



TO: John McDonough, City Manager

FROM: Garrin M. Coleman, P.E., Public Works Director

DATE: October 23, 2014, for Submission onto the Consent Agenda of the November 4, 2014 Mayor and City Council Meeting

ITEM: Consideration of the Acceptance of the dedication of Right of Way as part of the zoning requirements.

Recommendation:

Staff recommends that the Mayor and City Council accept the right of way deed dedicating all that tract or parcel of land lying and located in Land Lot 93 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owner, Cohan Custom Homes, Inc., and is more specifically known as being 5025 Lake Forrest Drive. The dedicated right of way totals 798.00 square feet and is being dedicated as required by conditions of zoning.

Background:

Right of way is being dedicated per the requirements/conditions of zoning and the Development Regulation Ordinance. The property owners have paid the recording fees and met the requirements of the Transportation Planning Division of the Public Works Department and the City's Right of Way Specialist for the dedication of the right of way.

Discussion:

N/A

Alternatives:

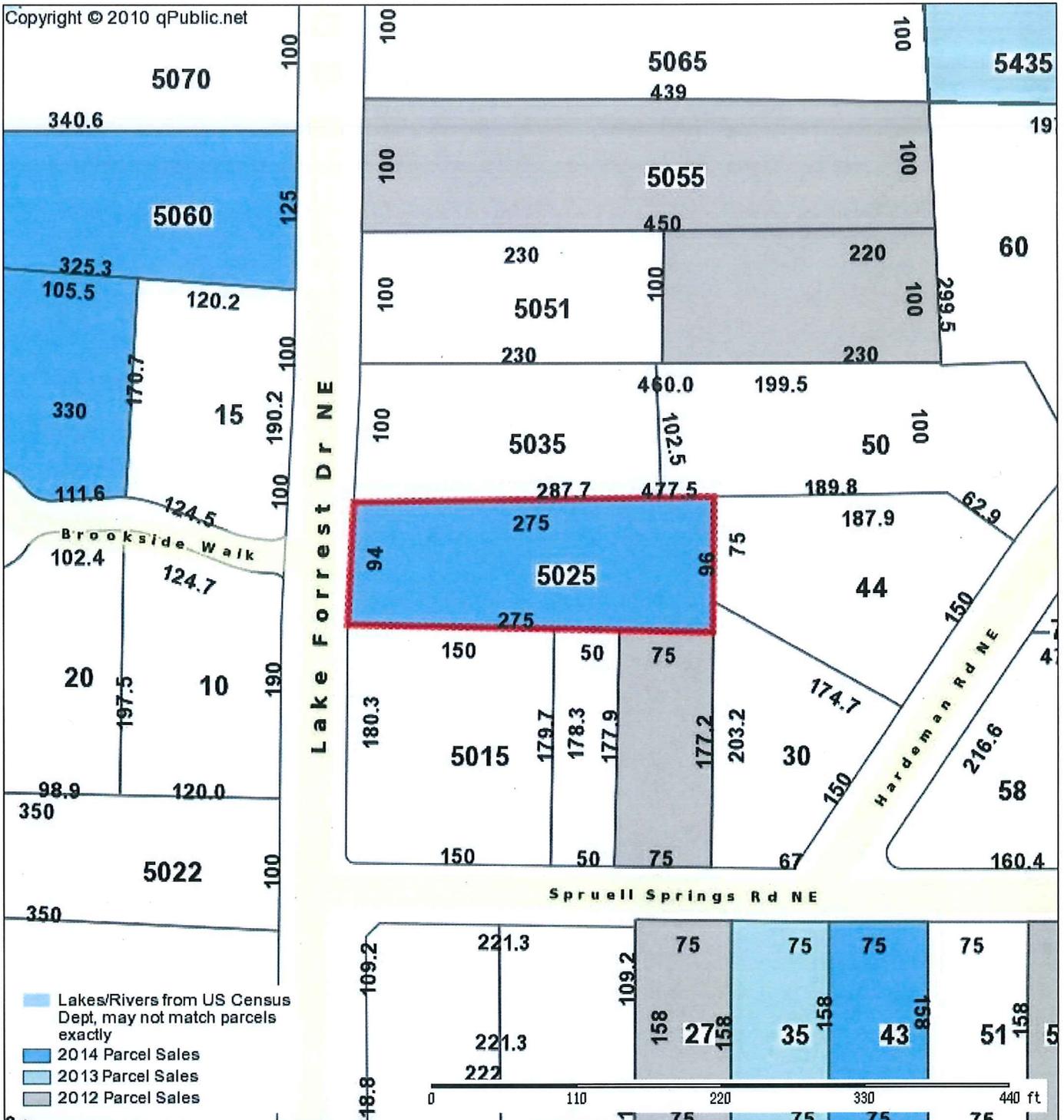
N/A

Financial Impact:

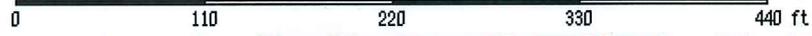
None. This is a dedication at no cost to the City.

Attachments:

- I. Exhibits
 - Aerial and GIS Maps
 - Executed Right of Way Deed of Dedication including Plats and Legal Description
- II. Resolution



- Lakes/Rivers from US Census Dept, may not match parcels exactly
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2012 Parcel Sales



5025 Lake Forrest ROW Dedication			
Parcel: 17 009300010167 Acres: 0.5997			
Name:	COHAN CUSTOM HOMES INC	Land Value:	155640
Site:	5025 LAKE FORREST DR	Building Value:	244300
Sale:	\$0 on 2014-02-21 Reason=T Qual=U	Misc Value:	
Mail:	5025 LAKE FORREST DR NE ATLANTA, GA 30342	Total Value:	399940



Fulton County 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 taxroll. All data is subject to change before the next certified taxroll.
Date printed: 10/16/14 : 11:45:58

AFTER RECORDING, PLEASE RETURN TO:
City Clerk's Office
7840 Roswell Road
Building 500
Sandy Springs, GA 30350

RIGHT OF WAY DEED
(Dedication by Corporate, LLC, etc. Owner)

STATE OF GEORGIA
FULTON COUNTY

THIS INDENTURE, made this 14th day of OCTOBER, 2014, between
COHAN CUSTOM HOMES, INC., as Grantor, and the City of Sandy Springs,
GA, a municipal corporation of the State of Georgia, as Grantee.

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, Grantor does grant and convey unto Grantee, its successors and assigns, the following property, to wit:

That tract of land lying and being in Land Lot 93 of the 17 th District of Fulton County, Georgia and being furthermore described in Deed Book 53600, Page 383.
Furthermore, the property can be more particularly described in Exhibit "A" and shown on Exhibit "B" both hereby made part of by reference.

It is the intent of both parties that the City of Sandy Springs, Georgia, shall receive fee simple Right of Way along LAKE FORREST DR. with a total depth of 31.5' feet from existing centerline and equaling 798 square feet/acres for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development Department File No.:
201402644.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor(s) will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assigns against the claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor has here unto caused this deed to be executed and its seal affixed hereto the day and year above written.

Signed, sealed and delivered in the presence of:

Jany Yarbrough

Unofficial Witness

By: *Hossein Farahanis* (SEAL)
H. Farahanis
Name: *COHAN CUSTOM HOMES, INC.*
Title: *CEO.*

Ashyri

Notary Public

Attest: _____ (SEAL)



Exhibit A

RIGHT-OF-WAY DEDICATION
TRACT DESCRIPTION
FOR
5025 LAKE FORREST DR

ALL THAT TRACT or parcel of land lying and being in Land Lot 93 of the 17th District of City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection of right-of-way lines of Mt. Paran road and Lake Forrest drive a distance of 700 feet along the easterly right-of-way line of Lake Forrest drive to a 3/4" o.t.p being the TRUE POINT OF BEGINNING;

Thence north 87 degrees 53 minutes 57 seconds east a distance of 7.85 feet to a point; Thence south 00 degrees 31 minutes 27 seconds east a distance of 95.72 feet to a point; Thence south 87 degrees 57 minutes 40 seconds west a distance of 8.83 feet to a point; Thence north 00 degrees 03 minutes 46 seconds east a distance of 95.74 feet to the TRUE POINT OF BEGINNING.

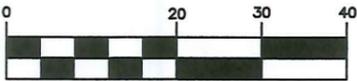
said tract or parcel of land containing 798 sq. ft. (0.0183 acres).

FIELD INFORMATION FOR THIS PLAT WAS OBTAINED WITH A FIVE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,505 FEET AND AN ANGULAR ERROR OF 3.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

OWNER/DEVELOPER:
 FARAHANINIA FARHAD F &
 EMADZADEH BAHAREH
 5025 LAKE FORREST DR
 SANDY SPRINGS, GEORGIA 30342
 CONTACT: HOSSEIN FARAHANINIA
 PHONE: (404) 520-1501

ENGINEER:
 ACR ENGINEERING, INC.
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GEORGIA 30071
 CONTACT: ABBAS HEIDARI
 (678) 291-0000

GRAPHIC SCALE



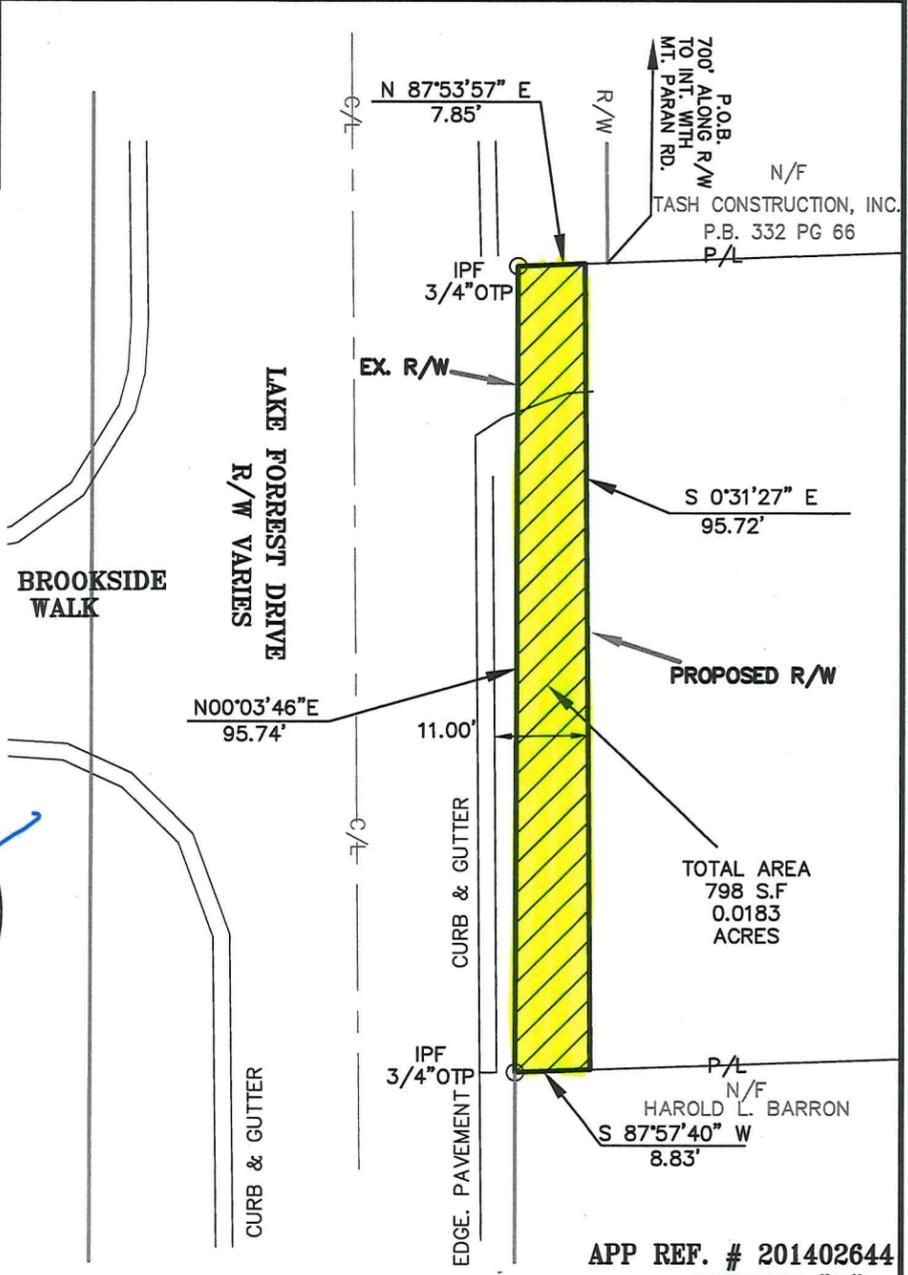
(IN FEET)
 1 inch = 20 ft.

**TOTAL RIGHT OF WAY
 DEDICATION AREA**
 798 S.F
 0.0183 ACRES

PROPERTY ADDRESS:
 5025 LAKE FORREST DR
 SANDY SPRINGS, GEORGIA 30342
 PARCEL# 17 00930001016

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

Exhibit B



APP REF. # 201402644
 EXHIBIT "B"

DATED: 10/07/2014

ACR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-0887

RIGHT OF WAY DEDICATION PLAT
 FOR
 5025 LAKE FORREST DR
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA
 L.L. 99; 17TH DISTRICT
 PARCEL: 17-00930001016

Revision/Issue

BUILDING PERMIT # 201402644

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY
ON PROPERTY LOCATED IN LAND LOT 93 OF THE 17th DISTRICT,
FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

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

That they approve the acceptance of the dedication of a Right of Way Deed from Cohan Custom Homes, Inc., on property more particularly described as 5025 Lake Forrest Drive in Sandy Springs, Georgia.

As required per conditions of zoning and or land development regulation ordinance, the City authorizes the acceptance of the required 798.00 Square Feet of Right of Way along Lake Forrest Drive in land lot 93 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this the 4th day of November, 2014.

Approved:

Russell K. Paul, Mayor

Attest:

Michael Casey, City Clerk
(Seal)