324.08'
S23°00'51"W

700.49'
S22°38'29"W

550.50'
S22°07'39"W

GARRETT ROAD

PID: 186 018
OWNER: R. DONALD
GARRETT
DB 123, PG 27
PB 7, PG 315

40'

40' ACCESS
EASEMENT

PID: 186 011
OWNER: JOEL REED
DB 498, PG 237
PB 7, PG 315
DB 163, PG 347

MATCHLINE SHEET 2

0 200 400
SCALE IN FEET: 1"=200'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT.

Plotted by TBA at 1"=###.# on Tabloid sheet using Survey.ctb on 9/26/2022 1:42 PM

RIGHT-OF-WAY
EXHIBIT PARCEL #11

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO	REVISION REFERENCE	DATE
#	#	#
#	#	#
#	#	#
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SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #11

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=200'	9/26/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.11

SHEET 1 of 2

Drawing Location: P:\Marietta\1992 Sandersville Railroad\1992.002 Sandersville RR Survey\Survey\07-0-CAD\03-DWG\Easements\1992.002 Sandersville Survey Parcel 11.dwg

MATCHLINE SHEET 1

1118+28.59

1120+00

C.L. PROPOSED RAILROAD

PID: 186 009
OWNER: WILLIAM B. & HELEN D. SMITH
DB 524, PG 280
PB 11, PG 54

C.L. RAILROAD
STA:1126+45.92

1125+00

N26°50'39"E
102.69'

N26°50'39"E
970.06'

N26°50'39"E
148.35'

N66°02'19"E
113.08'

JAY CLIFFORD SMITH
PID:186 006
DB 63, PG 304
PB 11, PG 54

N26°50'39"E
102.69'

N50°01'17"W
523.27'

508.40'
S50°01'17"E

PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.

PROPOSED RAIL CROSSING

200' RAIL R/W
TO BE ACQUIRED
AREA: 2.37 ACRES±

REMNANT PARCEL 11B
AREA: 26.49 ACRES±
PARCEL ID: 186 010
OWNER: WILLIAM B. & HELEN D. SMITH
DB 492, PG 400 TRACT 2
PB 11, PG 54

N65°59'42"E
937.62'

187.5'

200'

1130+00

S23°19'54"W
45.97'

S08°11'41"W
33.83'

198.34'
S20°26'59"W

S23°19'54"W
25.27'

179.58'
S26°10'43"W

185.04'
S21°29'55"W

S26°11'23"W
86.70'

252.72'
S83°38'14"W

APPROX. LOCATION GA. POWER COMPANY EASEMENT 187.5' R/W

R. DONALD GARRETT SR.
PID:186 013
DB 11, PG 84

S03°56'25"W
149.18'

S03°34'21"W
21.15'

254.11'
S01°43'32"E

S02°43'29"W
127.29'

S71°50'46"W
47.60'

125.59'
S79°38'25"W

N86°08'49"W
127.14'

434.74'
S05°21'09"W

P.O.B.

S22°07'39"W
79.62'

S23°19'54"W
104.37'

C.L. RAILROAD
STA:1131+60.88

1135+00

PID: 186 011
OWNER: JOEL REED
DB 498, PG 237
PB 7, PG 315
DB 163, PG 347

N79°49'06"W
104.95'

S59°35'19"W
112.57'

0 200 400
SCALE IN FEET: 1"=200'

CROY

1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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Plotted by TBA at 1"=### on Tablet sheet using Survey.ctb on 9/27/2022 7:47 AM

RIGHT-OF-WAY EXHIBIT PARCEL #11

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
#	#	#
#	#	#
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#	#	#

SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #11

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=200'	9/26/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.11
SHEET 2 of 2

Drawing Location: P:\Marietta\1992 Sandersville Railroad\1992.002 Sandersville RR Survey\Survey\Dir 0-CAD\03-DWG\Easements\1992.002 Sandersville Survey Parcel 11.dwg

Exhibit “Q”

State of Georgia
County of Hancock

Parcel 11 Rail Right-of-way

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a point on the north margin of Shoals Road, 40.0 feet from its centerline, at the southwest corner of the Joel Reed property, ref. D.B. 498 Pg. 237 and D.B. 163 Pg. 347, same being the southeast corner of the parent property, ref. D.B. 492 Pg. 400 (tract 2)

Thence, from the point of commencement, leaving the north margin of said road and with the east boundary of said Smith property, North 23°02'01" East, a distance of 393.27 feet to a point, North 23°00'51" East, a distance of 324.08 feet to a point, North 22°38'29" East, a distance of 700.49 feet to a point, and North 22°07'39" East, a distance of 550.50 feet to a point in the east boundary of said Smith property, same being the point of beginning and the southeast corner of the property herein described.

Thence, from the point of beginning, leaving said east boundary and with a new division line, North 50°01'17" West, a distance of 523.27 feet to a point in the east boundary of the William B. and Helen D. Smith property, ref. D.B. 524 Pg. 280, same being the southwest corner of the property herein described.

Thence, with the east boundary of said Smith property, North 26°50'39" East, a distance of 102.69 feet to a point in the centerline of the proposed railroad and North 26°50'39" East, a distance of 102.69 feet to a point in the east boundary of said Smith property, same being the northwest corner of the property herein described.

Thence, leaving said east boundary and with a new division line, South 50°01'17" East, a distance of 508.40 feet to a point in the west boundary of the previously mentioned Joel Reed property, same being the northeast corner of the property herein described.

Thence, with the east boundary of said Joel Reed Property, South 23°19'54" West, a distance of 104.37 feet to a point in the centerline of the proposed railroad, South 23°19'54" West, a distance of 25.27 feet to a point, and South 22°07'39" West, a distance of 79.62 feet to the point of beginning and containing 2.37 acres, more or less.

The above described 2.37 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.50 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed rail and extending from the southern boundary the proposed rail line right of way to the northern boundary line of the proposed rail right of way of said 2.37 acre tract as shown on drawing number EXH.11.

Exhibit “R”

LEGEND

- PROPERTY LINE
- BUILDING
- OVERHEAD ELECTRICAL LINE — OHE
- FENCE — X — X
- ADJOINER PROPERTY LINE
- POWER POLE
- SIGN
- PROPERTY CORNER FOUND
- CONCRETE R/W MONUMENT FOUND
- PROPERTY POINT

GRADING LEGEND

FILL | CUT | RAIL R/W AREA

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

SHOALS ROAD (80' R/W)

P.O.C.

N23°02'01"E 393.27'

N23°00'51"E 324.08'

N22°38'29"E 700.49'

N22°07'39"E 550.50'

P.O.B.

N22°07'39"E 79.62'

N23°19'54"E 25.27'

N23°19'54"E 45.97'

N23°19'54"E 104.37'

N26°10'43"E 179.58'

N21°29'55"E 185.04'

C.L. PROPOSED RAILROAD

C.L. RAILROAD STA:1131+60.88

1130+00

1135+00

1140+00

1145+00

N82°40'15"W 152.36'

N76°27'17"W 94.43'

GARRETT ROAD

N78°31'28"W 165.99'

N81°19'08"W 234.77'

40'

40' ACCESS EASEMENT

N80°14'02"W 175.93'

1492.64' S28°54'55"W

S28°54'55"W 101.89'

S28°54'55"W 101.89'

N50°01'17"W 1011.60'

S50°01'17"E 1034.04'

200'

PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.

PROPOSED RAIL CROSSING

200' RAIL R/W TO BE ACQUIRED AREA: 4.70 ACRES±

C.L. RAILROAD STA:1141+84.58

WILLIAM B. & HELEN D. SMITH
PID:186 010
DB 492, PG 400
PB 11, PG 54

REMNANT PARCEL 12A
AREA: 35.00 ACRES±
PARCEL ID: 186 011
OWNER: JOEL REED
DB 498, PG 237
DB 163, PG 347

R. DONALD GARRETT
PID:186 018
DB 123, PG 27
PB 7, PG 315

SARAH V. GARRETT
PID:186 017
NO DEED

R. DONALD GARRETT SR.
PID:186 013
DB 11, PG 84

REMNANT PARCEL 12B
AREA: 42.50 ACRES±
PARCEL ID: 186 011
OWNER: JOEL REED
DB 498, PG 237
DB 163, PG 347

MATCHLINE SHEET 2

0 200 400
SCALE IN FEET: 1"=200'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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Plotted by TBA at 1"=### on Tabloid sheet using Survey.ctb on 9/30/2022 9:27 AM

RIGHT-OF-WAY EXHIBIT PARCEL #12

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE

SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #12

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=200'	9/30/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.12

SHEET 1 of 2

Drawing Location: P:\Marietta\1992 Sandersville Railroad\1992.002 Sandersville RR Survey\Survey\04-D-CAD\03-DWG\Easements\1992.002 Sandersville Survey Parcel 12.dwg

MATCHLINE SHEET 1

N21°29'55"E
185.04'

N20°26'59"E
198.34'

N08°11'41"E
33.83'

N26°11'23"E
86.70'

N83°38'14"E
252.72'

N71°50'46"E
47.60'

N79°38'25"E
125.59'

S86°08'49"E
127.14'

S79°49'06"E
104.95'

N59°35'19"E
112.57'

N05°21'09"E
434.74'

N02°43'29"E
127.29'

N01°43'32"W
254.11'

N03°56'25"E
149.18'

N66°39'57"E
664.41'

1383.51'
S07°30'56"W

1469.95'
S28°54'55"W

WILLIAM B. &
HELEN D. SMITH
PID:186 010
DB 492, PG 400
PB 11, PG 54

JAY CLIFFORD
SMITH
PID:186 006
DB 63, PG 304
PB 11, PG 54

R. DONALD
GARRETT SR.
PID:186 013
DB 11, PG 84

REMNANT PARCEL 12B
AREA: 42.50 ACRES±
PARCEL ID: 186 011
OWNER: JOEL REED
DB 498, PG 237
DB 163, PG 347

R. DONALD
GARRETT SR.
PID:186 013
DB 11, PG 84

APPROXIMATE C/L
TWO MILE CREEK

187.5'

APPROX. LOCATION GA.
POWER EASEMENT 187.5' R/W

APPROXIMATE
FLOODPLAIN LIMITS

0 200 400
SCALE IN FEET: 1"=200'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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RIGHT-OF-WAY EXHIBIT PARCEL #12

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
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SEAL

SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #12

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=200'	9/30/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.12
SHEET 2 of 2

Exhibit “S”

State of Georgia
County of Hancock

Parcel 12 Rail Right-of-way

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a point on the north margin of Shoals Road, 40.0 feet from its centerline, at the southeast corner of William B. and Helen D. Smith property, ref. D.B. 492 Pg. 400, same being the southwest corner of the parent property, ref. D.B. 498 Pg. 237 and D.B. 163 Pg. 347.

Thence, from the point of commencement, leaving the north margin of said road and with the east boundary of said Smith property, North 23°02'01" East, a distance of 393.27 feet to a point, North 23°00'51" East, a distance of 324.08 feet to a point, North 22°38'29" East, a distance of 700.49 feet to a point, and North 22°07'39" East, a distance of 550.50 feet to a point in the east boundary of said Smith property, same being the point of beginning and the southwest corner of the property herein described.

Thence, from the point of beginning and continuing with the east boundary of said Smith property, North 22°07'39" East, a distance of 79.62 feet to a point, North 23°19'54" East, a distance of 25.27 feet to a point in the centerline of the proposed railroad, and North 23°19'54" East, a distance of 104.37 feet to a point in the east boundary of said Smith property, same being the northwest corner of the property herein described.

Thence, leaving said east boundary and with a new division line, South 50°01'17" East, a distance of 1034.04 feet to a point in the west boundary of the R. Donald Garrett, Sr., ref. D.B. 11 Pg. 84, same being the northeast corner of the property herein described.

Thence, with the west boundary of said R. Donald Garrett, Sr. property, South 28°54'55" West, a distance of 101.89 feet to a point in the centerline of the proposed railroad and South 28°54'55" West, a distance of 101.89 feet to a point in said west boundary, same being the southeast corner of the property herein described.

Thence, leaving said west boundary and with a new division line, North 50°01'17" West, a distance of 1011.60 feet to the point of beginning and containing 4.70 acres, more or less.

The above described 4.70 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.50 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed rail and extending from the southern boundary the proposed rail line right of way to the northern boundary line of the proposed rail right of way of said 4.70 acre tract as shown on drawing number EXH.12.

Exhibit “T”

SHOALS ROAD (80' R/W)

SARAH V. GARRETT PID:186 017 NO DEED

GARRETT RD.

R. DONALD GARRETT SR. PID:186 013 DB 11, PG 84

N03°46'56"E 20.53'

#4 RBF

N49°25'05"E 428.17'

N03°53'00"E 827.38'

N69°22'08"E ~ 298.01' (TIE LINE)

N27°49'51"E 883.93'

N22°04'57"E 283.57'

S85°37'21"E ~ 68.32'

#4 RBF

N22°07'31"W ~ 93.66'

#4 RBF

N22°07'31"W ~ 18.42'

#4 RBF

S26°22'29"E ~ 114.99'

40' ACCESS EASEMENT

N87°17'00"W ~ 87.45'

40'

TAYLOR S. KENNEDY PID:186 014A DB 574, PG 313

238.86'

S03°30'59"E

S89°14'19"W ~ 112.30'

N03°30'59"W 205.18'

S03°30'59"E ~ 22.65'

N86°29'01"E 466.69'

R. DONALD GARRETT JR PID:186 016 DB 460, PG 68

S86°29'01"W 466.69'

S03°30'59"E ~ 466.69'

P.O.C.

N50°57'04"W 130.28'

N51°58'02"W 206.03'

REMNANT PARCEL 14A
AREA: 41.73 ACRES±
PARCEL ID: 186 014
OWNER: SALLY G. WELLS & ETAL
DB 574, PG 313

L=364.79', R=1737.23'
Chd: N58°45'52"W 364.12'

489.81'
S45°00'24"W

455.60'
S44°36'48"W

308.67'
S46°38'08"W

#3 RBF

941.46'
S05°38'03"E

MCEVER FAMILY LLLP PID:186 015 DB 410, PG 166 TRACT 5 PB 10, PG 237 PARCEL A-1

CL RAILROAD STA:1146+44.59

N27°49'51"E 102.29'

P.O.B.

1145+00

N27°49'51"E 102.29'

200' RAIL R/W TO BE ACQUIRED AREA: 3.11 ACRES±

N50°01'17"W 754.14'

625.79'

S50°01'17"E

1150+00

200'

REMNANT PARCEL 14B
AREA: 35.89 ACRES±
PARCEL ID: 186 014
OWNER: SALLY G. WELLS & ETAL
DB 574, PG 313

PROPOSED RAIL CROSSING

PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.

S05°38'03"E 76.56'

S05°38'03"E 142.96'

191.76'
S22°36'22"W

169.62'
S23°13'53"W

380.74'
S25°30'07"W

S22°36'22"W ~ 48.67'

#3 RBF

CL RAILROAD STA:1153+18.09

1155+00

C.L. PROPOSED RAILROAD

1160+00

MATCHLINE SHEET 2

0 200 400

SCALE IN FEET: 1"=200'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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Plotted by TBA at 1"=### on 7x36x8 sheet using Survey.ctb on 9/30/2022 11:05 AM

RIGHT-OF-WAY EXHIBIT PARCEL #14

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
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SEAL

SHEET TITLE
RIGHT-OF-WAY EXHIBIT #14

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=200'	9/30/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.14

SHEET 1 of 2

Drawing Location: P:\Marietta\1992 Sandersville Railroad\1992.002 Sandersville RR Survey\Survey\04-D-CAD\03-DWG\Easements\1992.002 Sandersville Survey Parcel 14.dwg

MATCHLINE SHEET 1

R. DONALD GARRETT SR.
PID:186 013
DB 11, PG 84

APPROXIMATE FLOODPLAIN LIMITS

N27°49'51"E
3187.56'

REMNANT PARCEL 14B
AREA: 35.89 ACRES±
PARCEL ID: 186 014
OWNER: SALLY G. WELLS & ETAL
DB 574, PG 313

N27°49'51"E
25.89'

S20°55'51"W
28.10'

N82°36'58"E
17.68'

S33°26'02"E
46.25'

S49°05'45"W
61.30'

166.14'
S33°15'22"E

C/L TWO MILE CREEK IS PROPERTY LINE

S55°15'43"E
49.10'

S86°19'36"E
104.71'

#4 RBF

S41°52'48"E
39.50'

S19°42'59"W
26.51'

222.43'
S19°42'59"W

175.17'
S22°07'16"W

S22°23'25"W
127.19'

S20°11'13"W
154.81'

151.19'
S22°18'57"W

182.20'
S21°14'47"W

345.85'
S22°49'34"W

445.86'
S25°10'18"W

S24°24'25"W
130.27'

S21°34'05"W
131.59'

S25°17'32"W
254.23'

S29°07'42"W
113.56'

FLOODPLAIN

APPROXIMATE C/L TWO MILE CREEK

BELINDA U. PEEBLES
PID:185 016
DB 158, PG 50

MCEVER FAMILY LLLP PID:186 015
DB 410, PG 166
TRACT 5
PB 10, PG 237
PARCEL A-1

LEGEND

PROPERTY LINE	
BUILDING	
OVERHEAD ELECTRICAL LINE	OHE
FENCE	X X
ADJOINER PROPERTY LINE	
POWER POLE	
SIGN	
PROPERTY CORNER FOUND	
CONCRETE R/W MONUMENT FOUND	
PROPERTY POINT	

GRADING LEGEND

FILL | CUT | RAIL R/W AREA

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

0 200 400
SCALE IN FEET: 1"=200'

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT.

RIGHT-OF-WAY EXHIBIT PARCEL #14

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE

SEAL

SHEET TITLE
RIGHT-OF-WAY EXHIBIT #14

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=200'	9/30/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.14
SHEET 2 of 2

Exhibit “U”

State of Georgia
County of Hancock

Parcel 14 Rail Right-of-way

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a point on the north margin of Shoals Road, 40.0 feet from its centerline, at the southeast corner of the R. Donald Garrett, Sr. property, ref. D.B. 11 Pg. 84, same being the southwest corner of the parent property, ref. D.B. 574 Pg. 313.

Thence, from the point of commencement, leaving the north margin of road and with east boundary of said R. Donald Garrett, Sr. property, North 03°53'00" East, a distance of 827.38 feet to a #4 rebar found, North 03°46'56" East, a distance of 20.53 feet to a point, North 49°25'05" East, a distance of 428.17 feet to a #4 rebar found, and North 27°49'51" East, a distance of 883.93 feet to the point of beginning, same being the southwest corner of the property herein described.

Thence, from the point of beginning and continuing with the east boundary of said R. Donald Garrett, Sr. property, North 27°49'51" East, a distance of 102.29 feet to a point in the centerline of the proposed railroad and North 27°49'51" East, a distance of 102.29 feet to a point at the northwest corner of the property herein described.

Thence, leaving said east boundary and with a new division line, South 50°01'17" East, a distance of 625.79 feet to a point in the west boundary of the McEver Family LLLP property, ref. D.B. 410 Pg. 166 (tract 5), see also P.B. 10 Pg. 237, said point also being the northeast corner of the property herein described.

Thence, with said west boundary, South 22°36'22" West, a distance of 48.67 feet to a #3 rebar found, South 05°38'03" East, a distance of 76.56 feet to a point in the centerline of the proposed railroad, and South 05°38'03" East, a distance of 142.96 feet to a point in said west boundary at the southeast corner of the property herein described.

Thence, leaving said west boundary and with a new division line, North 50°01'17" West, a distance of 754.14 feet to the point of beginning and containing 3.11 acres, more or less.

The above described 3.11 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.5 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed rail and extending from the southern boundary the proposed rail line right of way to the northern boundary line of the proposed rail right of way of said 3.11 acre tract as shown on drawing number EXH.14.

Exhibit “V”

LEGEND

- PROPERTY LINE
- BUILDING
- OVERHEAD ELECTRICAL LINE — OHE —
- FENCE — X — X —
- ADJOINER PROPERTY LINE
- POWER POLE
- SIGN
- PROPERTY CORNER FOUND
- CONCRETE R/W MONUMENT FOUND
- PROPERTY POINT

RAIL R/W AREA

PT:1098+22

1100+00

1105+00

1110+00

1115+00

1120+00

1125+00

WILLIAM B. & HELEN D. SMITH
PID:186 004
DB 492, PG 400
PB 11, PG 55
TRACT 1

APPROXIMATE C/L TWO MILE CREEK

ERNEST J BUREL
PID:185 015A
DB 482, PG 462
PB 15, PG 47

FLOODPLAIN

APPROXIMATE FLOODPLAIN LIMITS

ROCK QUARRY RD LLC
PID:185 015B
DB 496, PG 412
PB 15, PG 47

N00°32'42"E 27.15'

N00°32'42"E 2199.15'

C.L. PROPOSED RAILROAD

30' WIDE INGRESS-EGRESS EASEMENT PER PB 11, PG 55 WITH ACCESS TO SHOALS RD.

C.L. RAILROAD STA:1113+33.20

N00°32'42"E 129.47'

N00°32'42"E 80.97'

N00°32'42"E 129.47'

REMNANT PARCEL 18B
AREA: 0.74 ACRES±

P.O.B.

200' RAIL R/W TO BE ACQUIRED
AREA: 1.94 ACRES±

MARK DAVID SMITH
PID:186 007
DB 63, PG 301

N00°32'42"E ~ 205.81'

P.O.C.

200'

S66°02'20"W ~ 241.21'

N49°03'53"W ~ 288.16'

S50°01'17"E ~ 552.76'

PROPOSED RAIL CROSSING

PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.

S66°02'20"W ~ 115.69'

OWNER: WILLIAM B. & HELEN D. SMITH
PID: 186 009
DB 524, PG 280
PB 11, PG 54

POND

S66°02'20"W 112.30'

C.L. RAILROAD STA:1117+54.82

30' INGRESS- EGRESS PER PB 11, PG 55

S66°02'20"W 896.96'

2058.15' S01°52'31"E

APPROX. LOCATION GA. POWER COMPANY EASEMENT 187.5' R/W

187.51'

REMNANT PARCEL 18A
AREA: 60.75 ACRES±
PID: 186 005
OWNER: THOMAS AHMAD LEE
DB 582, PG 193
PB 11, PG 55

C/L CREEK IS PROPERTY LINE

JAY CLIFFORD SMITH
PID:186 004
DB 63, PG 304
PB 11, PG 54

WILLIAM B. & HELEN D. SMITH
PID:186 010
DB 492, PG 400 TRACT 2
PB 11, PG 54

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24

Call Table		
Line	Bearing	Distance
L1	S74°50'54"E	94.16'
L2	S81°00'03"E	86.82'
L3	S36°05'08"E	43.10'
L4	S52°17'06"W	66.70'
L5	S7°55'45"W	39.69'
L6	S48°01'37"E	79.11'
L7	S49°56'31"E	69.59'
L8	N83°53'12"E	84.10'
L9	N73°55'25"E	57.50'
L10	N21°55'44"E	43.99'
L11	N86°25'30"E	71.82'
L12	N80°36'38"E	67.10'
L13	S65°33'48"E	48.11'
L14	S50°45'06"E	96.00'
L15	S9°40'37"W	44.42'
L16	S78°41'38"E	63.45'
L17	N84°38'35"E	111.66'
L18	N73°23'55"E	59.21'
L19	N49°41'02"E	56.14'
L20	S64°42'03"E	54.73'
L21	N43°41'02"E	59.88'
L22	S82°02'43"E	46.74'
L23	N29°40'03"E	41.23'
L24	N62°27'55"E	72.72'

0 300 600

SCALE IN FEET: 1"=300'

NOTE

SOURCE OF PROPERTY LINE DATA: FIELD RUN SURVEY BY CROY ENGINEERING PERFORMED ON AUGUST 11, 2022 AND HANCOCK COUNTY GIS DATABASE.

CROY
1270 MARKET STREET
CHATTANOOGA, TN 37402
PHONE: (423) 708-5858

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RIGHT-OF-WAY EXHIBIT PARCEL #18

113th G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
1	ALIGNMENT CHANGE	12/05/2022

SEAL

SHEET TITLE
RIGHT-OF-WAY EXHIBIT #18

DRAWN BY	CHECKED BY
TBA	RDM
SCALE	ISSUE DATE
1"=300'	9/27/2022

PROJECT NUMBER
1992.000

DRAWING NUMBER
EXH.18

SHEET 1 of 1

Exhibit “W”

State of Georgia
County of Hancock

Parcel 18 Rail Right-of-way Revised

The following described lot or parcel, situated and being in the 113th Georgia Militia District of Hancock County, Georgia, bounded and described as follows:

Commencing at a point at the northwest corner of the William B. and Helen D. Smith property, ref. D.B. 524 Pg. 280, the northeast corner of the Mark David Smith property, ref. D.B. 63 Pg. 301, and the southeast corner of the William B. and Helen D. Smith property, ref. D.B. 492 Pg. 400 (tract 1), said point also being the southwest corner of the parent property, ref. D.B. 582 Pg. 193.

Thence, from the point of commencement and with the east boundary of said William B. and Helen D. Smith property, North 00°32'42" East, a distance of 286.78 feet to a point in said east boundary, same being the point of beginning and the southwest corner of the property herein described.

Thence, from the point of beginning and continuing with said east boundary, North 00°32'42" East, a distance of 129.47 feet to a point in the centerline of the proposed railroad and North 00°32'42" East, a distance of 129.47 feet to a point in said east boundary, same being the northwest corner of the property herein described.

Thence, leaving said east boundary and with a new division line, South 50°01'17" East, a distance of 552.76 feet to a point in the north boundary of the previously mentioned William B. and Helen D. Smith property, ref. D.B. 524 Pg. 280, same being the northeast corner of the property herein described.

Thence, with said north boundary, South 66°02'20" West, a distance of 112.30 feet to a point in the centerline of the proposed railroad and South 66°02'20" West, a distance of 115.69 feet a point in said north boundary, same being the southern most corner of the property herein described.

Thence, leaving said north boundary and with a new division line, North 49°03'53" West, a distance of 288.16 feet to the point of beginning and containing 1.94 acres, more or less.

The above described 1.94 acre tract is subject to a portion of a 187.5 foot wide utility easement for Georgia Power Company as shown on Plat Book 11 Pg. 55 and Plat Book 11 Pg. 54 and a 30.0 foot wide ingress-egress easement as shown on Plat Book 11 Pg. 55.

The above described 1.94 acre tract is subject to a 25.0 foot wide ingress-egress and utility easement across the proposed Sandersville Rail spur line and lying 12.5 feet on each side of a proposed centerline crossing of the proposed rail to be constructed at or near the same time as the proposed rail and extending from the southwestern boundary the proposed rail line right of way to the northeastern boundary line of the proposed rail right of way of said 1.94 acre tract as shown on drawing number EXH. 18.