





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.

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**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 18 of the 17<sup>th</sup> District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owner, NR Perimeter Property Owner, LLC and is more specifically known as being 1150 Hammond Drive. The dedicated right of way totals 14,305.00 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:**

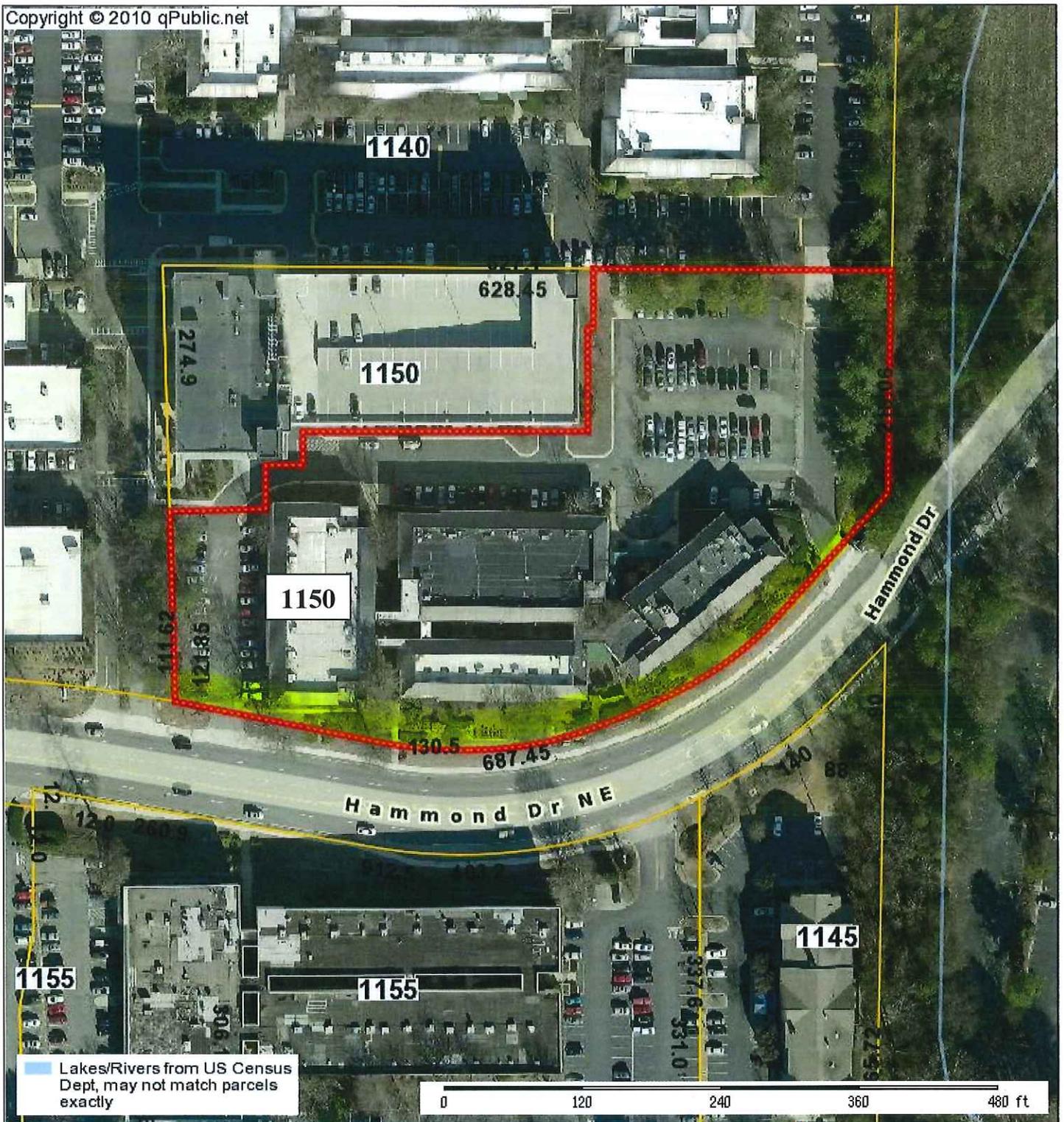
N/A

**Financial Impact:**

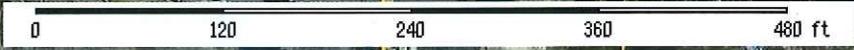
None. This is a dedication at no cost to the City.

**Attachments:**

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

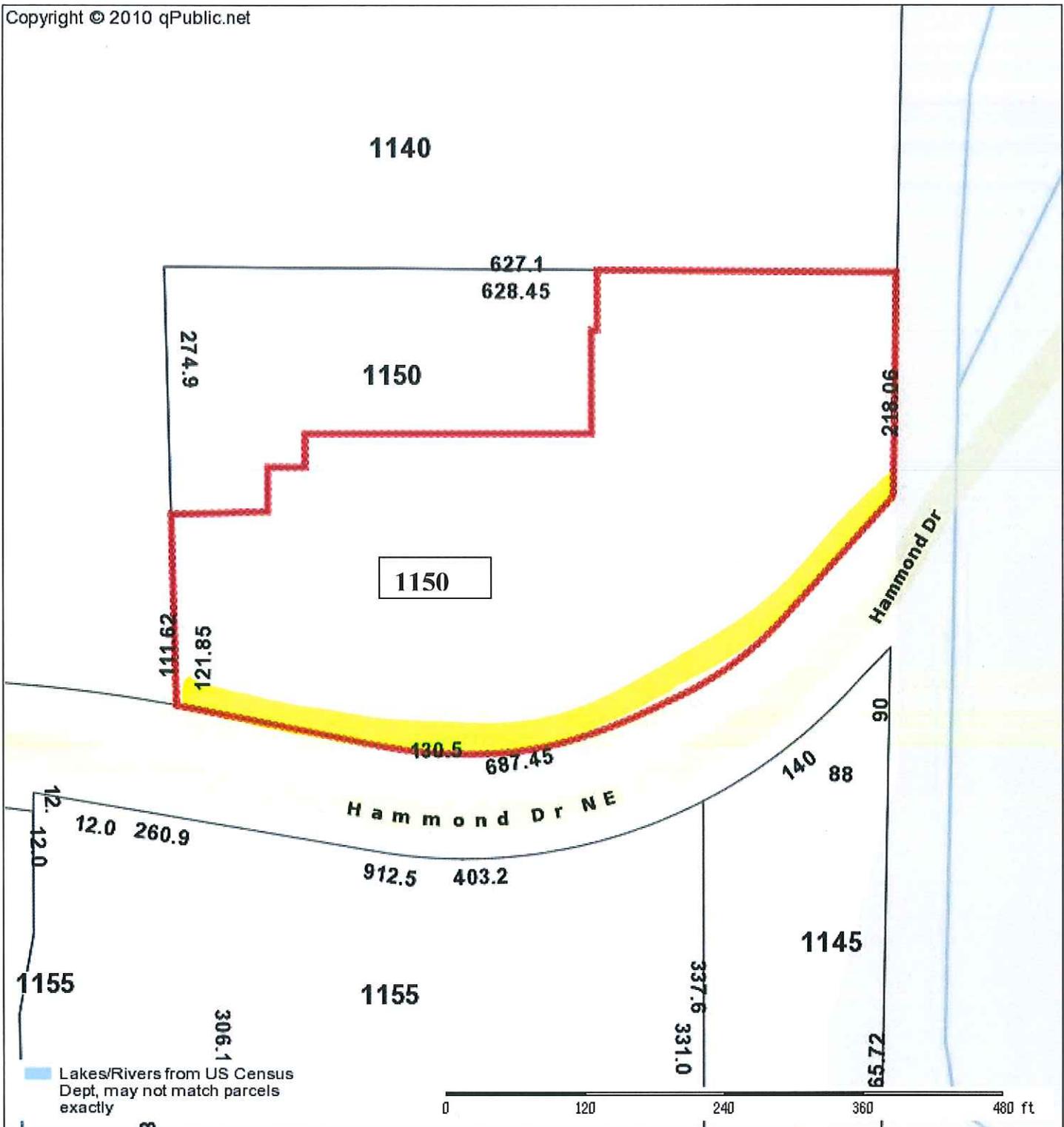


■ Lakes/Rivers from US Census Dept, may not match parcels exactly



NR Perimeter Property Owner, LLC / ROW Dedication			
Parcel: 17 0018 LL1029 Acres: 0			
Name:	NR PERIMETER PROPERTY OWNER LLC	Land Value:	4181600
Site:	HAMMOND DR	Building Value:	4214100
Sale:	\$8400000 on 2011-11-29 Reason=0 Qual=U	Misc Value:	
Mail:	1057 E MOREHEAD ST SUITE 300	Total Value:	8395700
	CHARLOTTE, NC 28202		





Lakes/Rivers from US Census Dept, may not match parcels exactly

0 120 240 360 480 ft

NR Perimeter Property Owner / ROW Dedication			
Parcel: 17 0018 LL1029 Acres: 0			
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Mail:	1057 E MOREHEAD ST SUITE 300 CHARLOTTE, NC 28202	Total Value:	8395700



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

## RIGHT OF WAY DEED

STATE OF GEORGIA  
FULTON COUNTY

THIS INDENTURE, made this 17 day of APRIL, 2014, between Nr Perimeter Property Owner, 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 18 of the 17 th District of Fulton County, Georgia and being furthermore described in Deed Book 50650, Page 309.

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 Hammond Drive, with a total depth of 67.5' feet from existing centerline and equaling 14,305 square feet for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development Department File No.: 201202106.

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:

NR Perimeter Property Owner, LLC

Buck  
Unofficial Witness

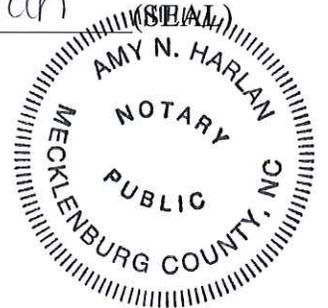
By: DK (SEAL)

Name: DAVID RAVIN

Title: Co-President

Amy N. Harlan  
Notary Public  
My commission expires July 13, 2018

Attest: Amy N. Harlan (SEAL)



## Exhibit A

### REQUIRED RIGHT-OF-WAY LEGAL DESCRIPTION

All of that tract or parcel of land in the City of Sandy Springs and lying in and being a portion of Land Lot 18 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the northerly end of the mitered intersection of the northerly right-of-way of Hammond Drive (having a variable right-of-way width) and the easterly right-of-way of Peachtree Dunwoody Road (having a variable width right-of-way) and along said northerly right-of-way of Hammond Drive and along said miter of the intersection of the two right-of-ways, run South 46 degrees 30 minutes 20 seconds East for a distance of 35.29 feet to a point;

thence continuing along said along said northerly right-of-way of Hammond Drive, run North 88 degrees 23 minutes 18 seconds East for a distance of 91.08 feet to a point;

thence continuing along said along said northerly right-of-way of Hammond Drive, run along a curve to the right having an arc length of 135.23 feet, a radius of 1058.68 feet, a chord bearing of South 87 degrees 57 minutes 12 seconds East for a chord length of 135.14 feet to a point;

thence continuing along said along said northerly right-of-way of Hammond Drive, run along a compound curve to the right having an arc length of 135.07 feet, a radius of 1400.00 feet, a chord bearing of South 82 degrees 29 minutes 08 seconds East and a chord length of 135.02 feet to a one-half inch rebar set at the the Point of Beginning;

thence from said Point of Beginning thus established and leaving the northerly right-of-way of Hammond Drive, run North 02 degrees 39 minutes 23 seconds West for a distance of 7.21 feet to a point;

thence run South 86 degrees 11 minutes 24 seconds East for a distance of 219.75 feet to a point;

thence run along a curve to the left for an arc distance of 416.19 feet, said curve having a radius of 432.50 feet, a chord bearing of North 66 degrees 14 minutes 32 seconds East, and a chord length of 400.32 feet to point;

thence run North 38 degrees 40 minutes 28 seconds East for a distance of 54.28 feet to a point on the line common to Fulton County and DeKalb County;

thence along said county line, run South 00 degrees 37 minutes 49 seconds West for a distance of 14.77 feet to a point;

thence run South 42 degrees 17 minutes 06 seconds West for a distance of 146.21 feet to a point;

thence run along a curve to the right for an arc distance of 111.85 feet, said curve having a radius of 286.35 feet, a chord bearing of South 53 degrees 28 minutes 31 seconds West, and a chord length of 111.14 feet to a point;

thence run South 64 degrees 39 minutes 56 seconds West for a distance of 21.86 feet to a point;

thence run along a curve to the right for an arc distance of 70.30 feet, said curve having a radius of 508.43 feet, a chord bearing of South 68 degrees 37 minutes 35 seconds West, and a chord length of 70.24 feet;

thence run along a curve to the right for an arc distance of 71.04 feet, said curve having a radius of 300.00 feet, a chord bearing of South 79 degrees 22 minutes 16 seconds West, and a chord length of 70.87 feet to a point;

thence run along a curve to the right for an arc distance of 107.20 feet, said curve having a radius of 404.19 feet, a chord bearing of North 86 degrees 14 minutes 50 seconds West, and a chord length of 106.89 feet to a point;

thence run North 78 degrees 38 minutes 57 seconds West for a distance of 147.05 feet to a point;

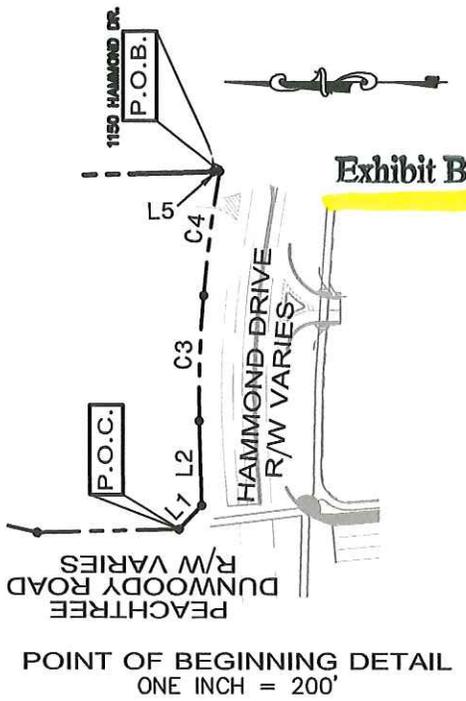
thence run along a curve to the left for an arc distance of 26.21 feet, said curve having a radius of 1400.00 feet, a chord bearing of North 79 degrees 11 minutes 07 seconds West, and a chord length of 26.21 feet to the Point of Beginning.

Said described tract or parcel of land has an area of 14,305 square feet or 0.3284 acre.

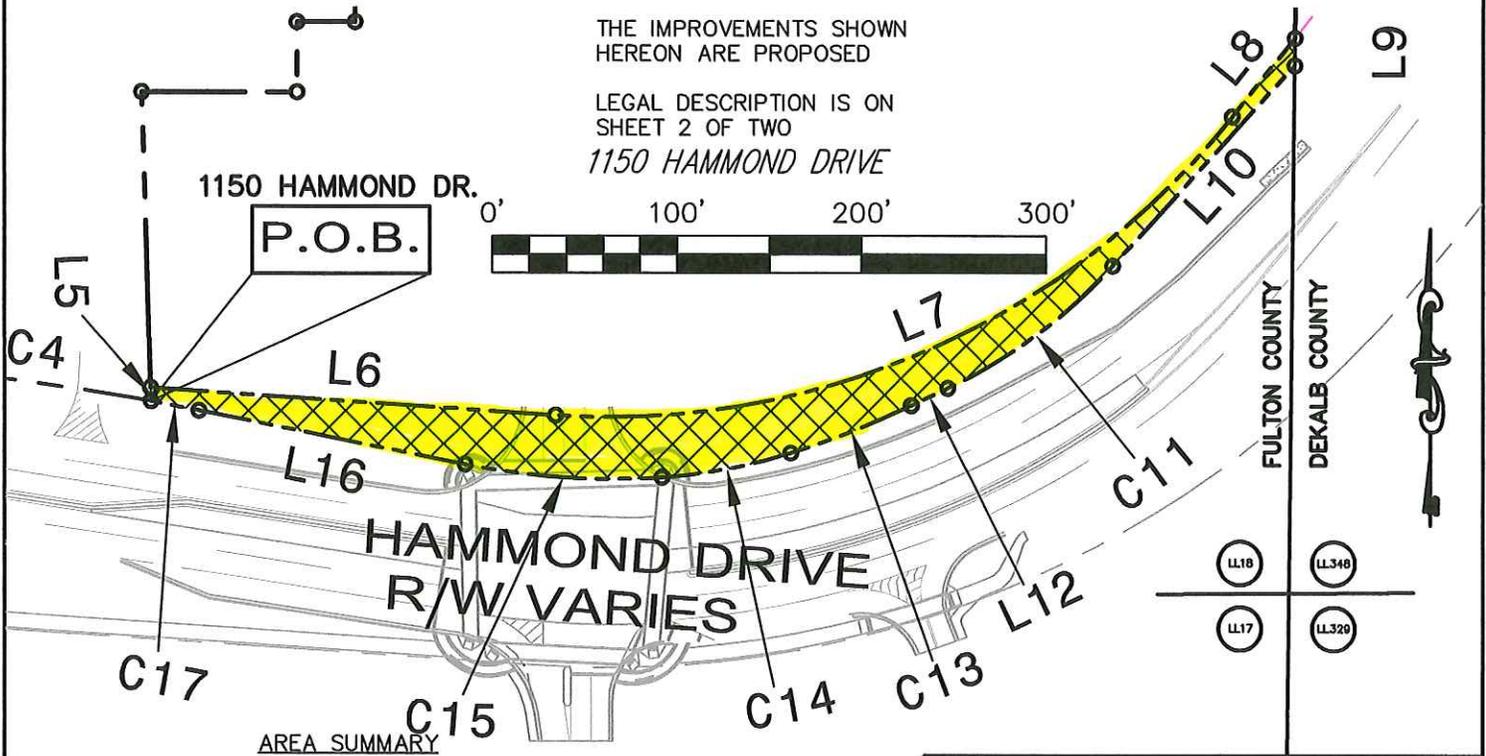
CITY OF SANDY SPRINGS  
HAMMOND DRIVE RIGHT-OF-WAY  
DEDICATION PLAT

PREPARED BY  
*VECTORS TECHNICAL SERVICES, LLC*  
1000 Peachtree Industrial Blvd., Suite 6-106  
Suwanee, GA 30024  
404-473-0936

17TH DISTRICT  
LAND LOT 18  
FULTON COUNTY  
CITY OF SANDY SPRINGS, GEORGIA  
DATE: 01/24/2013



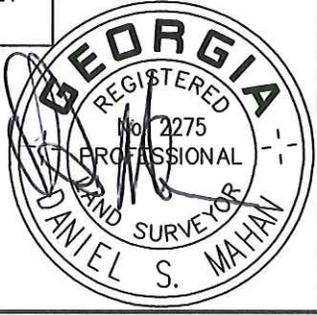
Course	Bearing	Distance
L1	S 46°30'20" E	35.29'
L2	N 88°23'18" E	91.08'
C3	Rad: 1058.68' Chd: S 87°57'12" E	ARC: 135.23' 135.14'
C4	Rad: 1400.00' Chd: S 82°29'08" E	ARC: 135.07' 135.02'
L5	N 02°39'23" W	7.21'
L6	S 86°11'24" E	219.75'
C7	Rad: 432.50' Chd: N 66°14'32" E	ARC: 416.19' 400.32'
L8	N 38°40'28" E	54.28'
L9	S 00°37'49" W	14.77'
L10	S 42°17'06" W	146.21'
C11	Rad: 286.35' Chd: S 53°28'31" W	ARC: 111.85' 111.14'
L12	S 64°39'56" W	21.86'
C13	Rad: 508.43' Chd: S 68°37'35" W	ARC: 70.30' 70.24'
C14	Rad: 300.00' Chd: S 79°22'16" W	ARC: 71.04' 70.87'
C15	Rad: 404.19' Chd: N 86°14'50" W	ARC: 107.20' 106.89'
L16	N 78°38'57" W	147.05'
C17	Rad: 1400.00' Chd: N 79°11'07" W	ARC: 26.21' 26.21'



REQUIRED RIGHT-OF-WAY 14,305 SQUARE FEET 0.3284 ACRE	REMAINDER 1150 HAMMOND DRIVE 165,272 SQUARE FEET 3.7941 ACRES
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REQUIRED RIGHT OF WAY  
 POC-Point of Commencement  
 POB-Point of Beginning  
 Property Line

SHEET 1 OF 2      JOB NO. V13-02



CITY OF SANDY SPRINGS  
HAMMOND DRIVE RIGHT-OF-WAY DEDICATION PLAT

PREPARED BY  
**VECTORS TECHNICAL SERVICES, LLC**  
1000 Peachtree Industrial Blvd., Suite 6-106  
Suwanee, GA 30024  
404-473-0936

17TH DISTRICT  
LAND LOT 18  
FULTON COUNTY  
CITY OF SANDY SPRINGS, GEORGIA

SCALE: 1"=100"  
DATE: 01/24/2013

STATE OF GEORGIA  
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY  
ON PROPERTY LOCATED IN LAND LOT 18 OF THE 17<sup>th</sup> 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 NR Perimeter Property Owner, LLC, on property more particularly described as 1150 Hammond 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 14,305.00 Square Feet of Right of Way along Hammond Drive in land lot 18 of the 17<sup>th</sup> District, Fulton County, City of Sandy Springs, Georgia.

**RESOLVED** this the 17<sup>th</sup> day of June, 2014.

Approved:

\_\_\_\_\_  
Russell K. Paul, Mayor

Attest:

\_\_\_\_\_  
Michael Casey, City Clerk  
(Seal)