 Fulton County Board of Commissioners Agenda Item Summary		BOC Meeting Date 3/18/2020	
Requesting Agency Real Estate and Asset Management		Commission Districts Affected 2	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Request approval of a Sewer Easement Dedication of 14,732 square feet to Fulton County, a political subdivision of the State of Georgia from the Fulton County Board of Education, for the purpose of constructing the Crabapple Middle School Project at 10900 Woodstock Road, Roswell, Georgia 30075.			
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.			
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			
Is this a purchasing item? No			
Summary & Background		<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>	
Scope of Work: (Provide a brief project scope of work of the services/work to be provided)			
Community Impact: (Provide the overall impact on community health, whether the impact would be Countywide or to a specific District, if applicable)			
Department Recommendation: (Provide the user department recommendation)			
Project Implications: (What are the future implications of the item in terms of potential changes in budget, service provision, or County policy/operations?)			
Community Issues/Concerns: (Identify any issues/concerns raised by constituents or clients concerning the agenda item and if those issues have been addressed?)			
Department Issues/Concerns: (Identify any additional department recommendations or concerns)			
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	

including funding, staffing, external/internal partnerships and operational inefficiencies)

History of BOC Agenda Item: (Has this item previously been before the BOC? Yes or No. If yes, for non-purchasing item(s), describe what action(s) were taken.)

(For purchasing items, provide the project history chart or if a new procurement, insert "New Procurement".)

Scope of Work: The proposed Crabapple Middle School Project, an educational 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 14,732 square feet and is located in Land Lots 332 and 352 of the 1st District, 2nd Section 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 educational 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.

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)

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 \$24,118.00.				
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:**

Original Approved Amount: .

Previous Adjustments: .

This Request: .

TOTAL: .

MBE/FBE Participation:

Amount: . %: .

Amount: . %: .

Amount: . %: .

Amount: . %: .

Grant Information Summary:

Amount Requested: .

Match Required: .

Start Date: .

End Date: .

Match Account \$: .

☐

Cash

☐

In-Kind

☐

Approval to Award

☐

Apply & Accept

Funding Line 1:

.

Funding Line 2:

.

Funding Line 3:

.

Funding Line 4:

.

KEY CONTRACT TERMS**Start Date:**

.

End Date:

.

Cost Adjustment:

.

Renewal/Extension Terms:

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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 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 : Crabapple Middle School
 Tax Parcel Identification No.: 12 167003220268
 Land Disturbance Permit No.: _____
 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 15 day of August, 2019, between **FULTON COUNTY BOARD OF EDUCATION**, a political subdivision 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 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 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 its successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 332 & 352, 2nd Section of the 1st District, Fulton County, Georgia (hereinafter called the "Property"). Said easement is shown on Exhibit "A" (hereinafter called the "Easement Area"). To wit:

Crabapple Middle School sewer easement

Project Name

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

This right and easement herein granted being to occupy such portion of the Property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through the Property according to the location and size of said sewer line as shown on **Exhibit "A"** and 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 by mutual agreement of the parties including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described Easement Area.

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

Grantor acknowledges it is the owner of the Property and has approved the conveyance of this Easement by public vote as required by law. Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation on account of the construction, access, upgrade or maintenance of said sewer line or for the use of the Property as herein agreed. Except for the rights, privileges, benefits and easement granted herein, Grantor reserves unto itself all rights ownership, title, use and enjoyment of the Easement Area and the Property not inconsistent herewith.

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 15
day of August, 20 19
in the presence of:

D. D. Corley
Witness

Melanie G. Morris
Notary Public



GRANTOR: FULTON COUNTY BOARD
EDUCATION

By: Linda Bryant
Print Name: Linda P. Bryant

Title: Board Chair

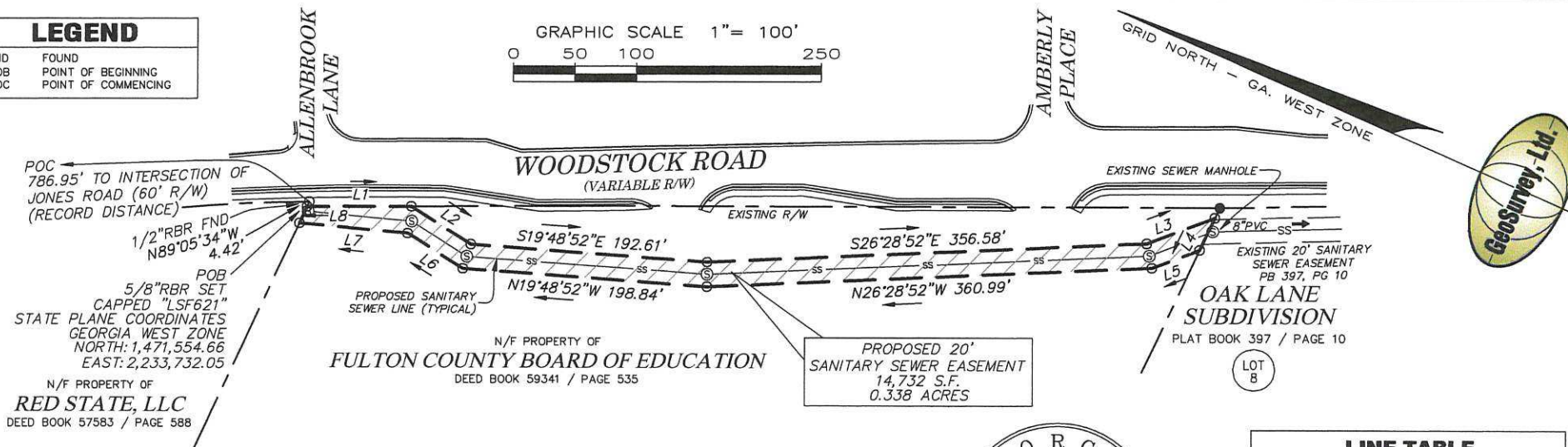
By: [Signature]
Print Name: Dr. Michael Looney

Title: Superintendent

[CORPORATE SEAL]

was

LEGEND	
FND	FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THE HORIZONTAL DATA FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 1

PLEASE NOTE: PROPERTY LINE INFORMATION IS SHOWN BASED ON SURVEY REFERENCE 1.

SURVEY REFERENCES

1> ALTA/NSPS LAND TITLE SURVEY FOR FULTON COUNTY BOARD OF EDUCATION, PREPARED BY GEOSURVEY, LTD., DATED JUNE 22, 2018, LAST REVISED AUGUST 21, 2018, RECORDED IN PLAT BOOK 414, PAGE 25.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,893, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 118,657 FEET. JTN INIT.

John T. Newman
John T. Newman
Georgia Registered
Land Surveyor # 3324



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

LINE TABLE

LINE	BEARING	DISTANCE
L1	S24°16'44"E	85.02'
L2	S08°36'25"W	57.31'
L3	S44°57'18"E	58.98'
L4	N88°46'45"W	28.88'
L5	N44°57'18"W	41.39'
L6	N08°36'25"E	53.23'
L7	N18°43'22"W	88.46'
L8	S89°05'34"E	14.58'

REVISED 5-20-19

20' SANITARY SEWER EASEMENT EXHIBIT FOR:

Crabapple Middle School
Fulton County Board of Education

DRAWING SCALE:	1" = 100'	SURVEY DATE:	06-22-2018
CITY: ROSWELL	STATE: GA	LAND LOT: 352	
COUNTY: FULTON	JOB NO.: 20175628-02	DISTRICT: 1st	SECTION: 2nd