
CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: October 10, 2012

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 - Alderwood

MEETING DATE: For Submission onto the October 16, 2012, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Resolution
Exhibits

APPROVAL BY CITY MANAGER:  APPROVED

PLACED ON AGENDA FOR: 10/16/2012

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: 

REMARKS:

TO: John McDonough, City Manager

FROM: Kevin J. Walter, P.E., Public Works Director

DATE: October 1, 2012, for Submission onto the Consent Agenda of the October 16, 2012 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 Lots 73 and 87 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owners, Great Alderwood, LP and is more particularly known as the Alderwood at Abernathy development on Roswell Road. The dedicated right of way totals 4,354.00 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. Resolution
- II. Exhibits
 - Aerial and GIS Maps
 - Executed Right of Way Deed including Plats and Legal Description

Public
Works

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY ON PROPERTY
LOCATED IN LAND LOTS 73 AND 87 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 Great Alderwood, LP, being located and more particularly described as the Alderwood at Abernathy development along 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 4,354.00 Square Feet of Right of Way in land lots 73 and 87, of the 17th District, Fulton County, City of Sandy Springs, Georgia.

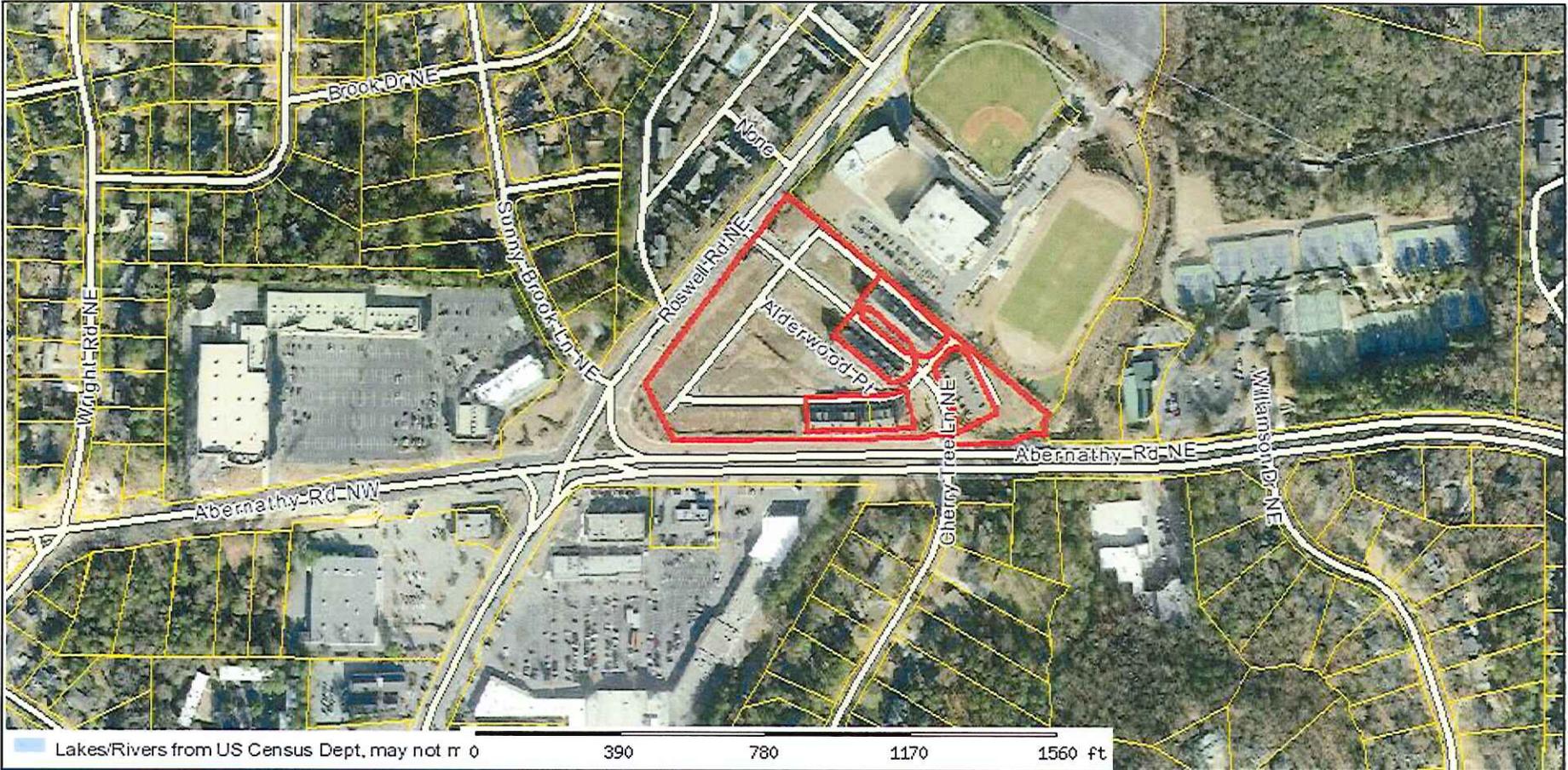
RESOLVED this the 16th day of October, 2012.

Approved:

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk
(Seal)



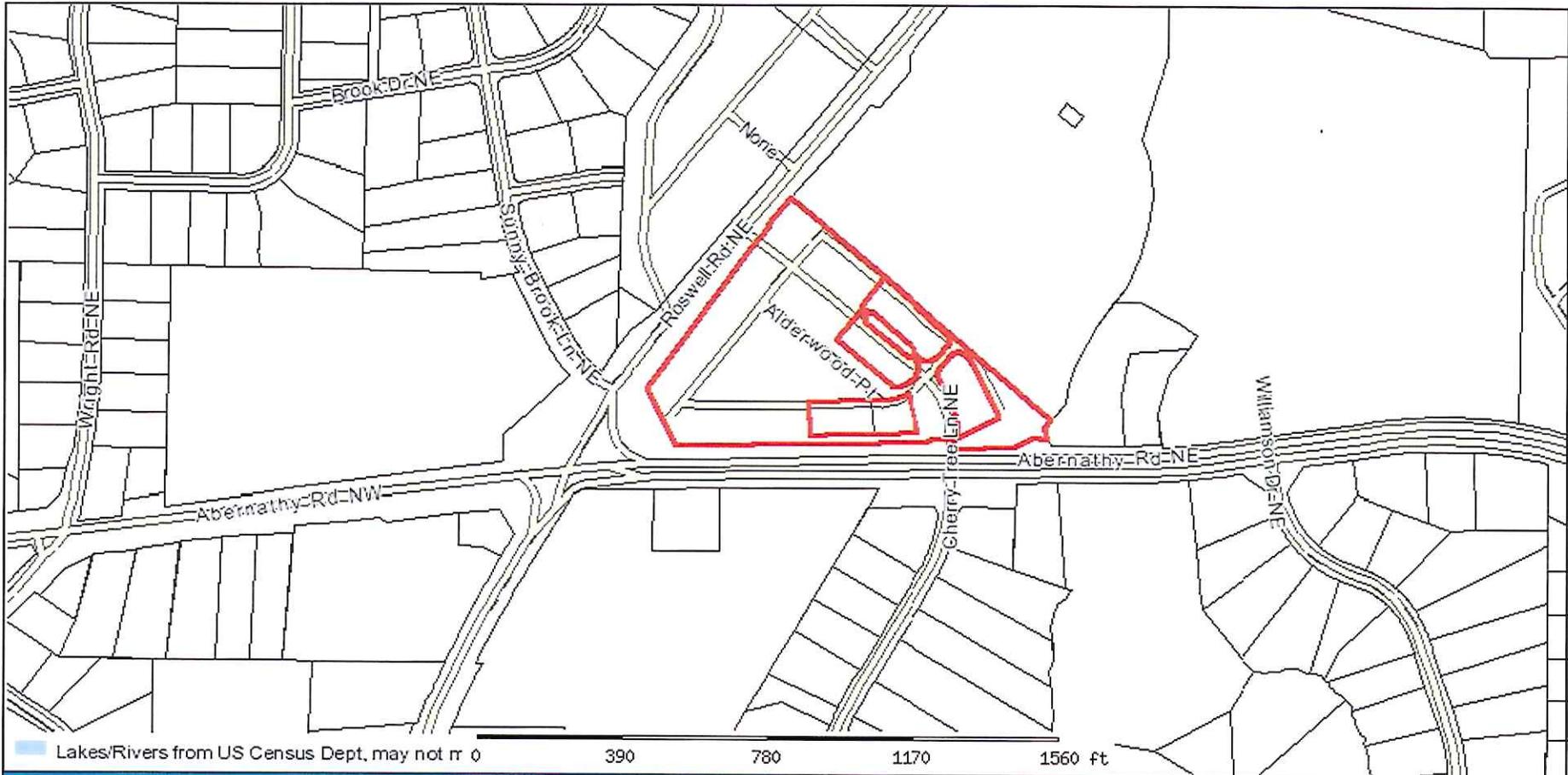
ROW Deed of Dedication/ Great Alderwood, LP	
Parcel: 17 0073 LL1229 Acres: 0	
Name:	R A VENTURES LLC
Site:	ROSWELL RD
Sale:	\$4,450,000 on 2012-03-15 Reason=U Qual=9
Mail:	P.O. BOX 2213 SUWANEE, GA 30024

Land Value	\$ 6,712,200
Building Value	0
Misc Value	0
Total Value:	\$ 6,712,200



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: 10/01/12 : 09:25:43



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RIGHT OF WAY DEED

**STATE OF GEORGIA
FULTON COUNTY**

THIS INDENTURE, made this 7th day of September, 2012, between Great Alderwood, LP, 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 Lots 73 & 87 of the 17th District of Fulton County, Georgia and being furthermore described in Deed Book 51002, Page 672. 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 Roswell Road, with a total depth of N/A feet from existing centerline and equaling 4,354 square feet (0.100 acre) for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development Department File No.: APP #201201746.

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:

[Signature]
Unofficial Witness

Great Alderwood, LP

By: [Signature] (SEAL)

Name: BRUCE VAN STEE

Title: CONTROLLER

[Signature]
Notary Public

Attest: [Signature] (SEAL)

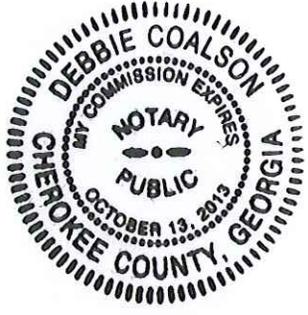


Exhibit A

Written Description

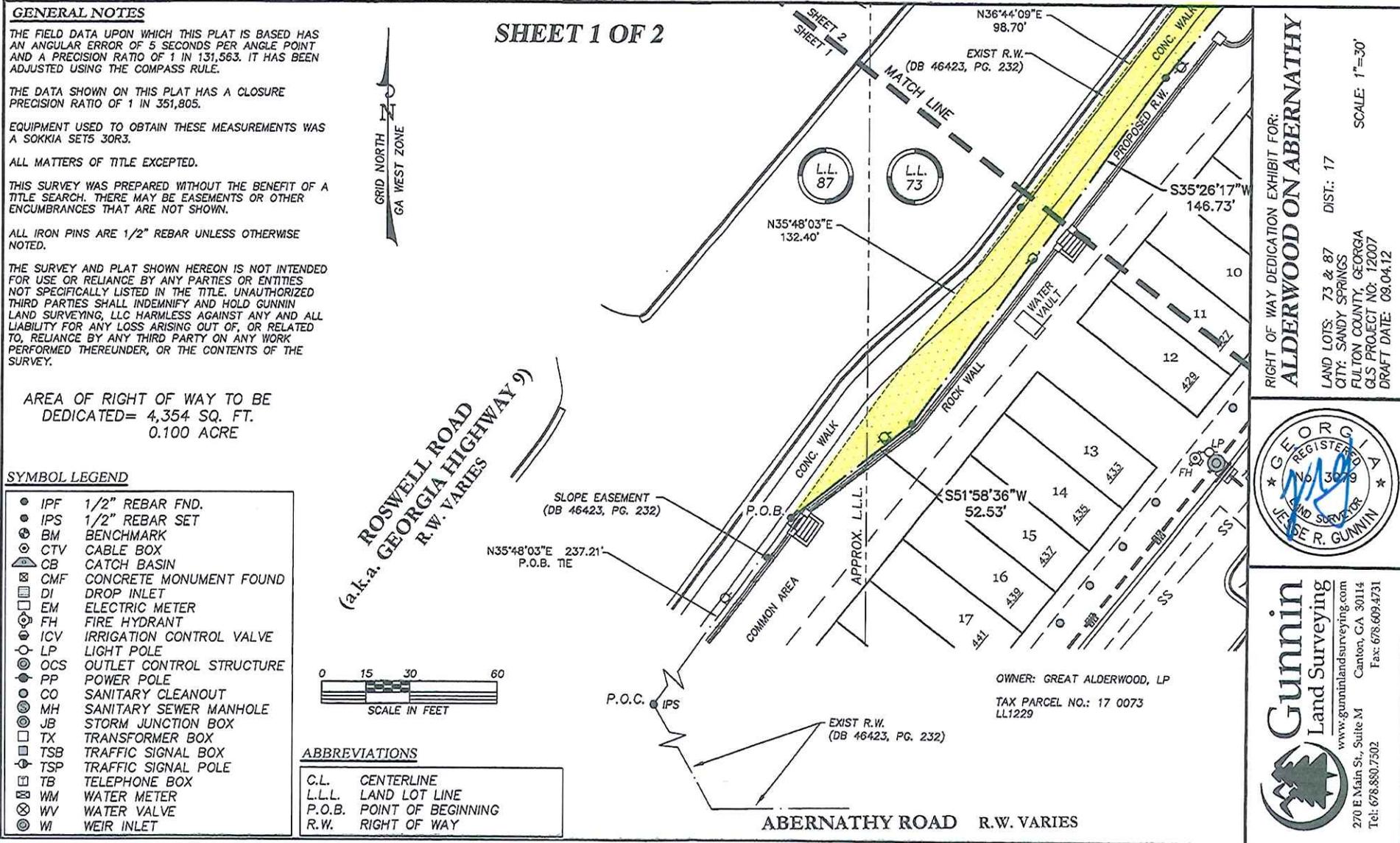
Alderwood at Abernathy Right of Way Dedication

All that tract or parcel of land lying and being in Land Lots 73 and 87, 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 northern end of the mitered right of way intersection of the northern right of way of Abernathy Road (right of way varies) with the southeastern existing right of way of Roswell Road (right of way varies); thence N35°48'03"E along said existing right of way of Roswell Road for a distance of 237.21 feet to the **POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED** proceed thence along said existing right of way of Roswell Road the following courses and distances: thence N35°48'03"E for a distance of 132.40 feet to a point; thence N36°44'09"E for a distance of 98.70 feet to a point; thence N39°17'06"E for a distance of 73.26 feet to a point; thence N52°26'43"W for a distance of 2.55 feet to a point; thence N39°37'11"E for a distance of 38.63 feet to a point; thence leaving said existing right of way of Roswell Road and along the proposed right of way of Roswell Road the following courses and distances: thence S50°21'26"E for a distance of 13.95 feet to a point; thence S38°17'40"W for a distance of 144.86 feet to a point; thence S35°26'17"W for a distance of 146.73 feet to a point; thence S51°58'36"W for a distance of 52.53 feet to the **POINT OF BEGINNING**.

Said tract contains 4,354 square feet (0.100 acre).

Exhibit B



SHEET 1 OF 2

GENERAL NOTES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 131,563. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 351,805.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SETS 30R3.

ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.

ALL IRON PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

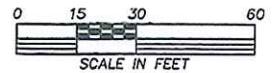
AREA OF RIGHT OF WAY TO BE DEDICATED= 4,354 SQ. FT.
0.100 ACRE

SYMBOL LEGEND

●	IPF	1/2" REBAR FND.
●	IPS	1/2" REBAR SET
⊕	BM	BENCHMARK
⊙	CTV	CABLE BOX
⊙	CB	CATCH BASIN
⊙	CMF	CONCRETE MONUMENT FOUND
⊙	DI	DROP INLET
⊙	EM	ELECTRIC METER
⊙	FH	FIRE HYDRANT
⊙	ICV	IRRIGATION CONTROL VALVE
⊙	LP	LIGHT POLE
⊙	OCS	OUTLET CONTROL STRUCTURE
⊙	PP	POWER POLE
⊙	CO	SANITARY CLEANOUT
⊙	MH	SANITARY SEWER MANHOLE
⊙	JB	STORM JUNCTION BOX
⊙	TX	TRANSFORMER BOX
⊙	TSB	TRAFFIC SIGNAL BOX
⊙	TSP	TRAFFIC SIGNAL POLE
⊙	TB	TELEPHONE BOX
⊙	WM	WATER METER
⊙	WV	WATER VALVE
⊙	WI	WEIR INLET

ABBREVIATIONS

C.L.	CENTERLINE
L.L.L.	LAND LOT LINE
P.O.B.	POINT OF BEGINNING
R.W.	RIGHT OF WAY



RIGHT OF WAY DEDICATION EXHIBIT FOR:
ALDERWOOD ON ABERNATHY

LAND LOTS: 73 & 87
CITY: SANDY SPRINGS
FULTON COUNTY, GEORGIA
G.L.S. PROJECT NO.: 12007
DRAFT DATE: 09.04.12

DIST.: 17
SCALE: 1"=30'



Gunnin Land Surveying
www.gunninlandsurveying.com
270 E Main St., Suite M Canton, GA 30114
Tel: 678.880.7302 Fax: 678.609.4731

OWNER: GREAT ALDERWOOD, LP
TAX PARCEL NO.: 17 0073
LL1229

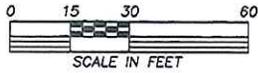
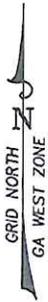
ABERNATHY ROAD R.W. VARIES

Exhibit B

SHEET 2 OF 2

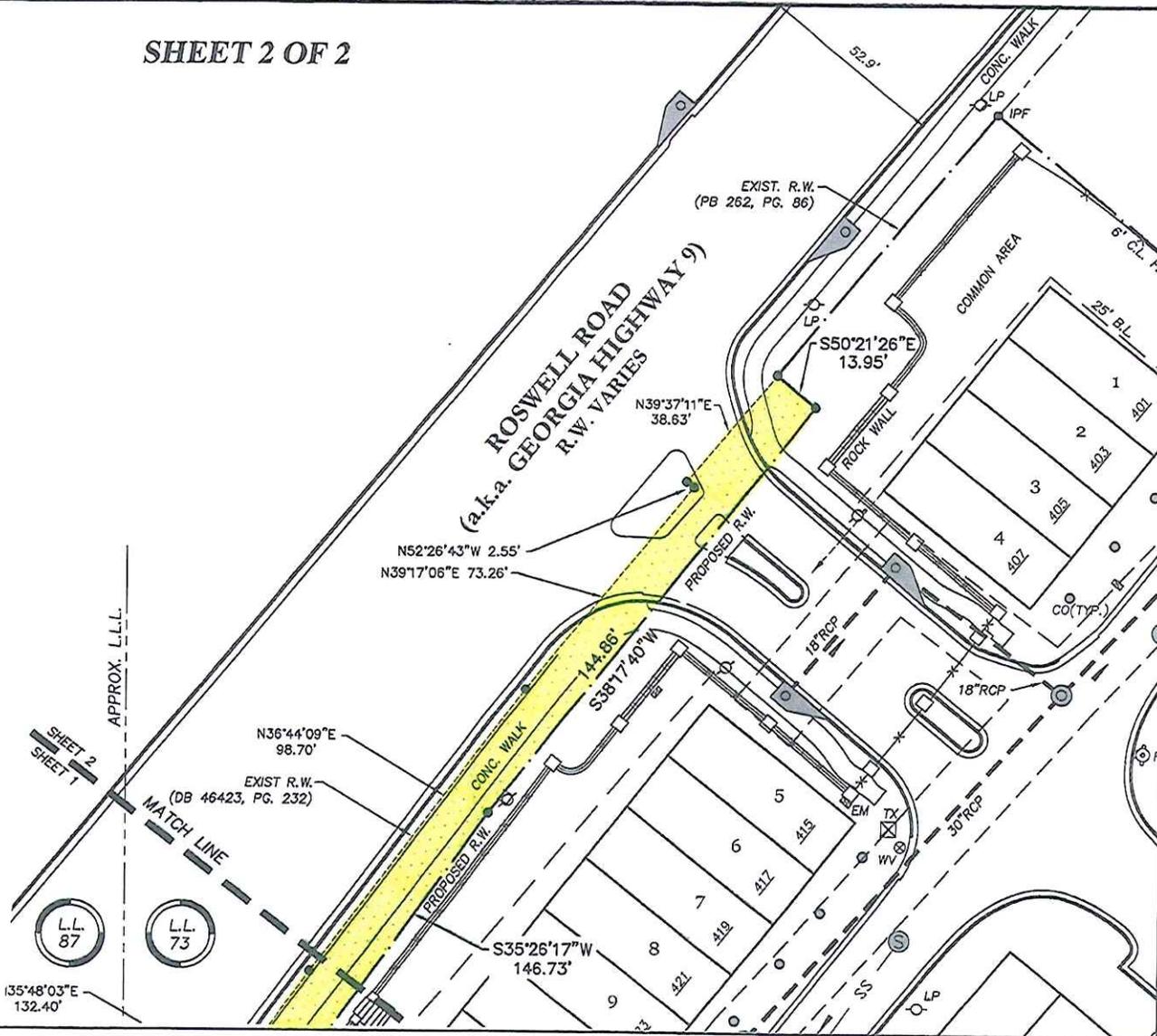
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