



DATE: February 28, 2019
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: First Avenue Right-of-Way Abandonment
Public Hearing

RECOMMENDED ACTION

Abandon a small portion of the right-of-way of First Avenue near its intersection with Chapel Avenue.

BUDGET IMPACT

The value of the right-of-way has been determined at approximately \$10,000 and at such time as the right-of-way is sold, the additional revenue will be shown under the budget line item, *Sale of Property*.

DISCUSSION

The right-of-way for First Avenue is considerably wider than the anticipated transportation and infrastructure needs in this segment of the road. After research and identification of local utilities in the area, staff was able to determine that a small portion of right-of-way could be abandoned at the request of the corner property owner at 4745 Sylvan Street, Ms. Pierce.

In order to move forward, Council will need to convene a public hearing in order to initiate the abandonment process. Upon approval, the right-of-way will be disposed of in accordance with state law, allocating the areas to adjacent parcels.

Staff has reviewed the proposed abandonment, determined that the portion of the First Avenue right-of-way as described no longer serves a substantial public purpose and in the best interest of the public recommends approval.

Exhibits – Aerial Photo
Survey – ROW



Current Aerial View

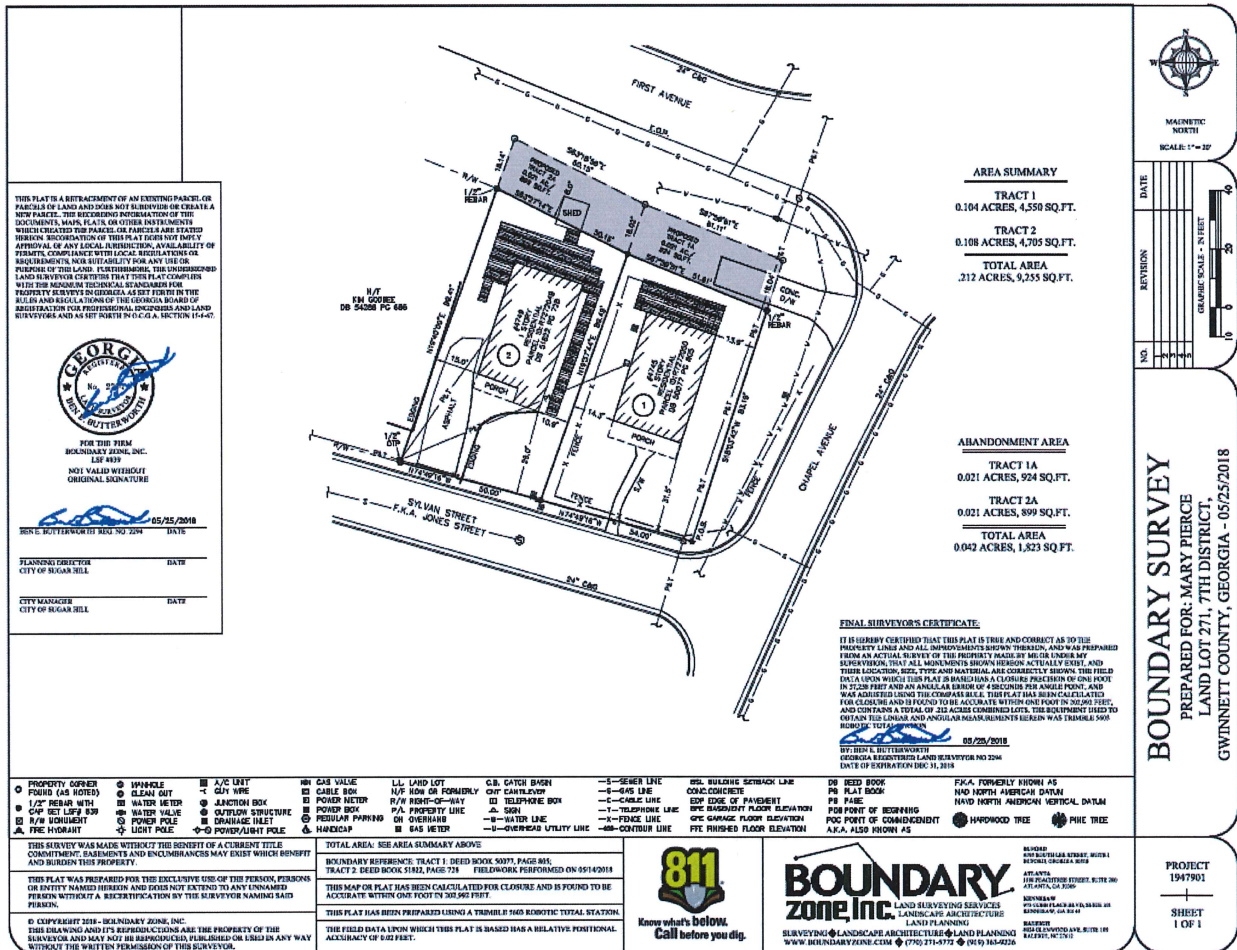


Exhibit - ROW Abandonment Area

THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH ARE REFERENCED HEREIN ARE NOT REPRODUCED HEREON. REPRODUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OF ANY AGENCIES, PROFESSIONAL ENGINEERS OR LAND SURVEYORS CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE PROFESSIONAL ENGINEERING AND LAND SURVEYING ACT AND REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 14-4-67.

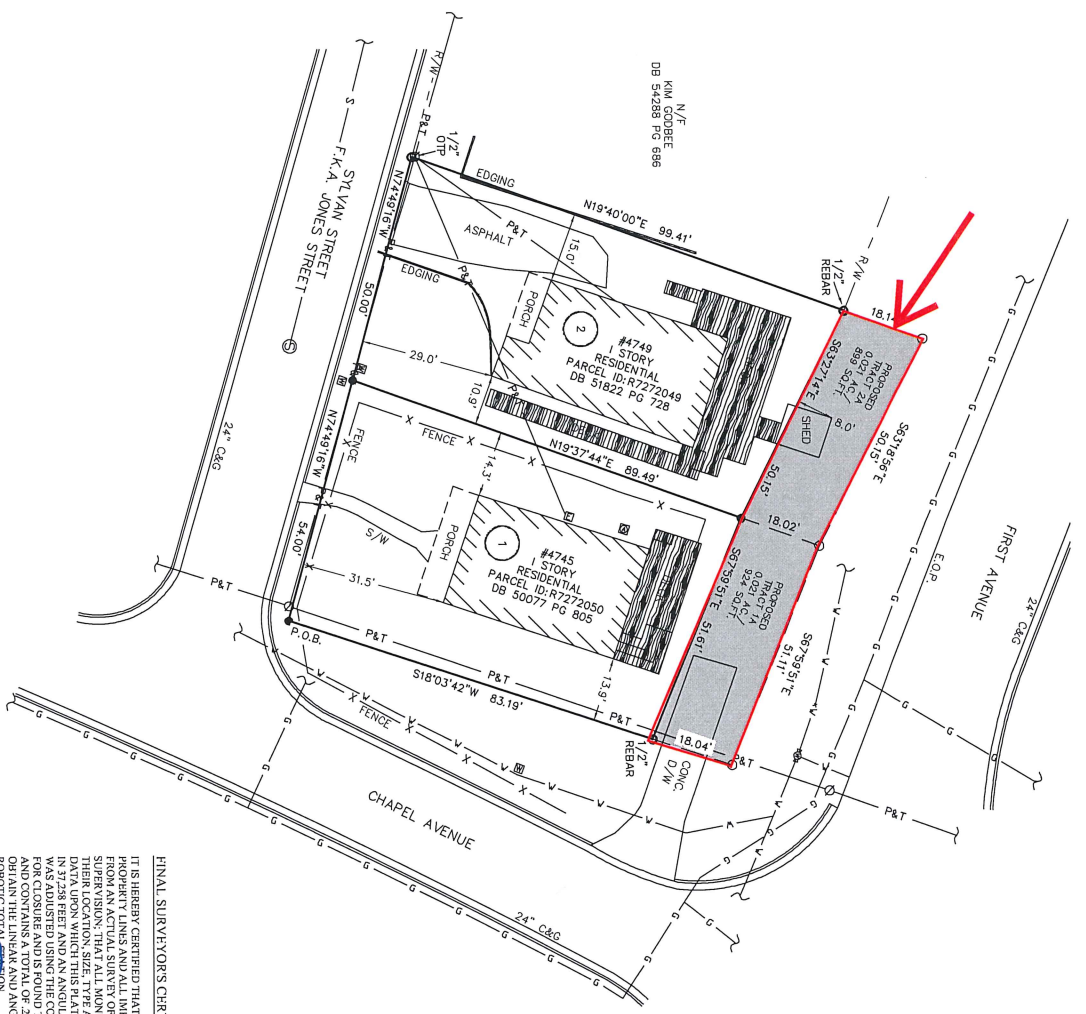


FOR THE FIRM
BOUNDARY ZONE, INC.
L.S.F. #539
NOT VALID WITHOUT
ORIGINAL SIGNATURE

BEN E. BUTTERWORTH REG. NO. 2924
DATE 05/25/2018

PLANNING DIRECTOR DATE
CITY OF SUGAR HILL DATE
CITY MANAGER DATE
DATE OF SUGAR HILL DATE

EXHIBIT - ROW ABANDONMENT AREA



AREA SUMMARY

TRACT 1	0.104 ACRES, 4,550 SQ.FT.
TRACT 2	0.108 ACRES, 4,705 SQ.FT.
TOTAL AREA	2.112 ACRES, 9,255 SQ.FT.

ABANDONMENT AREA

TRACT 1A	0.021 ACRES, 924 SQ.FT.
TRACT 2A	0.021 ACRES, 899 SQ.FT.
TOTAL AREA	0.042 ACRES, 1,823 SQ.FT.

FINAL SURVEYORS CERTIFICATE:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, WEIGHT AND CHARACTERISTICS ARE CORRECTLY SHOWN AND AS BASED UPON THE MEASUREMENTS TAKEN BY ME OR UNDER MY SUPERVISION IN 37.28 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 292.992 FEET TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TRIMMABLE 3803 ROBOTTIC TOTAL STATION.

BEN E. BUTTERWORTH
REGISTERED LAND SURVEYOR NO. 2924
DATE OF EXPIRATION DEC 31, 2018

- FOUND (AS NOTED)
- 1/2" REBAR WITH
- CAP SET LSF# 839
- R/W MONUMENT
- MANHOLE
- CLEAN OUT
- WATER METER
- WATER VALVE
- LIGHT POLE
- FIRE HYDRANT
- A/C UNIT
- GUY WIRE
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- POWER/LIGHT POLE
- GAS VALVE
- CABLE BOX
- COIL BEER
- REGULAR PARKING
- HANDICAP
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- F/W RIGHT-OF-WAY
- OVERHANG
- GAS METER
- C.B. CATCH BASIN
- CNT CANTILEVER
- TELEPHONE BOX
- TELEPHONE
- WATER LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE
- S-SEWER LINE
- COAL LINE
- TELEPHONE LINE
- FENCE LINE
- X-FENCE LINE
- CONTOUR LINE
- B.S. BUILDING SETBACK LINE
- CON CODE OF AVENUE
- BEE BASEMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- FINISHED FLOOR ELEVATION
- A.K.A. ALSO KNOWN AS
- DB DEED BOOK
- PG PAGE
- POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- A.K.A. ALSO KNOWN AS
- F.K.A. FORMERLY KNOWN AS
- NAVD NORTH AMERICAN DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- HARDWOOD TREE
- PINE TREE

PROPERTY CORNER
FOUND (AS NOTED)
1/2" REBAR WITH
CAP SET LSF# 839
R/W MONUMENT
MANHOLE
CLEAN OUT
WATER METER
WATER VALVE
LIGHT POLE
FIRE HYDRANT
A/C UNIT
GUY WIRE
JUNCTION BOX
OUTFLOW STRUCTURE
DRAINAGE INLET
POWER/LIGHT POLE
GAS VALVE
CABLE BOX
COIL BEER
REGULAR PARKING
HANDICAP
L.L. LAND LOT
N/F NOW OR FORMERLY
F/W RIGHT-OF-WAY
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GAS METER
C.B. CATCH BASIN
CNT CANTILEVER
TELEPHONE BOX
TELEPHONE
WATER LINE
OVERHEAD UTILITY LINE
CONTOUR LINE
S-SEWER LINE
COAL LINE
TELEPHONE LINE
FENCE LINE
X-FENCE LINE
CONTOUR LINE
B.S. BUILDING SETBACK LINE
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GARAGE FLOOR ELEVATION
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A.K.A. ALSO KNOWN AS
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POINT OF BEGINNING
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A.K.A. ALSO KNOWN AS
F.K.A. FORMERLY KNOWN AS
NAVD NORTH AMERICAN DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
6609 ROBOTIC 3018 - ROBOTTIC ZONE, INC.
THIS SURVEY AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA, SEE AREA SUMMARY ABOVE
BOUNDARY REFERENCE: TRACT 1-DEED BOOK 5807 PAGE 805
TRACT 2-DEED BOOK 5122, PAGE 128
FIELDWORK PERFORMED ON 06/14/2018
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 292.992 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMMABLE 3803 ROBOTTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

811 Know what's below. Call before you dig.

BOUNDARY Zone, Inc. LAND SURVEYING SERVICES
1107 PENNINGTON STREET, SUITE 200
ATLANTA, GA 30309
KENNESAW, GA 30144
KENSINGTON, NC 27642
RALEIGH, NC 27602
BARTONVILLE, NC 27513
MOUNTAIN VIEW, NC 27054
SHELBY, NC 27884
WELLSVILLE, NC 27887
WYOMING, NC 27257

BOUNDARY SURVEY

PREPARED FOR: MARY PIERCE
LAND LOT 271, 7TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 05/25/2018

NO.	REVISION	DATE
1		
2		
3		
4		

GRAPHIC SCALE - IN FEET



PROJECT
1947901
SHEET
1 OF 1

Legal Descriptions

Tract 1A – First Avenue Right-of-Way

All that tract or parcel of land lying and being land lot 271 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a ½-inch rebar pin on the southwesterly right-of-way of Chapel Avenue at its intersection with Sylvan Street (formerly known as Jones Street) at the Point of Beginning; Thence running along the northeasterly along the Chapel Avenue right-of-way North 18 degrees 03 minutes 42 seconds East a distance of 83.19 feet to a ½-inch rebar pin and the true Point of Beginning; Thence leaving said right-of-way and running North 67 degrees 59 minutes 51 seconds West a distance of 51.61 feet to ½-inch rebar pin; Thence running North 19 degrees 37 minutes 44 seconds East a distance of 18.02 feet to a point; Thence running South 67 degrees 59 minutes 51 seconds East a distance of 51.11 feet to a pin; Thence running South 18 degrees 03 minutes 42 seconds West a distance of 18.04 feet to a ½-inch rebar on the westerly right-of-way of Chapel Avenue and the true Point of Beginning;

Said tract contains 0.021 acres (924 square feet).

Tract 2A – First Avenue Right-of-Way

All that tract or parcel of land lying and being land lot 271 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point on the southwesterly right-of-way of Chapel Avenue at its intersection with Sylvan Street (formerly known as Jones Street) at the Point of Beginning; Thence running along the Sylvan Street right-of-way North 74 degrees 49 minutes 16 seconds West a distance of 54.00 feet to a ½-inch rebar pin; Thence running North 74 degrees 49 minutes 16 seconds West a distance of 50.00 a distance of 50.00 feet to a ½-inch rebar pin; Thence running North 19 degrees 40 minutes 00 seconds East a distance of 99.41 feet to a ½-inch rebar pin and the true Point of Beginning; Thence running North 19 degrees 40 minutes 00 seconds East a distance of 18.14 feet to a pin; Thence running South 63 degrees 18 minutes 56 seconds East a distance of 50.15 feet to a pin; Thence running South 19 degrees 37 minutes 44 seconds West a distance of 18.02 feet to a ½ inch rebar; Thence running North 63 degrees 27 minutes 14 seconds West a distance of 50.15 feet to a ½-inch rebar and the true Point of Beginning;

Said tract contains 0.021 acres (899 square feet).