

STATE OF GEORGIA
COUNTY FULTON

A RESOLUTION ACCEPTING A LAND EXCHANGE AGREEMENT WITH
INVESTMENT PARTNERS X, LLC

WHEREAS, IPX is the owner of certain real property comprised of four parcels together lying and being in Land Lots 125 and 126 of the 17th District, Fulton County, Georgia (the "IPX Parcel"); and

WHEREAS, Sandy Springs is the owner of certain real property comprised of two parcels together lying and being in Land Lots 125 and 126 of the 17th District Fulton County, Georgia (the "Sandy Springs Parcel"); and

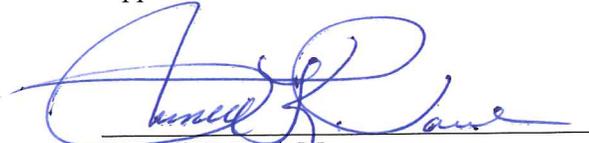
WHEREAS, IPX and Sandy Springs desire to exchange that portion of the IPX Parcel described on Exhibit "A" (the "IPX Exchange Parcel") with Sandy Springs for that portion of the Sandy Springs Parcel described on Exhibit "B" (the "SS Exchange Parcel"), pursuant to the terms and conditions of the attached Land Exchange Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

The Mayor and City Council authorize the City Manager to accept the Land Exchange Agreement for parcels located in Land Lots 125 and 126 of the 17th District of Fulton County, Georgia, as more particularly described herein. The City Manager is hereby authorized to execute any documents in the furtherance of this Resolution, subject to approval by Legal and Finance.

RESOLVED this the 6th day of June, 2017.

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)



EXHIBIT "A"
IPX Exchange Parcel

All that tract or parcel of land lying and being in Land Lot 126 of the 17th Land District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the easterly right-of-way of Ameridge Trail (50' right-of-way) and the northerly right-of-way of River Valley Road (right-of-way varies); THENCE traveling in a generally easterly direction along the northerly right-of-way of River Valley Road for a distance of 880.84 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right-of-way and traveling North 35 Degrees 04 Minutes 15 Seconds West for a distance of 123.31 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, traveling North 35 Degrees 04 Minutes 15 Seconds West for a distance of 27.21 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 56 Degrees 51 Minutes 59 Seconds East for a distance of 61.96 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 36 Degrees 40 Minutes 56 Seconds West for a distance of 207.34 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 57 Degrees 59 Minutes 14 Seconds East for a distance of 48.78 feet to a point on the westerly right-of-way of Johnson Ferry Road (right of way varies), said point marked by a ½ inch rebar pin set; THENCE traveling on said right of way South 36 Degrees 39 Minutes 27 Seconds East for a distance of 283.04 feet to a point, said point marked by a ½ inch rebar pin set; THENCE continuing on said right of way South 13 Degrees 25 Minutes 12 Seconds West for a distance of 21.12 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling South 88 Degrees 14 Minutes 49 Seconds West for a distance of 76.47 feet to a point, said point marked by a 1 inch open top pipe found; THENCE North 87 Degrees 41 Minutes 28 Seconds West for a distance of 41.43 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.393 Acres.

Together with all and singular that certain tract or parcel of land situate lying and being in Land Lot 126, 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a concrete right-of-way monument, at the intersection of the northwesterly right-of-way of River Valley Road (right-of-way varies) and the mitered southwesterly right-of-way of Johnson Ferry Road (right-of-way varies); thence N 06°35'02'' E, along said mitered right of way of Johnson Ferry Road, 16.43' to a concrete right-of-way monument; thence N 55°39'08'' W, continuing along said last mentioned mitered right-of-way of Johnson Ferry Road, 14.37' to the POINT OF BEGINNING.

Thence N 55°39'08'' W a distance of 78.15' to a 1 ½'' pipe on the southerly property line of Susan M. Strother; thence N 88°32'44'' E, along said southerly property line, a distance of 75.55' to a point on the mitered right-of-way of Johnson Ferry Road; thence S 13°26'44'' W, along said mitered right-of-way of Johnson Ferry Road, a distance of 47.31', to the POINT OF

RESOLUTION NO. 2017-06-83

BEGINNING.

The above described parcel contains 1727 square feet of land.

EXHIBIT "B"
SS Exchange Parcel

All that tract or parcel of land lying and being in Land Lots 125 & 126 of the 17th Land District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the easterly right-of-way of Ameridge Trail (50' right-of-way) and the northerly right-of-way of River Valley Road (right-of-way varies); THENCE traveling in a generally easterly direction along the northerly right-of-way of River Valley Road for a distance of 632.3 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said right-of-way and traveling North 02 Degrees 08 Minutes 02 Seconds East for a distance of 232.94 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE South 87 Degrees 41 Minutes 28 Seconds East for a distance of 133.33 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 35 Degrees 04 Minutes 15 Seconds East for a distance of 123.31 feet to a point on the northerly right-of-way of River Valley Road (right-of-way varies) , said point marked by a ½ inch rebar pin set; THENCE from said point as thus established, traveling on said right-of-way the following five (5) courses and distances:

South 55 Degrees 43 Minutes 59 Seconds West for a distance of 56.60 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 53 Degrees 14 Minutes 40 Seconds West for a distance of 12.81 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 53 Degrees 14 Minutes 40 Seconds West for a distance of 20.10 feet to a point, said point marked by a concrete monument found; THENCE along a curve to the right having a radius of 532.96 feet and an arc length of 136.72 feet being subtended by a chord bearing of South 60 Degrees 35 Minutes 05 Seconds West and a chord distance of 136.35 feet to a point, said point marked by a concrete monument found; THENCE along a curve to the right having a radius of 532.96 feet and an arc length of 22.31 feet being subtended by a chord bearing of South 69 Degrees 03 Minutes 43 Seconds West and a chord distance of 22.31 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.739 Acres

LESS AND EXCEPT that portion within the above described property as contained in Quitclaim deed recorded in Deed Book 55150, Page 286, Fulton County records.