



Natural Resources  
241 Ralph McGill Boulevard NE, BIN 10151  
Atlanta, GA 30308-3374

June 11<sup>th</sup>, 2024

Habersham County  
130 Jacobs Way Suite 104  
Clarksville, GA 30523

RE: Project Name: Cornelia – Tallulah Lodge 115kV Transmission Line(the “Project”)  
Georgia Power Company LIMS Project 2022040103 - Parcel 108  
Property Location: 1045 Hollywood Highway, Clarksville, GA 30523 Tax ID: 102 272

Dear Habersham County,

As you know from our previous discussions, Georgia Power needs to purchase an easement across your property for the Project referenced above. I’ve enclosed maps that show the location of Georgia Power’s proposed transmission line through your property and a copy of the company’s standard transmission line easement document that describes the property rights we are seeking to purchase from you (the “Easement”).

Georgia Power has evaluated the value of the easement area and, based on that evaluation, is offering **\$5,600.00** upon receipt of the Easement that has been signed by you and properly witnessed and notarized where indicated. Please note that the witness and notary public must be two different individuals.

Your property’s evaluation is based on the following:

- |                                |                   |
|--------------------------------|-------------------|
| a. Total Acreage of Property   | 1.75 acres        |
| b. Easement Area               | 0.07 acres        |
| c. Price per Acre              | \$100,000.00      |
| d. Easement Rights Factor      | 80 %              |
| e. Easement Value              | \$5,600.00        |
| <b>f. Total Assessed Value</b> | <b>\$5,600.00</b> |

I will continue to be available to answer any questions you may have concerning the Project, the transmission line, the Easement, or this proposal. If you have questions, please don’t hesitate to call me at **404-933-8495** or email me at **x2cmills@southernco.com**

Best regards,

  
Casey Millsaps  
Land Agent

Enclosures  
Business Card, Offer Letter, Easement Document, Parcel Map, W9 form

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

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PROJECT 2022040103      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER    10582795-GPC9596-VBS-12.02.01  
NAME OF LINE/PROJECT: CORNELIA - TALLULAH LODGE 115 KV TRANSMISSION LINE  
   SOUTH CLARKESVILLE TO HISTORIC 441 115 KV SUBSTATION  
PARCEL NUMBER 108  
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STATE OF GEORGIA  
HABERSHAM COUNTY

### E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, HABERSHAM COUNTY (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 130 Jacobs Way, Suite 301, Clarkesville, GA 30523, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 1045 HOLLYWOOD HIGHWAY, CLARKESVILLE, GA 30523 (Tax Parcel ID No. 102 272) in Land Lot 23 of the 12 District of Habersham County, Georgia.

The "Easement Area" is defined as the portion of the Property more particularly shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild overhead and underground electric transmission, distribution and communication lines, towers, frames, poles, wires, manholes, conduits, anchors, guy wires, fixtures, appliances, and protective wires and devices in connection therewith (all being hereinafter referred to collectively as the "Facilities") upon or under the Easement Area; the right of the Company to grant or permit the exercise of the same rights, either in whole or in part, to others; the right of ingress and egress over the Property to and from the Easement Area; the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all obstructions now on the Easement Area or that may hereafter be placed on the Easement Area by the Undersigned or any other person.

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PARCEL 108

NAME OF  
LINE/PROJECT:

CORNELIA - TALLULAH LODGE 115 KV TRANSMISSION  
LINE  
SOUTH CLARKESVILLE TO HISTORIC 441 115 KV  
SUBSTATION  
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Further, the Company shall have the right to cut, remove and dispose of dead, diseased, weak or leaning trees (collectively, "Danger Trees") on the Property adjacent to the Easement Area which may now or hereafter strike, injure, endanger or interfere with the maintenance and operation of any of the Facilities located on the Easement Area, provided that on future cutting of such Danger Trees the Company shall pay to the Undersigned the fair market value of the merchantable timber so cut, timber so cut to become the property of the Company. The Undersigned shall notify the Company of any party with whom it contracts, and who owns as a result thereof, any Danger Trees to be cut as set forth above. The Company shall also have, and is hereby granted, the right to install, maintain and use anchors and/or guy wires on the Property adjacent to the Easement Area and the right, when required by law or government regulations, to conduct scientific or other studies, including but not limited to environmental and archaeological studies, on or below the ground surface of the Easement Area.

The Company shall pay or tender to the Undersigned or owner thereof a fair market value for any growing crops, fruit trees or fences cut, damaged or destroyed on the Easement Area by employees of the Company and its agents in the construction, reconstruction, operation, maintenance and repair of the Facilities, except those crops, fruit trees and fences which are an obstruction to the use of the Easement Area as herein provided or which interfere with or may be likely to interfere with or endanger the proper maintenance and operation of the Facilities, provided the Undersigned shall give the Company written notice of the alleged damage within thirty (30) days after the alleged damage shall have been done. The Undersigned shall notify the Company of any party with whom the Undersigned contracts and who owns, as a result thereof, any growing crops, fruit trees or fences, and the Undersigned shall inform said party of the notification provision set forth herein. Any growing crops, fruit trees or fences so cut or damaged on the Easement Area in the construction, operation, maintenance and repair of the Facilities are to remain the property of the owner thereof.

It is agreed that part of the within named consideration is in full payment for all timber cut or to be cut in the initial clearing and construction of the Facilities and that timber so cut is to become the property of the Company. The Undersigned will notify the Company in the event the Undersigned has contracted with another party who owns as a result thereof the timber to be so cut.

The Undersigned has the right to use the Easement Area for agricultural or any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, repair, extensions or additions to the Facilities, and provided further that no buildings or structures other than fences (which shall not exceed eight (8) feet in height and shall neither obstruct nor otherwise interfere with any of the rights granted to the Company hereby) may be erected upon the Easement Area.

The Undersigned expressly grants to the Company the right to take any action, whether at law or in equity, and whether by injunction, ejectment or other means, to prevent the construction, or after erection thereof to cause the removal, of any building or other structure(s) located on the Easement Area (other than

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PARCEL 108            NAME OF            CORNELIA - TALLULAH LODGE 115 KV TRANSMISSION  
                         LINE/PROJECT:        LINE  
                                                        SOUTH CLARKESVILLE TO HISTORIC 441 115 KV  
                                                        SUBSTATION  
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fences as provided for herein), regardless of whether the offending party is the Undersigned or not. The Undersigned will notify the Company in the event the Undersigned contracts with a third party who owns, as a result thereof, any buildings or other such structures. The Undersigned acknowledges and agrees that said rights are necessary for the safe and proper exercise and use of the rights, privileges, easements, and interests herein granted to the Company.

The Company shall not be liable for or bound by any statement, agreement or understanding not expressed herein.

TO HAVE AND TO HOLD forever unto the Company, its successors and assigns the rights, privileges, easements, powers, and interests granted herein, which shall be a covenant running with the title to the Easement Area.

The Undersigned warrants and will forever defend the title to the rights, privileges, easements and interests granted herein to the Company against the claims of all persons whomsoever.

[Signature(s) on Following Page(s)]

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PARCEL 108

NAME OF  
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LINE  
SOUTH CLARKESVILLE TO HISTORIC 441 115 KV  
SUBSTATION  
-----

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the presence of: HABERSHAM COUNTY

\_\_\_\_\_  
Witness

By: \_\_\_\_\_ (SEAL)  
Name:  
Title:

\_\_\_\_\_  
Notary Public

Attest: \_\_\_\_\_ (SEAL)  
Name:  
Title:

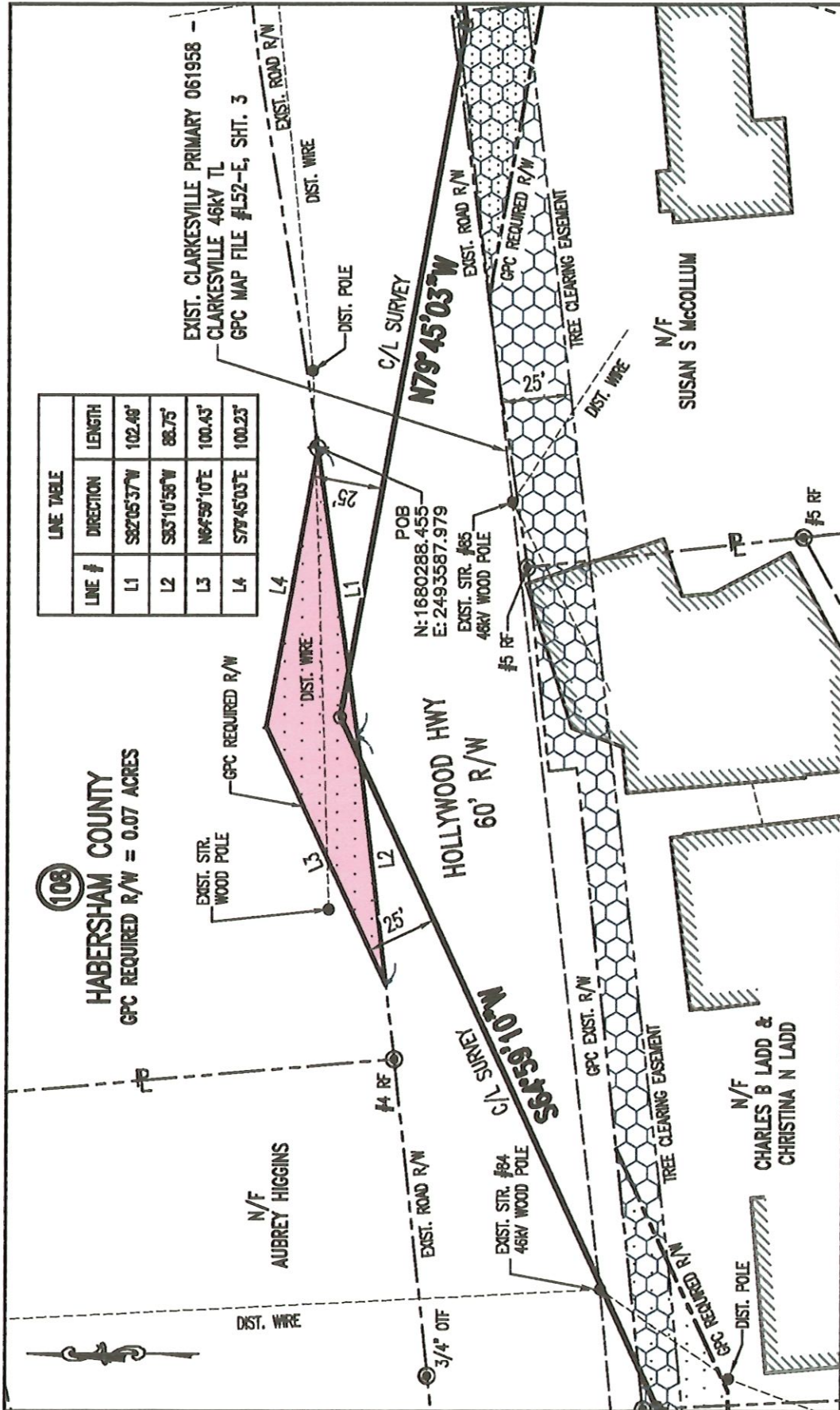
[CORPORATE SEAL]

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S82°05'37"W	102.46'
L2	S53°10'58"W	88.75'
L3	N64°58'10"E	100.43'
L4	S79°45'03"E	100.23'

108

HABERSHAM COUNTY

GPC REQUIRED R/W = 0.07 ACRES



REFERENCE: GPC M.F. P506-73. (SHEET 12 OF 13) GEORGIA POWER COMPANY - LAND ENGINEERING COORDINATE DATUM: NAD83(2011), GEORGIA STATE PLANE EAST ZONE

**SYMBOL LEGEND**  
 ○ IRON PIN SET  
 ● EXISTING POLE  
 ⊙ POINT OF BEGINNING (POB)  
 ⊙ POINT OF COMMENCEMENT  
 ⊗ ROW MARKER  
 ⊠ GPC R/W MONUMENT  
 ⊡ GPC R/W MONUMENT  
 ⊢ QUITCLAIMED R/W  
 ⊣ GPC EXISTING R/W  
 ⊤ GPC TREE CLEARING EASEMENT  
**PARCEL No. 108**

**CORNELIA - TALLULAH LODGE 115KV T/L**  
 CROSSING THE PROPERTIES OF  
**HABERSHAM COUNTY**

LAND LOT 23, 12TH DISTRICT, CITY OF CLARKESVILLE, HABERSHAM COUNTY, GEORGIA

DATE: 1/16/24  
 SCALE: 1" = 50'  
 DRAWN BY: WRM  
 EXHIBIT A  
 SHT 1 OF 1

Office Use Only:

Version 1/2024

<b>Name of Line:</b>	Cornelia - Tallulah Lodge 115 kV Transmission Line		<b>Closing Agent:</b> Casey Millsaps	
<b>Project Number:</b>	2022040103	<b>Parcel Number:</b> 108	<b>Gross Proceeds:</b>	
<b>Owner Name:</b>	HABERSHAM COUNTY	<b>District:</b> 12	<b>Legal Land Lot:</b> 23	<b>County:</b> Habersham

**Instructions for U.S. Tax Persons:** As a business, federal income tax law requires us to report certain payments we make to you if you are not exempted from this reporting responsibility. In order for us to properly meet the federal law requirements, we need certain information from you. Please complete the information requested below and return the form to the Georgia Power Land Acquisition Agent or to the address shown above. If you do not provide us with your correct taxpayer identification number, you may be subject to a \$50 penalty imposed by the Internal Revenue Service. In addition, you may be subject to 28% backup withholding on reportable payments we make to you.

**Part 1 Tax Status**

**Instructions: Check ONE box only and provide your complete name and Taxpayer Identification Number**

<b>U.S. Resident Individual:</b>	<b>Individual's Name</b>	<b>Individual's Social Security Number</b> -- -- --
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A sole proprietorship may have a "doing business as" trade name, but the legal name is the name of the business owner.

<b>Sole Proprietor:</b>	<b>Business Owner's Name</b>	<b>Owner's Social Security Number</b> -- -- --
	<b>Business or Trade Name:</b>	<b>Or Employer's Identification Number</b> -- -- --

A partnership may have a "doing business as" trade name, but the legal name is the list of the names of the partners.

<b>Partnership, Limited Liability Co. (LLC), Trust or Estate:</b>	<b>Name of Partnership/ LLC Trust/Estate (As shown on your tax forms)</b>	<b>Employer Identification Number</b> -- -- --
	<b>Partnership's Legal Name (Name of first partner):</b>	

A corporation may use an abbreviated name or its initials, but its legal name is the name on the articles of incorporation.

If an LLC electing corporate status for U.S. tax purposes, please attach a copy of your tax election on IRS Form 8832, Entity Classification Election

<b>U.S. Corporation, Tax Exempt Org, Federal, State or Local Gov't, Agency:</b>	<b>Name of Corporation or Entity:</b>	<b>Employer Identification Number</b> -- -- --
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**Part 2 Exemption:** If exempt from 1099 reporting, circle your qualifying exemption reason below.

- 1. Corporation
- 1. Tax Exempt Charity under 501(a), or IRA
- 1. The United States or any of its agencies or instrumentalities
- 1. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions
- 1. A foreign government or any of its political subdivisions

**Under penalties of perjury, my signature certifies 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).
- 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.
- 3. I am a person (including a resident alien). The IRS defines a U.S. person as a) U.S. citizen, b) an entity (company, corporation, trust, partnership, estate, etc.) created or organized in, or under the laws of, the United States; a state; or the District of Columbia, or c) a U.S. resident (someone who has a "green card" or has passed the IRS "substantial-presence test." For an explanation of the substantial-presence test, please see IRS Pub. 515 or 519, available at [www.irs.gov](http://www.irs.gov).)

If you are a foreign person, do not complete this Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

<b>Signature</b>	<b>Name (Typed or Printed)</b>	<b>Title</b>
<b>Date</b>	<b>Home Phone Number</b>	<b>Cell/Work Phone Number</b>
<b>Address</b>	<b>City</b>	<b>State</b>

# Habersham County, GA

## Summary

Parcel Number 102 272  
 Location Address 1045 HOLLYWOOD HW  
 Legal Description OD 90 91 92 151-598  
 (Note: Not to be used on legal documents)  
 Property Class E-Exempt  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District 01-County  
 Millage Rate 25.955  
 Acres 0  
 Neighborhood EAST CLARKESVILLE

[View Map](#)

## Owners

Current Owner  
 HABERSHAM COUNTY  
 130 JACOBS WAY  
 SUITE 301  
 CLARKESVILLE, GA 30523-0000

## Land

Class	Land Use	Acreage	Frontage	Depth	Zoning	Value
E1	8600	0	140	150	MI	\$42,000
E1	8600	0	150	210	MI	\$29,250
E1	8600	0	330	170	MI	\$102,960

## Commercial Information

Style OTHER COUNTY  
 Heated Square Feet 6103  
 Actual Year Built 1981  
 Effective Year Built 1981  
 Value \$873,660  
 House Address 001045 HOLLYWOOD HW  
 Air Conditioning Type Central  
 Exterior Walls Aluminum/Vinyl Siding  
 Fireplace None  
 Foundation Spread Footing  
 Heating Fuel Electric  
 Heating Type Heat Pump  
 Interior Floor Cover Hardwood  
 Interior Wall Construction Drywall/Sheetrock  
 Roofing Cover Wood Shingle/310 Shingle  
 Roofing Structure Wood Truss  
 Sub Floor System Plywood

## Accessory Information

Description	Year Built	Dimensions/Units	Value
ASP PAVING	1987	0x0 / 21342	\$3,840
FIREPLACE	1987	0x0 / 1	\$3,000

## Sales

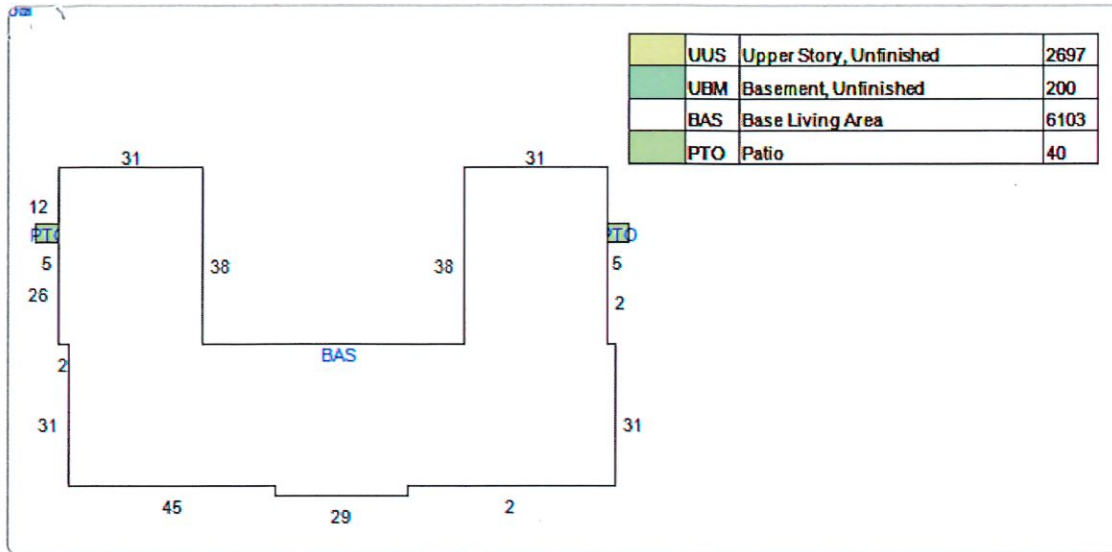
Sale Date	Sale Price	Instrument Type	Deed Book	Deed Page	Reason	Vacant/Improved	Grantor	Grantee
02/01/1977	\$700	WD	00151	0598	Q	Improved		

## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$909,630	\$797,330	\$703,040	\$703,040	\$703,040
Land Value	\$174,210	\$174,210	\$116,140	\$116,140	\$116,140
+ Building Value	\$853,080	\$732,420	\$678,190	\$583,900	\$583,900
+ Accessory Value	\$6,840	\$3,000	\$3,000	\$3,000	\$3,000
= Fair Market Value	\$1,034,130	\$909,630	\$797,330	\$703,040	\$703,040

## Sketches





No data available for the following modules: Online Appeal, Residential Information, Mobile Homes.

The Habersham County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 6/19/2024, 4:57:35 AM

Contact Us

