 <p>Fulton County Board of Commissioners Agenda Item Summary</p>	<p>BOC Meeting Date 3/18/2020</p>
<p>Requesting Agency Real Estate and Asset Management</p>	<p>Commission Districts Affected 2</p>
<p>Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Request approval of a Sewer Easement Dedication of 400 square feet to Fulton County, a political subdivision of the State of Georgia from Robert C. Jacobs, an individual, for the purpose of constructing the Coleman Road Sanitary Sewer Extension Project at 9950 Coleman Road, Roswell, Georgia 30075.</p>	
<p>Requirement for Board Action <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>Is this Item related to a Strategic Priority Area? <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>Is this a purchasing item? No</p>	
<p>Summary & Background</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 Coleman Road Sanitary Sewer Extension Project, a residential 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 400 square feet and is located in Land Lot 373 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 sewer system and the addition of a new residential development.</p> <p>Department Recommendation: The Department of Real Estate and Asset Management recommends acceptance of the easement dedication.</p>	

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

<p>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.</p> <p>Community Issues/Concerns: None.</p> <p>Department Issues/Concerns: None.</p> <p>History of BOC Agenda Item: None.</p>	
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)

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 \$2,142.00.				
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	

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, 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 : Coleman Road Sanitary Sewer Extension
 Tax Parcel Identification No.: 12-180003731150
 Land Disturbance Permit No.: 19-081WR
 Zoning/Special Use Permit No.: RS:12
 (if applicable)

For Fulton County Use Only

Approval Date: _____
 Initials: _____

**SEWER EASEMENT
 (Individual Form)**

STATE OF GEORGIA,
 COUNTY OF FULTON

This indenture entered into this 10TH day of DECEMBER, 2019, between ROBERT C. JACOBS of said state and county, 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 (hereinafter referred to as 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 the subject property, said Grantor(s) has (have) 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) 373, _____ Section (if applicable) of District 1st, Fulton County, Georgia, and more particularly described as follows:
 To wit:

Coleman Road Sanitary Sewer Extension

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

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(s) hereby conveys (convey) and relinquishes (relinquish) to FULTON COUNTY a right of access over Grantor's (Grantors') remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

I (We) hereby warrants (warrant) that I (we) have the right to sell and convey said sewer line easement and right of access and bind myself (ourselves), my (our) heirs, executors, and administrators, 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(s) hereby waives (waive) for him/herself (their selves), him/her (their) heirs, 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 (their) hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered this _____
day of _____, 20____ 19____
in the presence of:

Witness By: _____ (L.S.)

Notary Public Print Name: _____ (L.S.)

[NOTARIAL SEAL]

Signed, sealed and delivered this 10th
day of December, 2019
in the presence of:

[Signature]
Witness By: Robert C. Jacobs (L.S.)

[Signature]
Notary Public Print Name: ROBERT C. JACOBS (L.S.)

Ryndell Langford
12/10/2019



7th OAK 
24th PINE

24,150 S.F.
0.554 ACRES

#9948
24,651 sf.
0.554 ACRES
LOT ZONED RS-12

24,756 S.F.
0.568 ACRES

#9950
19,807 sf.
0.568 ACRES
LOT ZONED RS-12

24,161 S.F.
0.554 ACRES

#9952
28,610 sf.
0.555 ACRES
LOT ZONED RS-12

PROPERTY
LINE

PROPERTY

FULTON COUNTY
EASEMENT = 400 S.F.

PROPOSED
10'X32' BORE PIT

PROPOSED 6" SEWER LATERAL
MINIMUM SLOPE=1.0%

PROPOSED

PROPOSED 6" SEWER LATERAL
MINIMUM SLOPE=1.0%

PROPOSED
SEWER C/O

PROPOSED
20' PRIVATE SEWER
EASEMENT 723.95 S.F.

PROPOSED
10'X32' BORE PIT

S4712'05"W
20.00'

PROPOSED 6" SEWER LATERAL
MINIMUM SLOPE=1.0%

PROPOSED
SEWER C/O

PROPOSED
20' PRIVATE SEWER
EASEMENT 1.011.41 S.F.

COLEMAN ROAD (60' R/W)

EXISTING
GASLINE

EXISTING
WATERLINE

EXISTING
EDGE OF PAVEMENT

EXISTING
CURB & GUTTER

EXISTING MH
-TOP=969.83
INV=964.16

EASEMENT DEDICATIONS WILL ONLY BE ACCEPTED IF EXECUTED ON FORMS APPROVED BY FULTON COUNTY. AS NOTED ABOVE, PLEASE DO NOT MAKE ANY CHANGES TO THE DOCUMENT LANGUAGE WITHOUT PRIOR APPROVAL FROM THE LAND DIVISION (404-730-7870). ANY STIPULATIONS OR MONETARY AGREEMENTS BETWEEN THE PETITIONER AND THE NEIGHBORING PROPERTY OWNER SHOULD BE INCLUDED IN A SEPARATE AGREEMENT BETWEEN THE TWO PARTIES.

PETITIONER MUST PROVIDE PROOF OF OWNERSHIP (COPY OF RECORDED DEED) OF THE PERSON OR ENTITY GRANTING THE EASEMENT TO FULTON COUNTY. PLEASE REMEMBER TO OBTAIN PROOF OF AUTHORIZATION TO SIGN FOR CORPORATION, LLC, PARTNERSHIP, ETC.

IF THE EASEMENT AREA REQUIRED FOR THE PROJECT HAS ALREADY BEEN DEDICATED TO FULTON COUNTY, PLEASE PROVIDE A COPY OF THE RECORDED EASEMENT DOCUMENT, AND/OR PLAT.

FULTON COUNTY PROJECT # (19-081WR)



SCALE: 1" = 20'

PROJECT NUMBER
19128

DATE
OCTOBER 11TH, 20

SHEET TITLE
9950 COLEMAN ROAD
SEWER EASEMENT
EXHIBIT

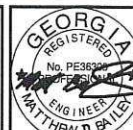
FOR (GRANTOR)

OWNER
ROBERT JACOBS
515 E. CROSSVILLE ROAD SUITE 230, ROSWELL GA, 30075
LAND LOT 373, 1ST DISTRICT, FULTON COUNTY, GA

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POS

BAILEY civil

P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com



LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 373 of the 1st Land District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the northwesterly right of way of Coleman Road (variable right of way) 179.4 feet southwest from the intersection of Coleman Road and Magnolia Walk; thence running along the variable right of way of Coleman Road South 42 degrees 39 minutes 31 seconds East a distance of 14.02 feet to a point; thence continuing along said right of way running South 47 degrees 12 minutes 05 seconds West a distance of 125.54 feet to a point, said point being the TRUE POINT OF BEGINNING or POINT OF COMMENCEMENT; thence continuing along said right of way running South 47 degrees 12 minutes 05 seconds West a distance of 20.00 feet to a point; thence leaving said right of way running North 42 degrees 47 minutes 55 seconds West a distance of 20.00 feet to a point; thence running North 47 degrees 12 minutes 05 seconds East a distance of 20.00 feet to a point; thence running South 42 degrees 47 minutes 55 seconds East a distance of 20.00 feet to a point on the northwesterly right of way Coleman Road, said point being the TRUE POINT OF BEGINNING or POINT OF COMMENCEMENT.

SAID PARCEL TO CONTAIN 400 SF. (0.009 ACRES) AND SERVE AS A PUBLIC SANITARY SEWER EASEMENT