



Fulton County Board of Commissioners
Agenda Item Summary

20-0190

BOC Meeting Date
3/18/2020

Requesting Agency

Real Estate and Asset Management

Commission Districts Affected

6

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Sewer Easement Dedication of 53,124.0 square feet to Fulton County, a political subdivision of the State of Georgia from Sandy Springs Homesites, Inc. for the purpose of constructing the Majestic Airport Center V Industrial Development Project at 0 Koweta Road, Union City, Georgia 30349.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

Requirement for Board Action (Cite specific Board policy, statute or code requirement) According to Article XXXIV. – Development Regulations, 34.4.1 Land disturbance permit prerequisites.

Is this Item related to a Strategic Priority Area? *(If yes, note strategic priority area below)*

Yes All People Trust Government is Effective, Efficient and Fiscally Sound Open and Responsible Government

Is this a purchasing item?

No

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Scope of Work: The proposed Majestic Airport Center V Industrial Development Project, an industrial development, requires a connection to the County's sewer system. Fulton County development regulations require that new sewer connections acknowledge Fulton County's legal ownership interest in the area(s) in which a connection to the County's sewer system is being made prior to the issuance of a Land Disturbance Permit. The easement area to be conveyed consists of 53,124 square feet and is located in Land Lots 111, 112, and 122 of the 09F District of Fulton County, Georgia.

Community Impact: The community will benefit from the extension of the County's sewer system and the addition of a new industrial development.

Department Recommendation: The Department of Real Estate and Asset Management recommends acceptance of the easement dedication.

Project Implications: Easement dedications by the owner of record to Fulton County are made a part of the public record and grant Fulton County access to perform construction, maintenance and

Agency Director Approval

**County Manager's
Approval**

Typed Name and Title

Joseph N. Davis, Director, Department of Real Estate
and Asset Management

Phone

404-612-3772

Signature

Date

Continued

upgrades to the sewer system once the proposed improvements are installed.	
Community Issues/Concerns: None.	
Department Issues/Concerns: None.	
History of BOC Agenda Item: None.	
Contract & Compliance Information	<i>(Provide Contractor and Subcontractor details.)</i>

Agency Director Approval		County Manager's Approval
Typed Name and Title	Phone	
Signature	Date	
Joseph N. Davis, Director, Department of Real Estate and Asset Management	404-612-3772	

Revised 03/12/09 (Previous versions are obsolete)

20-0190

Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:				
No. Bids Received:				
Total Contract Value	.			
Total M/FBE Values	.			
Total Prime Value	.			
Fiscal Impact / Funding Source <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> By acceptance of this sewer easement dedication, the County saves land acquisition costs of approximately \$74,905.00.				
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Exhibit 1 – Sewer Easement Agreement				
Source of Additional Information <i>(Type Name, Title, Agency and Phone)</i> Linda Alexander, Real Estate Specialist, Land Division, 404-612-7276				

Agency Director Approval		County Manager's Approval
Typed Name and Title Joseph N. Davis, Director, Department of Real Estate and Asset Management	Phone 404-612-3772	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Continued

Procurement

Contract Attached: .	Previous Contracts: .		
Solicitation Number: .	Submitting Agency: .	Staff Contact: .	Contact Phone: .

Description:.**FINANCIAL SUMMARY**

Total Contract Value:	MBE/FBE Participation:
Original Approved Amount: .	Amount: . %: .
Previous Adjustments: .	Amount: . %: .
This Request: .	Amount: . %: .
TOTAL: .	Amount: . %: .

Grant Information Summary:

Amount Requested: .	<input type="checkbox"/>	Cash
Match Required: .	<input type="checkbox"/>	In-Kind
Start Date: .	<input type="checkbox"/>	Approval to Award
End Date: .	<input type="checkbox"/>	Apply & Accept
Match Account \$: .		

Funding Line 1: .	Funding Line 2: .	Funding Line 3: .	Funding Line 4: .
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KEY CONTRACT TERMS

Start Date: .	End Date: .
Cost Adjustment: .	Renewal/Extension Terms: .

ROUTING & APPROVALS

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 3/9/2020
X	County Attorney:	Stewart, Derval	Date: 3/8/2020
.	Purchasing/Contract Compliance:	.	Date: .
.	Finance/Budget Analyst/Grants Admin:	.	Date: .
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 3/9/2020

*** THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION.
PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.***

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MUST ONLY BE RECORDED BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name: MAJESTIC AIRPORT CENTER V IND. DEVMT
Tax Parcel Identification No.: 09F 2800 0111 085 0
Land Disturbance Permit No.: 19-014WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

SEWER EASEMENT (Corporate Form)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 2 day of July 2019, between Sandy Springs Homesites, Inc., a corporation duly organized under the laws of the State of Georgia, Garrison Holdings, LLC, a Georgia limited liability company and Anne Garrison, party of the first part (hereinafter referred to as Grantor) and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to **FULTON COUNTY** and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 111, 112, 121 and 122 of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

Majestic Airport Center V Industrial Development

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

Sewer Easement – Corporation
Revised 08/20/2007
SGR/21260543.1

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 2nd
day of July, 2019
in the presence of:

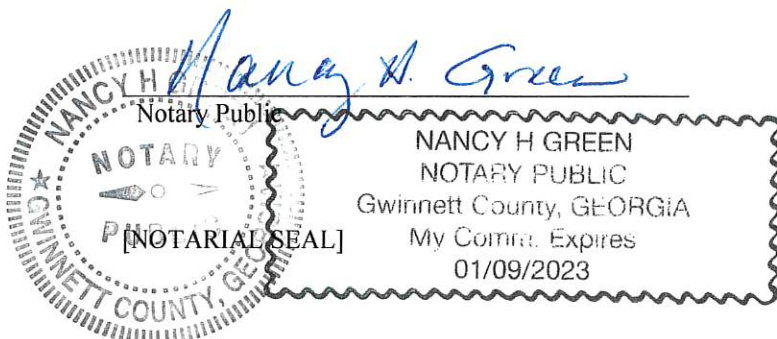
[Signature]
Witness

GRANTOR: Sandy Springs Homesites, Inc.

By: [Signature]
Print Name: Chris S. Doughtie
Title: President

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]



Signed, sealed and delivered this 2nd
day of July, 2019
in the presence of:

GRANTOR: Garrison Holdings, LLC

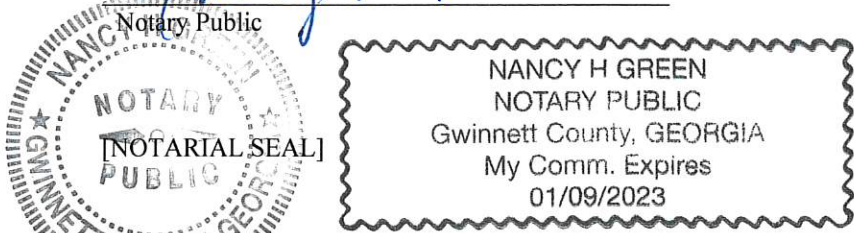
[Signature]
Witness

By: [Signature]

Print Name: Cheryl S. Daylight

Title: as attorney in fact for

Lisa Guzzetti
President and Manager of
Garrison Holdings, LLC.

Nancy H. Green
Notary Public


Signed, sealed and delivered this
day of July,
in the presence of:

2nd
2019

GRANTOR:

Anne Garrison

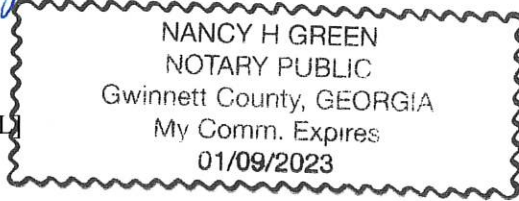
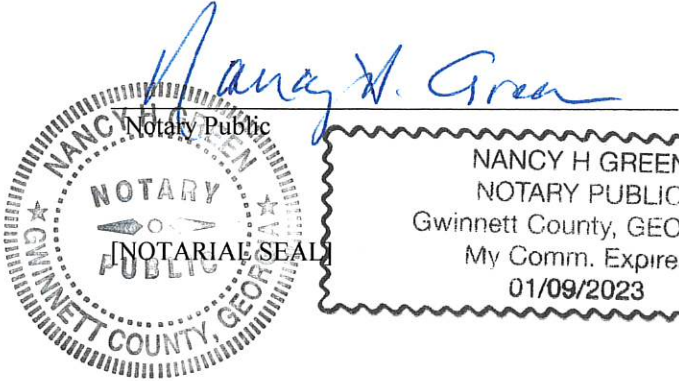
Witness

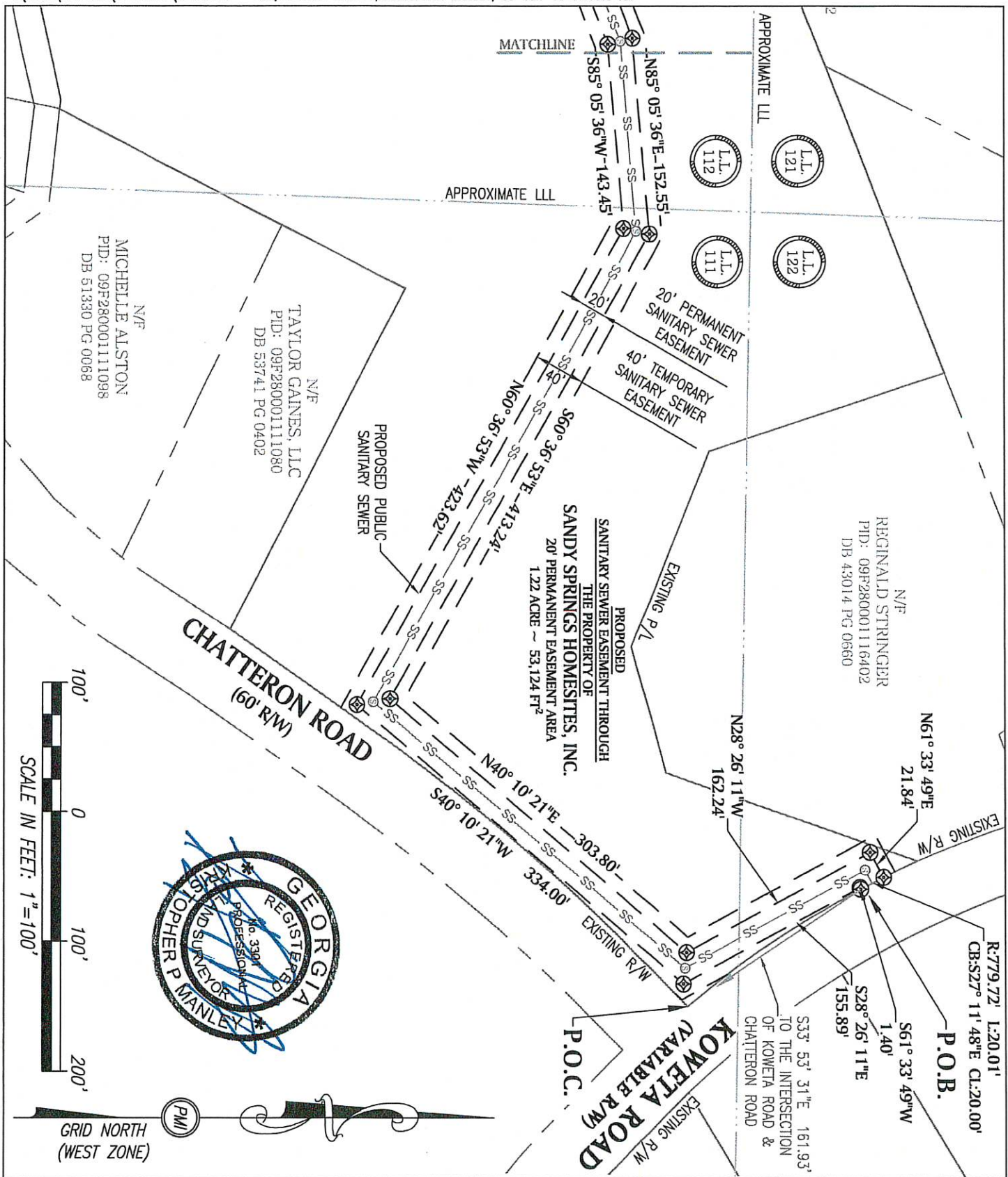
[Signature]

Chris S. Daughtie

As attorney in fact for

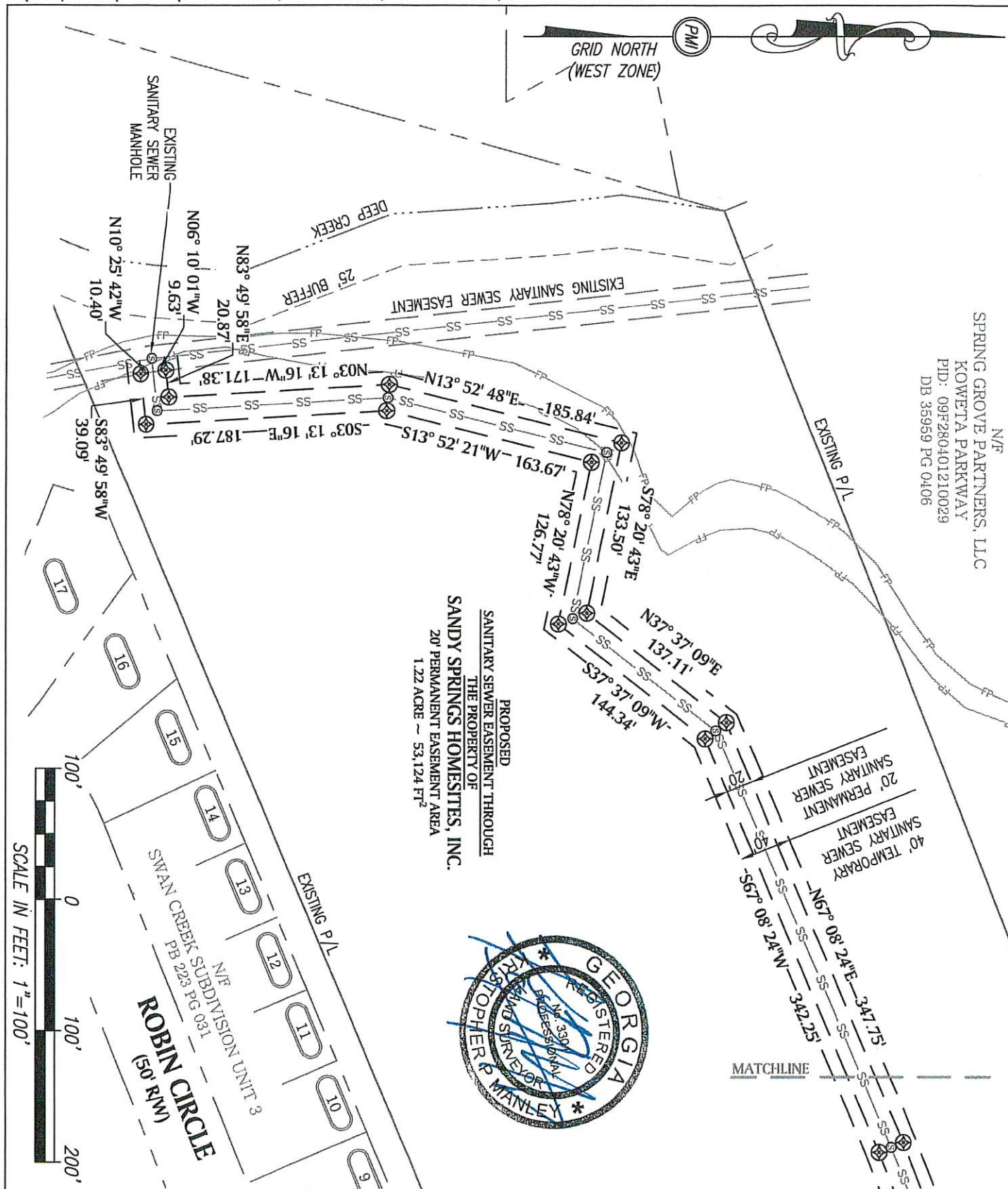
Anne M. Garrison





I:\2016\2016107\0 SURVEY\2016107V - EXH, SCHEME PMI.STB,KRISTOPHER MANLEY, 05-Jun-19 7:33:57 AM





N/F
SPRING GROVE PARTNERS, LLC
KOWETA PARKWAY
PID: 09F280401210029
DB 35959 PG 0406

PROJECT NUMBER: 2016107

DATE: 04 JUNE 2019

FIELD DATE: N/A

DRAWN BY: P.HUSSIAN

CHECKED BY: K.MANLEY

FILE NAME: 2016107V - EXH

SHEET 3 OF 4

PROPOSED SANITARY SEWER EASEMENT FOR

FULTON COUNTY

LAND LOTS 111, 112, 121, & 122
DISTRICT 9F,
FULTON COUNTY,
CITY OF UNION CITY, GEORGIA

PAULSON MITCHELL
INCORPORATED

LAND PLANNERS
ENGINEERS SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWEIL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

NOT VALID WITHOUT SEAL AND SIGNATURE FOR THE FIRM PAULSON MITCHELL, INC. LSF 000797

PROPOSED SS EASEMENT

A Proposed 20' Sanitary Sewer Easement for Fulton County, situated in Land Lots 111, 112, & 122, District 9F, Fulton County, City of Union City, Georgia, located within lands now or formerly owned by Sandy Springs Homesites, Inc. (DB46156 Pg366) bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

Commencing at the Northerly Intersection of Koweta Road (Variable R.W.) and Chatteron Road (60' R.W.), N33°53'31"W for a distance of 161.93 feet to the **Point of Beginning** of the Easement herein described:

Thence S61°33'49"W a distance of 1.40 feet, S28°26'11"E a distance of 155.89 feet, S40°10'21"W a distance of 334.00 feet, N60°36'53"W a distance of 423.62 feet, S85°05'36"W a distance of 143.45 feet, S68°26'44"W a distance of 598.42 feet, S67°08'24"W a distance of 342.25 feet, S37°37'09"W a distance of 144.34 feet, N78°20'43"W a distance of 126.77 feet, S13°52'21"W a distance of 163.67 feet, S03°13'16"E a distance of 187.29 feet, S83°49'58"W a distance of 39.09 feet, N10°25'42"W a distance of 10.40 feet, N06°10'01"W a distance of 9.63 feet, N83°49'58"E a distance of 20.87 feet, N03°13'16"W a distance of 171.38 feet, N13°52'48"E a distance of 185.84 feet, S78°20'43"E a distance of 133.50 feet, N37°37'09"E a distance of 137.11 feet, N67°08'24"E a distance of 347.75 feet, N68°26'44"E a distance of 601.58 feet, N85°05'36"E a distance of 152.55 feet, S60°36'53"E a distance of 413.24 feet, N40°10'21"E a distance of 303.80 feet, N28°26'11"W a distance of 162.24 feet, N61°33'49"E a distance of 21.84 feet, Southerly a distance of 20.01 feet along a curve to the left (having a radius of 779.72 feet, a chord bearing of S27°11'48"E, and a chord distance of 20.00 feet) to the **Point of Beginning** of the Easement herein described.

Containing 1.22 acres or 53,124 square feet as depicted on the Sanitary Sewer Easement Exhibit prepared by Paulson Mitchell, Inc., dated 04 June 2019 (Project No. 2016107)

PROPOSED SANITARY SEWER EASEMENT FOR

FULTON COUNTY

LAND LOTS 111, 112, 121, & 122
DISTRICT 9F,
FULTON COUNTY,
CITY OF UNION CITY, GEORGIA

PAULSON MITCHELL
INCORPORATED

LAND PLANNERS
ENGINEERS SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PROJECT NUMBER: 2016107

DATE: 04 JUNE 2019

FIELD DATE: N/A

DRAWN BY: P.HUSSIEN

CHECKED BY: K.MANLEY

FILE NAME: 2016107V - EXH

SHEET 4 OF 4

NOT VALID WITHOUT SEAL AND SIGNATURE FOR THE PROFESSION OF LAND SURVEYING, P. MITCHELL, INC. LSF 000797

