



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: April 5, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: Acceptance of the dedication of a Right of Way Deed as part of the zoning requirements at 6135 and 6145 Barfield Road

MEETING DATE: For Submission onto the April 16, 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: 4/16/2013

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: SMJ

REMARKS:



TO: John McDonough, City Manager

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

DATE: March 27, 2013, for Submission onto the Consent Agenda of the April 16, 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 36 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owners, Northside Hospital, Inc., and is more particularly located at 6135 and 6145 Barfield Road. The dedicated right of way totals 2,215.00 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

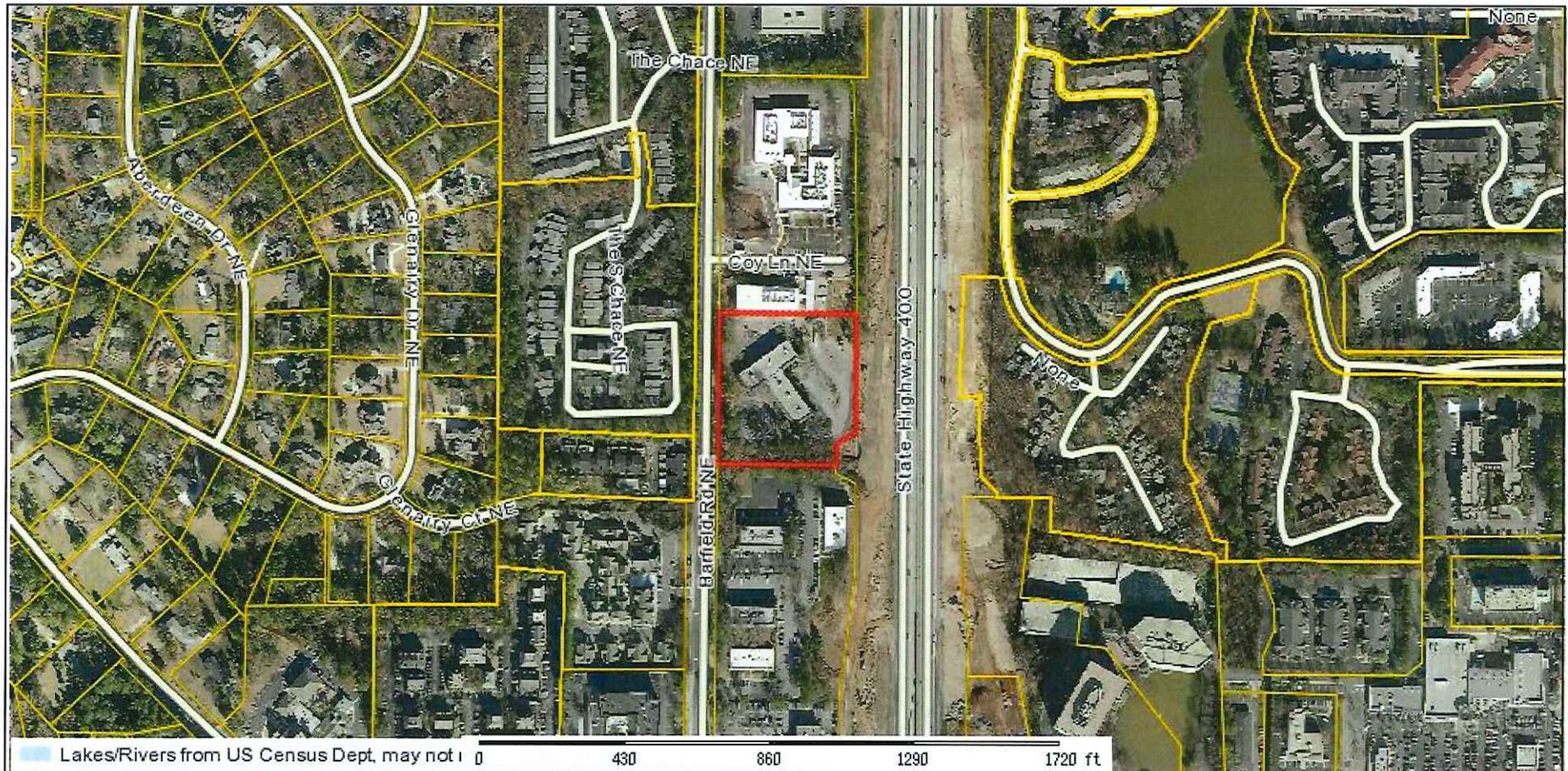


Barfield Road ROW Deed Dedication; Northside Hospital, Inc.			
Parcel: 17 0036 LL0763 Acres: 0			
Name:	GRIFFIN COSMOPOLITAN NORTH	Land Value	\$ 1,980,500
Site:	6195 BARFIELD RD 6205	Building Value	\$ 1,693,600
Sale:	0 on 2012-01-13 Reason=U Qual=T	Misc Value	0
Mail:	P.O. BOX 450233 ATLANTA, GA 31145-0233	Total Value:	\$ 3,674,100



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: 03/26/13 : 11:36:39



Barfield Road ROW Deed Dedication; Northside Hospital, Inc.			
Parcel: 17 0036 LL0763 Acres: 0			
Name:	GRIFIN COSMOPOLITAN NORTH	Land Value	\$ 1,980,500
Site:	6195 BARFIELD RD 6205	Building Value	\$ 1,693,600
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Date printed: 03/26/13 : 11:39:07

RIGHT OF WAY DEED

**STATE OF GEORGIA
FULTON COUNTY**

THIS INDENTURE, made this 4th day of March, 2013, between Northside Hospital, Inc., a Georgia non-profit 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 36 of the 17th District of Fulton County, Georgia and being furthermore described in Deed Book 50802, Page 421.

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 Barfield Rd., with a total depth of 40.0 feet from existing centerline and equaling 2,215/0.05 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: 20130057, 58, 59.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

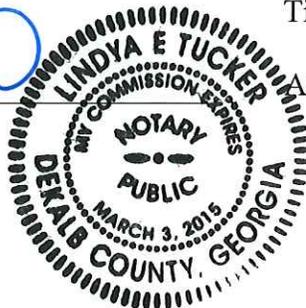
Subject to matters filed of record in Fulton County, Georgia, and the matters shown on Exhibit B hereto, Grantor(s) will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assigns against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

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:

[Signature]
Unofficial Witness

[Signature]
Notary Public



Northside Hospital, Inc.
By: [Signature] (SEAL)
Name: DEBORAH S. MITCHELL
Title: VP OF FINANCE & CFO
Attest: [Signature] (SEAL)

EXHIBIT 'A'

LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
6135 & 6145 BARFIELD RD
SANDY SPRINGS, GA 30328

All that tract or parcel of land lying and being located in Land Lot 36, in the 17th District, in the City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

***COMMENCING** at an iron point located at the intersection of the Northeasterly right of way of Hammond Drive (50' right of way) and the Northeasterly right of way of Barfield Road (70' right of way) and running thence along the Northeasterly right of way of Barfield Road for a distance of 998.43 feet to an iron pin found (#4 rebar), said point being the **POINT OF BEGINNING**; thence continuing along said Northeasterly right of way of Barfield Road and running $N00^{\circ}30'31''E$ for a distance of 443.05 feet to an iron pin found (#4 rebar); thence leaving said Northeasterly right of way of Barfield Road and running $S89^{\circ}29'33''E$ along the common property line with the EXW Barfield, LLC property a distance of 5.00 feet to an iron pin found (#4 rebar); thence running $S00^{\circ}30'31''W$ for a distance of 5.00 feet to an iron pin found (#4 rebar); thence running $N89^{\circ}48'13''W$ along the common property line with the Cp Sandy Springs, LLC property for a distance of 5.00' to an iron pin found (#4 rebar), said iron pin being the **POINT OF BEGINNING**. Said tract contains 2,215 square feet (0.05 Acres).*

TRAVERSE CLOSURE - 1:25,996
 ANGULAR ERROR - 0 SEC^s/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1: 314,241
 ALL MATTERS OF TITLE EXCEPTED.

THIS PROPERTY DOES NOT FALL WITHIN A
 100 YEAR FEMA FLOOD HAZARD ZONE ACCORDING
 TO FULTON COUNTY F.E.M.A. INSURANCE RATE MAP
 PANEL 13121C0161 E, DATED: JUNE 22, 1998.

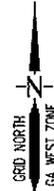
PROPERTY ADDRESS
 6135 & 6145 BARFIELD ROAD
 ATLANTA, GEORGIA 30328

TAX PARCEL NUMBER
 17 0036

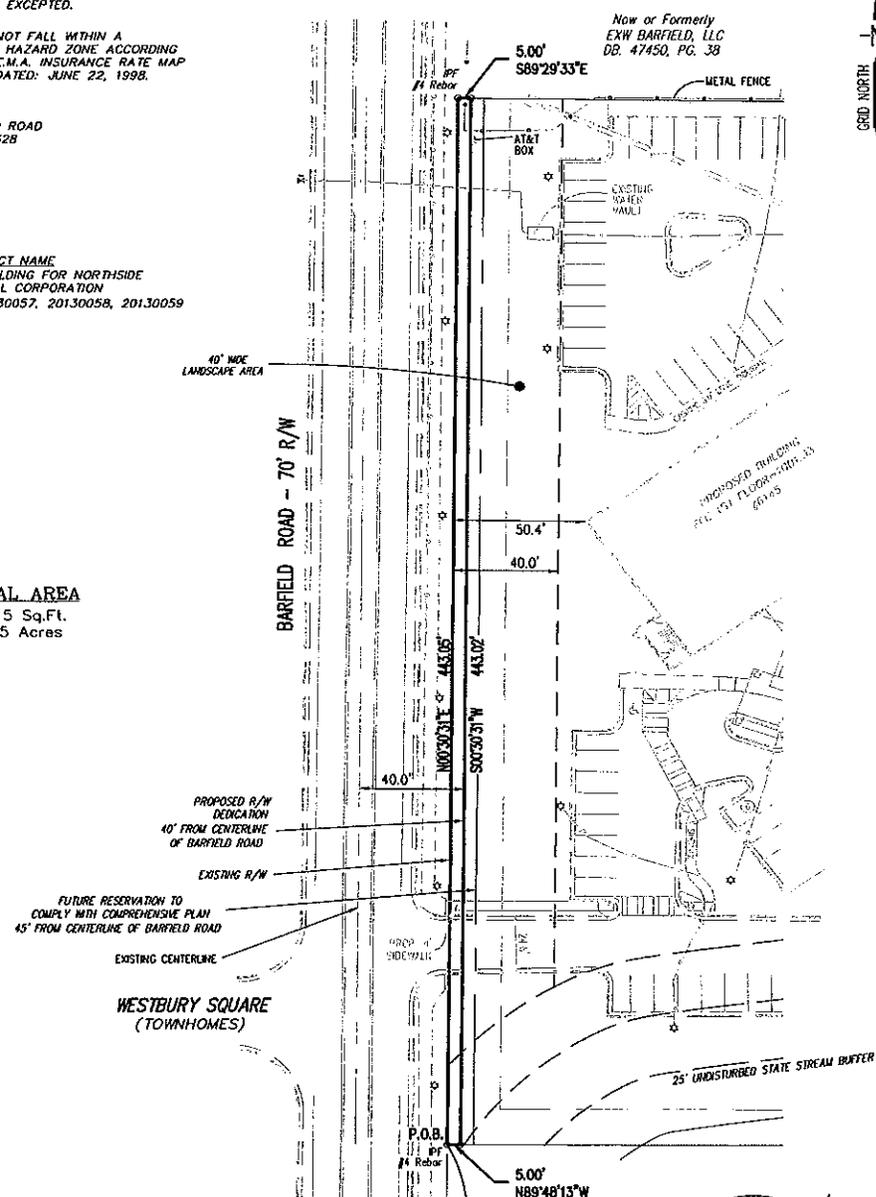
OWNER
 GRIFFIN COSMOPOLITAN
 NORTH PARTNERS LLC

SANDY SPRINGS PROJECT NAME
 PHYSICIANS OFFICE BUILDING FOR NORTHSIDE
 HOSPITAL, INC. GENERAL CORPORATION
 APP REFERENCE #: 20130057, 20130058, 20130059

EXHIBIT 'B'



TOTAL AREA
 2,215 Sq.Ft.
 0.05 Acres

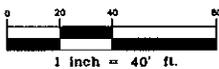


**R/W ACQUISITION PLAT FOR:
 CITY OF SANDY SPRINGS**

PROPERTY IS LOCATED IN LAND LOT 36
 IN THE 17TH DISTRICT
 CITY OF SANDY SPRINGS
 FULTON COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: FEB. 12, 2013

998.43' To Hammond
 Drive (50' R/W)

Now or Formerly
 CP SANDY SPRINGS LLC
 DB. 43136, PG. 81



Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0088 FAX: (770) 424-2389
 RW PLAT

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY ON PROPERTY
LOCATED IN LAND LOT 36 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 Northside Hospital, Inc., on property more particularly described as 6135 and 6145 Barfield 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 2,215.00 Square Feet of Right of Way in land lot 36, of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this the 16th day of April, 2013.

Approved:

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk
(Seal)