

#2

3/28 3128

13-0-1370
(Do Not Write Above This Line)

First Reading

FINAL COUNCIL ACTION

Committee _____
Date _____
Chair _____
Referred To _____

2nd 1st & 2nd 3rd
Readings
 Consent V Vote RC Vote

AN ORDINANCE
BY _____
AN ORDINANCE AUTHORIZING THE MAYOR OR HIS AUTHORIZED DESIGNEE TO EXECUTE ALL APPROPRIATE DOCUMENTS FOR THE ACQUISITION OF TEMPORARY AND PERMANENT EASEMENT INTERESTS OR OTHER PROPERTY INTERESTS NECESSARY FOR THE COMPLETION OF CERTAIN RANDALL HALL SEWER IMPROVEMENTS PROJECT, ON BEHALF OF THE DEPARTMENT OF WATERSHED MANAGEMENT AUTHORIZING NEGOTIATIONS WITH PROPERTY OWNERS FOR THE ACQUISITION OF SUCH PROPERTY INTERESTS AUTHORIZING TITLE SEARCHES, APPRAISALS, SURVEYS ENVIRONMENTAL STUDIES AND ANY OTHER ITEM NECESSARY FOR THE ACQUISITION OF SUCH PROPERTY INTERESTS; AUTHORIZING THE MAYOR AND THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS PURSUANT TO THE DECLARATION OF TAKING METHOD O.C.G.A. §22-3-140 OR OTHER CONDEMNATION METHOD AS MAY BE APPROPRIATE, PURSUANT TO O.C.G.A. §22-2- ET SEQ.; WAIVING ARTICLE X, REAL ESTATE AND PROCUREMENT CODE, OF THE CITY OF ATLANTA CODE OF ORDINANCES; ALL CONTRACTED WORK WILL BE CHARGED TO AND PAID FROM FUND DEPARTMENT ORGANIZATION AND ACCOUNT NUMBER AND PROJECT TASK AWARD EXPENDITURE AND FOR OTHER PURPOSES.

City Utilities
Date Nov. 12 2013
Chair [Signature]
Action Fav, Adv, Hold (see rev. side)
Other ON substitute
Members' M. Aschelp
[Signature]
yadrian
[Signature]
Refer To Finance Executive

Committee _____
Date _____
Chair _____
Action Fav, Adv, Hold (see rev. side)
Other _____
Members _____
Refer To _____

CERTIFIED

CERTIFIED
NOV 18 2013
COUNCIL PRESIDENT PROTEM

substitute
ADOPTED BY
NOV 18 2013
COUNCIL

Finance
Date 11-13-13
Chair [Signature]
Action Fav, Adv, Hold (see rev. side)
Other ON substitute
Members' M. Aschelp
[Signature]
yadrian
Refer To

Committee _____
Date _____
Chair _____
Action Fav, Adv, Hold (see rev. side)
Other _____
Members _____
Refer To _____

CERTIFIED
NOV 18 2013
Ronda Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
NOV 27 2013
WITHOUT SIGNATURE
BY OPERATION OF LAW

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 11/4/13
Referred To: City Utilities / Fin Exec
Date Referred
Referred To:
Date Referred
Referred To:



CITY COUNCIL
ATLANTA, GEORGIA

A SUBSTITUTE ORDINANCE
BY CITY UTILITIES COMMITTEES

13-O-1370

A SUBSTITUTE ORDINANCE AUTHORIZING THE MAYOR OR HIS AUTHORIZED DESIGNEE TO EXECUTE ALL APPROPRIATE DOCUMENTS FOR THE ACQUISITION OF TEMPORARY AND PERMANENT EASEMENT INTERESTS OR OTHER PROPERTY INTERESTS NECESSARY FOR THE COMPLETION OF CERTAIN RANDALL HALL SEWER IMPROVEMENTS PROJECT, ON BEHALF OF THE DEPARTMENT OF WATERSHED MANAGEMENT; AUTHORIZING NEGOTIATIONS WITH PROPERTY OWNERS FOR THE ACQUISITION OF SUCH PROPERTY INTERESTS; AUTHORIZING TITLE SEARCHES, APPRAISALS, SURVEYS, ENVIRONMENTAL STUDIES AND ANY OTHER ITEMS NECESSARY FOR THE ACQUISITION OF SUCH PROPERTY INTERESTS; AUTHORIZING THE MAYOR AND THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS, PURSUANT TO THE DECLARATION OF TAKING METHOD, O.C.G.A. §22-3-140 OR OTHER CONDEMNATION METHOD, AS MAY BE APPROPRIATE, PURSUANT TO O.C.G.A. §22-2-1, ET SEQ.; WAIVING ARTICLE X, REAL ESTATE AND PROCUREMENT CODE, OF THE CITY OF ATLANTA CODE OF ORDINANCES; ALL CONTRACTED WORK WILL BE CHARGED TO AND PAID FROM FUND DEPARTMENT ORGANIZATION AND ACCOUNT NUMBER 5058 (2004 WATER & WASTEWATER BOND FUND) 171002 (DWM SEWER LINEAR MAINTENANCE/REPAIR) 5411002 (EASEMENTS) 4330000 (SEWAGE COLLECTION & DISPOSAL) AND PROJECT TASK AWARD EXPENDITURE AND ORGANIZATION NUMBER 17102445 (SEWER GROUP 2 REHABILITATION) 101 (TASK) 505821445 (2004 WATER & WASTEWATER BOND FUND) 171002 (DWM SEWER LINEAR MAINTENANCE/REPAIR) 5411002 (EASEMENTS) COA; AND FOR OTHER PURPOSES.

WHEREAS, the Randall Hall Sewer Improvement Project (“Project”) is located within the City of Atlanta and will connect an existing eight inch (8”) sewer line along Randall Hall Road, N.W. to an existing City of Atlanta (“City”) sanitary sewer line within the City’s public sanitary sewer system, located along Foxcroft Road; and

WHEREAS, two residences along Randall Hall Road, N.W. are currently discharging sewage into an existing sewer line located within the public right-of-way of Randall Hall Road, N.W. that is not connected to the City’s public sanitary sewer system; and

WHEREAS, as a result, City crews must visit a holding tank located in the cul-de-sac of Randall Hall, N.W. every other day to pump out the sewage in order to prevent sewage back-ups and/or sewage spills; and

WHEREAS, the Project will allow these two residences, and other nearby residents, to connect to the City’s public sanitary sewer system, including the addition of currently un-sewered residents along Rembrandt Road that currently discharge to private septic tank systems;



WHEREAS, the Department of Watershed Management has identified the need to acquire certain temporary construction easements, permanent easements, and other property interests (“Property Interests”) for the purpose of constructing, operating and maintaining the Project on and within certain properties, as identified particularly in the chart, attached as Exhibit “A” ; and

WHEREAS, it is in the City’s best interest to authorize the Mayor, or his authorized designee, to negotiate in good faith with the property owners and to acquire the Property Interests necessary to complete the Project; and

WHEREAS, should good faith negotiations fail, it is necessary to acquire the Property Interests through condemnation proceedings and specifically through the use of the Declaration of Takings method, pursuant to O.C.G.A. § 22-3-140, as may be required to acquire the Property Interests necessary for the Project; and

WHEREAS, the Procurement and Real Estate Code of the City Code of Ordinances, Article X, requires the City purchase property at fair market value, as established by a certified appraisal, or the “established just compensation” (“EJC”); and

WHEREAS, there are occasions where it may be in the City’s best interests to acquire the Property Interests for the Project at less than the EJC, if such is offered by a property owner after being informed of the EJC; and, alternatively, it may be in the City’s best interests to negotiate an amount greater than the EJC for purposes of acquiring the needed Property Interests to avoid the costs and expense of litigation.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS,
as follows:

SECTION 1. The Mayor, or his authorized designee, is authorized to negotiate with the affected property owners of the properties designated in Exhibit “A” and take appropriate actions necessary to acquire the Property Interests necessary to complete the Project.

SECTION 2. If negotiations with said property owners are successful, the Mayor, or his authorized designee, is authorized to execute all documents on behalf of the City as may be necessary to acquire the Property Interests necessary for the Project and to effectuate the purposes of this Ordinance.

SECTION 3. The City Attorney, or her authorized designee, is authorized to monitor and supervise the transactions associated with all legal proceedings and actions concerning the acquisition of the Property Interests necessary for the Project.

SECTION 4.
If good faith negotiations with affected property owners of the properties designated in Exhibit “A” are not successful, the City Attorney, or her designee, is authorized to use all means necessary and specifically by condemnation proceedings pursuant to the Declaration of Taking method, pursuant to O.C.G.A. § 22-3-140, or by the consent of the owners through such other method as may be legally appropriate to acquire the Property Interests necessary for the Project.



SECTION 5. The costs associated with this Ordinance shall be charged to and paid from Fund Department Organization and Account Number 5058 (2004 Water & Wastewater Bond Fund) 171002 (DWM Sewer Linear Maintenance/Repair) 5411002 (Easements) 4330000 (Sewage Collection & Disposal) And Project Task Award Expenditure and Organization Number 17102445 (Sewer Group 2 Rehabilitation) 101 (Task) 505821445 (2004 Water & Wastewater Bond Fund) 171002 (DWM Sewer Linear Maintenance/Repair) 5411002 (Easements) COA.

SECTION 6. Article X, Real Estate and Procurement Code, of the City of Atlanta Code of Ordinances, specifically including and without limitation, "Division 14. Real Estate" is hereby waived to the extent applicable to meet the intent and purpose of this ordinance and so that all authorizations granted in this Ordinance are granted without the need for prior or further authorization of City Council so that the Property Interests can be acquired in a timely fashion to meet the requirements of the Project.

SECTION 7. The Mayor, or his designee, is authorized to acquire the Property Interests at an amount less than the EJC, if such amount is offered by a property owner after being informed of the EJC; and is further authorized to settle acquisitions of the Property Interests in an amount not to exceed ten percent (10%) above the EJC, if such is in the best interests of the City to avoid the costs and expense of litigation.

SECTION 8. The Mayor, or his designee, is authorized to perform and obtain title searches, appraisals, surveys, environmental studies and any other tasks necessary for the acquisition of the Property Interests

SECTION 9. All ordinances or parts of ordinances in conflict herewith are hereby waived to the extent of the conflict.

A true copy,

A handwritten signature in black ink, appearing to be "S. D. ...", written over the text "A true copy," and "Deputy Clerk".

Deputy Clerk

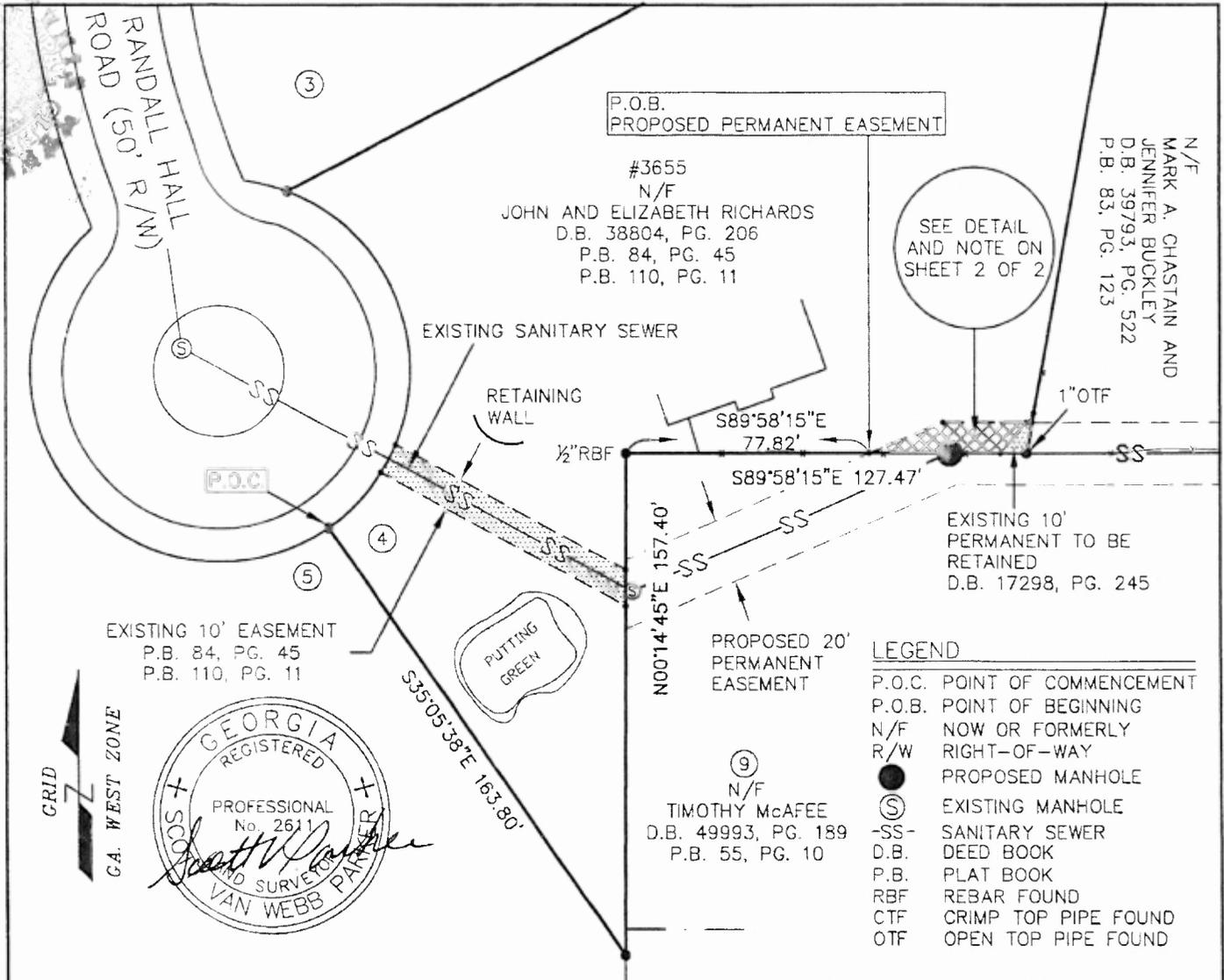
ADOPTED by the Atlanta City Council
APPROVED as per City Charter Section 2-403

NOV 18, 2013
NOV 27, 2013

EXHIBIT "A"
RANDALL HALL SEWER RELIEF PROJECT



Address	Parcel ID	Easement Type	
		TCE	PERMANENT
1003 Foxcroft Road	17 0180 0002 0137	X	X
1019 Foxcroft Road	17 0180 0002 0145	X	X
3651 Rembrandt Road	17 0180 0002 0095	X	X
3652 Rembrandt Road	17 0180 0002 007	X	X
3655 Randall Hall Road	17 0180 0002 0227	X	X
3661 Rembrandt Road	17 0180 0002 032	X	X
3680 Rembrandt Road	17 0180 0002 0319	X	X



EXISTING 10' EASEMENT
P.B. 84, PG. 45
P.B. 110, PG. 11



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- PROPOSED MANHOLE
- ⊙ EXISTING MANHOLE
- SS- SANITARY SEWER
- D.B. DEED BOOK
- P.B. PLAT BOOK
- RBF REBAR FOUND
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,423 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,842 FEET.

FIELD EQUIPMENT: TOPCON GPT 3002W TOTAL STATION.
CARLSON GPS RECEIVER WITH eGPS SOLUTIONS REAL TIME NETWORK.

GRAPHIC SCALE 1" = 50'



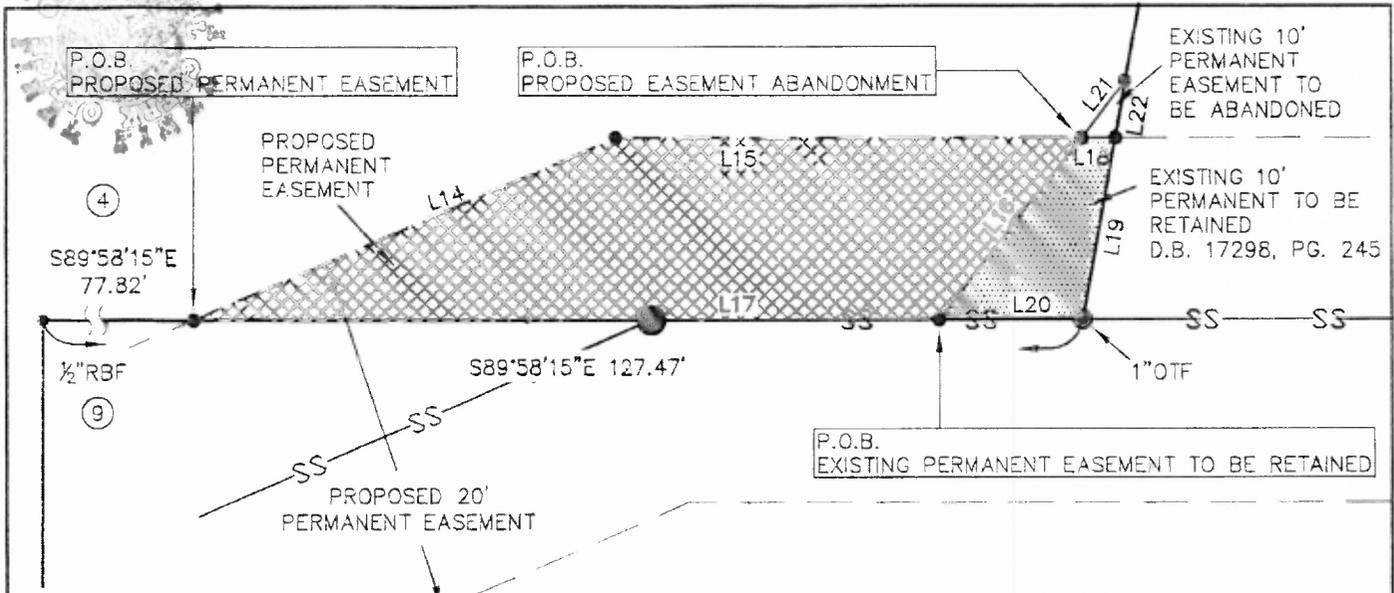
DATE OF FIELD SURVEY: 4/30/13-5/7/13

EXISTING EASEMENT TO BE RETAINED	PROPOSED PERMANENT EASEMENT	PROPOSED EASEMENT ABANDONMENT

**CITY OF ATLANTA
DEPARTMENT OF WATERSHED MANAGEMENT
OFFICE OF ENGINEERING SERVICES**

**SANITARY SEWER EASEMENT
3655 RANDALL HALL ROAD
LOT 4 OF RANDALL HALL SUBDIVISION, PLAT BOOK 84, PAGE 45
TAX ID #17-0180-0002-0227**

SURVEYOR M. HARROD M. GEIGER	FIELD BOOK MG2-2013	L.L. DIST. 180 17	COUNTY FULTON	CITY ATLANTA	DRAWING IS TO BE CONSIDERED PRELIMINARY UNLESS APPROVED	SCALE 1"=50'
DESIGNED BY	DRAWN BY S. PARKER	CHECKED BY	APPROVED BY 	DRAWING NO. Randall Hall_Esmts	SHEET 1 OF 2	DATE 6/26/2013



NOTE:

THE EXISTING EASEMENT SHOWN HEREON IS BASED ON THAT SEWER EASEMENT DEED DATED FEBRUARY 2, 1993, BETWEEN CHARLOTTE M. HEFFNER AND THE CITY OF ATLANTA, FOR CONSTRUCTION OF THE RANDALL HALL OUTFALL SANITARY SEWER PROJECT. RECORDED IN DEED BOOK 17298, PAGE 245, FULTON COUNTY RECORDS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,423 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,842 FEET.

FIELD EQUIPMENT:
 TOPCON GPT 3002W TOTAL STATION.
 CARLSON GPS RECEIVER WITH eGPS SOLUTIONS REAL TIME NETWORK.

DATE OF FIELD SURVEY: 4/30/13-5/7/13

GRAPHIC SCALE 1" = 10'



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- PROPOSED MANHOLE
- ⊙ EXISTING MANHOLE
- SS- SANITARY SEWER
- D.B. DEED BOOK
- P.B. PLAT BOOK
- RBF REBAR FOUND
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND

LINE TABLE

LINE	BEARING	DIST.
L14	N66°57'23"E	25.52'
L15	S89°58'15"E	26.13'
L16	S38°46'20"W	12.82'
L17	N89°58'15"W	41.59'
L18	S89°58'15"E	1.88'
L19	S10°28'15"W	10.17'
L20	N89°58'15"W	8.06'
L21	N38°46'20"E	3.90'
L22	S10°28'15"W	3.09'

EXISTING EASEMENT TO BE RETAINED	PROPOSED PERMANENT EASEMENT	PROPOSED EASEMENT ABANDONMENT
50 SQ. FT., 0.0011 ACRES	339 SQ. FT., 0.0078 ACRES	3 SQ. FT., 0.0001 ACRES

**CITY OF ATLANTA
 DEPARTMENT OF WATERSHED MANAGEMENT
 OFFICE OF ENGINEERING SERVICES**

**SANITARY SEWER EASEMENT
 DETAIL AND AREA TABLES
 3655 RANDALL HALL ROAD
 LOT 4 OF RANDALL HALL SUBDIVISION, PLAT BOOK 84, PAGE 45
 TAX ID #17-0180-0002-0227**

SURVEYOR M. HARROD M. GEIGER	FIELD BOOK MG2-2013	L.I. DIST. 180 17	COUNTY FULTON	CITY ATLANTA	DRAWING IS TO BE CONSIDERED PRELIMINARY UNLESS APPROVED	SCALE 1"=10'
DESIGNED BY	DRAWN BY S. PARKER	CHECKED BY	APPROVED BY 	DRAWING NO. Randall Hall_Esmts	SHEET 2 OF 2	DATE 6/26/2013



Proposed Sanitary Sewer Easement
3655 Randall Hall Road
Tax ID# 17-0180-0002-0027

All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the southwest corner of lot 4 of Randall Hall Subdivision (recorded in plat book 84, page 45, Fulton County Records), on the westerly right-of-way line of Randall Hall Road.

Said corner being 513.20 feet southeasterly along the northeasterly right-of-way line of Randall Hall Road from the intersection of the northerly right-of-way line of Randall Hall Road (50' right-of-way) and the easterly right-of-way line of Randall Mill Road (50' right-of-way).

Thence, leaving said right-of-way line of Randall Hall Road, S33°05'38"E a distance of 163.80 feet.

Thence N00°14'45"E a distance of 157.40 feet to a ½" rebar found.

Thence S89°58'15"E a distance of 77.82 feet to the POINT OF BEGINNING.

Thence N66°57'23"E a distance of 25.52 feet.

Thence S89°58'15"E a distance of 26.13 feet.

Thence S38°46'20"W a distance of 12.82 feet.

Thence N89°58'15"W a distance of 41.59 feet to the POINT OF BEGINNING.

Said parcel is shown as Proposed Permanent Easement on that certain plat titled "Sanitary Sewer Easement, 3655 Randall Hall Road" prepared by the City of Atlanta, dated 6/26/2013.

Said parcel containing 339 square feet, 0.0078 Acres.



Proposed Sanitary Sewer Easement Abandonment
3655 Randall Hall Road
Tax ID# 17-0180-0002-0027

All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the southwest corner of lot 4 of Randall Hall Subdivision (recorded in plat book 84, page 45, Fulton County Records), on the westerly right-of-way line of Randall Hall Road.

Said corner being 513.20 feet southeasterly along the northeasterly right-of-way line of Randall Hall Road from the intersection of the northerly right-of-way line of Randall Hall Road (50' right-of-way) and the easterly right-of-way line of Randall Mill Road (50' right-of-way).

Thence, leaving said right-of-way line of Randall Hall Road, S33°05'38"E a distance of 163.80 feet.

Thence N00°14'45"E a distance of 157.40 feet to a ½" rebar found.

Thence S89°58'15"E a distance of 77.82 feet.

Thence N66°57'23"E a distance of 25.52 feet.

Thence S89°58'15"E a distance of 26.13 feet to the POINT OF BEGINNING.

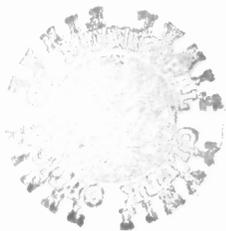
Thence N38°46'20"E a distance of 3.90 feet.

Thence S10°28'15"W a distance of 3.09 feet.

Thence N89°58'15"W a distance of 1.88 feet to the POINT OF BEGINNING.

Said parcel is shown as Proposed Easement Abandonment on that certain plat titled "Sanitary Sewer Easement, 3655 Randall Hall Road" prepared by the City of Atlanta, dated 6/26/2013.

Said parcel containing 3 square feet, 0.0001 Acres.



Existing Sanitary Sewer Easement
3655 Randall Hall Road
Tax ID# 17-0180-0002-0027

All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the southwest corner of lot 4 of Randall Hall Subdivision (recorded in plat book 84, page 45, Fulton County Records), on the westerly right-of-way line of Randall Hall Road.

Said corner being 513.20 feet southeasterly along the northeasterly right-of-way line of Randall Hall Road from the intersection of the northerly right-of-way line of Randall Hall Road (50' right-of-way) and the easterly right-of-way line of Randall Mill Road (50' right-of-way).

Thence, leaving said right-of-way line of Randall Hall Road, S33°05'38"E a distance of 163.80 feet.

Thence N00°14'45"E a distance of 157.40 feet to a ½" rebar found.

Thence S89°58'15"E a distance of 77.82 feet.

Thence S89°58'15"E a distance of 41.59 feet to the POINT OF BEGINNING.

Thence N38°46'20"E a distance of 12.82 feet.

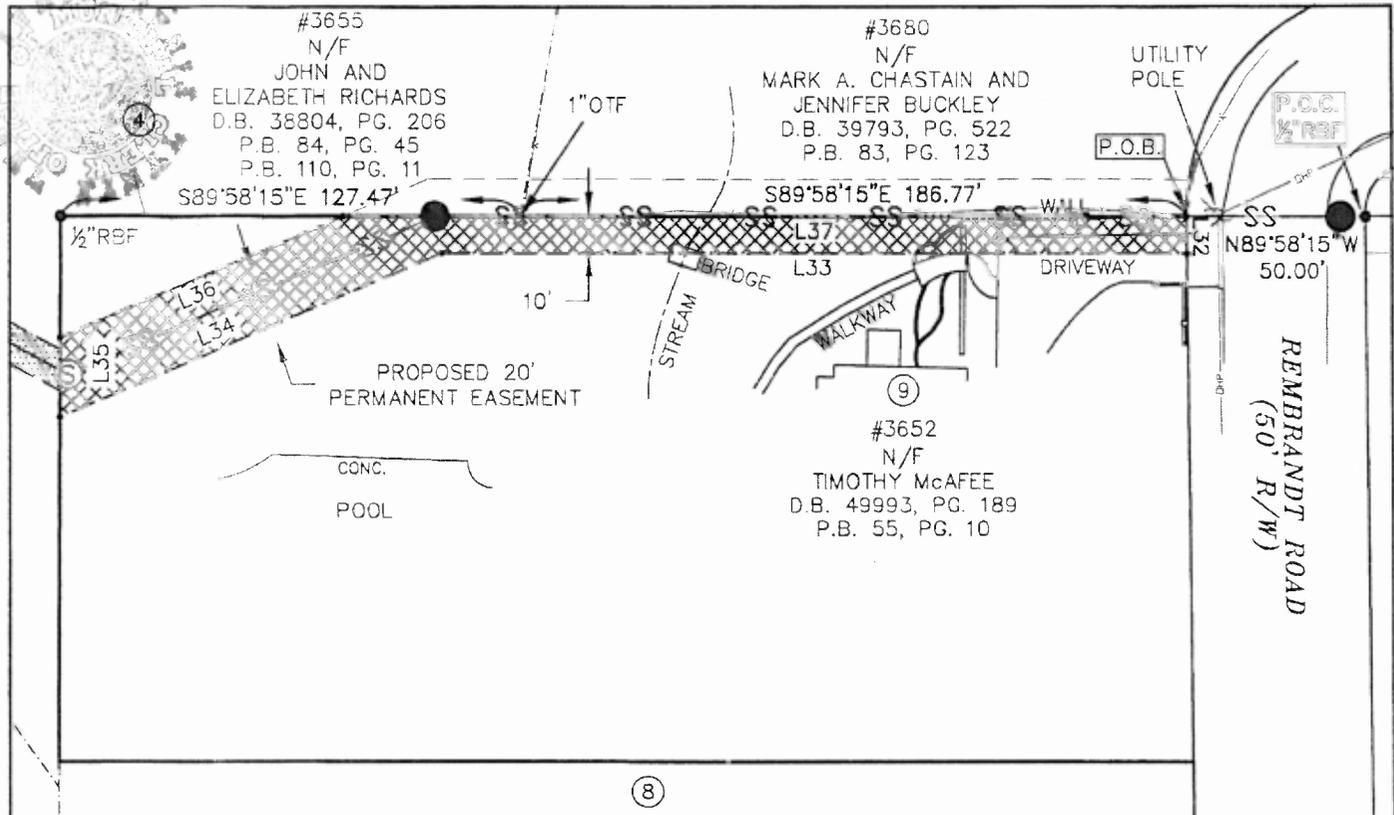
Thence S89°58'15"E a distance of 1.88 feet.

Thence S10°28'15"W a distance of 10.17 feet.

Thence S89°58'15"E a distance of 8.06 feet to the POINT OF BEGINNING.

Said parcel is shown as Existing Easement to be Retained on that certain plat titled "Sanitary Sewer Easement, 3655 Randall Hall Road" prepared by the City of Atlanta, dated 6/26/2013.

Said parcel containing 50 square feet, 0.0011 Acres.



(8)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,423 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 84,569 FEET.

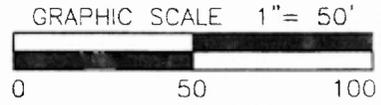
FIELD EQUIPMENT:
 TOPCON GPT 3002W TOTAL STATION.
 CARLSON GPS RECEIVER WITH eGPS SOLUTIONS REAL TIME NETWORK.

DATE OF FIELD SURVEY: 4/30/13-5/7/13

PROPOSED PERMANENT EASEMENT
 4,222 SQ. FT., 0.097 ACRES

LINE	BEARING	DIST.
L32	S00°34'43"E	10.01'
L33	N89°58'15"W	208.97'
L34	S66°57'23"W	114.77'
L35	N00°14'45"E	21.77'
L36	N66°57'23"E	84.72'
L37	S89°58'15"E	236.37'

- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - PROPOSED MANHOLE
 - ⊙ EXISTING MANHOLE
 - SS- SANITARY SEWER
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - RBF REBAR FOUND
 - CTF CRIMP TOP PIPE FOUND
 - OTF OPEN TOP PIPE FOUND
 - OHP OVERHEAD POWER LINE



**CITY OF ATLANTA
 DEPARTMENT OF WATERSHED MANAGEMENT
 OFFICE OF ENGINEERING SERVICES**

**SANITARY SEWER EASEMENT
 3652 REMBRANDT ROAD
 LOT 9 OF THE PEACHTREE REAL ESTATE & IMPROVEMENT CO. SUBDIVISION
 PLAT BOOK 55, PAGE 10
 TAX ID #17-0180-0002-0079**

SURVEYOR M. HARROD M. GEIGER	FIELD BOOK MG2-2013	L.L. DIST. 180 17	COUNTY FULTON	CITY ATLANTA	DRAWING IS TO BE CONSIDERED PRELIMINARY UNLESS APPROVED	SCALE 1"=50'
DESIGNED BY	DRAWN BY S. PARKER	CHECKED BY	APPROVED BY <i>[Signature]</i>	DRAWING NO. Randall Hall_Esmts	SHEET 1 OF 1	DATE 6/26/2013



Proposed Sanitary Sewer Easement
3652 Rembrandt Road
Tax ID# 17-0180-0002-0079

All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a ½" rebar found at the northwest corner of lot 10 of the Peachtree Real Estate and Improvement Company Subdivision (recorded in plat book 55, page 10, Fulton County Records). Said ½" rebar being on the easterly right-of-way line of Rembrandt Road (50' right-of-way).

Thence, leaving said easterly right-of-way line of Rembrandt Road, N89°58'15"W a distance of 50.00 feet to a point on the westerly right-of-way line of Rembrandt Road. Said point being the northeast corner of lot 9 of said Peachtree Real Estate and Improvement Company Subdivision and the POINT OF BEGINNING.

Thence, along said westerly right-of-way line of Rembrandt Road, S00°34'43"E a distance of 10.01 feet.

Thence, leaving said westerly right-of-way line of Rembrandt Road, N89°58'15"W a distance of 208.97 feet.

Thence S66°57'23"W a distance of 114.77 feet.

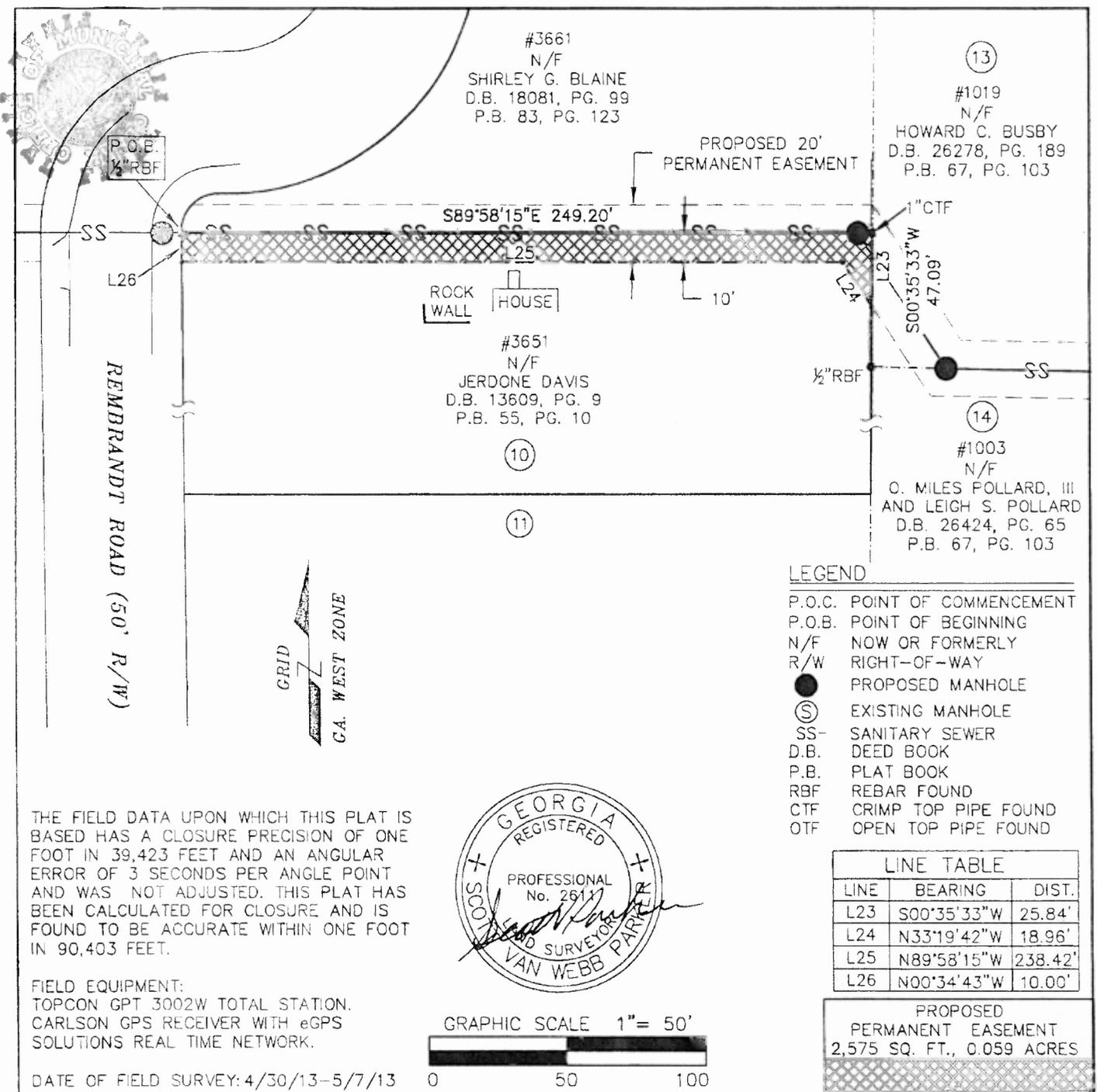
Thence N00°14'45"E a distance of 21.77 feet.

Thence N66°57'23"E a distance of 84.72 feet.

Thence S89°58'15"E a distance of 236.37 feet to POINT OF BEGINNING.

Said parcel is shown as Proposed Permanent Easement on that certain plat titled "Sanitary Sewer Easement, 3652 Rembrandt Road" prepared by the City of Atlanta, dated 6/26/2013.

Said parcel containing 4,222 square feet, 0.097 acres.



REMBRANDT ROAD (50' R/W)



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,423 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 90,403 FEET.



FIELD EQUIPMENT:
 TOPCON GPT 3002W TOTAL STATION.
 CARLSON GPS RECEIVER WITH eGPS SOLUTIONS REAL TIME NETWORK.



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- PROPOSED MANHOLE
- ⊙ EXISTING MANHOLE
- SS- SANITARY SEWER
- D.B. DEED BOOK
- P.B. PLAT BOOK
- RBF REBAR FOUND
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND

LINE TABLE		
LINE	BEARING	DIST.
L23	S00°35'33"W	25.84'
L24	N33°19'42"W	18.96'
L25	N89°58'15"W	238.42'
L26	N00°34'43"W	10.00'

PROPOSED PERMANENT EASEMENT
 2,575 SQ. FT., 0.059 ACRES

DATE OF FIELD SURVEY: 4/30/13-5/7/13

**CITY OF ATLANTA
 DEPARTMENT OF WATERSHED MANAGEMENT
 OFFICE OF ENGINEERING SERVICES**

**SANITARY SEWER EASEMENT
 3651 REMBRANDT ROAD
 A PORTION OF LOT 10 OF THE PEACHTREE REAL ESTATE & IMPROVEMENT CO. SUBDIVISION
 PLAT BOOK 55, PAGE 10
 TAX ID #17-0180-0002-0095**

SURVEYOR M. HARROD M. GEIGER	FIELD BOOK MG2-2013	L.L. DIST. 180 17	COUNTY FULTON	CITY ATLANTA	DRAWING IS TO BE CONSIDERED PRELIMINARY UNLESS APPROVED	SCALE 1"=50'
DESIGNED BY	DRAWN BY S. PARKER	CHECKED BY	APPROVED BY <i>[Signature]</i>	DRAWING NO. Randall Hall_Esmts	SHEET 1 OF 1	DATE 6/26/2013



Proposed Sanitary Sewer Easement
3651 Rembrandt Road
Tax ID# 17-0180-0002-0095

All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" rebar found at the northwest corner of lot 10 of the Peachtree Real Estate and Improvement Company Subdivision (recorded in plat book 55, page 10, Fulton County Records). Said ½" rebar being on the easterly right-of-way line of Rembrandt Road (50' right-of-way).

Thence, leaving said easterly right-of-way line of Rembrandt Road, S89°58'15"E a distance of 249.20 feet to a 1" crimp top pipe found.

Thence S00°35'33"W a distance of 25.84 feet.

Thence N33°19'42"W a distance of 18.96 feet.

Thence N89°58'15"W a distance of 238.42 feet to a point on the easterly right-of-way line of Rembrandt Road.

Thence, along said easterly right-of-way line of Rembrandt Road, N00°34'43"W a distance of 10.00 feet to the POINT OF BEGINNING.

Said parcel is shown as Proposed Permanent Easement on that certain plat titled "Sanitary Sewer Easement, 3651 Rembrandt Road" prepared by the City of Atlanta, dated 6/26/2013.

Said parcel containing 2,575 square feet, 0.059 Acres.



Proposed Sanitary Sewer Easement
1003 Foxcroft Road
Tax ID# 17-0180-0002-0137

All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" rebar found at the northeast corner of lot 14 of the R&C Investment Company Subdivision (recorded in plat book 67, page 103, Fulton County Records). Said ½" rebar being on the westerly right-of-way line of Foxcroft Road (50' right-of-way).

Thence, along said westerly said right-of-way line of Foxcroft Road, S01°04'38"W a distance of 10.00 feet.

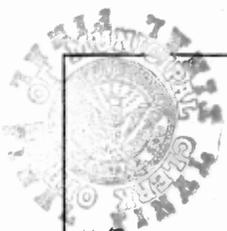
Thence, leaving said westerly right-of-way line of Foxcroft Road, N88°49'32"W a distance of 151.19 feet.

Thence N33°19'42"W a distance of 112.13 feet.

Thence S88°49'32"E a distance of 158.05 feet the POINT OF BEGINNING.

Said parcel is shown as Proposed Permanent Easement on that certain plat titled "Sanitary Sewer Easement, 1003 Foxcroft Road" prepared by the City of Atlanta, dated 6/26/2013.

Said parcel containing 1,546 square feet, 0.035 Acres.



N/F
SHIRLEY G. BLAINE
D.B. 18081, PG. 99
P.B. 83, PG. 123

(13)
#1019
N/F
HOWARD C. BUSBY
D.B. 26278, PG. 189
P.B. 67, PG. 103

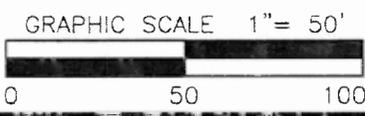
N/F
JERDENE DAVIS
D.B. 13609, PG. 9
P.B. 55, PG. 10

(14)
#1003
N/F
O. MILES POLLARD, III
AND LEIGH S. POLLARD
D.B. 26424, PG. 65
P.B. 67, PG. 103

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,423 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 242,323 FEET.

FIELD EQUIPMENT:
TOPCON GPT 3002W TOTAL STATION.
CARLSON GPS RECEIVER WITH eGPS SOLUTIONS REAL TIME NETWORK.

DATE OF FIELD SURVEY: 4/30/13-5/7/13



LINE TABLE		
LINE	BEARING	DIST.
L5	N88°49'32"W	14.39'
L6	N00°35'33"E	21.25'
L7	N88°49'32"W	158.05'
L8	N33°19'42"W	25.79'
L9	N00°35'33"E	25.84'
L10	N00°35'33"E	10.00'
L11	S33°19'42"E	57.14'
L12	S88°49'32"E	140.66'
L13	S01°13'40"W	10.00'

LEGEND

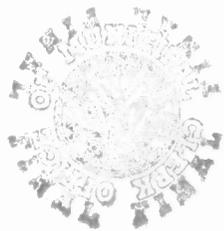
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- PROPOSED MANHOLE
- Ⓢ EXISTING MANHOLE
- SS- SANITARY SEWER
- D.B. DEED BOOK
- P.B. PLAT BOOK
- RBF REBAR FOUND
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND

PROPOSED
PERMANENT EASEMENT
2,323 SQ. FT., 0.053 ACRES

CITY OF ATLANTA
DEPARTMENT OF WATERSHED MANAGEMENT
OFFICE OF ENGINEERING SERVICES

SANITARY SEWER EASEMENT
1019 FOXCROFT ROAD
LOT 13 OF THE R&C INVESTMENT COMPANY SUBDIVISION, PLAT BOOK 67, PAGE 103
TAX ID #17-0180-0002-0145

SURVEYOR M. HARROD M. GEIGER	FIELD BOOK MG2-2013	L.I. DIST. 180 17	COUNTY FULTON	CITY ATLANTA	DRAWING IS TO BE CONSIDERED PRELIMINARY UNLESS APPROVED	SCALE 1"=50'
DESIGNED BY	DRAWN BY S. PARKER	CHECKED BY	APPROVED BY <i>[Signature]</i>	DRAWING NO. Randall Hall_Esmts	SHEET 1 OF 1	DATE 6/26/2013



Proposed Sanitary Sewer Easement
1019 Foxcroft Road
Tax ID# 17-0180-0002-0145

All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½"rebar found at the southeast corner of lot 13 of the R&C Investment Company Subdivision (recorded in plat book 67, page 103, Fulton County Records). Said ½"rebar being on the westerly right-of-way line of Foxcroft Road (50' right-of-way).

Thence, leaving said westerly right-of-way line of Foxcroft Road, N88°49'32"W a distance of 158.05feet.

Thence N33°19'42"W a distance of 25.79 feet.

Thence N00°35'33"E a distance of 25.84 feet to a 1"crimp top pipe found.

Thence N00°35'33"E a distance of 10.00 feet.

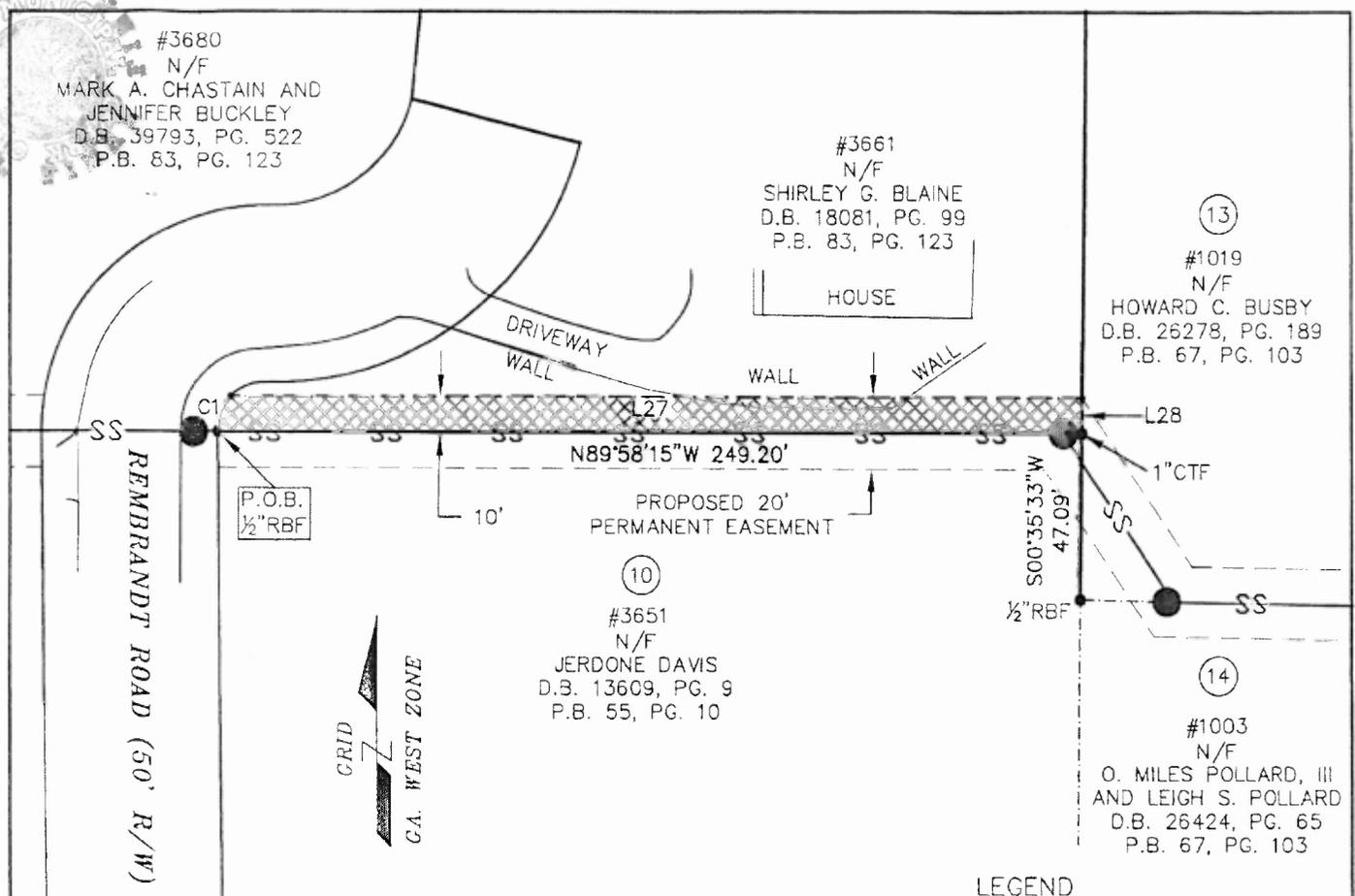
Thence S33°19'42"E a distance of 57.14 feet

Thence S88°49'32"E a distance of 140.66 feet to a point on the westerly right-of-way line of Foxcroft Road.

Thence, along said westerly right-of-way line of Foxcroft Road, S01°13'40"W a distance of 10.00 feet to the POINT OF BEGINNING.

Said parcel is shown as Proposed Permanent Easement on that certain plat titled "Sanitary Sewer Easement, 1019 Foxcroft Road" prepared by the City of Atlanta, dated 6/26/2013.

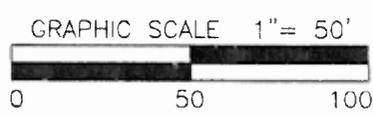
Said parcel containing 2,323 square feet, 0.053 Acres.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,423 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 85,957 FEET.

FIELD EQUIPMENT:
 TOPCON GPT 3002W TOTAL STATION.
 CARLSON GPS RECEIVER WITH eGPS SOLUTIONS REAL TIME NETWORK.

DATE OF FIELD SURVEY: 4/30/13-5/7/13



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- PROPOSED MANHOLE
- ⊙ EXISTING MANHOLE
- SS- SANITARY SEWER
- D.B. DEED BOOK
- P.B. PLAT BOOK
- RBF REBAR FOUND
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND

PROPOSED PERMANENT EASEMENT
 2,484 SQ. FT., 0.057 ACRES

CURVE TABLE			
CURVE	CHORD	LENGTH	RADIUS
C1	N20°36'33"E 10.68'	10.99'	13.29'

LINE TABLE		
LINE	BEARING	DIST.
L27	S89°58'15"E	245.55'
L28	S00°35'33"W	10.00'

CITY OF ATLANTA
DEPARTMENT OF WATERSHED MANAGEMENT
OFFICE OF ENGINEERING SERVICES

SANITARY SEWER EASEMENT
3661 REMBRANDT ROAD
TAX ID #17-0180-0002-0327

SURVEYOR M. HARROD M. GEIGER	FIELD BOOK MG2-2013	L.L. DIST. 180 17	COUNTY FULTON	CITY ATLANTA	DRAWING IS TO BE CONSIDERED PRELIMINARY UNLESS APPROVED	SCALE 1"=50'
DESIGNED BY	DRAWN BY S. PARKER	CHECKED BY	APPROVED BY <i>[Signature]</i>	DRAWING NO. Randall Hall_Esmts	SHEET 1 OF 1	DATE 6/26/2013



Proposed Sanitary Sewer Easement
3661 Rembrandt Road
Tax ID# 17-0180-0002-0327

All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" rebar found at the northwest corner of lot 10 of the Peachtree Real Estate and Improvement Company Subdivision (recorded in plat book 55, page 10, Fulton County Records). Said ½" rebar being on the easterly right-of-way line of Rembrandt Road (50' right-of-way).

Thence, along said easterly right-of-way line of Rembrandt Road, along a curve to the right, a distance of 10.99 feet. Said curve having a chord bearing of N20°36'33"E, a chord distance of 10.68 feet and a radius of 13.29 feet.

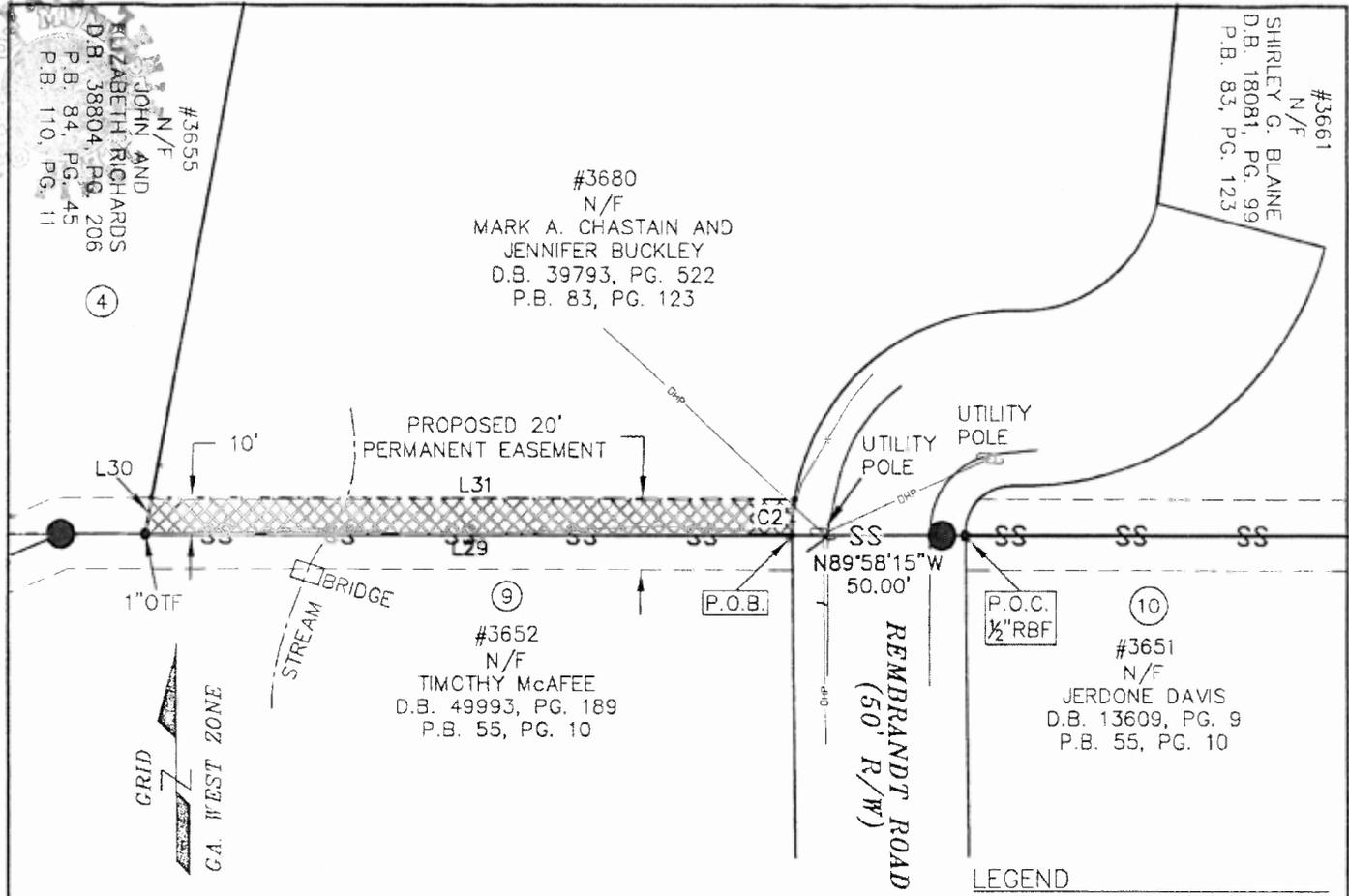
Thence, leaving said easterly right-of-way line of Rembrandt Road, S89°58'15"E a distance of 245.55 feet.

Thence S00°35'33"W a distance of 10.00 feet to a 1" crimp top pipe found.

Thence N89°58'15"W a distance of 249.20 feet to the POINT OF BEGINNING.

Said parcel is shown as Proposed Permanent Easement on that certain plat titled "Sanitary Sewer Easement, 3661 Rembrandt Road" prepared by the City of Atlanta, dated 6/26/2013.

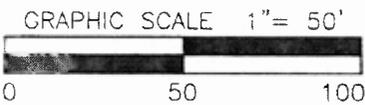
Said parcel containing 2,484 square feet, 0.057 Acres.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,423 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,518 FEET.

FIELD EQUIPMENT:
 TOPCON GPT 3002W TOTAL STATION.
 CARLSON GPS RECEIVER WITH eGPS SOLUTIONS REAL TIME NETWORK.

DATE OF FIELD SURVEY: 4/30/13-5/7/13



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - PROPOSED MANHOLE
 - ⊙ EXISTING MANHOLE
 - SS- SANITARY SEWER
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - RBF REBAR FOUND
 - CTF CRIMP TOP PIPE FOUND
 - OTF OPEN TOP PIPE FOUND
 - OHP OVERHEAD POWER LINE

PROPOSED PERMANENT EASEMENT
 1,860 SQ. FT., 0.043 ACRES

CURVE TABLE			
CURVE	CHORD	LENGTH	RADIUS
C2	S03°55'47"W 10.02'	10.03'	63.29'

LINE TABLE		
LINE	BEARING	DIST.
L29	N89°58'15"W	186.77'
L30	N10°28'15"E	10.17'
L31	S89°58'15"E	185.61'

**CITY OF ATLANTA
 DEPARTMENT OF WATERSHED MANAGEMENT
 OFFICE OF ENGINEERING SERVICES**

**SANITARY SEWER EASEMENT
 3680 REMBRANDT ROAD
 TAX ID #17-0180-0002-0319**

SURVEYOR M. HARROD M. GEIGER	FIELD BOOK MG2-2013	L.L. DIST. 180 17	COUNTY FULTON	CITY ATLANTA	DRAWING IS TO BE CONSIDERED PRELIMINARY UNLESS APPROVED	SCALE 1"=50'
DESIGNED BY	DRAWN BY S. PARKER	CHECKED BY	APPROVED BY <i>[Signature]</i>	DRAWING NO. Randall Hall_Esmts	SHEET 1 OF 1	DATE 6/26/2013

Proposed Sanitary Sewer Easement
3680 Rembrandt Road
Tax ID# 17-0180-0002-0319



All that tract or parcel of land lying and being in Land Lot 180 of District 17, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a ½" rebar found at the northwest corner of lot 10 of the Peachtree Real Estate and Improvement Company Subdivision (recorded in plat book 55, page 10, Fulton County Records). Said ½" rebar being on the easterly right-of-way line of Rembrandt Road (50' right-of-way).

Thence, leaving said easterly right-of-way line of Rembrandt Road, N89°58'15"W a distance of 50.00 feet to a point on the westerly right-of-way line of Rembrandt Road. Said point being the northeast corner of lot 9 of said Peachtree Real Estate and Improvement Company Subdivision and the POINT OF BEGINNING.

Thence, leaving said westerly right-of-way line of Rembrandt Road, N89°58'15"W a distance of 186.77 feet to a 1" open top pipe found.

Thence N10°28'15"E a distance of 10.17 feet.

Thence S89°58'15"E a distance of 185.61 feet to a point on the westerly right-of-way line of Rembrandt Road.

Thence, along said westerly right-of-way line of Rembrandt Road, along a curve to the left, a distance of 10.03 feet to the POINT OF BEGINNING. Said curve having a chord bearing of S03°55'47"W, a chord distance of 10.02 feet and a radius of 63.29 feet.

Said parcel is shown as Proposed Permanent Easement on that certain plat titled "Sanitary Sewer Easement, 3680 Rembrandt Road" prepared by the City of Atlanta, dated 6/26/2013.

Said parcel containing 1,860 square feet, 0.043 acres.