 <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 Water Vault Easement Dedication of 338.0 square feet to Fulton County, a political subdivision of the State of Georgia from the Fulton County Board of Educations, for the purpose of constructing the Crabapple Middle School Project at 10900 Woodstock 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 Crabapple Middle School Project, an educational development, requires the construction 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 338.0 square feet and is located in Tract 1, Land Lots 332 and 352 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 educational 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>	

Continued

<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 water 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 water vault easement dedication, the County saves land acquisition costs of approximately \$560.00.				
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Exhibit 1 – Water Vault Easement Agreement				
Source of Additional Information <i>(Type Name, Title, Agency and Phone)</i> Linda DuBose 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: .
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Solicitation Number: .	Submitting Agency: .	Staff Contact: .	Contact Phone: .
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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: .
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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 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: Crabapple Market - Residential
 Tax Parcel Identification No.: 22 400 011 362 67 6
 Land Disturbance Permit No.: 19-003WR
 Zoning/Special Use Permit No.: _____
 (if applicable)

For Fulton County Use Only

Approval Date: _____
 Initials: _____

WATER LINE EASEMENT
(Corporate Form)

STATE OF GEORGIA,
 COUNTY OF FULTON

This indenture entered into this 21ST day of November, 20 19, between
Branyan Trail, 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 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 water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water line through the 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) 1136,
2 Section (if applicable) of District 2, Fulton County, Georgia, and more particularly described as follows: To wit:

Crabapple Market - Residential

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 water line through my property according to the location and size of said

water 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 water 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 water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water 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 water 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 water 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 21st
day of November, 20 19
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

[NOTARIAL SEAL]

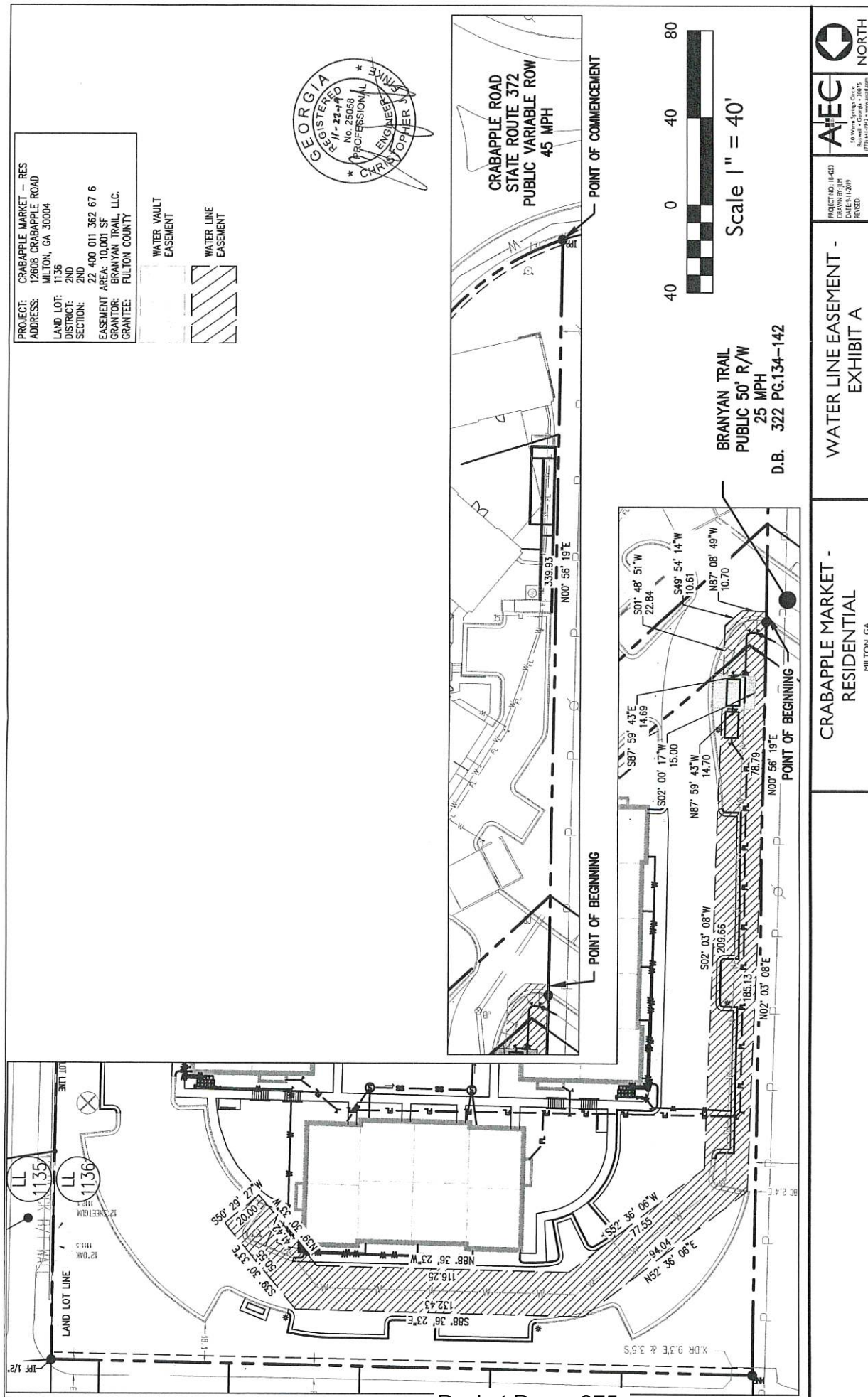


GRANTOR: Brangan Trail LLC
CORPORATE NAME

By: [Signature]
Print Name: Adam D. Orum
Title: MANAGER

By: _____
Print Name: _____
Title: _____

[CORPORATE SEAL]



	PROJECT NO. 18-453 DATE: 11/11/2019 REVISION:	NORTH
	WATER LINE EASEMENT - EXHIBIT A	

Exhibit A

Water Line Easement - Legal Description

Crabapple Market - Residential

ALL THAT TRACT OR PARCEL of land being in Land Lots 1136 of the 2nd District, 2nd Section of Fulton County, Georgia; this description is based on information taken from a survey by Watts & Browning Engineers, Inc. dated October 2, 2018 and shown on an easement exhibit by AEC, Inc. dated September 11, 2019, being more particularly described as follows:

THE POINT OF COMMENCEMENT begins at a ½ inch rebar with cap iron pin found at the northwest corner of the intersection Crabapple Road and Heritage Walk in land lot 1136 of the 2nd district 2nd section of Fulton County, Georgia, running thence north 00 degrees 56 minutes 19 seconds east for 339.93 feet to THE POINT OF BEGINNING;

from said POINT OF BEGINNING;

running thence north 00 degrees 56 minutes 19 seconds east for 78.79 feet to a point;

running thence north 02 degrees 03 minutes 08 seconds east for 185.13 feet to a point;

running thence north 52 degrees 36 minutes 06 seconds east for 94.04 feet to a point;

running thence south 88 degrees 36 minutes 23 seconds east for 132.43 feet to a point;

running thence south 39 degrees 30 minutes 33 seconds east for 50.55 feet to a point;

running thence south 50 degrees 29 minutes 27 seconds west for 20.00 feet to a point;

running thence north 39 degrees 30 minutes 33 seconds west for 41.42 feet to a point;

running thence north 88 degrees 36 minutes 23 seconds west for 116.25 feet to a point;

running thence south 52 degrees 36 minutes 06 seconds west for 77.55 feet to a point;

running thence south 02 degrees 03 minutes 08 seconds west for 209.66 feet to a point;

running thence north 87 degrees 59 minutes 43 seconds west for 14.70 feet to a point;

running thence south 02 degrees 00 minutes 17 seconds west for 15.00 feet to a point;

running thence south 87 degrees 59 minutes 43 seconds east for 14.69 feet to a point;

running thence south 01 degrees 48 minutes 51 seconds west for 22.84 feet to a point;

running thence south 49 degrees 54 minutes 14 seconds west for 10.61 feet to a point;

running thence north 87 degrees 08 minutes 49 seconds west for 10.70 feet to the POINT OF BEGINNING.

Said tract of land contains 0.230 acres or 10,001 square feet.