

AN ORDINANCE

BY: *Yolanda Adrean*

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 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, including the use of the Declaration of Takings method, pursuant to O.C.G.A. § 22-3-140 or other appropriate method, as provided in O.C.G.A. § 22-2-1, *et seq.*, 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, including condemnation proceedings pursuant to the Declaration of Taking method,

pursuant to O.C.G.A. § 22-3-140, or, alternatively, other condemnation proceedings authorized by O.C.G.A. § 22-2-1, *et seq.*, 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.

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:

AN ORDINANCE AUTHORIZING THE MAYOR TO NEGOTIATE AND PURCHASE ALL PROPERTY INTERESTS NECESSARY FOR THE RANDALL HALL SEWER IMPROVEMENTS PROJECT, ON BEHALF OF THE DEPARTMENT OF WATERSHED MANAGEMENT, IN AN AMOUNT NOT TO EXCEED NINETY-SEVEN THOUSAND, THREE HUNDRED NINETY-NINE DOLLARS AND TWENTY CENTS (\$97,399.20); AUTHORIZING THE MAYOR AND THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS, PURSUANT TO THE DECLARATION OF TAKING METHOD, O.C.G.A. SECTION 22-3-140 OR OTHER CONDEMNATION METHOD, AS MAY BE APPLICABLE, PURSUANT TO O.C.G.A. SECTION 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.

Committee of Purview: ~~City Utilities~~ *FINANCE/EXECUTIVE*

Council Meeting Date: **November 4, 2013**

Requesting Dept.: Watershed Management

B. To be completed by the department:

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

The purpose of this legislation is to request authorization for the Mayor, or his Designee to negotiate with property owners the purchase of certain easements located at 1003 Foxcroft Road, 1019 Foxcroft Road, 3651 Rembrandt Road, 3652 Rembrandt Road, 3655 Randall Hall Road, 3661 Rembrandt Road, and 3680 Rembrandt Road, and further identified on the attached exhibits (plats), on behalf of the Department of Watershed Management for the purpose of Randall Hall Sewer Improvements Project.

2. Please provide background information regarding this legislation.

This project will connect the existing sewer line on Randall Hall Road to the COA sewer system with an 8 inch ductile iron pipe from 3665 Randall Hall Road to Foxcroft Road. A jack and bore technique has been proposed to be used to install the 8 inch sewer in a 20 inch casing. A minimum grade for the new sewer will be required to minimize depths approaching forty feet. Several homeowners' properties will be impacted in order to access the pipes that require work. Obtaining funds for the easements will assist with access for the required sewer work.

The project connects two sewer serviced residents on Randall Hall Road, located in Northwest Atlanta, to the existing City of Atlanta sewer system. Currently, the COA pumps the sewage from a manhole located near the cul-de-sac of Randall Hall Road on a daily basis. The existing sewer was installed with the original subdivision in the mid-1960s. Some septic tanks started failing in the late 1980s and Fulton County started encouraging the City of Atlanta to sewer the area due to lack of sufficient space to install new septic tank drain field systems.

3. If Applicable/Known:

- (a) **Contract Type :** n/a
- (b) **Source Selection:** n/a
- (c) **Bids/Proposals Due:** n/a
- (d) **Invitations Issued:** n/a
- (e) **Number of Bids:** n/a
- (f) **Proposals Received:** n/a
- (g) **Bidders/Proponents:**
- (h) **Term of Contract:**

4. Fund Account Center (Ex. Name and number):

PTAEO: 17102445 (SEWER GROUP 2 REHABILITA), 101 (Task), 505821445 (DWM 2004 Bond 9999), 5411002 (Easements), COA

FDOA: 5058 (2004 Water & Wastewater Bond Fund), 171002 (DWM Sewer Linear Maint/Repair), 5411002 (Easements), 4330000 (Sewage Collection & Disposal), 102445 (SEWER GROUP 2 REHABILITA), 21445 (DWM 2004 Bond 9999)

5. Source of Funds: 5058 (2004 Water & Wastewater Bond Fund)

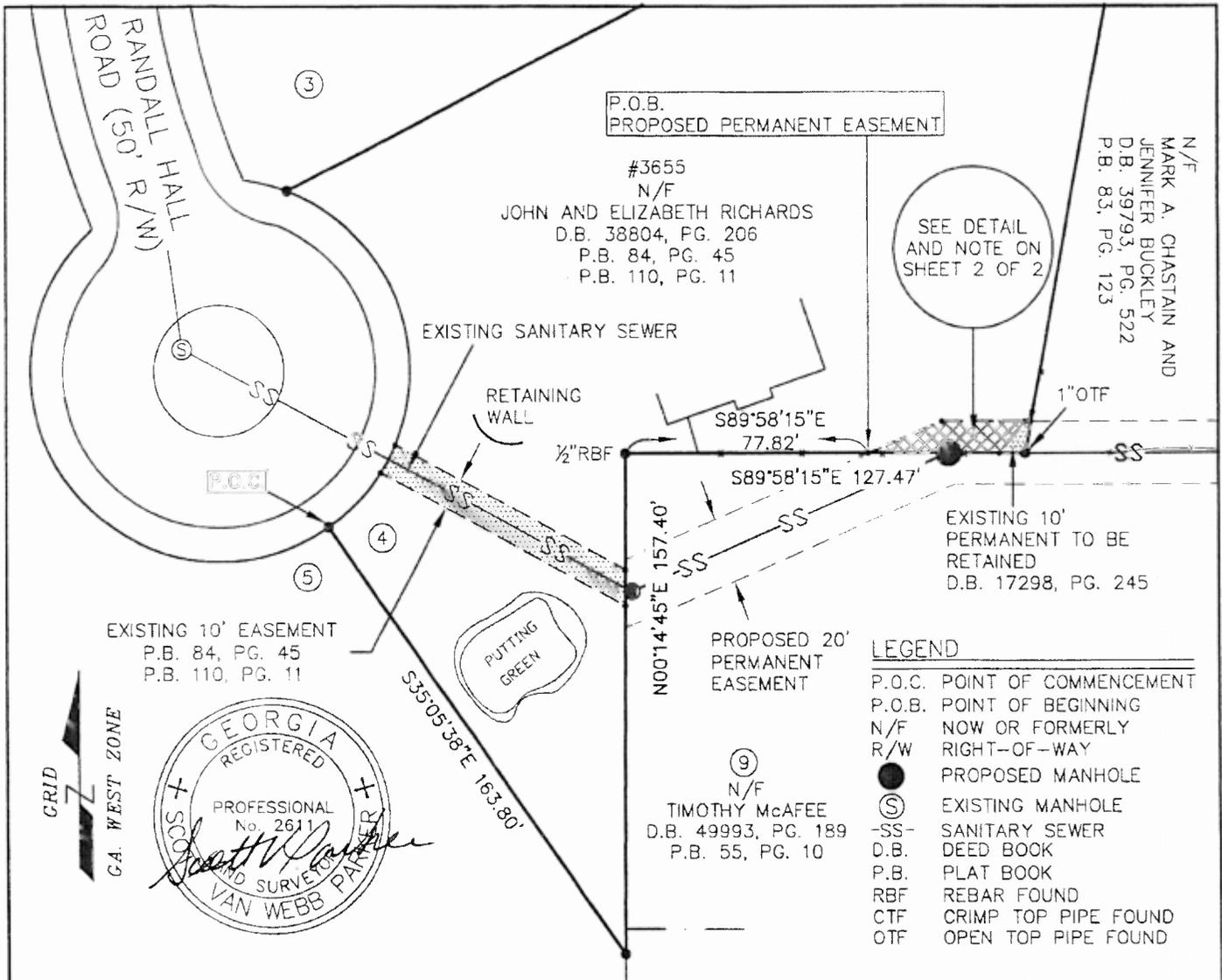
6. Fiscal Impact:

7. Method of Cost Recovery:

Examples:

- a. *Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. *Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

This Legislative Request Form Was Prepared By: Yunion Galardy



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'



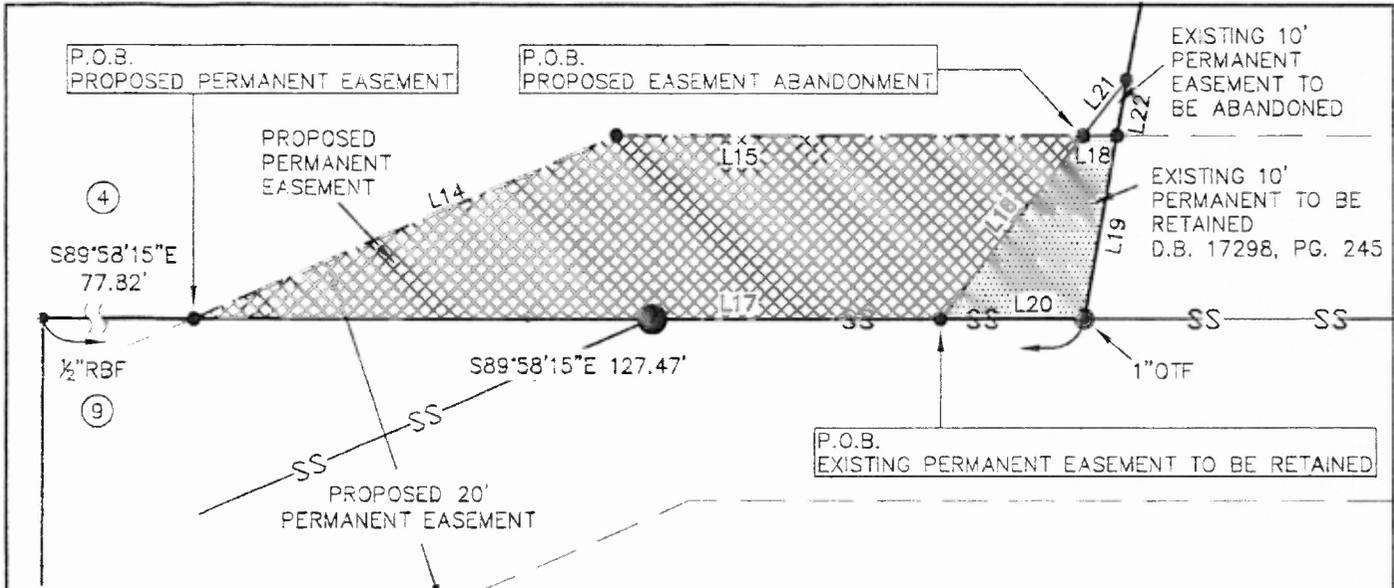
DATE OF FIELD SURVEY: 4/30/13-5/7/13

EXISTING EASEMENT TO BE RETAINED	PROPOSED PERMANENT EASEMENT	PROPOSED EASEMENT ABANDONMENT
		-X--SS--X-

**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

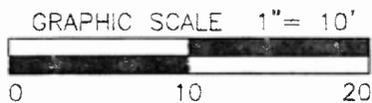


NOTE:
 THE EXISTING EASEMENT SHOWN HEREON IS BASED ON THAT SEWER EASEMENT DEED DATED FEBRUARY 2, 1993, BETWEEN CHARLOTTE M. HEFFNER AND THE CITY OF ATLANTA, FOR CONSTRUCTION OF THE RANDALL HALL OUTFALL SANITARY SEWER PROJECT. RECORDED IN DEED BOOK 17298, PAGE 245, FULTON COUNTY RECORDS.

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



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
X--SS--X		

**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.L. DIST. 180 17	COUNTY CITY FULTON ATLANTA	DRAWING IS TO BE CONSIDERED PRELIMINARY UNLESS APPROVED	SCALE 1"=10'
DESIGNED BY	DRAWN BY S. PARKER	CHECKED BY	APPROVED BY <i>SP</i>	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.

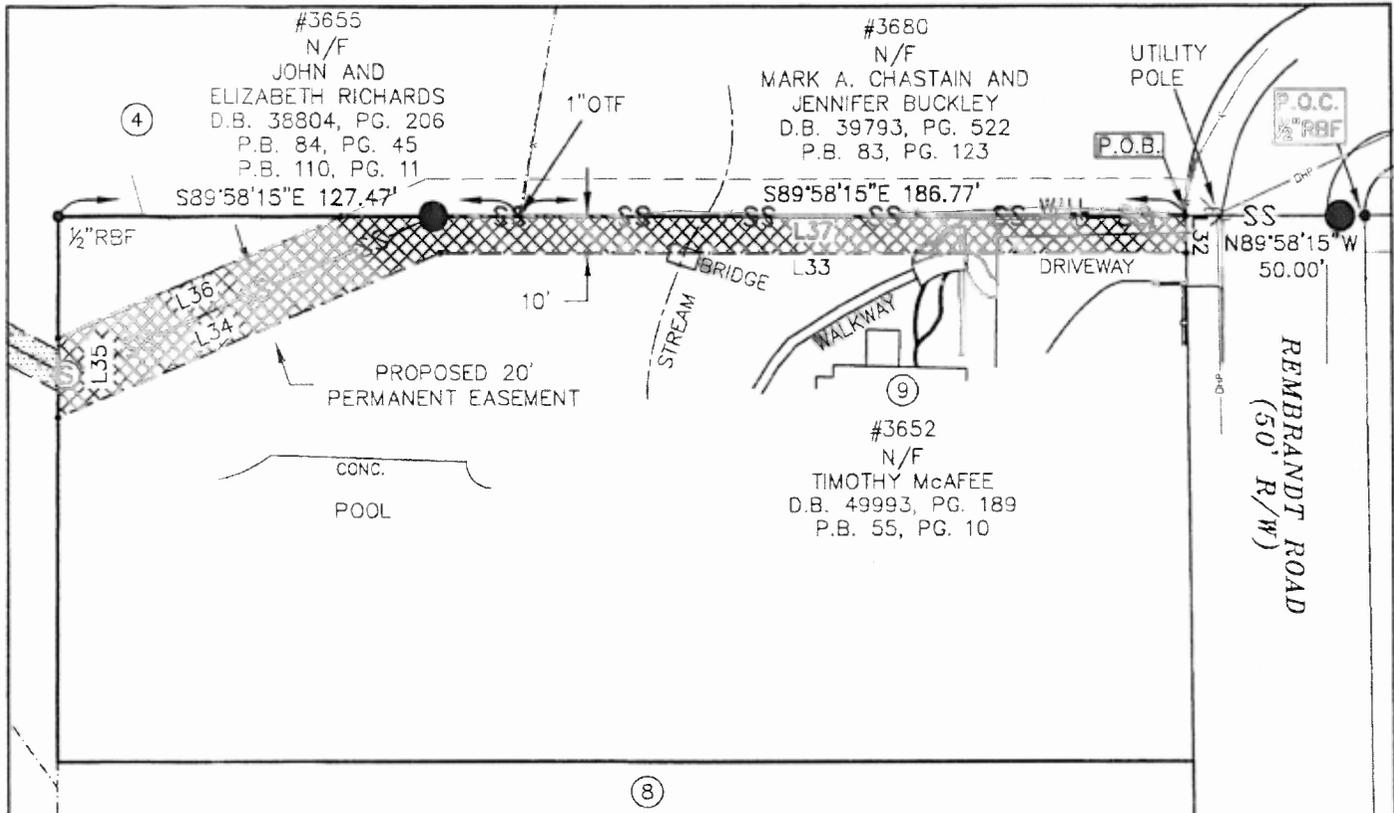
Thence S89°58'15"E a distance of 1.88 feet.

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.

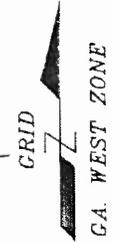
DATE OF FIELD SURVEY: 4/30/13-5/7/13

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.

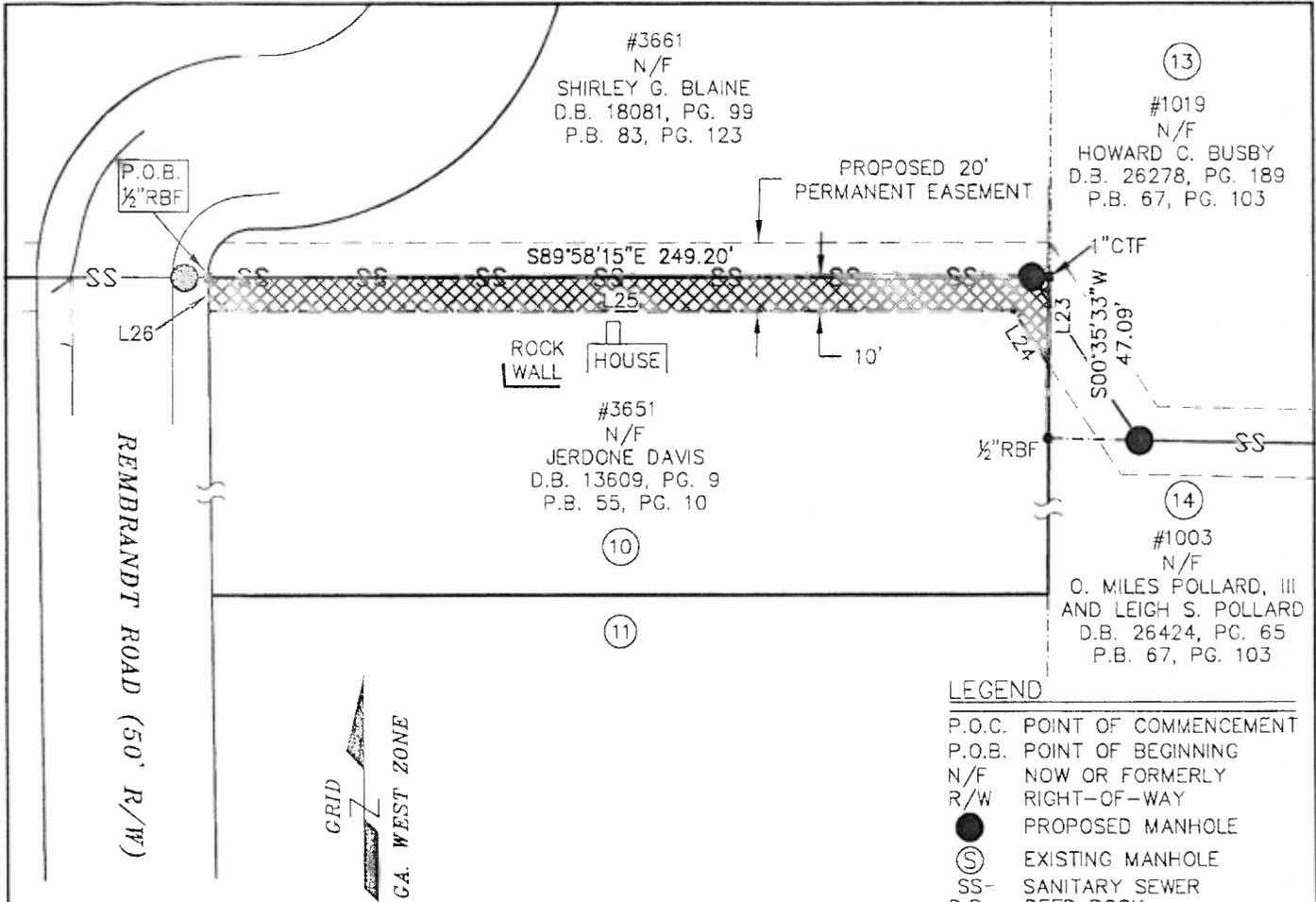
Thence N00°14'45"E a distance of 21.77 feet.

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.



- 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

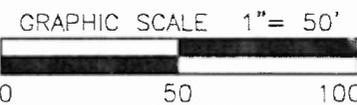
LINE TABLE		
LINE	BEARING	DIST.
L23	S00°35'33"W	25.84'
L24	N33°19'42"W	18.96'
L25	N89°58'15"W	238.42'
L26	N00°34'43"W	10.00'

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

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.



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.

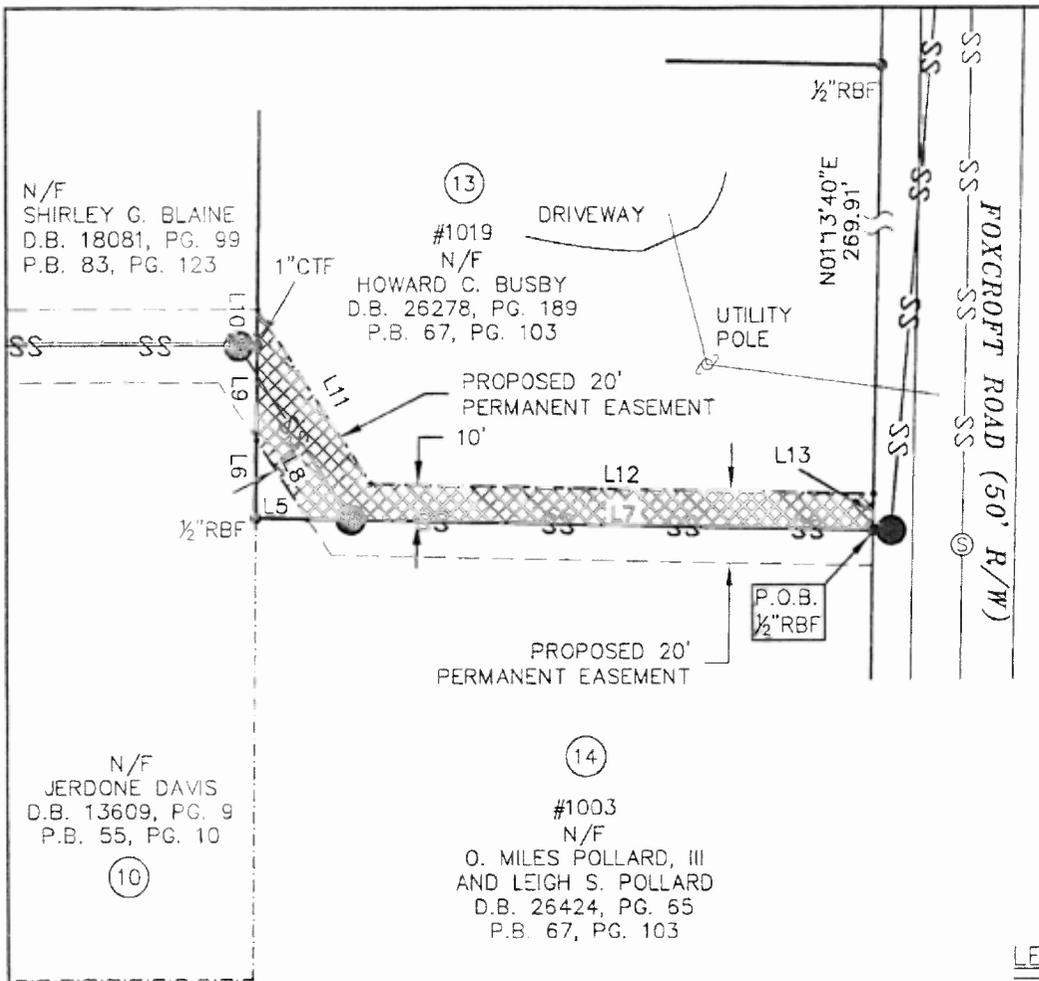
Thence, leaving said westerly right-of-way line of Foxcroft Road, N88°49'32"W a distance of 151.19 feet.

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.



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'

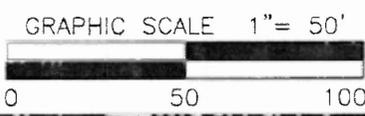
- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - PROPOSED MANHOLE
 - ⊙ EXISTING MANHOLE
 - SS- SANITARY SEWER
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - RBF REBAR FOUND
 - CTF CRIMP TOP PIPE FOUND
 - OTF OPEN TOP PIPE FOUND

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

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



**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.

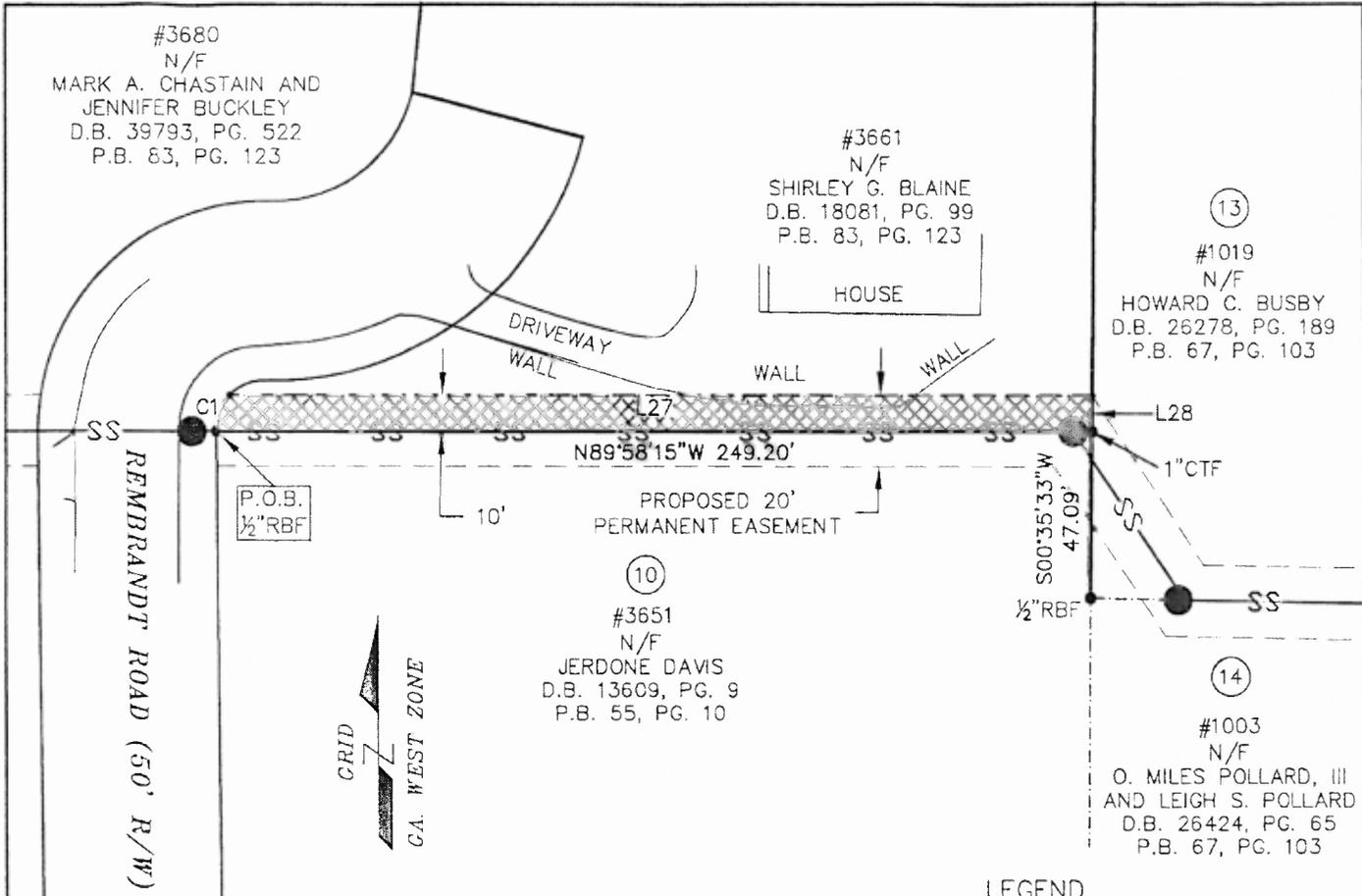
Thence S33°19'42"E a distance of 57.14 feet

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.

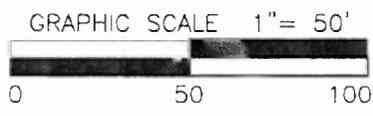
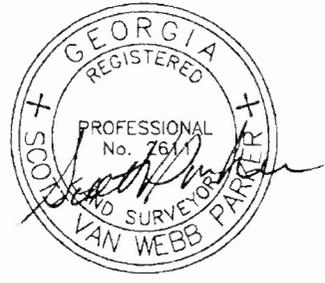
Said parcel containing 2,323 square feet, 0.053 Acres.



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.

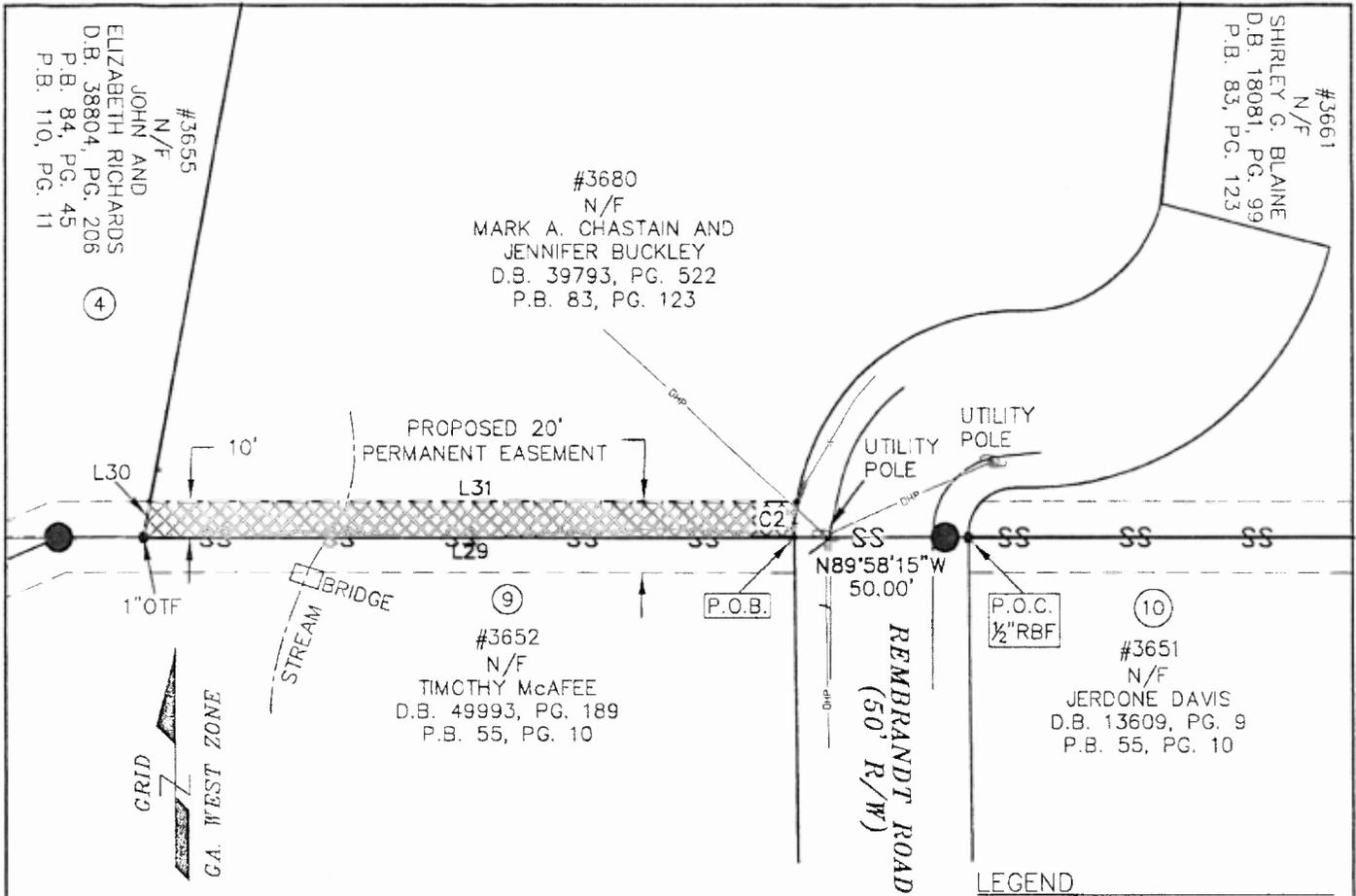
Thence, leaving said easterly right-of-way line of Rembrandt Road, S89°58'15"E a distance of 245.55 feet.

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.

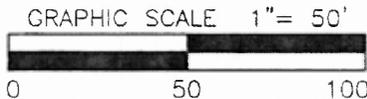
Said parcel containing 2,484 square feet, 0.057 Acres.



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

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'

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

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

**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.

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: CANDACE L. BYRD

Dept.'s Legislative Liaison: Maisha L. Wood

Contact Number: 404-330-6887

Originating Department: Watershed Management

Committee(s) of Purview: FINANCE/EXECUTIVE *CSJ*

Chief of Staff Deadline: October 11, 2013

Anticipated Committee Meeting Date(s): October 29, 2013

Anticipated Full Council Date: November 4, 2013

Legislative Counsel's Signature: *Pete W. H.*

Commissioner's Signature: *J Macena*

Chief Financial Officer: *[Signature]*

Chief Information Officer Signature (for IT Procurements) n/a

Chief Procurement Officer Signature: n/a

CAPTION

AN ORDINANCE AUTHORIZING THE MAYOR TO NEGOTIATE AND PURCHASE ALL PROPERTY INTERESTS NECESSARY FOR THE RANDALL HALL SEWER IMPROVEMENTS PROJECT, ON BEHALF OF THE DEPARTMENT OF WATERSHED MANAGEMENT, IN AN AMOUNT NOT TO EXCEED NINETY-SEVEN THOUSAND, THREE HUNDRED NINETY-NINE DOLLARS AND TWENTY CENTS (\$97,399.20); AUTHORIZING THE MAYOR AND THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS, PURSUANT TO THE DECLARATION OF TAKING METHOD, O.C.G.A. SECTION 22-3-140 OR OTHER CONDEMNATION METHOD, AS MAY BE APPLICABLE, PURSUANT TO O.C.G.A. SECTION 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.

FINANCIAL IMPACT: (if any) \$97,399.20

Mayor's Staff Only

Received by CPO: _____ (date) Received by LC from CPO: _____ (date)

Received by Mayor's Office: *Adrian 10-11-13* (date) Reviewed by: *[Signature]* (date)

Submitted to Council: _____ (date)