



Fulton County Board of Commissioners  
**Agenda Item Summary**

**# 20-0673**

**BOC Meeting Date**  
**10/7/2020**

**Requesting Agency**

Real Estate and Asset Management

**Commission Districts Affected**

1

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

Request approval of a Sewer Easement Dedication of 4,375 square feet to Fulton County, a political subdivision of the State of Georgia from Theodore Kyriakou, Jr., for the purpose of completing the 6350 Wilsons Road Sewer Easement Project at 6250 Wilsons Road, Johns Creek, Georgia 30097.

**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                      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 6250 Wilsons Road Sewer Easement Project, a residential sewer extension project, requires a connection to the County's sewer system. Fulton County development regulations require that all new sewer line 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 to the County consists of 4,375 square feet and is located in Land Lots 342, 343 and 363 of the 1st District, 1st Section of Fulton County, Georgia.

Community Impact: The community will benefit from the extension of the County's sewer system.

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 County's sewer system once the proposed improvements are installed.

Community Issues/Concerns: None.

**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**

Department Issues/Concerns: None.

History of BOC Agenda Item: None.

**Contract & Compliance Information**

*(Provide Contractor and Subcontractor details.)*

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)

**# 20-0673**

<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 sewer easement dedication, the County saves land acquisition costs of approximately \$4,500.00.				
<b>Exhibits Attached</b> <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>  Exhibit 1 – Sewer 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>	

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

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: 9/8/2020
X	County Attorney:	Stewart, Denva	Date: 9/8/2020
.	Purchasing/Contract Compliance:	.	Date: .
.	Finance/Budget Analyst/Grants Admin:	.	Date: .
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 9/15/2020

[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 : \_\_\_\_\_  
 Tax Parcel Identification  
 No.: \_\_\_\_\_  
 Land Disturbance Permit  
 No.: \_\_\_\_\_  
 Zoning/Special Use Permit  
 No.: \_\_\_\_\_  
 (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 10 day of MAY, 2020, between THEODORE KYRIAKOU 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) 343, \_\_\_\_\_ Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

6350WILSONS RD JOHNS CREEK 30097

*Project Name*

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

## # 20-0673

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(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 MAY, 2020

in the presence of:

[Signature]  
Witness

By:

[Signature] (L.S.)

Print  
Name:

THEODORE KYRIAKOU (L.S.)

Notary Public

[NOTARIAL SEAL]

Signed, sealed and delivered

this

day of MAY, 2020

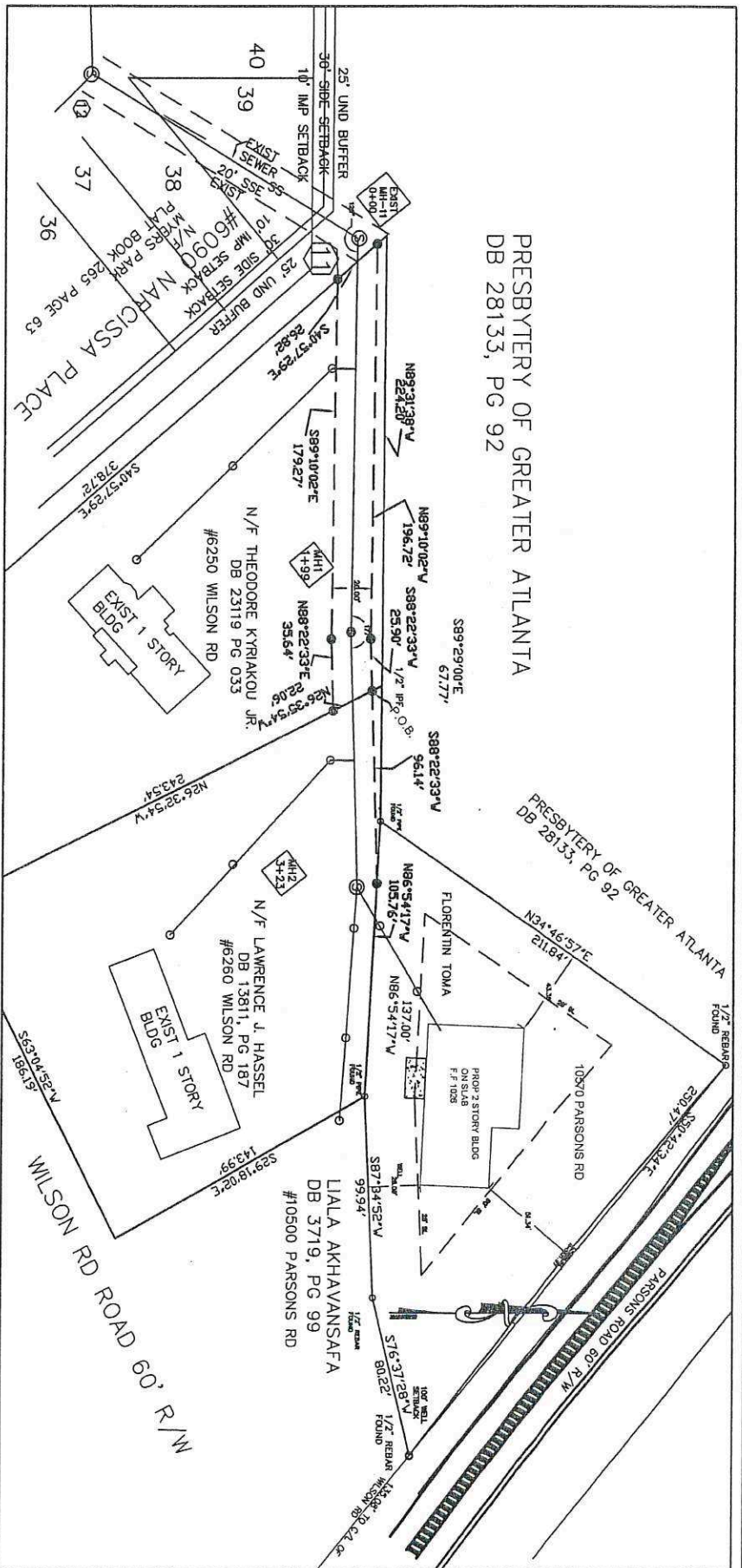
in the presence of:

Witness

By:

\_\_\_\_\_ (L.S.)





PRESBYTERY OF GREATER ATLANTA  
DB 28133, PG 92

PRESBYTERY OF GREATER ATLANTA  
DB 28133, PG 92

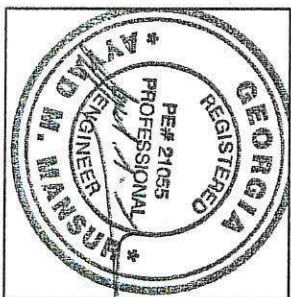
EXHIBIT "B"

PROPOSED SEWER EASEMENT  
THEODORE KYRIAKOU JR.  
PROJECT SITE:  
6250 WILSON ROAD  
05-12-20

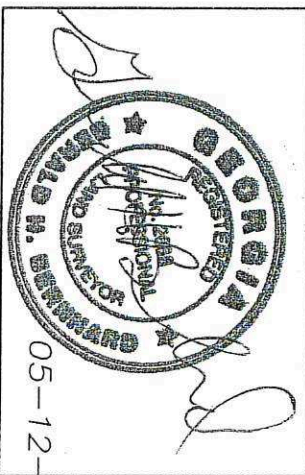
PREPARED BY: MANSUR ENGINEERING, INC.  
1810 PEACHTREE IND. BLVD, SUITE 140  
DULUTH, GEORGIA 30097  
TEL: 1-(770)-476-7014  
FACSIMILE: 1-(770)-476-7363

PROPERTY LOCATED IN  
L.L. 362, 1ST DIST  
CITY OF JOHNS CREEK  
FULTON COUNTY, GEORGIA

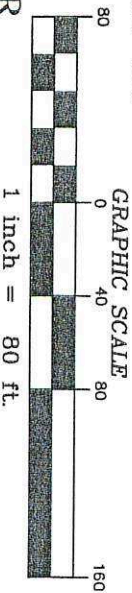
PROJECT # 20-016 WR



05-12-20



05-12-20



LEGAL DESCRIPTION  
20' SEWER EASEMENT  
FOR  
THEODORE KYRIAKOU JR.  
6250 Wilson Road

All that tract or parcel of land lying and being in Land Lot 362, 1ST District, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the center line of Wilson Road and the Southern right-of-way of Parsons Road (60'R/W), running thence a distance of 135.08' in the westerly direction along Parsons R/W to a point, running thence South 76°37'28" West, a distance 80.22' to a point thence; South 87°34'52" West, a distance 99.94' to a point, Thence; North 86°54'17" West, a distance 105.76 feet; thence South 88°22'33" West, a distance of 96.14 feet to a point being the TRUE POINT OF BEGINNING, thence South 88°22'33" West, a distance of 25.90 feet to a point; thence South 89°10'02" East, a distance of 196.72 feet to a point; thence South 40°57'29" East, a distance of 26.82 feet; thence South 89°10'02" West, a distance of 179.27 feet; thence North 88°22'33" East, a distance of 35.64 feet; thence North 26°35'04" West, a distance of 22.06 feet to the POINT OF BEGINNING.

Said tract contains 4,375 square feet or 0.10 acres, more or less and is shown more fully on Exhibit "B", by Mansur Engineering, Inc., dated 05-12-20 for THEODORE KYRIAKOU JR.