
CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: November 29, 2011

FROM: John McDonough, City Manager

AGENDA ITEM: Acceptance of an Agreement to Purchase Right-of-Way for the City of Sandy Springs T-6010-9 Glenridge Drive Sidewalk Project from Mt. Vernon Hwy. to Abernathy Road; Parcel 3 – Glenridge Land Holdings, L.L.P.

MEETING DATE: For Submission onto the December 6, 2011, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: *(Attach additional pages if necessary)*

See attached:

Memorandum
Resolution
Maps
Agreement

APPROVAL BY CITY MANAGER: John McDonough APPROVED

_____ NOT APPROVED

PLACED ON AGENDA FOR: 12/6/2011

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:



TO: John McDonough, City Manager

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

DATE: November 8, 2011, for Submission onto the December 6, 2011 City Council Meeting

ITEM: Acceptance of an Agreement to Purchase Right-of-Way for the City of Sandy Springs T-6010-9 Glenridge Drive Sidewalk Project from Mt. Vernon Hwy. to Abernathy Road; Parcel 3 – Glenridge Land Holdings, L.L.L.P.

Public Works Department's Recommendation:

Staff recommends that the Mayor and City Council accept the Agreement to Purchase 1,254.00 square feet of fee simple right-of-way and 598 square feet of temporary construction easement from Glenridge Land Holdings, L.L.L.P. (Thomas K. Glenn), the property owner of 6450 Glenridge Drive, parcel 3 for the City of Sandy Springs T-6010-9 Glenridge Drive Sidewalk Project from Mt. Vernon Hwy. to Abernathy Road.

Background:

The subject tract contains approximately 3.8 acres and the acquisition totals 1,254.00 square feet of fee simple right of way and 598.00 square feet of temporary construction easement and a temporary driveway easement needed to construct the sidewalk improvements. An appraisal of fair market value has been performed by the City to determine potential compensation.

Discussion:

The attached exhibits include the location and aerial maps of the property as well as the Agreement to Purchase document and plat showing the location of the right of way to be purchased. With the Council's approval, a closing will be scheduled.

An agreement has been reached with the owner as the pending construction of a sidewalk across the owner's property will create a significant negative impact on the property by eliminating a sizeable portion of the natural vegetative buffer that currently exists. The settlement is rounded to \$6,800.00.

Alternatives:

The Council could decide to reject this Purchase Agreement and decide to forego the construction of the sidewalk project.

Attachments:

- I. Resolution
- II. Aerial map of site
- III. GIS map of site
- IV. Copy of Agreement to Purchase Right of Way
- V. Plats

*Public
Works*

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT AGREEMENT TO PURCHASE RIGHT-OF-WAY ON PROPERTY
LOCATED IN LAND LOT 35 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 an Agreement to Purchase Right of Way by the City of Sandy Springs for Parcel 3, Project Number T-6010-9; Glenridge Drive Sidewalk Improvement Project from Mt. Vernon Hwy. to Abernathy Road, located on Land Lot 35 of the 17th District, City of Sandy Springs, Fulton County, Georgia

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

To facilitate the Glenridge Drive Streetscape Project, the City approves the acceptance of Agreement to Purchase Right of Way located on Land Lot 35 of the 17th District, City of Sandy Springs, Fulton County, Georgia.

RESOLVED this 6th day of December, 2011.

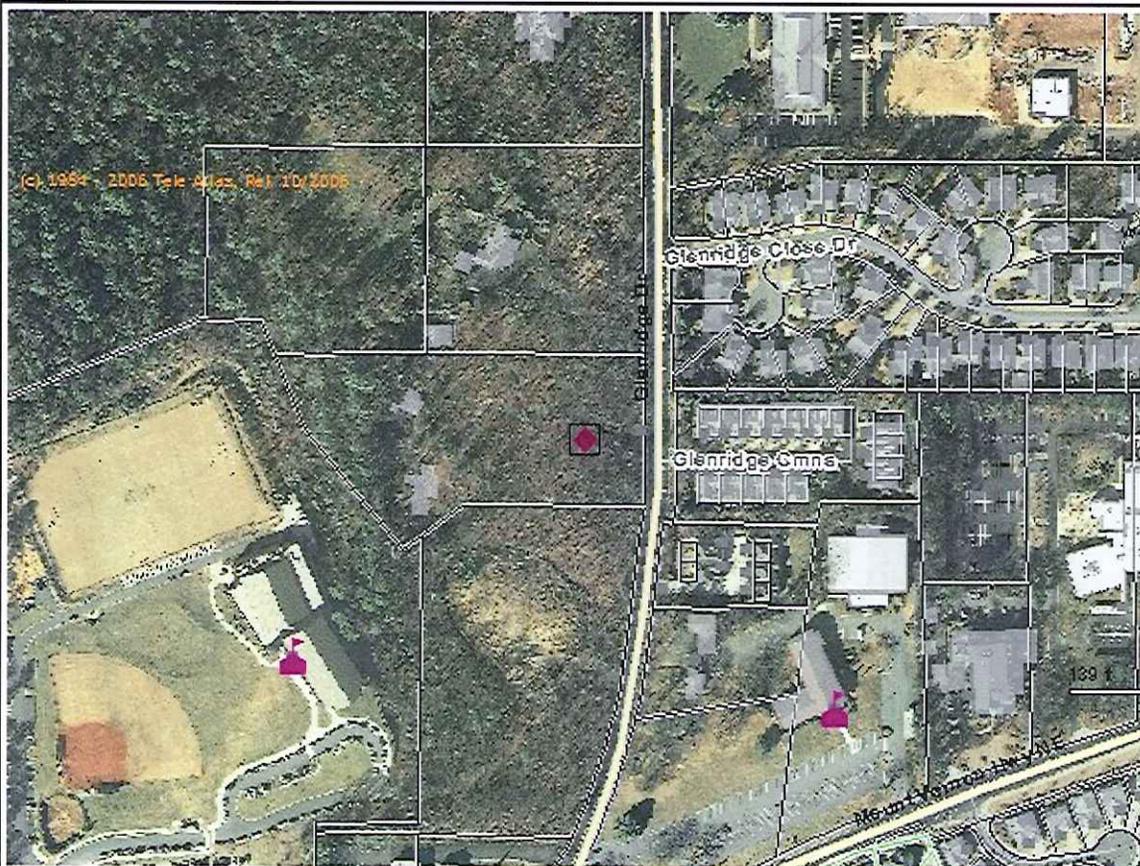
APPROVED:

Eva Galambos, Mayor

Attest:

Michael Casey, City Clerk
(Seal)

T-6010-9 Parcel 3/ Glenridge Land Holdings, LLLP



✖ Legend

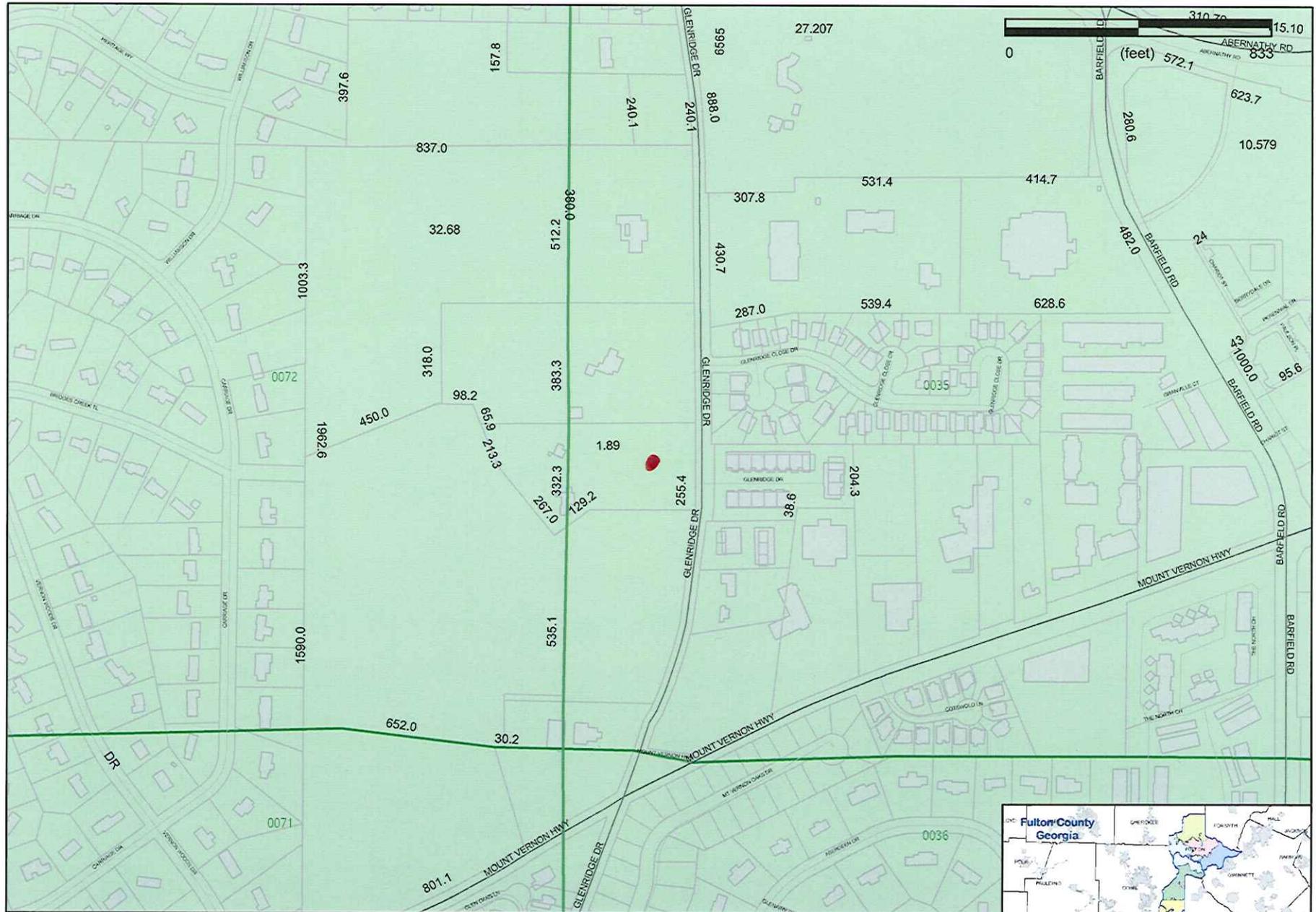
- Base Map
- City Limit
- City Hall
- Private School
- Major Road
- City Street
 - Public Street
 - Private Street
 - Private Drive
- Sandy Spring 2010 Address Point
- Building Footprint
- City Plats/Parcel
- FC Parcel Digest 2009
- Park
- Aerial 2010
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Selections

1 point

Map Printed On {2011-10-13 10:13}

This map has been compiled from the most accurate source data from Fulton County and the City of Sandy Springs. This map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Sandy Springs.




 Prepared by Fulton County Department of
 Environment and Community Development
 Support Services Division
 Geographic Information System
 Date: 01.23.45

Fulton County provides the data within this page for your personal use "as is".
 The data is not guaranteed to be accurate, correct, or complete.



AGREEMENT TO PURCHASE RIGHT OF WAY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to City of Sandy Springs an irrevocable option to acquire portions of the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 35, of the 17th Land District of Fulton County, Georgia, and being more particularly described in Exhibit "A" and "B", attached hereto and made a part hereof by reference.

For the sum of \$6,800.00, the undersigned agrees to execute and deliver to the City of Sandy Springs, GA 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 be irrevocable for a period of 90 days from this date.
2. The consideration recited is full payment for the rights conveyed:
1,254.00 Square Feet of Right of Way
N/A Square Feet of Permanent Construction, Drainage, Slope and/or Maintenance Easement
598.00/1 Square Feet of Temporary Construction Easement and Driveway Easements
3. All Temporary Easements will terminate upon completion and acceptance of the same by City of Sandy Springs.
4. The undersigned shall obtain all quitclaim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
5. Said option may be exercised by City of Sandy Springs at any time during the period above stated, but only following notification and receipt of waiver from any and all lien holders of record unless specifically waived by City of Sandy Springs and by notice, in writing, of the election to exercise said option, delivered to the undersigned person at the address stated below.
6. The undersigned covenants that, upon the exercise of this option by City of Sandy Springs, and upon the payment of the agreed upon purchase price as herein provided, the undersigned will convey, and cause to be conveyed unto the City of Sandy Springs unencumbered, marketable title to said property, in fee simple, and that the undersigned will warrant title to said property, by general covenants of warranty, against lawful claims and demands of all persons whomsoever.
7. Special provisions, if any, are listed on Exhibit "C", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 27th day of SEPTEMBER, 2011

Signed, Sealed and Delivered In the Presence of:

GLENRIDGE LAND HOLDINGS, L.L.L.P.

BY: [Signature] (SEAL)

NAME:

TITLE:

[Signature] Witness

[Signature] Notary Public



EXHIBIT "A"

PROJECT NO.: T-6010-9 Sandy Springs, GA

PARCEL NO.: 3

DATE OF R/W PLANS: April 18, 2011

REVISION DATE: June 10, 2011 Page 1 of 1

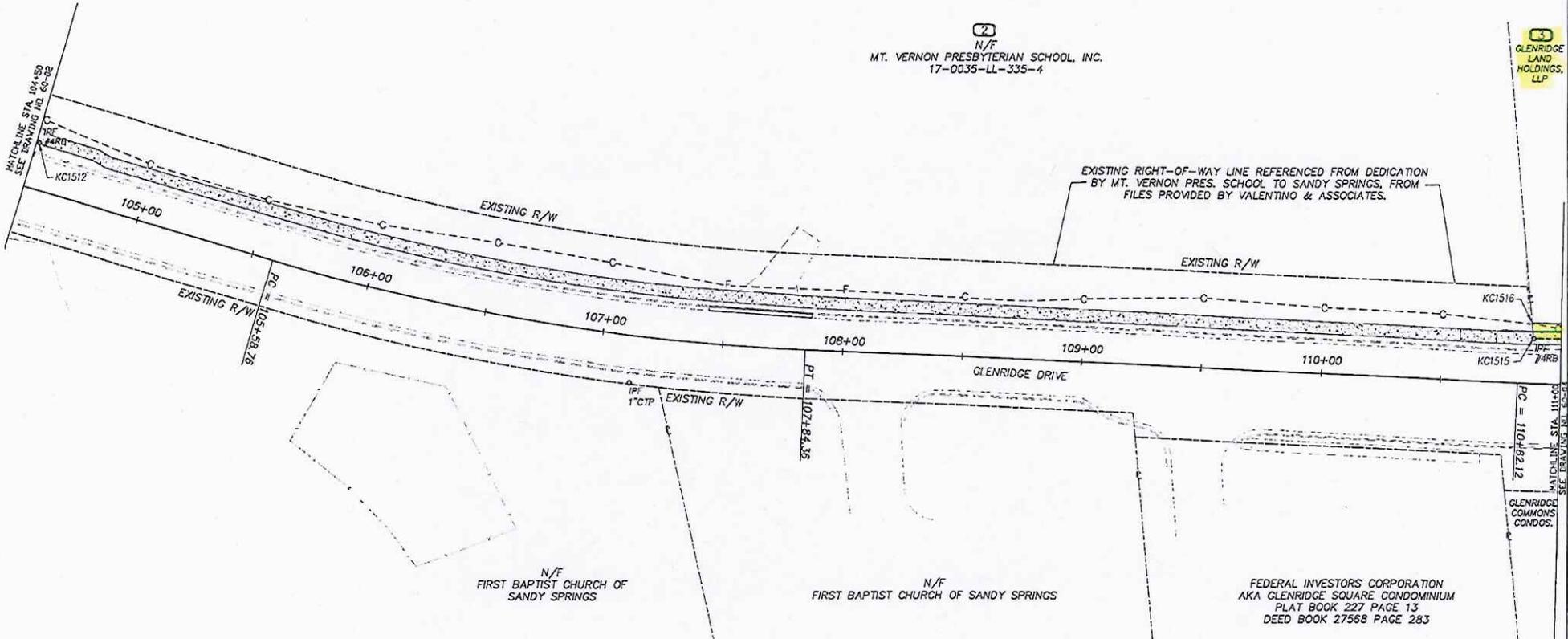
All that tract or parcel of land lying and being in Land Lot 35 of the 17 Land District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point 18.61 feet left of and opposite Station 110+88.24 on the construction centerline of Glenridge Drive the City of Sandy Springs Project No. T-6010-9; Thence South 89° 58' 24.5" West a distance of 6.44 feet to a point 25.00 feet left and opposite station 110+87.47 on said construction centerline laid out for Glenridge Drive; Thence northeasterly 89.97 feet along the arc of a curve (said curve having a radius of 725.22 feet and a chord distance of 89.91 feet and chord bearing of North 03° 07' 08.8" East) to a point 25.00 feet left and opposite station 111+80.54 on said construction centerline laid out for Glenridge Drive; Thence North 00° 26' 05.4" West a distance of 165.63 feet to a point 25.00 feet left and opposite station 113+46.17 on said construction centerline laid out for Glenridge Drive; Thence South 89° 29' 13.6" East a distance of 4.66 feet to a point 20.34 feet left and opposite station 113+46.10 on said construction centerline laid out for Glenridge Drive; Thence South 00° 24' 06.6" East a distance of 186.00 feet to a point 20.16 feet left and opposite station 111+59.53 on said construction centerline laid out for Glenridge Drive; Thence southwesterly 69.47 feet along the arc of a curve (said curve having a radius of 659.76 feet and a chord distance of 69.44 feet and chord bearing of South 02° 36' 52.6" West) to the point of beginning. **Containing 1,254.00 square feet; more or less.**

Grantor further agrees to grant the Grantee a Temporary Construction Easement for the construction of slopes and a Temporary Driveway Easement for the re-construction of that portion of the Grantor's driveway shown in the easement areas on Exhibit "B". Said Temporary Construction Easement and Temporary Driveway Easement rights shall expire upon the completion and the acceptance of the project by the Grantee.

CITY	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
SANDY SPRINGS	T-6010-3	94	98

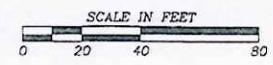
Exhibit B



PROPERTY AND EX. R/W LINE	STORM LINE	1
REQUIRED R/W LINE	TELEPHONE LINE	2
CONSTRUCTION LIMITS	DN POWER LINE	3
PERMANENT EASEMENT FOR MAINTENANCE	UG POWER LINE	4
TEMPORARY EASEMENT FOR CONSTRUCTION	WATER LINE	5
EASEMENT FOR CONSTRUCTION OF DRIVEWAYS	FIBER OPTIC LINE	10
PERMANENT DRAINAGE EASEMENT	GAS LINE	15
	SANITARY SEWER LINE	20
	LIGHTING CIRCUIT	25
	RETAINING WALL	30
	LIMIT OF DISTURBANCE	35



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tel: 770-321-9936 fax: 770-321-3955
www.seiengineering.com



REVISION DATES	
08-08-11	UPDATE CONTS. & LEGALS FOR ALL PARCELS
08-10-11	UPDATE CONTS. PARCELS AND OFFSETS

CITY OF SANDY SPRINGS
PUBLIC WORKS DEPARTMENT
OFFICE: PUBLIC WORKS DATE: 04-18-11
RIGHT OF WAY MAP
GLENRIDGE DRIVE IMPROVEMENTS



SHEET NO. 60-03

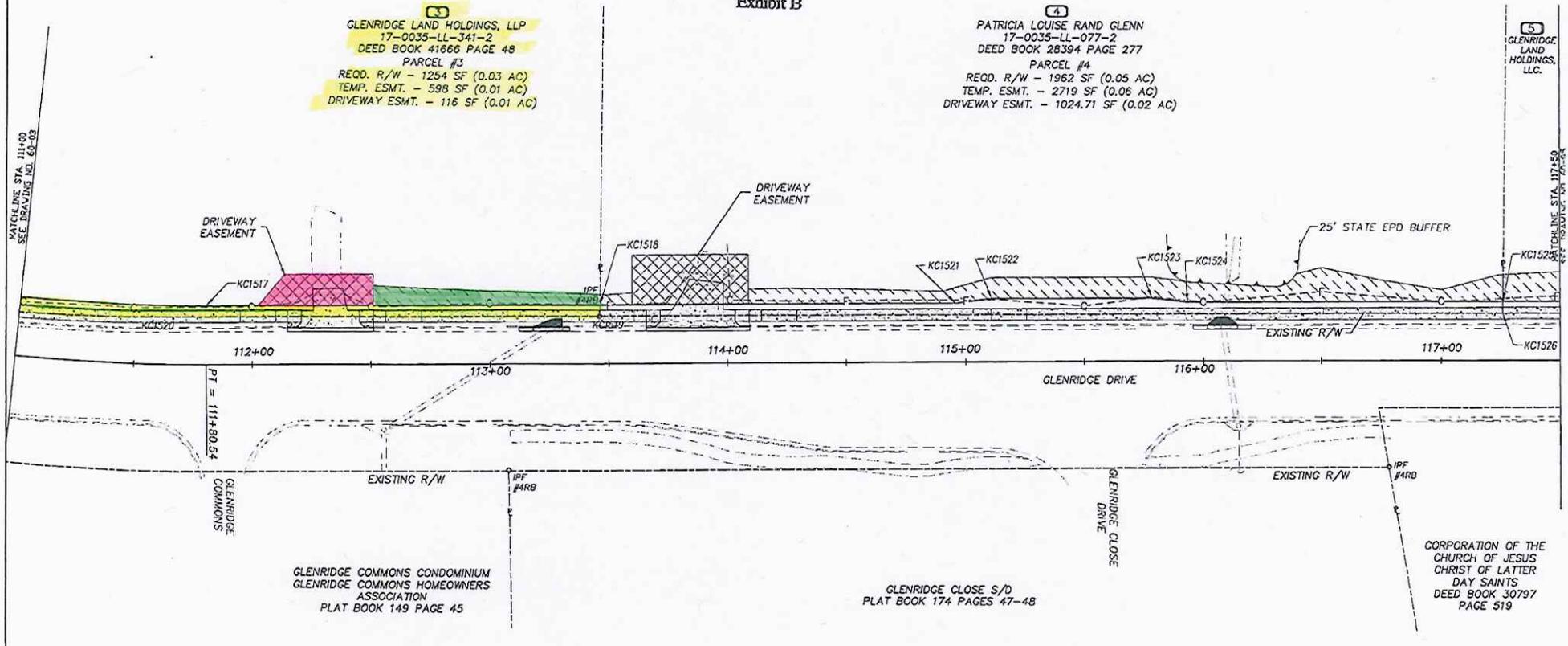


Exhibit B

3
GLENRIDGE LAND HOLDINGS, LLP
 17-0035-LL-341-2
 DEED BOOK 41666 PAGE 48
 PARCEL #3
 REQD. R/W - 1254 SF (0.03 AC)
 TEMP. ESMT. - 598 SF (0.01 AC)
 DRIVEWAY ESMT. - 116 SF (0.01 AC)

4
PATRICIA LOUISE RAND GLENN
 17-0035-LL-077-2
 DEED BOOK 28394 PAGE 277
 PARCEL #4
 REQD. R/W - 1962 SF (0.05 AC)
 TEMP. ESMT. - 2719 SF (0.06 AC)
 DRIVEWAY ESMT. - 1024.71 SF (0.02 AC)

5
GLENRIDGE LAND HOLDINGS, LLC.



GLENRIDGE COMMONS CONDOMINIUM
 GLENRIDGE COMMONS HOMEOWNERS
 ASSOCIATION
 PLAT BOOK 149 PAGE 45

GLENRIDGE CLOSE S/D
 PLAT BOOK 174 PAGES 47-48

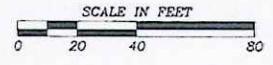
CORPORATION OF THE
 JESUS CHRIST OF LATTER
 DAY SAINTS
 DEED BOOK 30797
 PAGE 519



PROPERTY AND EX. R/W LINE	STORM LINE	--- T ---
REQUIRED R/W LINE	TELEPHONE LINE	--- Z ---
CONSTRUCTION LIMITS	OH POWER LINE	--- 2 ---
PERMANENT EASEMENT FOR MAINTENANCE	US POWER LINE	--- V ---
TEMPORARY EASEMENT FOR CONSTRUCTION	FIBER OPTIC LINE	--- TO ---
EASEMENT FOR CONSTRUCTION OF DRIVEWAYS	GAS LINE	--- SS ---
PERMANENT DRAINAGE EASEMENT	SANITARY SEWER LINE	--- SS ---
	LIGHTING CONDUIT	--- SS ---
	RETAINING WALL	--- SS ---
	LIMIT OF DISTURBANCE	--- SS ---



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REVISION DATES	
06-08-11	UPDATE CHAIR & LEGALS FOR ALL PARCELS
06-10-11	UPDATE CASE POINTS AND OTHERS

CITY OF SANDY SPRINGS
 PUBLIC WORKS DEPARTMENT
 OFFICE: PUBLIC WORKS DATE: 04-18-11
RIGHT OF WAY MAP
 GLENRIDGE DRIVE IMPROVEMENTS
 SHEET NO. 60-04

Exhibit B

OWNER: NORTHSIDE INDEPENDENT METHODIST CHURCH
 PARCEL 1 PROPOSED RIGHT-OF-WAY

PNT	OFFSET/ DIST.	STATION/ BEARING	ALIGNMENT ARC DIST.	RADIUS
KC1505	23.82 L	200+52.22		
	9.59	N 16°41'41.1" W	MT. VERNON	
KC1506	33.05 L	200+54.82		
	297.25	N 57°55'36.9" E	MT. VERNON	
KC1507	34.47 L	203+52.06		
	43.92	N 47°32'15.2" E	MT. VERNON	
KC1508	37.09 L	101+61.01		
	119.52	N 22°13'36.6" E	GLENRIDGE	
KC1509	34.99 L	102+08.51		
	104.46	N 21°23'12.0" E	GLENRIDGE	
KC1510	34.77 L	103+84.97		
	50.11	N 21°17'59.8" E	GLENRIDGE	
KC1511	34.73 L	104+45.08		
	16.52	S 89°49'5.6" E	GLENRIDGE	
KC1512	19.32 L	104+51.04		
	300.15	S 21°43'15.4" W	GLENRIDGE	
KC1513	21.10 L	101+50.87		
	334.32	S 58°05'12.0" W	GLENRIDGE	
KC1514	23.23 L	200+62.36		
	10.16	S 61°33'39.4" W	MT. VERNON	
KC1505	23.82 L	200+52.22		

REQ'D R/W = 8147 SF OR 0.187+/- ACRES

OWNER: GLENRIDGE LAND HOLDINGS, LLP
 PARCEL 3 PROPOSED RIGHT-OF-WAY

PNT	OFFSET/ DIST.	STATION/ BEARING	ALIGNMENT ARC DIST.	RADIUS
KC1515	18.61 L	110+88.74		
	8.44	S 89°58'24.5" W	GLENRIDGE	
KC1516	25.00 L	110+87.47		
	89.91	N 347°8.8" E	GLENRIDGE	725.22
KC1517	25.00 L	111+80.54		
	165.63	N 0°28'5.4" W	GLENRIDGE	
KC1518	25.00 L	113+46.17		
	4.66	S 89°28'13.6" E	GLENRIDGE	
KC1519	20.34 L	113+46.10		
	186.00	S 0°24'6.5" E	GLENRIDGE	
KC1520	20.16 L	111+59.53		
	69.44	S 2°35'52.6" W	GLENRIDGE	659.76
KC1515	18.61 L	110+88.74		

REQ'D R/W = 1254 SF OR 0.029+/- ACRES

OWNER: PATRICIA LOUISE RAND GLEN
 PARCEL 4 PROPOSED RIGHT-OF-WAY

PNT	OFFSET/ DIST.	STATION/ BEARING	ALIGNMENT ARC DIST.	RADIUS
KC1519	20.34 L	113+46.10		
	4.66	N 89°28'13.6" W	GLENRIDGE	
KC1518	25.00 L	113+46.17		
	149.63	N 0°28'5.4" W	GLENRIDGE	
KC1521	25.00 L	114+85.80		
	15.12	N 74°33'9.7" W	GLENRIDGE	
KC1522	26.87 L	115+10.81		
	67.54	N 0°18'31.1" W	GLENRIDGE	
KC1523	26.72 L	115+78.35		
	15.09	N 6°7'41.9" E	GLENRIDGE	
KC1524	25.00 L	115+83.35		
	132.74	N 0°05'5.4" W	GLENRIDGE	
KC1525	25.00 L	117+26.00		
	4.88	S 89°28'49.6" E	GLENRIDGE	
KC1526	20.12 L	117+26.01		
	379.91	S 0°24'6.5" E	GLENRIDGE	
KC1519	20.34 L	113+46.10		

REQ'D R/W = 1982 SF OR 0.045+/- ACRES

OWNER: GLENRIDGE LAND HOLDINGS, LLC
 PARCEL 5 PROPOSED RIGHT-OF-WAY

PNT	OFFSET/ DIST.	STATION/ BEARING	ALIGNMENT ARC DIST.	RADIUS
KC1526	20.12 L	117+26.01		
	4.89	N 89°28'49.6" W	GLENRIDGE	
KC1525	25.00 L	117+26.09		
	156.42	N 0°28'5.4" W	GLENRIDGE	
KC1527	25.00 L	118+82.50		
	11.67	N 4°57'7.5" W	GLENRIDGE	
KC1528	25.92 L	118+94.09		
	64.85	N 0°38'13.0" W	GLENRIDGE	
KC1529	26.05 L	119+58.89		
	11.44	N 4°25'2.2" E	GLENRIDGE	
KC1530	25.08 L	119+70.36		
	257.92	N 1°48'17.1" W	GLENRIDGE	
KC1531	25.38 L	122+28.35		
	10.46	N 6°8'17.0" W	GLENRIDGE	
KC1532	26.27 L	122+38.01		
	6.32	S 89°28'58.6" E	GLENRIDGE	
KC1533	19.96 L	122+38.70		
	115.00	S 1°13'45.6" E	GLENRIDGE	
KC1534	19.68 L	121+23.59		
	229.60	S 0°48'55.6" E	GLENRIDGE	15901.15
KC1535	20.02 L	118+93.77		
	167.76	S 0°24'6.5" E	GLENRIDGE	
KC1526	20.12 L	117+26.01		

REQ'D R/W = 2756 SF OR 0.063+/- ACRES

OWNER: GLENRIDGE LAND HOLDINGS, LLP
 PARCEL 6 PROPOSED RIGHT-OF-WAY

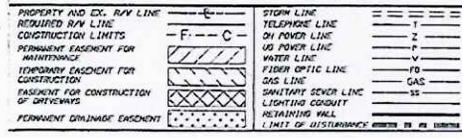
PNT	OFFSET/ DIST.	STATION/ BEARING	ALIGNMENT ARC DIST.	RADIUS
KC1533	19.96 L	122+38.70		
	6.32	N 89°28'58.6" W	GLENRIDGE	
KC1532	26.27 L	122+38.51		
	107.44	N 7°32'16.0" W	GLENRIDGE	
KC1537	25.21 L	123+47.99		
	111.28	N 7°08'44.1" W	GLENRIDGE	
KC1538	26.28 L	124+60.78		
	12.76	N 0°58'20.6" E	GLENRIDGE	
KC1539	24.20 L	124+73.45		
	8.53	N 8°4'30.6" W	GLENRIDGE	
KC1540	24.13 L	124+81.99		
	4.31	S 89°25'52.6" E	GLENRIDGE	
KC1541	19.97 L	124+81.30		
	14.31	S 84°39'15.6" E	GLENRIDGE	
KC1542	19.84 L	124+66.99		
	225.66	S 4°56'30.6" E	GLENRIDGE	1742.52
KC1533	19.96 L	122+38.70		

REQ'D R/W = 1524 SF OR 0.035+/- ACRES

OWNER: DONNA GLENN
 PARCEL 7 - PROPOSED RIGHT-OF-WAY

PNT	OFFSET/ DIST.	STATION/ BEARING	ALIGNMENT ARC DIST.	RADIUS
KC1500	19.87 L	124+81.30		
	4.31	N 89°25'52.6" W	GLENRIDGE DRIVE	
KC1501	24.13 L	124+81.99		
	73.03	N 3°4'30.6" W	GLENRIDGE DRIVE	
KC1502	23.53 L	125+55.01		
	70.52	N 9°49'5.7" W	GLENRIDGE DRIVE	
KC1503	25.10 L	126+25.51		
	103.66	S 11°42'30.4" E	GLENRIDGE DRIVE	
KC1504	19.95 L	125+21.98		
	40.68	S 8°39'15.6" E	GLENRIDGE DRIVE	
KC1500	19.87 L	124+81.30		

REQ'D R/W = 328 SF OR 0.008+/- ACRES



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REVISION DATES	CITY OF SANDY SPRINGS
06-08-11	PUBLIC WORKS DEPARTMENT
06-10-11	OFFICE: PUBLIC WORKS DATE: 04-18-11
	RIGHT OF WAY MAP
	GLENRIDGE DRIVE IMPROVEMENTS
	SHEET NO. 60-07

