TO: John McDonough, City Manager

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

DATE: July 22, 2016, for Submission onto the Consent Agenda of the August 2, 2016 Mayor and City Council Meeting

ITEM: Consideration of the Acceptance of the Dedication of Right of Way as part of the zoning requirements.

Recommendation:

Staff recommends that the Mayor and City Council accept the right of way deed dedicating all that tract or parcel of land lying and located in Land Lot 35 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owner, Donna D. Glenn, and is more specifically known as being 6560 Glenridge Drive. The dedicated right of way totals 1,391.00 square feet and is being dedicated as required by conditions of zoning.

Background:

Right of way is being dedicated along the parcel's frontage along Glenridge Drive 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 Traffic/Transportation Unit 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

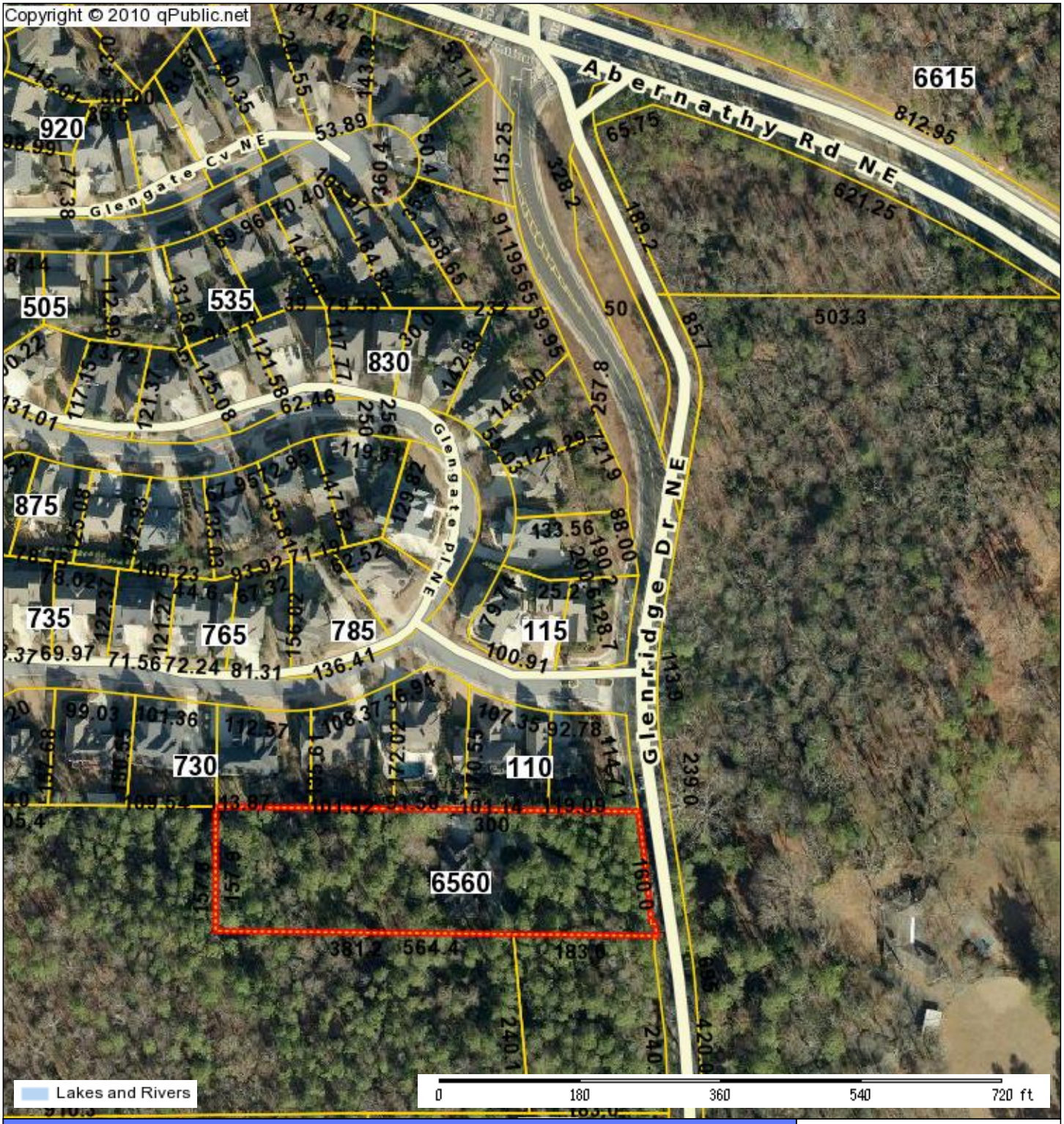
Financial Impact:

None. This is a dedication at no cost to the City.

Attachments:

I. Exhibits
- Aerial and GIS Maps
- Executed Right of Way Deed of Dedication including Plats and Legal Descriptions

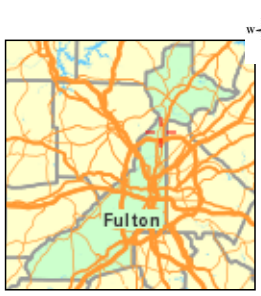
II. Resolution



ROW Deed of Dedication

Parcel: 17 0035 LL0756 Acres: 2.0025

Name:	GLENN DONNA D	Land Value:	176500
Site:	6560 GLENRIDGE DR	Building Value:	645800
Sale:	$5000 on 2000-04-26 Reason=8 Qual=U	Misc Value:	
Mail:	6560 GLENRIDGE DR NE SANDY SPRINGS, GA 30328	Total Value:	822300



Fulton County 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.
Date printed: 07/20/16 : 09:27:46

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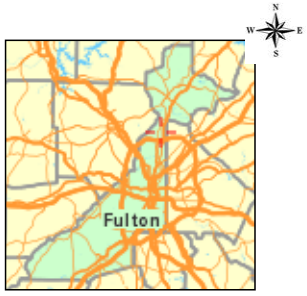

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Date printed: 07/20/16 : 09:26:58

AFTER RECORDING, PLEASE RETURN TO:
City Clerk's Office
7840 Roswell Road
Building 500
Sandy Springs, GA 30350

RIGHT OF WAY DEED
(Dedication by Corporate, LLC, etc. Owner)

STATE OF GEORGIA
FULTON COUNTY

THIS INDENTURE, made this 2 day of May, 2016, between DONNA D. GLENN, 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 35 of the 17th District, City of Sandy Springs of Fulton County, Georgia and being furthermore described in Deed Book 18115, Page 84. 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 (R.W. VARIES), with a total depth of VARIES feet from existing centerline and equaling .032 acres for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development Department File No.: 15-00052.

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:

Unofficial Witness

By: _____ (SEAL)
Name: Donna D. Glenn

Notary Public

CAROLE NASH
NOTARY PUBLIC
FULTON CO., GEORGIA
MY COMMISSION EXPIRES
AUG. 24 2018

Exhibit "A"
Property Description
Right of Way Dedication

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

Commencing at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates At Glenridge (PB 217, PG. 1); thence along the southerly boundary of The Gates at Glenridge the following courses and distances: S89°25'28"E for a distance of 505.43 feet to a 1/2" rebar set; thence S89°26'31"E for a distance of 532.82 feet to a 1/2" rebar set on the westerly right of way of Glenridge Drive (right of way varies), said point being the **TRUE POINT OF BEGINNING;**

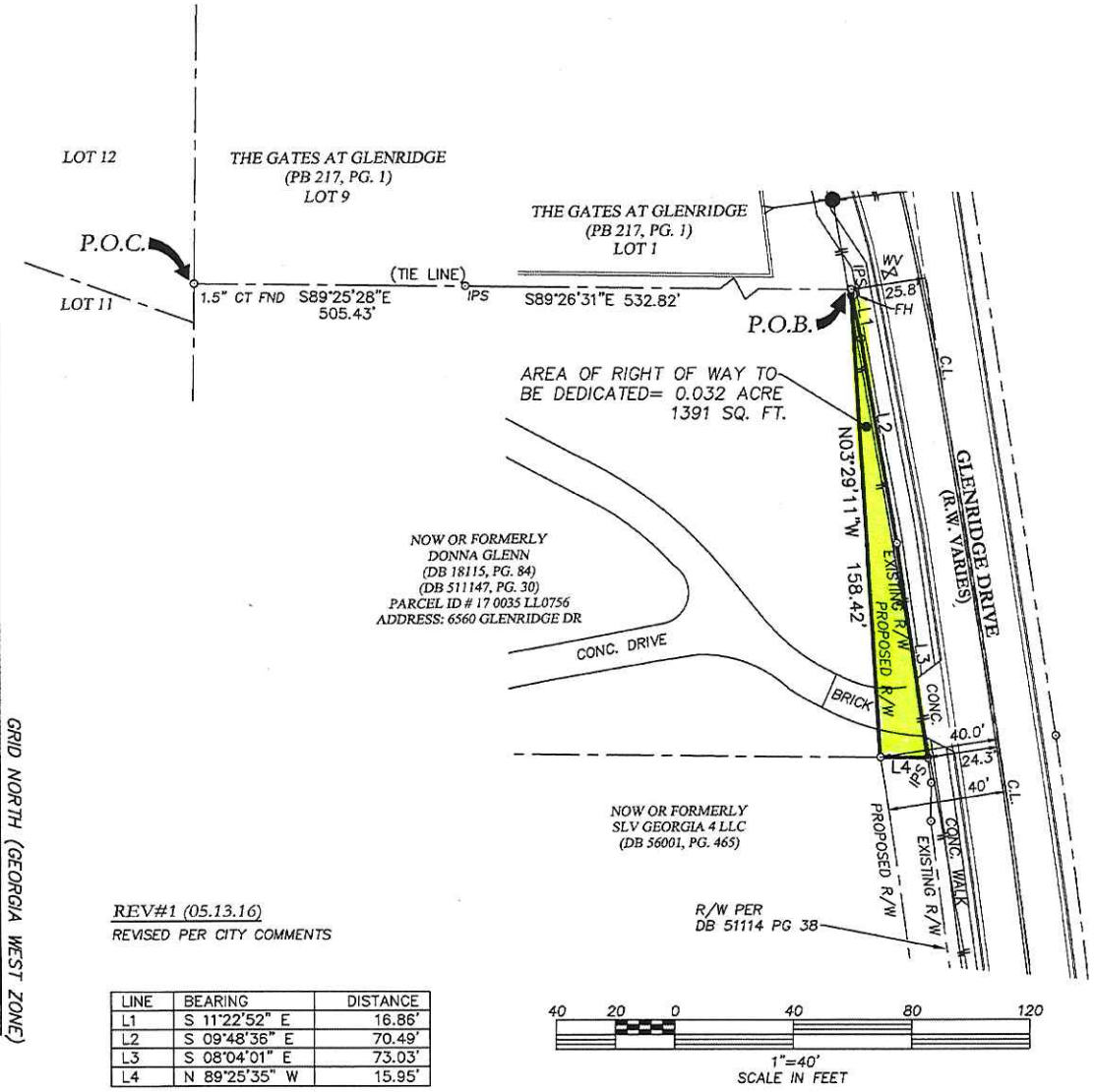
FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along said right of way the following courses and distances:
S11°22'52"E for a distance of 16.86 feet to a point; S09°48'36"E for a distance of 70.49 feet to a point; S08°04'01"E for a distance of 73.03 feet to a point; thence leaving said right of way N89°25'35"W for a distance of 15.95 feet to a point; thence N03°29'11"W for a distance of 158.42 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 0.032 acres.

RIGHT OF WAY DEDICATION EXHIBIT FOR
CITY OF SANDY SPRINGS

LOCATED IN LAND LOT 35
17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
DECEMBER 09, 2015

EXHIBIT "B"



LINE	BEARING	DISTANCE
L1	S 11°22'52" E	16.86'
L2	S 09°48'36" E	70.49'
L3	S 08°04'01" E	73.03'
L4	N 89°25'35" W	15.95'

40 20 0 40 80 120
1"=40'
SCALE IN FEET

REV#1 (05.13.16)
REVISED PER CITY COMMENTS

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 87,068. IT HAS BEEN ADJUSTED USING THE COMPASS RULE. THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 749,794.

SANDY SPRINGS LDP# 15-00052

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

Gunnin
LAND SURVEYING, LLC
105 MOUNTAIN BROOK DRIVE
SUITE 104
CANTON, GA 30115
Tel: 678.880.7502
Fax: 678.609.4731
www.gunninlandsurveying.com
Land Surveyor Firm
License No. LSF001033

PROJECT #14077 SHEET 1 OF 1

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY ON PROPERTY LOCATED IN LAND LOT 35 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 they approve the acceptance of the dedication of a Right of Way Deed from Donna D. Glenn on property more particularly described as being 6560 Glenridge Drive, Sandy Springs, Georgia.

As required per conditions of zoning and or land development regulation ordinance, the City authorizes the acceptance of the required 1,391.00 square feet of Right of Way along Glenridge Drive in land lot 35 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this the 2nd August, 2016.

Approved:

_____
Russell K. Paul, Mayor

Attest:

_____
Michael Casey, City Clerk
(Seal)