



Fulton County Board of Commissioners
Agenda Item Summary

20-0205

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 1,698 square feet to Fulton County, a political subdivision of the State of Georgia from the Housing Authority of Fulton County, Georgia for the purpose of constructing the Anthem at Riverside Drive Project at 0 Riverside Drive, City of South Fulton, Georgia 30331.

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 Anthem at Riverside Drive Project, an affordable housing development, requires a connection to the County's sewer system. Fulton County development regulations require that all new sewer connections acknowledge Fulton County's ownership interests in the area(s) in which a connection is being made to the County's sewer system prior to the issuance of a Land Disturbance Permit. The easement area to be conveyed consists of 1,698 square feet and is located in Land Lots 131 and 132 of the 14FF 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 affordable housing 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 upgrades to the sewer system once the proposed improvements are installed.

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

Community Issues/Concerns: None.

Department Issues/Concerns: None.

History of BOC Agenda Item: None.

Contract & Compliance Information	<i>(Provide Contractor and Subcontractor details.)</i>
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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)

20-0205

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 \$3,500.00.				
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: 3/6/2020
X	County Attorney:	Stewart, Denva	Date: 3/6/2020
.	Purchasing/Contract Compliance:	.	Date: .
.	Finance/Budget Analyst/Grants Admin:	.	Date: .
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 3/9/2020

[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 : Anthem at Riverside
 Tax Parcel Identification No.: 14F0132 LL0437
 Land Disturbance Permit No.: 19S-013WR
 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 18th day of July, 2019, between the Housing Authority of Fulton County, Georgia, a corporation duly organized under the laws of the State of Georgia, 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) 131 and 132, -- Section (if applicable) of District 14FF, Fulton County, Georgia, and more particularly described as follows: To wit:

Anthem at Riverside

Project Name

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

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 18th
day of July, 2019
in the presence of:

[Signature]
Witness

GRANTOR:
HOUSING AUTHORITY OF FULTON COUNTY, GEORGIA

By: [Signature]
Print Name: Barbara Duffy

Title: Chair

By: [Signature]
Print Name: Larry Haqq

Title: Executive Director and Secretary

[Signature]
Notary Public

[NOTARIAL SEAL]

[CORPORATE SEAL]

NOTE: EXISTING CONDITION OF EASEMENT AREA IS UNDEVELOPED LAND.

OWNER/GRANTOR: THE HOUSING AUTHORITY OF FULTON COUNTY
4273 WENDELL DRIVE
ATLANTA, GA 30336
(404)588-4950

PARCEL ID NUMBER: 14F0132LL0437

APPROXIMATE LOCATION OF
DOWNSTREAM MANHOLE PER FULTON COUNTY PLANS
FOR "ASTORIA RIVERSIDE PARK DATED 4/1/2008

SSMR: 855.05
INV OUT: 831.07 @ 0" DIP
INV IN: 831.16 @ 0" DIP

P.O.C.
1/2" RBF WITH CAP



WAYCREST DRIVE
(50' ROW)

20' SANITARY SEWER EASEMENT
1,698SF (0.04 AC)

N23°22'18"W 84.90'

PROPOSED 8-INCH SANITARY SEWER LINE

S66°39'33"W 20.00'

N66°39'33"E 20.00'

P.O.B.

S69°13'47"W
303.71'

S23°22'18"E 84.90'

RIVERSIDE DRIVE
(60' ROW)

LONG
ENGINEERING

2550 Heritage Ct
Suite 250
Atlanta, Georgia
30339 Tel
770.951.2495
Fax 770.951.2496
www.longeng.com

ANTHEM AT RIVERSIDE

1900 WAYCREST DRIVE
CITY OF SOUTH FULTON, FULTON COUNTY

SANITARY SEWER EASEMENT EXHIBIT

DATE: 08/15/2019

SCALE: 1" = 50'

DESIGN BY: LF

DRAWN BY: RMS

LEI PROJECT#

0569-0070

**SANITARY SEWER EASEMENT
1900 WAYCREST DRIVE**

All that tract or parcel of land lying and being in land lots 131 and 132 of the 14th district, City of South Fulton, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a one-half inch rebar with cap located at the intersection formed by the westerly right-of-way of Riverside Drive (60-foot right-of-way) and the southerly right-of-way of Waycrest Drive (50-foot right-of-way).

Thence, along said southerly right-of-way line of Waycrest Drive S 69°13'47" W a distance of 303.71 feet to the POINT OF BEGINNING.

Thence, leaving said southerly right-of-way line of Waycrest Drive, S 23°22'18" E a distance of 84.90 feet.

Thence, S 66°39'33" W a distance of 20.00 feet.

Thence, N 23°22'18" W a distance of 84.90 feet.

Thence, N 66°39'33" E a distance of 20.00 feet to the POINT OF BEGINNING.

Said parcel containing 1,698 square feet, 0.04 acres.

