





TO: John McDonough, City Manager

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

DATE: October 4, 2011 for Submission onto the October 18, 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 7- Donna D. Glenn.

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***Public Works Department's Recommendation:***

Staff recommends that the Mayor and City Council accept the Agreement to Purchase 328.00 square feet of right-of-way and 1,038.00 square feet of temporary construction easement from Donna D. Glenn, the property owner at 6560 Glenridge Drive, Parcel 7, for the City of Sandy Springs T-6010-9 Glenridge Drive Sidewalk Project from Mt. Vernon Hwy. to Abernathy Road.

***Background:***

The acquisition totals 328.00 square feet of fee simple right of way and 1,038.00 square feet of temporary construction easement and a temporary driveway easement needed to construct the sidewalk improvements.

***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. Once the Council approves the Agreement to Purchase Right of Way, the closing will be scheduled.

***Alternatives:***

The Council could decide not to complete the sidewalk project.

***Financial Impact:***

The appraised fair market value of the acquisition equals \$3,100.00.

***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 7, 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 17<sup>th</sup> District, City of Sandy Springs, Fulton County, Georgia.

**RESOLVED** this 18<sup>th</sup> day of October, 2011.

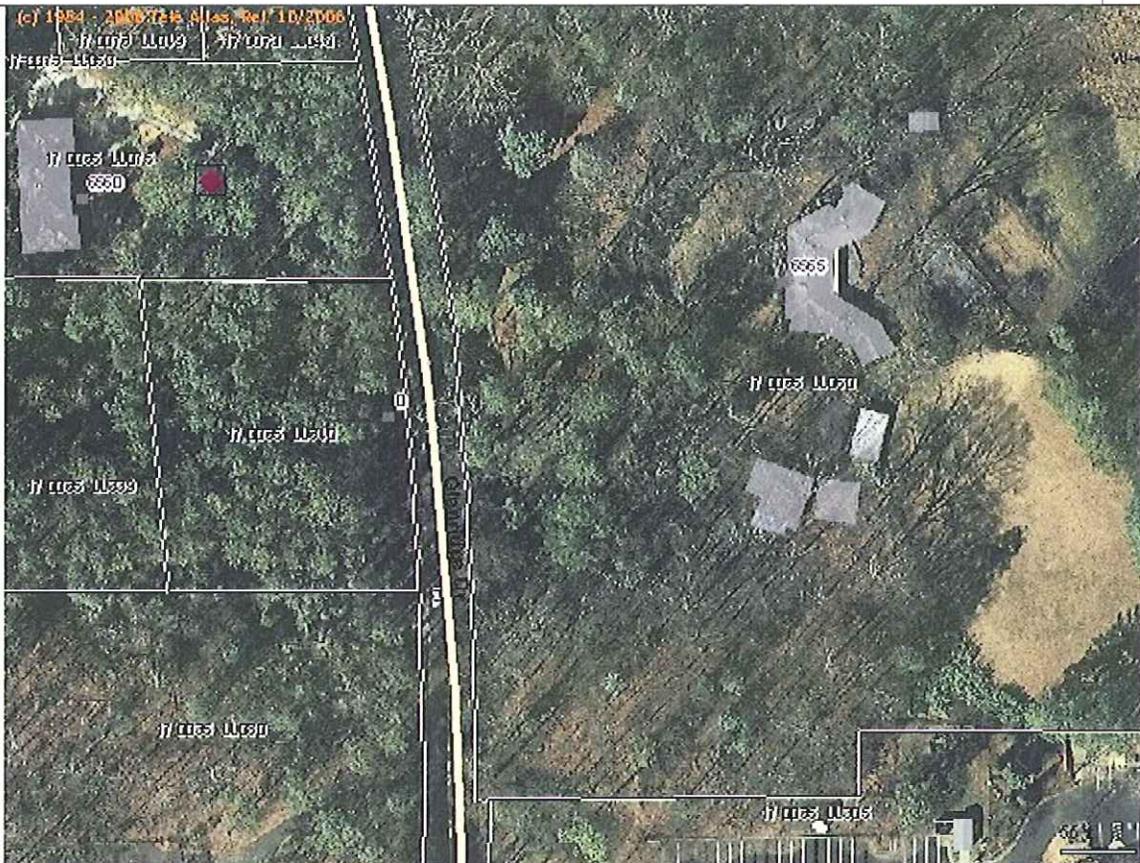
**APPROVED:**

\_\_\_\_\_  
Eva Galambos, Mayor

Attest:

\_\_\_\_\_  
Michael Casey, City Clerk  
(Seal)

### 6560 Glenridge Drive/ Donna D. Glenn Property



**Selections**

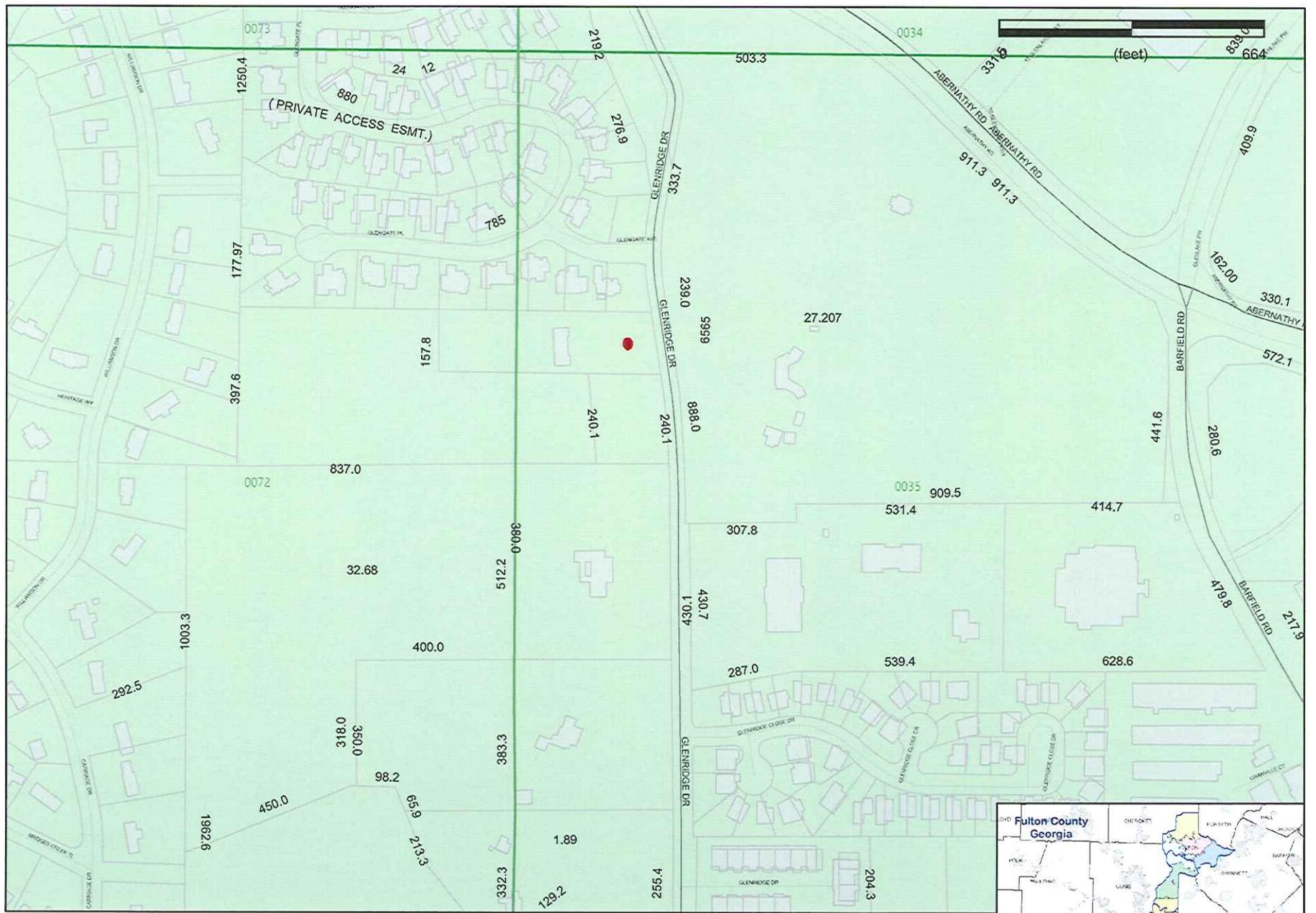
1 point

Map Printed On {2011-10-04 10:04}

**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

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

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 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 \$3,100.00, 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:
328.00 Square Feet of Right of Way
N/A Square Feet of Permanent Construction, Drainage, Slope and/or Maintenance Easement
1,038.00/1 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 "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 26th day of September, 2011

Signed, Sealed and Delivered In the Presence of:

Patricia M. Couch Witness

Donna D. Glenn (L.S.)

Priscilla B. Daniel Notary Public

## EXHIBIT "A"

PROJECT NO.: T-6010-9 Sandy Springs / Glenridge Drive Sidewalk Project  
PARCEL NO.: 7  
DATE OF R/W PLANS: April 18, 2011  
REVISION DATE: N/A

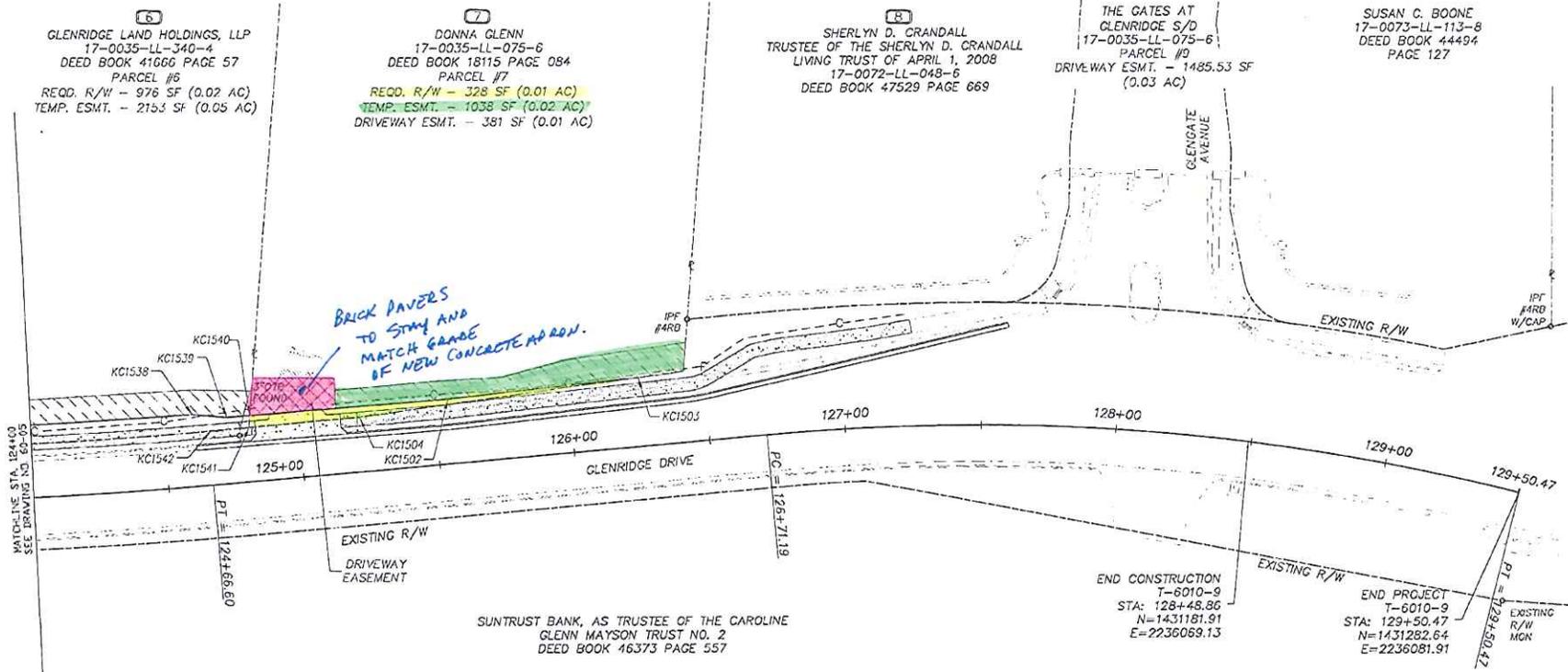
All that tract or parcel of land lying and being in Land Lot 35 of the 17 Land District of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point 19.87 feet left of and opposite Station 124+81.30 on the construction centerline of Glenridge Drive the City of Sandy Springs Project No. T-6010-9; Thence North  $89^{\circ} 25' 52.6''$  West a distance of 4.31 feet to a point 24.13 feet left and opposite station 124+81.99 on said construction centerline laid out for Glenridge Drive; Thence North  $08^{\circ} 04' 30.6''$  West a distance of 73.03 feet to a point 23.53 feet left and opposite station 125+55.01 on said construction centerline laid out for Glenridge Drive; Thence North  $09^{\circ} 49' 05.7''$  West a distance of 70.52 feet to a point 25.10 feet left and opposite station 126+25.51 on said construction centerline laid out for Glenridge Drive; Thence South  $11^{\circ} 23' 30.4''$  East a distance of 103.66 feet to a point 19.95 feet left and opposite station 125+21.98 on said construction centerline laid out for Glenridge Drive; Thence South  $08^{\circ} 39' 15.6''$  East a distance of 40.68 feet to the point of beginning. **Containing 328.00 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.



Exhibit B

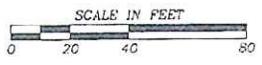


SUNTRUST BANK, AS TRUSTEE OF THE CAROLINE GLENN MAYSON TRUST NO. 2 DEED BOOK 46373 PAGE 557

END CONSTRUCTION  
T-6010-9  
STA: 128+48.86  
N=1431181.91  
E=2236069.13

END PROJECT  
T-6010-9  
STA: 129+50.47  
N=1431282.64  
E=2236081.91

PROPERTY AND EX. R/W LINE	--- F --- C ---	STORM LINE	---
EXISTING R/W LINE	---	TELEPHONE LINE	---
CONSTRUCTION LIMITS	---	OR POWER LINE	---
PERMANENT EASEMENT FOR UTILITY	---	OR POWER LINE	---
PROVISIONAL EASEMENT FOR CONSTRUCTION	---	WATER LINE	---
PERMIT FOR CONSTRUCTION	---	FIBER OPTIC LINE	---
CONCRETE DRIVEWAY EASEMENT	---	GAS LINE	---
		SEWER LINE	---
		RETAINING WALL	---



REVISION DATES	REVISIONS
05-08-11	ISSUE SETS & LOGS FOR ALL PARCELS
05-10-11	UPDATE LOGS, PRINTS AND NOTES

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



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	MT. VERNON	
	9.58	N 164°14.1' W		
KC1506	33.05 L	200+54.82	MT. VERNON	
	297.25	N 57°55'36.9" E		
KC1507	34.47 L	203+52.06	MT. VERNON	
	43.52	N 47°37'15.2" E		
KC1508	37.00 L	101+61.01	GLENRIDGE	
	119.52	N 22°13'36.6" E		
KC1509	34.99 L	102+08.51	GLENRIDGE	
	104.46	N 21°02'31.2" E		
KC1510	34.77 L	103+04.97	GLENRIDGE	
	60.11	N 21°17'59.8" E		
KC1511	34.73 L	104+15.09	GLENRIDGE	
	16.52	S 89°49'5.6" E		
KC1512	12.32 L	104+31.04	GLENRIDGE	
	300.15	S 21°43'51.5" W		
KC1513	21.10 L	101+50.87	GLENRIDGE	
	324.32	S 58°45'12.0" W		
KC1514	22.23 L	200+62.36	MT. VERNON	
	10.16	S 61°43'39.4" W		
KC1505	23.82 L	200+52.22	MT. VERNON	
REQ'D	= 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+89.24	GLENRIDGE	
	6.44	S 89°55'24.5" W		
KC1516	25.30 L	110+87.47	GLENRIDGE	725.22
	89.31	N 347°8.8" E		
KC1517	25.00 L	111+80.54	GLENRIDGE	
	165.63	N 04°26'5.4" W		
KC1518	25.00 L	112+146.17	GLENRIDGE	
	4.68	S 88°29'13.6" E		
KC1519	20.34 L	113+146.10	GLENRIDGE	
	186.00	S 04°24'6.6" E		
KC1520	20.16 L	111+59.53	GLENRIDGE	659.76
	69.44	S 24°36'52.6" W		
KC1515	18.61 L	110+89.24	GLENRIDGE	
REQ'D	= 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+146.10	GLENRIDGE	
	4.66	N 88°29'13.6" W		
KC1518	25.00 L	113+146.17	GLENRIDGE	
	145.63	N 04°26'5.4" W		
KC1521	25.00 L	114+146.10	GLENRIDGE	
	15.12	N 76°33'9.7" W		
KC1522	26.67 L	115+146.10	GLENRIDGE	
	67.34	N 04°18'31.1" W		
KC1523	26.72 L	115+146.10	GLENRIDGE	
	15.09	N 64°7'11.9" E		
KC1524	25.00 L	115+146.10	GLENRIDGE	
	132.74	N 04°26'5.4" W		
KC1525	25.00 L	117+146.10	GLENRIDGE	
	4.88	S 80°42'49.6" E		
KC1526	20.12 L	117+26.01	GLENRIDGE	
	379.91	S 04°24'6.6" E		
KC1519	20.34 L	113+146.10	GLENRIDGE	
REQ'D	= 1902 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	GLENRIDGE	
	4.88	N 89°42'49.0" W		
KC1525	25.00 L	117+26.03	GLENRIDGE	
	155.42	N 04°26'5.4" W		
KC1527	25.00 L	118+52.30	GLENRIDGE	
	11.52	N 44°57'7.5" W		
KC1528	25.92 L	118+94.09	GLENRIDGE	
	64.65	N 04°38'13.0" W		
KC1529	26.05 L	119+58.80	GLENRIDGE	
	11.44	N 42°55.2" E		
KC1530	25.08 L	119+70.36	GLENRIDGE	
	257.92	N 148°17.1" W		
KC1531	25.38 L	121+28.35	GLENRIDGE	
	10.46	N 64°517.0" W		
KC1532	26.27 L	121+38.01	GLENRIDGE	
	6.32	S 83°28'58.8" E		
KC1533	19.96 L	122+38.70	GLENRIDGE	
	115.00	S 141°3'45.6" E		
KC1534	19.68 L	121+23.59	GLENRIDGE	15901.15
	229.50	S 04°48'56.0" E		
KC1535	20.02 L	118+93.72	GLENRIDGE	
	167.75	S 04°24'6.6" E		
KC1526	20.12 L	117+26.01	GLENRIDGE	
REQ'D	= 2758 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	19.95 L	122+38.70	GLENRIDGE	
	6.32	N 89°42'49.0" W		
KC1532	26.27 L	122+38.91	GLENRIDGE	
	107.44	N 2°32'16.0" W		
KC1537	25.21 L	123+47.90	GLENRIDGE	
	111.25	N 78°54.1" W		
KC1538	26.29 L	124+60.78	GLENRIDGE	
	12.76	N 05°07'20.6" E		
KC1539	24.20 L	124+73.45	GLENRIDGE	
	8.53	N 86°30.6" W		
KC1540	24.13 L	124+81.99	GLENRIDGE	
	4.31	S 89°42'52.6" E		
KC1541	18.97 L	124+81.30	GLENRIDGE	
	14.31	S 84°39'15.0" E		
KC1542	18.94 L	124+88.99	GLENRIDGE	
	225.66	S 44°58'30.8" E		
KC1533	19.95 L	122+38.70	GLENRIDGE	1742.52
REQ'D	= 1524 SF OR 0.035+/- ACRES			

OWNER: DONNA GLEN

PARCEL 7 - PROPOSED RIGHT-OF-WAY

PNT	OFFSET/ DIST.	STATION/ BEARING	ALIGNMENT ARC DIST.	RADIUS
KC1500	19.87 L	124+81.30	GLENRIDGE DRIVE	
	4.31	N 89°42'52.6" W		
KC1501	24.13 L	124+81.89	GLENRIDGE DRIVE	
	73.03	N 86°30.6" W		
KC1502	23.53 L	123+55.01	GLENRIDGE DRIVE	
	70.52	N 94°49'5.7" W		
KC1503	25.10 L	125+25.51	GLENRIDGE DRIVE	
	103.66	S 114°23'30.4" E		
KC1504	19.95 L	125+21.98	GLENRIDGE DRIVE	
	40.68	S 84°39'15.6" E		
KC1500	19.87 L	124+81.30	GLENRIDGE DRIVE	
REQ'D	= 328 SF OR 0.008+/- ACRES			



REVISION DATES	CITY OF SANDY SPRINGS PUBLIC WORKS DEPARTMENT
06-09-11	OFFICE: PUBLIC WORKS DATE: 04-18-11
06-10-11	RIGHT OF WAY MAP
	GLENRIDGE DRIVE IMPROVEMENTS
	SHEET NO. 60-07



Jun 10, 2011