



Right of Way Acquisition Training

Course 102

Introduction to

Right of Way Acquisition



**Law &
Regulations
Consultant
Right of Way
Training**



Consultant Right of Way Training

Laws & Regulations

- 23 CFR Part 710 Right of Way Program Administration
- 49 CFR Part 24 The Uniform Relocation Assistance & Real Property Acquisition Act of 1970
- OCGA Title 32 Highway, Bridges & Ferries
- OCGA Title 22 Eminent Domain
- Right of Way Manual

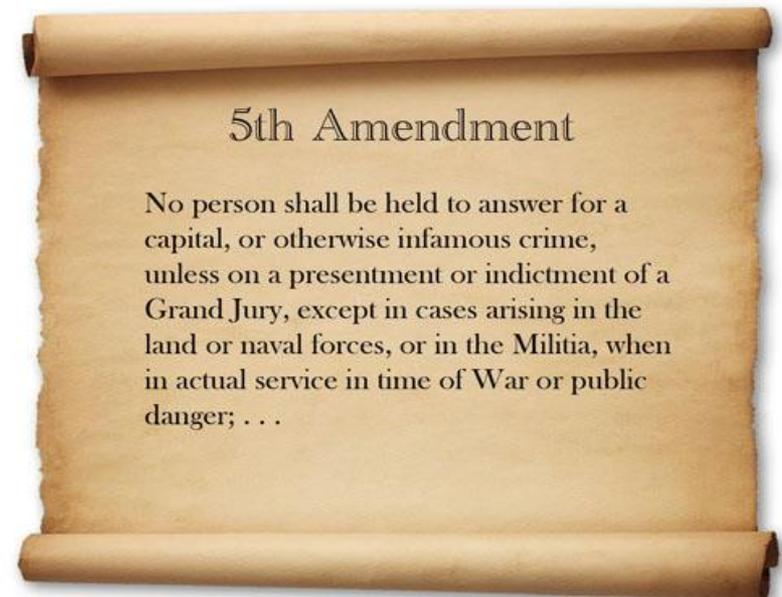
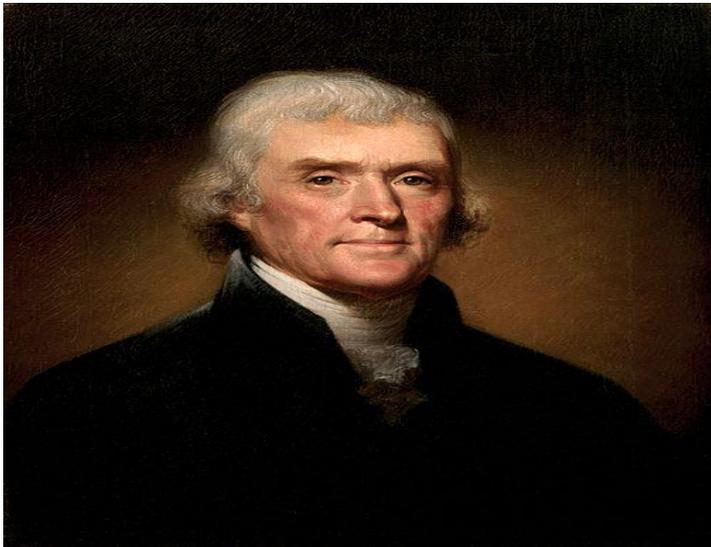


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Laws & Regulations

5th Amendment

...Nor shall private property be taken for public use without Just Compensation



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Purpose of the Uniform Act

To encourage and expedite the acquisition of real property by agreement with owners, to avoid litigation and relieve congestion in the courts to assure consistent and fair treatment of owners in the many Federal Programs, and to promote confidence in Federal Land Acquisition Practices.



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Purpose of the Uniform Act

Decent Safe & Sanitary Housing

To ensure that no one family is displaced unless Decent, Safe and Sanitary (DS &S) housing is available

Avoid Delays

To encourage and expedite acquisition by agreement

Minimize litigation

Promote Confidence

Public Confidence in Federal Aid Acquisition Programs

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Basic Requirements of 49 CFR Part 24

- Appraise FMV of property to be acquired
- Review Appraisals
- Offer no less than FMV
- Offer must be in writing
- Relocate residences, businesses and others
- Provide Relocation Advisory Services
- Payment before possession



PRE- ACQUISITION



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Pre-Acquisition

Where do we start? There is so much to be done!



Keep Moving!

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Pre-Acquisition

Detailed Cost Estimates

Funding

Project Inspections & Appraisal Scoping

Negotiations (Appraisal Waivers)

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Pre-Acquisition

Project Inspection

- Who should attend project inspection?
- Reviewer, Pre-Acquisition Agent, ROW Project Manager, Appraisers, & Specialty Valuation Experts.
- **Appraisal Prime Contracts (Project Lead)**
 - Cost Estimates must be completed
 - Appraisal & Specialty Report Due Dates
- Project Inspection Checklist is developed from this meeting.

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Pre-Acquisition

Appraisal Scoping Meeting

- Who should attend this meeting?
 - Project Lead, (Valuation Specialist), Reviewer,
 - Pre-Acquisition Agent & ROW Project Manager
- What is the purpose of this meeting?
 - To make sure that all parties are in agreement with the scope of work to be done.

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Pre-Acquisition

Utilities Coordination

A coordination meeting between the District Right of Way Office and the District Utilities Office prior to pre-acquisition.

- **Public Utilities** are to be handled by the District Utilities Office
- **Private Utilities** are to be handled by the District Right of Way Office

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Pre-Acquisition

Utilities Coordination

The purpose of the coordination meeting is to address utility ownerships, utility relocations and any other matters affecting right of way acquisition in relation to utilities.

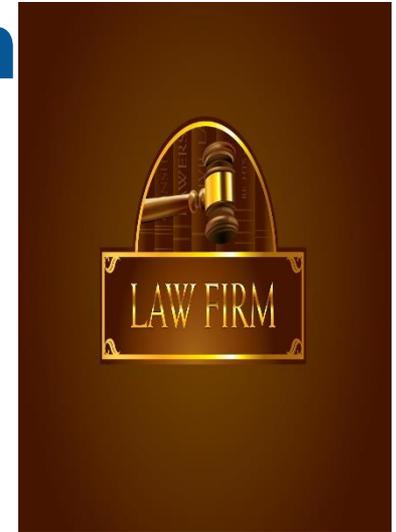


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SAAG

(Special Assistant Attorney General)

- **Meet with your Attorney**
 - Initial meeting should be in person
 - Discuss Project Schedules
 - Hold monthly meetings with your attorney
- **Distribute Owner Verifications & Title Certificates to Stakeholders**



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Pre-Acquisition

Relocation & Property Management

Relocation Interview

Information is important to determine what relocation benefits the relocatee is entitled to. This is the first formal contact in the relocation process. It is a fact finding mission.

PM 1 (Property Management)

Identifies Improvements that are being impacted by the project. These forms are to be prepared during the pre-acquisition phase of the project.

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Pre-Acquisition

Relocation & Property Management

Right of Way Improvement Status

The Consultant will list all buildings and improvements. List all real property on the Improvement Status Report.



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Pre-Acquisition

Relocation & Property Management

Trade Fixture Report

- Submitted prior to Appraisal
- Resubmitted upon final field plan review
- Updated upon R/W Certification

**Shows station numbers, offsets,
description/construction and indicates if trade fixture
has been removed**

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Pre-Acquisition

Relocation & Property Management

Billboard & Signs Report

- All Billboards and Signs are treated as trade fixtures
 - They are shown on the report
- Billboards and Signs are removed by the Right of Way Contractor unless they are retained by the sign owner



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Pre-Acquisition

Staking, Plan Review & Plan Revisions

Request Project to be Staked

(Preferably before the Appraisal process)

Review plans for correctness

When plans are revised, please send all stakeholders updated plans.

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Pre-Acquisition

Property Owners Meeting

Purpose of the property owners meeting is to communicate to the property owners concerning the project and items that are pertinent to their property and explain the acquisition process to them.



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Pre-Acquisition

Property Owners Meeting

- Find Location near project (School, Church, Community Center)
- Schedule meeting for several hours in the afternoon so that most of the property owners can attend
- Pick a date(s) and send out invitations to property owners.
(For large project may need to have 2 days)
- Have the necessary personnel present to conduct the meeting

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Appraisal Process

Types of Appraisals

- 388-C Summary Report (Strip Take)
- 388-N Before & After (Narrative)



Appraisal Process: The Five Step Process

- (1) Determine the fair market value of the entire tract of property before any part is taken;
- (2) The value of the partial portion taken considered as a part of the whole tract;
- (3) The value of the remaining tract but just before the taking; i.e., the value of the remainder as a part of the whole by subtracting the value of a part taken from the value of the entire property;
- (4) The market value of the remainder just after the taking, considering the negative impact of the separation of the part from the whole; and
- (5) The positive impact of the taking of the part upon the value of the remainder just after the taking. Obviously steps 4 and 5 dealing with consequential damages must be determined separately from steps 1, 2, and 3 in as much as actual value is determined separately from consequential damages which may be added to but cannot be deducted from the value of the part taken.

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Appraisal Process

The Five Step Process

(2) The value of the partial portion taken considered as a part of the whole tract;



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The Appraisal Process: Damages to Remainder

Proximity Damages

are specifically **defined** as “an element of severance [compensable] **damages** that is caused by the remainder's **proximity** to the improvement being constructed, e.g., a highway; may also arise from **proximity** to an objectionable characteristic of a site or improvement.

Consequential Damages

Consequential damages are damages that occur as an indirect result of a transportation related project such as parking, maneuverability, change of access, etc.

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The Appraisal Process: Cost to Cures

What is a cost to cure?

The amount of money that is necessary to remedy something that is effected the value of the property due to a roadway project.

1. Complete
2. Partial
3. Not Possible

Cost to Cures can be simple or they can be very complex.

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Pre-Acquisition: Trade Fixtures

Trade Fixtures are items that are not classified as either real-estate or moveable personal property by the Georgia Department of Transportation but serve a contributing purpose as integral part of the specific business operation related to a specific business type.

Signs, Billboards, Commercial Fencing (Security) & Underground Storage Tanks (UST's) are all considered to be Trade Fixtures.

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Property Management: Underground Storage Tanks

- Ownership registration with EPA form 7530
- Location of UST's on R/W Plans
- GDOT doesn't take ownership of UST's
- GDOT removes UST's as abandoned trade fixtures acting as the authorized agent of the owner

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Other Interests

- Signs (Off Site & On Premise)
 - C-Store Signs
 - Tenants
 - Leasehold Estates
 - Churches (Ownership)
- Condominium & Townhouses

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Right of Way Acquisition

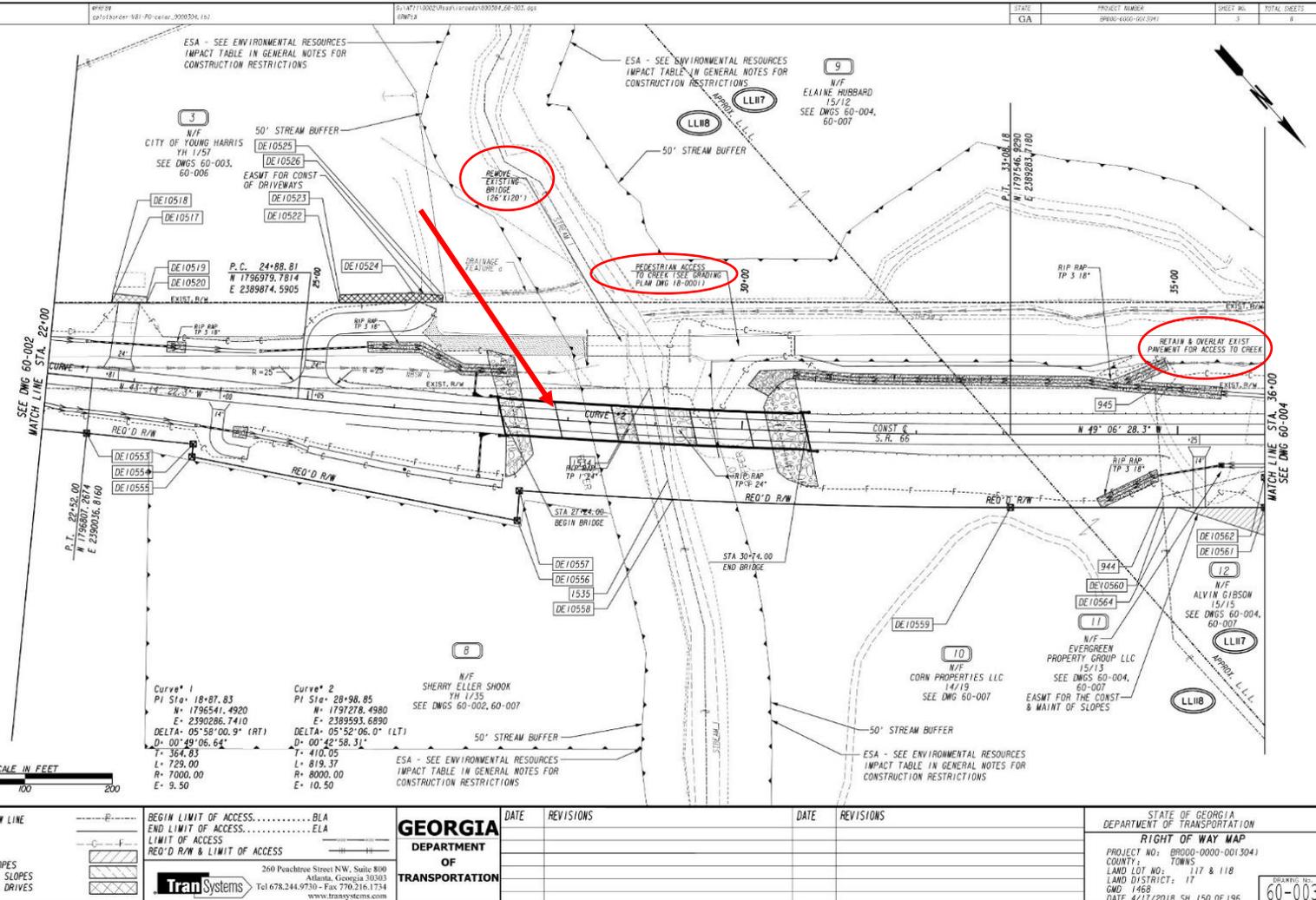
NEGOTIATIONS OF COMPLEX PARCELS



Right of Way Acquisition

Complex Negotiations

- Leasehold Estate
- Life Estates
- Corporation
- Churches
- Condominiums
- Multiple Interests
- Damages



- Road Location
- Stream Buffers/ESA
- Note PL 10, 11, 12
- Old Bridge Notes
- Old Road Info
- Obliteration
- Drainage Structures

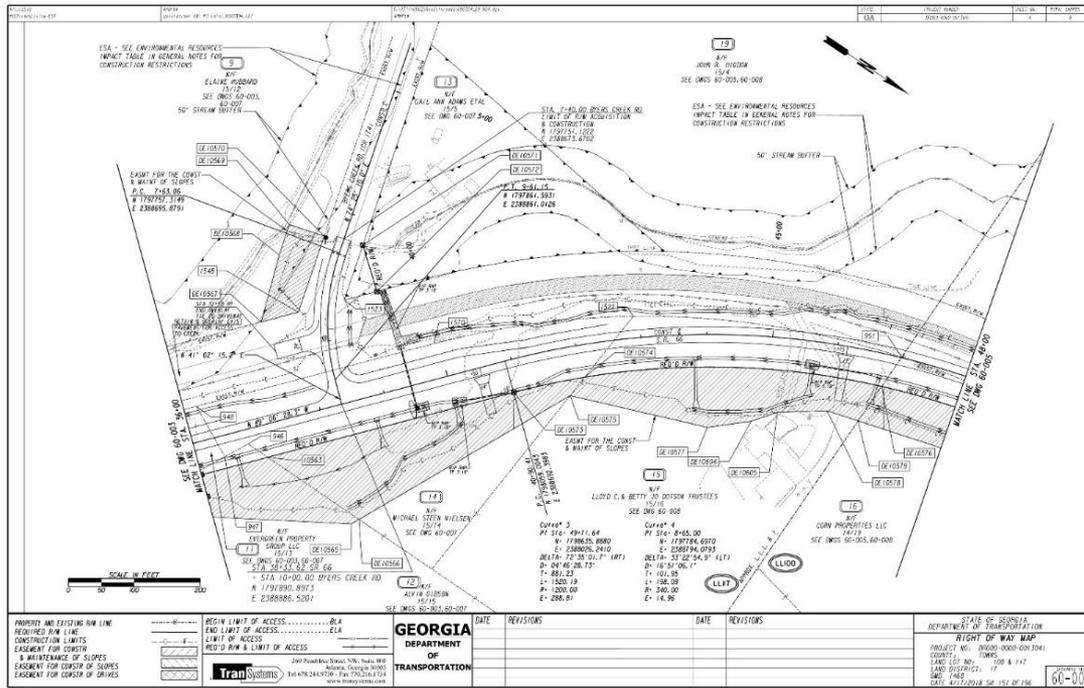
GEORGIA
DEPARTMENT
OF
TRANSPORTATION

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY MAP	
PROJECT NO.:	BR000-0000-001.0041
COUNTY:	TOWNS
LAND LOT NO.:	117 & 118
LAND DISTRICT:	17
GMD:	1468
DATE:	4/11/2018 SH 150 OF 196

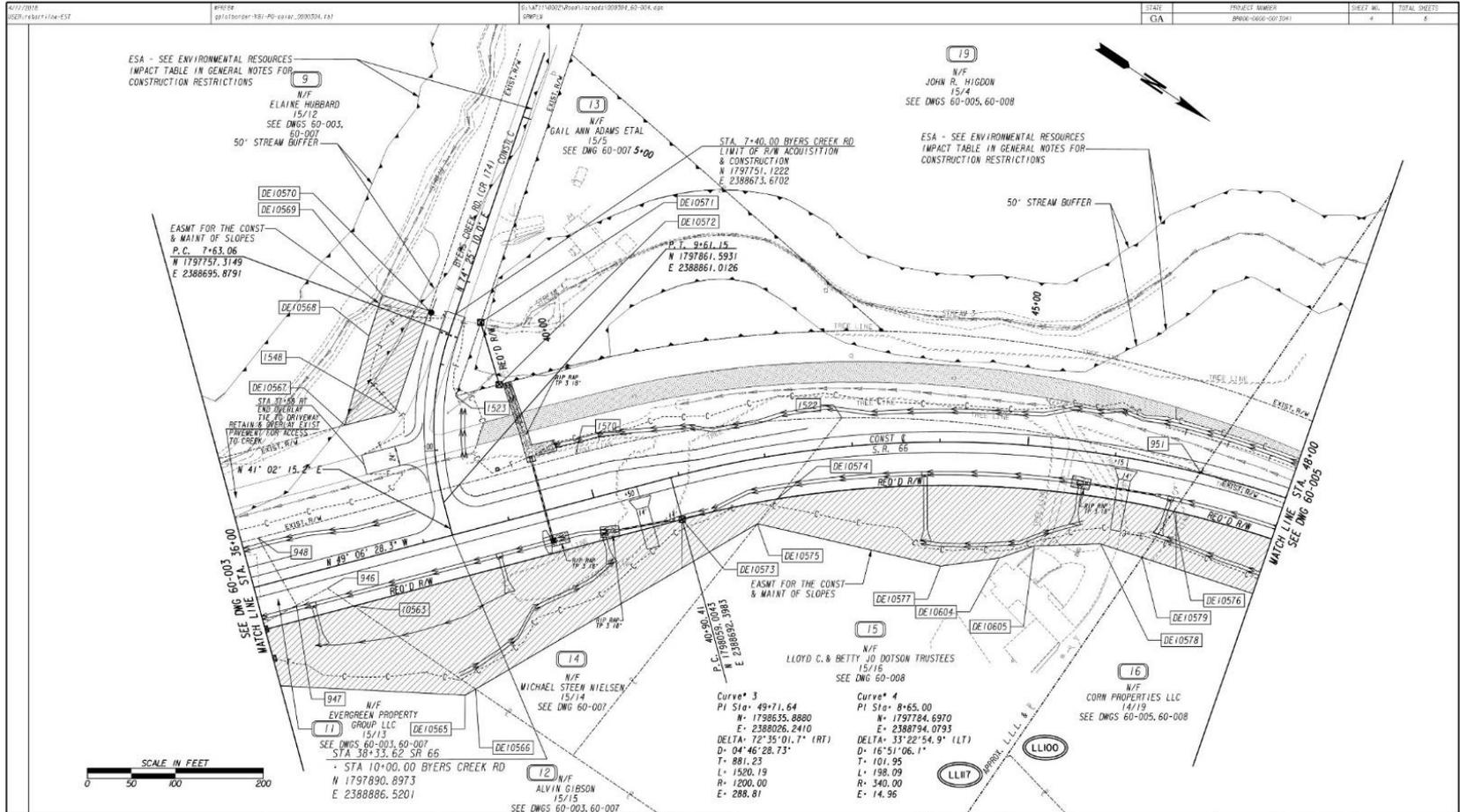
60-003

Parcel 15 Complex Parcel

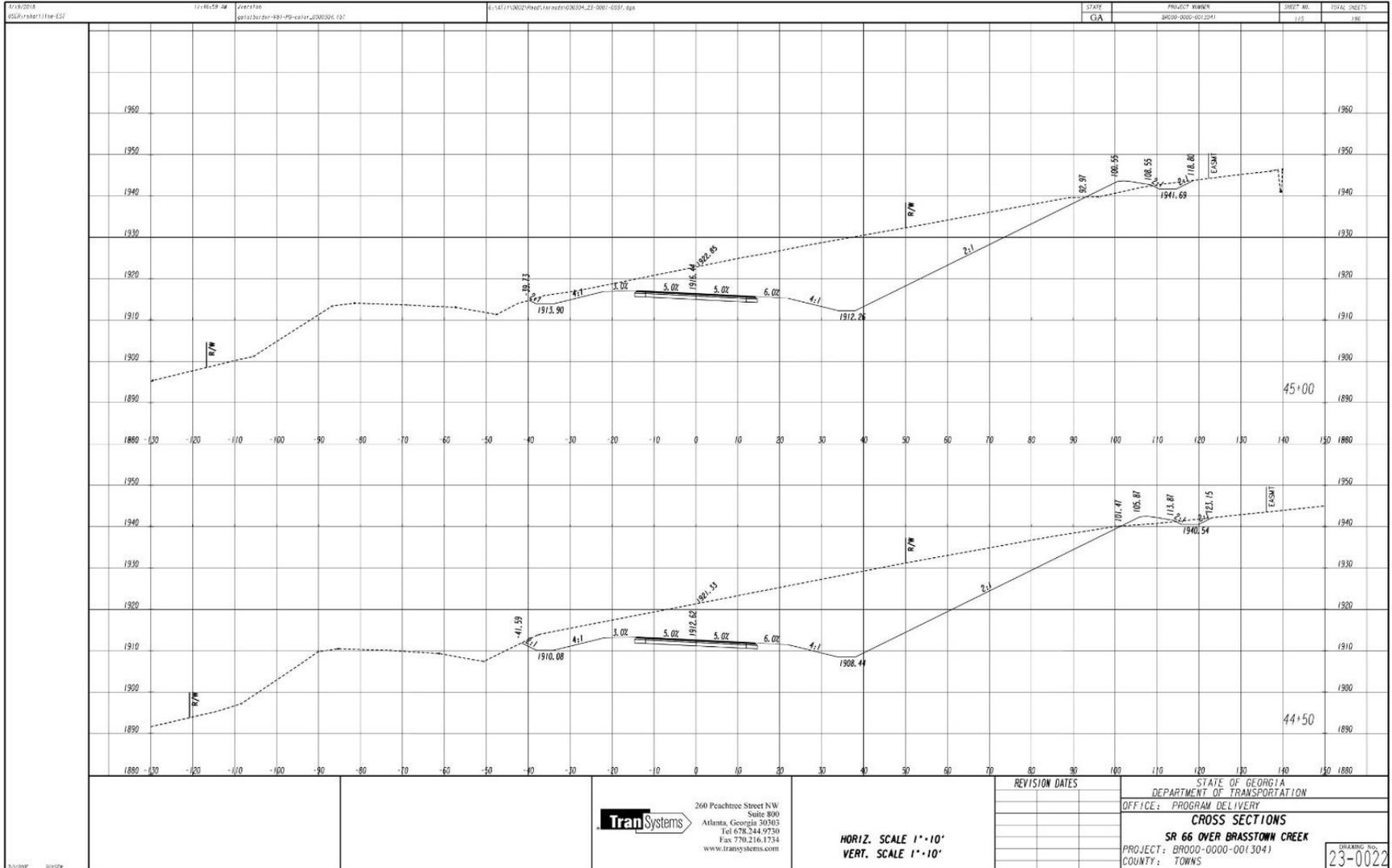


Parcel 15

- Highlighted Areas
- Construction Features
- Impacts to Land
- Impacts to Improvements



<p>PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF DRIVES</p>	<p>BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS RED'D R/W & LIMIT OF ACCESS</p>	<p>GEORGIA DEPARTMENT OF TRANSPORTATION</p>	DATE	REVISIONS	DATE	REVISIONS	<p>STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO.: BR000-0000-001.0041 COUNTY: TOWNS LAND LOT NO.: 100 & 117 LAND DISTRICT: 17 GWD 1468 DATE 4/17/2018 SH 151 OF 196</p>
			<p>266 Peachtree Street NW, Suite 800 Atlanta, Georgia 30303 Tel 678.244.9730 - Fax 770.216.1734 www.transystems.com</p>				



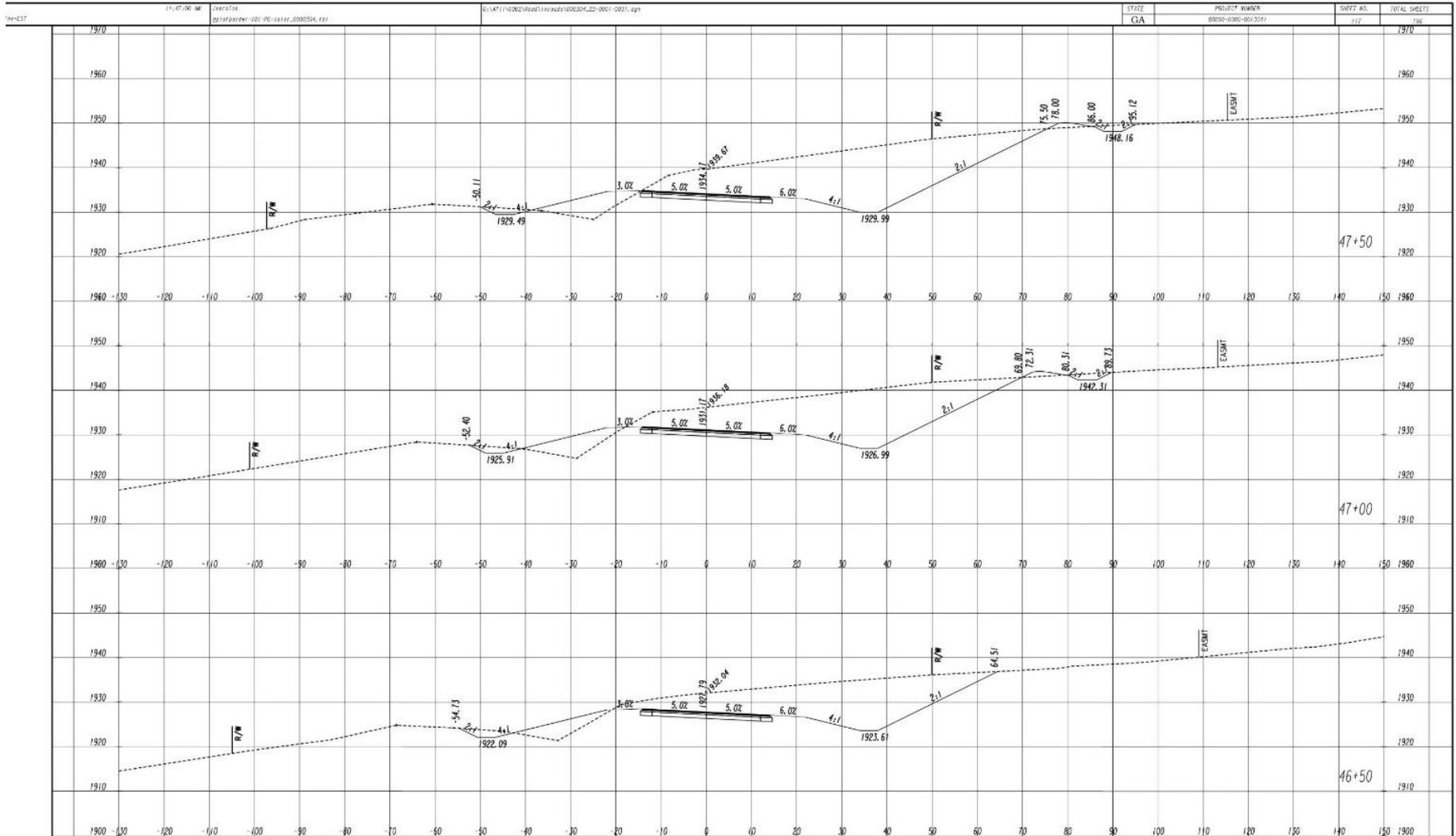
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 Suite 900
 Atlanta, Georgia 30303
 Tel 678.244.9730
 Fax 770.216.1734
 www.transystems.com

HORIZ. SCALE 1"=10'
 VERT. SCALE 1"=10'

REVISION DATES

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 OFFICE: PROGRAM DELIVERY
CROSS SECTIONS
 SR 66 OVER BRASSTOWN CREEK
 PROJECT: BR000-0000-0013041
 COUNTY: TOWNS

DRAWING No.
23-0022



1/14/2017 11:00:00 AM
 0:\147\1\0002\0001\1\0002\0003\0001\0001\0001.dgn
 STATE: GA
 PROJECT NUMBER: BR000-0000-0013041
 SHEET NO.: 317
 TOTAL SHEETS: 328

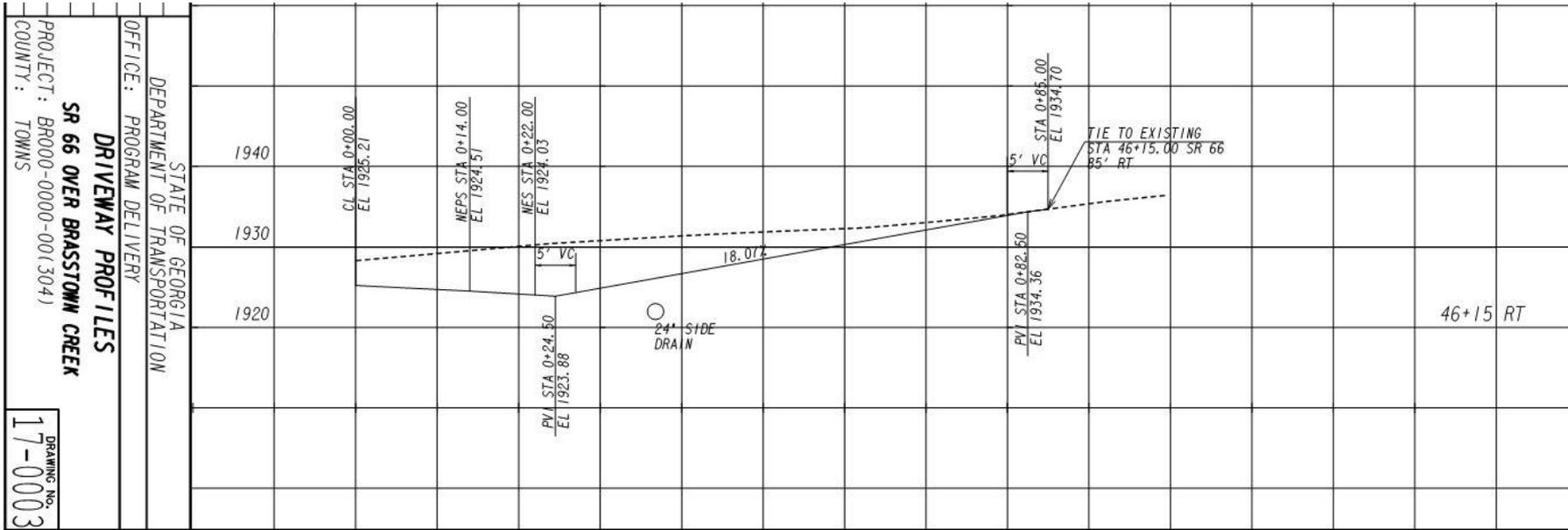
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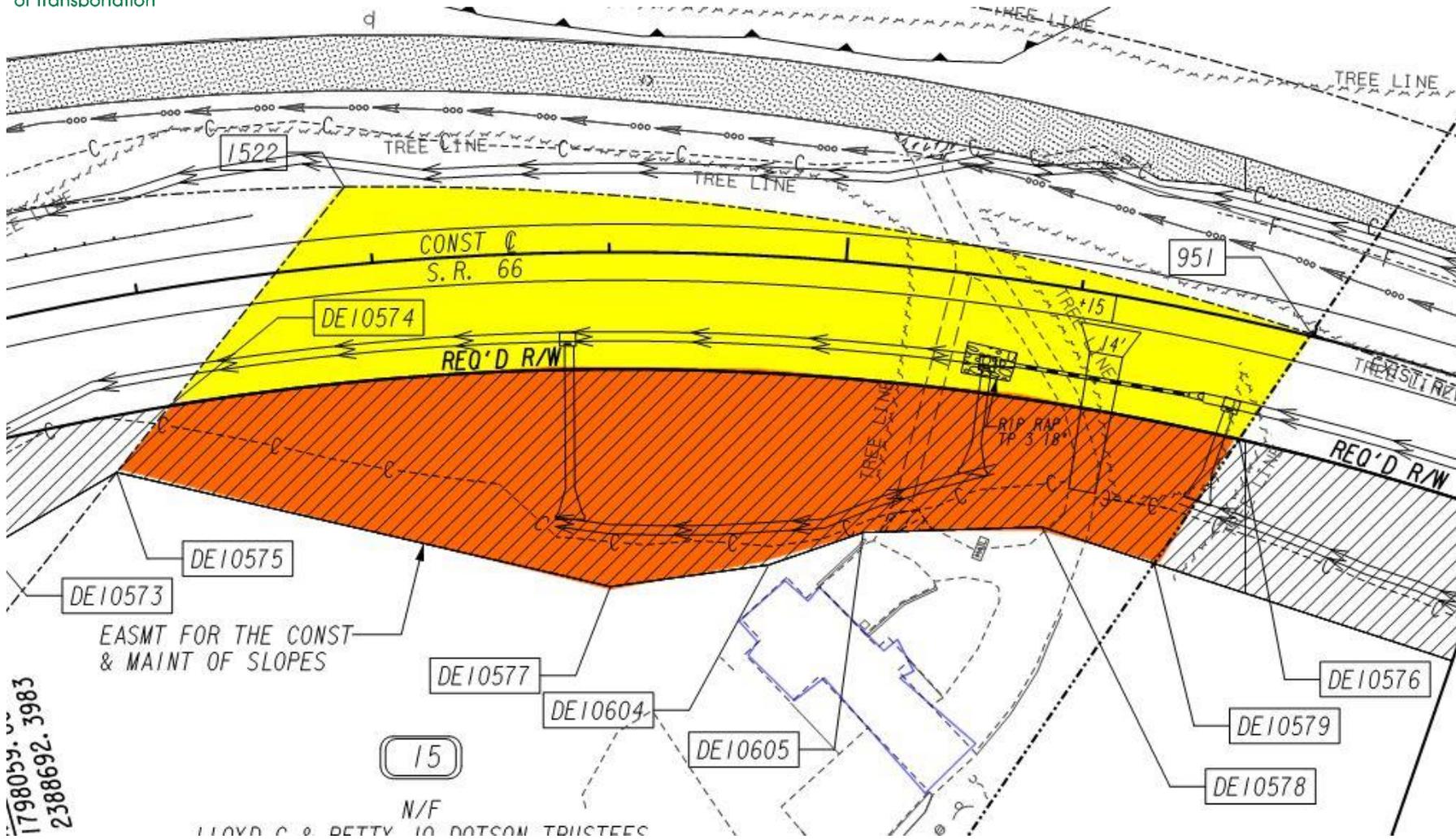
HORIZ. SCALE 1"=10'
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REVISION DATES

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 SR 66 OVER BRASSTOWN CREEK
 PROJECT: BR000-0000-0013041
 COUNTY: TOWNS
 DRAWING NO. 23-0024

Driveway Profile - Parcel 15

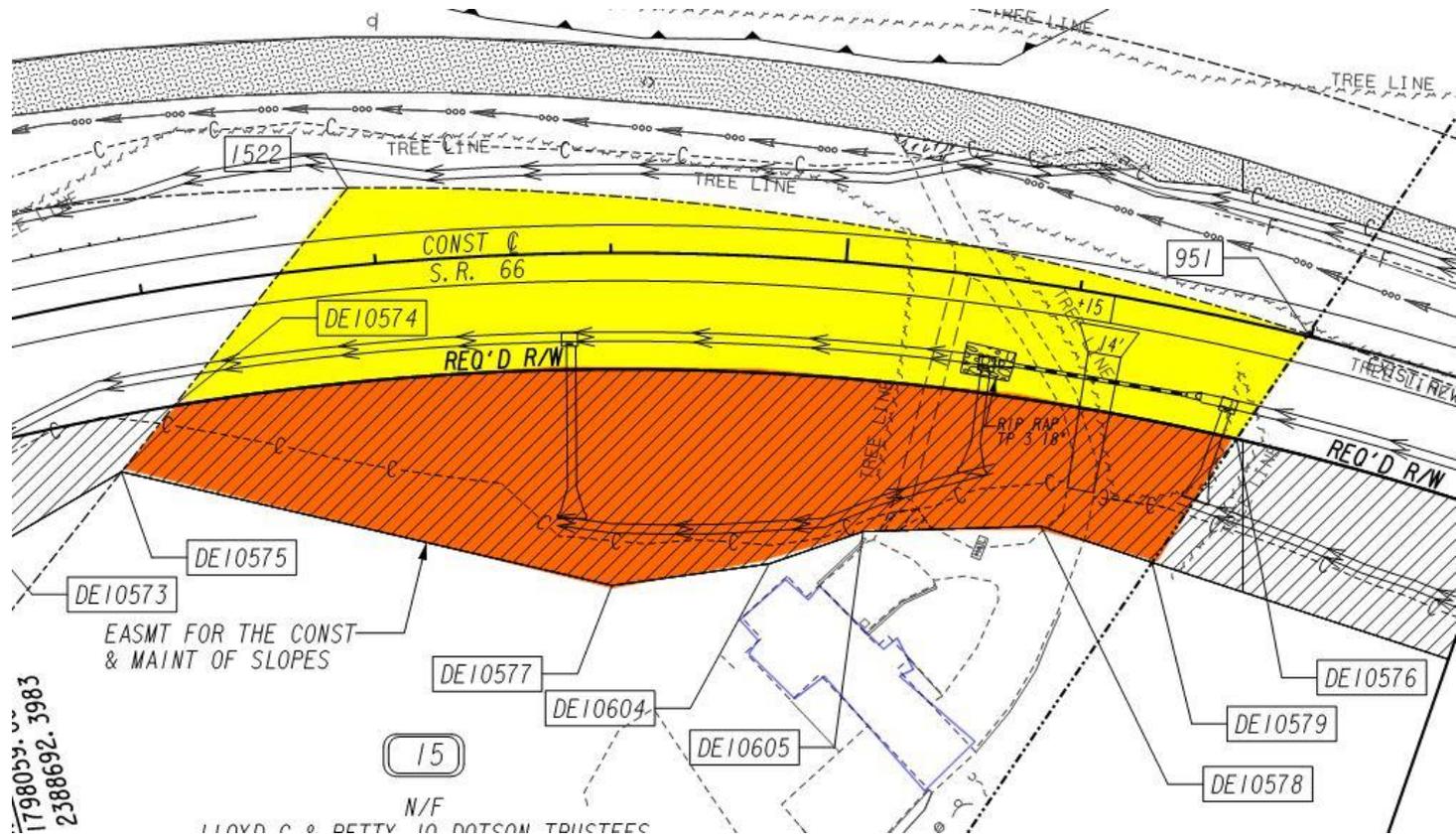




Parcel 15 Impacts

Land

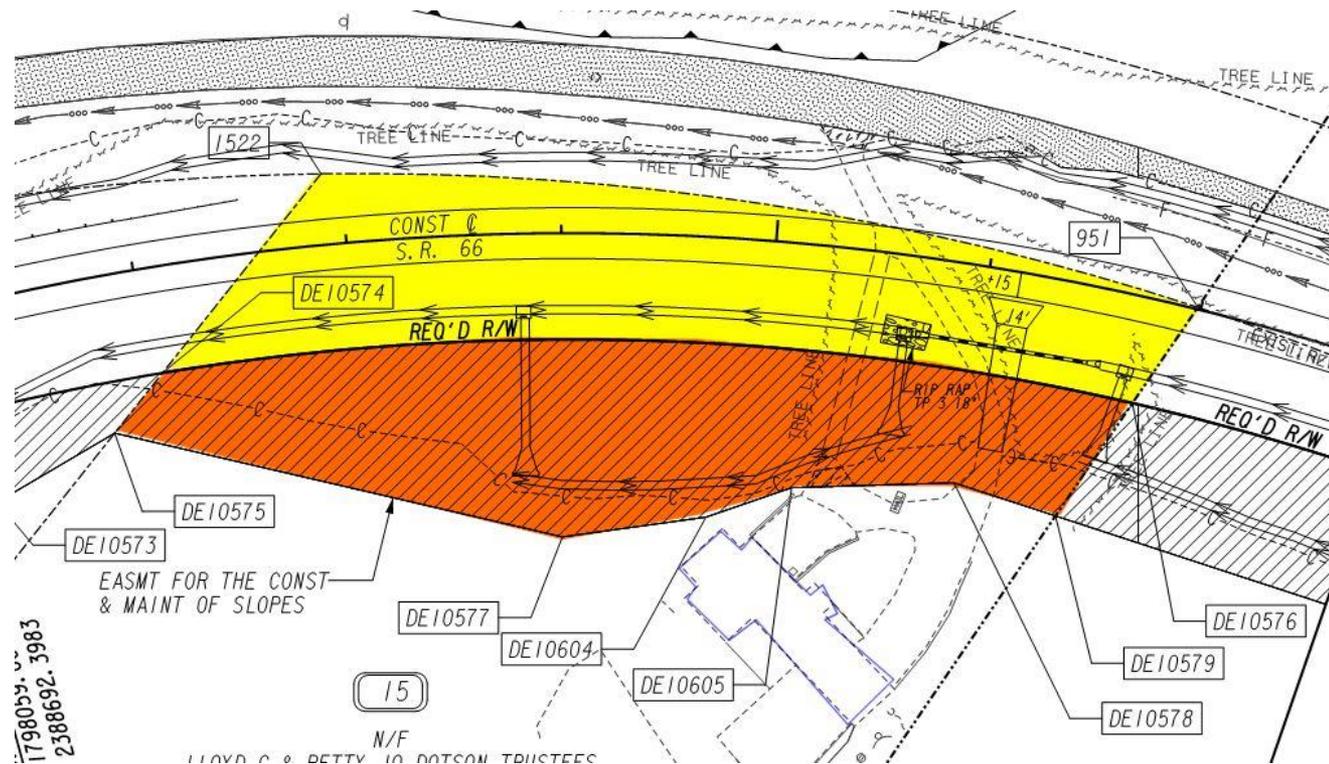
- ROW Area
- Easement Area
- Trees
- Slopes
- Cuts or Fills
- Visibility
- Exposure
- Drainage
 - Ditches/Swales
 - Flumes
 - Culverts
- Driveway Location
- Road Location



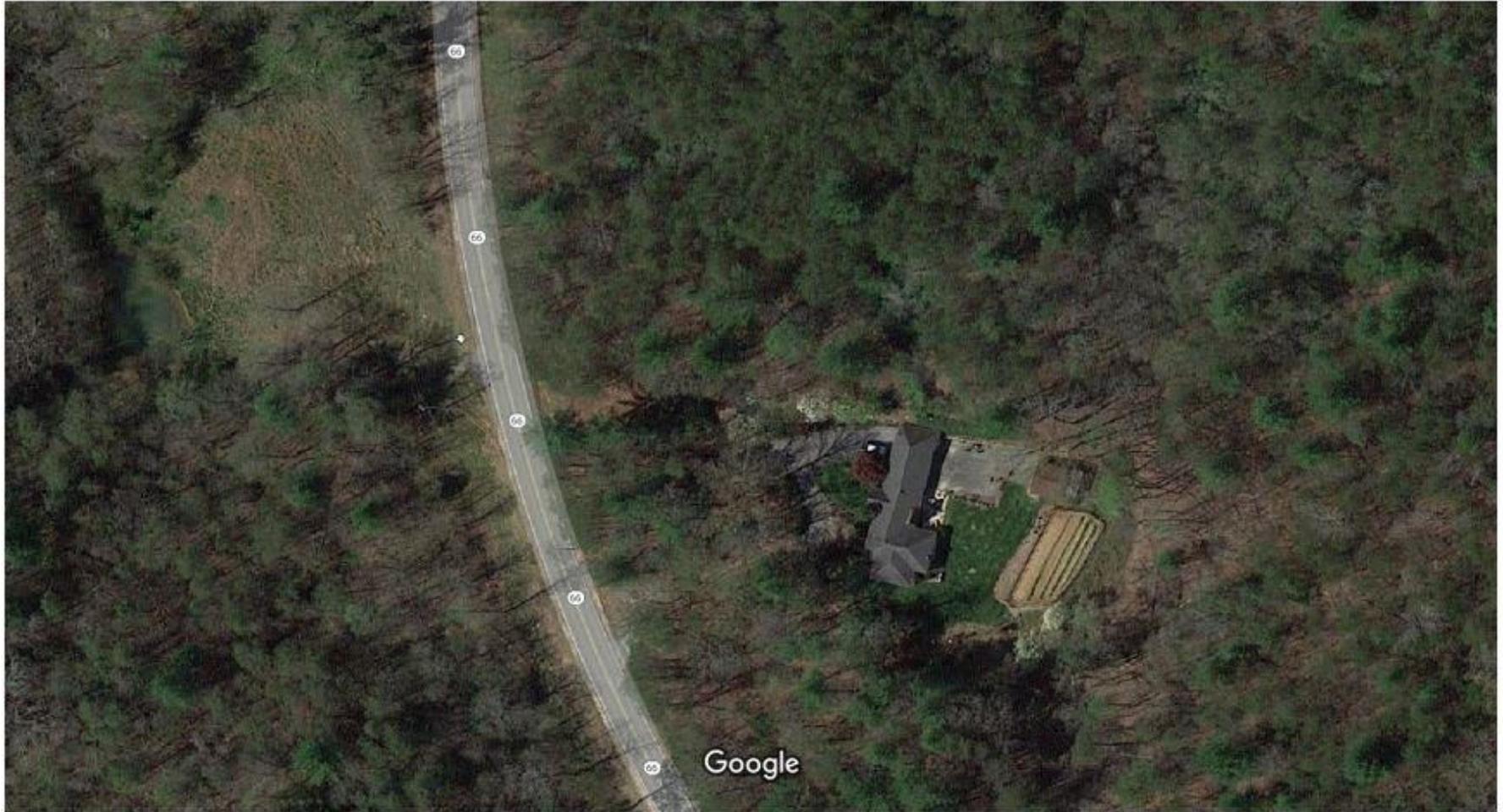
Parcel 15 Impacts

Improvements

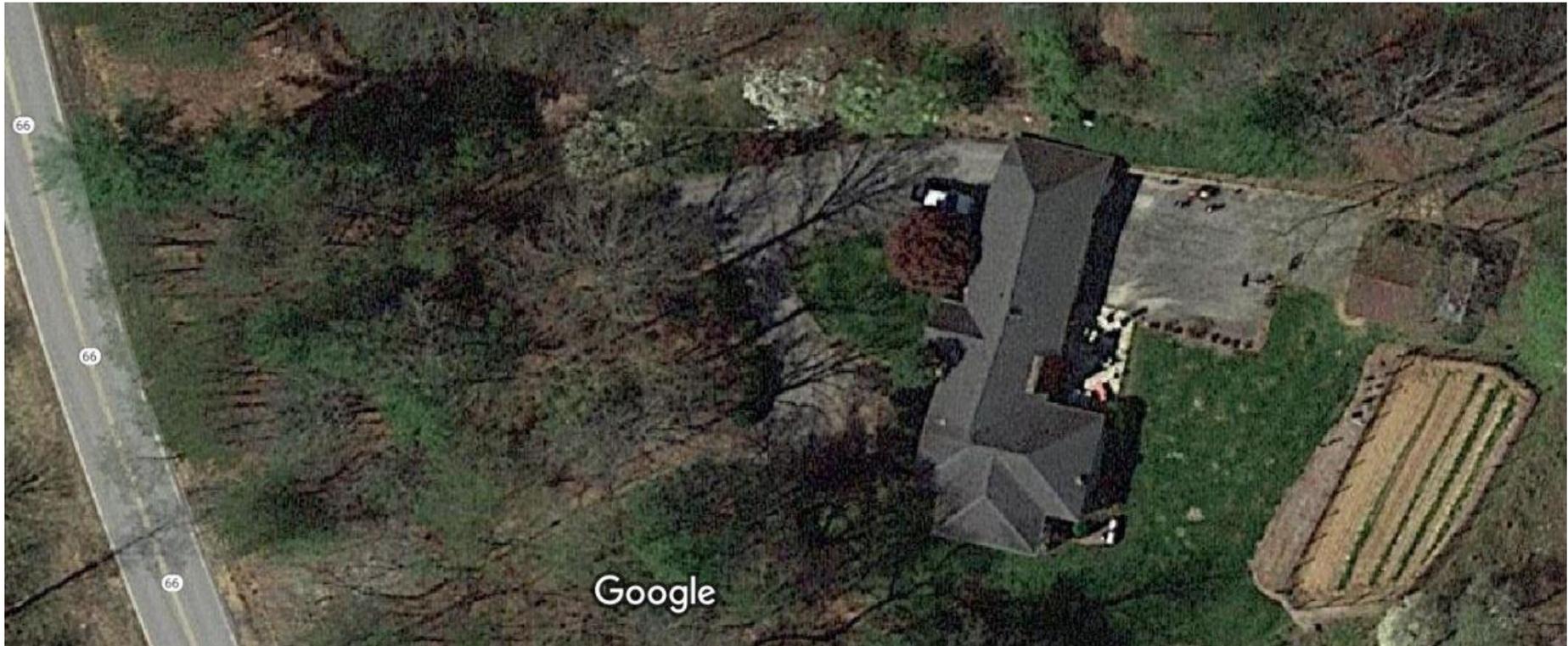
- Proximity?
 - 195 to old road
 - 125 to new road
 - To new RW line
 - To existing RW line
 - To Swale/ditch
- Driveway
 - Location
 - Circulation
 - Mailbox
 - Drainage/Rip Rap



Parcel 15 Aerial



15 Aerial



15 View from Existing Road



Right of Way Acquisition

- **Read the Appraisal & 532 Reviewer Report**
- **Be familiar with the Property**
- **Negotiations Records**
- **Be mindful of the schedule**
- **Elevate when necessary**



Right of Way Acquisition Methods of Making Offers

1. In Person
2. Certified Mail
3. Do not make offer over the phone
4. Technology?



Right of Way Acquisition

Sharing Appraisal Information

- Do not give the property owner a copy of the Appraisal
- Items you can share with the property owner
 1. Comparable Sales
 2. Cost to Cure Information



Right of Way Acquisition Negotiator Responsibility

- **No Coercive Action in order to induce an agreement**
- **Remember that the owner knows more about his property than you do**
- **Listen to the property owner**

Right of Way Acquisition Negotiator Responsibility

- Explain the basis of the offer to property owner
- Procedures include payment of incidental expenses
- Owner must be given reasonable opportunity to consider the offer

Right of Way Acquisition Negotiation Records

If it is not written in the negotiation records,
it did not happen.

- Dated
- Legible
- Detailed (not a novel)
- Signed



Right of Way Acquisition

- Offer must be made in writing (Offer Letter)
- Summary Statement Basis for Just and Adequate Compensation
- Receipt for Brochure
- Availability of Incidental Payment Letter
- Option for Right of Way
- Owner's Acknowledgement of Plans & Explanation



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Right of Way Acquisition

MOCK NEGOTIATIONS EXERCISE - Parcel 15 (Classroom Activity)





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Performance Management



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Right of Way Acquisition

Performance Management

GDOT has timeline of when each activity is to completed.

- Critical Events Schedule
- Timeline for Right of Way Activities

GDOT is like a big ship when it gets to you, you have to be ready to go.





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Relocation



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Purpose of the Uniform Act

Decent Safe & Sanitary Housing

To ensure that no one family is displaced unless Decent, Safe and Sanitary (DS &S) housing is available

Avoid Delays

To encourage and expedite acquisition by agreement

Minimize litigation

Promote Confidence

Public Confidence in Federal Aid Acquisition Programs



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Basic Requirements of 49 CFR Part 24

- Appraise FMV of property to be acquired
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- Relocate residences, businesses and others
- Provide Relocation Advisory Services
- Payment before possession

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Right of Way Acquisition

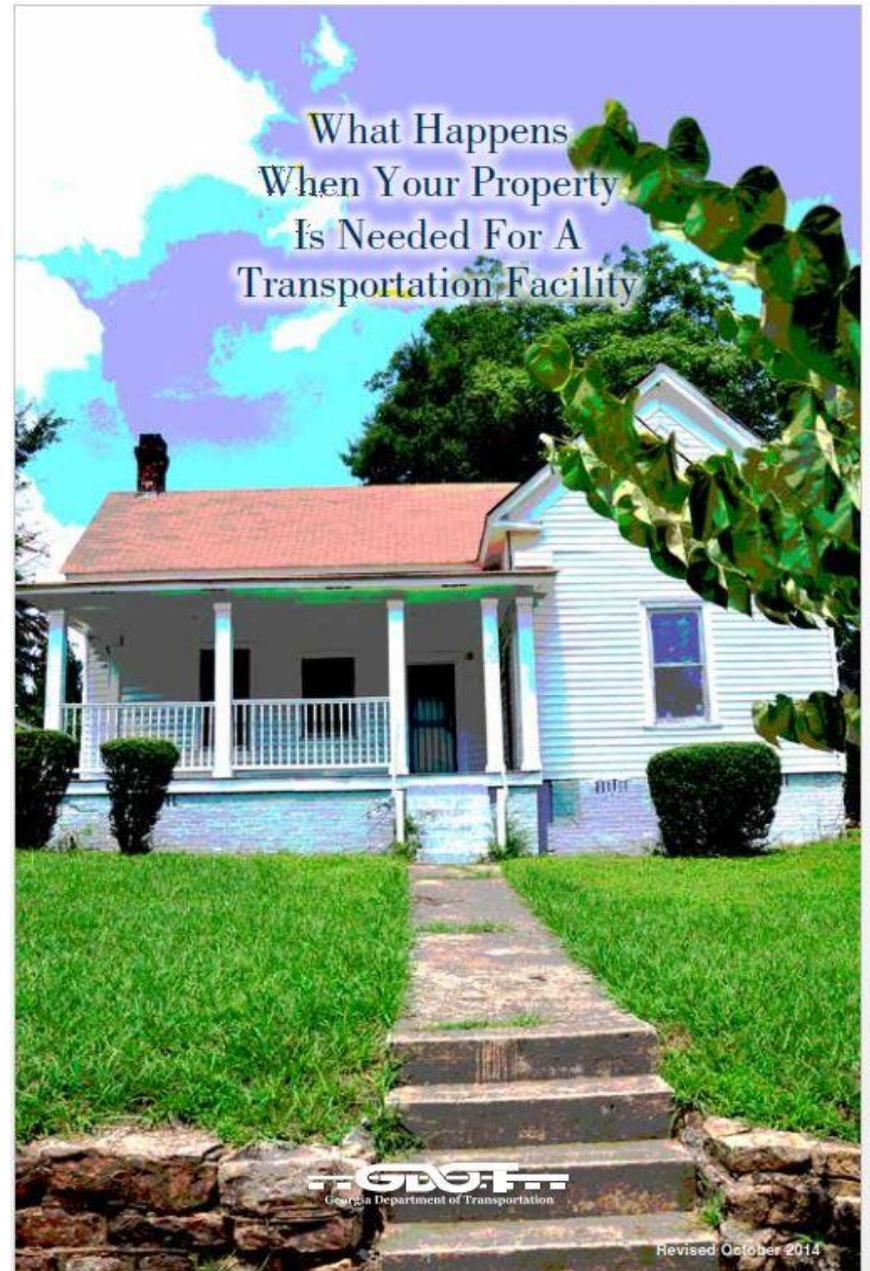
Relocation



- Relocation needs a separate negotiation record
- Keep copy of all documents
- Closeout Checklist once all benefits have been filed



The GDOT Brochure Is Your Friend



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Right of Way Acquisition: Relocation

- Initial Contact with Owner: Overview of Offer & Explanation of Brochure
- Possession: 90 day from Availability of Relocation Assistance Letter, Offer Date or 60 days from Notice to Vacate or Closing Date whichever one is longer.
- Comparable Replacement Housing Offered (DS&S, Functional Equivalent, Size, Available)

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Relocation: Residential Moving Methods

Method A- Fixed Rate

Method B- Actual Cost

Method C- Self Move



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Relocation: Business, Farms & Non- Profits Moving Methods

Method A- Self Move

Method B- Actual Cost

Additional Benefits to Method A or B

- Moving Incidentals
- Search Expense (Max \$2,500)
- Reestablishment (Max \$25,000)

Method C- In Lieu of “A” or “B”

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Relocation: Replacement Housing Payment

- Replacement Housing Payments (RHP) Last Resort more than \$31,000
- Cost of Comparable Housing (Less FMV equals Comparable House difference)
- Closing Cost (Reasonable & Necessary)
- Maximum RHP Reduced dollar for dollar when Counter Offer to FMV
- Closing - Representative to Attend Closing

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Relocation: Replacement Housing Payment

- Carve Out- A major attribute of the displacement such as pool or workshop
- Cost of Comparable- FMV Relocation Base equals RHP

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Relocation: Replacement Housing Payment

Carve Out Calculation

Land/Improvement \$105,000

Pool \$ 10,000

FMV-532 Review \$115,000

Less Pool \$10,000

FMV Relocation Base \$105,000

Cost of Comparable Housing \$130,000



Replacement Housing Pmt.: Res. Owner

Replacement Housing Report Content

Residential Owner – Replacement Housing Report

1. Tabulation- Replacement Housing (If Consultant, Use Form w/3 Signature Lines)
2. Photo-Subject
3. Floor Plan Sketch - Subject
4. RA-44,rev2-17, Residential Relocation - Displacee Summary (Attach Res. Interview)
5. Photos-Comps
6. RA-43,rev9-17, Supplemental Housing Comparison Check Sheet
7. RA-45,rev7-17, Comparable Replacement Housing
8. Map, Subject & Comps
9. RA-46,rev5-14, Determination Of RHP - Residential Owner-Occupant
10. Narrative
11. Released or Approved Appraisal Review (Form 532)

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Relocation: Rent Supplement

- Based on 42 Monthly Payments
- Lump Sum Paid if less than \$10,000
- Last Resort above \$7,200

Down Payment Option

- Eligible Down Payment Applied to Equity Purchase
- Not to exceed max tabulated rent supplement payment

Rent Supplement Pmt. (RSP): Res. Tenant

Rent Supplement Study Report Content

Residential Tenant – Replacement Housing Report

1. Tabulation-Rent Supplement (If Consultant, Use Form w/3Signature Lines)
2. Photo-Subject
3. Floor Plan Sketch-Subject
4. RA-44,rev2-17, Residential Relocation – Displacee Summary (Attach Interview)
5. Photos-Comps
6. RA-43,rev9-17, Supplemental Housing Comparison Check Sheet
7. RA-45,rev7-17, Comparable Replacement Housing
8. Map – Subject and Comps
9. RA-47,rev5-14, Housing Supplement Summary And Certification
10. Narrative
11. Released or Approved Appraisal Review (Form 532)

Relocation Offer Packages

Types & Benefits

- **Residential Owner**
RHP & Move Payment
- **Residential Tenant**
RSP & Move Payment
- **Non-Resident Owner (NRO)**
Move Only (Room Count)
Reestablishment Only (Landlord)
Move & Reestablishment (Landlord)



Relocation Offer Packages

Types & Benefits

- **Business/Farm/Non-Profit**
Reestablishment & Move Payment
- **Non-Resident Owner (NRO)**
Move Only (Pre-Acq. Move Estimate)
Reestablishment Only (Landlord)
Move & Reestablishment (Landlord)



Relocation Offer Packages

Critical to Remember

- **Maintain Document Integrity:**
 - Do Not Change Content or Format!
- **Read Letters Carefully**
- **Check Benefit Amounts in Availability Letter**
- **Review Offer Package (Include all Documents)**



Relocation Offer Packages

Typical Relocation Offer Packages

- Typical Offer Pkg. (List of Forms/Letters) *
- By Type Relocation (Samples)*
 - Res. Owner,
 - Res. Tenant,
 - Business/Farm/Non-Profit Org.
- Order of Offer Pkgs.
- Exceptions to Typical Pkgs.

Relocation Offer Packages

Residential Owner – Offer Package

1. Memo-Internal or Cover Letter–Consultant (Transmittal Dated, Signed)
2. RA-07,rev10-14, Availability Of Relocation Assistance Letter
3. RA-26,rev5-14, List of Available Housing
4. RA-30,rev5-14, Receipt For Brochure
5. RA-31,rev5-14, Application For Relocation Assistance
6. RA-36,rev5-14, Method B, Moving Contractor Form – Residential
7. RA-40,rev5-14, Residential Claim For Relocation Moving Expense
8. RA-21,rev5-14, Notice To Vacate Letter
9. RA-50,rev5-14, Claim For Replacement Housing Supplement
10. RA-42,rev5-14, D.S.&S. Inspection
11. Replacement Photo
12. RA-55,rev5-14, Planning The Purchase Of Your Replacement Dwelling – Owner
13. RA-57,rev5-14, Instructions For The Closing Attorney – Owner
14. RA-27,rev5-14, Relocation Advisory Activities Log

Relocation Offer Packages

Residential Tenant – Offer Package

1. Memo-Internal or Cover Letter–Consultant (Transmittal Dated, Signed)
2. RA-12,rev10-14, Availability Of Relocation Assistance Letter
3. RA-26,rev5-14, List of Available Housing
4. RA-30,rev5-14, Receipt For Brochure
5. RA-31,rev5-14, Application For Relocation Assistance
6. RA-36,rev5-14, Method B, Moving Contractor Form – Residential
7. RA-40,rev5-14, Residential Claim For Relocation Moving Expense
8. RA-21,rev5-14, Notice To Vacate Letter
9. RA-52,rev5-14, Claim For Rent Supplement Payment (Last Resort or Not)
10. RA-42,rev5-14, D.S.&S. Inspection
11. RA-Replacement Housing Photo
13. RA-56,rev5-14, Planning The Purchase Of Your Replacement Dwelling – Tenant
14. RA-58,rev5-14, Instructions For Closing Attorney – Tenant
15. RA-27,rev5-14, Relocation Advisory Activities Log

Relocation Offer Packages

NRO – Reestablishment Offer Package (Landlord)

1. Memo-Internal or Cover Letter-Consultant, (Transmittal Dated, Signed)
2. RA-0,rev5-14, Availability Of Relocation Assistance Letter
3. RA-30,rev5-14, Receipt For Brochure
4. RA-32,rev5-14, Application For Relocation Assistance
5. RA-41,rev5-14, Bus., Farm, Nonprofit or NRO Claim For Relocation Moving Expenses
6. RA-22,rev5-14, Notice To Vacate Letter
7. RA-27,rev5-14, Relocation Advisory Activity Log

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Right of Way Acquisition

Relocation

- Consequential Displacee
 - Loss of parking, circulation
 - Change in access
 - Loss of UST

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Right of Way Acquisition

Relocation

- Availability Letter of Relocation Benefits
- Claim Forms & Timelines
- Appeals & Timelines
- Timeline for Consequential Displacee's





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Property Management During Acquisition



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Property Management: Mission

Responsible for the timely demolition and removal of structures, signs, billboards, fences and underground storage tanks and other trade fixtures from the GDOT right of way.

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Property Management

Property Management begins and ends with the cooperation between the acquisition team/ consultants and the property management team. Once the parcels are acquired the property management begins.

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Property Management

Vital for Property Mgmt Demolition

Property Management uses PM forms to identify all structures or improvements (buildings, houses, outbuildings, wells, pump houses, dilapidated buildings, UST's, etc.)

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Property Management

- R/W Improvement Status Form
- Trade Fixtures & Sign Inventory
- Notices At Closing
 - ✓ Notice to Vacate
 - ✓ Reminder Notice to Remove



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Property Management: Closing/Judgement

- Notices At Closing to Parcel Owner
 - ✓ Notice to Vacate
 - ✓ Reminder Notice to Remove
 - ✓ Generally items on R/W Improvement Status Form
 - ✓ Could be items on Trade Fixture Report



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Property Management: Post Acquisition

- If there are structures located within the required Right of Way shall be cleared prior to Certifying the Project
- Underground Storage Tanks (UST's) & Monitoring Wells (Please contact GDOT Property Management Office)

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Property Management: Post Acquisition

Notice of Final Vacancy & Demolition/UST Removal Authorization

- GDOT is in legal possession of the parcel
- Copy of the option and plat attached
- Submitted by the Consultant to Property Management at G.O. who hires a Demolition Contractor

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Property Management: Post Acquisition

Notice of Final Vacancy & Demolition/UST Removal Authorization

- Improvements are Vacant
- Utility disconnection is ordered
- Ready for demolition
- Authorizes the removal of improvements, Trade fixtures, signs, etc.

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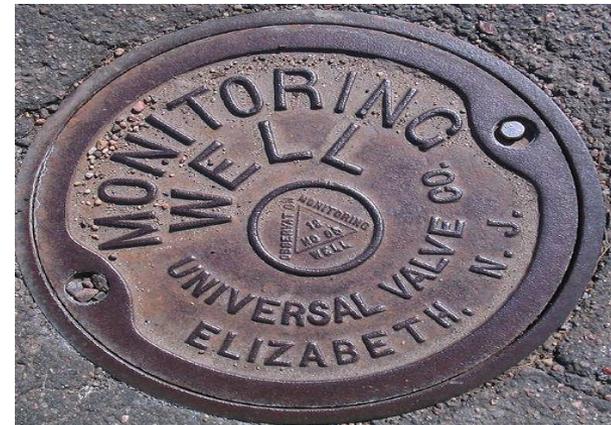
Property Management: Clearance Report

- GDOT Demolition Contractor is responsible for clearing Right of Way
- Must indicate by name who cleared the Right of Way
- Attach photo of cleared structures and/or fixtures
- Once cleared, the Clearance Report is submitted by consultant to property management within three (3) business days.

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Property Management: Monitoring Wells

- Indicate a Georgia EPD registered contamination site
- Remediation may be Active or Inactive
- Advise GDOT Pre-Construction Engineer if you see one of these



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Property Management: Underground Storage Tanks

- Ownership registration with EPA form 7530
- Location of UST's on R/W Plans
- GDOT doesn't take ownership of UST's
- GDOT removes UST's as abandoned trade fixtures acting as the authorized agent of the owner

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P.M. Forms at Certification

- Right of Way Improvement Status
- Trade Fixture and Sign Inventory Report



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CLOSINGS



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Right of Way Acquisition: Closings

- Closings will be conducted by GDOT Attorney (SAAG)
- Examine title certificate and discuss potential issues with property owner
- Ensure all interests have been acquired
- Owner interest cannot be closed if other interests are outstanding

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Right of Way Acquisition: Closings - Request Funds From District

- Signed & Accepted Option
- Settlement & Disbursement Statement
To Attorney's Escrow Account
- Partial Lien Waiver (if applicable)
- Ensure all interests are addressed

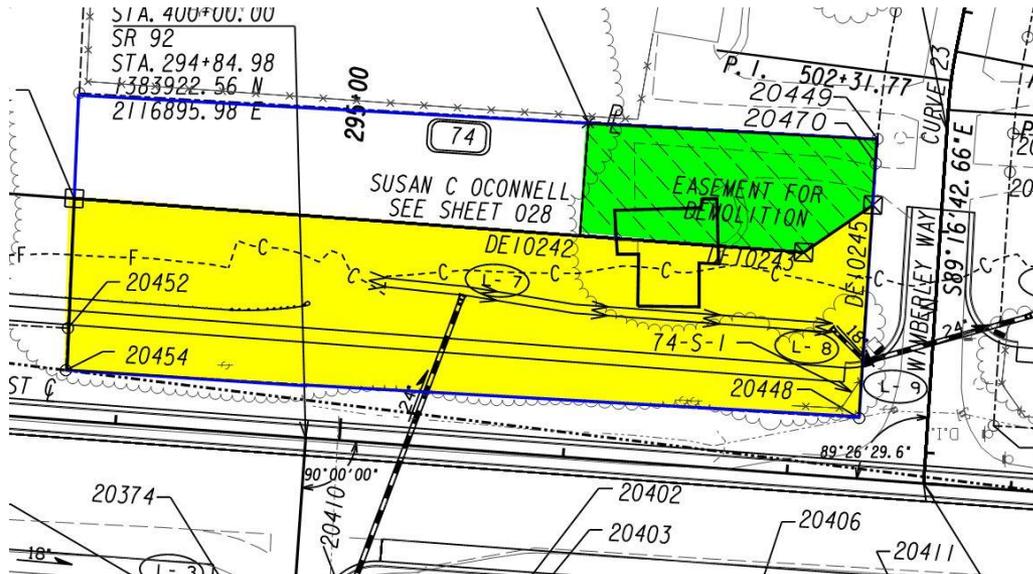
Consultant Right of Way Training

Right of Way Acquisition: Closings

- Right of Way Deeds & Easements
- Settlement and Disbursement Statement
- IRS 1099-S Form
- Owner's Affidavit
- Final Title Certificate
- Quit-Claim Deeds
- R-Parcels require separate deeds

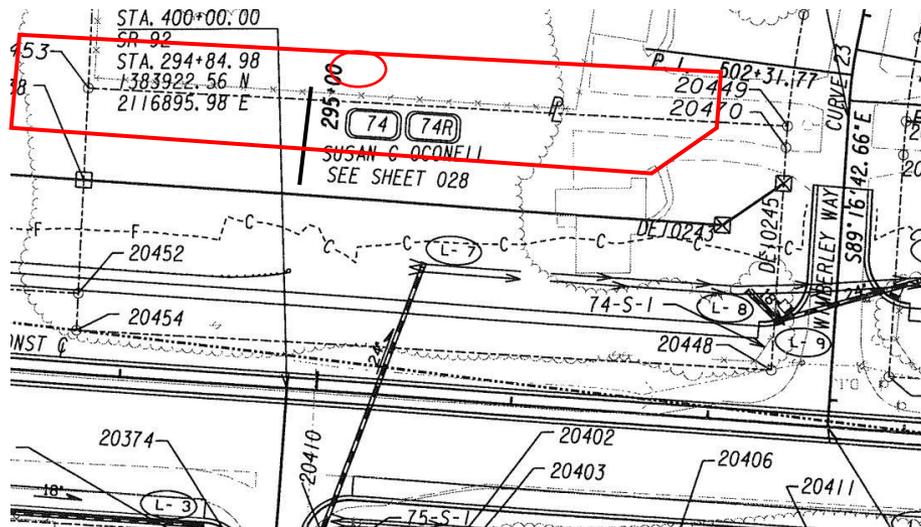
Uneconomic Remnants

Always the option of the owner – not required Right of Way

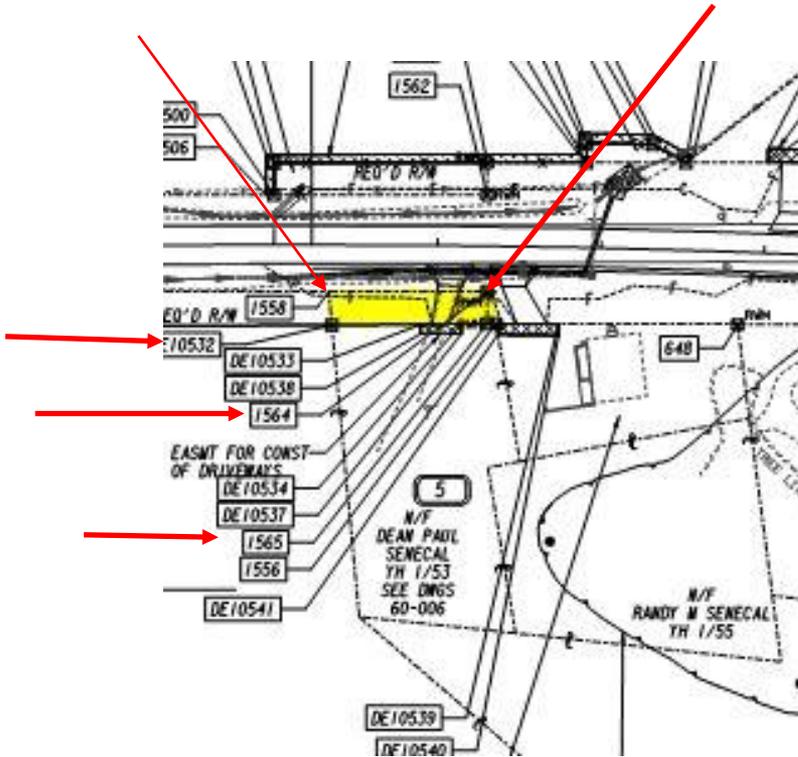


R Parcel (Remnant)

No Demo Easement; other easements (if applicable remain). GDOT purchases both parcels – R parcel could become surplus property.



PLATS & TABLES



5

YMO1 053 RTO
SEE DWG 60-002

PARCEL 5 RED'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
1558	28.96 R	15+33.28	SR 66
	97.07	N 49°06'28.3" W	
1564	28.31 R	16+30.15	SR 66
1565	48.31 R	N 40°53'31.1" E	SR 66
	85.13	16+31.02	
DE10532	50.00 R	S 49°43'57.2" E	SR 66
	21.13	15+35.24	
1558	28.96 R	S 35°36'43.4" W	SR 66
	1972.30	15+33.28	
RECD R/W	= 1972.30 SF		
REDD R/W	= 0.045 ACRES		
REMAINDER	= +/- .42 ACRES		

PARCEL 5 RED'D DRWY, EASMT.

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10533	49.19 R	15+90.00	SR 66
DE10534	48.68 R	16+15.00	SR 66
DE10537	55.00 R	16+15.00	SR 66
DE10538	55.00 R	15+90.00	SR 66
DE10533	49.19 R	15+90.00	SR 66

LIST RW11

RW11

```

-----
LAYOUT POINTS FROM CHAIN RW11
TO          OFFSET
POINT      STATION  DISTANCE
-----
          34+73.84  53.93L
  
```

DESCRIPTION OF RW11

; running thence N 49°05'49.3" W a distance of 145.81 feet to a point 53.90 feet left of and opposite station 36+19.65 on said construction centerline laid out for SR 66; thence N 26°42'19.6" E a distance of 88.91 feet to a point 32.30 feet right of and opposite station 36+41.44 on said construction centerline laid out for SR 66; thence S 63°17'40.4" E a distance of 163.58 feet to a point 72.39 feet right of and opposite station 34+82.85 on said construction centerline laid out for SR 66; thence S 36°48'44.1" W a distance of 126.64 feet back to the point of beginning.

Containing 0.378 acres more or less.

DW GDOT Deed Writer - Version 03.00.00.17

File Options Help

Find File Use PW Check-In Out File Free Out File

PI No.:

Project No.:

Owner's Name:

Parcel No.:

District:

County:

GM District No.:

Land Dist. No.:

Land Lot No.:

Road Name:

Description:

L/A (LF):

R/W Date:

Last Rev Date:

Deed Type: State

Legal Signatures

Easements

Improvement:

Slope Curb and Gutter

Detour Channel Changes

Yard Drains Tree Wells

Steps Sidewalks

Other:

Driveway Fence

Sediment Basin

Miscellaneous:

Access Rights

Area from DOT to others

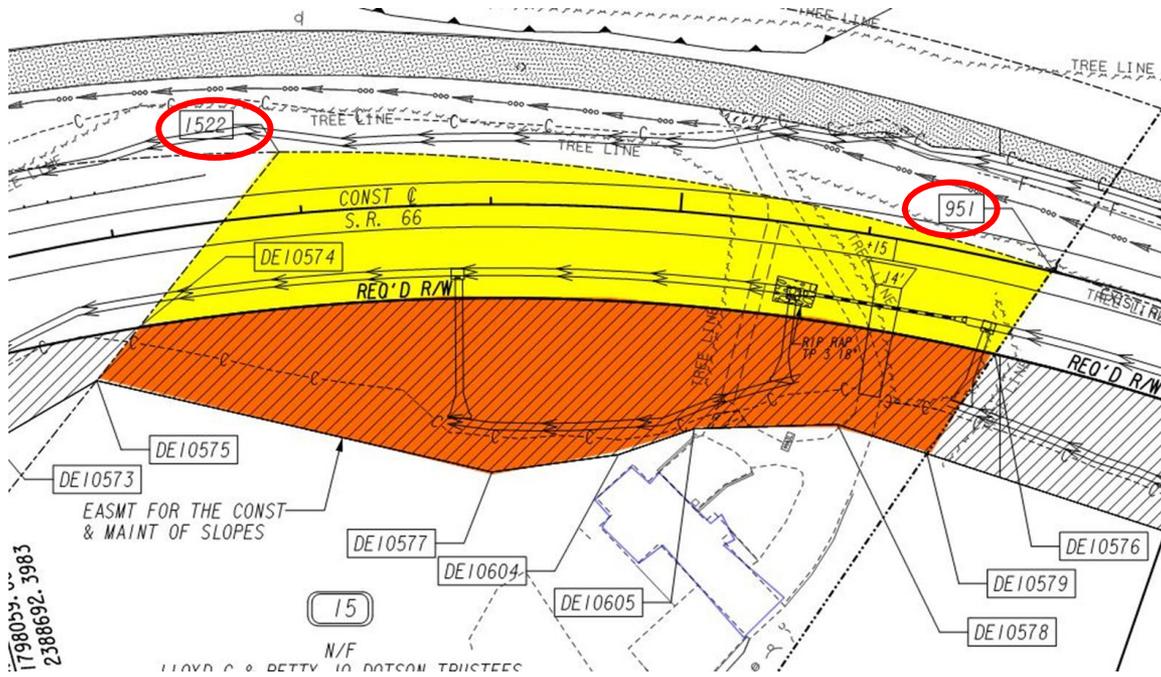
Area from DOT reserving access rights

Area from DOT reserved as an easement

Reversionary Clause

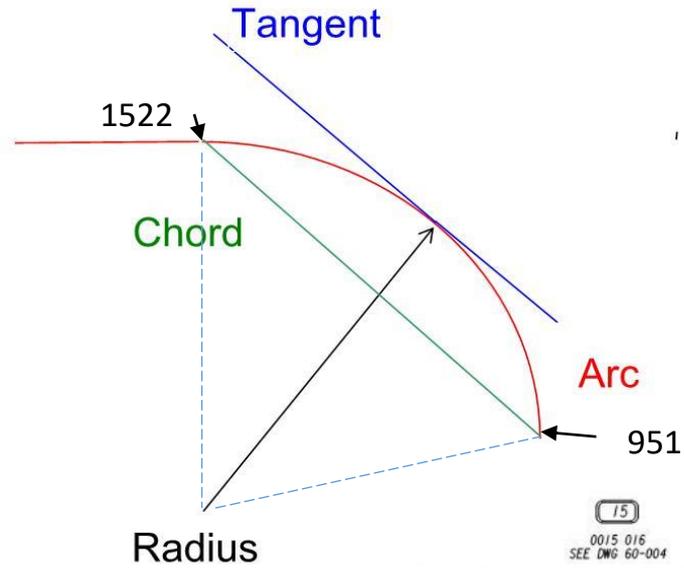
C:\Users\garyw_000\Desktop\Temporary\SR 9 0008357 - Forsyth\OUT Files Save Folder

Remnant Deed Print Cover Generate Deed Exit



15
0015 016
SEE DWG 60-004

PARCEL 15 REQ'D R/W				
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
→ 1522	33.45 L	42+91.30	SR 66	
ARC LENGTH = 414.19				
CHORD BEAR = N 25° 20' 10.5" W				
LNTH CHORD = 412.25				
RADIUS = 1236.54				
DEGREE = 4° 38' 00.8"				
→ 951	54.33	46+98.45	SR 66	
DE10576 50.00 R 46+79.11 SR 66				
ARC LENGTH = 453.80				
CHORD BEAR = S 32° 18' 14.9" E				
LNTH CHORD = 450.87				
RADIUS = 1150.00				
DEGREE = 4° 58' 56.1"				
DE10574	50.00 R	42+05.58	SR 66	
1522 33.45 L 42+91.30 SR 66				
REQ'D R/W = 29815.98 SF				
REQ'D R/W = 0.684 ACRES				
REMAINDER = +/- 4.63 ACRES				



15

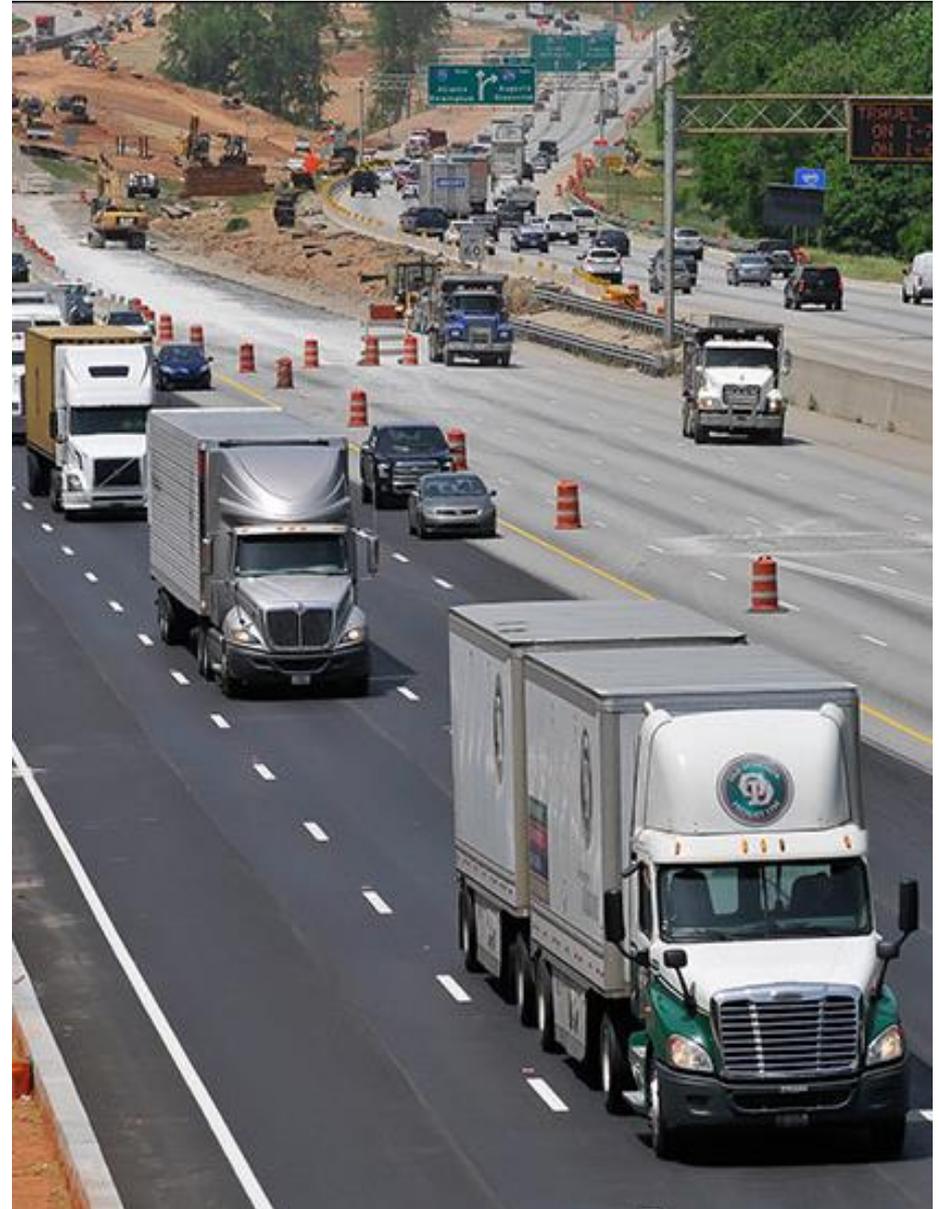
0015 016
SEE DWG 60-004

PARCEL 15 REO'D R/W			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
1522	33.45 L	42+91.30	SR 66
ARC LENGTH - 414.19			
CHORD BEAR - N 25°20'10.5" W			
LNTH CHORD - 412.25			
RADIUS - 1236.54			
DEGREE - 4°38'00.8"			
951	0.92 L	46+98.45	SR 66
	54.35	N 83°51'47.7" E	SR 66
DE10576	50.00 R	46+79.11	SR 66
ARC LENGTH - 453.80			
CHORD BEAR - S 32°18'14.9" E			
LNTH CHORD - 450.87			
RADIUS - 1150.00			
DEGREE - 4°58'56.1"			
DE10574	50.00 R	42+05.58	SR 66
	119.15	N 85°58'47.4" W	SR 66
1522	33.45 L	42+91.30	SR 66
REO'D R/W - 29815.38 SF			
REO'D R/W - 0.684 ACRES			
REMAINDER - +/- 4.63 ACRES			



Consultant Right of Way Training

Condemnations

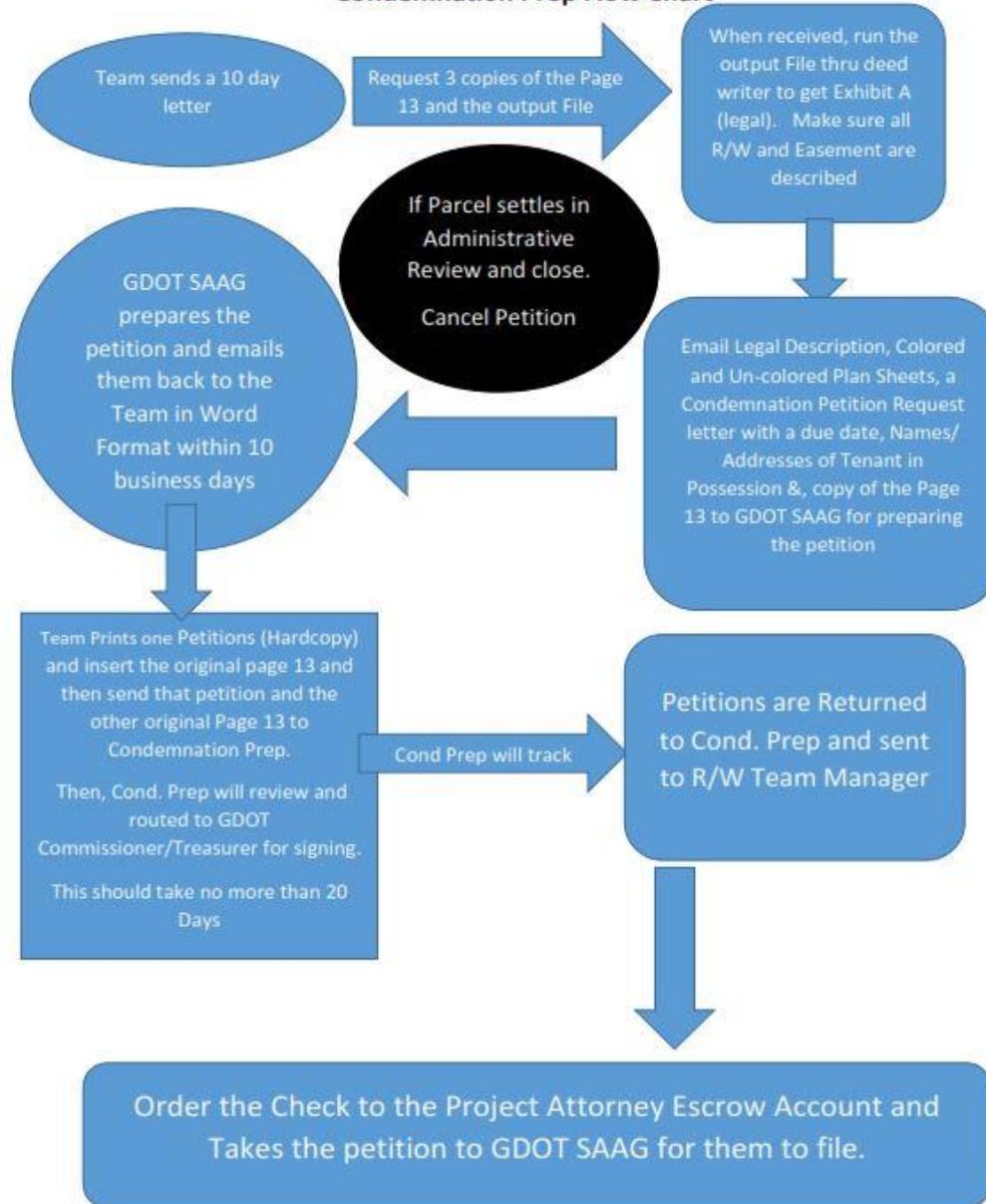


Consultant Right of Way Training Condemnation

- Title Certificates should be within 6 months of current date
- Appraisal Reports should be within 12 months of current date



Condemnation Prep Flow Chart



Consultant Right of Way Training Condemnation - Petition Request & Information for SAAG

- Copy of the Appraisal Report
- Appraisal Affidavit (pg 13)
- Copy of Option, if applicable
- List/addresses of tenants, occupants, other interests
- Correct Plans
- Legal Descriptions



**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

INTERDEPARTMENTAL CORRESPONDENCE

FILE: Project #: «PROJECT_» **OFFICE: D-1**
County: «COUNTY» **P. I. #:** «PI_» **DATE:**

FROM: Gary Webb, Consultant

TO: Special Assistant Attorney General, Mark Weinstein

SUBJECT: **CONDEMNATION PETITION REQUEST**
PARCEL NO. «PARCEL_»

Please prepare a condemnation petition for subject parcel. The following is provided for your use in the preparation of the petition.

- Option (if applicable)
- Appraisal Review Form 532
- Names & Addresses of Condemnees
- Names & Addresses of Tenants in Possession
- Executed Appraiser Affidavit (page 13)
- Legal, colored/non-colored Plat(s), and Data sheet(s)

It is expected that the petition will be completed and returned to the District R/W Team Manager within 10 days from receipt of this request.

APPENDIX "C" TO EXHIBIT "A"

GEORGIA, FULTON COUNTY

Personally comes, [REDACTED], MAI, residing at [REDACTED]

[REDACTED] 0339

[REDACTED] was employed by the Department of Transportation to appraise Parcel No. _____ of the right of way and rights required for construction of Project No. STP00-0114-01(085) in Fulton County, Georgia for said Department and makes this sworn statement to be used in connection with condemnation proceedings under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, for the acquisition of said parcel.

2. Affiant is familiar with real estate values in said county and in the vicinity where said parcel is located. Affiant has personally inspected the property or right condemned and in appraising said parcel affiant took into consideration the Fair Market Value of said parcel, as well as any consequential damages to remaining property of the ~~Condemnees~~ by reason of the taking and use of said parcel and other rights for the construction of said project, and any consequential benefits which may result to such remaining property by reason of such taking and use (consequential benefits not, however, considered except as offsetting consequential damages). After said investigation and research, affiant has thus estimated that the just and adequate compensation for said parcel, and any consequential damages or benefits considered, is in the amount of \$ _____.

Sworn to and subscribed before me,
this _____ day of _____, 2015.

NOTARY PUBLIC
My commission expires _____

Parcel No. _____



Consultant Right of Way Training

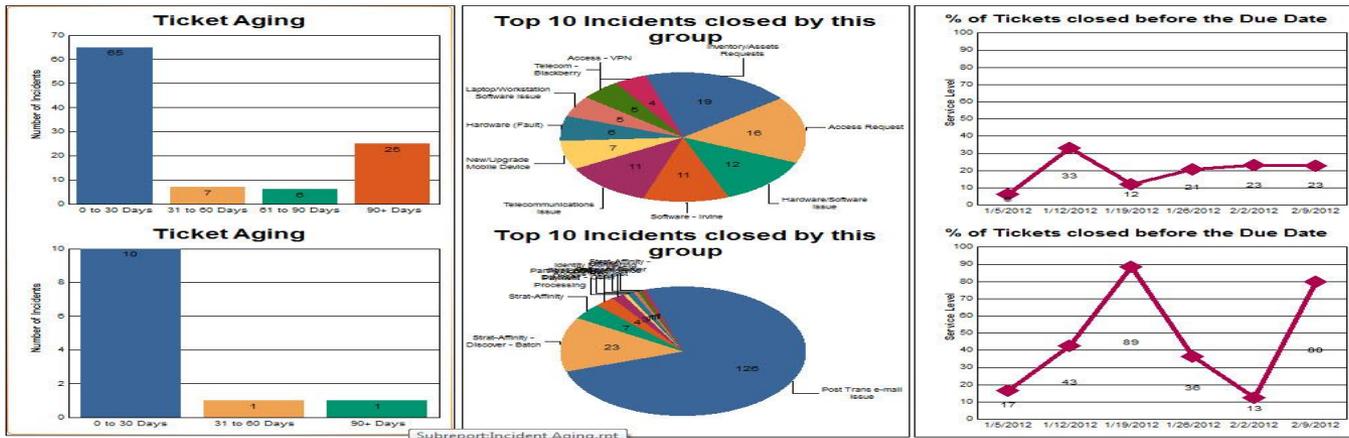
Right of Way Management



Consultant Right of Way Training

Right of Way Schedule Management

- T-Pro Updates
- Timely updates are important



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Right of Way Schedule Management

Certification

- Preconstruction Status Report
- ROW Project Status Report
- Relocation Advisory Service Certificate
 - Relocation Report
- Right of Way Improvement Status
- Trade Fixture and Sign Inventory Report
- Copies of all Right of Entries & Options w/Special Stipulations
- Copy of Cover Sheet highlighting outstanding parcels

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Right of Way Schedule Management

Certification

Certifications are due in the Right of Way office by the date listed on the Critical Events schedule.



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Right of Way Schedule Management

Final Field Plan Review (FFPR)

A review of final plans, specifications, special provisions, permits, right of way agreements and utility conflict resolutions. The final field plan review shall be held at a minimum of 24 weeks prior to letting.



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Right of Way Schedule Management

Final Field Plan Review (FFPR)

- A representative from the ROW Acquisition Team must participate in the FFPR
- The ROW Representative will discuss special conditions negotiated with property owners
- The ROW Representative will also discuss the status of the acquisition, the projected date of completion of the ROW acquisition

Consultant Right of Way Training

Right of Way Schedule Management

Construction Transition Meeting

- Two copies of signed options and a summary of the special conditions negotiated with the property owner for review and discussion
- Any commitments to the property owners will be



Consultant Right of Way Training

THE END