 <p>Fulton County Board of Commissioners <b>Agenda Item Summary</b></p>	<p><b>BOC Meeting Date</b> 3/18/2020</p>
<p><b>Requesting Agency</b> Real Estate and Asset Management</p>	<p><b>Commission Districts Affected</b> 2</p>
<p><b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Request approval of a Water Vault Relocation Easement Dedication of 112 square feet to Fulton County, a political subdivision of the State of Georgia from Atlantic Hotel Group, LLC, for the purpose of constructing the Home2 Suites by Hilton Project at 10990 Westside Pkwy, Roswell, Georgia, 30005.</p>	
<p><b>Requirement for Board Action</b> <i>(Cite specific Board policy, statute or code requirement)</i> 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.</p>	
<p><b>Is this Item related to a Strategic Priority Area?</b> <i>(If yes, note strategic priority area below)</i>  Yes                      All People Trust Government is Effective, Efficient and Fiscally Sound Open and Responsible Government</p>	
<p><b>Is this a purchasing item?</b> No</p>	
<p><b>Summary &amp; Background</b></p>	<p><i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i></p>
<p>Scope of Work: The proposed Home2 Suites by Hilton Project, a hotel development, requires the relocation of a water vault. Fulton County development regulations require that all new water line connections acknowledge Fulton County's legal access to the area(s) in which a water service line connection is being made prior to the issuance of a Land Disturbance Permit. The easement area to be conveyed consists of 112 square feet and is located in Land Lots 559 and 560 of the 1st District, 2nd Section of Fulton County, Georgia.</p> <p>Community Impact: The community will benefit from the extension of the County's water system and the addition of a new hotel development.</p> <p>Department Recommendation: The Department of Real Estate and Asset Management recommends acceptance of the easement dedication.</p>	

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

Continued

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 water system once the proposed improvements are installed.

Community Issues/Concerns: None.

Department Issues/Concerns: None.

History of BOC Agenda Item: None.

<b>Contract &amp; Compliance Information</b>	<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)

<b>Solicitation Information</b>	<b>NON-MFBE</b>	<b>MBE</b>	<b>FBE</b>	<b>TOTAL</b>
No. Bid Notices Sent:				
No. Bids Received:				
<b>Total Contract Value</b>	.			
<b>Total M/FBE Values</b>	.			
<b>Total Prime Value</b>	.			
<b>Fiscal Impact / Funding Source</b> <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> By acceptance of this water vault relocation easement dedication, the County saves land acquisition costs of approximately \$533.00.				
<b>Exhibits Attached</b> <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>  Exhibit 1 – Water Vault Easement Agreement				
<b>Source of Additional Information</b> <i>(Type Name, Title, Agency and Phone)</i> Linda Alexander, Real Estate Specialist, Land Division, 404-612-7276				

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

Continued

**Procurement**

<b>Contract Attached:</b> .	<b>Previous Contracts:</b> .		
<b>Solicitation Number:</b> .	<b>Submitting Agency:</b> .	<b>Staff Contact:</b> .	<b>Contact Phone:</b> .

**Description:.****FINANCIAL SUMMARY**

<b>Total Contract Value:</b>	<b>MBE/FBE Participation:</b>
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 \$: .		

<b>Funding Line 1:</b> .	<b>Funding Line 2:</b> .	<b>Funding Line 3:</b> .	<b>Funding Line 4:</b> .
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**KEY CONTRACT TERMS**

<b>Start Date:</b> .	<b>End Date:</b> .
<b>Cost Adjustment:</b> .	<b>Renewal/Extension Terms:</b> .

**ROUTING & APPROVALS**

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 3/9/2020
X	County Attorney:	Stewart, Denva	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

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

\*\*\*THIS DOCUMENT MAY BE RECORDED ONLY 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 : Home2 Suites by Hilton  
Tax Parcel Identification No.: 12-2260-0560-031-3  
Land Disturbance Permit No.: 18-017WR  
Zoning/Special Use Permit No.: CU201700959  
(if applicable)

*For Fulton County Use Only*

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**WATER VAULT EASEMENT RELOCATION  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 16<sup>th</sup> day of January, 2020, between  
Atlantic Hotel Group, LLC., 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.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the relocation and installation of a water vault, water meter, and appurtenances on subject property, and in consideration of the benefits which will accrue to the subject property from the relocation and installation of a water vault, water meter, and appurtenances on the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on the subject property located in land lot(s) 559 & 560 of the 1st District, 2nd Section (if

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, relocation, installation, access, maintenance and upgrade of a water vault, water meter and appurtenances according to the location and size of said water vault, water meter and appurtenances as shown on the map 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 water vault, water meter and appurtenances within the aforesaid boundaries of the above-described easement.

#### Special Provision

Said water vault easement was originally recorded in the Fulton County records in Deed Book \_\_\_\_\_, page(s) \_\_\_\_\_. The Grantor has requested that the original water vault alignment associated with the original easement be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book \_\_\_\_\_, page(s) \_\_\_\_\_ is considered modified to the extent that the description on the exhibits regarding the location of the water vault are revised herein. Said water vault easement modification shall not become effective until the new water vault alignment shown on Exhibit "A" has been installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on the water vault structure, water meter and appurtenances on both a routine and emergency basis for the relocated water vault.

Grantor hereby warrants that it has the right to sell and convey this 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 relocated water vault 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 relocation, installation, access, upgrade or maintenance of said water vault, water meter and appurtenances for the use of the property as herein agreed.

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

Signed, sealed and delivered this

day of

Jan

2020.

in the presence of:

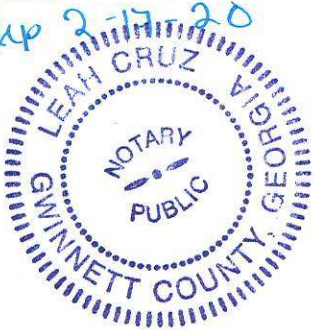
Victoria Sullivan

Witness

Leah Cruz

Notary Public

my com exp 2-17-20



[NOTARIAL SEAL]

GRANTOR:

Atlantic Hotel Group, LLC.

CORPORATE NAME

By:

Aziz Dhanani

Print Name:

AZIZ DHANANI

Title:

Manager.

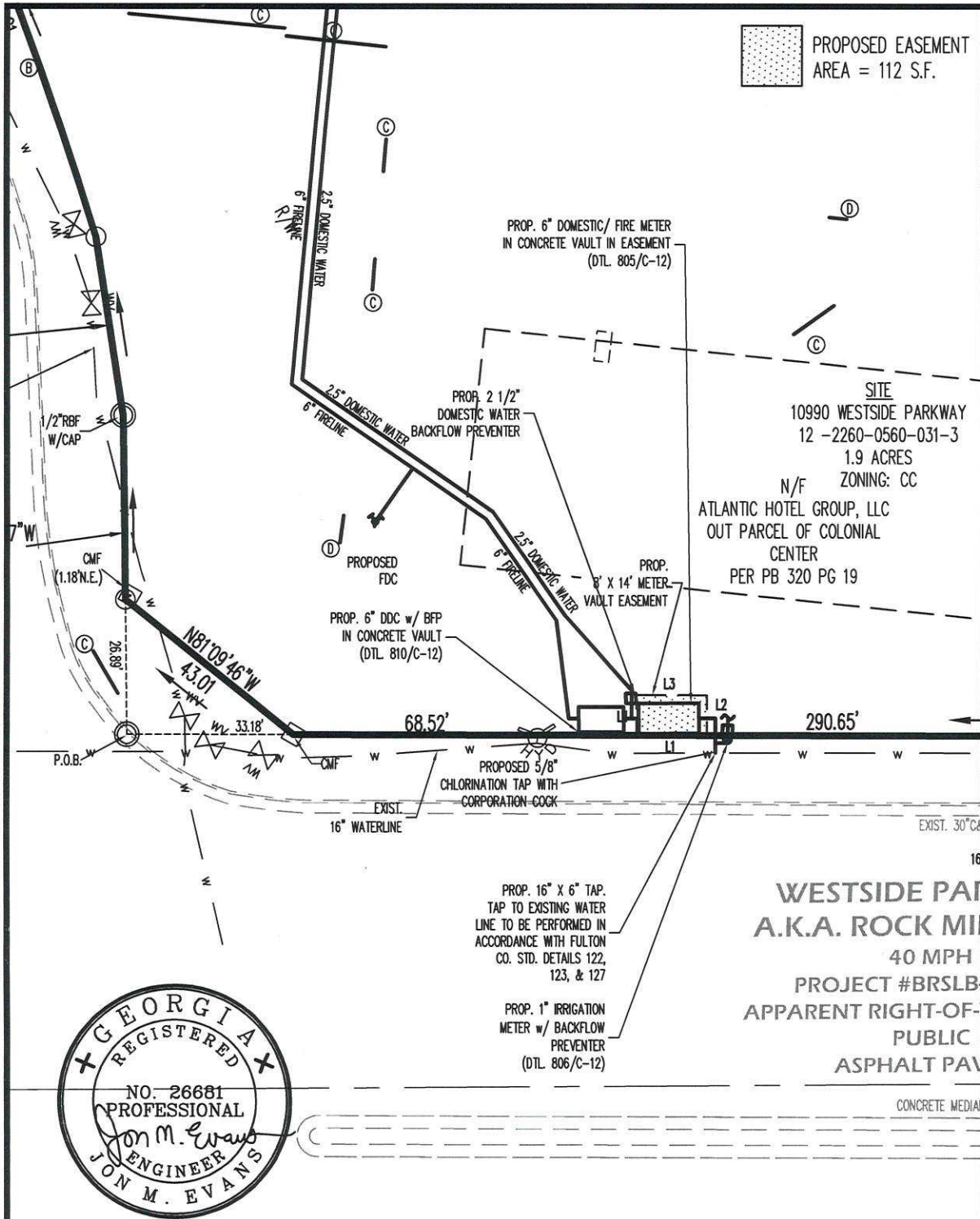
By:

Print Name:

Title:

[CORPORATE SEAL]





**HOME2 SUITES BY HILTON**

**ATLANTIC HOTEL GROUP, LLC**

L.L. 559 & 560, 1st DISTRICT, 2nd SECTION

CITY OF ROSWELL, GEORGIA

PROJECT NUMBER  
16-034

EX-A

DRAWING NUMBER

SHEET TITLE

EXHIBIT A  
PLAT MAP

SCALE: 1" = 30'

Evans Design Group, Inc.

Civil Engineering /Site Planning  
Land Development Services



LEGAL DESCRIPTION FOR  
HOME2 SUITES BY HILTON  
WATER EASEMENT

All that tract or parcel of land lying and being in Land Lot 560, 1<sup>st</sup> District, 2<sup>nd</sup> Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:

Commencing at the intersection of the eastern right-of-way line of Mansell Road and the northerly right-of-way line of Westside Parkway, thence running South 81 degrees 09 minutes 46 seconds East for a distance of 43.01 feet to a point on the Westside Parkway right-of-way line; thence continuing along said right of way right-of-way North 60 degrees 08 minutes 45 seconds East for a distance of 68.52 feet to a point on the Westside Parkway right-of-way line, said point being the TRUE POINT OF BEGINNING;

THENCE leaving said right-of-way of Westside Parkway North 29 degrees 51 minutes 15 seconds West for a distance of 8.00 feet to a point;

THENCE continuing North 60 degrees 08 minutes 45 seconds East for a distance of 14.00 feet to a point;

THENCE continuing South 29 degrees 51 minutes 15 seconds East for a distance of 8.00 feet to a point on said right-of-way;

THENCE running along said right-of-way South 60 degrees 08 minutes 45 seconds West for a distance of 14.00 feet to a point on the Westside Parkway right-of-way line, said point being the TRUE POINT OF BEGINNING and the end of this description.

Said area of easement contains 0.003 acres (112 s.f.).