Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
September 15, 2022	F-1

Title

Hickory Road Right-of-Way and Driveway Easements to Cherokee County Government at the Hickory Flat ES, Dean Rusk MS and Sequoyah HS Campuses

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval to Grant Additional Right-of-Way and Driveway Easements to Cherokee County Government at the Hickory Flat ES, Dean Rusk MS and Sequoyah HS Campuses on Hickory Road

Summary Explanation and Background

Officials with the Cherokee County Government Roads and Bridges Department are requesting a Right-of-Way and three Driveway Easements along Hickory Road on the Hickory Flat ES, Dean Rusk and Sequoyah HS campuses. The requests are in preparation for a sidewalk addition and improvement project along the north side of Hickory Road from East Cherokee Drive to Stringer Road.

Priority Area

Organizational and Operational Effectiveness

Financial Impact

N/A

Exhibits: (List)

Deed/Easements and Exhibits

Source of Additional Information

Trey Moores	770.479.1871
Mitch Hamilton	770.479.1871

CHEROKEE COUNTY
RIGHT OF WAY DEED/EASEMENT(S)
Hickory Road and Stringer Road Sidewalks; Parcel 1

CHEROKEE COUNTY, GEORGIA

THIS CONVEYANCE made and executed the _____ day of _____, 2022.

WITNESSETH THAT, CHEROKEE COUNTY SCHOOL SYSTEM the undersigned, is the owner of a tract of land in said county, on the proposed Hickory Road Sidewalks being more particularly described on a map and drawing of said road improvement in the office of the Board of Commissioners of Cherokee County to which reference is hereby made.

Now, therefore, in consideration of the benefit to said property by the construction or maintenance of said road, and in consideration of **ONE DOLLAR ($1.00)** in hand paid, the receipt whereof is hereby acknowledged, we do hereby grant, bargain, sell, and convey to said **CHEROKEE COUNTY, GEORGIA**, so much land in Land Lots **326, 327 & 394** of the **15th** District, **2nd** Section of said County as to make a right of way for said proposed improvements as surveyed and measured from the highway location as follows:

SEE ATTACHED SHEETS LABELED EXHIBITS "A" & "B"

Said **Right-of-Way** hereby conveyed, consisting of **1,171.01** square feet, is shown highlighted in yellow on the plat of the property prepared by Volkert.

Also granted are three **Temporary Driveway Easements** per attached plat (shown highlighted pink) for the duration of the project to reconnect Grantor's driveway to the newly constructed road.

To have and to hold the said conveyed right of way in FEE SIMPLE.

AND THE SAID Grantor warrants to have the right to sell and convey said land and bind itself, its heirs, executors and administrators forever to defend by virtue of these presents.

In testimony whereof, the Grantor has hereunto signed and seal the day above written.

Signed, sealed and delivered
this _____ day of _____,
2022, in the presence of:

Cherokee County School System

_____
Witness

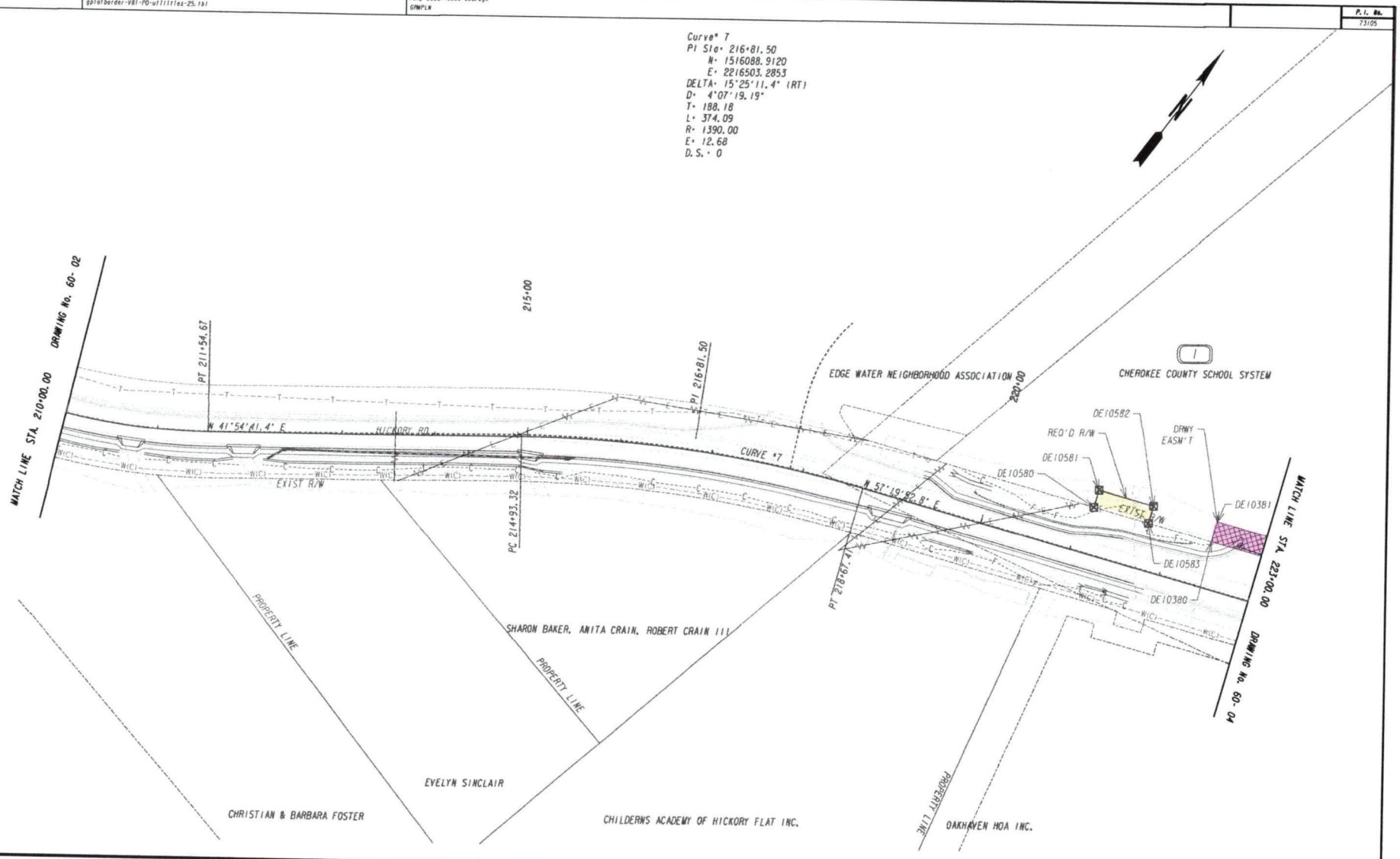
_____
Print Name:_____
Title:_____

_____
Notary Public

EXHIBIT "A" 1 OF 3

7/26/2022 clyde.sanders | GPLOT-V8 gplotborder-V81-PO-utilities-25.tbl | temp 0000116_60-003.dgn GPMPLN | P.I. No. 73105

Curve# 7
PI Sta. 216+81.50
N. 1516088.9120
E. 2216503.2853
DELTA. 15°25'11.4" (RT)
D. 4°07'19.19"
T. 188.18
L. 374.09
R. 1390.00
E. 12.68
D.S. 0



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 50 100 200

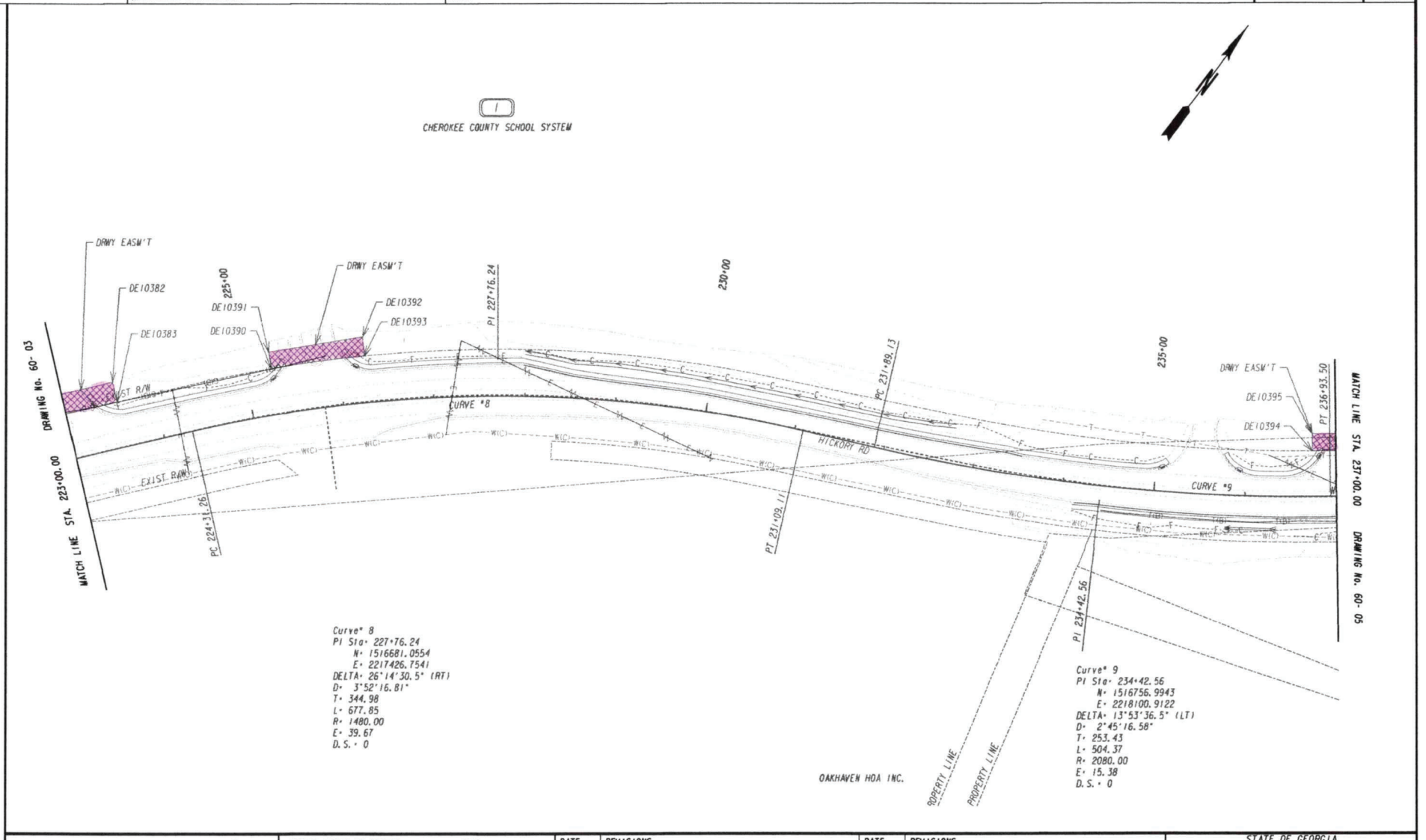
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO:73105
COUNTY: CHEROKEE
LAND LOT NO:325
LAND DISTRICT:15
GMD
DATE 2-12-2020 SH 3 OF 9
DRAWING No. 60-003

7/31/2015 GPMPLN

EXHIBIT "A" 2 of 3

7/26/2022 clyde.sanders	GPLOT-V8 gplotborder-V81-PO-utilities-25.tbl	temp 0000116_60-004.dgn GRMPLN		P.I. No. 73105



Curve# 8
PI Sta: 227+76.24
N: 1516681.0554
E: 2217426.7541
DELTA: 26°14'30.5" (RT)
D: 3°52'16.81"
T: 344.98
L: 677.85
R: 1480.00
E: 39.67
D.S.: 0

Curve# 9
PI Sta: 234+42.56
N: 1516756.9943
E: 2218100.9122
DELTA: 13°53'36.5" (LT)
D: 2°45'16.58"
T: 253.43
L: 504.37
R: 2080.00
E: 15.38
D.S.: 0

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 50 100 200

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO:73105
COUNTY: CHEROKEE
LAND LOT NO:325
LAND DISTRICT:15
GMD
DATE 2-12-2020 SH 4 OF 9

DRAWING No. 60-004

7/31/2020 GRMPLN

EXHIBIT "A" 3 OF 3

7/26/2022 clyde.sanders	GPLOT-V8 gplotborder-V8I-PG-utilities-25.tbl	temp D000116_60-005.dgn GRWPLN	P.I. No. 73105

Curve* 10
PI Sta* 239+58.87
N* 1516937.1561
E* 2218587.4228
DELTA* 8°03'36.5" (RT)
D* 5°04'13.52"
T* 79.61
L* 158.96
R* 1130.00
E* 2.80
D.S.* 0

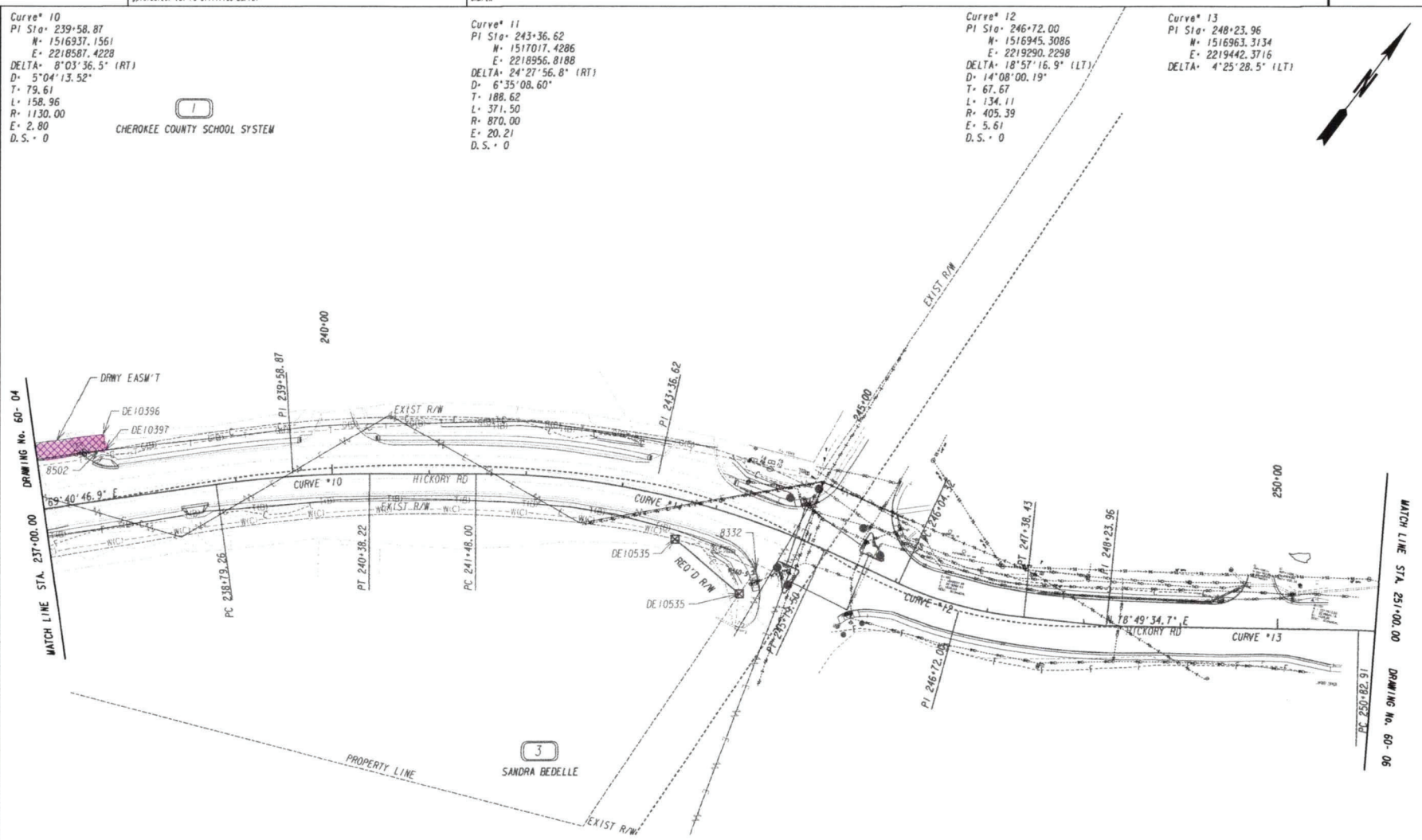
Curve* 11
PI Sta* 243+36.62
N* 1517017.4286
E* 2218956.8188
DELTA* 24°27'56.8" (RT)
D* 6°35'08.60"
T* 188.62
L* 371.50
R* 870.00
E* 20.21
D.S.* 0

Curve* 12
PI Sta* 246+72.00
N* 1516945.3085
E* 2219290.2298
DELTA* 18°57'16.9" (LT)
D* 14°08'00.19"
T* 67.67
L* 134.11
R* 405.39
E* 5.61
D.S.* 0

Curve* 13
PI Sta* 248+23.96
N* 1516963.3134
E* 2219442.3716
DELTA* 4°25'28.5" (LT)

1 CHEROKEE COUNTY SCHOOL SYSTEM

3 SANDRA BEDELLE



PROPERTY AND EXISTING R/W LINE	-------P-------
REQUIRED R/W LINE	———
CONSTRUCTION LIMITS	—C— —F—
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 50 100 200

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO:73105
COUNTY: CHEROKEE
LAND LOT NO:325
LAND DISTRICT:15
GMD
DATE 2-12-2020 SH 5 OF 9
DRAWING No. 60-005

7/31/2015 GRWPLN

EXHIBIT "B"

7/26/2022	GPLOT-V8	Temp D000116_60-008.dgn	P. I. No.
Clyde. Sanders	gplotborder-V81-PG-u11111ss-25.tbl	GMPLN	73105

BRADSHAW FARM NEIGHBORHOOD ASSOCIATION INC REQ'D R/W REQD R/W - 60-02

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
4832	48.78 R	200+29.08	HICKORY RD CNTR LINE
	72.73	S 48°40'12.8" E	
8231	48.77 R	201+01.77	HICKORY RD CNTR LINE
ARC LENGTH = 114.38			
CHORD BEAR = S 53°11'42.4" E			
LNTH CHORD = 114.26			
RADIUS = 724.16			
DEGREE = 7°54'43.3"			
8232	48.87 R	202+08.44	HICKORY RD CNTR LINE
	32.85	S 11°24'30.2" E	
8233	72.99 R	202+28.90	HICKORY RD CNTR LINE
	72.41	N 61°23'15.3" W	
DE10560	78.85 R	201+64.00	HICKORY RD CNTR LINE
	142.38	N 46°14'54.8" W	
8237	69.58 R	200+28.98	HICKORY RD CNTR LINE
	20.80	N 41°36'40.7" E	
4832	48.78 R	200+29.08	HICKORY RD CNTR LINE
REQD R/W = 5034.02 SF			
REQD R/W = 0.116 ACRES			
REMAINDER = +/- ACRES			

CHEROKEE COUNTY SCHOOL SYSTEM REQ'D R/W REQD R/W - 60-03

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10580	50.62 L	221+12.12	HICKORY RD CNTR LINE
	19.13	N 32°40'07.2" W	
DE10581	69.75 L	221+12.12	HICKORY RD CNTR LINE
	61.13	N 57°19'52.8" E	
DE10582	69.75 L	221+73.24	HICKORY RD CNTR LINE
	19.18	S 32°40'07.2" E	
DE10583	50.56 L	221+73.24	HICKORY RD CNTR LINE
	61.13	S 57°22'43.6" W	
DE10580	50.62 L	221+12.12	HICKORY RD CNTR LINE
REQD R/W = 1171.01 SF			
REQD R/W = 0.027 ACRES			
REMAINDER = +/- ACRES			

CHEROKEE COUNTY SCHOOL SYSTEM REQ'D DRWY. EASM'T. DWY EASMT 1 - 60-03, 60-04

PNT	OFFSET/	STATION/	ALIGNMENT
DE10380	50.51 L	222+44.53	HICKORY RD CNTR LINE
DE10381	72.78 L	222+44.53	HICKORY RD CNTR LINE
DE10382	72.78 L	223+57.85	HICKORY RD CNTR LINE
DE10383	50.41 L	223+57.85	HICKORY RD CNTR LINE
DE10380	50.51 L	222+44.53	HICKORY RD CNTR LINE

CHEROKEE COUNTY SCHOOL SYSTEM REQ'D DRWY. EASM'T. DWY EASMT 2 - 60-04

PNT	OFFSET/	STATION/	ALIGNMENT
DE10390	50.89 L	225+27.63	HICKORY RD CNTR LINE
DE10391	69.09 L	225+27.68	HICKORY RD CNTR LINE
DE10392	72.32 L	226+28.08	HICKORY RD CNTR LINE
DE10393	51.26 L	226+28.14	HICKORY RD CNTR LINE
ARC LENGTH = 103.99			
CHORD BEAR = S 62°48'00.2" W			
LNTH CHORD = 103.97			
RADIUS = 1482.39			
DEGREE = 3°51'54.3"			
DE10390	50.89 L	225+27.63	HICKORY RD CNTR LINE

CHEROKEE COUNTY SCHOOL SYSTEM REQ'D DRWY. EASM'T. DWY EASMT 3 - 60-04, 60-05

PNT	OFFSET/	STATION/	ALIGNMENT
DE10394	49.50 L	236+73.98	HICKORY RD CNTR LINE
DE10395	68.22 L	236+73.93	HICKORY RD CNTR LINE
DE10396	67.65 L	237+70.72	HICKORY RD CNTR LINE
DE10397	51.06 L	237+70.72	HICKORY RD CNTR LINE
8502	50.82 L	237+62.52	HICKORY RD CNTR LINE
ARC LENGTH = 88.09			
CHORD BEAR = S 68°52'51.4" W			
LNTH CHORD = 88.08			
RADIUS = 1859.86			
DEGREE = 3°04'50.3"			
DE10394	49.50 L	236+73.98	HICKORY RD CNTR LINE

SANDRA BEDELLE REQ'D R/W REQD R/W, TRACT 2 - 60-05

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10535	41.11 R	243+66.67	HICKORY RD CNTR LINE
ARC LENGTH = 89.55			
CHORD BEAR = S 81°49'11.1" E			
LNTH CHORD = 89.42			
RADIUS = 469.56			
DEGREE = 12°12'07.2"			
8332	45.71 R	244+60.71	HICKORY RD CNTR LINE
	30.50	S 21°38'08.2" W	
DE10536	75.35 R	244+53.03	HICKORY RD CNTR LINE
	87.50	N 62°00'23.8" W	
DE10535	41.11 R	243+66.67	HICKORY RD CNTR LINE
REQD R/W = 1453.27 SF			
REQD R/W = 0.033 ACRES			
REMAINDER = +/- ACRES			

COLE MTCANTON GA LLC REQ'D R/W REQD R/W - 60-06

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
510	48.97 L	257+71.38	HICKORY RD CNTR LINE
	34.17	N 14°08'00.9" E	
511	83.14 L	257+71.69	HICKORY RD CNTR LINE
	50.08	S 75°29'43.6" E	
DE10493	82.36 L	258+21.77	HICKORY RD CNTR LINE
	33.69	S 14°30'16.5" W	
DE10494	48.67 L	258+21.25	HICKORY RD CNTR LINE
	49.86	N 76°02'37.7" W	
510	48.97 L	257+71.38	HICKORY RD CNTR LINE
REQD R/W = 1695.59 SF			
REQD R/W = 0.039 ACRES			
REMAINDER = +/- ACRES			

STRINGER RD REQ'D PERM. EASM'T. REQ'D PERM. EASM'T. 1 - 60-07

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10810	35.65 L	403+74.04	STRINGER RD
ARC LENGTH = 105.53			
CHORD BEAR = N 18°53'46.9" E			
LNTH CHORD = 105.44			
RADIUS = 729.45			
DEGREE = 7°51'16.6"			
DE10811	35.40 L	404+74.44	STRINGER RD
	11.25	S 39°56'12.9" E	
2060	25.41 L	404+69.48	STRINGER RD
ARC LENGTH = 98.53			
CHORD BEAR = S 18°42'38.9" W			
LNTH CHORD = 98.45			
RADIUS = 719.45			
DEGREE = 7°57'49.6"			
2057	25.65 L	403+74.45	STRINGER RD
	10.01	N 77°49'13.1" W	
DE10810	35.65 L	403+74.04	STRINGER RD
REQD EASMT = 1020.33 SF			
REQD EASMT = 0.023 ACRES			

STRINGER RD REQ'D PERM. EASM'T. REQ'D PERM. EASM'T. 2 - 60-07

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10811	35.40 L	404+74.44	STRINGER RD
ARC LENGTH = 110.34			
CHORD BEAR = N 27°22'27.8" E			
LNTH CHORD = 110.23			
RADIUS = 729.45			
DEGREE = 7°51'16.6"			
DE10812	35.13 L	405+79.44	STRINGER RD
	10.01	S 55°41'30.5" E	
2063	25.13 L	405+78.98	STRINGER RD
ARC LENGTH = 113.48			
CHORD BEAR = S 27°09'10.3" W			
LNTH CHORD = 113.36			
RADIUS = 719.45			
DEGREE = 7°57'49.6"			
2060	25.41 L	404+69.48	STRINGER RD
	11.25	N 39°56'12.9" W	
DE10811	35.40 L	404+74.44	STRINGER RD
REQD EASMT = 1119.09 SF			
REQD EASMT = 0.026 ACRES			

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 50 100 200

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO:73105
COUNTY: CHEROKEE
LAND LOT NO:325
LAND DISTRICT:15
GMD
DATE 2-12-2020 SH 8 OF 9

DRAWING No. 60-008

1/31/2020 GMPLN



Map Legend

- Proposed Easement
- Proposed Right of Way
- CCSD Owned Property

General Notes

Additional Right of Way and Temporary Driveway Easements requested by Cherokee County for a project to install sidewalks along Hickory Road from East Cherokee Drive to Stringer Road.

Location Map



Cherokee County School District

District Office
1205 Bluffs Pkwy
Canton, GA 30115

Support Services
200 Mountain Brook Ct
Canton, GA 30115

Map Title

Sequoyah High School

N
W E
S

50 0 50 100 150
Feet