

Agenda Request Form

Cherokee County School District

Meeting Date
January 17, 2019

Agenda Item Number
F-2

Title
Permanent Drainage Easement and Two Right-of-Way Deeds to Cherokee County Government and Permanent Sanitary Sewer Easement to the Cherokee County Water and Sewerage Authority (CCWSA)
Requested Action
School Board Consideration of the Superintendent's Recommendation to Grant a Permanent Drainage Easement and Two Right-of-Way Deeds to Cherokee County Government and Grant a Permanent Sanitary Sewer Easement to the CCWSA (at Indian Knoll ES)
Summary Explanation and Background
As required by Cherokee County government and CCWSA, a representative from Univeter Road Investments approached Cherokee County School District (CCSD) requesting Easement and Right of Way (ROW) access at or near the entrances to Indian Knoll ES in order to complete infrastructure plans and gain access points to a proposed development. CCSD's granting of the Easements and ROW deeds to the Cherokee County Government and CCSWA will benefit CCSD as the developer seeking this access would construct two additional turn lanes to the Indian Knoll ES entrances, which would serve to mitigate traffic congestion and, ultimately, increase safety on/around that campus. The estimated value of the two turn lanes would be an approximate \$250,000 benefit to CCSD.
Major System Priority
Increased Accountability
Financial Impact
None
Exhibits: (List)
See Attached

Board Action
<i>(For Official School Board Records Only)</i>

Source of Additional Information	
William J. Sebring	770.479.1871
Phil Parrott	
Tom Roach	770.479.1406

OFFICE OF THE SUPERINTENDENT OF SCHOOLS

Approved in Open Board Meeting on: _____
(Date)

By: _____
(School Board Chairman)

After Recording return to:
Univeter Road Investments, LLC
510 Gilmer Ferry Rd
Ball Ground, GA 30107

PERMANENT DRAINAGE EASEMENT
CHEROKEE COUNTY, GEORGIA

THIS PERMANENT DRAINAGE EASEMENT granted this ____ day of _____, 20____, between **Cherokee County School System** of County of Cherokee, as party of the first part, hereinafter referred to as the Grantor, and **Cherokee County**, as party of the second part, hereinafter referred to as the Grantee.

The purpose of this easement is to convey to Grantee, or its agents, a Permanent Drainage Easement (202 sq. ft.), as per the attached plat, for the installation and maintenance of a drainage system.

WITNESSETH THAT: Grantor, for and in consideration of the sum of **ONE DOLLAR (\$1.00)**, and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, and by these presents, grants unto the Grantee an easement over, under, upon and across the following described property:

A parcel in Land Lot 99 & 46 of the 15th District, 2nd Section, of Cherokee County, Georgia. This easement consists of 202 square feet of permanent drainage easement and is shown on the attached plat of property prepared by Centerline Surveying and Land Planning, Inc. attached hereto and incorporated herein by reference as Exhibit "A".

IN WITNESS WHEREOF, Grantor has signed and sealed this Easement, the date above written.

Signed, Sealed and Delivered in the presence of:

Typed Name:

Notary Public

Exhibit "A"

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	946.37'	241.69'	241.03'	N37°35'13"E
C2	873.40'	256.14'	255.22'	S35°06'28"W
C3	926.73'	122.85'	122.76'	N40°40'21"E

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	13.31'	N51°32'42"W
L2	52.90'	N14°03'08"E
L3	49.91'	N57°20'35"E
L4	45.71'	N43°26'47"E
L5	18.25'	S87°42'41"E
L6	134.39'	S43°29'28"W
L7	4.14'	S26°43'28"W
L8	13.58'	N51°32'42"W
L9	25.79'	N55°58'53"W
L10	29.64'	S55°57'12"E
L11	24.35'	S86°18'53"E
L12	46.41'	N56°09'58"E
L13	25.95'	N29°53'23"E
L14	13.88'	N43°26'47"E
L15	26.66'	S87°52'54"E
L16	10.62'	S87°52'54"E
L17	3.54'	S46°37'16"E
L18	20.00'	S43°26'47"W
L19	11.50'	N46°37'16"W
L20	13.00'	N43°22'40"E

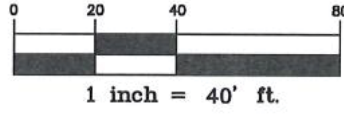
R/W, DRAINAGE & CONSTRUCTION EASEMENT FOR:
CHEROKEE COUNTY

Now or Formerly
CHEROKEE CO. WATER &
SEWER AUTHORITY
15N19 181

LOCATED IN LAND LOTS 99 & 46
IN THE 15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA
SCALE: 1" = 40' DATE: AUGUST 2, 2018

APPROX. LAND LOT LINE

DI-C6
GDOT STD 9031S



R/W EASEMENT AREA:
8,808 S.F. (0.202 ACRES)

CONSTRUCTION EASEMENT AREA:
9,655 S.F. (0.222 ACRES)

DRAINAGE EASEMENT AREA:
202 S.F. (0.005 ACRES)

Now or Formerly
CHEROKEE CO.
SCHOOL SYSTEM
15N19 180

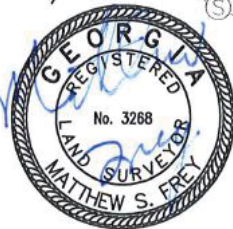
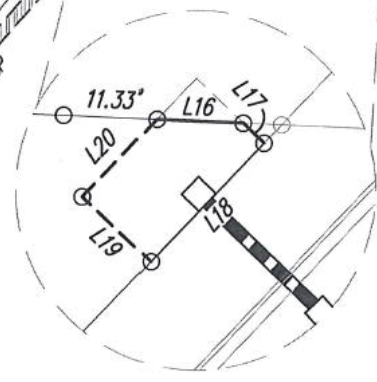
TIE PROP CURB
TO EXISTING

24" VERTICAL FACE
C & G (SPILL CURB)

EXIST. CURB
TO BE REMOVED

EXISTING R/W

UNIMETER ROAD - R/W VARIES



centerline

Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

816016-EASE

**CHEROKEE COUNTY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DEED**

GEORGIA, CHEROKEE COUNTY

THIS CONVEYANCE made and executed the ____ day of January, 2019.

WITNESSETH that Cherokee County School System, the undersigned (hereinafter referred to as "Grantor"), is the owner of a tract of land in CHEROKEE COUNTY, through which **Univeter** road has been laid out by Cherokee County, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell, and convey to **CHEROKEE COUNTY** and their successors in office 7,412 square feet to make a right of way for Univeter Road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in the Land Lot(s) 46 of the 15th Land District of the 2nd Section of CHEROKEE County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Said right of way is hereby conveyed, consisting of 0.170 acres, more or less, as shown colored yellow on the plat of the property, and a temporary construction easement consisting of 0.259 acres, more or less, as shown on the plat prepared by Centerline Surveying & Land Planning, dated 8/2/2018, said plat attached hereto and made a part of this deed as Exhibit "A". This agreement includes all other easements on Exhibit "A" attached hereto.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind him or herself, his or her heirs, executors and administrators forever to defend by virtue of these presents.

In Witnesseth whereof, the undersigned has hereunto set our hands and seals the day above written.

Signed, sealed and delivered
this _____ day of _____, 2019
in the presence of:

Official Witness

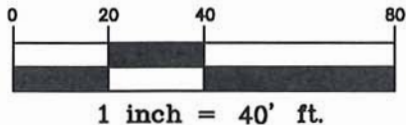
OWNER (print name)

Notary Public
(SEAL)

OWNER (print name)

R/W & CONSTRUCTION EASEMENT FOR:
CHEROKEE COUNTY

LOCATED IN LAND LOT 46
 IN THE 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: AUGUST 8, 2018

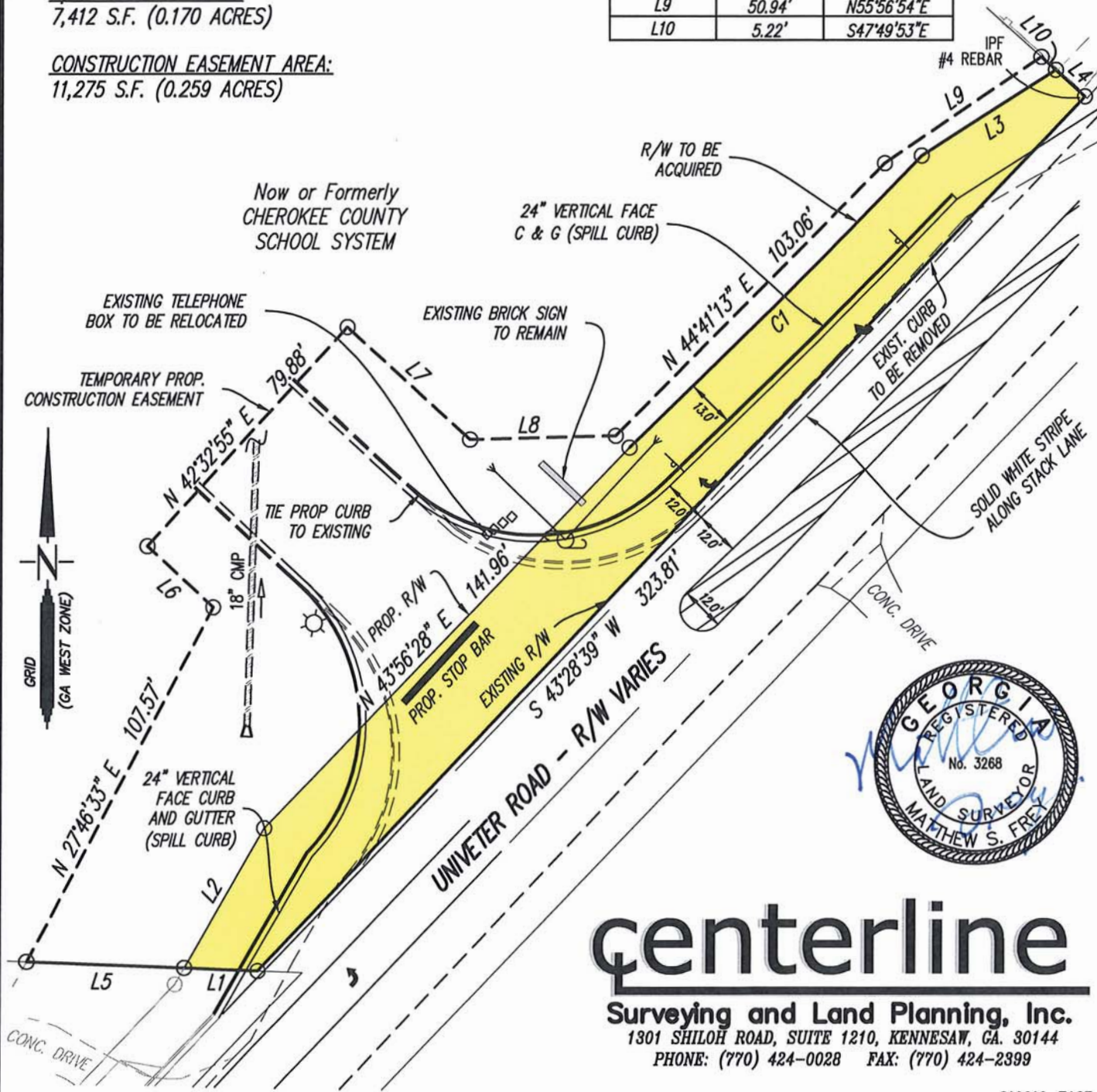


R/W EASEMENT AREA:
 7,412 S.F. (0.170 ACRES)

CONSTRUCTION EASEMENT AREA:
 11,275 S.F. (0.259 ACRES)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	2899.51'	111.20'	111.19'	N45°06'38"E

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	20.02'	N87°39'33"W
L2	43.36'	N29°54'41"E
L3	42.75'	N57°27'24"E
L4	10.61'	S47°49'53"E
L5	42.62'	N87°39'33"W
L6	24.31'	N47°25'19"W
L7	44.94'	S47°43'19"E
L8	39.50'	N88°32'05"E
L9	50.94'	N55°56'54"E
L10	5.22'	S47°49'53"E



centerline

Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399

Return to:

UNIVETER ROAD INVESTMENTS, LLC
510 GILMER FERRY RD
BALL GROUND, GA 30107

State of Georgia
County of Cherokee

Grant of Utility Easement

This grant of easement made this _____ day of January, 2019, from the **Cherokee County School System** of the State of Georgia, hereinafter called Grantor and the Cherokee County Water and Sewerage Authority of the State of Georgia hereinafter called Grantee.

WITNESSETH, the Grantor for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and perpetual right-of-way over, upon, through, under and/or across the property of the Grantor in Land Lot 99, of 15th District, 2nd Section, Cherokee County, Georgia, and being a strip of land more particularly described and shown on the plat attached hereto as Exhibit "A", and entitled _____ N/A _____ (Subdivision Name, Phase, Unit and/or Pod, _____ N/A _____ Lot Number _____) made a part hereof showing the dimensions and location of this easement. The permanent, exclusive easement covered by this instrument is 10 feet wide, with the permission to use an additional 10 feet on the north side of the easement during construction, the center of said permanent, exclusive easement shall be the center line of the utility pipeline actually installed over, upon, through, under and/or across said lands. The easement begins and ends where the said pipeline enters and leaves the property line as indicated above, and totals approximately 63.63 feet in length.

The permanent, exclusive easement covered by this instrument is for the purpose of a water line/main, sewer line/main and/or utility installation together with the right to go upon said land to install said utility pipeline and installations with the continuous right from time to time to go in and upon said easement and to construct, install, operate, maintain, inspect, reconstruct, repair, renew, and replace therein the utility pipeline and other installations as may be necessary; also the right to clear, keep clear, remove and dispose of all undergrowth, trees and other obstructions, objects and structures on said right of way, which are inconsistent with the rights of the Grantee and which may interfere with or endanger the construction, operation and maintenance of said water line/main and other installations; also the right of ingress and egress to and from said easement over roads, if any, existing at the time for such ingress and egress, for the purpose of constructing, operating, maintaining, repairing, renewing, replacing said utility pipeline and installations. Said easement may be used by the owners of said land, or their assigns, provided such use is not inconsistent with the rights conferred hereby and further that such use does not interfere with, injure or endanger said utility pipeline and other installations and the construction, repairing, renewal and replacement thereof and the uses for the purposes hereinbefore stated.

Grantee shall insure that the property is returned to the same condition that existed immediately prior to the installation of the utility line/main.

Grantor for both itself and its heirs and assigns understand and agrees in connection with this conveyance that any and all construction, digging, grubbing, clearing, filling, or other earth moving or construction activities within or in the easement area conveyed herein are prohibited without the express written permission from the Cherokee County Water & Sewerage Authority.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, that Grantor does have good and lawful right to convey the said property, and said property is free from all encumbrances, and that they will forever warrant and defend title thereto against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said GRANTOR hereunder set his hand and affixed his seal on the date written above.

WITNESS

GRANTOR(S)

Witness (Printed Name)

Grantor (Printed Name)

Witness (Signature)

Grantor (Signature)

Grantor (Printed Name)

Grantor (Signature)

Sworn to and subscribed before me

This the _____ day of _____, 20 _____.

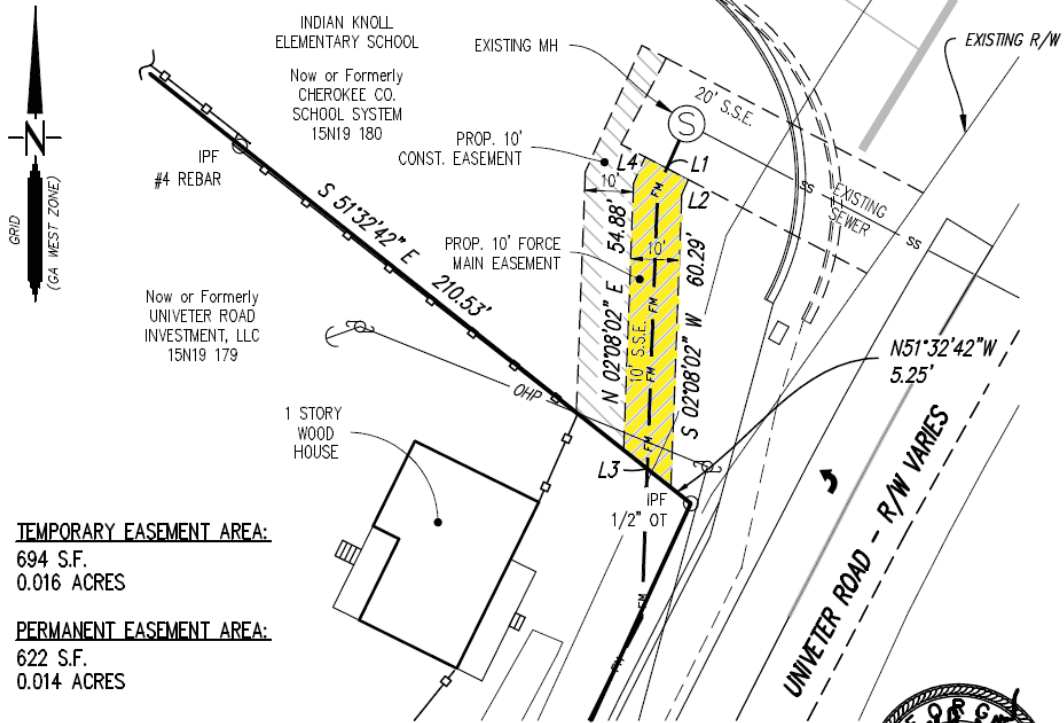
(SEAL)
Notary Public

TRAVERSE CLOSURE - 1:73,415
 TOTAL ANGULAR ERROR - 50 SEC's
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1: 48,446
 ALL MATTERS OF TITLE EXCEPTED.
 DATE OF FIELD WORK: JUNE 28, 2017

EXHIBIT 'A'

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA
 100 YEAR FLOOD ZONE ACCORDING TO FEMA
 MAP 13057C0254D, DATED: SEPTEMBER 29, 2006

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	10.02'	S62°21'44"E
L2	3.34'	S24°07'00"W
L3	12.41'	N51°32'42"W
L4	5.90'	N24°07'00"E

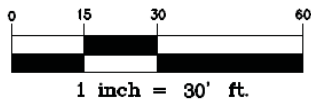


TEMPORARY EASEMENT AREA:
 694 S.F.
 0.016 ACRES

PERMANENT EASEMENT AREA:
 622 S.F.
 0.014 ACRES

SEWER EASEMENT PLAT FOR:
**CHEROKEE WATER &
 SEWER AUTHORITY**

LOCATED IN LAND LOT 99
 IN THE 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 30' DATE: MARCH 28, 2018



centerline

Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399

81601-SSE-SCHOOL

