



TO: John McDonough, City Manager

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

DATE: February 6, 2014, for Submission onto the Consent Agenda of the February 18, 2014 City Council Meeting

ITEM: Acceptance of the Agreement to Purchase Real Estate on the HAWK Signal Sidewalks Project

Recommendation:

Staff recommends that the Mayor and City Council accept the Agreement to Purchase Real Estate on 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 owned by Piedmont Hospital, Inc., is located at 4770 Roswell Road, Sandy Springs, Georgia. The fee simple Right of Way area consists of 2,105.46 square feet.

Background:

The acquisition of fee simple Right of Way across the Piedmont Hospital, Inc. property is necessary in order to construct the T-0049 HAWK Signal Sidewalk Project. The Owner agreed to accept the appraised fair market value offer of \$42,700.00 for the required right of way and temporary construction easement from the City.

Discussion:

This is a much needed section of sidewalk to establish sidewalk connectivity to and from the recently installed HAWK signal on Roswell Road.

Alternatives:

The City could elect to forego the construction of the sidewalk project.

Financial Impact:

The appraised fair market value of the fee simple rights of way, temporary easement and impacted improvements is \$42,700.00. This is a commercial tract and the owner's lender required compensation.

Attachments:

- I. Exhibits
 - Aerial and GIS Maps
 - Executed Agreement to Purchase Real Estate (including Plat and Legal Description)
- II. Resolution



Fulton County Assessor			
Parcel: 17 009300061327 Acres: 0			
Name:	PIEDMONT MEDICAL CARE	Land Value	\$ 1,903,200
Site:	4770 LONG ISLAND DR	Building Value	\$ 1,196,800
Sale:		Misc Value	0
Mail:	275 SCIENTIFIC DR STE 1000	Total Value:	\$ 3,100,000
	NORCROSS, GA 30092-3311		



The Fulton County Assessor's Office 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. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FULTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 01/23/14 : 11:14:53



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AGREEMENT TO PURCHASE REAL ESTATE

Piedmont Hospital, Inc.
4770 Long Island Drive
Sandy Springs, GA 30042

RE: City of Sandy Springs – HAWK Signal Sidewalks
Parcel #30
Piedmont Hospital, Inc.
4770 Long Island Drive
Sandy Springs, GA 30042

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the Georgia Department of Transportation an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 93 of the 17th District, of Fulton County, Georgia, and being more particularly described on Exhibits "A" and "B" attached hereto and made a part hereof by reference.

For the sum of \$42,700.00, the undersigned agrees to execute and deliver to the Georgia Department of Transportation, fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibits "A" and "B".

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.

2,105.46 Square Feet of Fee Simple Right of Way

2,305.28 Square Feet of Temporary Construction Easement

- 3) All Temporary Easements will terminate upon completion and acceptance of the same by the City of Sandy Springs Department of Transportation.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "C", which will be attached hereto and incorporated herein by reference.

Witness my hand and seal this 21st day of January, 2014.

Signed, Sealed and Delivered in the presence of:

Piedmont Hospital, Inc.

Marzella L. Landery
Witness

By: [Signature] (SEAL)
Name: Charlie Hall
Title: CFO

[Signature]
Notary Public



(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION/REQUIRED RIGHT OF WAY

PROJECT: T-0049 HAWK SIDEWALKS

PARCEL NO. 30/ PIEDMONT HOSPITAL, INC.

4890 ROSWELL ROAD, SANDY SPRINGS, GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point 30.68 feet left and opposite of Station 143+65.14 on City of Sandy Springs Roadway Sidewalk Improvement Project No.T-0019 (N 1414159.6860 E 2231313.9638); THENCE proceeding NORTH 85 DEGREES 18 MINUTES 49 SECONDS WEST a distance of 20.64 feet to a point; THENCE proceeding NORTH 30 DEGREES 13 MINUTES 25 SECONDS EAST a distance of 26.49 feet to a point; THENCE proceeding NORTH 4 DEGREES 55 MINUTES 50 SECONDS EAST a distance of 173.37 feet to a point; THENCE proceeding SOUTH 85 DEGREES 18 MINUTES 49 SECONDS EAST a distance of 10.65 feet to a point; THENCE proceeding SOUTH 5 DEGREES 19 MINUTES 02 SECONDS WEST a distance of 197.28 feet to a point and POINT OF BEGINNING. **Said parcel contains 2,105.46 Square Feet, more or less.**

LEGAL DESCRIPTION/ TEMPORARY EASEMENT FOR CONSTRUCTION OF SLOPES:

BEGINNING at a point 51.32 feet left and opposite of Station 143+65.05 on City of Sandy Springs Roadway Sidewalk Improvement Project No.T-0019 (N 1414161.3723 E 2231293.3930); THENCE proceeding NORTH 85 DEGREES 18 MINUTES 49 SECONDS WEST a distance of 11.18 feet to a point; THENCE proceeding NORTH 30 DEGREES 36 MINUTES 28 SECONDS EAST a distance of 28.85 feet to a point; THENCE proceeding NORTH 04 DEGREES 55 MINUTES 50 SECONDS EAST a distance of 84.00 feet to a point; THENCE proceeding NORTH 0 DEGREES 20 MINUTES 46 SECONDS EAST a distance of 87.58 feet to a point; THENCE proceeding SOUTH 85 DEGREES 18 MINUTES 49 SECONDS EAST a distance of 17.00 feet to a point; THENCE proceeding SOUTH 4 DEGREES 55 MINUTES 50 SECONDS WEST a distance of 173.37 feet to a point; THENCE proceeding SOUTH 30 DEGREES 13 MINUTES 25 SECONDS WEST a distance of 26.49 feet to a point and POINT OF BEGINNING. **Said parcel contains 2,305.28 Square Feet, more or less.**

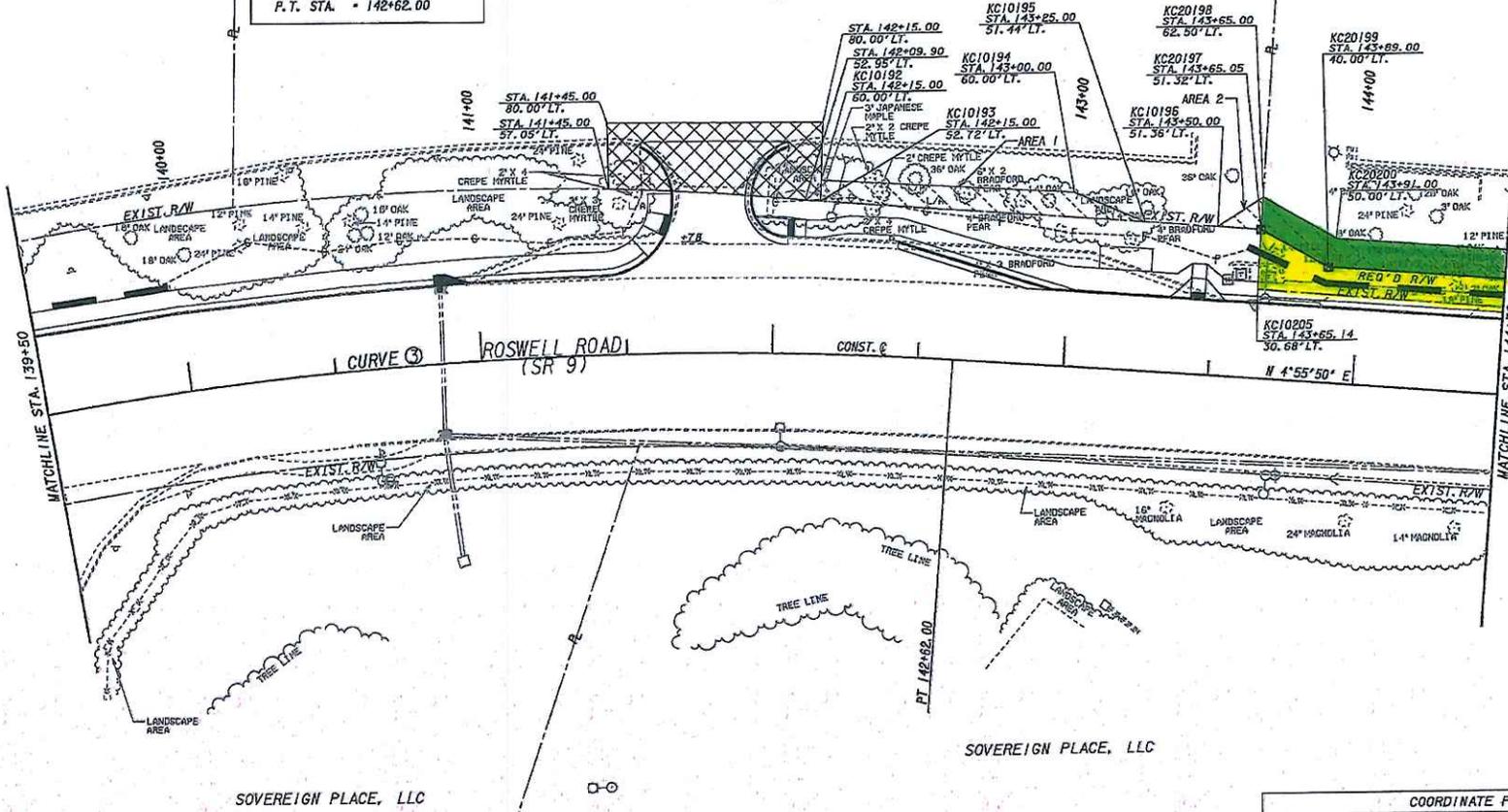
CURVE # 3 - ROSWELL ROAD

P. I. STA.	= 139+03.67
P. I.	= N 1413674.019
	= E 2231302.859
Δ	= 34°36'43"
DEG	= 4°40'38"
R	= 1225'
T	= 381.68'
L	= 740.01'
S.E.	= NORMAL CROWN
P. C. STA.	= 135+21.98
P. T. STA.	= 142+62.00

(29)
ROSWELL OAKS, LLC
PARCEL NO. 17-0093-0006-130-1
SEE SHEET 6

(30)
PIEDMONT MEDICAL
CARE FOUNDATION, INC.
PARCEL NO.
17-0093-0006-132-7
SEE SHEETS 5 & 6

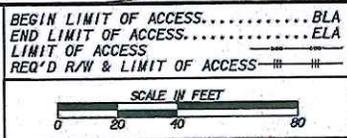
Exhibit B



COORDINATE POINTS

POC	STA 140+00.00	N 1413792.85	E 2231341.12
PT3	STA 142+62.00	N 1414054.29	E 2231335.66

PROPERTY AND EXISTING R/W LINE	— E —
REQUIRED R/W LINE	— G — F —
CONSTRUCTION LIMITS	— H —
BASEMENT FOR CONSTR	— I —
& MAINTENANCE OF SLOPES	— J —
BASEMENT FOR CONSTR OF SLOPES	— K —
BASEMENT FOR CONSTR OF DRIVES	— L —



Baker
LAND SURVEYING DIVISION
REGISTERED PROFESSIONAL SURVEYOR
STATE OF GEORGIA
NO. 10702

SANDY SPRINGS
GEORGIA

DATE	REVISIONS	DATE	REVISIONS

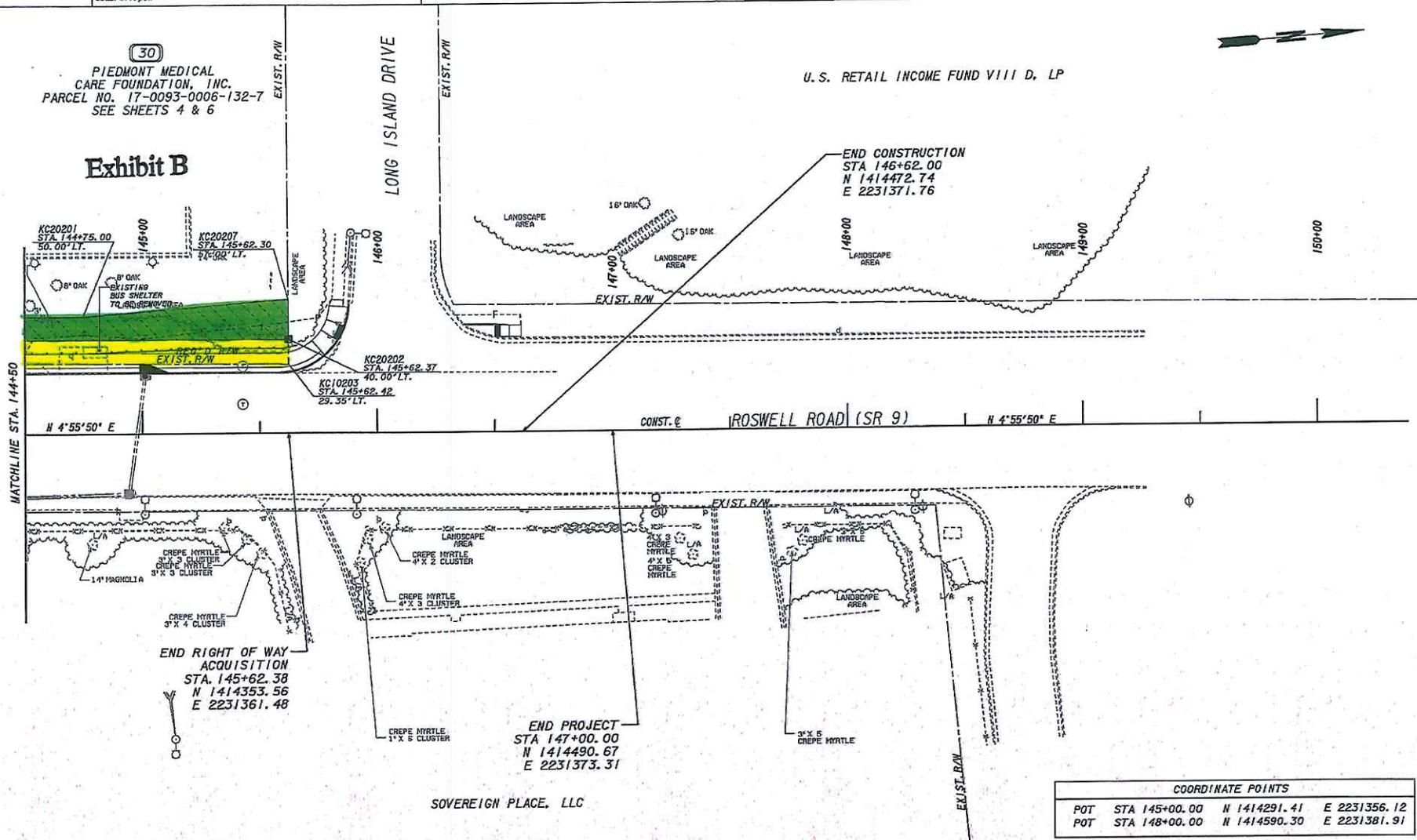
CITY OF SANDY SPRINGS
PUBLIC WORKS
RIGHT OF WAY PLAN

PROJECT NO:
COUNTY: FULTON
LAND LOT NO: 93 & 94
LAND DISTRICT: 17
GMD 722
DATE 08-26-13 SH 4 OF 6

(30)
**PIEDMONT MEDICAL
 CARE FOUNDATION, INC.**
 PARCEL NO. 17-0093-0006-132-7
 SEE SHEETS 4 & 6

Exhibit B

U.S. RETAIL INCOME FUND VIII D, LP



END RIGHT OF WAY
 ACQUISITION
 STA. 145+62.38
 N 1414353.56
 E 2231361.48

END PROJECT
 STA 147+00.00
 N 1414490.67
 E 2231373.31

COORDINATE POINTS			
POT	STA 145+00.00	N 1414291.41	E 2231356.12
POT	STA 148+00.00	N 1414590.30	E 2231381.91

PROPERTY AND EXISTING R/W LINE	— P —
REQUIRED R/W LINE	— C —
CONSTRUCTION LIMITS	— S —
ASEMENT FOR CONSTR	▨
ASEMENT FOR CONSTR OF SLOPES	▩
ASEMENT FOR CONSTR OF SLOPES	▧
ASEMENT FOR CONSTR OF DRIVES	▦

BEGIN LIMIT OF ACCESS.....	BLA
END LIMIT OF ACCESS.....	ELA
LIMIT OF ACCESS	—
REQ'D R/W & LIMIT OF ACCESS	—

SCALE IN FEET
 0 20 40 80

Baker
 CIVIL ENGINEERING
 1000 SANDY SPRINGS ROAD
 SANDY SPRINGS, GA 30076

SANDY SPRINGS
 GEORGIA

DATE	REVISIONS	DATE	REVISIONS

CITY OF SANDY SPRINGS PUBLIC WORKS			
RIGHT OF WAY PLAN			
PROJECT NO:			
COUNTY: FULTON			
LAND LOT NO. 93 & 94			
LAND DISTRICT: 17			
GMD 722			
DATE 08-26-13 SH 5 OF 6			

Exhibit B

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PARCEL 25 EASEMENT FOR CONSTRUCTION OF SLOPES TE25

PNT	OFFSET	STATION	ALIGNMENT
KC10165	34.49 L	138+75.00	SR9/ROSWELL ROAD
KC20166	45.00 L	138+75.00	SR9/ROSWELL ROAD
KC20167	45.00 L	138+85.25	SR9/ROSWELL ROAD
KC10168	34.20 L	138+86.72	SR9/ROSWELL ROAD
KC10165	34.49 L	138+75.00	SR9/ROSWELL ROAD
REQ'D EASMT AREA = 143.01 SF			

TOTAL PARCEL AREA = +/- 0.95 ACRE
TOTAL DRIVEWAY EASEMENTS = 0

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PARCEL 29-AREA 1 EASEMENT FOR CONSTRUCTION OF SLOPES TE29A1

PNT	OFFSET	STATION	ALIGNMENT
KC10193	52.72 L	142+15.00	SR9/ROSWELL ROAD
KC10192	60.00 L	142+15.00	SR9/ROSWELL ROAD
KC10194	50.00 L	143+00.00	SR9/ROSWELL ROAD
KC10195	51.44 L	143+25.00	SR9/ROSWELL ROAD
KC10193	52.72 L	142+15.00	SR9/ROSWELL ROAD
REQ'D EASMT AREA = 792.61 SF			

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PARCEL 29-AREA 2 EASEMENT FOR CONSTRUCTION OF SLOPES TE29A2

PNT	OFFSET	STATION	ALIGNMENT
KC10196	51.36 L	143+50.00	SR9/ROSWELL ROAD
KC20198	62.50 L	143+65.00	SR9/ROSWELL ROAD
KC20197	51.32 L	143+65.05	SR9/ROSWELL ROAD
KC10196	51.36 L	143+50.00	SR9/ROSWELL ROAD
REQ'D EASMT AREA = 04.13 SF			

TOTAL EASEMENT FOR CONSTRUCTION OF SLOPES = 876.74 SF
TOTAL PARCEL AREA = +/- 1.94 ACRE
TOTAL DRIVEWAY EASEMENTS = 1

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PARCEL 30 REQ'D R/W R/W R/W

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC10205	30.68 L	143+65.14	SR9/ROSWELL ROAD
	28.64 N	85°18'49" W	
KC20197	51.32 L	143+65.05	SR9/ROSWELL ROAD
	26.49 N	30°13'25" E	
KC20199	40.00 L	143+65.00	SR9/ROSWELL ROAD
	173.37 N	4°55'50" E	
KC20202	40.00 L	145+62.37	SR9/ROSWELL ROAD
	10.65 S	85°16'49" E	
KC10203	23.35 L	145+62.42	SR9/ROSWELL ROAD
	197.28 S	5°19'05" W	
KC10205	30.68 L	143+65.14	SR9/ROSWELL ROAD
REQ'D R/W = 2105.46 SF			
REQ'D R/W = 0.048 ACRES			
REMAINDER = +/- 1.719 ACRES			

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PARCEL 30 EASEMENT FOR CONSTRUCTION OF SLOPES TE30

PNT	OFFSET	STATION	ALIGNMENT
KC20197	51.32 L	143+65.05	SR9/ROSWELL ROAD
KC20198	62.50 L	143+65.00	SR9/ROSWELL ROAD
KC20200	50.00 L	143+91.00	SR9/ROSWELL ROAD
KC10201	50.00 L	144+75.00	SR9/ROSWELL ROAD
KC20207	57.00 L	145+62.30	SR9/ROSWELL ROAD
KC20202	40.00 L	145+62.37	SR9/ROSWELL ROAD
KC20199	40.00 L	143+89.00	SR9/ROSWELL ROAD
KC20197	51.32 L	143+65.05	SR9/ROSWELL ROAD
REQ'D EASMT AREA = 2305.28 SF			

TOTAL DRIVEWAY EASEMENTS = 0

PROPERTY AND EXISTING R/W LINE ——— B ———
REQUIRED R/W LINE ——— C ——— F ———
CONSTRUCTION LIMITS ——— X ———
EASEMENT FOR CONSTR ——— Z ———
& MAINTENANCE OF SLOPES ——— Y ———
EASEMENT FOR CONSTR OF SLOPES ——— W ———
EASEMENT FOR CONSTR OF DRIVES ——— V ———

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS.....
REQ'D R/W & LIMIT OF ACCESS.....

SCALE IN FEET
0 20 40 60



DATE	REVISIONS	DATE	REVISIONS

CITY OF SANDY SPRINGS
PUBLIC WORKS

RIGHT OF WAY TABLES
PROJECT NO: STP-7626-00(060)
COUNTY: FULTON
LAND LOT NO: 93 & 94
LAND DISTRICT: 17
GND 722
DATE 08-26-13 SH 6 OF 6

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE AGREEMENT TO PURCHASE REAL ESTATE
ON PROPERTY LOCATED IN LAND LOT 93 OF THE 17th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, 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

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of the Agreement to Purchase Real Estate by the City of Sandy Springs for property located at 4770 Roswell Road, from Piedmont Hospital, Inc., in Land Lot 93 of the 17th District, Fulton County, City of Sandy Springs, Georgia

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

To facilitate the construction of the T-0049 HAWK Signal Sidewalk Project, the City approves the acceptance of the Agreement to Purchase Real Estate on property located in Land Lot 93 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 18th day of February, 2014.

APPROVED:

Russell K. Paul, Mayor

Attest:

Michael Casey, City Clerk
(Seal)