

DATE: May 30, 2019
TO: Mayor and City Council
FROM: City Manager
SUBJECT: First Avenue Right-of-way Sale of Property



RECOMMENDED ACTION

Approve the sale of two parcels located at the corner of First Avenue and Chapel Avenue as shown in the attached survey to Ms. Mary Pearce for the total price of \$10,000 for both parcels.

BUDGET IMPACT

The value of the right-of-way parcels on First Avenue have been determined to be \$10,000. The sale of these parcels will be shown in the budget as Sale of Property.

DISCUSSION

The Mayor and Council approved at the March 11, 2019, Council Meeting for the abandonment of a small portion of right-of-way on First Avenue at the corner of Chapel Avenue. Ms. Mary Pearce has requested to purchase this property which is adjacent to her property at 4745 Sylvan Street. Staff is recommending sale of the two parcels as shown in the attached survey to Ms. Mary Pierce for the sum of \$10,000.

Attachment – Aerial Photo, Survey of Right-of-way abandoned property

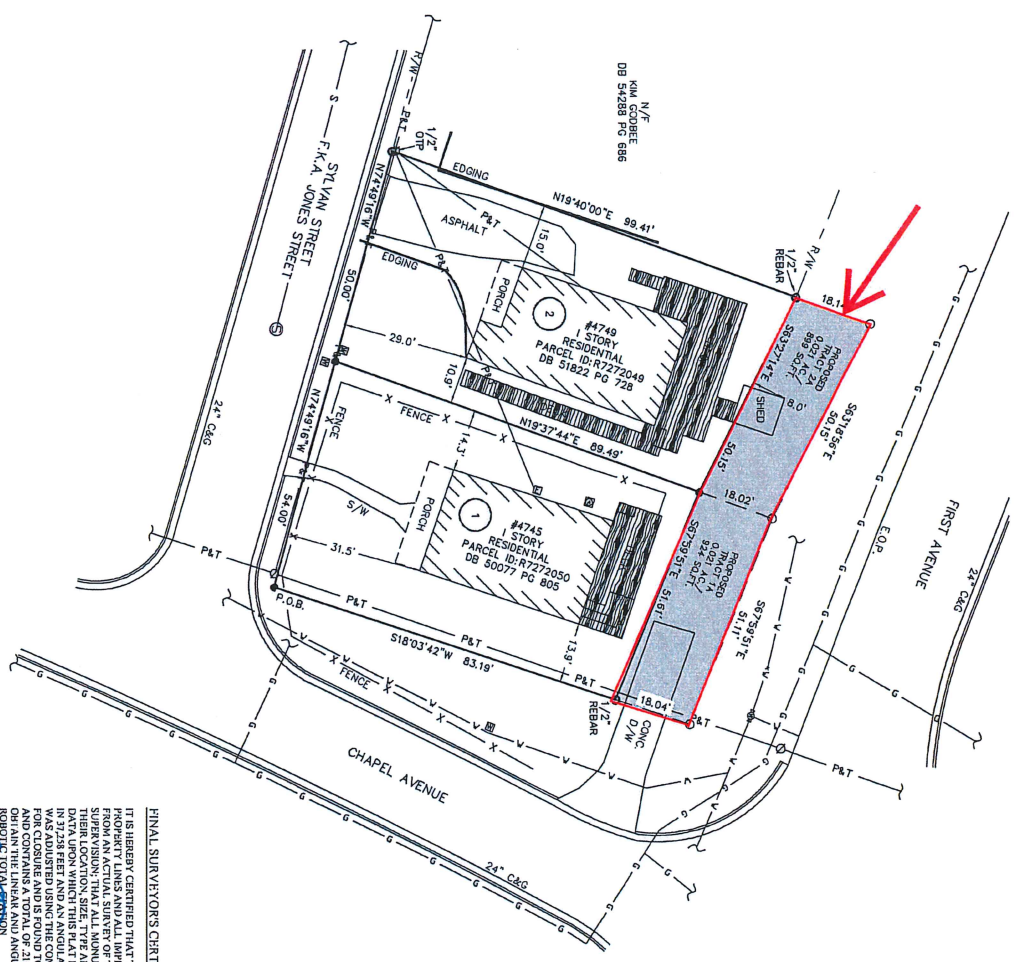


FOR THE FIRM
BOURNE, L.P., LLC
NOT VALID WITHOUT
ORIGINAL SIGNATURE

DATE: 05/25/2018
REG. NO. 2918
BEN E. BUTTERWORTH
PLANNING DIRECTOR
CITY OF SUGAR HILL
DATE
CITY MANAGER
CITY OF SUGAR HILL

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A DOCUMENT, MAP, PLAT, OR OTHER INSTRUMENT WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECOGNITION OF THIS PLAT DOES NOT IMPLY A WARRANTY OF TITLE OR A WARRANTY OF SURVEY. THE SURVEYOR'S RESPONSIBILITY FOR ANY USE OR REQUIREMENTS, NON-SUITABILITY FOR ANY USE OR LANDS, OR ANY OTHER MATTER, IS LIMITED TO THE STANDARDS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-67.

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	2.12 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 SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL OTHER MATTERS SHOWN HEREON, AND WAS PREPARED AND SUPERVISED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE BEING IN 31.28 FEET AND AN ANGLE OF 45 DEGREES PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET. I OBTAIN THE LINKS AND ANGULAR MEASUREMENTS HEREIN WAS TRIMBLE 5802 ROBOTIC TOTAL STATION.

05/25/2018
BEN E. BUTTERWORTH
REGISTERED LAND SURVEYOR NO. 2918
DATE OF EXPIRATION DEC 31, 2018

- PROPERTY CORNER: FOUND (AS NOTED), CLEAN CUT, WATER METER, WATER VALVE, FIRE HYDRANT
- MANHOLE, CLEAN OUT, WATER METER, WATER VALVE, LIGHT POLE
- A/C UNIT, GUY WIRE, JUNCTION BOX, QUARTER STRUCTURE, BRANCHED METERS, FOUND/BLIND TOLE
- GAS VALVE, CABLE BOX, POWER METER, REGULAR PARKING, HANDICAP
- L.L. LAND LOT, N/W NOW OR FORMERLY, P/W RIGHT-OF-WAY, C.B. CATCH BASIN, CMT CANTILEVER, TELEPHONE BOX, SINK, TELEPHONE LINE, OVERHEAD UTILITY LINE, CONTOUR LINE
- S-SEWER LINE, GAS LINE, CABLE LINE, TELEPHONE LINE, CONCRETE, EDGE OF PAVEMENT, FINISHED FLOOR ELEVATION, POB POINT OF BEGINNING, POB POINT OF BEGINNING, HARDWOOD TREE, PINE TREE
- DEED BOOK, PG PAGE, HARDWOOD TREE, PINE TREE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE CONSULTATION. ENCUMBRANCES 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.

THIS DRAWING AND THE REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.



BOUNDARY Zone, Inc. LAND SURVEYING SERVICES, LANDSCAPE ARCHITECTURE, LAND PLANNING

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ATLANTA, GA 30309
KENNESAW, GA 30144
RENTON, WA 98056
NATIONALENDOWMENT, AT: SUITE 109
MARTIN, TENN 38476

WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

BOUNDARY SURVEY

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

NO.	REVISION	DATE
1		
2		
3		
4		
5		

GRAPHIC SCALE - IN FEET
0 20 40

MAGNETIC NORTH
SCALE: 1" = 30'

PROJECT: 1947901
SHEET: 1 OF 1