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, SLV Georgia 4 LLC, and is more specifically known as being 6450 and 6500 Glenridge Drive. The dedicated right of way totals 28,214.00 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

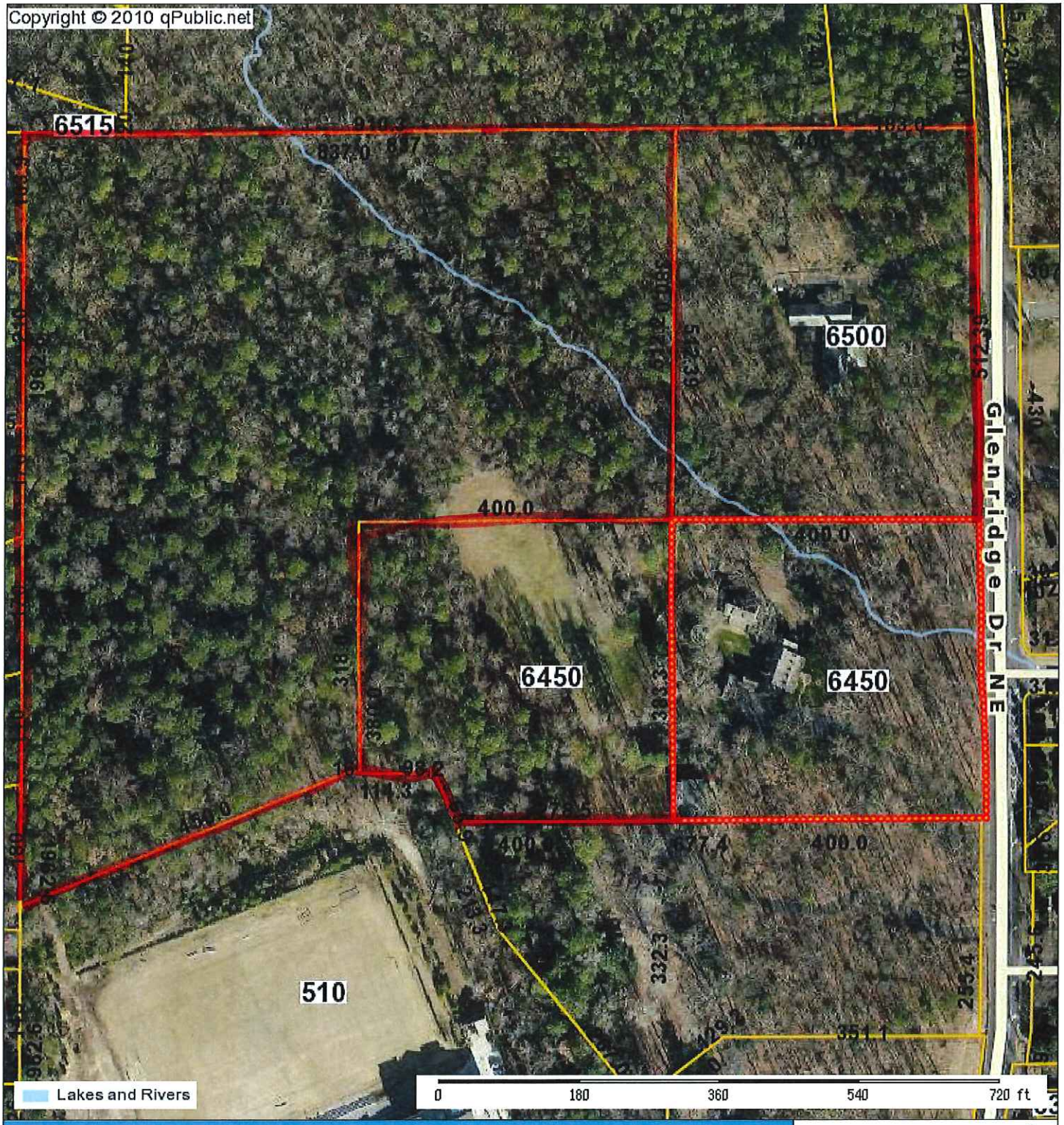
Financial Impact:

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 / SLV Georgia 4 LLC			
Parcel: 17 0035 LL0772 Acres: 3.315			
Name:	GLENN THOMAS K II	Land Value:	292200
Site:	6450 GLENRIDGE DR	Building Value:	1110400
Sale:	$0 on 2000-01-10 Reason=G Qual=U	Misc Value:	
Mail:	6450 GLENRIDGE DR NE ATLANTA, GA 30328-3411	Total Value:	1402600

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 : 09:39:09

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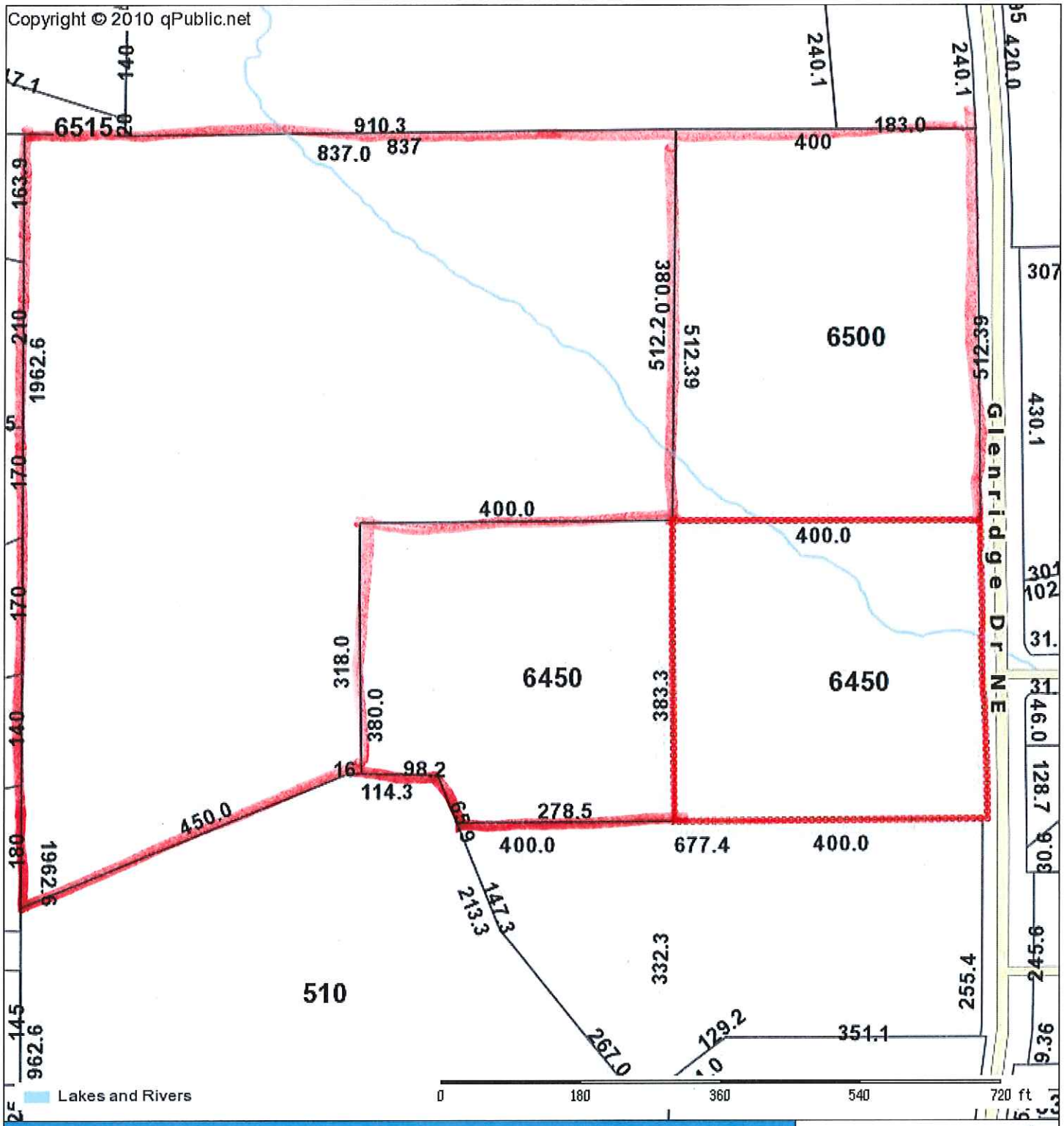

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Date printed: 07/20/16 : 09:40:08

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 7TH day of JUNE, 2016, between SLV GEORGIA 4 LLC, 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: (a) Deed Book 56001, Page 465; (b) Deed Book 56001, Page 469; (c) Deed Book 56001, Page 472; and (d) Deed Book 56001, Page 475. 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 .530 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:

SLV GEORGIA 4 LLC, a Georgia limited liability company

Unofficial Witness

By: _____(SEAL)
Name: Steve Check
Title: Vice President

Notary Public

LISA A. CRAWFORD NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES SEPT. 27, 2019

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:

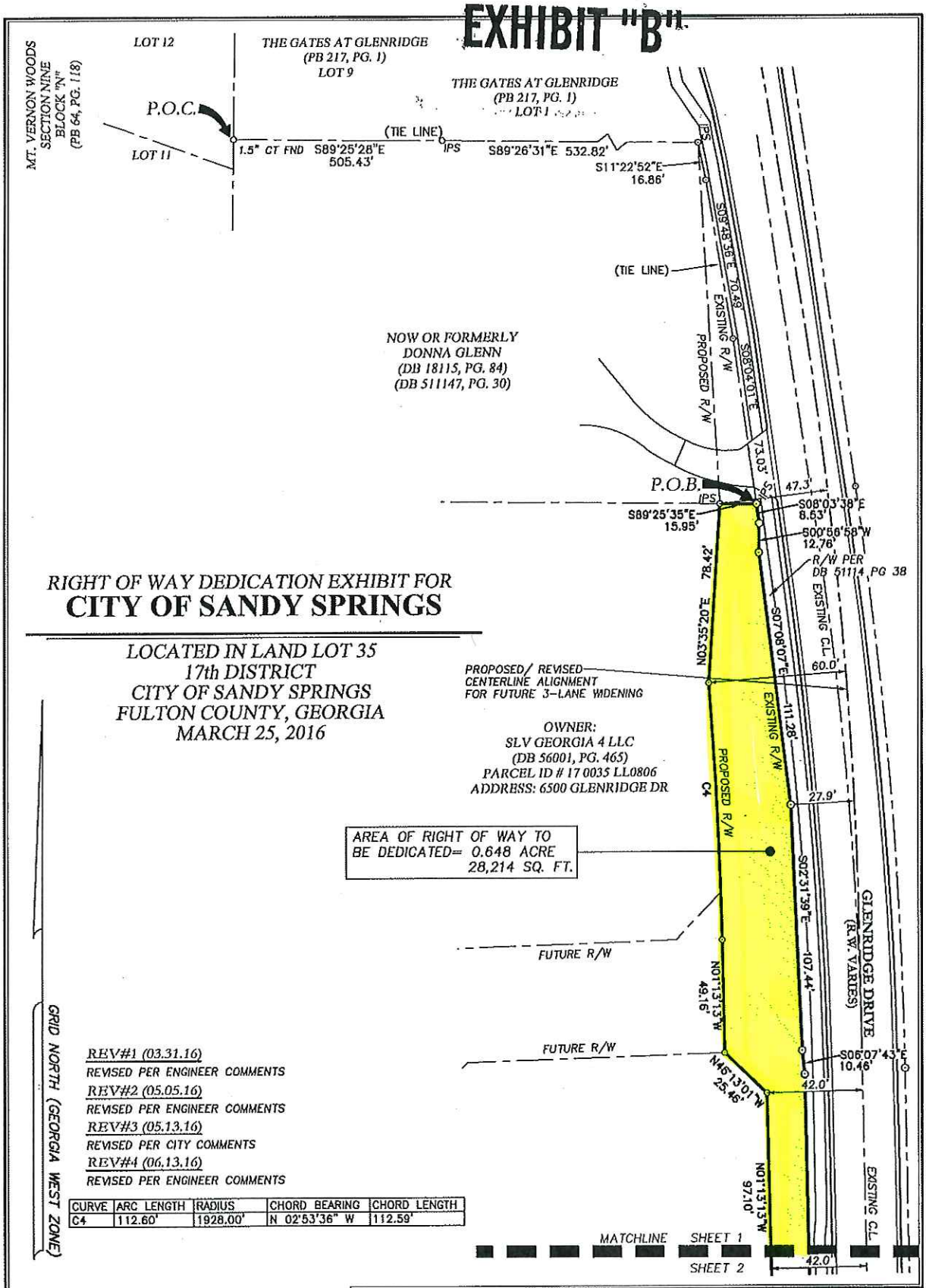
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates At Glenridge (PB 217, PG. 1); thence along the southerly boundary of The Gates at Glenridge the following courses and distances: S89°25'28"E for a distance of 505.43 feet to a 1/2"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

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
Thence continuing along said right of way the following courses and distances:
S08°03'38"E for a distance of 8.53 feet to a point; S00°56'58"W for a distance of 12.76 feet to a point; S07°08'07"E for a distance of 111.28 feet to a point; S02°31'39"E for a distance of 107.44 feet to a point; S06°07'43"E for a distance of 10.46 feet to a point; S01°07'43"E for a distance of 257.92 feet to a point; S04°02'39"W for a distance of 11.44 feet to a point; S00°37'39"E for a distance of 64.65 feet to a point; S04°56'34"E for a distance of 11.62 feet to a point; S00°25'31"E for a distance of 156.42 feet to a 1/2" rebar set; S00°25'33"E for a distance of 132.74 feet to a point; S06°08'14"W for a distance of 15.09 feet to a point; S00°17'59"E for a distance of 67.54 feet to a point; S07°32'38"E for a distance of 15.12 feet to a point; S00°25'33"E for a distance of 149.66 feet to a 1/2" rebar set; S00°25'34"E for a distance of 165.63 feet to a point; 89.95 feet along the arc of a curve turning to the right, said curve having a radius of 725.22 feet and being subtended by a chord of S03°07'38"W, 89.90 feet to a 1/2" rebar set; thence leaving said right of way S89°58'33"W for a distance of 15.67 feet to a 1/2" rebar set on the proposed right of way of Glenridge Drive; thence along said proposed right of way the following courses and distances:
51.82 feet along the arc of a curve to the left, said curve having a radius of 696.01 feet and being subtended by a chord of N03°37'07"E, 51.80 feet to a point; N07°54'04"W for a distance of 90.77 feet to a point; N00°23'34"W for a distance of 95.08 feet to a point; N16°25'52"E for a distance of 41.46 feet to a point; N00°23'34"W for a distance of 526.44 feet to a point; 229.35 feet along the arc of a curve to the left, said curve having a radius of 15879.14 feet and being subtended by a chord of N00°48'23"W, 229.35 feet to a point; N01°13'13"W for a distance of 97.10 feet to a point; N46°13'01"W for a distance of 25.46 feet to a point; N01°13'13"W for a distance of 49.16 feet to a point; 112.60 feet along the arc of a curve to the left, said curve having a radius of 1928.00 feet and being subtended by a chord of N02°53'36"W, 112.59 feet to a point; N03°35'20"E for a distance of 78.42 feet to a point; thence leaving said right of way S89°25'35"E for a distance of 15.95 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 0.648 acre, 28214 square feet.

Exhibit "B"
[INSERT RIGHT OF WAY DEDICATION EXHIBIT]

EXHIBIT "B"



RIGHT OF WAY DEDICATION EXHIBIT FOR
CITY OF SANDY SPRINGS

LOCATED IN LAND LOT 35
17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
MARCH 25, 2016

OWNER:
SLV GEORGIA 4 LLC
(DB 56001, PG. 465)
PARCEL ID # 17 0035 LL0806
ADDRESS: 6500 GLENRIDGE DR

AREA OF RIGHT OF WAY TO BE DEDICATED= 0.648 ACRE
28,214 SQ. FT.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C4	112.60'	1928.00'	N 02°53'36" W	112.59'

REV#1 (03.31.16)
REVISED PER ENGINEER COMMENTS
REV#2 (05.05.16)
REVISED PER ENGINEER COMMENTS
REV#3 (05.13.16)
REVISED PER CITY COMMENTS
REV#4 (06.13.16)
REVISED PER ENGINEER 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 87,088. IT HAS BEEN ADJUSTED USING THE COMPASS RULE. THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 234,788.

SANDY SPRINGS LDP# 15-00052

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

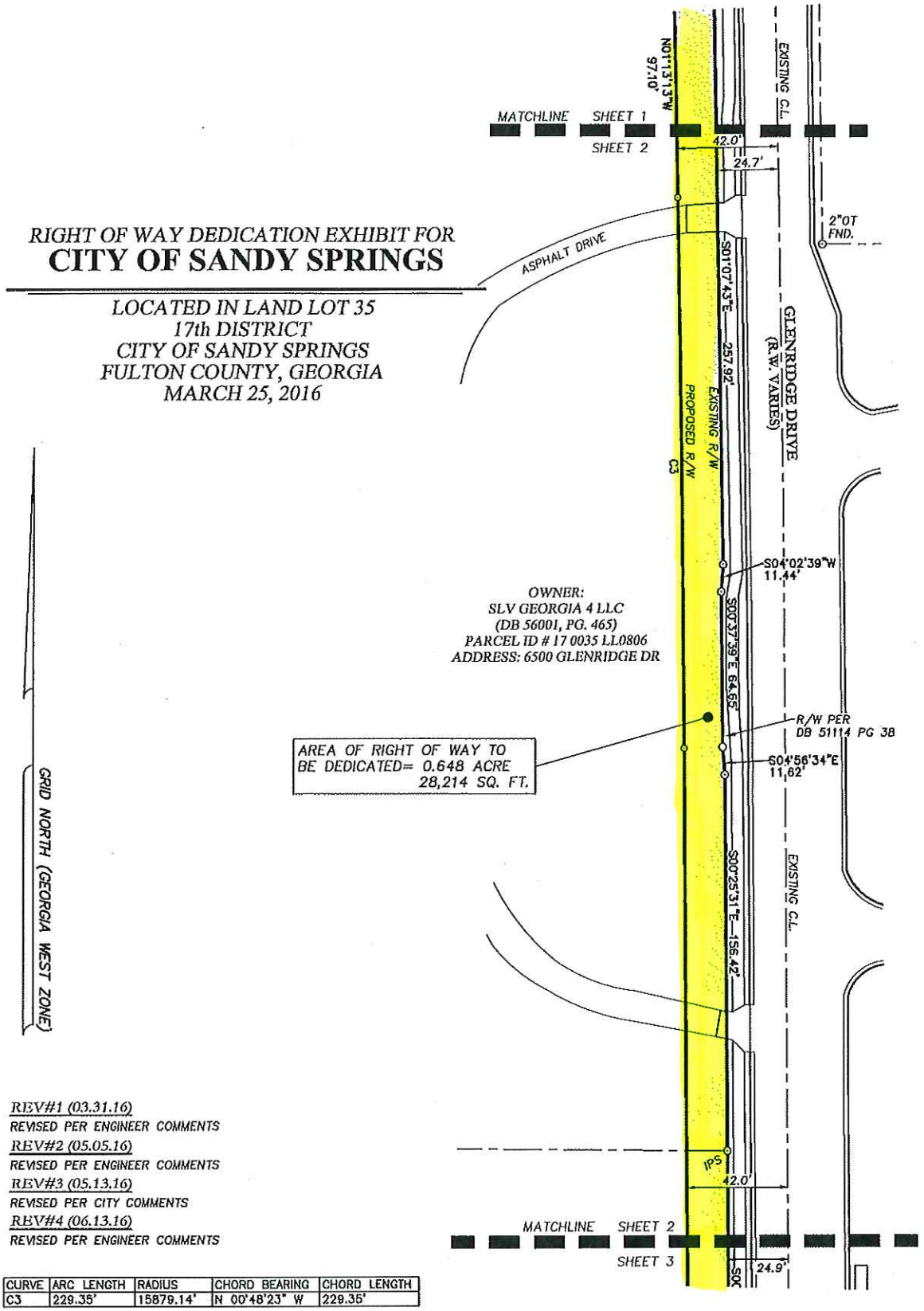
GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

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 4

RIGHT OF WAY DEDICATION EXHIBIT FOR
CITY OF SANDY SPRINGS

LOCATED IN LAND LOT 35
17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
MARCH 25, 2016



OWNER:
SLV GEORGIA 4 LLC
(DB 56001, PG. 465)
PARCEL ID # 17 0035 LL0806
ADDRESS: 6500 GLENRIDGE DR

AREA OF RIGHT OF WAY TO BE DEDICATED= 0.648 ACRE 28,214 SQ. FT.

REV#1 (03.31.16)
REVISED PER ENGINEER COMMENTS
REV#2 (05.05.16)
REVISED PER ENGINEER COMMENTS
REV#3 (05.13.16)
REVISED PER CITY COMMENTS
REV#4 (06.13.16)
REVISED PER ENGINEER COMMENTS

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C3	229.35'	15879.14'	N 00°48'23" W	229.35'

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 87,088. IT HAS BEEN ADJUSTED USING THE COMPASS RULE. THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 234,788.

SANDY SPRINGS LDP# 15-00052

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RIGHT OF WAY DEDICATION EXHIBIT FOR
CITY OF SANDY SPRINGS

LOCATED IN LAND LOT 35
17th DISTRICT
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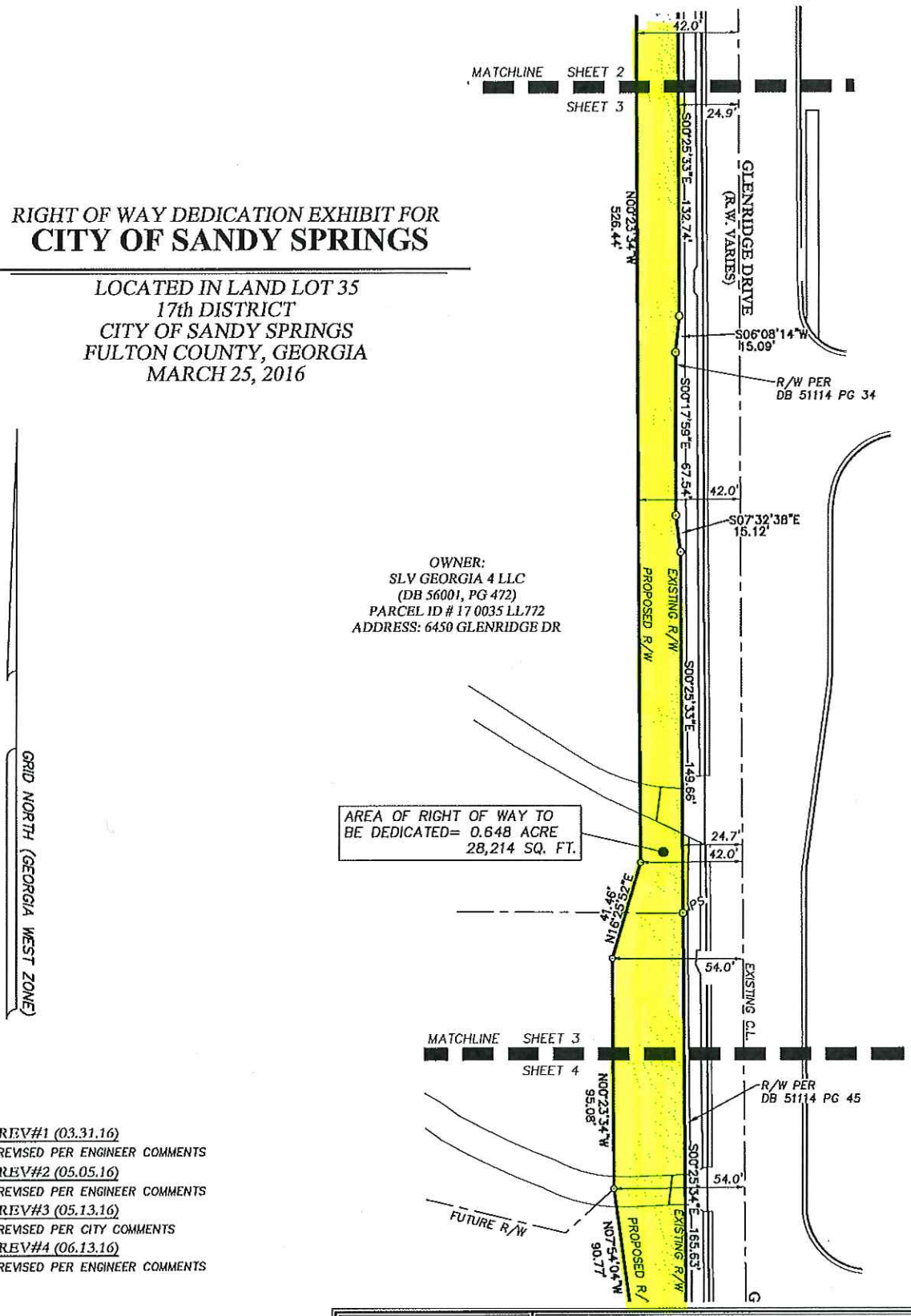
FULTON COUNTY, GEORGIA
MARCH 25, 2016



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REVISED PER CITY COMMENTS
REV#4 (06.13.16)
REVISED PER ENGINEER COMMENTS

CLOSURE STATEMENT

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SANDY SPRINGS LDP# 15-00052

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SCALE IN FEET

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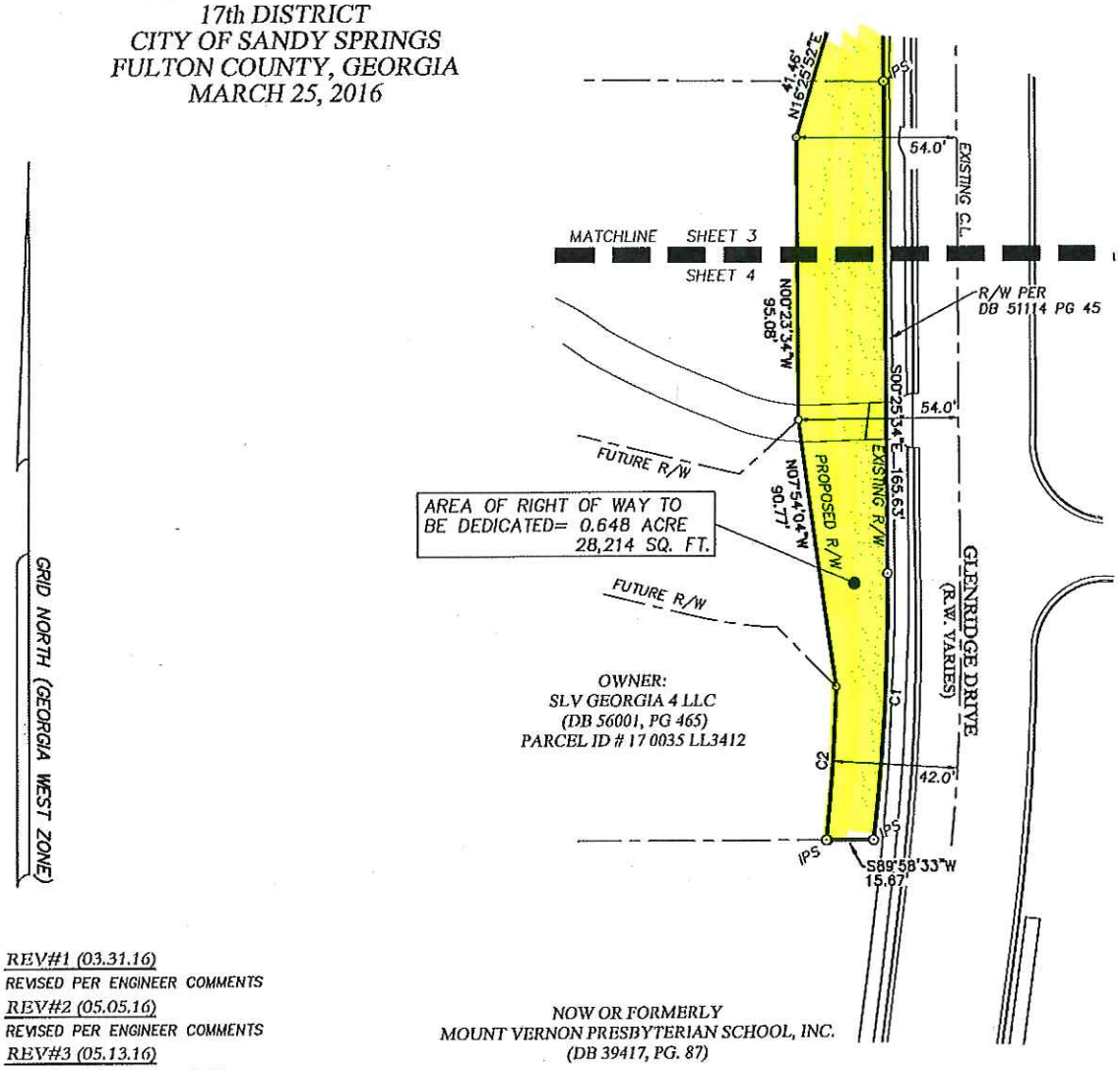
PROJECT #14077 SHEET 3 OF 4

RIGHT OF WAY DEDICATION EXHIBIT FOR

CITY OF SANDY SPRINGS

LOCATED IN LAND LOT 35
17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
MARCH 25, 2016



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REVISED PER ENGINEER COMMENTS
REV#2 (05.05.16)
REVISED PER ENGINEER COMMENTS
REV#3 (05.13.16)
REVISED PER CITY COMMENTS
REV#4 (06.13.16)
REVISED PER ENGINEER COMMENTS

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	89.95'	725.22'	S 03°07'38" W	89.90'
C2	51.82'	696.01'	N 03°37'07" E	51.80'

CLOSURE STATEMENT

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SANDY SPRINGS LDP# 15-00052

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PROJECT #14077 SHEET 4 OF 4

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 SLV Georgia 4 LLC on property more particularly described as being 6450 and 6500 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 28,214.00 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)