

AN ORDINANCE BY CITY UTILITIES COMMITTEE TO CONVEY A PREVIOUSLY ABANDONED PORTION OF GRANDVIEW AVENUE, NW, TOTALING APPROXIMATELY 0.244 ACRE OF PROPERTY LOCATED BETWEEN BURTZ STREET, NW AND PEYTON ROAD, NW, AND AN ADDITIONAL CONNECTED PARCEL OF APPROXIMATELY 0.016 ACRE THAT TOGETHER TOTAL APPROXIMATELY 0.26 ACRE OF LAND, AND BEING MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A", LYING AND BEING IN LAND LOT 252 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA TO BOLTON PARK, L.P.; AND FOR OTHER PURPOSES. (ADVERTISED FOR A PUBLIC HEARING 6/11/13 AT 9:30 A.M. IN COMMITTEE ROOM #2)

Review List:

Santana Wright	Completed	05/17/2013 3:00 PM
Rita Braswell	Completed	05/17/2013 4:02 PM
Richard Mendoza	Completed	05/22/2013 11:23 AM
Saul Sschultz	Completed	05/22/2013 11:47 AM
John Lavelle	Completed	05/23/2013 8:48 AM
Mayor's Office	Completed	05/23/2013 10:37 AM
Office of Research and Policy Analysis	Completed	05/23/2013 11:01 AM
City Utilities Committee	Completed	05/30/2013 2:13 PM
Atlanta City Council	Completed	06/07/2013 10:08 AM
City Utilities Committee	Pending	
City Utilities Committee	Pending	

HISTORY:

05/28/13	City Utilities Committee	
06/03/13	Atlanta City Council	REFERRED TO COMMITTEE

RESULT:	REFERRED TO COMMITTEE [13 TO 0]
AYES:	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Archibong, Adrean
AWAY:	Kwanza Hall, Michael Julian Bond

RESULT:	REFERRED TO COMMITTEE [13 TO 0]
AYES:	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Archibong, Adrean
AWAY:	Kwanza Hall, Michael Julian Bond

Certified by Presiding Officer	Certified by Clerk
Mayor's Action	
<i>See Authentication Page Attachment</i>	

LEGISLATION HISTORY – BLUE BACK

**ORDINANCE
BY CITY UTILITIES COMMITTEE**

AN ORDINANCE BY CITY UTILITIES COMMITTEE TO CONVEY A PREVIOUSLY ABANDONED PORTION OF GRANDVIEW AVENUE, NW, TOTALING APPROXIMATELY 0.244 ACRE OF PROPERTY LOCATED BETWEEN BURTZ STREET, NW AND PEYTON ROAD, NW, AND AN ADDITIONAL CONNECTED PARCEL OF APPROXIMATELY 0.016 ACRE THAT TOGETHER TOTAL APPROXIMATELY 0.26 ACRE OF LAND, AND BEING MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A", LYING AND BEING IN LAND LOT 252 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA TO BOLTON PARK, L.P.; AND FOR OTHER PURPOSES. (ADVERTISED FOR A PUBLIC HEARING 6/11/13 AT 9:30 A.M. IN COMMITTEE ROOM #2)

WHEREAS, on September 4, 2007, the Atlanta City Council adopted Ordinance 07-O-1469, an ordinance authorizing the abandonment by the City of Atlanta of a portion of Grandview Avenue, N.W., totaling approximately 0.244 acres of property located between Burtz Street and Peyton Road and waived the requirement of payment of the fair market value; and

WHEREAS, the City of Atlanta ("City") has received a formal request from Bolton Park, L.P., ("Applicant") the owner of abutting property, to abandon a portion of Grandview Avenue, N.W., consisting of approximately 0.26 acres that includes the property abandoned through Ordinance 07-O-1469 and more specifically described in the attached Exhibit "A"; and

WHEREAS, the Applicant has paid a fee of \$2,500 for the costs of advertisement of the abandonment as specified by Section 138-9(a)(5) of the City of Atlanta Code of Ordinances; and

WHEREAS, the abandoned portion of Grandview Avenue, N.W. will become part of the abutting property owner's private property, and it will be such owner's responsibility to maintain, operate, and provide all services and utilities; and

WHEREAS, the Department of Public Works has reviewed the request from the abutting property owner and has concluded that the abandonment of the portion of the right-of-way described herein will not have any adverse affect on traffic movement now and in the future.

NOW, THEREFORE BE AND IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:

Section 1: That any and all remaining portions of Grandview Avenue, N.W. between Burtz Street, N.W. and Peyton Road, N.W., being more specifically described in the attached Exhibit "A", said property lying and being in Land Lot 252 of the 17th District of Fulton County, Georgia are hereby declared no longer useful or necessary for the public's use and convenience.

Section 2: That the City hereby expresses its intent to abandon said property located on Grandview Street (as hereinabove defined).

Section 3: That Bolton Park, L.P., the abutting property owner, has agreed to pay the fair market value of the portion of street to be abandoned as determined by an appraisal for the said portion of Grandview Street described in the attached Exhibit “A”.

Section 4: That any and all reservations for existing public or private utility easements shall remain in effect for the purpose of entering the property to operate, maintain, or replace said utility facilities. These easements shall remain in effect until such time that said utilities are abandoned, removed, or relocated, at which time said easements shall expire.

Section 5: That the Chief Procurement Officer is hereby directed to prepare an appraisal to determine the fair market value of the right-of-way to be abandoned and perform all other responsibilities concerning the proposed abandonment, as outlined in the City’s Code of Ordinances, including Section 2-1578.

Section 6: That upon approval of this ordinance, and upon acceptance of the necessary documents by the Department of Public Works, and upon receipt of payment from the abutting property owner in the amount of the appraised fair market value of the property, or the satisfaction of any alternative conditions under Section 2-1578 of the City’s Code of Ordinances, the City Attorney is hereby directed to prepare a Quitclaim Deed and other appropriate documents to effectuate the abandonment authorized by this ordinance.

Section 7: That they Mayor, or his designee, be and is hereby authorized to execute a Quitclaim to convey any interest that the City may have in the above-referenced portion of Grandview Avenue (herein described in Exhibit “A”).

Section 8: That all existing ordinances or parts of ordinances in conflict with this ordinance shall be waived to the extent of the conflict only.

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: CANDACE L. BYRD

Dept.'s Legislative Liaison: Santana Kempson Wright

Contact Number: (404) 330-6579

Originating Department: Department of Public Works

Committee(s) of Purview: City Utilities Committee

Chief of Staff Deadline: May 10, 2013

Anticipated Committee Meeting Date(s): May 28 (1st read); June 11, 2013 (2nd read)

Anticipated Full Council Date: June 17, 2013 (final action)

Legislative Counsel's Signature: Saul Schultz

NY Commissioner's Signature: Richard M. Anderson

Chief Information Officer Signature (for IT Procurements) _____

Chief Procurement Officer Signature: _____

CAPTION

AN ORDINANCE TO AMEND ORDINANCE 07-O-1469 TO CONVEY THE ABANDONED PORTION OF GRANDVIEW AVENUE, N.W., LOCATED BETWEEN BURTZ STREET, N.W. AND PEYTON ROAD, N.W., CONSISTING OF APPROXIMATELY 0.26 ACRES OF LAND, AND BEING MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A", LYING AND BEING IN LAND LOT 252 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA TO BOLTON PARK, L.P.; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT:

Mayor's Staff Only

Received by CPO: _____ (date)

Received by LC from CPO: _____ (date)

Received by Mayor's Office: Adrian 5-10-13 (date)

Reviewed by: _____ (date)

Submitted to Council: _____ (date)

**AN ORDINANCE BY
CITY UTILITIES COMMITTEE**

AN ORDINANCE TO AMEND ORDINANCE 07-O-1469 TO CONVEY THE ABANDONED PORTION OF GRANDVIEW AVENUE, N.W., LOCATED BETWEEN BURTZ STREET, N.W. AND PEYTON ROAD, N.W., CONSISTING OF APPROXIMATELY 0.26 ACRES OF LAND, AND BEING MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A", LYING AND BEING IN LAND LOT 252 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA TO BOLTON PARK, L.P.; AND FOR OTHER PURPOSES.

WHEREAS, on September 4, 2007, the Atlanta City Council adopted Ordinance 07-O-1469, an ordinance authorizing the abandonment by the City of Atlanta of a portion of Grandview Avenue, N.W., located between Burtz Street and Peyton Road and waived the requirement of payment of the fair market value; and

WHEREAS, the City of Atlanta ("City") has received a formal request from Bolton Park, L.P., ("Applicant") the owner of abutting property, to abandon a portion of Grandview Avenue, N.W., consisting of approximately 0.26 acres and more specifically described in the attached Exhibit "A"; and

WHEREAS, the Applicant has paid a fee of \$2,500 for the costs of advertisement of the abandonment as specified by Section 138-9(a)(5) of the City of Atlanta Code of Ordinances; and

WHEREAS, the abandoned portion of Grandview Avenue, N.W. will become part of the abutting property owner's private property, and it will be such owner's responsibility to maintain, operate, and provide all services and utilities; and

WHEREAS, the Department of Public Works has reviewed the request from the abutting property owner and has concluded that the abandonment of the portion of the right-of-way described herein will not have any adverse affect on traffic movement now and in the future.

NOW, THEREFORE BE AND IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:

Section 1: That any and all remaining portions of Grandview Avenue, N.W. between Burtz Street, N.W. and Peyton Road, N.W., being more specifically described in the attached Exhibit "A", said property lying and being in Land Lot 252 of the 17th District of Fulton County, Georgia are hereby declared no longer useful or necessary for the public's use and convenience.

Section 2: That the City hereby expresses its intent to abandon said property located on Grandview Street (as hereinabove defined).

Section 3: That Bolton Park, L.P., the abutting property owner, has agreed to pay the fair market value of the portion of street to be abandoned as determined by an appraisal for the said portion of Grandview Street described in the attached Exhibit "A".

Section 4: That any and all reservations for existing public or private utility easements shall remain in effect for the purpose of entering the property to operate, maintain, or replace said utility facilities. These easements shall remain in effect until such time that said utilities are abandoned, removed, or relocated, at which time said easements shall expire.

Section 5: That the Chief Procurement Officer is hereby directed to prepare an appraisal to determine the fair market value of the right-of-way to be abandoned and perform all other responsibilities concerning the proposed abandonment, as outlined in the City's Code of Ordinances, including Section 2-1578.

Section 6: That upon approval of this ordinance, and upon acceptance of the necessary documents by the Department of Public Works, and upon receipt of payment from the abutting property owner in the amount of the appraised fair market value of the property, or the satisfaction of any alternative conditions under Section 2-1578 of the City's Code of Ordinances, the City Attorney is hereby directed to prepare a Quitclaim Deed and other appropriate documents to effectuate the abandonment authorized by this ordinance.

Section 7: That they Mayor, or his designee, be and is hereby authorized to execute a Quitclaim to convey any interest that the City may have in the above-referenced portion of Grandview Avenue (herein described in Exhibit "A").

Section 8: That all existing ordinances or parts of ordinances in conflict with this ordinance shall be waived to the extent of the conflict only.

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Caption:

AN ORDINANCE TO AMEND ORDINANCE 07-O-1469 TO CONVEY THE ABANDONED PORTION OF GRANDVIEW AVENUE, N.W., LOCATED BETWEEN BURTZ STREET, N.W. AND PEYTON ROAD, N.W., CONSISTING OF APPROXIMATELY 0.26 ACRES OF LAND, AND BEING MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A", LYING AND BEING IN LAND LOT 252 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA TO BOLTON PARK, L.P.; AND FOR OTHER PURPOSES.

Committee of Purview: City Utilities Committee

Committee Meeting Date: May 28 (1st read); June 11, 2013 (2nd read)

Council Meeting Date: June 17, 2013 (final action)

Requesting Dept.: Department of Public Works

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

The purposes of this legislation is to abandon a portion of Grandview Avenue located between Burtz Street and Peyton Road.

2. Please provide background information regarding this legislation.

Bolton Park, L.P. proposes to develop 235 multifamily units in 7 residential buildings to include an accessory clubhouse, dining and other amenities. The units will be designed as market rate apartments. In connection with the redevelopment of the property, Grandview Avenue will also be abandoned. The right-of-way for Burtz Street will be relocated to the south portion of the property, adjacent to the Norfolk Southern Railroad. Neither Grandview Avenue nor Burtz Street are currently improved right-of-way. Bolton Park, L.P. will not be responsible for improvement of the relocated Burtz Street right-of-way.

3. If Applicable/Known:

(a) **Contract Type:**

(b) **Source Selection:**

- (c) Bids/Proposals Due:
- (d) Invitations Issued:
- (e) Number of Bids:
- (f) Proposals Received:

- (g) Bidders/Proponents:
- (h) Term of Contract:

4. Fund Department Account Center:

5. Source of Funds:

6. Fiscal Impact: \$2,500.00 fee

7. Method of Cost Recovery:

This Legislative Request Form Was Prepared By: Wahab Alabi



CITY OF ATLANTA

KASIM REED
MAYOR

68 MITCHELL STREET, S.W.
SUITE 4900, CITY HALL SOUTH
ATLANTA, GEORGIA 30303-3531
TEL. (404) 330-6501
FAX. (404) 658-7085
Email: publicworks@atlantaga.gov

DEPARTMENT OF PUBLIC WORKS
RICHARD MENDOZA
Commissioner

DEXTER C. WHITE
Deputy Commissioner

Request for Abandonment of Public Right-of-Way

Date: 10/2/2012

Name of Street: Grandview Avenue

Between Burtz Street and Peyton Road

Petitioner Name: Bolton Park, L.P.

NOTE: Eligible petitioners are abutting property owner and/or their agents.

Petitioner Phone(s) (678) 380-0698 Cell: _____ Email: jeff@xielaw.com

Required Submittals

The following submittals are required to initiate the process for consideration of abandonment of a public right-of-way:

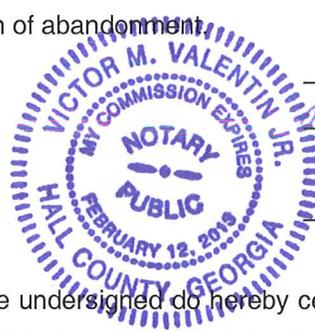
- 1. A survey of plat area to be abandoned. Survey plat must be prepared by a registered surveyor in a manner suitable for filing. Plat is subject to review and approval by the Department of Public Works.
- 2. A legal description of area to be abandoned on 8 1/2 X 11 sheet.
- 3. A list of all abutting property owners, respective addresses, tax parcel codes, deed book and page number of title.
- 4. An owner's statement from each abutting property owner
- 5. Fee of \$2,500 for streets abutting the development of residential subdivision, commercial or industrial tracts OR a fee of \$2,000 for streets abutting individual residential lots. This fee is applied to the cost of the appraisal of the parcel and advertisement of the proposed abandonment.
- 6. Any special information deemed necessary or appropriate by the Commissioner of the Department of Public Works
- 7. Warranty Deeds of all _____ properties abutting area to be abandoned.

DEPARTMENT OF PUBLIC WORKS – OFFICE OF TRANSPORTATION

“Designing, Implementing & Maintaining a Sustainable Transportation Infrastructure System”

Certificate of Intent

I, BOLTON PARK, L.P., the undersigned, do hereby certify that I am the qualified Petitioner for the abandonment of the above listed street and do intend to acquire the prorated portion of the abandoned street at fair market value as a condition of consideration of abandonment.



Victor M. Valentin Jr.
my commission expires 2/12/2013

Notary Public

October 2, 2012

Date

I, BOLTON PARK, L.P. (owner's name) the undersigned do hereby certify that I am the owner(s) of record of real property abutting GRANDVIEW AVENUE a public right-of-way in the City of Atlanta.

I support X / do not support _____ the abandonment of the aforementioned right-of-way. If abandoned, I will X / will not _____ acquire at fair market value that portion of the right-of-way abutting my property.

[Signature]

Signature of Property Owner

JEFF XIE, Bolton Park LP

Print Name of Property Owner

Victor M. Valentin Jr.

Notary Public

10/2/2012

Date

October 2, 2012

Date

Date



Legal Description for Grandview Avenue Abandonment

All that tract or parcel of land lying and being in Land Lot 252 of the 17 District,
Fulton County, Georgia, and being more particularly described as follows:

Commence at the intersection of the southerly right of way of Peyton Road (40' R/W) and westerly right of way of Hollywood Road (60' R/W), thence South 20 degrees 37 minutes 23 seconds East, 264.71 feet to point and a half inch rebar found; thence South 88 degrees 43 minutes 45 seconds West, 485.07 feet to a point and a half inch rebar found; said point being the Point of Beginning;

thence South 88 degrees 43 minutes 45 seconds West, 43.10 feet to a point and a half inch rebar found;

thence North 20 degrees 31 minutes 59 seconds East, 184.89 feet to a point and a half inch rebar found;

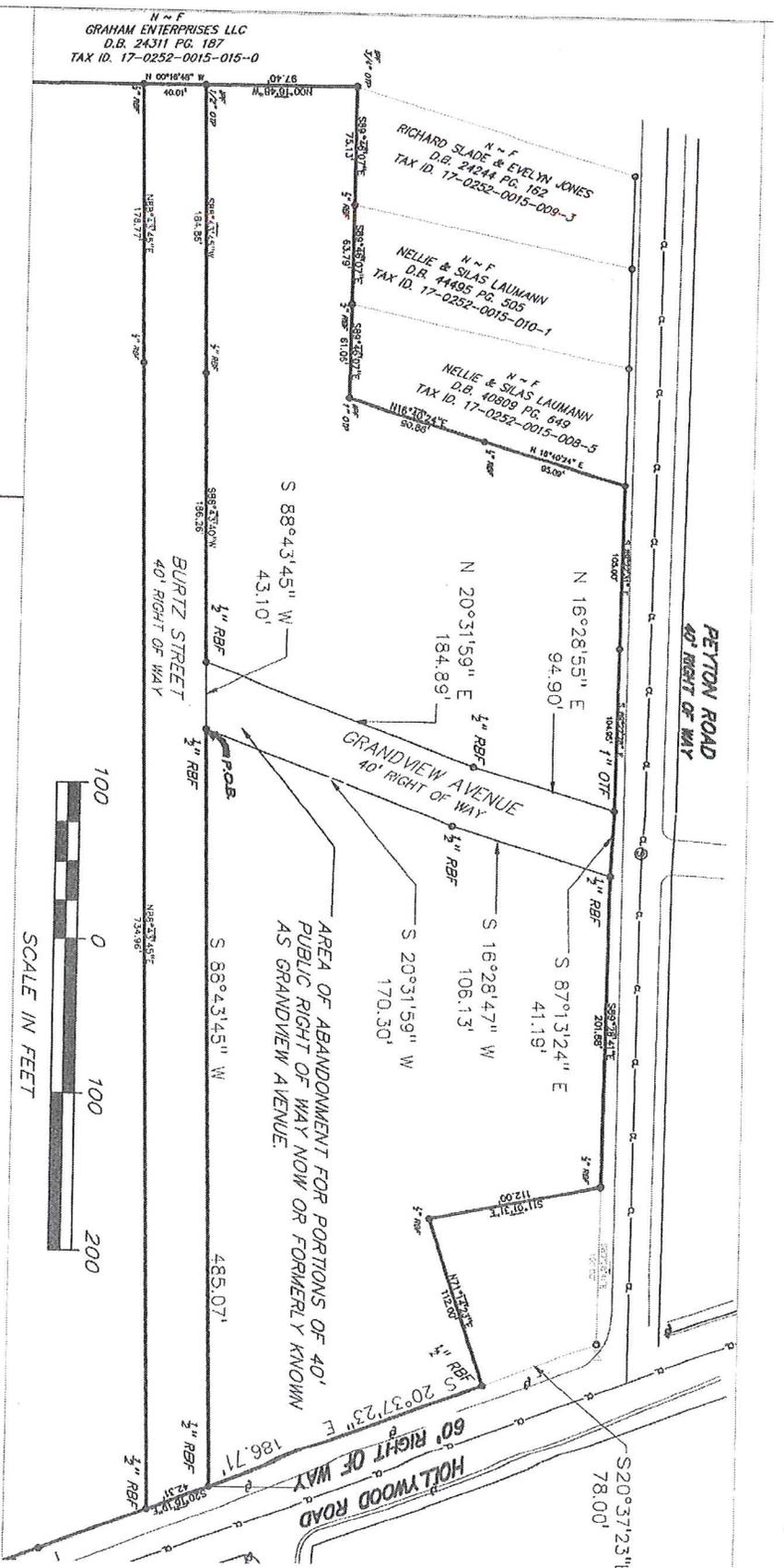
thence North 16 degrees 28 minutes 55 seconds East, 94.90 feet to a point and a one inch open top found;

thence South 87 degrees 13 minutes 24 seconds East, 41.19 feet to a point and a half inch rebar found;

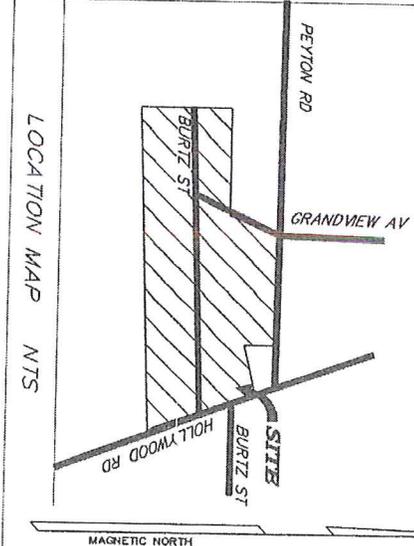
thence South 16 degrees 28 minutes 47 seconds West, 106.13 feet to a point and a half inch rebar found;

thence South 20 degrees 31 minutes 59 seconds West, 170.30 feet to the

POINT OF BEGINNING; said property containing 0.45 acres



- NOTE**
- SPECIFIC PURPOSE SURVEY FOR ABANDONMENT OF PORTIONS OF 40' PUBLIC RIGHT OF WAY OF GRANDVIEW AVENUE AS SHOWN.
 - AREA=11,128 SF (0.26 AC)



DATE	REVISIONS
7/13/2012	
DRAWN BY: JK	9/9/12 AREA OF ABANDONMENT
CHECKED BY: CA	
FIELD BOOK: HH	

LAND ENGINEERING & SURVEYING, INC.
2000 Highway 240
Lawrenceville, Georgia 30045
Tel: (770) 962-9900
Fax: (770) 962-9901
www.landengineeringandsurveying.com

SPECIFIC PURPOSE SURVEY FOR

BOLTON PARK L.P.
1888 HOLLYWOOD ROAD
ATLANTA, GEORGIA 30318

LOCATED IN L.L. 252
17th DISTRICT
FULTON COUNTY, GA.

Expanded Legal Description for Grandview Avenue to Address Inconsistent Historic Descriptions

(Note: Not for use in Appraisal)

All that tract or parcel of land lying and being in Land Lot 252 of the 17 District,

Fulton County, Georgia, and being more particularly described as follows:

Commence at the intersection of the southerly right of way of Peyton Road (40' R/W) and westerly right of way of Hollywood Road (60' R/W), thence South 20 degrees 37 minutes 23 seconds East, 264.71 feet to point and a half inch rebar found; thence South 88 degrees 43 minutes 45 seconds West, 485.07 feet to a point and a half inch rebar found; said point being the Point of Beginning;

thence South 88 degrees 43 minutes 45 seconds West, 43.10 feet to a point and a half inch rebar found;

thence South 88 degrees 43 minutes 45 seconds West, 10.79 feet to a point;

thence North 13 degrees 55 minutes 00 seconds East, 63.00 feet to a point;

thence North 03 degrees 10 minutes 17 seconds East, 114.28 feet to a point;

thence South 89 degrees 21 minutes 41 seconds East, 22.34 feet to a point;

thence North 13 degrees 55 minutes 00 seconds East, 92.40 feet to a point;

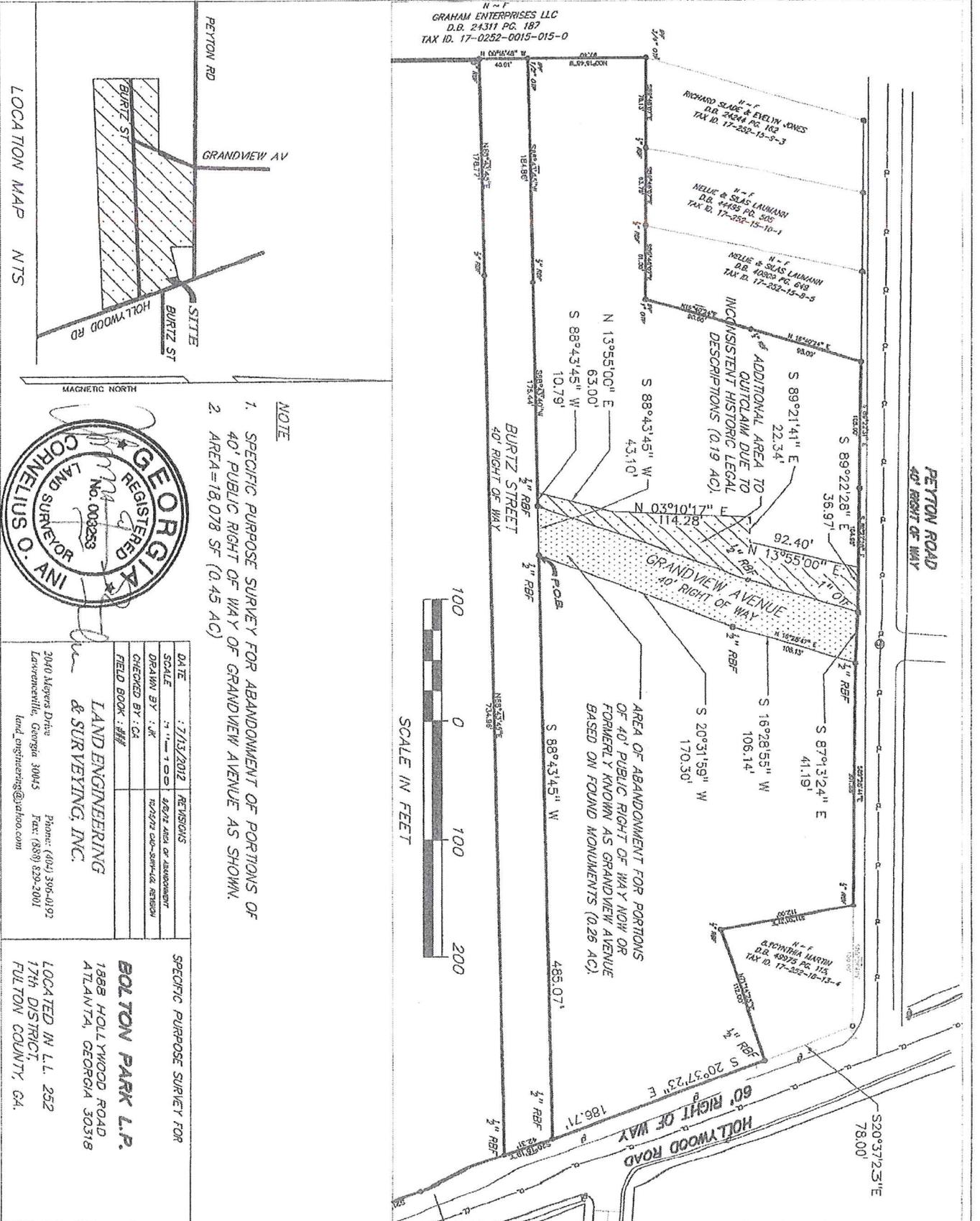
thence South 89 degrees 22 minutes 28 seconds East, 36.97 feet to a point a one inch open top found;

thence South 87 degrees 13 minutes 24 seconds East, 41.19 feet to a point and a half inch rebar found;

thence South 16 degrees 28 minutes 55 seconds West, 106.14 feet to a point and a half inch rebar found;

thence South 20 degrees 31 minutes 59 seconds West, 170.30 feet to the

POINT OF BEGINNING; said property containing 0.45 acres



Amended Summary of Intent for Abandonment and Relocation of Burtz Street

The Applicant seeks to abandon the 0.83 acre portion of Burtz Street located immediately west of Hollywood Road and to relocate Burtz Street south to be adjacent to the existing Norfolk Southern Railroad right-of-way. The relocated Burtz Street has an area of 0.91 acres, which is greater than the portion of Burtz Street being abandoned. Only a small portion of this section of Burtz Street is improved and such improvements are not maintained.

This amended request to relocate Burtz Street rather than fully abandon it is made pursuant to objections raised by the Office of Planning to the original abandonment request. The concern raised was the loss of a potential future east/west connection in this area. The amended proposal would relocate the right-of-way south of the Applicant's property and the right-of-way would be partially improved to provide access to the Applicant's proposed development. Also enclosed in this Application is a copy of a site plan for redevelopment that shows the relocated Burtz Street in the context of the proposed redevelopment.

Via separate Application, the Applicant is also seeking to abandon Grandview Avenue which intersects into the right-of-way requested for abandonment.

4.b

BOLTON PARK L.P.
(770) 688-0198
1770 IND TRL LIL RD STE 450
NORCROSS, GA 30093

9/4/2012

PAY TO THE ORDER OF City of Atlanta

\$ **2,000.00

Two Thousand and 00/100***** DOLLARS

City of Atlanta

TWO SIGNATURES REQUIRED OVER \$5000

MEMO

Grandview



AUTHORIZED SIGNATURE

⑈001021⑈ ⑈061000052⑈ 334021173166⑈

Security Features Included

Packet Pg. 97

BOLTON PARK L.P.
(770) 688-0198
1770 IND TRL LIL RD STE 450
NORCROSS, GA 30093

Bank of America
ACH R/T 061000052

1023

64-5/610 GA
15471

9/4/2012

PAY TO THE ORDER OF City of Atlanta

\$ **500.00

Five Hundred and 00/100***** DOLLARS

City of Atlanta

TWO SIGNATURES REQUIRED OVER \$5000

MEMO

Grandview



AUTHORIZED SIGNATURE

⑈001023⑈ ⑈061000052⑈ 334021173166⑈

\$2,000 for streets abutting individual residential lots. This fee is applied to the cost of the appraisal of the parcel and advertisement of the proposed abandonment.

- 5. Any special information deemed necessary or appropriate by the Commissioner of the Department of Public Works.
- 6. Warranty Deed of each abutting property of the area to be abandoned.

Certification of Intent

I, Bolton Park, L.P. the undersigned, do hereby certify that I am qualified Petitioner for the abandonment of the above listed street and do intend to acquire the prorated portion of the abandoned street at fair market value as a condition of consideration of abandonment.

Notary



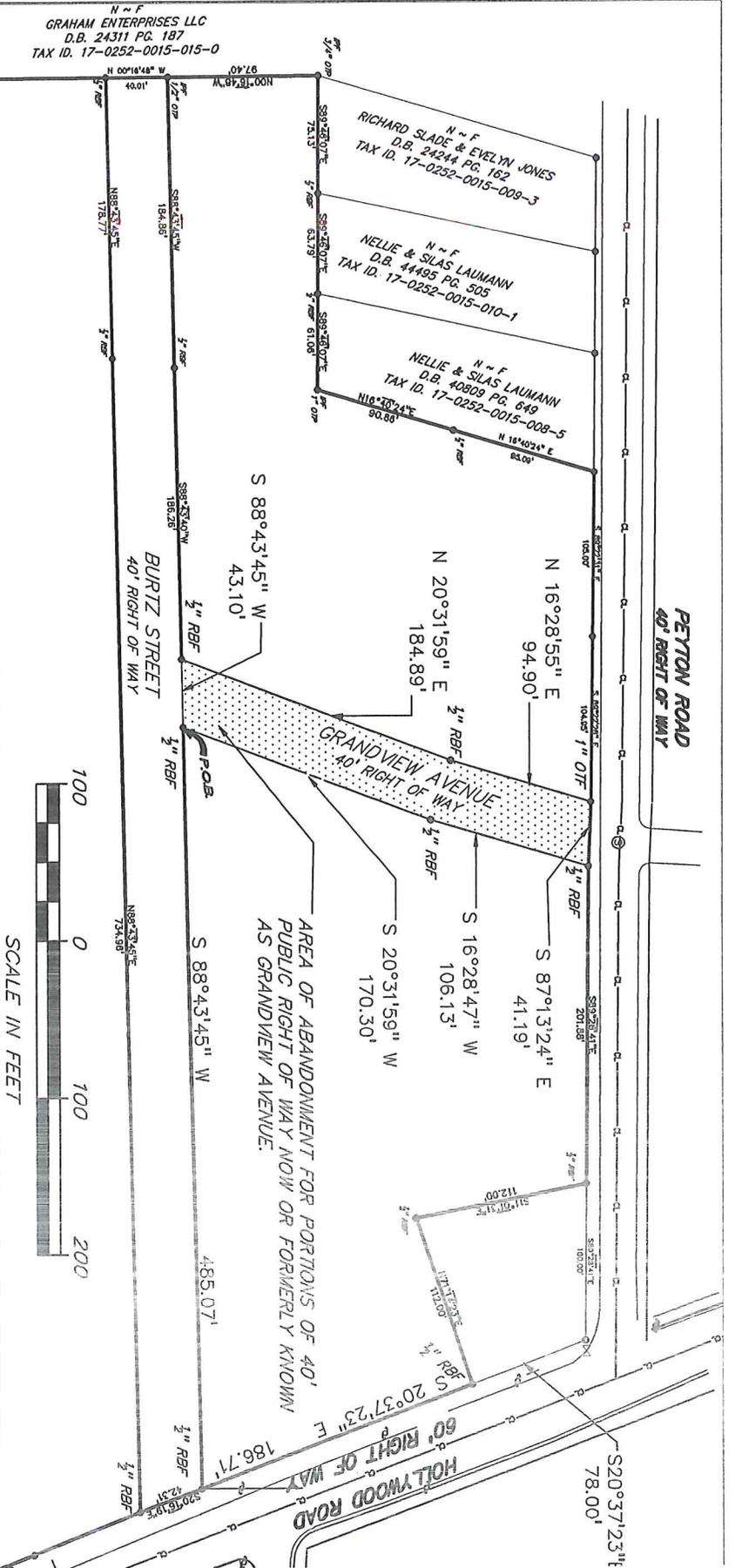
DEPARTMENT OF PUBLIC WORKS - OFFICE OF TRANSPORTATION

"Designing, Implementing & Maintaining a Sustainable Transportation System"

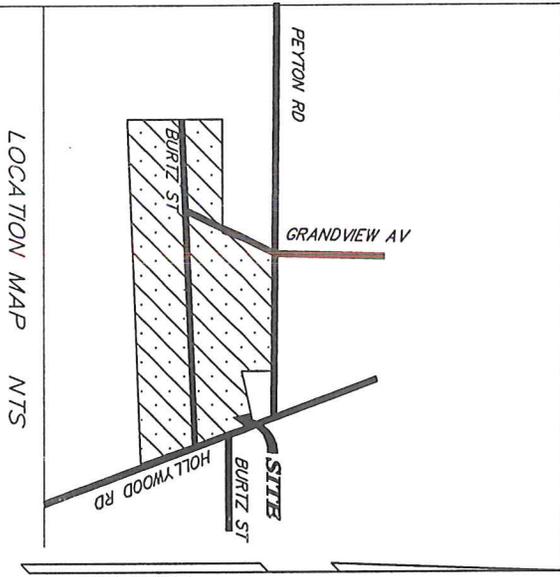
Summary of Intent for Abandonment of Grandview Avenue

The Applicant seeks to abandon Grandview Avenue between Peyton Road and Burtz Street. Via separate Application, the Applicant is also seeking to abandon Burtz Street. Grandview Avenue is not currently improved.

In 2007, an abandonment of the same portion of Grandview Avenue was approved by the City of Atlanta pursuant to Ordinance 07-O-1469. A copy of Ordinance 07-O-1469 is included in this Application. The abandonment of Grandview Avenue was conditioned upon the improvement, realignment and dedication of Grandview Avenue in a new location. Such improvement, realignment and dedication never occurred. Pursuant to this Application, the Applicant seeks to abandon the original Grandview Avenue and pay fair market value for such abandoned right-of-way in lieu of improving, realigning and dedicating Grandview in a new location.



- NOTE**
1. SPECIFIC PURPOSE SURVEY FOR ABANDONMENT OF PORTIONS OF 40' PUBLIC RIGHT OF WAY OF GRANDVIEW AVENUE AS SHOWN.
 2. AREA=11,128 SF (0.26 AC)



DATE	REVISIONS
7/13/2012	SCALE 1" = 100'
	DRAWN BY: JK
	CHECKED BY: CA
	FIELD BOOK: ###

LAND ENGINEERING & SURVEYING, INC.
 2040 Leggett Drive
 Lawrenceville, Georgia 30045
 Tel: (770) 962-5007
 Fax: (770) 962-5007
 Email: leggett@landeng.com

BOLTON PARK L.P.
 1828 HOLLYWOOD ROAD
 ATLANTA, GEORGIA 30318

LOCATED IN L.L. 252
 17TH DISTRICT,
 FULTON COUNTY, GA.

Property Line Description for area of Abandonment for Portions of Grandview Avenue

All that tract or parcel of land lying and being in Land Lot 252 of the 17 District,

Fulton County, Georgia, and being more particularly described as follows:

Commence at the intersection of the southerly right of way of Peyton Road (40' R/W) and westerly right of way of Hollywood Road (60' R/W), thence South 20 degrees 37 minutes 23 seconds East, 264.71 feet to a point; thence South 88 degrees 43 minutes 45 seconds West, 485.07 feet to a point and a half inch rebar found; said point being the Point of Beginning;

thence South 88 degrees 43 minutes 45 seconds West, 43.10 feet to a point;

thence North 20 degrees 31 minutes 59 seconds East, 184.89 feet to a point;

thence North 16 degrees 28 minutes 55 seconds East, 94.90 feet to a point;

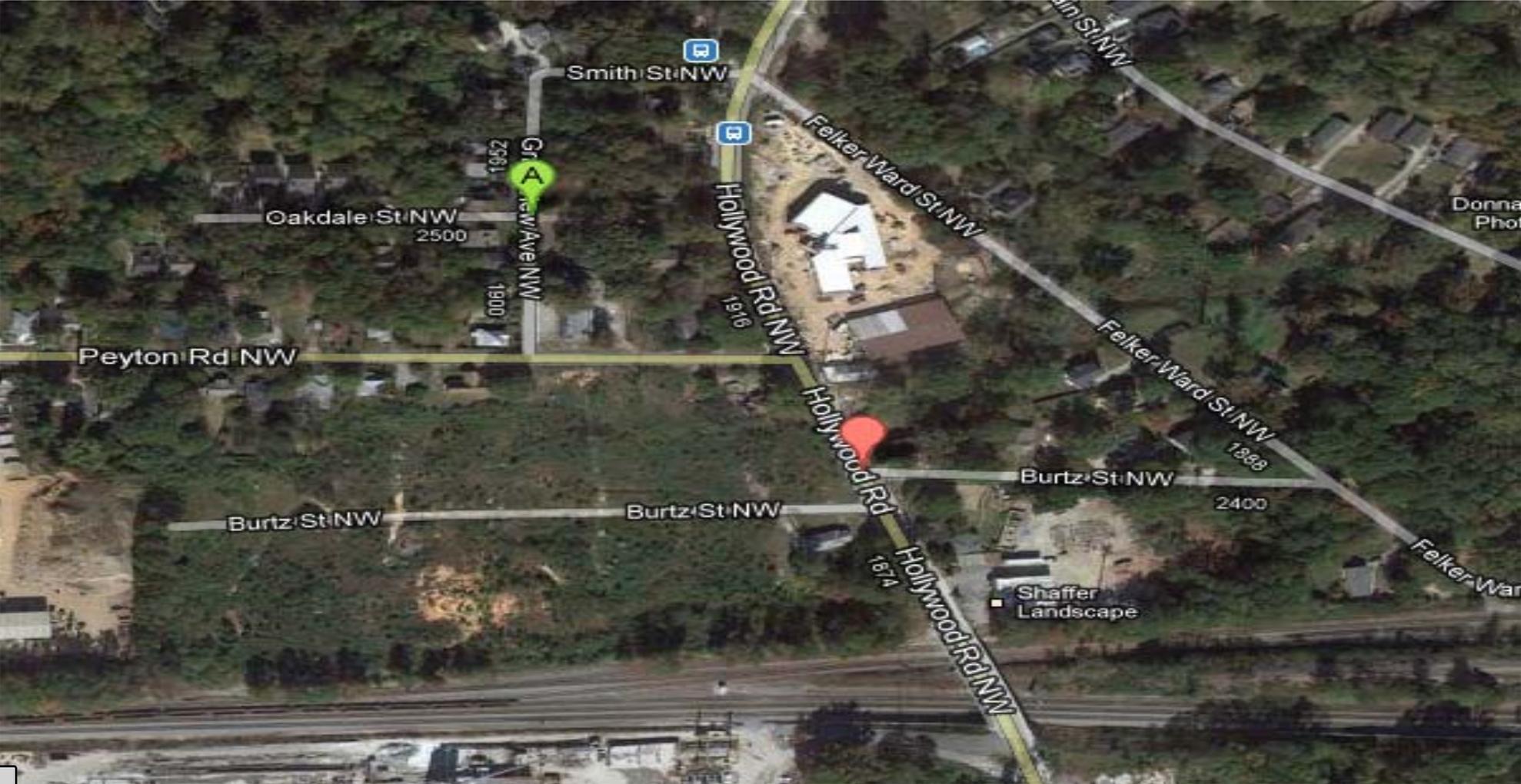
thence South 87 degrees 13 minutes 24 seconds East, 41.19 feet to a point;

thence South 16 degrees 28 minutes 55 seconds West, 106.14 feet to a point;

thence South 20 degrees 31 minutes 59 seconds West, 170.30 feet to a point;

said point being the POINT OF BEGINNING; said property containing 0.26 acres

GRANDVIEW AVENUE and BURTZ STREET



GRANDVIEW AVENUE

