



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: November 7, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: Consideration of the Acceptance of the Dedication of a Right of Way Deed as part of the Zoning Requirements (5836, 5850, 5866 Glenridge Drive)

MEETING DATE: For Submission onto the November 12, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Exhibits
Resolution

APPROVAL BY CITY MANAGER: JPM APPROVED

PLACED ON AGENDA FOR: 11/12/2013

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: SM

REMARKS:



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 37 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owner, Pulte Homes Corporation, and is more specifically known as 5836, 5850 and 5866 Glenridge Drive. The dedicated right of way totals 4,217.00 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:

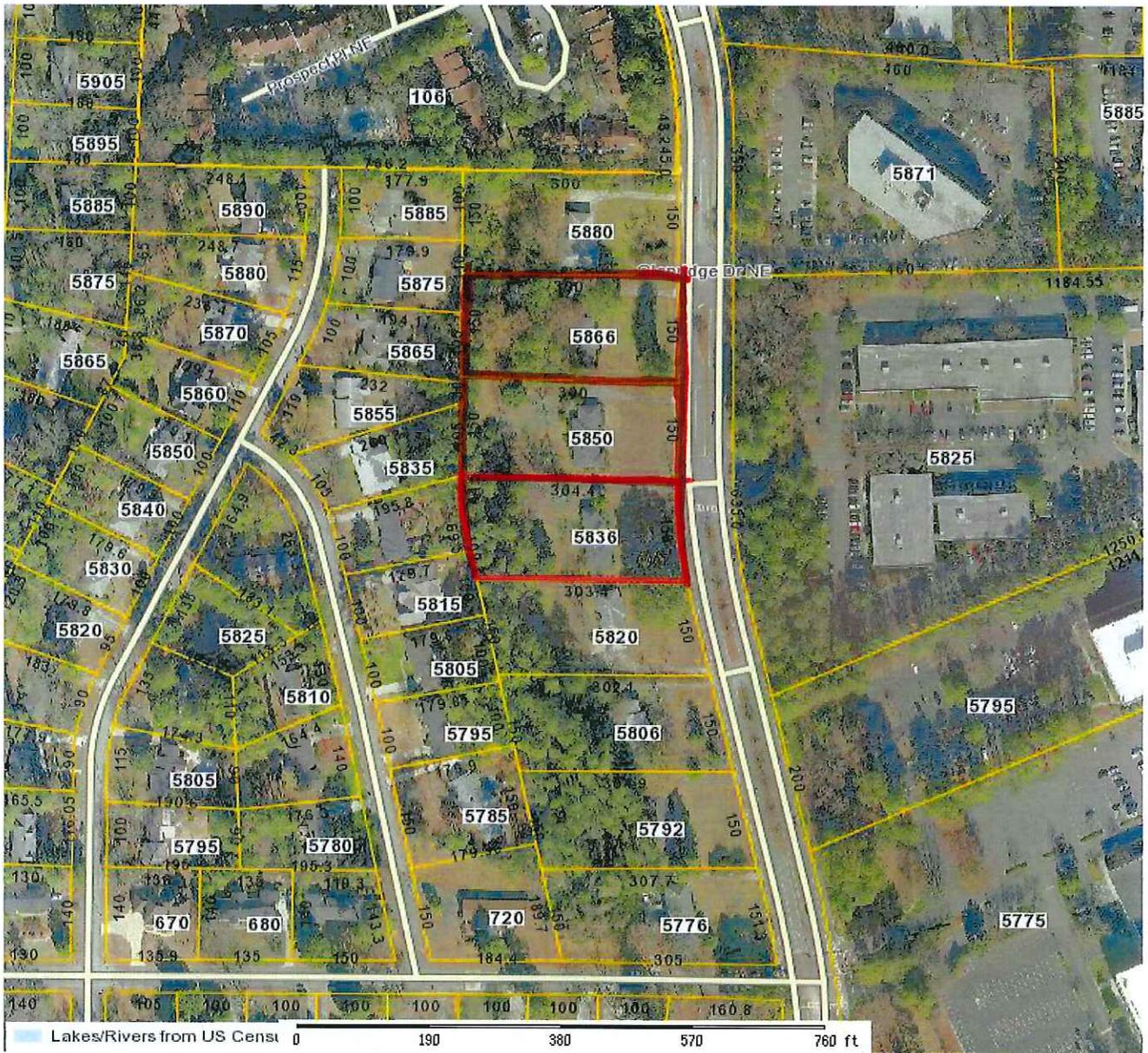
N/A

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 including Plats and Legal Description
- II. Resolution



ROW Deed of Dedication - 5836,5850,5866 Glenridge Drive / Pulte Homes

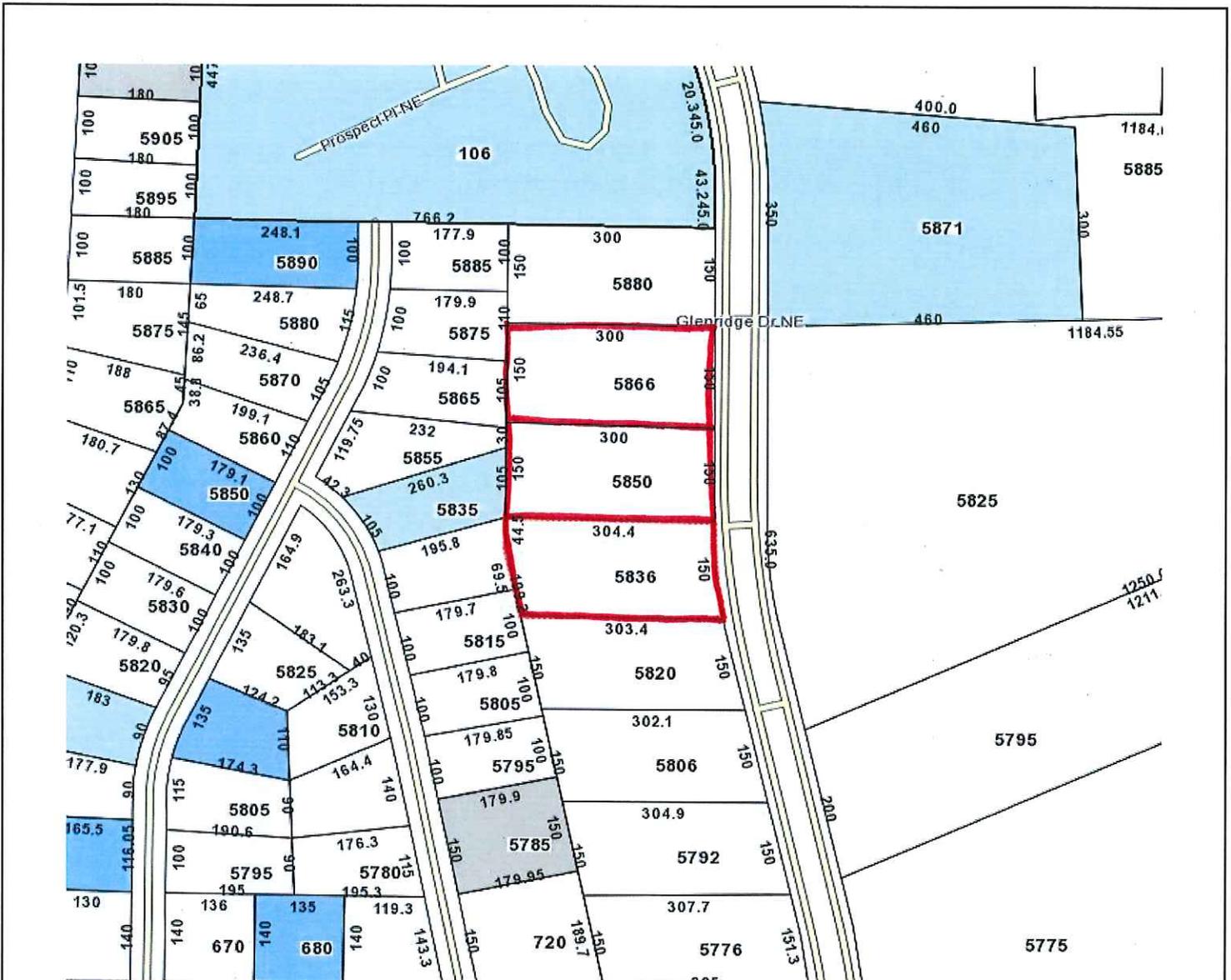
Parcel: 17 003700030222 Acres: 0

Name:	SHANKS SHEILA G	Land Value	\$ 138,900
Site:	5836 GLENRIDGE DR	Building Value	\$ 156,100
Sale:	\$110,000 on 1981-01-05 Reason=U Qual=9	Misc Value	0
Mail:	USA	Total Value:	\$ 295,000
	ATLANTA, GA 30328		



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---

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Lakes/Rivers from US Census Dept, may not match parcels exactly
 2012+ Parcel Sales
 2011 Parcel Sales
 2010 Parcel Sales

ROW Deed of Dedication - 5836,5850,5866 Glenridge Drive / Pulte Homes

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RIGHT OF WAY DEED

**STATE OF GEORGIA
FULTON COUNTY**

THIS INDENTURE, made this 5 day of September, 2013, between Pulte Home Corporation, 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 37 of the 17th District of Fulton County, Georgia and being furthermore described in Deed Book 52842, Page 487; along with Deed Book 52842, Page 511; along with 52842, Page 497. 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 Glenridge Drive, with a total depth of variable feet from existing centerline and equaling 4,217 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.: 201301974.

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:

J.C. Blunt
Unofficial Witness

By: Ted Turner (SEAL)

Name: Ted Turner

Title: VP Land Development



Leslie A. Dekle
Notary Public

Attest: Leslie A. Dekle (SEAL)



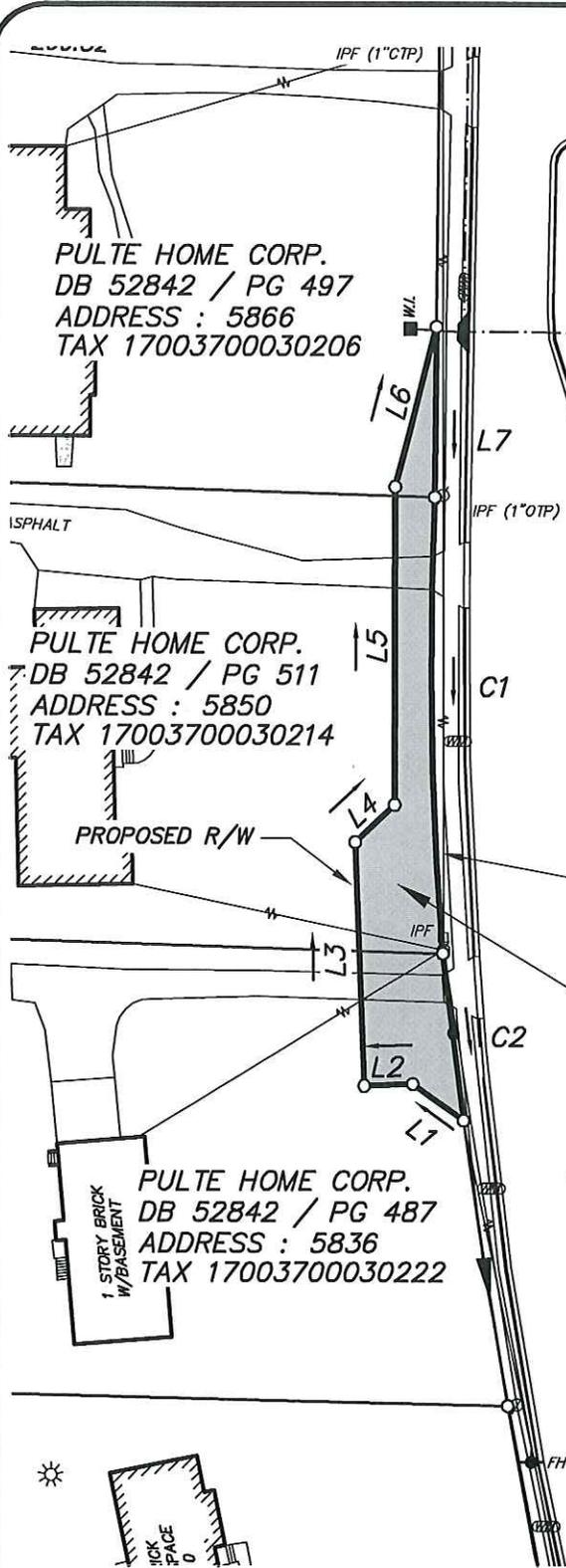
Exhibit A

LEGAL DESCRIPTION PROPOSED RIGHT-OF-WAY DEDICATION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 37 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a point at the intersection of the westerly right-of-way line of Glenridge Drive (R/W Varies) and the northerly right-of-way line of Glenforest Road (50' R/W), thence on a direct tie line North 11 degrees 36 minutes 48 seconds West a distance of 694.96 feet to a point on said westerly right-of-way line of Glenridge Drive and the TRUE POINT OF BEGINNING; thence leaving said existing right-of-way line and along a proposed right-of-way line the following courses and distances: North 54 degrees 36 minutes 02 seconds West a distance of 20.68 feet to a point; thence South 87 degrees 56 minutes 08 seconds West a distance of 15.87 feet to a point; thence North 02 degrees 03 minutes 52 seconds West a distance of 80.00 feet to a point; thence North 46 degrees 43 minutes 40 seconds East a distance of 17.81 feet to a point; thence North 00 degrees 10 minutes 16 seconds East a distance of 104.37 feet to a point; thence North 14 degrees 34 minutes 57 seconds East a distance of 54.38 feet to a point on said existing right-of-way line of Glenridge Drive; thence along said right-of-way line the following courses and distances: South 00 degrees 36 minutes 44 seconds West a distance of 55.98 feet to an iron pin found (1" open top pipe); thence 149.83 feet along an arc of a curve to the left, said curve having a radius of 1,231.15 feet and a chord bearing and distance of South 00 degrees 56 minutes 23 seconds East 149.74 feet to an iron pin found; thence 55.28 feet along an arc of a curve to the left, said curve having a radius of 2,598.78 feet and a chord bearing and distance of South 07 degrees 01 minutes 51 seconds East 55.28 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.097 acres (4,217 square feet).



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	149.83	1231.15	S00°56'23\"E	149.74
C2	55.28	2598.78	S07°01'51\"E	55.28

CALL TABLE		
LINE	LENGTH	BEARING
L1	20.68'	N54°36'02\"W
L2	15.87'	S87°56'08\"W
L3	80.00'	N02°03'52\"W
L4	17.81'	N46°43'40\"E
L5	104.37'	N00°10'16\"E
L6	54.38'	N14°34'57\"E
L7	55.98'	S00°36'44\"W

LAND LOT 37
 17TH DISTRICT
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA

This map or plat has been calculated for closure and is found to be accurate to within one foot in 147,016.

Exhibit B

PROPOSED R/W DEDICATION
 0.097 ACRES
 4,217 SQ. FT.

DIRECT TIE FROM P.O.C - INTERSECTION OF NORTH R/W OF GLENFOREST ROAD (50' R/W) WITH WEST R/W OF GLENRIDGE DRIVE (VARIABLE R/W)
 N11°36'48\"W - 694.96'



LDP# 201301974

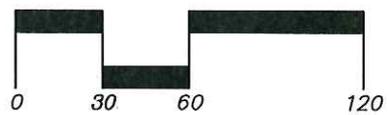
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PROPOSED RIGHT-OF-WAY EXHIBIT

DRAWN BY: JNH
 CHECKED BY:
 FILE NO.: 12165.00
 DATE: 8/29/13
 SCALE: 1" = 60'



STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY
ON PROPERTY LOCATED IN LAND LOT 37 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 Pulte Home Corporation on property more particularly described as 5836, 5850 and 5866 Glenridge 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 4,217.00 Square Feet of Right of Way in land lot 37, 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)