

STATE OF GEORGIA
COUNTY FULTON

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A PORTION OF THE
PROPERTY LOCATED AT 3100 RIVER EXCHANGE DRIVE

WHEREAS, the City has determined it is necessary to construct certain improvements related to the Crooked Creek Park Trail project (hereinafter, the “**Project**”); and

WHEREAS, in order to construct the Project, fee simple rights are required over, under, and through a portion of the property located at 3100 River Exchange Drive, as more particularly described on Exhibits “A” and “B”, attached hereto and incorporated herein by reference (hereinafter, the “**Property**”); and

WHEREAS, City Staff has negotiated an agreement wherein the City may acquire the Property for the purchase price of \$54,500; and

WHEREAS, the Mayor and City Council have decided the most efficient way to ensure the timely completion of the Project is to acquire the Property by purchase as described herein.

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 offer to acquire the fee simple rights over, under, and across the portion of property located at 3100 River Exchange Drive, in order to ensure the timely completion of the Project. The City Manager and Mayor are hereby authorized to execute any documents in the furtherance of this Resolution, subject to approval by Legal and Finance.

RESOLVED this the 21st day of August, 2018.

Approved:


Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)

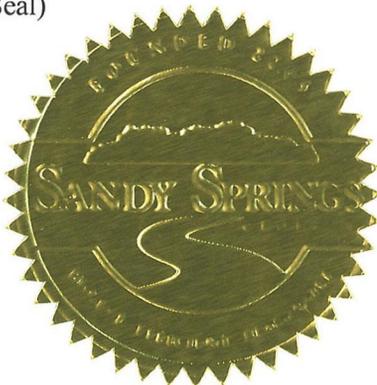


Exhibit "A"
Required Right of Way

All that tract or parcel of land containing 1.95 acres lying and being in Land lot 313, 6th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at an ½ inch rebar found on the west right of way of River Exchange Drive, thence along the common boundary line of CW River Park Apartments, LLC (Parcel Id 06 0313 LL0331) and the City of Sandy Springs (Parcel Id 06 0313 LL0364), North 89 degrees 32 minutes 54 seconds West, 291.46 feet to a point, said point is also the **TRUE POINT OF BEGINNING**.

thence, leaving said common boundary line, North 02 degrees 28 minutes 26 seconds East, 64.46 feet to a point;

thence, in a northerly direction with a curve turning to the left with a radius of 60.00 feet, an arc length of 3.35 feet, and a chord bearing and distance of North 00 degrees 52 minutes 25 seconds East, 3.35, to a point;

thence, North 00 degrees 43 minutes 35 seconds West, 23.58 feet to a point;

thence, in a northerly direction with a curve turning to the left with a radius of 105.00 feet, an arc length of 47.72 feet, and a chord bearing and distance of North 13 degrees 44 minutes 44 seconds West, 47.31, to a point;

thence, North 26 degrees 45 minutes 53 seconds West, 109.39 feet to a point;

thence, in a northerly direction with a curve turning to the right with a radius of 40.00 feet, an arc length of 11.41 feet, and a chord bearing and distance of North 18 degrees 35 minutes 30 seconds West, 11.37, to a point;

thence, North 10 degrees 25 minutes 06 seconds West, 107.68 feet to a point;

thence, in a northerly direction with a curve turning to the right with a radius of 40.00 feet, an arc length of 6.76 feet, and a chord bearing and distance of North 05 degrees 34 minutes 30 seconds West, 6.75, to a point;

thence, North 00 degrees 43 minutes 55 seconds West, 7.51 feet to a point;

thence, in a northerly direction with a curve turning to the left with a radius of 60.00 feet, an arc length of 15.24 feet, and a chord bearing and distance of North 08 degrees 00 minutes 33 seconds West, 15.20, to a point;

thence, North 15 degrees 17 minutes 11 seconds West, 18.44 feet to a point;

thence, in a northwesterly direction with a curve turning to the left with a radius of 60.00 feet, an arc length of 23.74 feet, and a chord bearing and distance of North 26 degrees 37 minutes 21 seconds West, 23.59, to a point;

thence, North 37 degrees 57 minutes 32 seconds West, 25.76 feet to a point;

thence, in a northwesterly direction with a curve turning to the left with a radius of 60.00 feet, an arc length of 14.45 feet, and a chord bearing and distance of North 44 degrees 51 minutes 34 seconds West, 14.42, to a point;

thence, North 51 degrees 45 minutes 37 seconds West, 132.29 feet to a point;

thence, in a northwesterly direction with a curve turning to the right with a radius of 40.00 feet, an arc length of 13.44 feet, and a chord bearing and distance of North 42 degrees 07 minutes 55 seconds West, 13.38, to a point;

thence, North 32 degrees 30 minutes 14 seconds West, 47.48 feet to a point;

thence, in a northerly direction with a curve turning to the right with a radius of 40.00 feet, an arc length of 15.78 feet, and a chord bearing and distance of North 21 degrees 11 minutes 59 seconds West, 15.68, to a point;

thence, North 09 degrees 53 minutes 44 seconds West, 125.59 feet to a point;

thence, in a northwesterly direction with a curve turning to the left with a radius of 65.00 feet, an arc length of 35.20 feet, and a chord bearing and distance of North 25 degrees 24 minutes 25 seconds West, 34.77, to a point;

thence, North 40 degrees 55 minutes 07 seconds West, 81.34 feet to a point on the common boundary line of the United States of America (Parcel Id 06 0313 LL0281);

thence, along said common boundary line, South 61 degrees 54 minutes 20 seconds West, 10.26 feet to a point;

thence, South 61 degrees 54 minutes 20 seconds West, 204.44 feet to a point on the meandering centerline of Crooked Creek, said centerline also the common boundary line with Michelle V. Merrill (Parcel Id 06 0313 LL0232);

thence, following twelve (12) meander line courses which define the center of Crooked Creek and said common boundary line:

1. South 57 degrees 20 minutes 07 seconds East, 31.49 feet to a point;
2. South 29 degrees 44 minutes 45 seconds East, 90.07 feet to a point;
3. South 71 degrees 28 minutes 59 seconds East, 143.03 feet to a point;
4. South 30 degrees 26 minutes 32 seconds East, 58.00 feet to a point;
5. South 49 degrees 52 minutes 14 seconds East, 221.30 feet to a point;
6. South 12 degrees 31 minutes 12 seconds East, 29.34 feet to a point;

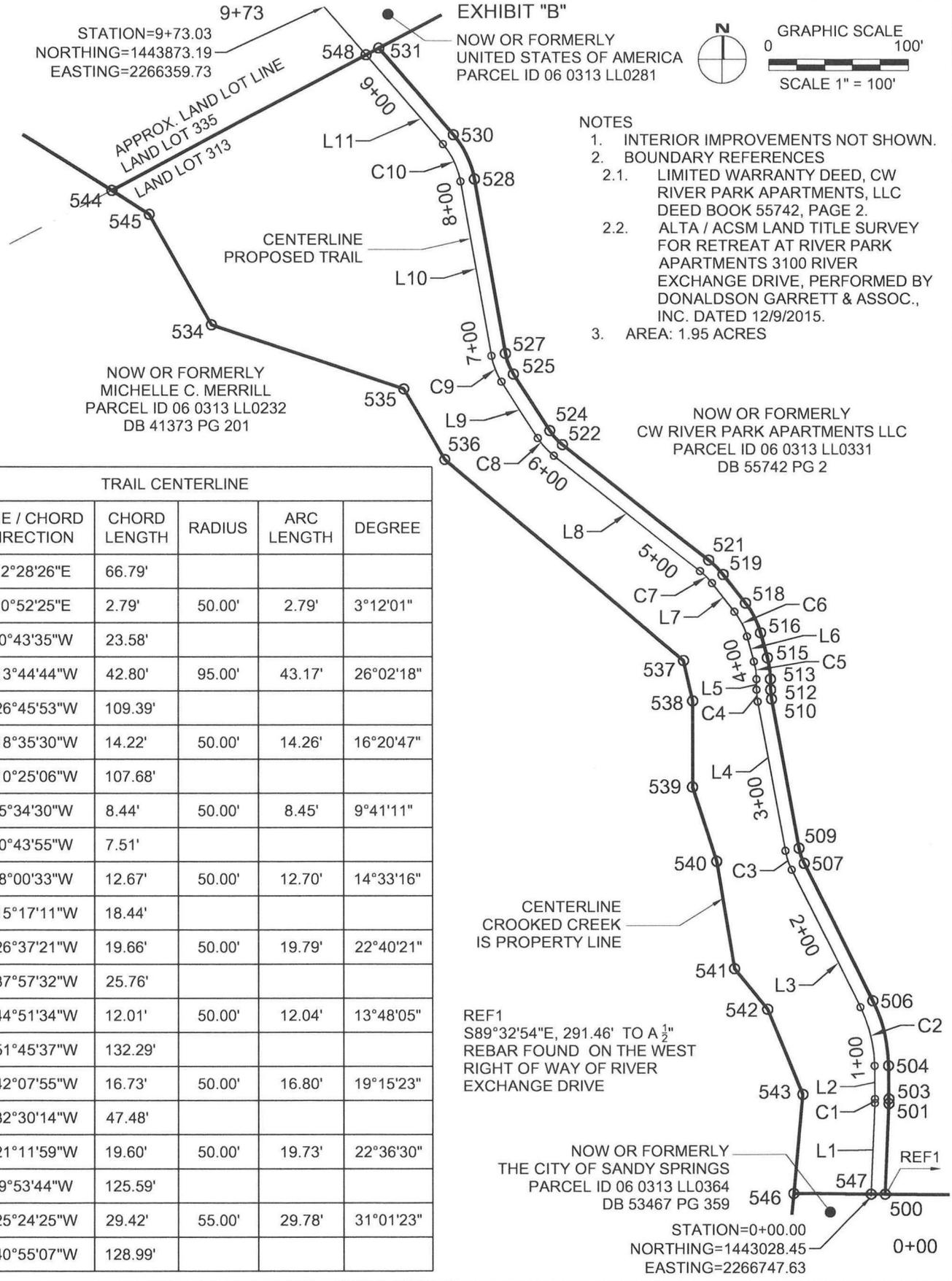
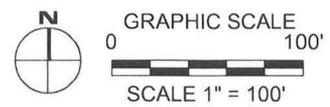
7. South 00 degrees 13 minutes 11 seconds West, 61.21 feet to a point;
8. South 17 degrees 51 minutes 07 seconds East, 55.42 feet to a point;
9. South 09 degrees 15 minutes 17 seconds East, 77.31 feet to a point;
10. South 39 degrees 09 minutes 31 seconds East, 37.14 feet to a point;
11. South 22 degrees 29 minutes 53 seconds East, 65.32 feet to a point;
12. South 05 degrees 21 minutes 34 seconds West, 70.76 feet to a point on the common boundary line of the City of Sandy Springs;

thence, along said common boundary line, South 89 degrees 32 minutes 54 seconds East, 55.82 feet to a point;

thence, South 89 degrees 32 minutes 54 seconds East, 10.01 feet to a point, being **THE TRUE POINT OF BEGINNING.**

STATION=9+73.03
 NORTHING=1443873.19
 EASTING=2266359.73

EXHIBIT "B"
 NOW OR FORMERLY
 UNITED STATES OF AMERICA
 PARCEL ID 06 0313 LL0281



- NOTES
1. INTERIOR IMPROVEMENTS NOT SHOWN.
 2. BOUNDARY REFERENCES
 - 2.1. LIMITED WARRANTY DEED, CW RIVER PARK APARTMENTS, LLC DEED BOOK 55742, PAGE 2.
 - 2.2. ALTA / ACSM LAND TITLE SURVEY FOR RETREAT AT RIVER PARK APARTMENTS 3100 RIVER EXCHANGE DRIVE, PERFORMED BY DONALDSON GARRETT & ASSOC., INC. DATED 12/9/2015.
 3. AREA: 1.95 ACRES

NOW OR FORMERLY
 MICHELLE C. MERRILL
 PARCEL ID 06 0313 LL0232
 DB 41373 PG 201

NOW OR FORMERLY
 CW RIVER PARK APARTMENTS LLC
 PARCEL ID 06 0313 LL0331
 DB 55742 PG 2

REF1
 S89°32'54"E, 291.46' TO A 1/2"
 REBAR FOUND ON THE WEST
 RIGHT OF WAY OF RIVER
 EXCHANGE DRIVE

NOW OR FORMERLY
 THE CITY OF SANDY SPRINGS
 PARCEL ID 06 0313 LL0364
 DB 53467 PG 359

STATION=0+00.00
 NORTHING=1443028.45
 EASTING=2266747.63

TRAIL CENTERLINE					
#	LINE / CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH	DEGREE
L1	N2°28'26"E	66.79'			
C1	N0°52'25"E	2.79'	50.00'	2.79'	3°12'01"
L2	N0°43'35"W	23.58'			
C2	N13°44'44"W	42.80'	95.00'	43.17'	26°02'18"
L3	N26°45'53"W	109.39'			
C3	N18°35'30"W	14.22'	50.00'	14.26'	16°20'47"
L4	N10°25'06"W	107.68'			
C4	N5°34'30"W	8.44'	50.00'	8.45'	9°41'11"
L5	N0°43'55"W	7.51'			
C5	N8°00'33"W	12.67'	50.00'	12.70'	14°33'16"
L6	N15°17'11"W	18.44'			
C6	N26°37'21"W	19.66'	50.00'	19.79'	22°40'21"
L7	N37°57'32"W	25.76'			
C7	N44°51'34"W	12.01'	50.00'	12.04'	13°48'05"
L8	N51°45'37"W	132.29'			
C8	N42°07'55"W	16.73'	50.00'	16.80'	19°15'23"
L9	N32°30'14"W	47.48'			
C9	N21°11'59"W	19.60'	50.00'	19.73'	22°36'30"
L10	N9°53'44"W	125.59'			
C10	N25°24'25"W	29.42'	55.00'	29.78'	31°01'23"
L11	N40°55'07"W	128.99'			

RIGHT OF WAY PLAN
 CITY OF SANDY SPRINGS
 LOCATED IN
 LAND LOT 313 ~ 6TH DISTRICT
 CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA

POND
 3500 Parkway Lane, Suite 500
 Peachtree Corners, GA 30092
 Phone (678) 336-7740
 Fax (678) 336-7744

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DATE: 02/20/2018
JOB NO: 1170328
DRAWN BY: PS
CHECKED BY: MW
SHEET 1 OF 2

EXHIBIT "B"

POINT	OFFSET/ DIST	STATION/ BEARING	POINT	OFFSET/ DIST	STATION/ BEARING
500	10.00	R 0+02.32	522	10.00	R 6+04.66
	64.46	N 02° 28' 26" E	ARC LENGTH	13.44	
501	10.00	R 0+66.79	CHORD BEAR	N 42° 07' 55" W	
ARC LENGTH	3.35		LNTH CHORD	13.38	
CHORD BEAR	N 00° 52' 25" E		RADIUS	40.00	
LNTH CHORD	3.35		DEGREE	19° 15' 23"	
RADIUS	60.00		524	10.00	R 6+21.46
DEGREE	03° 12' 01"			47.48	N 32° 30' 14" W
503	10.00	R 0+69.58	525	10.00	R 6+68.94
	23.58	N 00° 43' 35" W	ARC LENGTH	15.78	
504	10.00	R 0+93.17	CHORD BEAR	N 21° 11' 59" W	
ARC LENGTH	47.72		LNTH CHORD	15.68	
CHORD BEAR	N 13° 44' 44" W		RADIUS	40.00	
LNTH CHORD	47.31		DEGREE	22° 36' 30"	
RADIUS	105.00		527	10.00	R 6+88.67
DEGREE	26° 02' 18"			125.59	N 09° 53' 44" W
506	10.00	R 1+36.34	528	10.00	R 8+14.26
	109.39	N 26° 45' 53" W	ARC LENGTH	35.20	
507	10.00	R 2+45.73	CHORD BEAR	N 25° 24' 25" W	
ARC LENGTH	11.41		LNTH CHORD	34.77	
CHORD BEAR	N 18° 35' 30" W		RADIUS	65.00	
LNTH CHORD	11.37		DEGREE	31° 01' 23"	
RADIUS	40.00		530	10.00	R 8+44.04
DEGREE	16° 20' 47"			81.34	N 40° 55' 07" W
509	10.00	R 2+59.99	531	10.00	R 9+25.38
	107.68	N 10° 25' 06" W		10.26	S 61° 54' 20" W
510	10.00	R 3+67.68	548	0.00	R 9+27.66
ARC LENGTH	6.76			204.44	S 61° 54' 20" W
CHORD BEAR	N 05° 34' 30" W		544	199.34	L 9+73.03
LNTH CHORD	6.75			31.49	S 57° 20' 07" E
RADIUS	40.00		545	190.44	L 9+42.83
DEGREE	9° 41' 11"			90.07	S 29° 44' 45" E
512	10.00	R 3+76.13	534	191.40	L 7+44.39
	7.51	N 00° 43' 55" W		143.03	S 71° 28' 59" E
513	10.00	R 3+83.64	535	66.25	L 6+83.36
ARC LENGTH	15.24			58.00	S 30° 26' 32" E
CHORD BEAR	N 08° 00' 33" W		536	63.54	L 6+44.03
LNTH CHORD	15.20			221.30	S 49° 52' 14" E
RADIUS	60.00		537	47.68	L 4+10.13
DEGREE	14° 33' 16"			29.34	S 12° 31' 12" E
515	10.00	R 3+96.34	538	45.50	L 3+72.31
	18.44	N 15° 17' 11" W		61.21	S 00° 13' 11" W
516	10.00	R 4+14.78	539	56.39	L 3+16.36
ARC LENGTH	23.74			55.42	S 17° 51' 07" E
CHORD BEAR	N 26° 37' 21" W		540	49.22	L 2+61.41
LNTH CHORD	23.59			77.31	S 09° 15' 17" E
RADIUS	60.00		541	68.07	L 2+01.28
DEGREE	22° 40' 21"			37.14	S 39° 09' 31" E
518	10.00	R 4+34.56	542	60.10	L 1+65.01
	25.76	N 37° 57' 32" W		65.32	S 22° 29' 53" E
519	10.00	R 4+60.32	543	52.00	L 0+73.58
ARC LENGTH	14.45			70.76	S 05° 21' 34" W
CHORD BEAR	N 44° 51' 34" W		546	55.78	L 0+00.00
LNTH CHORD	14.42			55.82	S 89° 32' 54" E
RADIUS	60.00		547	0.00	R 0+01.97
DEGREE	13° 48' 05"			10.01	S 89° 32' 54" E
521	10.00	R 4+72.36	500	10.00	R 0+02.33
	132.29	N 51° 45' 37" W			

RIGHT OF WAY PLAN
 CITY OF SANDY SPRINGS
 LOCATED IN
 LAND LOT 313 ~ 6TH DISTRICT
 CITY OF SANDY SPRINGS ~ FULTON COUNTY, GEORGIA



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DATE: 02/20/2018
JOB NO: 1170328
DRAWN BY: PS
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SHEET 2 OF 2