



TO: John McDonough, City Manager

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

DATE: October 28, 2013, for Submission onto the Consent Agenda of the November 12, 2013 City Council Meeting

ITEM: Consideration of the Acceptance of the dedication of a Right of Way Deed as part of the zoning requirements.

Public Works Department's Recommendation:

The staff recommends that the Mayor and City Council accept the Right of Way Deed of dedication of all that tract or parcel of land lying and located in Land Lot 165 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owner, Darryl S. Laddin, and is more specifically known as 5440 Mt. Vernon Parkway. The dedicated right of way totals 305 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:

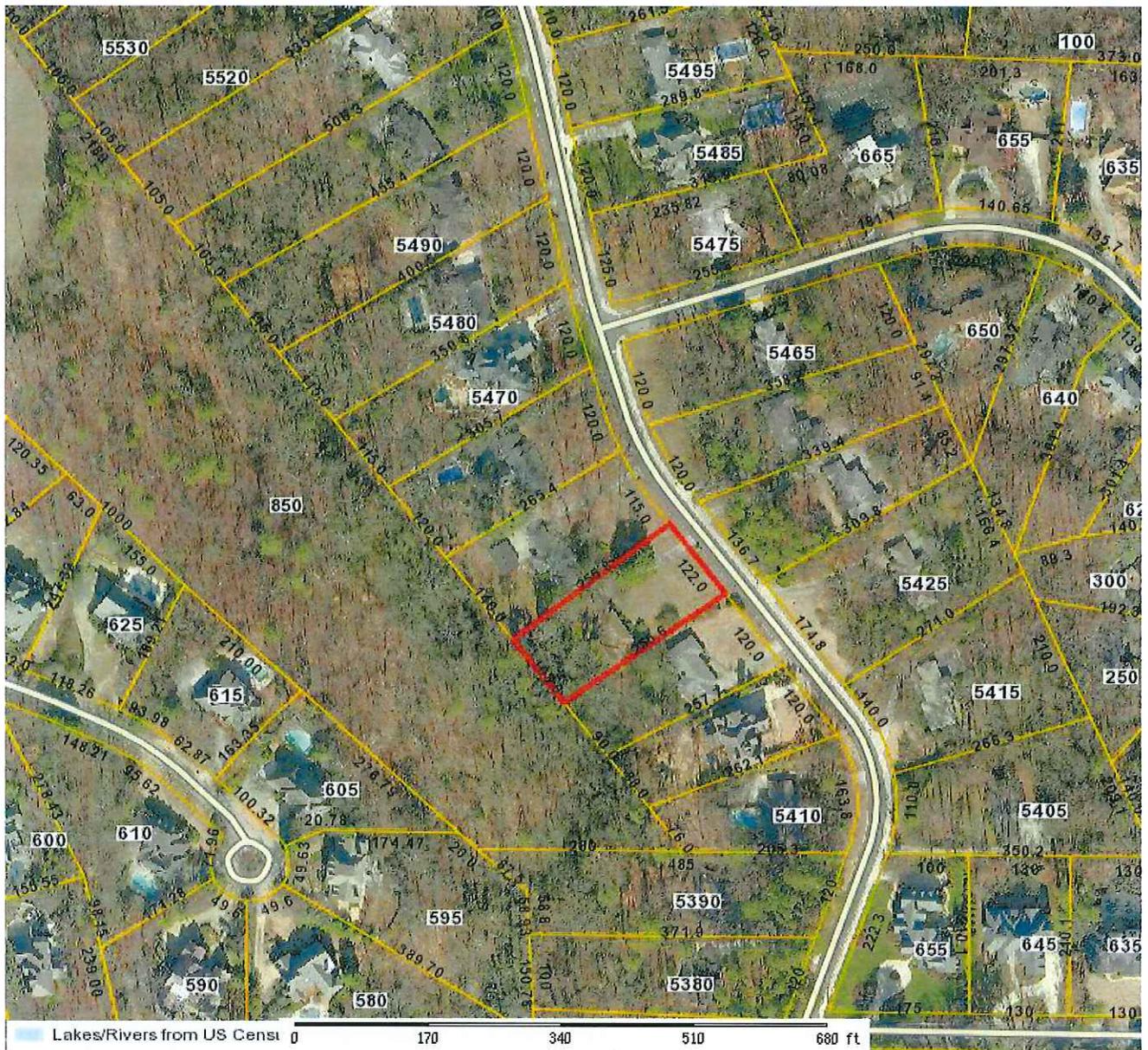
N/A

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 including Plats and Legal Description
- II. Resolution



ROW Deed of Dedication - 5440 Mt. Vernon Pkwy / Darryl Laddin			
Parcel: 17 016500020094 Acres: 0			
Name:	MILLS NAOMI G	Land Value	\$ 208,900
Site:	5440 MOUNT VERNON PKWY	Building Value	\$ 173,400
Sale:	0 on 2002-07-26 Reason=U Qual=G	Misc Value	0
Mail:	500 BLAKE ST	Total Value:	\$ 382,300
	EDWARDSVILLE, KS 66111		



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: 10/25/13 : 10:29:55

RIGHT OF WAY DEED

**STATE OF GEORGIA
FULTON COUNTY**

THIS INDENTURE, made this 18th day of July, 2013, between Darryl S. Laddin, 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 165 of the 17 th District of Fulton County, Georgia and being furthermore described in Deed Book 72, Page 109.
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 Mount Vernon Pkwy, with a total depth of 25' feet from existing centerline and equaling 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.: 2013-01714.

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:

Andrew J. Reese

Unofficial Witness

By: Darryl S. Ladd (SEAL)

Name: Darryl S. Ladd

Title: Owner

Attest: Baile Dlozier (SEAL)

Shirley E. Collins
Notary Public



Exhibit "A"

LEGAL DESCRIPTION RIGHTS-OF-WAY DEDICATION

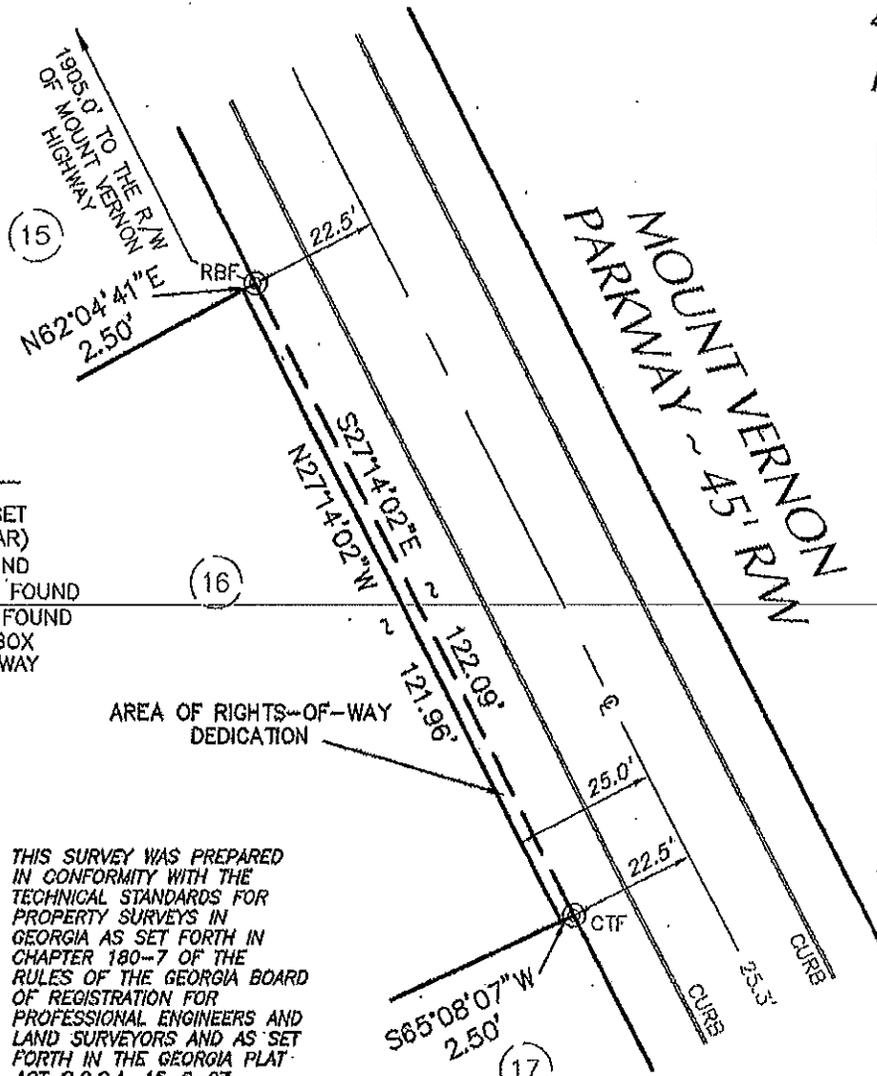
All that tract or parcel of land lying in Land Lots 165 of 17th District of Fulton County, Georgia, being within the limits of the City of Sandy Springs, being particularly described as follows:

Beginning at a rebar 1905.0' Southeasterly from the intersection of the Southeastern Rights-of-Way of Mount Vernon Highway and the Southwestern Rights-of-Way of Mount Vernon Parkway (45' R/W); thence S 27°14'02" E along the Southwestern Rights-of-Way of Mount Vernon Parkway (45' R/W) a distance of 122.09' to a crimp top pipe; thence leaving the Southwestern Rights-of-Way of Mount Vernon Parkway (45' R/W) S 65°08'07" W along the property line dividing Lot 16 & Lot 17 of Block "C" of Mount Vernon Estates (Plat Book 72, Page 109) a distance of 2.50' to a point; thence N 27°14'02" W a distance of 121.96' to a point; thence N 62°04'41" E along the property line dividing Lot 15 & Lot 16 of Block "C" of Mount Vernon Estates (Plat Book 72, Page 109) a distance of 2.50' to the Point of Beginning

Said Tract of Land being known as "Area of Rights-of-Way Dedication" and being more particularly shown on R/W Exhibit For: Darryl S. Laddin; prepared by: Gaddy Surveying & Design, Inc; dated: June 26, 2013; containing 305 Sq. Ft. (0.01 acre).

Exhibit "B"

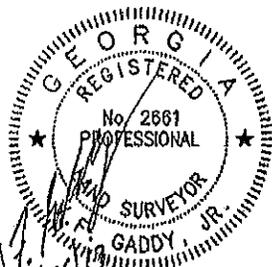
EXISTING SUBJECT PROPERTY AREA = 29,467 Sq.Ft. (0.68 ACRE)
 PROPOSED RIGHTS-OF-WAY DEDICATION = 305 Sq.Ft. (0.01 ACRE)



LEGEND

- IPS IRON PIN SET (1/2" REBAR)
- RBF REBAR FOUND
- CTF CRIMP TOP FOUND
- OTF OPEN TOP FOUND
- JB JUNCTION BOX
- R/W RIGHT-OF-WAY

AREA OF RIGHTS-OF-WAY DEDICATION



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67



1 INCH = 30 FEET

R/W EXHIBIT FOR:
 DARRYL S. LADDIN
 5440 MOUNT VERNON PARKWAY
 LAND LOT 165 ~ 17TH DISTRICT
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA
 JUNE 26, 2013

PROPERTY KNOWN AS:
 TAX #17-0165-0002-009
 LOT 16 ~ BLOCK "C"
 MOUNT VERNON
 ESTATES
 (PLAT BOOK 72, PAGE 109)



GADDY SURVEYING & DESIGN, INC.

1218 PLEASANT HILL ROAD
 LAWRENCEVILLE, GEORGIA 30044
 PHONE - (770) 931-5920
 FAX - (770) 931-5903

L.S. CERTIFICATE OF AUTHORIZATION #LS001014
 P.E. CERTIFICATE OF AUTHORIZATION #PEF005450

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY
ON PROPERTY LOCATED IN LAND LOT 165 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 the City of Sandy Springs Mayor and City Council approve the acceptance of the dedication a Right of Way Deed from Darryl S. Laddin on property more particularly described as 5440 Mt. Vernon Parkway in Sandy Springs, Georgia.

As required per conditions of zoning and or land development regulation ordinance, the City authorizes the acceptance of the required 305.00 Square Feet of Right of Way in land lot 165, of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this the 12th day of November, 2013.

Approved:

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk
(Seal)