



# Agenda Request Form

Meeting Date	Agenda Item Number
August 20, 2020	F-3

Title
Granting of Permanent Right of Way (ROW) to Cherokee County as part of the Bells Ferry Road Improvement Project
Requested Action
School Board Consideration of Superintendent's Recommendation for Approval of Granting a Permanent Right of Way (ROW) to Cherokee County as part of the Bells Ferry Road Improvement Project
Summary Explanation and Background
Cherokee County Government officials approached CCSD requesting a permanent ROW for 0.93 (40,501 sq. ft.) acres of property located at Othello Drive at the Boston ES entrance. This action would facilitate an improvement project to widen Bells Ferry Road at its intersection with Othello Drive. While no monetary payment would be made, the road improvement plan would include construction of an additional turn lane that would improve ingress/egress at this school, increasing safety and easing traffic congestion in front of Boston ES. Because CCSD had earlier determined it would wait until completion of this intersection realignment for it to begin construction of Boston ES's New Parent Entrance, as denoted in the CCSD Five-Year Facility Plan, approval of this permanent ROW is beneficial for starting that long-awaited project.
Priority Area
Organizational and Operational Effectiveness
Financial Impact
N/A
Exhibits: (List)
See Attachments
Source of Additional Information
William J. Sebring 770.479.1871 Mitch Hamilton 770.479.1871

**RETURN TO:  
ROACH, CAUDILL & GUNN, LLP  
111 West Main Street  
Canton, GA 30114**

**QUIT CLAIM DEED**

STATE OF GEORGIA

COUNTY OF CHEROKEE.

THIS INDENTURE, made the \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord Two Thousand and Nineteen between **CHEROKEE COUNTY SCHOOL SYSTEM, A/K/A CHEROKEE COUNTY SCHOOL DISTRICT**, party of the first party, and **CHEROKEE COUNTY**, Georgia, party of the second part:

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quit claim to the said party of the second part, the heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have had in and to the property being more particularly described as follows:

A tract or parcel of land situated in land lot 758, 21<sup>st</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia, the bearings of which are based on State Plane Grid System (Georgia West Zone) and being more particularly described as follows:

**Beginning** at the intersection of the northerly property line of Cherokee County School District and the westerly right of way of Bells Ferry Road (Variable R/W) and having State Plane Coordinates of N-1, 502, 178.9, E-2, 169,638.9; thence along said westerly right of way, S06°29'43"W for a distance of 100.18 feet to a #4 rebar at the intersection of said line with the southerly property line of Cherokee County School District; thence leaving said right of way, N89°22'46"W for a distance of 368.83 feet to a 1-1/2" open top pipe; thence S89°55'59"W for a distance of 19.52 feet to a 1-1/2" open top pipe; thence N89°06'26"W for a distance of 11.65 feet to the intersection of said southerly property line and the new easterly property line of Cherokee County School District; thence along said new line N00°42'36"E for a distance of 100.47 feet to the intersection of said line

with the northerly property line of the Cherokee County School District; thence S89°17'24"E for a distance of 410.10 feet to the **Point of Beginning** of said tract.

Containing **0.93 acres of 40,501 square feet** being more specifically shown on an Exhibit Drawing prepared for Cherokee County School District, by Mitchell Surveying & Consulting, LLC, dated: February 1, 2019, (Job No. 14043.00), unto which reference is hereby made.

This parcel is conveyed to Cherokee County and dedicated to public use to allow Cherokee County to construct a more suitable public access road to Boston Elementary. In the event that Cherokee County fails to construct the access road within seventy-two (72) months hereof same shall revert to Grantor.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TOLD HOLD the said described premises unto the said party of the second part, the heirs and assigns, so that neither the said party of the first part nor its heirs, nor any other person or persons claiming under it shall at any time, by the means to ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances or any rights thereof.

IN WITNESS WHEREOF, the said **CHEROKEE COUNTY SCHOOL SYSTEM, A/K/A CHEROKEE COUNTY SCHOOL DISTRICT**, has hereunto set its hand and affixed its seal the day and year first above written.

**Cherokee County School System  
a/k/a Cherokee County School District**

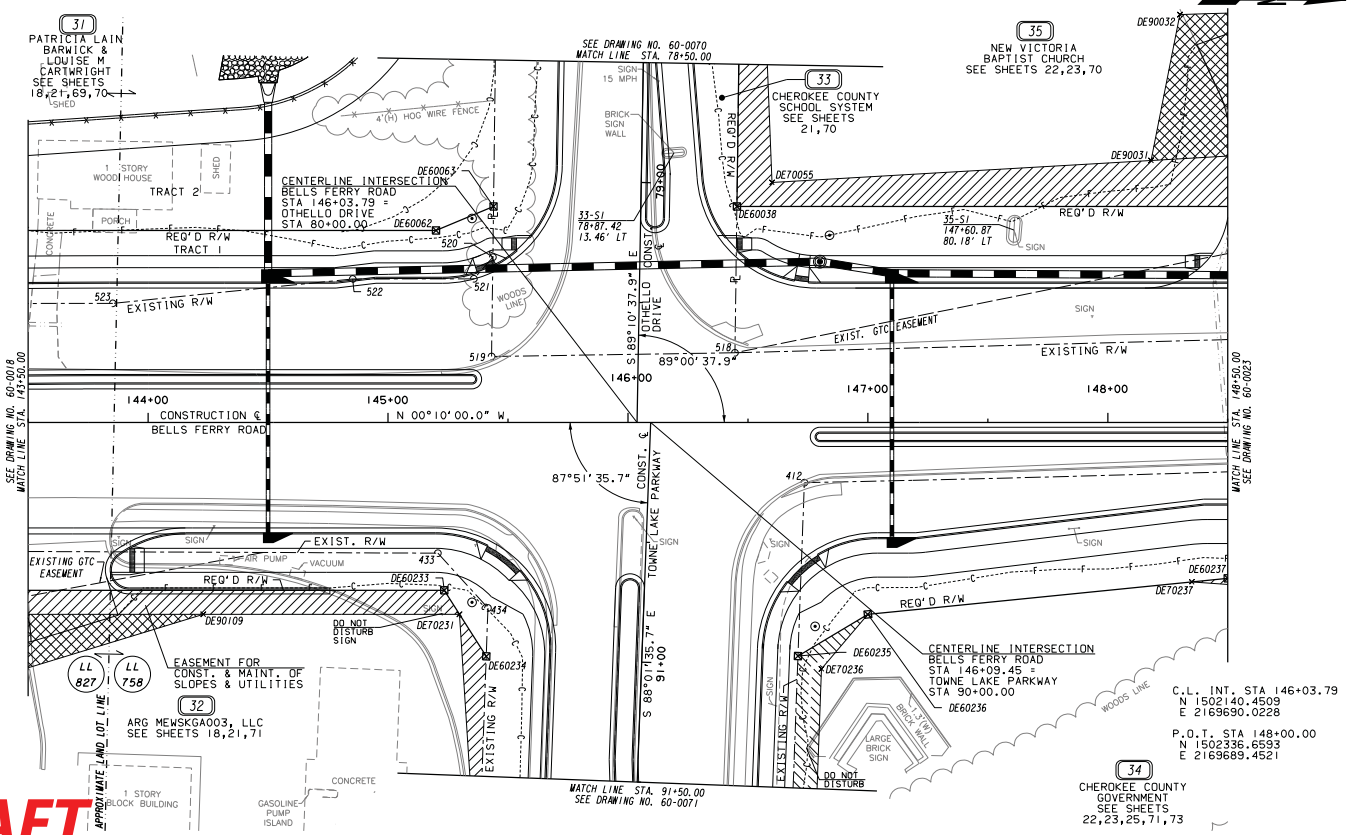
By: \_\_\_\_\_  
Dr. Brian V. Hightower  
Superintendent of Schools, Cherokee County  
School District

Signed, seal and delivered in the presence of:

\_\_\_\_\_  
Official Witness

\_\_\_\_\_  
Notary Public (SEAL)



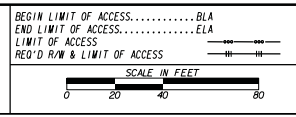
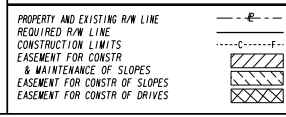


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DATE	REVISIONS	DATE	REVISIONS
5/4/20	PANEL 31: ADDED TRACT 1 & TRACT 2		
5/4/20	PANEL 33: REVISED REG'D R/W & EASMT FOR CONST. OF SCHOOL SYSTEM DRIVEWAY		
5/4/20	PANEL 34: REVISED REG'D R/W, PREM. EASEMENT & DRIVEWAY EASEMENT		
10/21/19			

STATE OF GEORGIA	DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP	
PROJECT NO.: 0013526	COUNTY: CHEROKEE
LAND LOT NO.: 758 & 827	LAND DISTRICT: 21
GMD: 1279	DATE: 10/21/19 SH: 20 OF 81
DRAWING No. 60-0020	



DATE	REVISIONS	DATE	REVISIONS
5/4/20	PANEL 31: ADDED TRACT 1 & TRACT 2		
5/4/20	PANEL 33: REVISED REG'D R/W & EASMT FOR CONST. OF SCHOOL SYSTEM DRIVEWAY		
5/4/20	PANEL 34: REVISED REG'D R/W, PREM. EASEMENT & DRIVEWAY EASEMENT		
10/21/19			

STATE OF GEORGIA	DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP	
PROJECT NO.: 0013526	COUNTY: CHEROKEE
LAND LOT NO.: 758 & 827	LAND DISTRICT: 21
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STATE OF GEORGIA	DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP	
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LAND LOT NO.: 758 & 827	LAND DISTRICT: 21
GMD: 1279	DATE: 10/21/19 SH: 20 OF 81
DRAWING No. 60-0020	

SEE SHEETS 18, 20, 69, 70  
 RECD R/W - PAR31/SV145 RECD R/W DE6031A  
 PATRICIA LAIN BARNICK & LOUISE M CARTWRIGHT TRACT 1  
 PNT OFFSET/ STATION/ ALIGNMENT  
 DIST BEARING

525	30.57	L	69+18.61		GOLDEN HILLS DRIVE
DE60061	31.28	L	N 1°55'22.6" E		
	80.00	L	142+60.00		BELLS FERRY ROAD
DE60062	260.00	L	N 0°10'00.0" W		
	80.00	L	145+20.00		BELLS FERRY ROAD
DE60063	25.96	L	S 22°49'08.4" W		
	90.00	L	145+43.96		BELLS FERRY ROAD
520	21.13	S	S 89°58'58.8" E		
	68.87	L	145+43.70		BELLS FERRY ROAD
521	12.01	S	S 48°47'02.1" E		
	59.86	L	145+35.76		BELLS FERRY ROAD
522	50.48	S	S 0°15'18.0" E		
	59.78	L	144+85.26		BELLS FERRY ROAD
523	100.50	S	S 5°57'56.1" E		
	49.62	L	143+85.29		BELLS FERRY ROAD
524	125.09	L	S 0°15'18.0" E		
	49.43	L	142+60.20		BELLS FERRY ROAD
	44.67	L	S 45°03'41.0" W		
525	30.57	L	69+18.61		GOLDEN HILLS DRIVE
RECD R/W =	208.43	SF			
RECD R/W =	0.186	ACRES			
REMAINDER =	+/- 2.1	ACRES			

RECD R/W - PAR31/SV145 RECD R/W DE6031B  
 PATRICIA LAIN BARNICK & LOUISE M CARTWRIGHT TRACT 2  
 PNT OFFSET/ STATION/ ALIGNMENT  
 DIST BEARING

525	30.57	L	69+18.61		GOLDEN HILLS DRIVE
808	247.53	L	N 89°59'56.0" W		
	29.31	L	66+71.08		GOLDEN HILLS DRIVE
990	192.20	R	N 0°19'22.6" E		
	991	187.75	R	76+76.17	OTHELLO DRIVE
	104.00	R	N 89°51'08.1" W		
	188.97	R	75+72.17		OTHELLO DRIVE
	126.00	R	N 0°08'32.8" W		
	989	63.00	R	75+70.95	OTHELLO DRIVE
	341.00	L	S 89°26'58.8" E		
DE60063	90.00	L	145+20.00		BELLS FERRY ROAD
	25.96	L	S 22°49'08.4" E		
DE60062	80.00	L	145+20.00		BELLS FERRY ROAD
	280.00	L	S 0°10'00.0" E		
DE60061	80.00	L	142+60.00		BELLS FERRY ROAD
	31.28	L	S 1°55'22.6" W		
	30.57	L	69+18.61		GOLDEN HILLS DRIVE
RECD R/W =	91213.08	SF			
RECD R/W =	2.094	ACRES			
REMAINDER =	+/- 0.0	ACRES			
TOTAL RECD R/W =	99297.99	SF			
TOTAL RECD R/W =	2.260	ACRES			

SEE SHEETS 18, 20, 71  
 RECD R/W - PAR32/SV385 RECD R/W DE6032  
 ARG NEWSGA003, LLC  
 PNT OFFSET/ STATION/ ALIGNMENT  
 DIST BEARING

432	53.69	R	143+22.38		BELLS FERRY ROAD
	196.37	R	N 0°04'04.4" E		
433	54.50	R	145+20.75		BELLS FERRY ROAD
	30.97	R	N 47°24'33.8" E		
434	64.87	R	90+79.84		TOWNE LAKE PKWY
	20.16	R	S 88°07'05.7" E		
DE60234	64.84	R	91+00.00		TOWNE LAKE PKWY
	32.60	R	S 57°22'34.3" W		
DE60233	70.00	R	145+23.43		BELLS FERRY ROAD
	201.64	R	S 0°10'00.0" E		
DE60232	70.00	R	143+21.78		BELLS FERRY ROAD
	16.32	R	N 88°03'58.5" W		
432	53.69	R	143+22.38		BELLS FERRY ROAD
RECD R/W =	3498.57	SF			
RECD R/W =	0.080	ACRES			
REMAINDER =	+/- 2.0	ACRES			

RECD R/W - PAR32/SV385 RECD R/W DE6032A  
 ARG NEWSGA003, LLC & MAINT. OF SLOPES AND UTILITIES  
 PNT OFFSET/ STATION/ ALIGNMENT  
 DIST BEARING

DE60232	70.00	R	143+21.78		BELLS FERRY ROAD
	201.64	R	N 0°10'00.0" W		
DE60233	70.00	R	145+23.43		BELLS FERRY ROAD
	11.85	R	N 57°22'34.3" E		
DE70231	80.00	R	145+29.79		BELLS FERRY ROAD
	208.37	R	S 0°10'00.0" E		
DE60231	80.00	R	143+21.42		BELLS FERRY ROAD
	10.01	R	N 88°03'58.5" W		
DE60232	70.00	R	143+21.78		BELLS FERRY ROAD
RECD R/W =	2050.06	SF			
RECD R/W =	0.047	ACRES			

RECD R/W - PAR32/SV385 RECD R/W DE7032B  
 ARG NEWSGA003, LLC & MAINT. OF SLOPES  
 PNT OFFSET/ STATION/ ALIGNMENT  
 DIST BEARING

DE60234	64.84	R	91+00.00		TOWNE LAKE PKWY
	100.00	R	S 88°07'05.7" E		
DE70232	64.68	R	92+00.00		TOWNE LAKE PKWY
	117.69	R	S 86°08'58.1" W		
DE70231	80.00	R	145+29.79		BELLS FERRY ROAD
	29.75	R	N 57°22'34.3" E		
DE60234	64.84	R	91+00.00		TOWNE LAKE PKWY
RECD R/W =	587.74	SF			
RECD R/W =	0.013	ACRES			
TOTAL RECD R/W =	2637.80	SF			
TOTAL RECD R/W =	0.06	ACRES			

RECD R/W - PAR32/SV385 RECD R/W DE9032  
 ARG NEWSGA003, LLC  
 PNT OFFSET/ STATION/ ALIGNMENT  
 DIST BEARING

DE60231	80.00	R	143+21.42		BELLS FERRY ROAD
DE90109	80.00	R	144+23.00		BELLS FERRY ROAD
DE90108	105.00	R	143+41.00		BELLS FERRY ROAD
DE70230	90.00	R	143+21.05		BELLS FERRY ROAD
DE60231	80.00	R	143+21.42		BELLS FERRY ROAD

SEE SHEETS 20, 70  
 RECD R/W - PAR33/SV146 RECD R/W DE6033  
 CHEROKEE COUNTY SCHOOL SYSTEM  
 PNT OFFSET/ STATION/ ALIGNMENT  
 DIST BEARING

519	27.47	L	145+43.15		BELLS FERRY ROAD
	41.41	L	N 89°24'26.4" W		
520	68.87	L	145+43.70		BELLS FERRY ROAD
	362.14	L	N 89°26'58.8" W		
989	63.00	R	75+70.05		OTHELLO DRIVE
	18.32	R	N 89°24'26.4" W		
988	63.07	R	75+51.73		OTHELLO DRIVE
	101.73	R	N 89°24'26.4" W		
1064	63.48	R	74+50.00		OTHELLO DRIVE
	15.00	R	N 89°07'45.3" W		
DE60013	63.47	R	74+35.00		OTHELLO DRIVE
	101.61	R	N 0°49'22.1" E		
DE60037	38.14	L	74+35.00		OTHELLO DRIVE
	535.28	L	S 89°24'26.4" E		
518	29.02	L	146+44.59		BELLS FERRY ROAD
	101.45	L	S 1°02'41.1" E		
	27.47	L	145+43.15		BELLS FERRY ROAD
RECD R/W =	5435.42	SF			
RECD R/W =	1.252	ACRES			
REMAINDER =	+/- 24	ACRES			

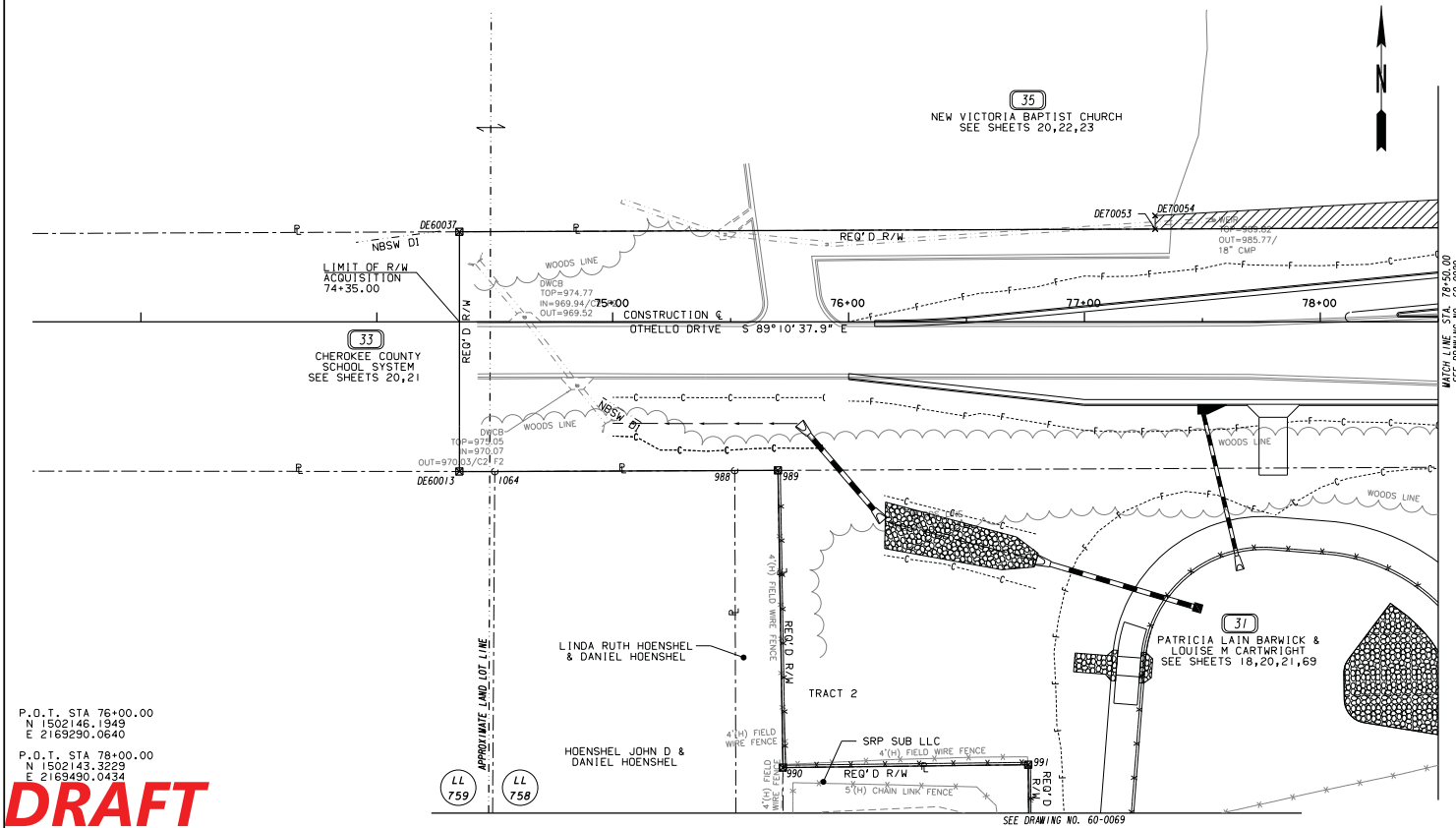
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PROPERTY AND EXISTING R/W LINE  
 REQUIRED R/W LINE  
 CONSTRUCTION LIMITS  
 EASEMENT FOR CONSTR  
 & MAINTENANCE OF SLOPES  
 EASEMENT FOR CONSTR OF SLOPES  
 EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA  
 END LIMIT OF ACCESS.....ELA  
 LIMIT OF ACCESS  
 RECD R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS
5/4/20	PARCEL 31; ADDED TRACT 1 & TRACT 2		
5/4/20	PARCEL 33; REVISED RECD R/W & EASMT FOR CONST. OF SCHOOL SYSTEM DRIVWAY		
10/21/19			

STATE OF GEORGIA  
 DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY MAP  
 PROJECT NO.: 0013526  
 COUNTY: CHEROKEE  
 LAND LOT NO.: 867  
 LAND DISTRICT: 21  
 GMD 1279  
 DATE: 10/21/19 SH 21 OF 81  
 DRAWING No. 60-0021



P.O.T. STA 76+00.00  
N 1502146.1949  
E 2169290.0640

P.O.T. STA 78+00.00  
N 1502143.3229  
E 2169490.0434

**DRAFT**

PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---

BEGIN LIMIT OF ACCESS.....BLA	---
END LIMIT OF ACCESS.....ELA	---
LIMIT OF ACCESS	---
REQ'D R/W & LIMIT OF ACCESS	---

SCALE IN FEET

0 20 40 80

DATE	REVISIONS	DATE	REVISIONS
5/4/20	PARCEL 31; ADDED TRACT 1 & TRACT 2		
5/4/20	PARCEL 33; REVISED REQ'D R/W & EASMT FOR CONST. OF SCHOOL SYSTEM DRIVWAY		
11/11/21			

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO.: 0013526
COUNTY: CHEROKEE
LAND LOT NO.: 758 & 759
LAND DISTRICT: 21
GMD: 1279
DATE: 10/21/19 SH 70 OF 81

DRAWING No.	60-0070
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GOLDEN HILLS

LAND LOT 759

# NEW VICTORIA BAPTIST CHURCH



HOBGO