



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 Lot 90 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owner, Sandy Springs Ice Arena, LLC, and is more specifically known as being 5750 Roswell Road. The dedicated right of way totals 3,517.00 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.

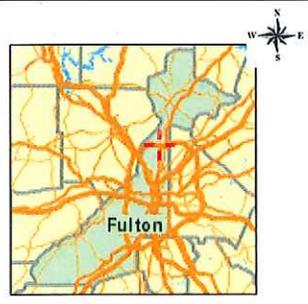
Attachments:

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



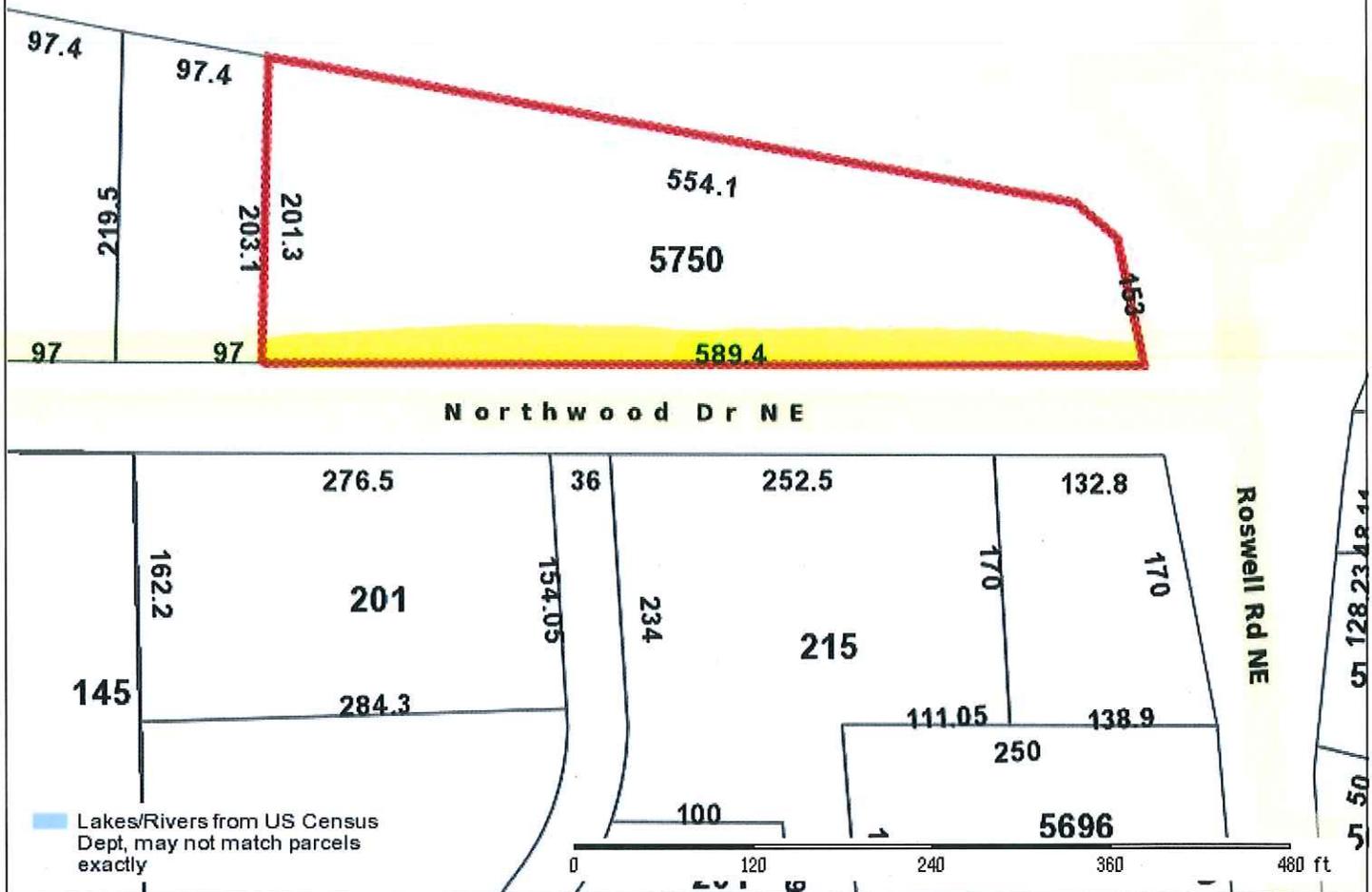
Lakes/Rivers from US Census Dept, may not match parcels exactly

Sandy Springs Ice Arena, LLC / ROW Dedication	
Parcel: 17 009000020813 Acres: 0	
Name:	
Site:	5750 ROSWELL RD
Sale:	
Mail:	
Land Value:	
Building Value:	
Misc Value:	
Total Value:	



Interstate 285 West

Interstate 285 East



Sandy Springs Ice Arena, LLC / ROW Dedication	
Parcel: 17 009000020813 Acres: 0	
Name:	
Site:	5750 ROSWELL RD
Sale:	
Mail:	Land Value:
	Building Value:
	Misc Value:
	Total Value:



PLEASE RETURN TO:
City Clerk's Office
Sandy Springs City Hall
7840 Roswell Road Bldg 600
Sandy Springs, Georgia 30350

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

STATE OF GEORGIA
FULTON COUNTY

THIS INDENTURE, made this 6th day of May, 2014, between Sandy Springs Ice Arena, 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 90 of the 17 th District of Fulton County, Georgia and being furthermore described in Deed Book 53629, Page 189 & 190. Furthermore, the property can be more particularly described in Exhibit "A" and shown on Exhibit "B" both hereby made part of by reference.

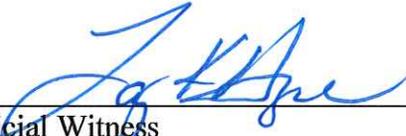
It is the intent of both parties that the City of Sandy Springs, Georgia, shall receive fee simple Right of Way along Northwood Drive, with a total depth of 36 feet from existing centerline and equaling 3,517 square feet/acres for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development Department File No.: 2013-02782.

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: Michelle McIntosh (SEAL)

Name: Michelle McIntosh

Title: Owner / MANAGER



Notary Public

Attest: _____ (SEAL)



Exhibit A

LEGAL DESCRIPTION FOR RIGHT-OF-WAY DEDICATION ON NORTHWOOD ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 90 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 285 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY OF ROSWELL ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY)

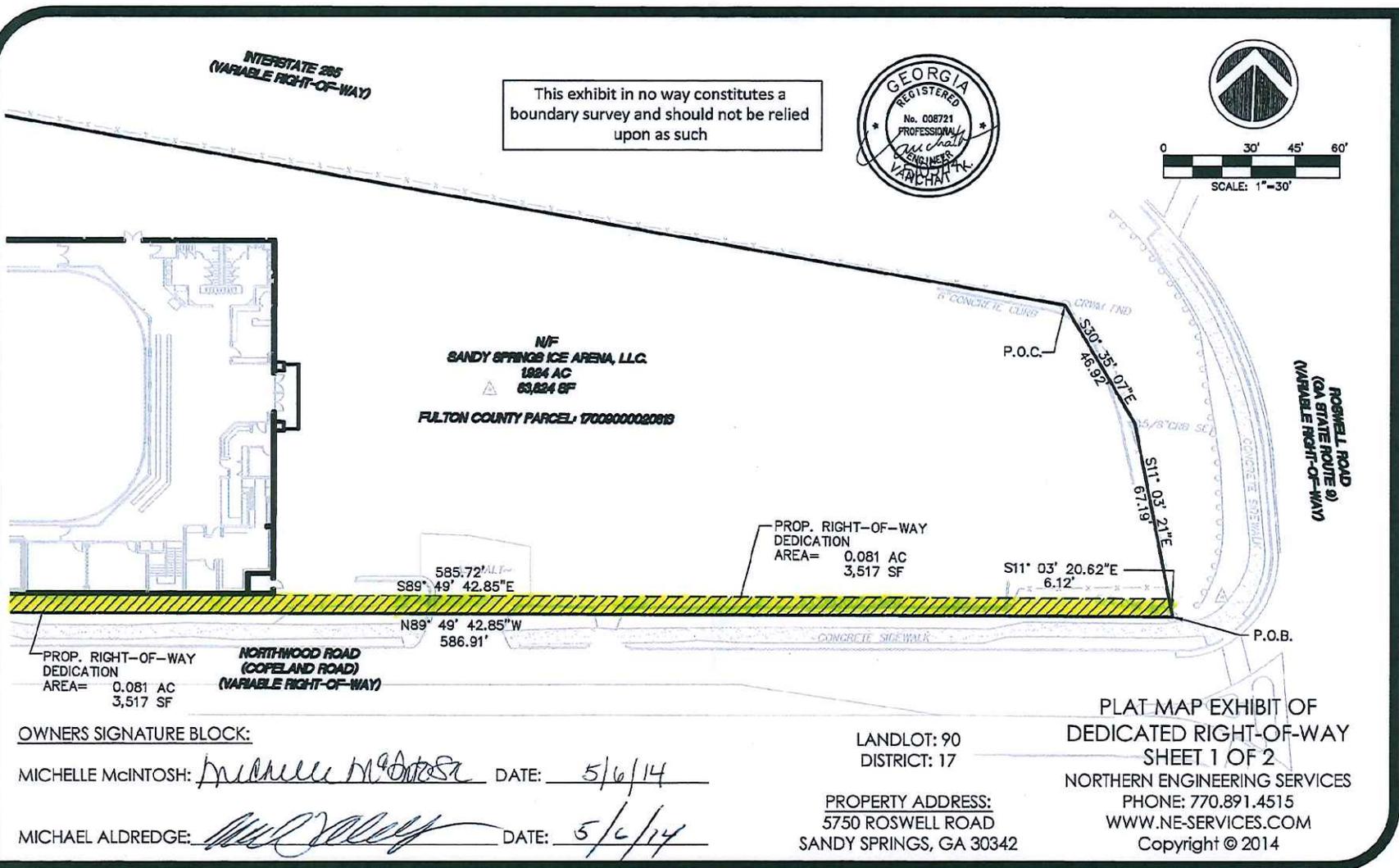
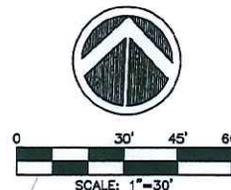
THENCE SOUTH 30 DEGREES 35 MINUTES 07 SECONDS, A DISTANCE OF 46.92 FEET TO A 5/8 INCH REBAR SET; THENCE SOUTH 11 DEGREES 03 MINUTES 21 SECONDS, A DISTANCE OF 67.19 FEET TO A 5/8 INCH REBAR SET; SAID REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING COURSES AND DISTANCES: THENCE NORTH 89 DEGREES 49 MINUTES 42.85 SECONDS WEST, A DISTANCE OF 586.91 FEET TO A 5/8 INCH REBAR SET; THENCE NORTH 0 DEGREES 10 MINUTES 17.15 SECONDS EAST; THENCE SOUTH 89 DEGREES 49 MINUTES 42.85 SECONDS EAST, A DISTANCE OF 585.72 FEET TO A 5/8 INCH REBAR SET, THENCE SOUTH 11 DEGREES 03 MINUTES 20.62 DEGREES EAST, A DISTANCE OF 6.12 FEET TO A 5/8 INCH REBAR SET; SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.081 ACRES (3,517 SF)

Exhibit B

This exhibit in no way constitutes a boundary survey and should not be relied upon as such



OWNERS SIGNATURE BLOCK:

MICHELLE McINTOSH: *Michelle McIntosh* DATE: 5/6/14

MICHAEL ALDREDGE: *Michael Aldredge* DATE: 5/6/14

LANDLOT: 90
DISTRICT: 17

PROPERTY ADDRESS:
5750 ROSWELL ROAD
SANDY SPRINGS, GA 30342

PLAT MAP EXHIBIT OF
DEDICATED RIGHT-OF-WAY
SHEET 1 OF 2
NORTHERN ENGINEERING SERVICES
PHONE: 770.891.4515
WWW.NE-SERVICES.COM
Copyright © 2014

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY
ON PROPERTY LOCATED IN LAND LOT 90 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 Sandy Springs Ice Arena, LLC, on property more particularly described as 5750 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 3,517.00 Square Feet of Right of Way along Northwood Drive in land lot 90 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)