BEFORE THE
GEORGIA PUBLIC SERVICE COMMISSION

Sandersville Railroad Company Hancock County, Georgia **In re: Sandersville Railroad Company's Petition for Approval to Acquire Real Estate by Condemnation**	Docket No.: 45045

PRE-FILED RESPONSIVE TESTIMONY OF WILLIAM BLAINE SMITH

on behalf of the Property Owner Respondents

August 25, 2023

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**Pro hac vice* applications pending

Counsel for Property Owner Respondents

Q. PLEASE STATE YOUR NAME, ADDRESS, AND AGE.

A. My name is William Blaine Smith, and I am 70 years old. My home address is 823 Chatsworth Drive, Accokeek, Maryland 20607.

Q. ON WHOSE BEHALF ARE YOU TESTIFYING IN THIS PROCEEDING?

A. I am testifying on behalf of myself and my wife, Helen Diane Smith.

Q. WHY ARE YOU TESTIFYING?

A. We own property that is in the path of the proposed Hanson Spur, and Sandersville Railroad is attempting to take a portion of our property from us against our will using eminent domain. My wife and I do not want to sell, and we do not think that Sandersville Railroad has the right to take our land. I am testifying against Sandersville Railroad's attempt to take our property by eminent domain to build the Hanson Spur.

Q. HAVE YOU PREVIOUSLY TESTIFIED BEFORE THE COMMISSION?

A. No.

Q. DO YOU OWN PROPERTY IN THE PATH OF THE HANSON SPUR?

A. Yes. I own three parcels.

Q. ARE YOU MARRIED?

A. Yes.

Q. WHO IS YOUR SPOUSE?

A. My wife is Helen Diane Smith.

Q. WHAT ARE THE ADDRESSES OF YOUR PROPERTIES IN THE PATH OF THE HANSON SPUR?

A. Only one of the parcels, Hancock County Tax Parcel No. 186009, has an address. That address is 985 Shoals Road, Sparta, Georgia 31087. It is also the only parcel that currently has a home on it. This parcel (Hancock County Tax Parcel No. 186009) is approximately 53.72 acres.

The other parcel numbers are Hancock County Tax Parcel No. 186010 (approximately 55.34 acres) and Hancock County Tax Parcel No. 186004 (approximately 63.33 acres).

Q. FOR HOW LONG HAVE YOU OWNED THESE PROPERTIES?

A. I have owned each parcel for a different length of time. I inherited Parcel No. 186004 from my father in 1992. I obtained Parcel No. 186010 from my brother in 2016. I inherited Parcel No. 186009 from my sister in 2018.

Q. WHAT IS YOUR FAMILY'S HISTORY RELATING TO YOUR PROPERTY IN THE PATH OF THE HANSON SPUR?

A. The property has been in the Smith family for almost 100 years. Our land was once part of a cotton plantation. My grandmother's mother was born a slave on that plantation. My grandfather purchased our land in the 1920s. He farmed vegetables, corn, cotton, and peas, and kept cattle, pigs, and chickens. He ran an old country store right in front of what we call the "home house," located on the property.

My father and his four siblings were raised on the property. My father helped my grandfather on the farm until the late 1930s. In 1942, my father got married and went overseas to fight in World War 2. After the war, my father and mother returned to Sparta to live in the home house with my grandparents to continue farming. My mother and father lived on the property the rest of their lives and raised myself and my five siblings there on Parcel No. 186009. To this day, the home house still stands, and Diane and I reside there when we are in Sparta.

Like my parents and grandparents before me, I grew up farming on the property. We drove tractors, picked cotton, peas, and beans, gathered corn, greens, watermelons, squash, and many other types of vegetables. We helped my father sell produce at our family store as well on our truck in town. We got up in the morning to feed the cows, chickens, and hogs, and to gather the eggs. We also went out in the woods to gather wood to use in the wood fireplaces. Dad stopped farming

when he got older, but he continued to raise cows and plant his garden every year.

I left home when I was 17 years old to go to college and I joined the United States Air Force when I was 19. While in the Air Force, I continued my education, finished college, and became a commissioned officer. I was stationed close to home several times, so I was able to go home on the weekends, because being close to family and keeping an eye on our property was important to me.

In 1992, Dad split his land into six parcels and gave one parcel to each of his children. Three of my siblings have now passed away and I now own three of the six parcels. My sister left me her parcel as remainderman to the life estate she left her husband, and my brother left me his parcel before he passed away. The home house is on the parcel that my sister left me, so my wife and I are now the keepers of the home house. All of the Smith family land which my father inherited from my grandfather all those years ago is still in the Smith family. My brothers, nephew, and cousin own the rest of the land that my grandfather originally owned.

Q. DOES THE PROPERTY HAVE HISTORICAL SIGNIFICANCE OTHER THAN WHAT IT MEANS TO YOUR FAMILY?

A. Yes. The property is symbolic of rural Georgia. There is a tenant house on the property that is over 100 years old. There used to be five or six of those on the property. Poor Black people who worked on the farm would stay in those houses in exchange for helping my grandfather work the farm. We plan to maintain the remaining tenant house for its historical value, along with an old barn.

Q. HOW DO YOU CURRENTLY USE YOUR PROPERTY?

A. My wife Diane and I visit the property four or five times per year and usually stay two to three weeks each time. While we are there, we reside in the home house, which is fully furnished and always ready to be occupied. We host the Smith family gatherings. We hike, fish, and garden.

My brother Mark Smith, who lives next door, uses part of my land to farm produce. For instance, this year Mark is growing corn, peas, watermelons, squash, okra, and butterbeans on my property. Some of that produce goes to the Georgia Department of Public Health, which distributes it through Helping Hands Food Pantry to Hancock County residents who are experiencing food insecurity. Mark and Janet also give a portion of that produce through their personal food ministry, delivering it to elderly and sick residents of Sparta and Hancock County. And, of course, some of the produce goes to our family and neighbors.

We maintain the home house and the structures on the property. I cleared the pond last time we were down there, and we are keeping it clear for fishing. We also had the home house re-roofed last time we were there. We are trying to make things better and better, so the family can continue to enjoy this land which is their heritage. Our grandchildren have plans to establish trails on the property where they can hike and ride bikes.

We also grow and sell timber on the property and participate in the U.S. Department of Agriculture Natural Resources Conservation Service program, for which we have contracted to implement certain conservation practices on our land. We are not sure how the Hanson Spur will affect our participation in this program, and we are worried about that.

Q. ARE THERE STRUCTURES ON ANY OF THE PROPERTIES?

A. Yes. The Smith home house is on Parcel No. 186009, and the tenant house is on Parcel No. 186009. There are a couple of barns on Parcel No. 186009 and some outbuildings on Parcel No. 186009.

Q. HOW DO YOU USE THOSE STRUCTURES?

A. We reside in the home house when we visit our property. The home house is fully furnished, and Smith family mementos are housed there. We have our family gatherings there. For instance, we will host Thanksgiving at the home house this year. The outbuildings store some

historic farm tools and Smith family relics. We maintain the historic tenant house and one of the barns, which I discussed above.

Q. DO YOU WANT TO SELL YOUR PROPERTY?

A. No.

Q. WHAT DO YOU PLAN TO DO WITH YOUR PROPERTY IF YOU ARE ABLE TO KEEP IT INTACT?

A. We would keep using the property the same way we use it now. We would continue to have family gatherings there, grow timber, and garden. We want to give the property to our children just the way it is, so they can use it as they see fit and build wealth with it. Our sons hope to plant a vineyard and peach orchard on the property.

Q. WHAT DOES YOUR PROPERTY MEAN TO YOU?

A. The property means our future, really. It's our legacy. Our property has been part of our life and it's what we grew up with. It's our legacy to our children. We're trying to teach them that property is wealth, it's what makes them whole if they will accept it. If they learn from history, property is what will give them respect. Having property is what will make them whole.

The property is also about connecting the past to the present and the future. As Black people, our history is tied to having property. It goes back to 40 acres and a mule. If we hang on to our property, it's always going to be worth more. Property and its benefits contribute to our retirement plans. We don't plan to let anyone take our property just so they can make money off of it. Our property means a lot to us.

Q. WHAT HAS BEEN YOUR ROLE IN THE SMITH FAMILY REGARDING THE PROPERTY?

A. My father told me and my siblings to keep the land, and keep it whole. I've had the role of making sure the property stays whole and in the family since my father left it to his children in

1992. One of my sisters named me remainderman of the life estate she gave her husband, and part of that was acting as custodian of one our family parcels until my nephews reached the age of 35, at which time they would inherit that parcel. My brother also passed his parcel to me prior to his death. I feel that it is my responsibility to keep all of the Smith family land in the family.

Q. WHEN DID YOU FIRST HEAR ABOUT THE HANSON SPUR PROJECT?

A. I received a letter from Benjamin Tarbutton in April 2022.

Q. DID YOU RECEIVE MORE THAN ONE LETTER FROM SANDERSVILLE RAILROAD?

A. Yes, I received approximately four letters total from Sandersville Railroad:

1. April 4, 2022, signed by Benjamin Tarbutton, saying that he "required" some of my property for the Hanson Spur. It included a questionnaire. That letter and questionnaire is attached as Exhibit A.

2. April 19, 2022, signed by Benjamin Tarbutton, saying that Georgia law allows railroads to take property using eminent domain, and that people would be coming onto my land to survey it. That letter is attached as Exhibit B.

3. January 13, 2023, from the Sandersville Railroad "Railroad Rights of Way Manager" Cheryl Brewer and "Right of Way Consultant" Laura Northcraft saying they "needed" ownership "in fee" of several acres of my land, and providing what they alleged were "Fair Market Value" statements and sales agreements for all three parcels. That package of papers included an offer for my land. That letter and the accompanying documents are attached as Exhibit C.

4. February 3, 2023, signed by Benjamin Tarbutton, offering money and saying that negotiations had ended and if I didn't take the offer, the law authorized him to take it by condemnation; offering me "an administrative review process" in front of Benjamin Tarbutton; and giving me a deadline of February 17, 2023 to agree or face condemnation. That letter and my

emailed refusal is attached as Exhibit D.

Q. HOW DID YOU FEEL WHEN YOU READ THE LETTERS?

A. At first, I thought the spur was just a proposal, I didn't know they were actually going to do it. Then, I became furious that they were threatening to use eminent domain to take our property if we didn't sell it to them. I felt bullied.

Q. DID BENJAMIN TARBUTTON EVER VISIT YOU AT YOUR HOME IN MARYLAND?

A. Yes, on July 1, 2022.

Q. WHAT WAS THE NATURE OF THAT VISIT?

A. Mr. Tarbutton came with some maps and told us what he proposed to do. I saw that his proposed route ran between two ponds on Smith family land. I told him he could contact me again but that I was not convinced. I also told him I was not in his pocket.

Q. DID YOU HAVE ANY OTHER CONVERSATIONS WITH BENJAMIN TARBUTTON?

A. I heard from Mr. Tarbutton at a community presentation that Sandersville Railroad gave in August 2022. He had changed the railroad route so that it did not go between the two ponds. Other than the route change, there were no other changes to the overall plans. We still did not want to sell and were not convinced that they should be able to get our land.

Q. DID SANDERSVILLE RAILROAD TRY TO PURCHASE YOUR PROPERTY PRIOR TO PETITIONING THE COMMISSION TO TAKE IT USING EMINENT DOMAIN?

A. Yes.

Q. WHAT WAS THE NATURE OF THOSE DISCUSSIONS?

A. Mr. Tarbutton visited my home in July 2022, as I explained above. After that visit, I

got another letter signed by Mr. Tarbutton dated February 3, 2023, offering me money. In that letter he said it was the final offer and I had until February 17, 2023, to accept, or he would pursue condemnation of my property. That letter is attached as Exhibit D.

Q. WHAT WAS YOUR RESPONSE TO THE FEBRUARY 3, 2023 LETTER WITH THE FINAL OFFER?

A. I said no, I would not sell my property. I told him that we were not prepared to discuss selling any portion of our property at this time. That refusal is also attached as Exhibit D.

Q. WHEN WAS THE LAST TIME YOU HEARD FROM SANDERSVILLE RAILROAD?

A. The letter I received on February 3, 2023.

Q. DID ANYONE CONDUCT A SURVEY OF YOUR PROPERTY?

A. Yes.

Q. DID YOU SPEAK WITH THEM?

A. I got letters and text messages from Benjamin Tarbutton about it.

Q. DID THEY ASK PERMISSION TO COME ON YOUR PROPERTY?

A. They did not really ask. Mr. Tarbutton in a letter to me just announced they would be doing it, saying they had a right to do it under Georgia law whether we agreed to it or not. At first, I gave permission for them to go on our land because he represented that he has the power under Georgia law to do it whether I agreed or not. But after some consideration, I retracted my permission. I was not comfortable with what they were doing. When Mr. Tarbutton text messaged me about opening a gate for his surveyors, I refused.

Q. HAVE YOU REVIEWED THE RAILROAD'S PLANS FOR YOUR PROPERTY?

A. Yes.

Q. WHAT EFFECT WILL THE HANSON SPUR HAVE ON YOUR PROPERTY?

A. The Hanson Spur will take acres from our property, along with the timber currently on it and timber we would plant on it in the future. The railroad will orphan acreage on all of our parcels; one of our parcels will be cut entirely in half by the railroad. Our access to the remaining acres will be far more difficult, since on each parcel there will be just one narrow place where we will be able to even get across the railroad, making it more difficult to access roads we use to get to parts of our property, including for moving timber at harvest time. Also, Smiths reside on and meet at our land regularly. The railroad will greatly disrupt our family's use and enjoyment of our property, not only because acres we would otherwise be using for hiking, biking, timbering or future farming will be occupied by a railroad, but also because the narrow access to the rest of our property will make those activities difficult and dangerous due to having to cross railroad tracks to do any of it. We will no longer have open access to our entire property like we do right now. Also, the railroad will take up, divide, and go over land that is suitable and desirable for farming. Our sons' hopes of developing a vineyard or orchard likely will be crushed, since a railroad will make the property far less pleasant to visit and unhealthy to farm. This is all in addition to the fact that the railroad will not only rob us of land, but greatly devalue the land that is left us after the railroad's land grab.

Q. WHAT EFFECT WILL THE HANSON SPUR HAVE ON YOUR LIFE?

A. We are afraid the railroad will be disruptive, dirty, loud, and stressful. We're concerned for our safety and don't trust the railroad to take measures to keep us safe. That devaluation of the land that is left after the railroad comes through will hurt future generations of Smiths. Most of all, it is deeply upsetting to think that Diane and I won't be able to give the land to future generations whole, the way that my father and grandfather gave it to myself and my siblings. The railroad running through it will degrade our heritage because my grandparents and parents fought hard to

obtain and maintain the property, and to leave it to us in a productive, natural, and wholesome state. We have every intention of honoring their effort and vision and giving it to our children and future Smiths in the same way.

Q. PRIOR TO SANDERSVILLE RAILROAD FILING ITS FIRST PETITION IN THIS PROCEEDING, WHAT WAS YOUR UNDERSTANDING OF WHY SANDERSVILLE RAILROAD WAS BUILDING THE HANSON SPUR?

A. To help the Hanson Quarry.

Q. WHY DID YOU THINK THAT?

A. The letters Mr. Tarbutton and Sandersville Railroad sent to us explained why the Hanson Spur was being built, and those letters said it was to serve the Hanson Quarry. At the community meeting I attended, Sandersville representatives only talked about how the Hanson Spur would help the Hanson Quarry. They also provided us a fact sheet about the railroad, and it said the project would allow the quarry to ship 500,000 additional tons per year. And when Mr. Tarbutton came to our home, he specifically said the quarry will be the user. I think that the Hanson Spur is for the Hanson Quarry because that's what Sandersville Railroad always said.

Q. BASED ON WHAT YOU HAVE READ SINCE SANDERSVILLE RAILROAD FILED ITS FIRST PETITION IN THIS PROCEEDING, WHAT DO YOU THINK IS THE CURRENT PURPOSE OF THE HANSON SPUR?

A. I still think it's about the quarry, essentially. Besides the construction company, none of the other companies that Sandersville says will use the track even have products to load along the planned route. They would have to truck their products to the Hanson Spur. That makes no sense. If the quarry weren't there, the Hanson Spur would not be happening.

Q. BEFORE SANDERSVILLE RAILROAD FILED ITS FIRST PETITION IN THIS PROCEEDING, DID ANYONE FROM SANDERSVILLE RAILROAD EVER

MENTION OTHER CUSTOMERS FOR THE HANSON SPUR BESIDES THE HANSON QUARRY?

A. No. Never.

Q. DO YOU KNOW MANY OF YOUR NEIGHBORS IN SPARTA?

A. Yes.

Q. DO YOU KNOW MANY OF THE OTHER PROPERTY OWNERS IN THE PATH OF THE HANSON SPUR?

A. Yes.

Q. ARE YOU RELATED TO ANY OF THE OTHER PROPERTY OWNERS IN THE PATH OR NEAR THE PATH OF THE HANSON SPUR?

A. Yes. Marvin Smith, Jr., is my cousin. Mark Smith is my brother. Ahmad Lee is my nephew.

Q. HAVE YOU TALKED TO YOUR NEIGHBORS OR OTHER SPARTA COMMUNITY MEMBERS ABOUT THE HANSON SPUR?

A. Yes.

Q. HAVE YOU READ MATERIALS ABOUT THE HANSON SPUR PROVIDED BY THE RAILROAD?

A. Yes, including a fact sheet provided by the Sandersville Railroad which is attached as Exhibit E.

Q. HAVE YOU READ ABOUT THE HANSON SPUR IN THE NEWS?

A. Yes.

Q. FROM YOUR PERSPECTIVE, WILL THE HANSON SPUR BENEFIT THE SPARTA COMMUNITY?

A. No.

Q. FROM YOUR PERSPECTIVE, WILL THE HANSON SPUR HARM THE SPARTA COMMUNITY?

A. Yes.

Q. WHY NOT JUST SELL?

A. It's our land. We live and gather there. We have our history there. We have plans for the future there. Private industry should not be able to just take land they want against the will of the property owner. No one should be able to say, "Just give it to me or we will take it." We know how to use our land. Sandersville Railroad does not have better ideas for our land than my family does. For my family, our ability to maintain the land for future generations is very valuable and meaningful. This forced sale would ruin all of that. I also don't believe the Hanson Spur will benefit Sparta the way Sandersville Railroad says it will. I have a responsibility to myself and my family to fight this.

Q. DOES THIS CONCLUDE YOUR TESTIMONY?

A. Yes.

CERTIFICATE OF SERVICE

I hereby certify that on this 25th day of August, 2023, a copy of the foregoing *Pre-Filed Responsive Testimony of William Blaine Smith* has been served via electronic mail and U.S. First-Class Mail on the following pursuant to GA. COMP. R. & REGS. 515-16-16-.02; 515-2-1-.04(4)(b), (3):

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DATED this 25th day of August, 2023.

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Counsel for Property Owner Respondents

EXHIBIT A

-301 645 2636

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SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

April 4, 2022

Mr. and Mrs. William Smith
823 Chatsworth Drive
Accokeek, MD 20607

Dear Mr. and Mrs. Smith,

The Sandersville Railroad plans to build a new railroad track from near Sparta southward to the Hanson Aggregates Sparta Quarry. I am sending you this letter because some of your property will be required as right of way for this new project.

I want this process to be as minimally invasive to you as possible, and I ask that you work with us to accomplish this very important project for Hancock County. Cheryl Brewer with CHB Acquisition Services, LLC whose cell phone number is (706)832-1412 and email address is cherylbrewer@bellsouth.net will be leading this right of way acquisition effort. I have included a questionnaire with this letter, and I hope you will complete it and return the questionnaire in the self-addressed envelope.

Over the course of this project and in the years to follow, the Sandersville Railroad and Hanson Aggregates will be making significant capital investments in Hancock County. These investments will lead to new jobs and economic activity for Hancock County and the surrounding region.

I would be happy to meet with you to discuss this project. Please feel free to contact me or Cheryl Brewer with any questions.

Sincerely,

Ben J. Tarbutton

Ben J. Tarbutton III

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Property Owner's Questionnaire

COUNTY	Hancock	MAP & PARCEL	186 004

1. Owner Name(s):	William & Helen Smith
2. Street Address:	823 Chatsworth Drive
3. Mailing Address: *(If different than property Address)*	Accokeek, Maryland 20607
Email Address:	Wbs10408@aol.com
4. I can most easily be contacted between the hours of:	Any time

5. Telephone Numbers:	Cell:	2404063405	Home:	3012038498	Work NA
6. Date property was acquired:	11/4/1992	7. Do you get water from: Well? ☐	Public Line? ~~☑~~		
8. Is sewer available to your property? Yes ☐ No ☑		9. Do you use septic tank and drain field? Yes ☐ No ☑			

10. Where are your septic tank and drain filed lines located? Front ☐ Back ☐ Side ☐ None

11. PLEASE LIST ALL MORTGAGE HOLDERS AND/OR INDIVIDUALS, INCLUDING TENANTS, WHO MAY HAVE AN INTEREST IN YOUR PROPERTY.

Name:		Name:	
Address:	NIA	Address:	
Phone #:		Phone #:	
Account #:		Account #:	
Name:		Name:	
Address:		Address:	
Phone #:		Phone #:	
Account #:		Account #:	

12. Comments concerning your property:
Property is being prepped for planting in Loblolly pine Trees
Chemical Site Preparation, Firebreaks, Burning contracts
actions underway with USDA 2022 funding.

13. Please mail or email to the below contact

CHB Acquisition Services, LLC, ATTN Cheryl Brewer, P.O. Box 632, Warrenton, Ga. 30828
Email cherylbrewer@bellsouth.net Phone # (706)832-1412

EXHIBIT B

14

SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

April 19, 2022

Dear Mr. William and Mrs. Helen Smith,

The Sandersville Railroad Company is requesting your cooperation in our effort to build a new railroad track to serve the Hanson Aggregates Quarry near Sparta. As stated in an earlier letter to you, this project will effect your property.

Field surveys are scheduled to begin soon on your property for the purpose of gathering the information necessary to finalize the design and the amount of right of way needed for the new railroad track. The survey will also include the identification of streams, wetlands, and open waters. Aerial drones may be used to collect survey data. Geotechnical samples may be collected, and small brush, bush, or sapling cuttings may be necessary to collect the field survey data. The Sandersville Railroad has contracted with the Consultant firms listed below to provide professional services for this project.

During the course of our work, it may be necessary for our Consultant's personnel to enter upon your property to the extent necessary to conduct the survey. Georgia law provides a right of eminent domain for all public utilities, including railroads (see Official Code of Georgia Sections 46-8-124 and Title 22), and, in connection with that right, the further right to enter upon private property to conduct surveys, inspections and appraisals (see Bearden v. Ga. Power Co., 262 Ga. App. 550). Please be assured that we will perform all work in a professional manner with as little inconvenience to you as possible.

The following contact information should be used regarding any questions you have about the project and the work to be performed:

- Russell Moorehead – Croy Engineering (423) 708-5858 moorehead@croyeng.com
- Cheryl Brewer – CHB Acquisition Services (706) 832-1412 cherylbrewer@bellsouth.net

I sincerely appreciate your cooperation and regret any inconvenience this work may cause.

Sincerely,

Ben J. Tarbutton, III

EXHIBIT C

CHB
Acquisition Services, LLC

January 20, 2023

RE: Sparta Railroad Spur – Parcel 8 (William Blaine & Helen D. Smith)

Hello Mr. and Mrs. Smith,

Thank you for speaking with me over the phone. Attached you will find the offer packet for the Sparta Railroad Spur project for your review. Please feel free to contact me at your convenience for questions. I'll reach out to you next week to follow up as well. Thank you for your time.

The packet includes the following:

Offer Letter
Summary Statement for Adequate Compensation
Market Data Information
Agreement to Purchase Real Estate
Availability of Incidental Payments: Claim Form
W-9
Plan Sheets

Sincerely,
Laura N. Northcraft

CHB
Acquisition Services, LLC
Phone: (843) 409.3828 cell/office
Address: 29 West Gibson Street
P.O. Box 632
Warrenton, Ga. 30828
E-mail: lnorthcraft-chb@att.net
Website: chbacquisitionservices.com

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SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

DATE: 1/13/2023

William Blaine & Helen D. Smith
823 Chatsworth Dr.
Accokeek, MD 20607

RE: PROJECT: Hanson Railroad Spur COUNTY: Hancock
PARCEL: 8

Dear Mr. and Mrs. Smith:

The Department is in the process of purchasing property to improve the railroad designated above. In order to make this project possible, 5.01 acres of your property in fee will be needed. This is more particularly shown on the plat attached to the agreement provided with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be $ 17,600.00 . The attached form, entitled "Summary Statement Basis for Just and Adequate Compensation", separates certain elements comprising the above listed value.

Our Right of Way Specialist, Laura Northcraft located at 29 West Gibson Street, Warrenton, GA 30828 , Email: Lnorthcraft-chb@att.net Phone: 843-409-3828 , is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law.

If you will agree to the terms expressed herein by signing the enclosed "Agreement to Purchase Real Estate" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,

Cheryl H. Brewer

Cheryl H. Brewer
Railroad Rights of Way Manager

BY: Laura Northcraft

Laura Northcraft

Right of Way Consultant

Attachment(s)
cc:

3

Summary Statement Basis For Just and Adequate Compensation

1. PROJECT: Hanson Railroad Spur	County: Hancock	Parcel: 8
2. OWNER NAME/MAILING ADDRESS:	William Blaine & Helen D. Smith 823 Chatsworth Dr. Accokeek, MD 20607	
3. PROPERTY ADDRESS: Shoals Road, Sparta GA		
4. FAIR MARKET VALUE (see attached Market Data Information):		

Right of Way; 5.01 AC/SF X $ 3,500.00 AC/SF =	$17,600.00 rd	
Permanent Easement: N/A AC/SF X $ 0.00 AC/SF X N/A % =	$0.00	
Temporary Easement: N/A AC/SF X $ 0.00 AC/SF X N/A % =	$0.00	
Estimated Value of Improvement(s):	$0.00	
Cost to Cure:	$0.00	
Damage to Trade Fixtures:	$0.00	
Estimated Value of all consequential or severance damages:	$0.00	
Estimated Value of REMAINDER:		$ 0.00

TOTAL ESTIMATED FAIR MARKET VALUE: Without the Remainder $ 0.00
Including the Remainder $ 0.00

(This value is the amount approved by the Sandersville Railroad for the purchase of the required property and does not contain conjectural decreases or increases in value caused by this project).

5. Division of Interests

NAME	KIND OF INTEREST	ESTIMATED VALUE
William Blaine & Helen D. Smith	Fee	$17,600.00 rd
Total Estimated Fair Market Value:		$17,600.00 rd.

6. If you wish to retain and remove the items listed in the Special/Other Provision section on the Option for Right of Way Sandersville Railroad will:

(a) Deduct at Closing $_____ (Retention Value)

(b) Deduct at Closing $_____ (Performance Bond)

Total Withheld at Closing $ _____

DATE: 1/13/2023 PREPARED BY: Laura Northcraft
Staff Negotiator

4

Market Data Information

Vacant Land Sales

Address	DB	Page
Pine Bloom Road	577	419
Highway 15	531	471
6087 Springfield Road	574	397
132 Monument Road	536	151
Off of Fort Creek Road	584	279

Improved Land Sales (If Applicable)

Address	DB	Page

Rentals (If Applicable)

Address

Other Sales (If Applicable)

Address	DB	Page

4

Market Data Information

Vacant Land Sales

Address	DB	Page
Pine Bloom Road	577	419
Highway 15	531	471
6087 Springfield Road	574	397
132 Monument Road	536	151
Off of Fort Creek Road	584	279

Improved Land Sales (If Applicable)

Address	DB	Page

Rentals (If Applicable)

Address

Other Sales (If Applicable)

Address	DB	Page

5

AGREEMENT TO PURCHASE REAL ESTATE

Map #186 Parcel # 004

GEORGIA, HANCOCK COUNTY

For and in consideration of the sum of One Dollar ($1.00), receipt whereof being acknowledged, the undersigned grants to the Sandersville Railroad Company an option to acquire the following described real estate:

Right of Way rights through that tract or parcel of land located in Hancock County, Georgia, lying within Map # 186 Parcel # 004, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of $17,600, the undersigned agrees to execute and deliver to the Sandersville Railroad Company fee simple title to the lands owned by the undersigned as reflected on the attached Exhibit "A".

Orphaned Acres that are adjacent to the Right of Way through the tract or parcel of land located in Hancock County, Georgia, lying within Map #186 Parcel # 003, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of $0.00, the undersigned agrees to execute and deliver to the Sandersville Railroad Company fee simple title to the lands owned by the undersigned as reflected on the attached Exhibit "A". The sum may change pending a property survey to develop a plat, which will yield the exact acres to be used at closing.

* * * * * * * * * * * * * * * * * * * *

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

1) This option shall extend for 180 days from this date.

2) The consideration recited is full payment for the rights conveyed.

   5.01 Acres of Right of Way

   0 Acres of Orphaned Acres

3) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.

4) Special Provisions, if applicable, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this _____ day of _____, _____.

Signed, Sealed and Delivered
in the presence of:

_____
Witness

_____
Notary Public

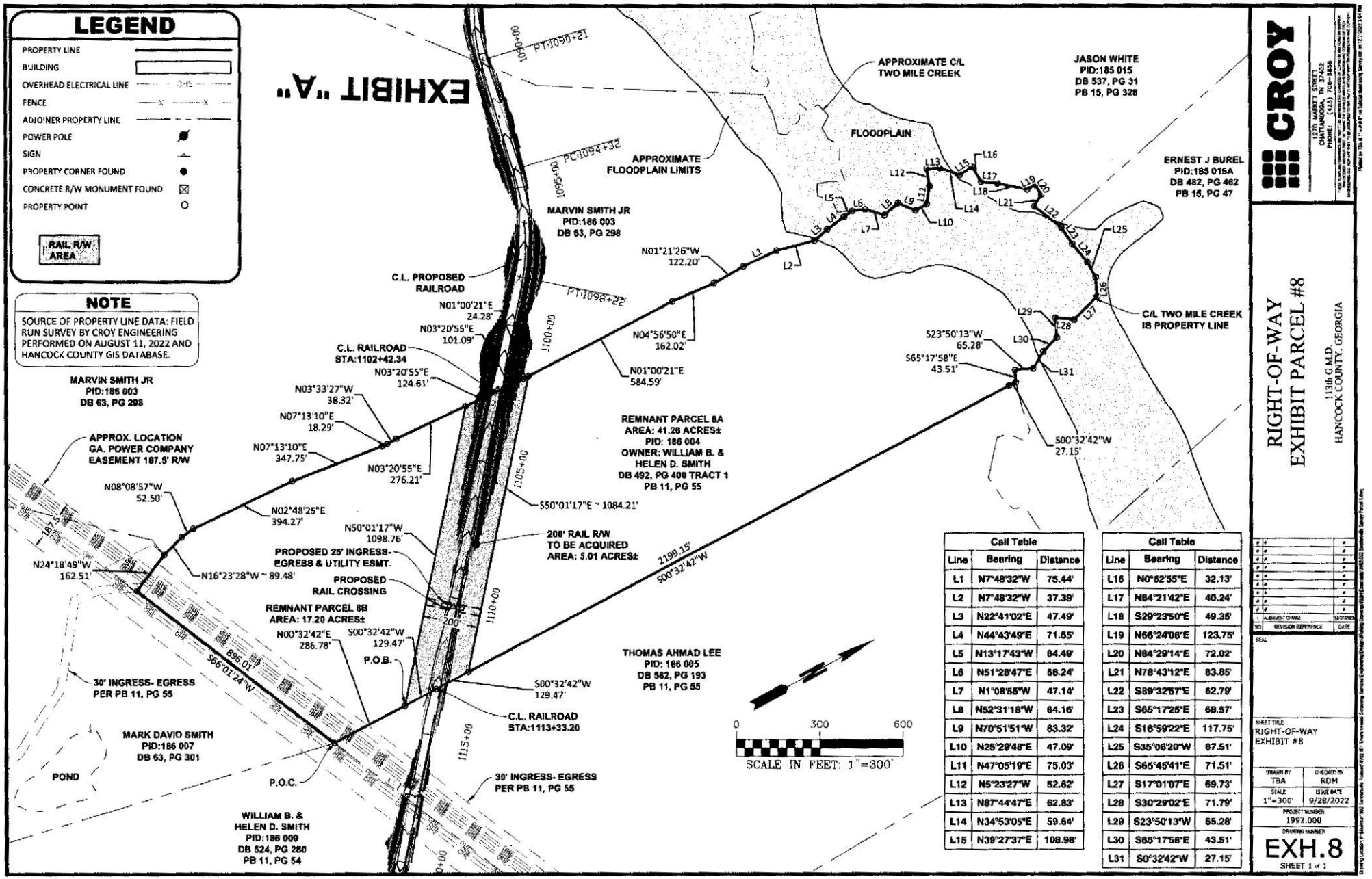
_____(Seal)
William Blaine Smith

_____(Seal)
Helen Diane Smith

ACCEPTED BY:

_____
Sandersville Railroad

_____
Date


LEGEND
PROPERTY LINE
BUILDING
OVERHEAD ELECTRICAL LINE
FENCE
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.
EXHIBIT "A"
APPROXIMATE C/L TWO MILE CREEK
JASON WHITE
PID:185 015
DB 537, PG 31
PB 15, PG 328
FLOODPLAIN
APPROXIMATE FLOODPLAIN LIMITS
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. TWO MILE CREEK IS PROPERTY LINE
C.L. RAILROAD STA:1102+42.34
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
APPROX. LOCATION GA. POWER COMPANY EASEMENT 187.5' R/W
200' RAIL R/W TO BE ACQUIRED AREA: 5.01 ACRES±
PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.
PROPOSED RAIL CROSSING
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
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
THOMAS AHMAD LEE
PID: 186 005
DB 582, PG 193
PB 11, PG 55
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 | 71.85'
L5 | N13°17'43"W | 64.49'
L6 | N51°28'47"E | 58.24'
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°62'55"E | 32.13'
L17 | N84°21'42"E | 40.24'
L18 | S29°23'50"E | 49.35'
L19 | N66°24'06"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) 708-5456
RIGHT-OF-WAY
EXHIBIT PARCEL #8
113th G.M.D.
HANCOCK COUNTY, GEORGIA
SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #8
DRAWN BY TBA
CHECKED BY RDM
SCALE 1"=300'
ISSUE DATE 9/28/2022
PROJECT NUMBER 1992.000
DRAWING NUMBER EXH.8
SHEET 1 of 1

7

Exhibit B

Special Provisions

- During the 180 day due diligence period the following actions will occur:
  - Title Search
  - Geotechnical work to evaluate soil types.
  - Any other work necessary to consummate closing.
- At Grade Railroad Crossing
  - In the case the Sandersville Railroad Company crosses the property where the landowner will own both side of the Right of Way, the Sandersville Railroad Company will work with Owner to locate an at grade railroad crossing that is suitable for both parties.
  - The location of the grade crossing will take into consideration engineering, safety and the topography of the approaches.
  - The crossing will be 12 feet in width and will be of a rock gravel material.
  - The Sandersville Railroad Company will maintain the crossing at no expense to Owner.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

___ - ___ - ____

or

Employer identification number

__ - _____

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ | **Date** ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

9

Availability of Incidental Payments: Claim Form

		PROJECT #	Hanson Railroad Spur		
		COUNTY	Hancock	PARCEL	8
OWNER NAME/MAILING ADDRESS	William Blaine Smith and Helen Diane Smith 823 Chatsworth Dr. Accokeek, Maryland 20607			DATE:	
PHONE #:		SOCIAL SECURITY # OR FEI# (include SSN for each property owner)			
PROPERTY ADDRESS:	Shoals Road, Sparta, GA				

This is to advise you that due to the acquisition of the above project and parcel, you are eligible for reimbursement for expenses you may have incurred due to the Sandersville Railroad purchasing your property. These expenses may include: 1. Pro-rata portion of taxes, and 2. Survey work. Pro-rata tax deductions are normally handled at closing on a total acquisition situation. However, if they are not, or in the event of condemnation, it will be **your** responsibility to provide to the Sandersville Railroad copies of your paid receipt(s) as described in Property Tax Payments section below.

1. Property Tax Payments are handled as follows:

A. **For Total Acquisition of your property (by Sandersville Railroad)**, a deduction for your pro-rata share of the taxes will be withheld at closing. Then, upon your receipt of your property tax bill for the current year of acquisition, you should immediately forward the property tax bill to the Railroad (at the address below) along with this letter for the Railroad's proper payment to the tax authority.

B. **For Partial Acquisition of your property (by Sandersville Railroad)**, the Railroad will reimburse you for the pro-rata share of taxes on the portion of property acquired by the Railroad. To apply for this reimbursement, you will need to send a copy of your paid tax bill receipt to the Railroad, along with this letter and a completed W9 to the address below.

Sandersville Railroad
C/O Ben J. Tarbutton, III
Post Office Box 269
Sandersville, Ga. 31082

2. Survey Work Reimbursement is handled as follows:
You may be eligible for reimbursement for **reasonable** survey fees to re-establish **existing** property corner pins that were removed as a result of construction of the project. Please note that it is your responsibility to obtain pre-approval from your assigned Right of Way Agent and to confirm construction completion prior to going forward with affected pin replacement. Your assigned Right of Way Agent for survey incidental benefits is:
Right of Way Agent: Laura Northcraft Phone: 843-409-3828 Email: Lnorthcraft-chb@att.net

(1) Contact your Right of Way Agent before proceeding with survey; send estimate and obtain pre-approval.
(2) Your Right of Way Agent will need this completed claim form, approved survey estimate, and paid receipt in order to submit claim to the Sandersville Railroad Office for reimbursement.

Survey Pre-Approval: For Railroad Use Only
Survey Estimate Amt: $_____ Date of Estimate: _____ Survey Reimbursement Amt Approved: _____
Pre-approved Signature (for Reimbursement): _____, Sandersville Railroad, C/O Ben J. Tarbutton, III

In order to file claim for payment of the above expenses, you must have paid receipt(s) to support your claim and the attached W9 is required. You must file within eighteen (18) months of the date your property was acquired, except survey fees, which must be filed within six (6) months after construction on the project is completed.

Sincerely,

Cheryl H. Brewer
Railroad Rights of Way Manager

EXHIBIT D

Subject: **Re: Sandersville Railroad/Spur - Appeal Letter**
Date: 2/17/2023 1:28:34 PM Eastern Standard Time
From: wbs10408@aol.com
To: sjones@taylorenglish.com
Cc: bjtiii@sandersvillerailroad.com, ncraft@taylorenglish.com

Share with party

Received your correspondence and we acknowledge your offer. We are not prepared to discuss selling any portion of our property at this time.

William B. Smith

Sent from the all new AOL app for Android

On Fri, Feb 3, 2023 at 3:30 PM, Steven Jones <sjones@taylorenglish.com> wrote:

> Mr. & Mrs. Smith:
>
> On behalf of Sandersville Railroad Company and its President, Ben J. Tarbutton III, please see the attached correspondence.
>
> Please confirm receipt of the attached correspondence. A copy of the same has also been sent to you by FedEx.
>
> Thank you.
>
> Have a good weekend,
>
> SLJ

Steven L. Jones
Taylor English Duma LLP | 1600 Parkwood Circle, Suite 200, Atlanta, GA 30339
P: 678.426.4628 | M: 404.218.2756 | sjones@taylorenglish.com
Website | LinkedIn

Ask Me About Our TED Tenet of the Week: Avoid Unpleasant Surprises.

Click here to learn more about our TED Tenets.

2

This communication (together with all attachments) may contain privileged or confidential information, and its sender reserves and asserts all rights that may apply to it. If you are not the intended recipient or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate or otherwise use the information. Also, please indicate to the sender that you have received this communication in error and delete the copy you received. If you have not executed an engagement letter with this firm, we do not represent you as your attorney and no duties are intended or created by this communication. Most legal rights have time limits, and this e-mail does not constitute advice on the application of limitation periods unless otherwise so expressly stated.

3

SANDERSVILLE RAILROAD COMPANY

POST OFFICE BOX 269
SANDERSVILLE, GEORGIA 31082

BEN J. TARBUTTON, III
PRESIDENT

Friday, February 3, 2023

VIA EMAIL (wbs10408@aol.com)
AND FEDEX

Mr. William B. Smith and Mrs. Helen D. Smith
823 Chatsworth Drive
Accokeek, Maryland 20607-2032

Re: Hancock County Tax Parcel Numbers ("TPN(s)") 186 004, 186 009, and 186 010;
Hanson Industrial Spur (the "Project");
Project Parcel Numbers 8, 10, and 11 (the "Property").

Dear Mr. William Smith and Mrs. Helen Smith:

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:

TPN 186 004/Project Parcel Number 8 (5.01 acres):	$17,600.00
TPN 186 009/Project Parcel Number 10 (3.95 acres):	$16,000.00
TPN 186 010/Project Parcel Number 11 (2.37 acres):	$9,500.00
Total:	$43,100.00

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.

4

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 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 Friday, February 17, 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

5

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: _____

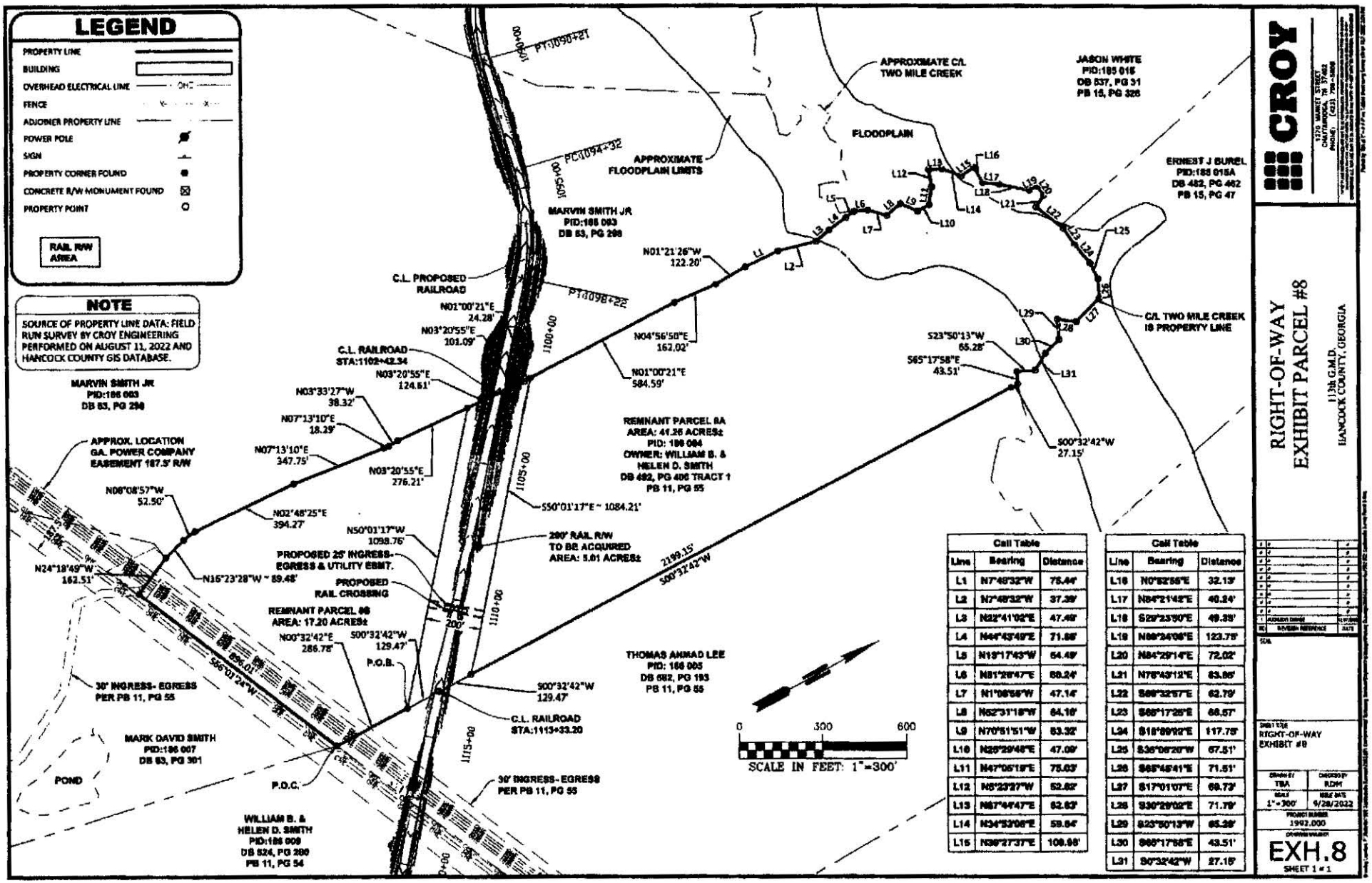
Address: _____

_____

Phone #: _____

Email Address: _____

Signature: _____



Call Table		
Line	Bearing	Distance
L1	N7°48'32"W	75.44'
L2	N7°48'32"W	37.39'
L3	N22°41'02"E	47.46'
L4	N44°43'49"E	71.86'
L5	N19°17'43"W	64.49'
L6	N81°28'47"E	68.24'
L7	N1°08'56"W	47.14'
L8	N62°31'18"W	64.16'
L9	N70°51'51"W	53.32'
L10	N25°29'46"E	47.09'
L11	N47°05'19"E	75.03'
L12	N5°23'27"W	52.62'
L13	N67°44'47"E	52.62'
L14	N34°53'06"E	59.64'
L15	N39°27'37"E	109.98'

Call Table		
Line	Bearing	Distance
L16	N0°52'56"E	32.13'
L17	N84°21'42"E	40.24'
L18	S29°23'50"E	49.35'
L19	N89°34'06"E	123.75'
L20	N84°29'14"E	72.02'
L21	N78°43'12"E	83.86'
L22	S88°32'57"E	62.79'
L23	S68°17'26"E	66.57'
L24	S18°09'22"E	117.75'
L25	S36°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
1370 MARKET STREET CHATTANOOGA, TN 37402 PHONE: (423) 756-5868

RIGHT-OF-WAY EXHIBIT PARCEL #8
113± G.M.D.
HANCOCK COUNTY, GEORGIA

NO.	REVISION REFERENCE	DATE
	ADDITION MADE	

SCALE

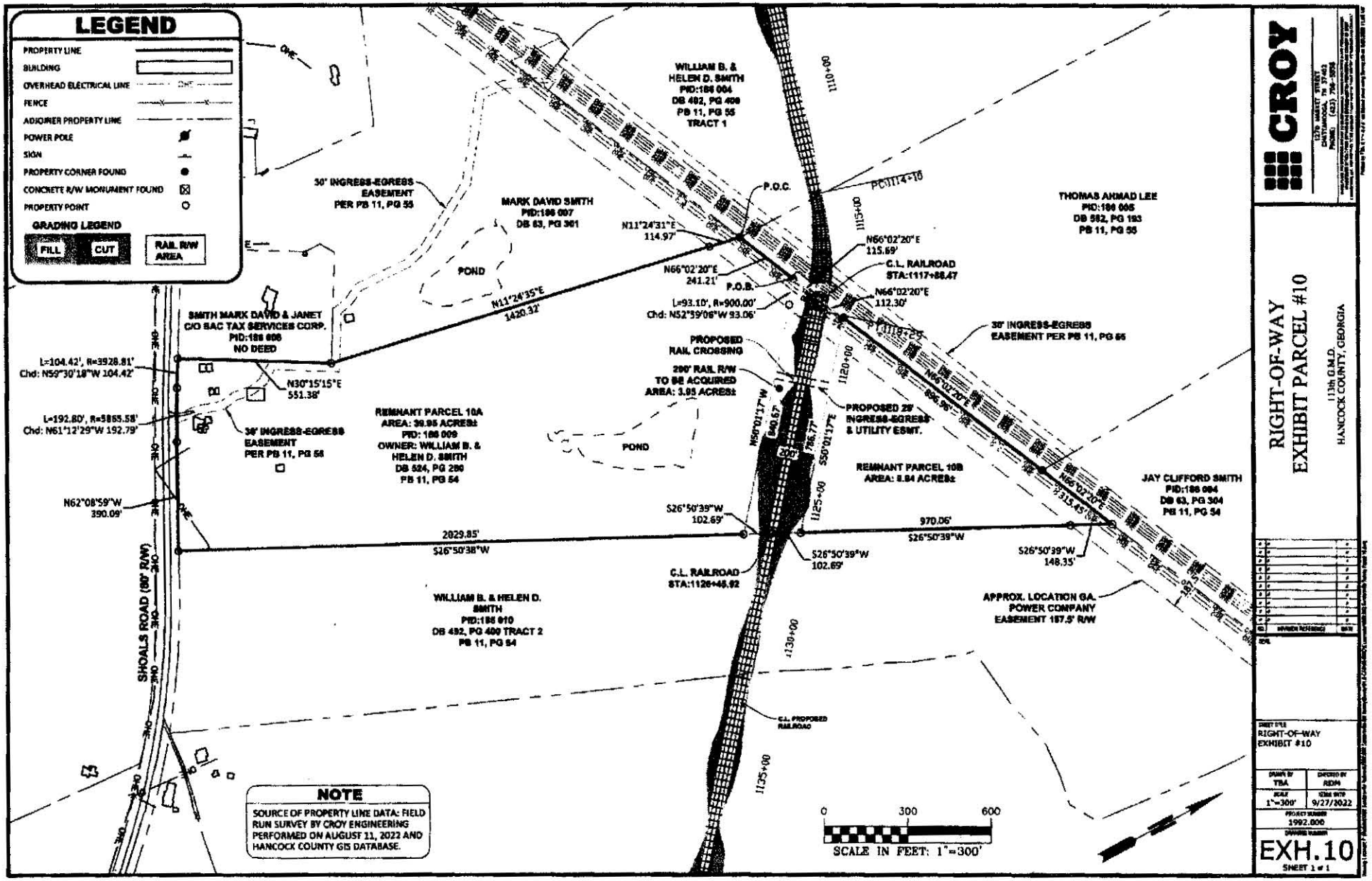
SHEET TITLE: RIGHT-OF-WAY EXHIBIT #8

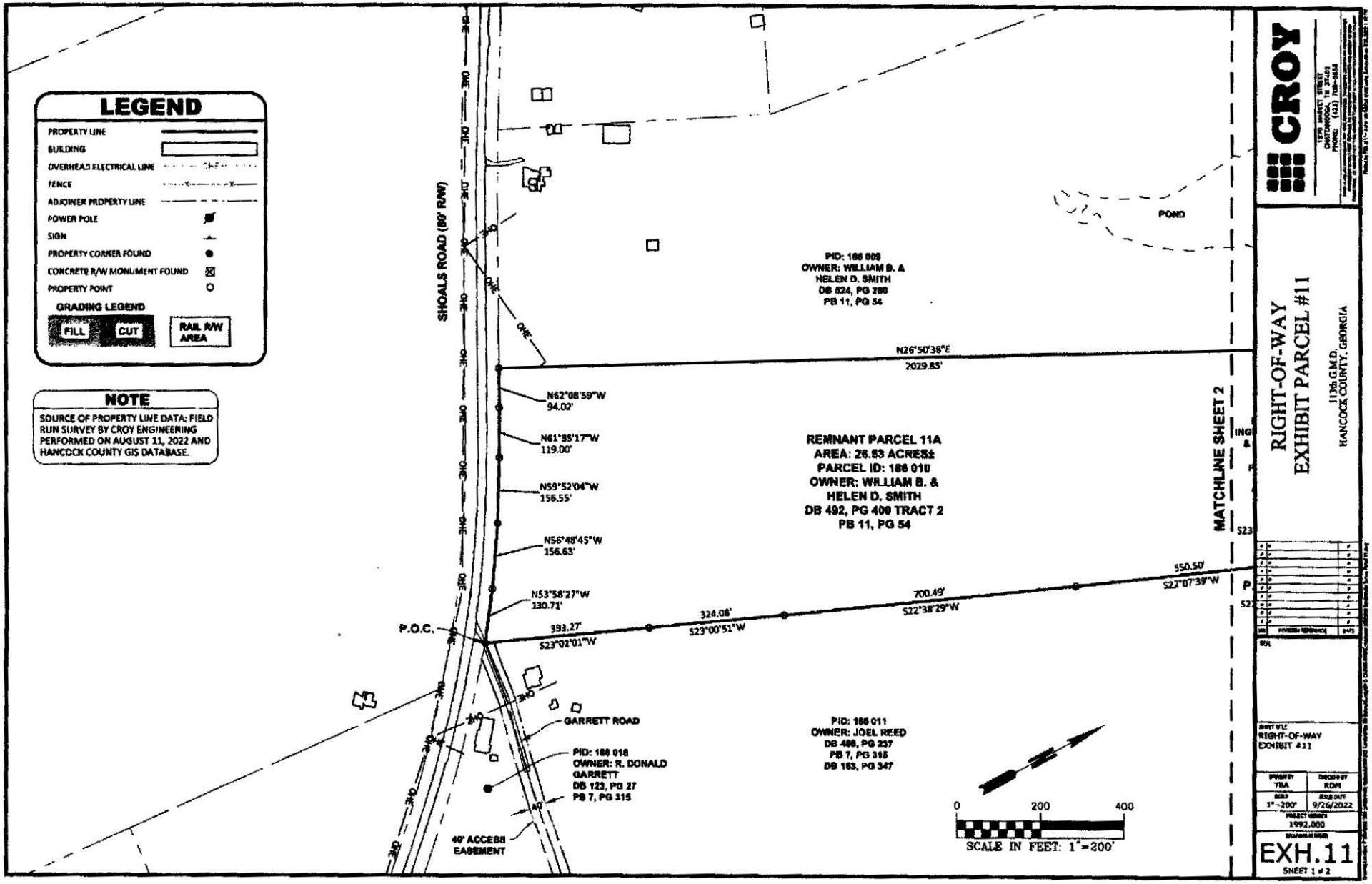
DRAWN BY	CHECKED BY
TBA	RDM
SCALE: 1"=300'	ISSUE DATE: 9/28/2022

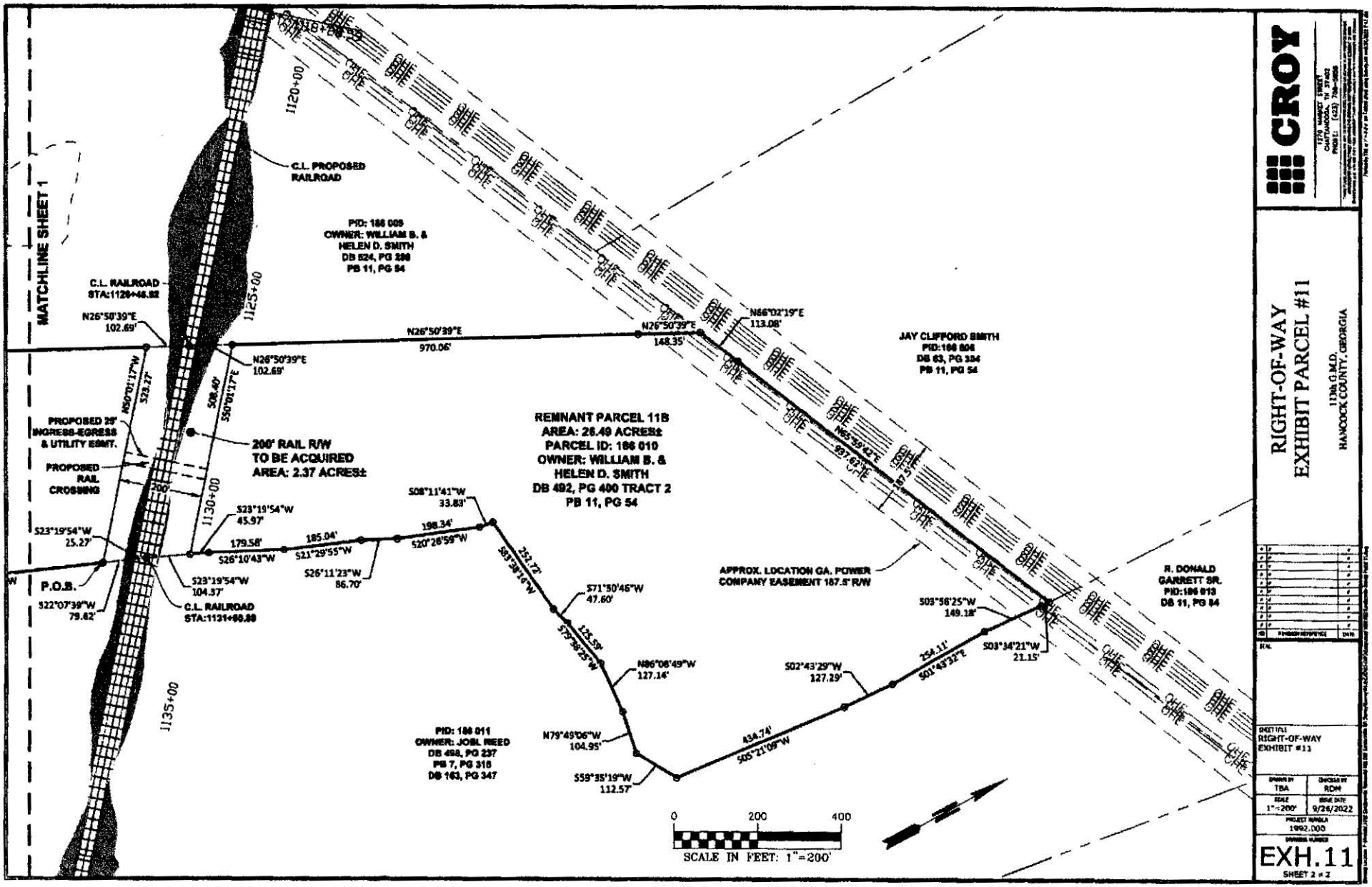
PROJECT NUMBER: 1902.000

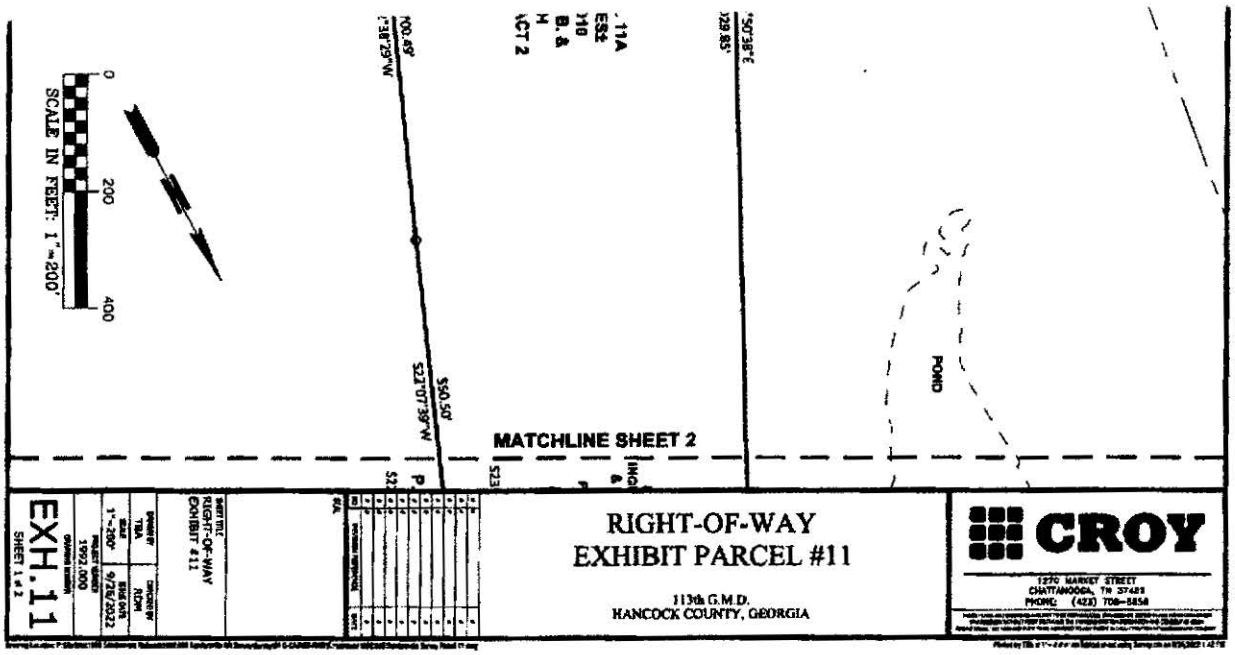
DRAWING NUMBER: EXH.8

SHEET 1 of 1


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:186 004 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
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°39'08"W 93.06'
N11°24'35"E 1420.32'
SMITH MARK DAVID & JANET C/O SAC TAX SERVICES CORP. PID:186 006 NO DEED
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 56
REMNANT PARCEL 10A AREA: 39.95 ACRES± PID: 186 009 OWNER: WILLIAM B. & HELEN D. SMITH DB 524, PG 290 PB 11, PG 54
N62°08'59"W 390.09'
2029.85' S26°50'38"W
SHOALS ROAD (80' R/W)
WILLIAM B. & HELEN D. SMITH PID:186 010 DB 492, PG 400 TRACT 2 PB 11, PG 54
PROPOSED RAIL CROSSING
200' RAIL R/W TO BE ACQUIRED AREA: 3.95 ACRES±
PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.
N50°01'17"W 840.67'
S50°01'17"E 786.77'
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+48.92
REMNANT PARCEL 10B AREA: 8.84 ACRES±
JAY CLIFFORD SMITH PID:186 004 DB 63, PG 304 PB 11, PG 54
APPROX. LOCATION GA. POWER COMPANY EASEMENT 187.5' R/W
C.L. PROPOSED RAILROAD
THOMAS AHMAD LEE PID:186 005 DB 582, PG 193 PB 11, PG 55
C.L. RAILROAD STA:1117+88.47
N66°02'20"E 115.69'
N66°02'20"E 112.30'
30' INGRESS-EGRESS EASEMENT PER PB 11, PG 55
N66°02'20"E 926.96'
N66°02'20"E 315.45'
1110+00
1115+00
1120+00
1125+00
1130+00
1135+00
PC1114+10
PC1119+25
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
RIGHT-OF-WAY EXHIBIT PARCEL #10
113th G.M.D.
HANCOCK COUNTY, GEORGIA
RIGHT-OF-WAY EXHIBIT #10
DRAWN BY TBA
CHECKED BY REM
SCALE 1"=300'
DATE 9/27/2022
PROJECT NUMBER 1992.000
EXH.10
SHEET 1 of 1


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
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)
POND
PID: 186 008
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
MATCHLINE SHEET 2
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: 186 016
OWNER: R. DONALD GARRETT
DB 123, PG 27
PB 7, PG 315
40' ACCESS EASEMENT
PID: 186 011
OWNER: JOEL REED
DB 486, PG 237
PB 7, PG 315
DB 183, PG 347
0
200
400
SCALE IN FEET: 1"=200'
CROY
RIGHT-OF-WAY EXHIBIT PARCEL #11
11th G.M.D.
HANCOCK COUNTY, GEORGIA
RIGHT-OF-WAY EXHIBIT #11
DRAWN BY: TBA
CHECKED BY: RDM
SCALE: 1"=200'
FIELD DATE: 9/26/2022
PROJECT NUMBER: 1092.000
EXH.11
SHEET 1 of 2


MATCHLINE SHEET 1
C.L. PROPOSED RAILROAD
PID: 186 005
OWNER: WILLIAM B. & HELEN D. SMITH
DB 824, PG 286
PB 11, PG 54
C.L. RAILROAD STA:1128+46.82
N26°50'39"E 102.69'
N26°50'39"E 970.06'
N26°50'39"E 148.35'
N86°02'19"E 113.08'
JAY CLIFFORD SMITH
PID:186 004
DB 63, PG 334
PB 11, PG 54
N26°50'39"E 102.69'
N50°01'17"W 523.37'
S50°01'17"E 508.40'
PROPOSED 25' INGRESS-EGRESS & UTILITY ESMT.
PROPOSED RAIL CROSSING
200' RAIL R/W TO BE ACQUIRED AREA: 2.37 ACRES±
REMNANT PARCEL 11B
AREA: 28.49 ACRES±
PARCEL ID: 186 010
OWNER: WILLIAM B. & HELEN D. SMITH
DB 492, PG 400 TRACT 2
PB 11, PG 54
S23°19'54"W 25.27'
S23°19'54"W 45.97'
S26°10'43"W 179.58'
S21°29'55"W 185.04'
S26°11'23"W 86.70'
S20°26'59"W 198.34'
S08°11'41"W 33.83'
S83°38'14"W 252.72'
S71°50'46"W 47.60'
S79°39'25"W 125.59'
N86°08'49"W 127.14'
N79°49'06"W 104.95'
S59°35'19"W 112.57'
S23°19'54"W 104.37'
S22°07'39"W 79.62'
P.O.B.
C.L. RAILROAD STA:1131+66.89
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'
S01°43'52"E 254.11'
S02°43'29"W 127.29'
S05°21'09"W 434.74'
PID: 186 011
OWNER: JOEL REED
DB 498, PG 237
PB 7, PG 316
DB 163, PG 347
1120+00
1125+00
1130+00
1135+00
0
200
400
SCALE IN FEET: 1"=200'
CROY
RIGHT-OF-WAY EXHIBIT PARCEL #11
113th G.M.D.
HANCOCK COUNTY, GEORGIA
SHEET TITLE
RIGHT-OF-WAY EXHIBIT #11
DRAWN BY TBA
CHECKED BY RDW
SCALE 1"=200'
ISSUE DATE 9/26/2022
PROJECT NUMBER 1992.000
EXH.11
SHEET 2 of 2


SCALE IN FEET: 1"=200'
0
200
400
MATCHLINE SHEET 2
POND
S22°07'39"W
550.50'
RIGHT-OF-WAY
EXHIBIT PARCEL #11
113th G.M.D.
HANCOCK COUNTY, GEORGIA
CROY
1270 MARKET STREET
CHATTANOOGA, TN 37405
PHONE: (423) 708-5858
EXH.11
SHEET 1 of 2
SHEET TITLE
RIGHT-OF-WAY
EXHIBIT #11
DRAWN BY
TBA
CHECKED BY
RDH
SCALE
1"=200'
9/26/2022
PROJECT NUMBER
1992.000

21

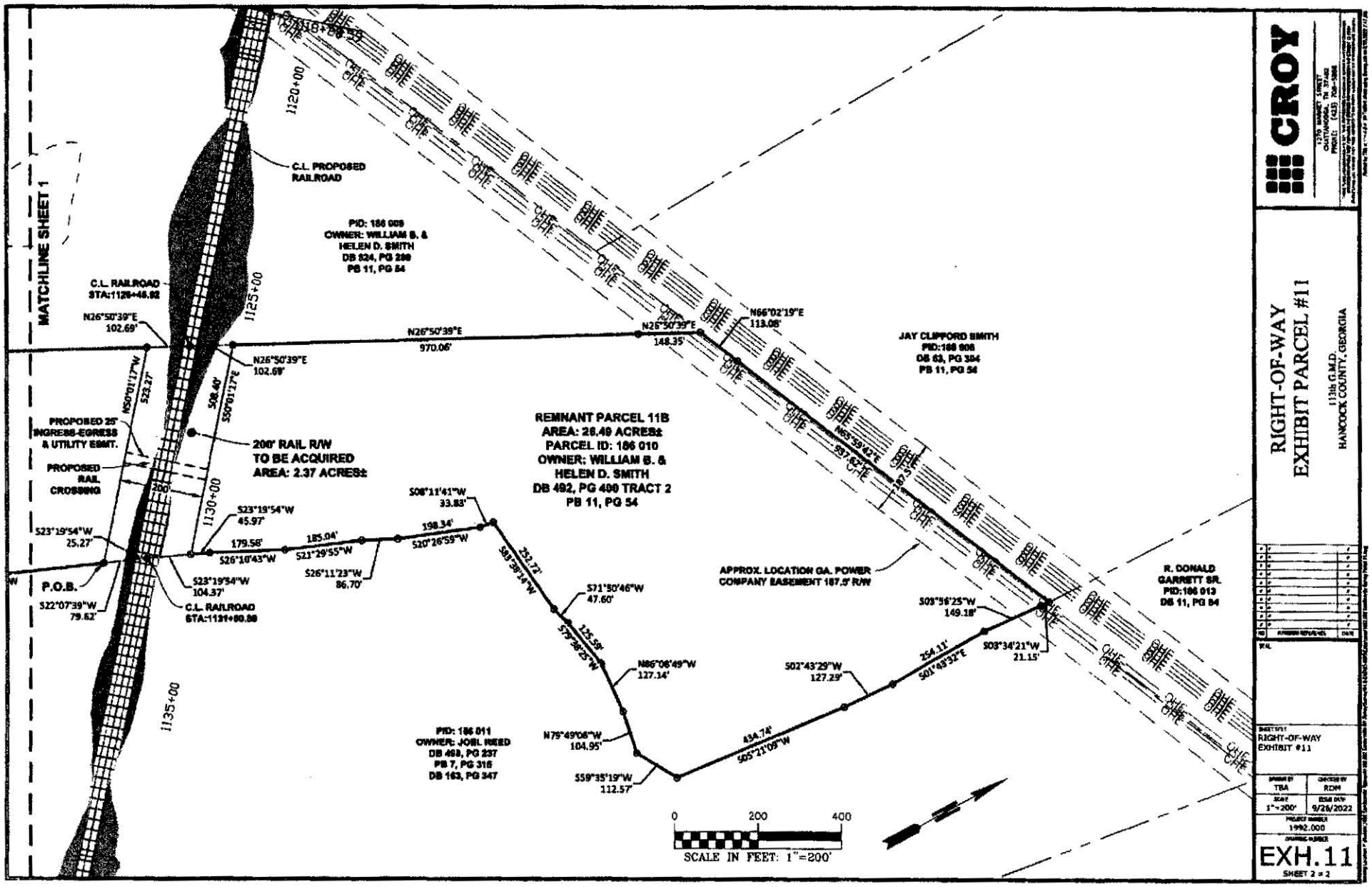

MATCHLINE SHEET 1
C.L. PROPOSED RAILROAD
PID: 186 009
OWNER: WILLIAM S. & HELEN D. SMITH
DB 524, PG 289
PB 11, PG 54
C.L. RAILROAD STA:1128+48.82
N26°50'39"E 102.69'
N26°50'39"E 970.06'
N26°50'39"E 148.35'
N66°02'19"E 113.08'
JAY CLIFFORD SMITH
PID:186 006
DB 63, PG 384
PB 11, PG 54
N26°50'39"E 102.69'
N50°01'17"W 523.27'
S50°01'17"E 508.40'
PROPOSED 25' INGRESS-EGRESS & UTILITY EMNT.
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 S. & HELEN D. SMITH
DB 492, PG 490 TRACT 2
PB 11, PG 54
S23°19'54"W 25.27'
S23°19'54"W 45.97'
S26°10'43"W 179.56'
S21°29'55"W 185.04'
S20°26'59"W 198.34'
S08°11'41"W 33.83'
S08°39'14"W 252.72'
S71°50'46"W 47.60'
S79°48'25"W 125.58'
N86°06'49"W 127.14'
N79°49'06"W 104.95'
S59°35'19"W 112.57'
S05°21'09"W 434.74'
S02°43'29"W 127.29'
S01°49'32"E 254.11'
S03°34'21"W 21.15'
S03°56'25"W 149.18'
N65°59'42"E 537.62'
APPROX. LOCATION GA. POWER COMPANY EASEMENT 187.5' R/W
R. DONALD GARRETT SR.
PID:186 013
DB 11, PG 54
P.O.B.
S22°07'39"W 79.62'
S23°19'54"W 104.37'
C.L. RAILROAD STA:1131+80.88
PID: 186 011
OWNER: JOEL REED
DB 498, PG 237
PB 7, PG 316
DB 163, PG 347
1120+00
1125+00
1130+00
1135+00
0
200
400
SCALE IN FEET: 1"=200'
CROY
RIGHT-OF-WAY EXHIBIT PARCEL #11
113th G.M.D.
HANCOCK COUNTY, GEORGIA
RIGHT-OF-WAY EXHIBIT #11
TBA
RDM
1"=200'
9/26/2022
1992.000
EXH.11
SHEET 2 = 2

EXHIBIT E

Sandersville Railroad Company

Hanson Spur



Hanson and Sandersville Railroad will create 12 additional jobs, averaging $90,000 per year in salary and benefits

20 construction jobs to complete the project

Over $1.5 million in annual direct economic impact to Hancock County

Just one round trip per day to the Hanson Aggregate Quarry

Nearly 150 fewer trucks per day on local roads by using rail

Significant opportunities for local contractors and businesses

Sandersville Railroad has announced plans for a 4.5-mile spur that will connect the CSX rail line that runs along Ga. Highway 16 in Hancock County to the Hanson Aggregate quarry off of Shoals Road.

The Hanson Spur will run through rural pasture and timberlands and will allow Hanson to ship approximately 500,000 additional tons per year from the quarry.

Construction is expected to start in 2023 and take approximately 15 months to complete. All property owners affected will be compensated for any impact to their property, and crossings will be installed on any property traversed by the new spur.

This route was selected to avoid sensitive environmental areas near the upper Ogeechee River northeast of the planned route. This expansion of the quarry will provide hundreds of thousands of dollars of sales tax revenue to enhance the budget of Hancock County and its school system.

When: 6:30pm-8pm on August 11, 2022

Where: Hancock County Youth Center in Sparta, Georgia

Members of the Hancock County community are invited to attend an informational Hanson Spur Project meeting hosted by Sandersville Railroad Company.