



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: October 25, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: Consideration of the Acceptance of the Dedication of Right of Way as Part of the Zoning Requirements (6411 & 6421 Wright Rd)

MEETING DATE: For Submission onto the November 4, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Exhibits
Resolution

CITY MANAGER APPROVAL: _____

JJM

PLACED ON AGENDA FOR: 11/4/2014

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: _____

SM



TO: John McDonough, City Manager

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

DATE: October 27, 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 parcels of land lying and located in Land Lot 88 of the 17th District, Fulton County, Georgia. The properties shown in the attached exhibits are being dedicated by the property owner, HSC Intown, LLC, and are more specifically known as being 6411 and 6421 Wright Road. The dedicated right of way totals 924.70 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



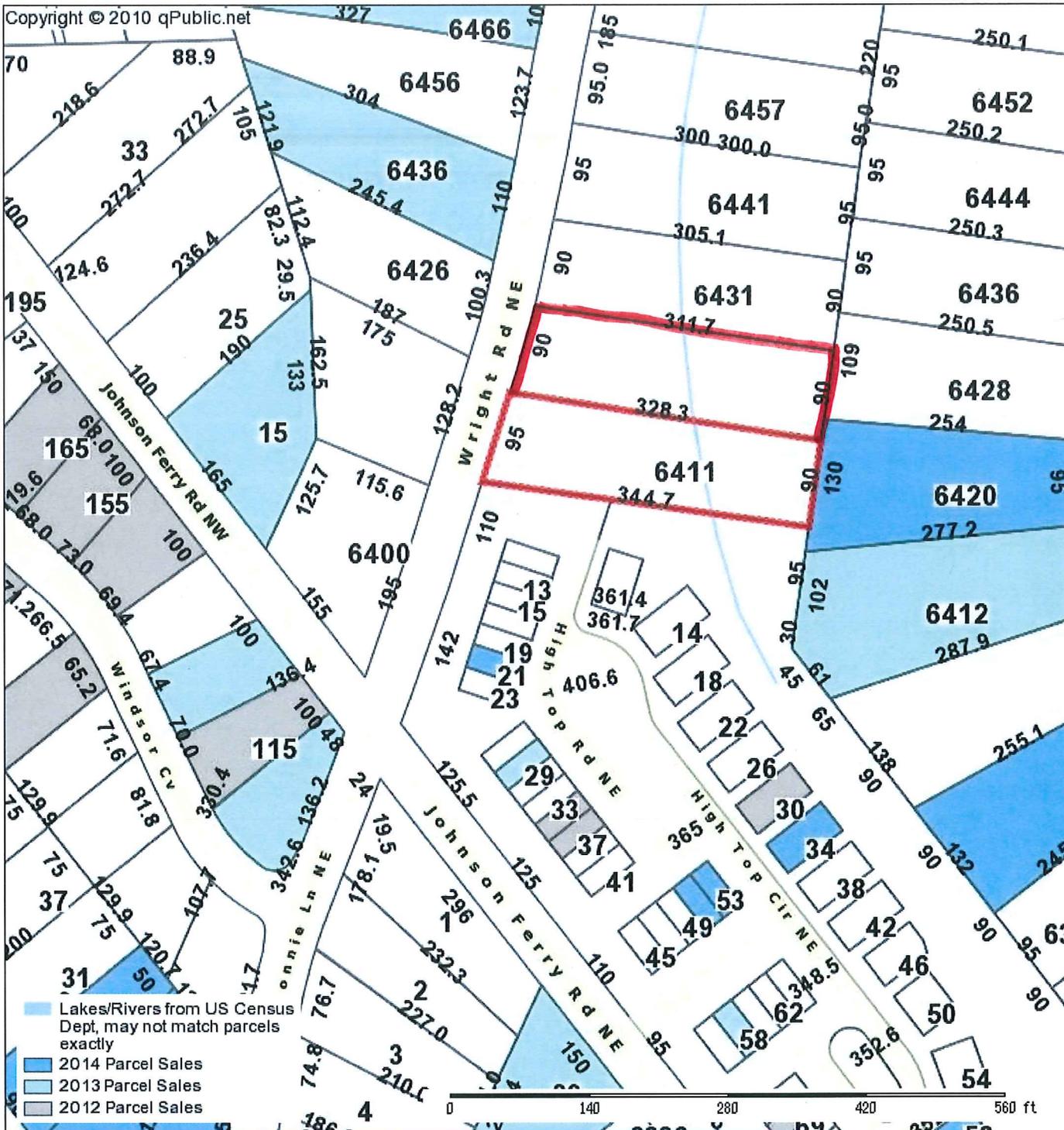
ROW Deed of Dedication; 6411 and 6421 Wright Road; HSC Intown, LLC

Parcel: 17 008800020197 Acres: 0.7174

| | | | |
|-------|--------------------------|-----------------|--------|
| Name: | [REDACTED] | Land Value: | 105800 |
| Site: | 6411 WRIGHT RD | Building Value: | 132700 |
| Sale: | | Misc Value: | |
| Mail: | USA ATLANTA, GA 30358 | Total Value: | 238500 |
| | | | |
| | | | |



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: 10/24/14 : 14:37:32



ROW Deed of Dedication at 6411 and 6421 Wright Road; HSC Intown, LLC

Parcel: 17 008800020197 Acres: 0.7174

| | | | |
|-------|--------------------------|-----------------|--------|
| Name: | [REDACTED] | Land Value: | 105800 |
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Date printed: 10/24/14 : 14:34:55

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 HSC Intown, LLC, 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 88 of the 17th District of Fulton County, Georgia and being furthermore described in Deed Book 54052, Page 192, & 54052; 197 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 Wright Road with a total depth of 30 feet from existing centerline and equaling 924.7 square feet for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development Department File No.: 2014 02990

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:



Unofficial Witness

By: HSC INTOWN, LLC.
 (SEAL)

Name: Carter Richardson

Title: Authorized Person



Notary Public

Attest: _____ (SEAL)



Exhibit A

EXHIBIT " " "
6411 WRIGHT ROAD
FULTON COUNTY, GEORGIA
LAND LOT 88
DISTRICT: 17th

LEGAL DESCRIPTION-

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 88 OF THE 17TH DISTRICT, OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY RIGHT OF WAY OF JOHNSON FERRY ROAD(R/W) AND THE EASTERLY RIGHT OF WAY WRIGHT ROAD (R/W); TRAVEL IN A NORTHEASTERLY DIRECTION ALONG RIGHT OF WAY OF WRIGHT ROAD A DISTANCE OF 249.82 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;
THENCE TRAVEL NORTH 18 DEGREES 09 MINUTES 04 SECONDS EAST A DISTANCE OF 94.95 FEET TO A POINT;
THENCE TRAVEL NORTH 18 DEGREES 09 MINUTES 04 SECONDS EAST A DISTANCE OF 16.60 FEET TO A POINT;
THENCE TRAVEL ALONG A COUNTER-CLOCKWISE CURVE (RADIUS OF 1025.45 FEET, A DISTANCE OF 73.41) WITH A CHORD DIRECTION OF NORTH 16 DEGREES 06 MINUTES 01 SECONDS EAST A DISTANCE OF 73.40 FEET TO A POINT;
THENCE LEAVING SAID RIGHT OF WAY TRAVEL SOUTH 82 DEGREES 09 MINUTES 17 SECONDS EAST A DISTANCE OF 5.03 FEET TO A POINT;
THENCE TRAVEL ALONG A CLOCKWISE CURVE (RADIUS OF 1030.45 FEET, A DISTANCE OF 74.31) WITH A CHORD DIRECTION OF SOUTH 16 DEGREES 05 MINUTES 071 SECONDS WEST A DISTANCE OF 74.30 FEET TO A POINT;
THENCE TRAVEL SOUTH 18 DEGREES 09 MINUTES 04 SECONDS WEST A DISTANCE OF 110.60 FEET TO A POINT;
THENCE TRAVEL NORTH 82 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 5.09 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 924.7 SF/0.021 ACRES MORE OR LESS

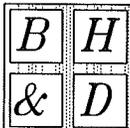
PROPERTY ADDRESS:

6411 AND 6421 WRIGHT ROAD
SANDY SPRINGS, GEORGIA 30328

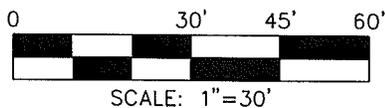
OWNER/DEVELOPER:

HOMESOUTH COMMUNITIES, LLC
390 BROGDON ROAD
SUWANEE, GA 30024
CONTACT: REINER RIETIG (678) 680-8244

TAX ID# 17-0088-0002-197

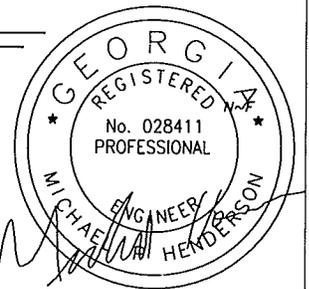


Engineering, Inc.



280 HERITAGE WALK
WOODSTOCK, GEORGIA 30188

PHONE: (678) 462-4021
EMAIL: BHICKS@BHDENG.COM
CONTACT: BRENNEN HICKS



STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY
ON PROPERTY LOCATED IN LAND LOT 88 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 Pulte Home Corporation, on properties more particularly described as 6411 and 6421 Wright Road in Sandy Springs, Georgia.

As required per conditions of zoning and or land development regulation ordinance, the City authorizes the acceptance of the required 924.70 Square Feet of Right of Way along Wright Road land lot 88 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)