



TO: John McDonough, City Manager

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

DATE: August 24, 2016, for Submission onto the Consent Agenda of the September 6, 2016 Mayor and City Council Meeting

ITEM: Consideration of the Acceptance of the Dedication of Right of Way as part of the Development Regulations Ordinance requirements related to Community Development File # LDP16-00033.

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 16 of the 17th District, Fulton County, Georgia. The property as shown in the attached exhibits is being dedicated by the property owner, NAP Pill Hill LLC, and is more specifically known as being 1160 Johnson Ferry Road. The dedicated right of way totals 7,830.00 square feet and is being dedicated as required by the Development Regulations Ordinance in Connection with Community Development File# LDP16-00033.

Background:

Section 103-75 of the Development Regulations specifies a minimum-required right of way width based on street classifications. Such width must be dedicated prior to the approval of an Exemption Plat, Final Plat or a Land Disturbance Permit submittal. Property-specific zoning conditions may increase or reduce the required right of way amount. Additionally, the right of way must be either the minimum width from centerline, 11' from the back of curb or 1' behind the sidewalk, whichever is greater.

Right of way is being dedicated along the parcel's Johnson Ferry Road and Old Johnson Ferry Road frontages per the requirements/conditions of the Development Regulations Ordinance. The property owner has paid the recording fees and met the requirements of the Transportation Services 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

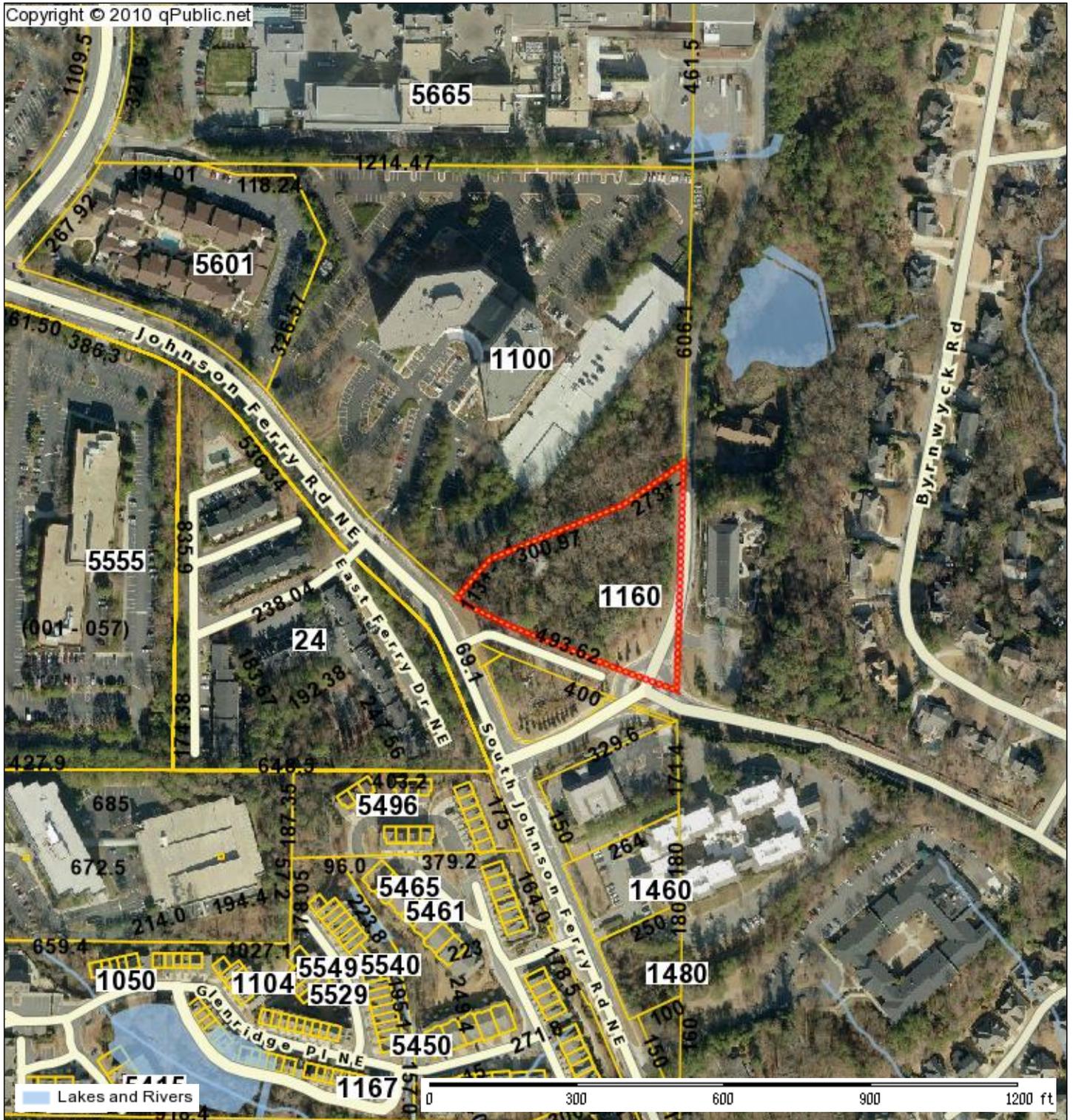
Financial Impact:

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

PUBLIC WORKS

Attachments:

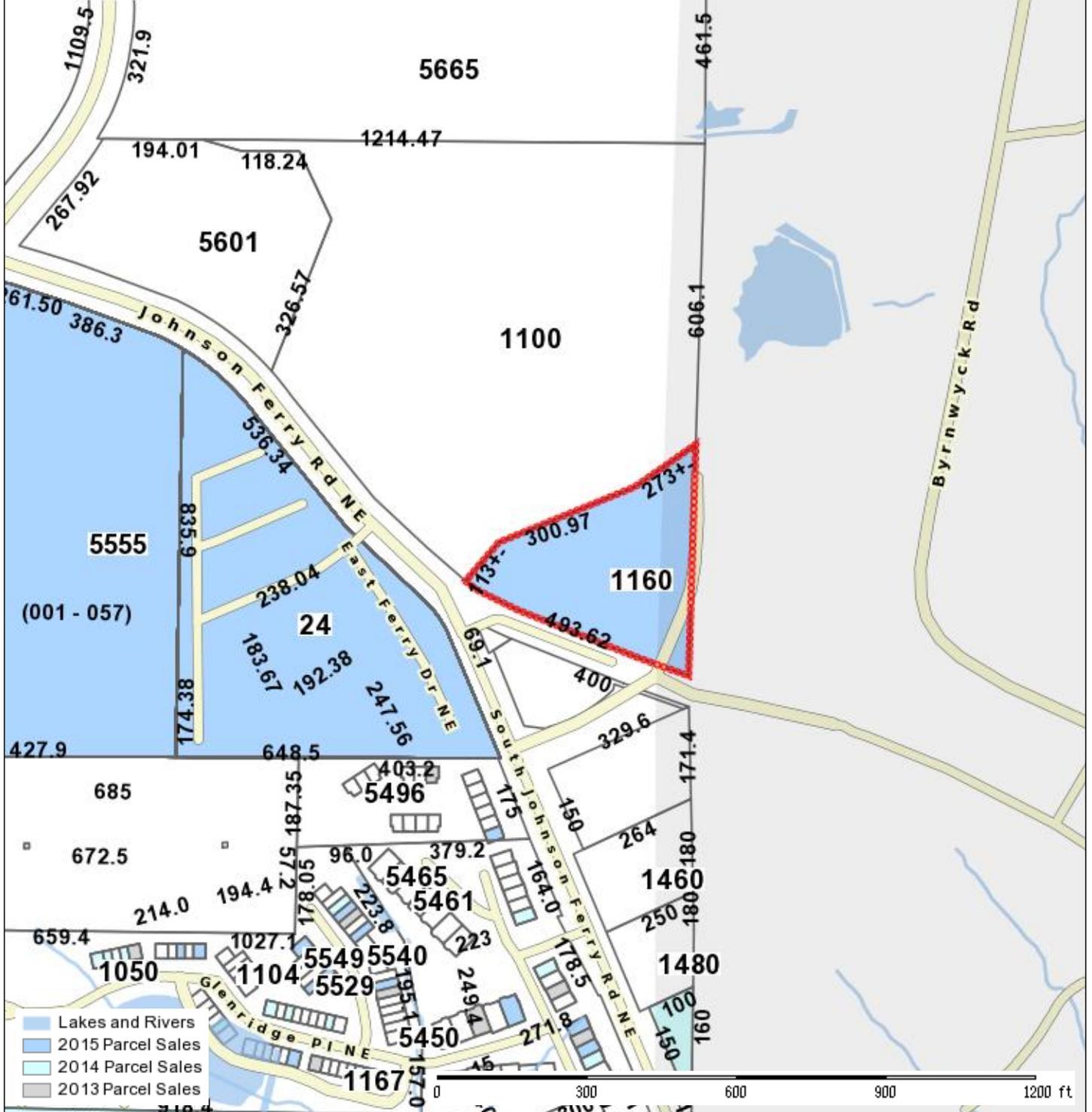
- I. Exhibits
 - Aerial and GIS Maps
 - Executed Right of Way Deed of Dedication including Plats and Legal Descriptions
- II. Resolution



NAP Pill Hill LLC / ROW Deed of Dedication			
Parcel: 17 0016 LL1682 Acres: 2.924			
Name:	SAINT JOSEPHS HOSPITAL OF	Land Value:	1207300
Site:	1160 JOHNSON FERRY RD	Building Value:	20000
Sale:	\$0 on 2015-03-30 Reason=2B Qual=U	Misc Value:	
Mail:	5673 PEACHTREE DUNWOODY RD # 650 ATLANTA, GA 30342	Total Value:	1227300



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: 08/23/16 : 10:44:14



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

STATE OF GEORGIA
FULTON COUNTY

RIGHT OF WAY DEED

THIS INDENTURE, made this 9 day of August, 2016, between NAP PILL HILL LLC, an Ohio limited liability company, 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 16 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being furthermore 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 Johnson Ferry Road and Old Johnson Ferry Road, with a total depth of (n/a) feet from existing centerline and equaling 7,830 square feet/ acres for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development Department File No.: LDP16-00033.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assigns against the claims of all persons whomsoever.

[signature on following page]

Signed, sealed and delivered in the presence of:

NAP PILL HILL LLC, an Ohio limited liability company

By: NAP Atlanta Management Company, Inc., an Ohio corporation, its Manager

[Signature]
Unofficial Witness

By: [Signature] (SEAL)

Name: NAP Atlanta Management Company, Inc.
Mark C. Toro

Title: Managing Partner

[Signature]
Notary Public

~~Notary~~ _____ (SEAL)



EXHIBIT A

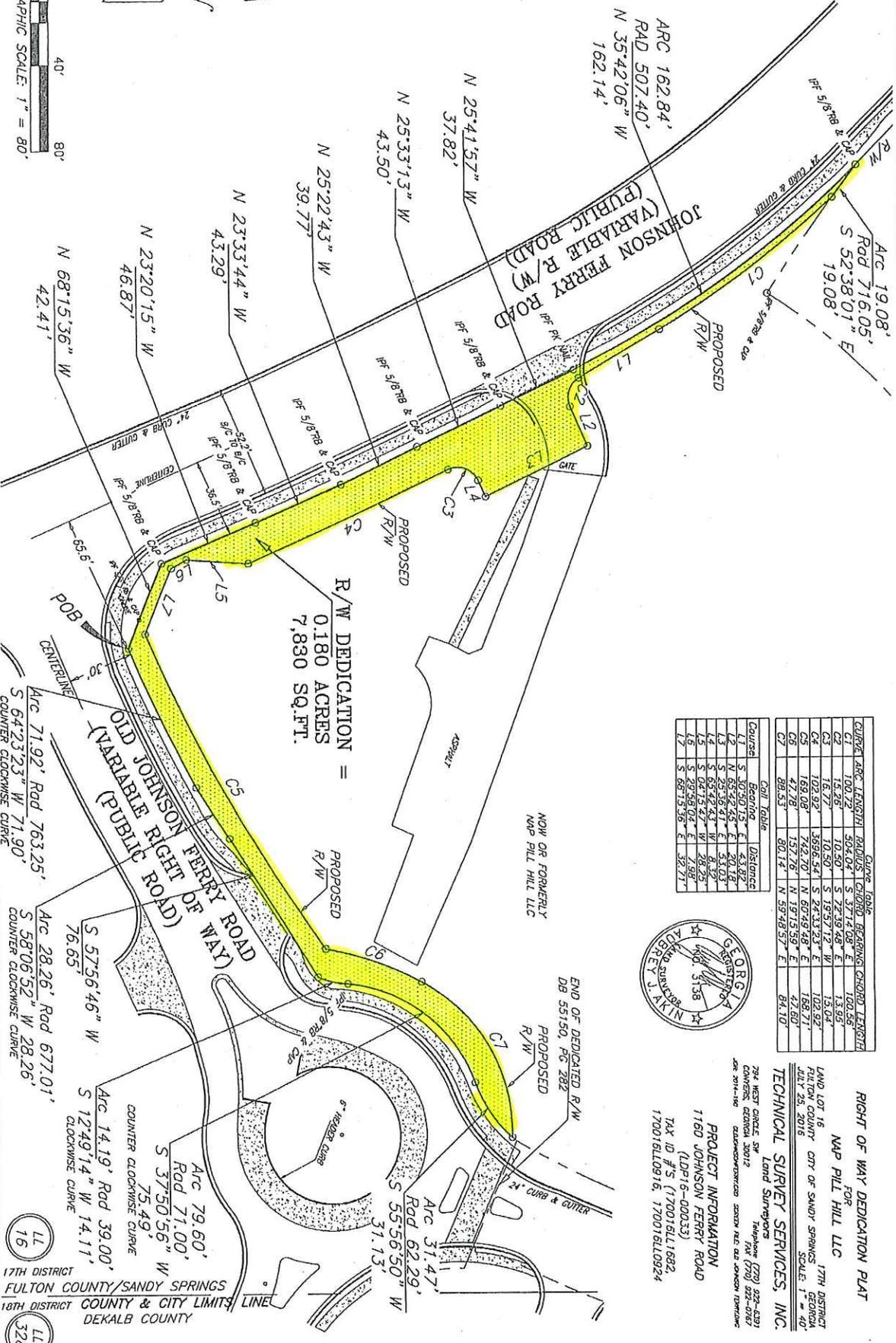
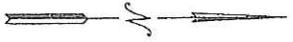
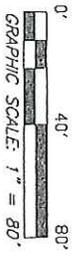
Legal Description Right of Way Dedication

All that tract or parcel of land lying and being in Land Lot 16 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the southeastern most mitered corner of the northwesterly Right of Way of Old Johnson Ferry Road (Variable R/W, said point being 30' from the centerline) and the Northeasterly Right of Way of Johnson Ferry Road (Variable R/W, said point being 65.6' from the centerline), from point thus established and running along said miter thence North $68^{\circ} 15' 36''$ West a distance of 42.41 feet to a 5/8" rebar and cap found; thence running along said Right of Way of Johnson Ferry Road (Variable R/W) the following courses: North $23^{\circ} 20' 15''$ West a distance of 46.87 feet to a 5/8" rebar and cap found; thence North $23^{\circ} 33' 44''$ West a distance of 43.29 feet to a 5/8" rebar and cap found; thence North $25^{\circ} 22' 43''$ West a distance of 39.77 feet to a 5/8" rebar and cap found; thence North $25^{\circ} 33' 13''$ West a distance of 43.50 feet to a 5/8" rebar and cap found; thence North $25^{\circ} 41' 57''$ West a distance of 37.82 feet to a pk nail found; thence running along a curve to the left an arc length of 162.84 feet, (said curve having a radius of 507.40 feet, with a chord bearing of North $35^{\circ} 42' 06''$ West, and a chord length of 162.14 feet) to a 5/8" rebar and cap found; thence leaving said Right of Way and running along a curve to the left an arc length of 19.08 feet, (said curve having a radius of 716.05 feet, with a chord bearing of South $52^{\circ} 38' 01''$ East, and a chord length of 19.08 feet) to a point on the Proposed Right of Way of Johnson Ferry Road; thence along said Proposed Right of Way the following courses: along a curve to the right an arc length of 100.72 feet, (said curve having a radius of 504.04 feet, with a chord bearing of South $37^{\circ} 14' 08''$ East, and a chord length of 100.56 feet) to a point; thence South $30^{\circ} 50' 15''$ East a distance of 43.82 feet to a point; thence running along a curve to the left an arc length of 15.26 feet, (said curve having a radius of 10.50 feet, with a chord bearing of South $72^{\circ} 39' 48''$ East, and a chord length of 13.95 feet) to a point; thence North $65^{\circ} 42' 45''$ East a distance of 20.18 feet to a point; thence South $25^{\circ} 36' 41''$ East a distance of 53.03 feet to a point; thence South $65^{\circ} 42' 43''$ West a distance of 8.32 feet to a point; thence running along a curve to the left an arc length of 16.77 feet, (said curve having a radius of 10.50 feet, with a chord bearing of South $19^{\circ} 57' 12''$ West, and a chord length of 15.04 feet) to a point; thence along a curve to the right an arc length of 102.92 feet, (said curve having a radius of 3696.54 feet, with a chord bearing of South $24^{\circ} 33' 23''$ East, and a chord length of 102.92 feet) to a point; thence South $04^{\circ} 15' 47''$ West a distance of 28.25 feet to a point; thence South $29^{\circ} 58' 04''$ East a distance of 7.98 feet to a point; thence South $68^{\circ} 15' 36''$ East a distance of 32.71 feet to a point; thence running along a curve to the left an arc length of 169.08 feet, (said curve having a radius of 742.70 feet, with a chord bearing of North $60^{\circ} 49' 48''$ East, and a chord length of 168.71 feet) to a point; thence along a curve to the right an arc length of 47.78 feet, (said curve having a radius of 157.76 feet, with a chord bearing of North $19^{\circ} 15' 59''$ East, and a chord length of 47.60 feet) to a point; thence along a curve to the right an arc length of 88.53 feet, (said curve having a radius of 80.14 feet, with a chord bearing of North $59^{\circ} 48' 57''$ East, and a chord length of 84.10 feet) to a point on the existing Right of Way of the aforementioned Old Johnson Ferry Road; thence along said Right of Way the following courses: thence along a curve to the right an arc length of 31.47 feet, (said curve having a radius of 62.29 feet, with a chord bearing of South $55^{\circ} 56' 50''$ West, and a chord length of 31.13 feet) to a point; thence along a curve to the left an arc length of 79.60 feet, (said curve having a radius of 71.00 feet, with a chord bearing of South $37^{\circ} 50' 56''$ West, and a chord length of 75.49 feet) to a 5/8" rebar and cap found; thence running along a curve to the right an arc length of 14.19 feet, (said curve having a radius of 39.00 feet, with a chord bearing of South $12^{\circ} 49'$

14" West, and a chord length of 14.11 feet) to a point; thence South 57° 56' 46" West a distance of 76.65 feet to a point; thence running along a curve to the right an arc length of 28.26 feet, (said curve having a radius of 677.01 feet, with a chord bearing of South 58° 06' 52" West, and a chord length of 28.26 feet) to a point; thence along a curve to the right an arc length of 71.92 feet, (said curve having a radius of 763.25 feet, with a chord bearing of South 64° 23' 23" West, and a chord length of 71.90 feet) to the TRUE POINT OF BEGINNING. Said tract contains 0.180 Acres (7,830 Square Feet).

EXHIBIT B



R/W DEDICATION =
0.180 ACRES
7,830 SQ.FT.

Curve	Arc Length	Radius	Chord	Chord Bearing	Chord Length
C1	100.72'	504.04'	S 37.14° 09' E	100.58'	
C2	15.26'	10.50'	S 72.59° 49' E	15.04'	
C3	16.72'	10.50'	S 24.31° 24' E	10.92'	
C4	169.09'	243.20'	N 60.24° 48' E	168.71'	
C5	42.78'	157.76'	N 19.15° 59' E	42.60'	
C7	89.53'	80.14'	N 59.48° 57' E	84.10'	

Course	Bearing	Distance
1	S 64.23° 23' W	71.90'
2	S 58.06° 52' W	28.26'
3	S 57.56° 46' W	76.65'
4	S 55.56° 50' W	31.13'
5	S 55.56° 50' W	31.13'
6	S 55.56° 50' W	31.13'
7	S 55.56° 50' W	31.13'
8	S 55.56° 50' W	31.13'
9	S 55.56° 50' W	31.13'
10	S 55.56° 50' W	31.13'
11	S 55.56° 50' W	31.13'
12	S 55.56° 50' W	31.13'
13	S 55.56° 50' W	31.13'
14	S 55.56° 50' W	31.13'
15	S 55.56° 50' W	31.13'
16	S 55.56° 50' W	31.13'
17	S 55.56° 50' W	31.13'



RIGHT OF WAY DEDICATION PLAT
FOR
MAP PILL HILL LLC
17TH DISTRICT
FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA
JULY 25, 2018
SCALE: 1" = 40'

TECHNICAL SURVEY SERVICES, INC.
704 WEST CHURCH ST. SUITE 2012
CONOVERS, GEORGIA 30012
PHONE: (770) 922-6297
FAX: (770) 922-0767
WWW.TSSURV.COM

PROJECT INFORMATION
1160 JOHNSON FERRY ROAD
(LDP15-00033)
TAX ID #S: (170016L11882,
170016L10916, 170016L10924)

17TH DISTRICT
FULTON COUNTY/SANDY SPRINGS
18TH DISTRICT
COUNTY & CITY LIMITS
DEKALB COUNTY

LL 16
LL 328

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE DEDICATION OF RIGHT OF WAY
ON PROPERTY LOCATED IN LAND LOT 16 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 NAP Pill Hill, LLC on property more particularly described as being 1160 Johnson Ferry Road, Sandy Springs, Georgia. This dedication is associated with Community Development File# LDP16-00033.

As required per conditions of the Development Regulations Ordinance, the City authorizes the acceptance of the required 7,830.00 square feet of Right of Way along Johnson Ferry Road and Old Johnson Ferry Road frontages in land lot 16 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this the 6th of September, 2016.

Approved:

Russell K. Paul, Mayor

Attest:

Michael Casey, City Clerk
(Seal)