



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council

From: J. Jay Vinicki, Assistant City Manager

Date: November 18, 2019

Subject: To Declare City Owned Property Located at 4553 North Shallowford Road in Dunwoody, DeKalb County, Georgia Surplus.

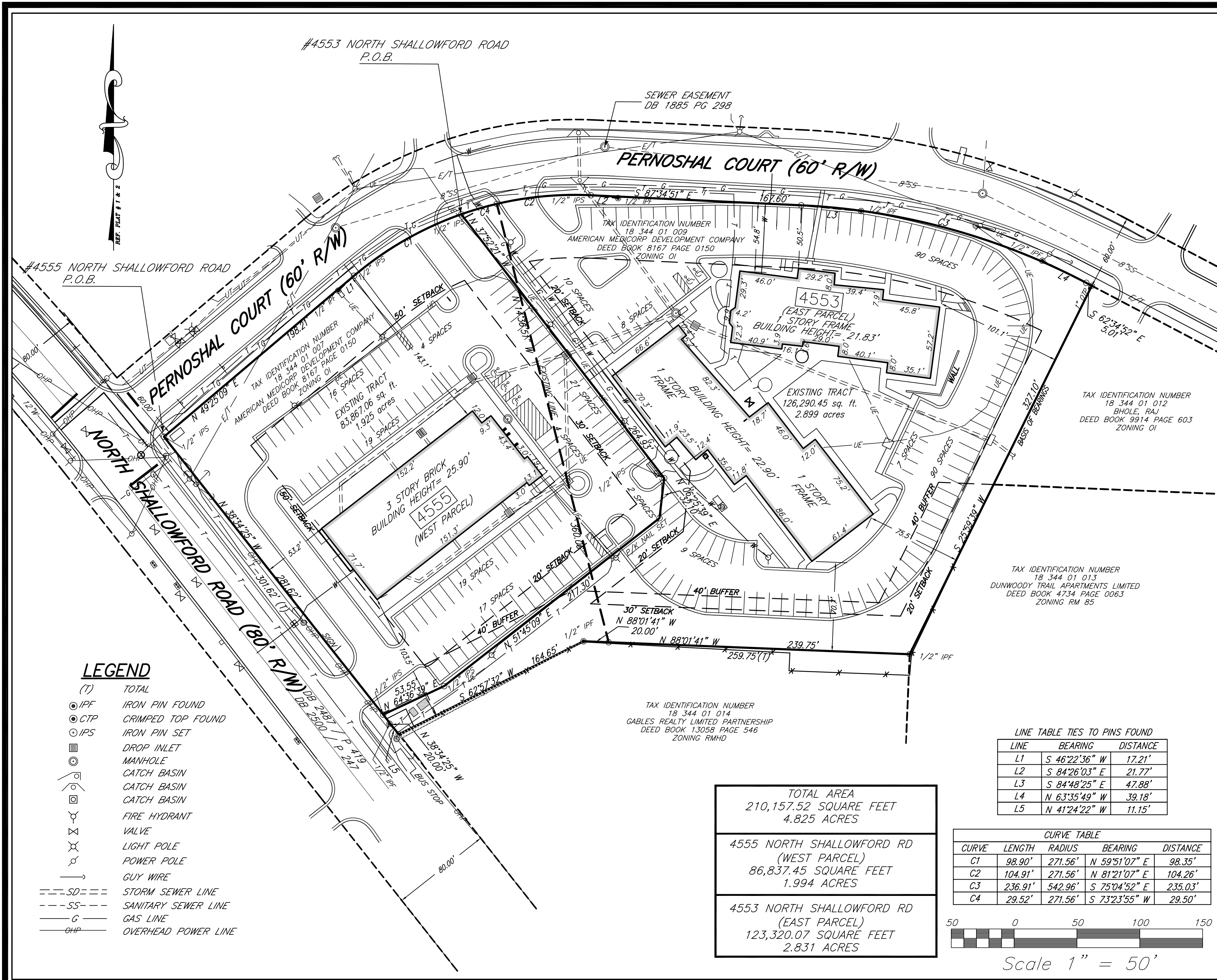
BACKGROUND

The property is an approximately 2.83-acre site at 4553 North Shallowford Road in Dunwoody, Georgia. The assessor's parcel number is: 18 344 01 009. The property to be surpluses consist solely of the land as improvements on the site are owned by a separate individual who has a lease with the City. The land title is currently recorded in the name of City of Dunwoody, who acquired title to the property on June 14, 2012.

The commission schedule will be two percent for Colliers and two percent for outside brokers.

RECOMMENDED ACTION

The purpose of this item is to declare this property surplus. The next steps are to follow Council guidelines, declare the property located at 4553 North Shallowford Road surplus and offer it for sale through our real estate broker Colliers International by utilizing their agent Fred Sheats. Mr. Sheats has developed a marketing package for the property as well as signage that is to be placed on the property offering it for sale. All offers meeting the minimum requirements as outlined by the City Council will be presented to the City Council at a future date by Fred Sheats.

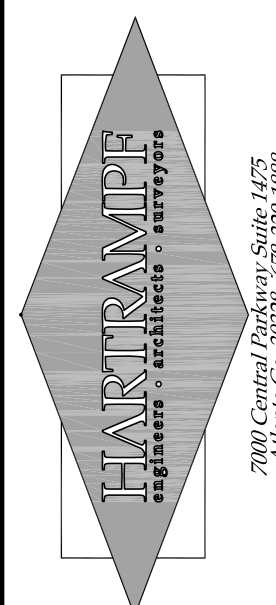


REVISIONS

| Date | Description |
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LEGEND

- (T) TOTAL
- IPF IRON PIN FOUND
- CTP CRIMPED TOP FOUND
- IPS IRON PIN SET
- DROP INLET
- MANHOLE
- CATCH BASIN
- CATCH BASIN
- CATCH BASIN
- FIRE HYDRANT
- VALVE
- LIGHT POLE
- POWER POLE
- GUY WIRE
- SD--- STORM SEWER LINE
- SS--- SANITARY SEWER LINE
- G--- GAS LINE
- GHP--- OVERHEAD POWER LINE

TOTAL AREA
210,157.52 SQUARE FEET
4.825 ACRES

4555 NORTH SHALLOWFORD RD
(WEST PARCEL)
86,837.45 SQUARE FEET
1.994 ACRES

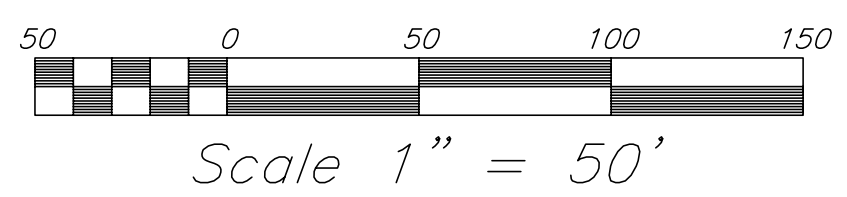
4553 NORTH SHALLOWFORD RD
(EAST PARCEL)
123,320.07 SQUARE FEET
2.831 ACRES

LINE TABLE TIES TO PINS FOUND

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 46°22'36" W | 17.21' |
| L2 | S 84°26'03" E | 21.77' |
| L3 | S 84°48'25" E | 47.88' |
| L4 | N 63°35'49" W | 39.18' |
| L5 | N 41°24'22" W | 11.15' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | BEARING | DISTANCE |
|-------|---------|---------|---------------|----------|
| C1 | 98.90' | 271.56' | N 59°51'07" E | 98.35' |
| C2 | 104.91' | 271.56' | N 81°21'07" E | 104.26' |
| C3 | 236.91' | 542.96' | S 75°04'52" E | 235.03' |
| C4 | 29.52' | 271.56' | S 73°23'55" W | 29.50' |



BOUNDARY SURVEY OF
TRACT S8
EBS PROPERTY INVESTMENTS, LLC.
LOCATED IN LAND LOT 344, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

Drawn By RBM
Checked By L.P.A.
Date 07-27-08
Job No. 07050-S8-B5
Drawing Number



- REFERENCES:**
1. PLAT BY WATTS AND BROWNING ENGINEERS DATED OCTOBER 18 1968
 2. PLAT BY WATTS AND BROWNING ENGINEERS DATED JULY 24 1973
 3. PLAT BY WATTS AND BROWNING ENGINEERS DATED APRIL 23 1970
 4. PLAT BY WATTS AND BROWNING ENGINEERS DATED APRIL 23 1970 LAST REVISED FEB. 15, 1972
 5. PLAT BY WATTS AND BROWNING ENGINEERS DATED APRIL 23 1971
 6. PLAT BY HARTRAMPF ENGINEERING DATED SEPT 30 1993 LAST REVISED NOV 5, 1998
 7. DEED BOOK 8167 PAGE 152

- GENERAL NOTES**
1. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A TOPCON GTS-313 TOTAL STATION AND A HP 48 GX DATA COLLECTOR.
 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43367 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 124,300 FEET.
 4. DATE OF FIELD SURVEY: 04/10/07.
 5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS ZONE X IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C 0016 H DATED MAY 07, 2001.

4553 NORTH SHALLOWFORD ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON PIN SET AT THE SOUTHEASTERLY RIGHT OF WAY OF PENNOSHAL COURT BEING 60 FEET IN WIDTH AS PER PLAT BOOK 63 PAGE 16 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH AT AN IRON PIN SET, THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PENNOSHAL COURT NORTH 49 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 198.21 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 98.90 FEET A RADIUS OF 271.56 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 51 MINUTES 07 SECONDS EAST A DISTANCE OF 98.35 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY AND BEING THE POINT OF BEGINNING, THENCE ALONG THE SAME CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 104.91 FEET A RADIUS OF 271.56 AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 21 MINUTES 07 EAST A DISTANCE OF 104.26 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE SOUTH 87 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 167.60 FEET TO A IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 236.91 FEET A RADIUS OF 542.96 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75 DEGREES 04 MINUTES 52 SECONDS EAST A DISTANCE OF 235.03 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE SOUTH 62 DEGREES 34 MINUTES 52 SECONDS EAST A DISTANCE OF 5.01 FEET TO A 1 INCH OPEN TOP PIPE FOUND ON SAID RIGHT OF WAY, THENCE LEAVING SAID 60 FOOT RIGHT OF WAY OF PENNOSHAL COURT SOUTH 25 DEGREES 59 MINUTES 39 SECONDS WEST A DISTANCE OF 327.10 FEET TO A 1/2 INCH IRON PIN FOUND, THENCE ALONG THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY GABLES REALTY LTD, RECORDED IN DEED BOOK 13058 PAGE 546 NORTH 88 DEGREES 01 MINUTES 41 SECONDS WEST A DISTANCE OF 259.75 FEET TO A 1/2 INCH IRON PIN FOUND, THENCE SOUTH 62 DEGREES 57 MINUTES 32 SECONDS WEST A DISTANCE OF 164.65 FEET TO AN IRON PIN SET AND SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD, THENCE ALONG SAID RIGHT OF WAY NORTH 38 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON PIN SET ON SAID RIGHT OF WAY, THENCE LEAVING SAID RIGHT OF WAY ALONG THE SOUTHERLY PROPERTY LINE OF 4555 NORTH SHALLOWFORD ROAD NORTH 64 DEGREES 36 MINUTES 39 SECONDS 53.55 FEET TO A 1/2 INCH IRON PIN SET, THENCE NORTH 51 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 217.30 FEET TO A P/K NAIL SET IN THE ASPHALT PARKING, THENCE ALONG THE SOUTHEAST CORNER OF 4555 NORTH SHALLOWFORD ROAD AT A MITERED CORNER NORTH 06 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 32.10 FEET TO A 1/2 INCH IRON PIN SET, THENCE ALONG THE EASTERLY PROPERTY LINE OF SAID 4555 NORTH SHALLOWFORD ROAD NORTH 37 DEGREES 52 MINUTES 21 SECONDS WEST A DISTANCE OF 264.93 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 123.312 SQ. FT. OR 2.831 ACRES AS SHOWN ON PLAT BY HARTRAMPF, INC., DATED 06-05-07 LAST REVISED 06-10-08.

PLAT NOTE:

THIS PLAT IS AN ASBUILT SURVEY PREPARED IN CONNECTION WITH THE LOT DIVISION APPLICATION NO. 14740 ONLY. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING NOT PROPOSED AND NO PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN.

UTILITY NOTE:

DURING FIELD INSPECTION OF SUBJECT PROPERTY WE LOOKED FOR EVIDENCE OF SANITARY SEWER LINES BUT WERE UNABLE TO LOCATE ANY EVIDENCE OF SAME HOWEVER BECAUSE AS A MATTER OF COURSE SUCH UTILITIES ARE INSTALLED UNDERGROUND IT IS POSSIBLE THAT SANITARY SEWER LINES NOT SHOWN HEREON MAY BE ENCOUNTERED.

4555 NORTH SHALLOWFORD ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY RIGHT OF WAY OF PENNOSHAL COURT BEING 60 FEET IN WIDTH AS PER PLAT BOOK 63 PAGE 16 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH AT AN IRON PIN SET, THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PENNOSHAL COURT NORTH 49 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 198.21 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 98.90 FEET A RADIUS OF 271.56 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 51 MINUTES 07 SECONDS EAST A DISTANCE OF 98.35 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE LEAVING SAID 60 FOOT RIGHT OF WAY AND FOLLOWING THE WESTERLY PROPERTY LINE OF 4553 NORTH SHALLOWFORD ROAD SOUTH 37 DEGREES 52 MINUTES 21 SECONDS EAST A DISTANCE OF 264.93 FEET TO A 1/2 INCH IRON PIN SET, THENCE AT A MITERED CORNER SOUTH 06 DEGREES 25 MINUTES 39 SECONDS WEST A DISTANCE OF 32.10 FEET TO A P/K NAIL SET IN THE ASPHALT PARKING, THENCE SOUTH 51 DEGREES 45 MINUTES 09 SECONDS WEST A DISTANCE OF 212.50 FEET TO A 1/2 INCH IRON PIN SET, THENCE SOUTH 64 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 53.55 FEET TO A 1/2 INCH IRON PIN SET ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH, THENCE FOLLOWING SAID RIGHT OF WAY NORTH 38 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 281.62 FEET TO THE POINT OF BEGINNING.

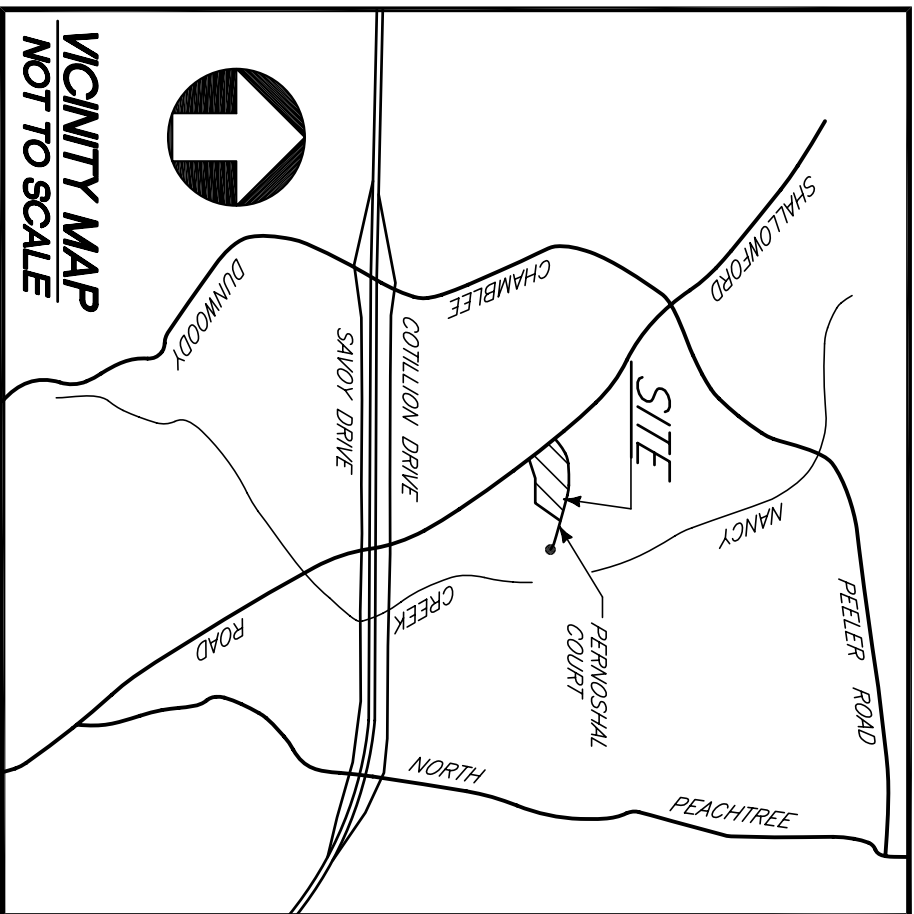
SAID TRACT OR PARCEL OF LAND CONTAINS 86.837 SQ. FT. OR 1.994 ACRES AS SHOWN ON PLAT BY HARTRAMPF, INC., DATED 06-05-07 LAST REVISED 06-10-08.

LEGAL DESCRIPTION ENTIRE PARCEL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

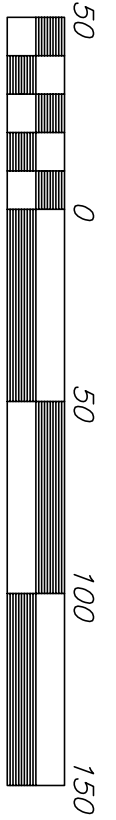
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SAID TRACT OR PARCEL OF LAND CONTAINS 210.142 SQ. FT. OR 4.82 ACRES AS SHOWN ON PLAT BY HARTRAMPF, INC., DATED 06-05-07 LAST REVISED 06-10-08.



LEGEND

| | |
|-------|---------------------|
| (T) | TOTAL |
| ○/PF | IRON PIN FOUND |
| ○/CTP | CRIMPED TOP FOUND |
| ○/PS | IRON PIN SET |
| ⊙ | DROP INLET |
| ⊙ | MANHOLE |
| ⊙ | CATCH BASIN |
| ⊙ | CATCH BASIN |
| ⊙ | CATCH BASIN |
| ⊙ | CATCH BASIN |
| ⊙ | FIRE HYDRANT |
| ⊙ | VALVE |
| ⊙ | LIGHT POLE |
| ⊙ | POWER POLE |
| ⊙ | GUY WIRE |
| ⊙ | STORM SEWER LINE |
| ⊙ | SANITARY SEWER LINE |
| ⊙ | GAS LINE |
| ⊙ | OVERHEAD POWER LINE |



REVISIONS

| Date | Description |
|------|-------------|
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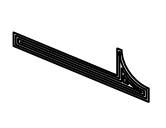
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HARTRAMPF
engineers • architects • surveyors

7000 Central Parkway Suite 1475
Atlanta Ga. 30328 678-320-1888

BOUNDARY SURVEY OF
TRACT S8
EBS PROPERTY INVESTMENTS, LLC.
LOCATED IN LAND LOT 344, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

Drawn By: RBM
Checked By: L.P.A.
Date: 07-27-08
Job No.: 07050-58-85
Drawing Number:



**A RESOLUTION TO DECLARE PROPERTY SURPLUS; TO PROVIDE A
MECHANISM FOR THE SALE AND DISPOSAL OF SURPLUS PROPERTY;
AND FOR OTHER LAWFUL PURPOSES**

WHEREAS, the City of Dunwoody is authorized to declare surplus property owned by the City as a surplus when said property is deemed to be of no further use or value to the City; and

WHEREAS, the Mayor and City Council have identified the property located at 4553 North Shallowford Road, and owned by the City, to be of no further use to the City and wishes for said to be disposed as provided for by Georgia law.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DUNWOODY, as follows:

Section 1. That the Mayor and City Council hereby determine the aforementioned real property, to be of no further use to the City and, therefore, declares said property to be surplus property, suitable for disposal as directed by Georgia Law.

Section 2. That the Mayor and City Council hereby authorize the City Manager or designee to advertise the aforementioned surplus property to be sold to the public by a sealed bid process to the highest responsive and responsible bidder, said winning bidder to provide for the payment to the City of the accepted bid amount.

Section 3. That the Mayor is hereby authorized to sign a deed on behalf of the City for the disposition of said surplus property to the winning bidder, which shall be for a price no less than the appraised fair market value of said real property.

SO RESOLVED AND EFFECTIVE, this 18th day of November, 2019.

CITY OF DUNWOODY

Attest:

Denis Shortal, Mayor

Sharon Lowery, City Clerk