SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** June 10, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: Consideration of the Acceptance of a Dedication of a Right of Way Deed as Part of the Zoning Requirements (6087 Roswell Road)

MEETING DATE: For Submission onto the June 17, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Exhibits
Resolution

APPROVAL BY CITY MANAGER: JM *APPROVED*

PLACED ON AGENDA FOR: 6/17/2014

CITY ATTORNEY APPROVAL REQUIRED: (✓) *YES* ( ) *NO*

CITY ATTORNEY APPROVAL: _____

REMARKS:

TO: John McDonough, City Manager

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

DATE: June 5, 2014, for Submission onto the Consent Agenda of the June 17, 2014 City Council Meeting

ITEM: Consideration of the Acceptance of a dedication of a Right of Way Deed 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 Lots 71 & 89 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owner, Griffin 6075 Roswell Road Partners, LLC, and is more specifically known as being 6087 Roswell Road. The dedicated right of way totals 1,303.00 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

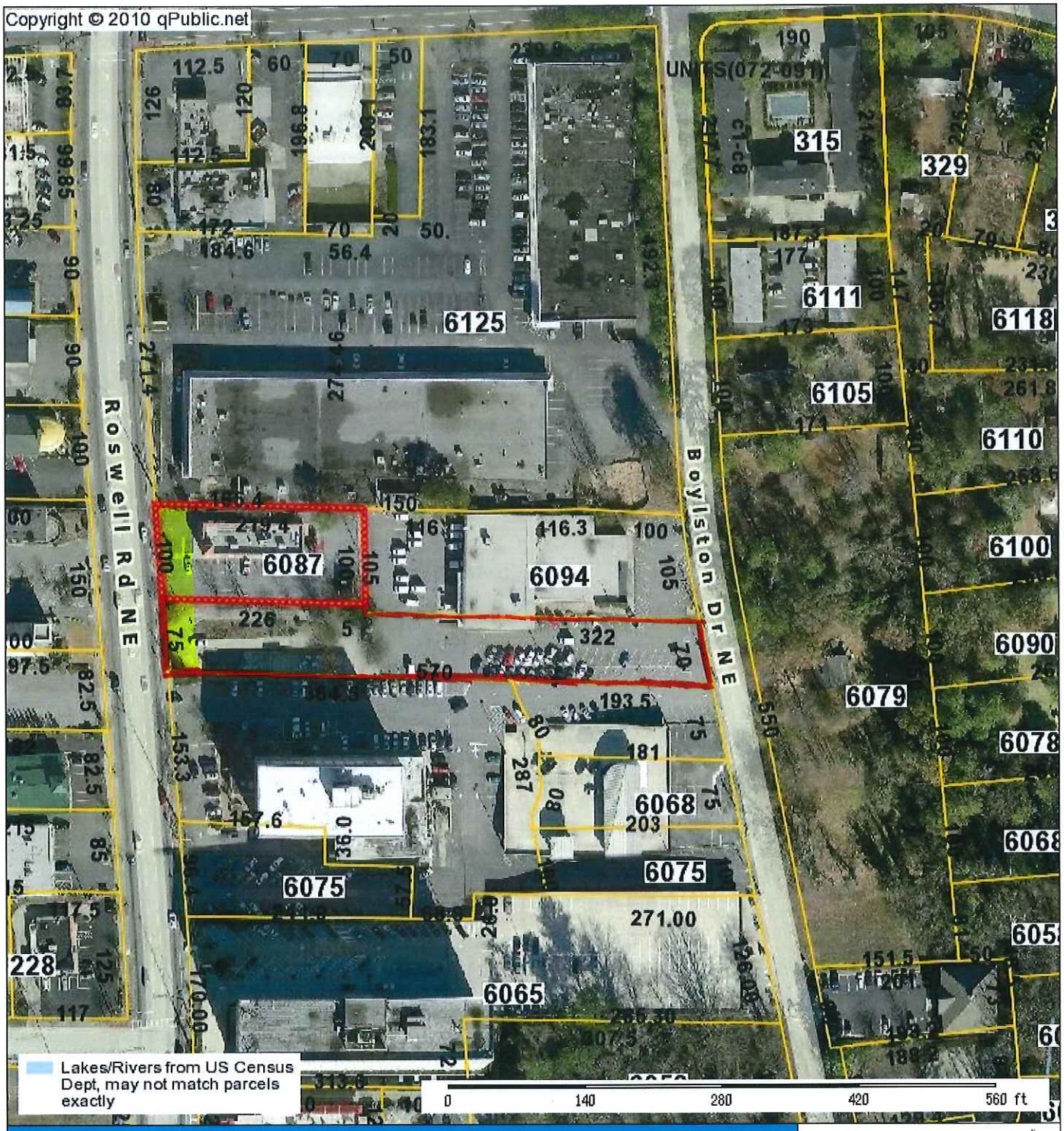
Financial Impact:

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



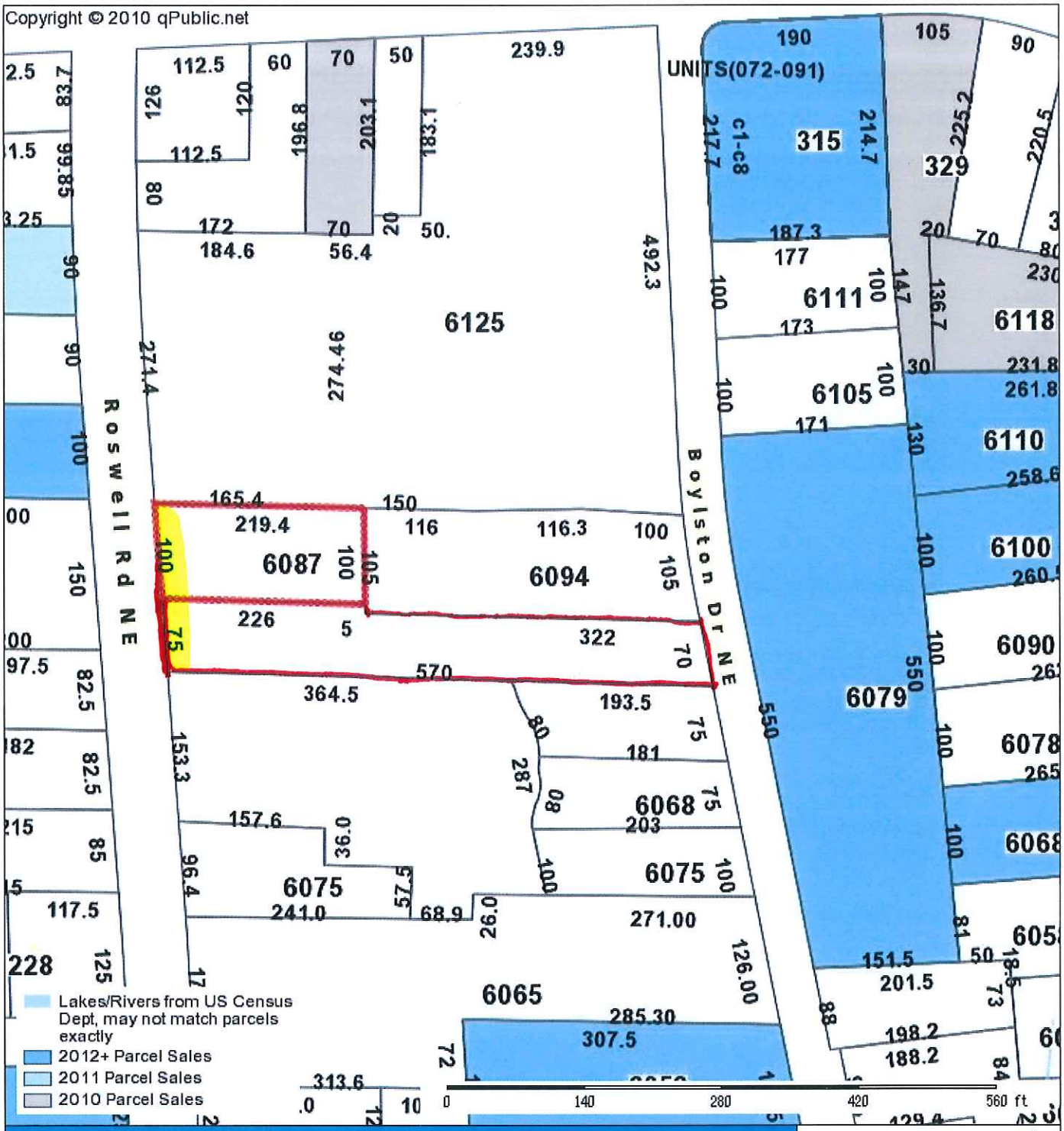
Griffin 6075 Roswell Road Partners LLC / ROW Dedication

Parcel: 17 008900090397 Acres: 0

Name:	GRIFFIN 6075 ROSWELL ROAD PARTNERS LLC	Land Value:	592200
Site:	6087 ROSWELL RD	Building Value:	107800
Sale:	$0 on 2006-01-04 Reason=M Qual=U	Misc Value:	
Mail:	P.O. BOX 450233 ATLANTA, GA 31145-0233	Total Value:	700000

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: 05/28/14 : 12:03:08



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Date printed: 05/28/14 : 11:58:33

PLEASE RETURN TO:
City Clerk's Office
Sandy Springs City Hall
7840 Roswell Road Bldg 500
Sandy Springs, Georgia 30350

RIGHT OF WAY DEED

(Dedication by Corporate, LLC, etc. Owner)

STATE OF GEORGIA
FULTON COUNTY

THIS INDENTURE, made this 28th day of April, 2014, between Griffin 6075 Roswell Road Partners, 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 Lots 71 & 89 of the 17th District of Fulton County, Georgia and being furthermore described in Deed Book 41862, Pages 663-667. 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 Roswell Road, with a total depth of 55 feet from existing centerline and equaling 3,932/ 0.09 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.: 2013 02565.

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:

Griffin 6075 Roswell Road Partners, LLC

By: MG Real Estate Management, LLC
Its Manager

By: _____(SEAL)

Name: Dudley L. Moore, Jr.
Title: Manager

_____
Unofficial Witness

_____
Notary Public expires: 8/22/2017

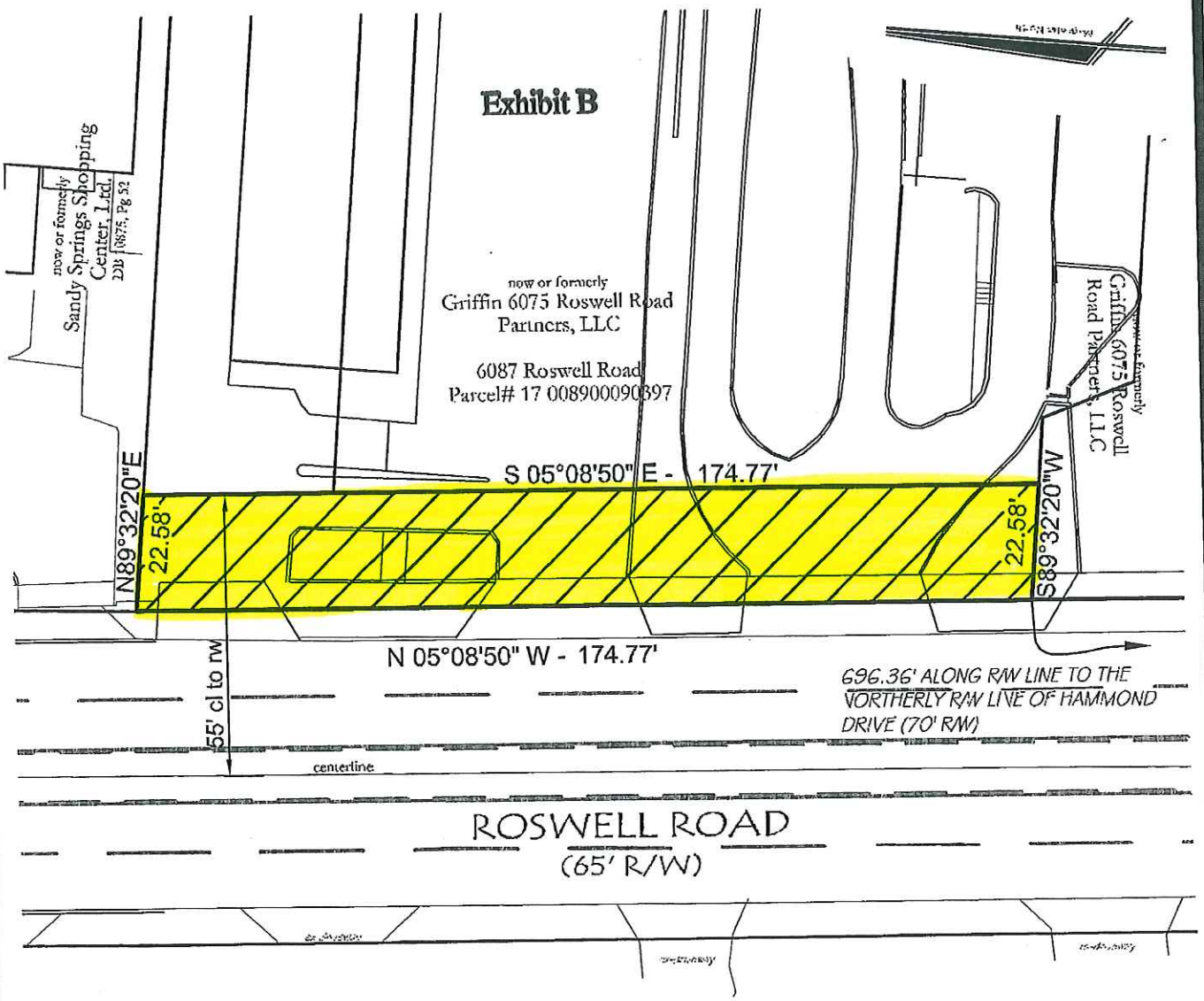
Exhibit A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 89 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the northerly R/W line of Hammond Drive (70' R/W) with the easterly R/W line of Roswell Road (65' R/W); thence running northerly along said R/W line of Roswell Road a distance of 696.36 feet to the **POINT OF BEGINNING**; thence continuing along said R/W line North 05 degrees 08 minutes 50 seconds West a distance of 174.77 feet to a point; thence leaving said R/W line North 89 degrees 32 minutes 20 seconds East a distance of 22.58 feet to a point; thence running South 05 degrees 08 minutes 50 seconds West a distance of 174.77 feet to a point; thence running South 89 degrees 32 minutes 20 seconds West a distance of 22.58 feet to the **POINT OF BEGINNING**.

Said Tract or Parcel containing 3,932 square feet or 0.09 acres.



Right-of-Way Plat for:

Griffin 6075 Roswell Road Partners, LLC

Sandy Springs LDP# 201302565
Land Lots 71 & 89 - 17th District
City of Sandy Springs
Fulton County, Georgia
Date: December 24, 2013
Scale: 1" = 30'
Revised April 28, 2014

for the firm

GEORGIA REGISTERED No. 2243 LAND SURVEYOR H. LANIER DUNN
Essential Engineering Services, LLC

Proposed Dedication: 3,932 Sq. Ft. (0.09 ac.)

GRAPHIC SCALE - IN FEET

0 15 30 45 60 75

ESSENTIAL ENGINEERING SERVICES
PLANNING • ENGINEERING • ENVIRONMENTAL
SURVEYING • LANDSCAPE ARCHITECTURE
5400 Laurel Springs Parkway - Suite 1105
Suwanee, Georgia 30024
Phone:678-380-6007 Fax:678-380-0371
Web:www.essentialengineers.com

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CN: 1303Splans08.dwg

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY ON PROPERTY LOCATED IN LAND LOTS 71 & 89 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 Griffin 6075 Roswell Road Partners, LLC, on property more particularly described as 6087 Roswell 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 3,932.00 Square Feet of Right of Way along Roswell Road in land lots 71 & 89 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this the 17th day of June, 2014.

Approved:

_____
Russell K. Paul, Mayor

Attest:

_____
Michael Casey, City Clerk
(Seal)