



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

MEMORANDUM

To: Mayor and City Council

From: Ishri Sankar, Capital Project Manager

Date: March 14, 2022

Subject: **Approval of a Right of Way Dedication at 5349 Chamblee Dunwoody Road**

Action

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper to dedicate 0.191 acres of city-owned property at 5439 Chamblee Dunwoody Road (Dunwoody Cultural Arts Center) as public right of way for the purposes of transportation improvements at Chamblee Dunwoody Road and Womack Road.

Summary

A left turn lane is being added on Womack Road at Chamblee Dunwoody Road to improve traffic flow at the intersection. The road widening extends beyond the existing right of way and will require a retaining wall on the north side of Womack Road so that the impact on the Dunwoody library parking is limited to the loss of 2 spaces closest to the intersection. The retaining wall will be set back from the roadway to allow for the addition of a right turn lane in the future, if necessary. The new curb, landscaping, sidewalk and wall extend beyond the existing right of way onto the Dunwoody Cultural Arts Center property. Moving the northern right of way line to encompass the new road improvements will require converting 0.191 acres of the city's Arts Center property to right of way as described in the attached right of way deed.

Recommendation

Staff recommends that City Council authorize the Mayor, City Manager, or designee to execute all documents necessary and proper to dedicate 0.191 acres city-owned property at 5439 Chamblee Dunwoody Road (Dunwoody Cultural Arts Center) as public right of way for the purposes of transportation improvements at Chamblee Dunwoody Road and Womack Road.

Record & Return:
 Riley McLendon, LLC
 3600 Dallas Hwy, Suite 230 172
 Marietta GA 30064
 770-590-5900

TAX PARCEL ID NO. 18 366 05 006

CITY OF DUNWOODY GEORGIA RIGHT OF WAY DEED

STATE OF GEORGIA
 DEKALB COUNTY

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

WITNESSETH that **CITY OF DUNWOODY**, the undersigned (hereinafter referred to as “Grantor”), is the owner of a tract of land in the City of Dunwoody, Georgia, DeKalb County, through which the Project known as Chamblee-Dunwoody Road at Womack Road Intersection Improvements, has been laid out by the City of Dunwoody Georgia being more particularly described in Right of Way map and drawing of said road 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 TEN DOLLARS (\$10.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said CITY OF DUNWOODY GEORGIA, and their successors in office so much land as to make a Right of Way for said road as surveyed, being more particularly described as follows:

Said right of way is hereby conveyed, consisting of _____ acres (_____ sq. ft.), more or less, as shown colored yellow on the plat of the property prepared by AECOM, dated the 3rd day of May, 2021, said plat attached hereto and made a part of this deed.

All that tract or parcel of land lying and being in the Land Lot _____ of the _____ Land District of DeKalb County, Georgia, and being more particularly described on Exhibit “A” attached hereto and made a part hereof by this reference.

For the same consideration Grantor hereby conveys and relinquishes to the City of Dunwoody Georgia all rights of access between the road and approaches thereto on the above numbered project and Grantor’s remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by AECOM.

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the City of Dunwoody Georgia.

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

IN WITNESSETH WHEREOF. Grantor has hereunto set his hand and seal the day above written

Signed, Sealed and Delivered this _____ day

of _____, 2022 in the presence of:

Witness Signature _____(L.S.)

Witness Name Printed _____(L.S.)

Notary Public

Tax Parcel ID No. 18 366 05 006

Legal Description for R/W Dedication 5349 Chamblee Dunwoody Road

All that tract or parcel of land lying and being in Land Lot 366, of the 6th District, of DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point where the old eastern right of way line of Chamblee Dunwoody Road (CDR) intersects with the old northern right of way line of Womack Road (WR), thence run along a curve with chord bearing of N34°58'04.6"W, chord length of 40.36 feet, chord radius of 1954.00 feet, chord degree of 2°55'56.0" for an arc length of 40.36 feet to a point at Station 106+90.00 (CDR) and 37.16 feet right; thence S71°02'18.3"E for a distance of 10.74 feet to a point at Station 106+82.00 (CDR) and 44.00 feet right; thence S89°27'57.4"E for a distance of 194.56 feet to a point at Station 204+81.00 (WR) and 53.00 feet left; thence S78°29'03.6"E for a distance of 46.87 feet to a point at Station 205+27.00 (WR) and 44.00 feet left; thence S89°33'16.3"E for a distance of 68.00 feet to a point at Station 205+95.00 (WR) and 44.00 feet left; thence S0°26'43.7"W for a distance of 10.00 feet to a point at Station 205+95.00 (WR) and 34.00 feet left; thence S86°12'55.6"E for a distance of 45.93 feet to a point at Station 206+40.86 (WR) at 31.21 feet left; thence S22°04'59.5"E for a distance of 6.53 feet to a point at Station 206+43.36 (WR) and 25.29 feet left; thence N89°47'58.5"W for a distance of 343.72 feet to the **True Point of Beginning**.

The area described above is 0.191 Acres (8,307.46 square feet), more or less.



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	<div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div></div>	BEGIN LIMIT OF ACCESS.....BLA	DATE	REVISIONS	DATE	REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION
		END LIMIT OF ACCESS.....ELA					RIGHT OF WAY MAP
		EXISTING LIMIT OF ACCESS					PROJECT NO:
		REQ'D LIMIT OF ACCESS					COUNTY: DEKALB
		EXISTING LIMIT OF ACCESS & R/W					LAND LOT NO: 366 & 363
		REQ'D LIMIT OF ACCESS & R/W					LAND DISTRICT:
		ORANGE BARRIER FENCE					GMD 524
		ESA - ENV. SENSITIVE AREA					DATE: 5/3/21 SH 5
							Packet page
							DRAWING No. 60-0005

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CITY OF DUNWOODY

SEE SHEETS 5, 6

CONTINUED

RYAN ESSLINGER
SEE SHEET 6

PARCEL 6	REQ'D R/W	REOD1	
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE11023	23.82 L	202+99.64	Womack Road
ARC LENGTH =	40.36		
CHORD BEAR =	N 34°58'04.6" W		
LNTH CHORD =	40.36		
RADIUS =	1954.00		
DEGREE =	2°55'56.0"		
DE12104	37.16 R	106+90.00	Chamblee Dunwoody
	10.74	S 71°02'18.3" E	
DE12111	44.00 R	106+82.00	Chamblee Dunwoody
	194.56	S 89°27'57.4" E	
DE12105	53.00 L	204+81.00	Womack Road
	46.87	S 78°29'03.6" E	
DE12106	44.00 L	205+27.00	Womack Road
	68.00	S 89°33'16.3" E	
DE12107	44.00 L	205+95.00	Womack Road
	10.00	S 0°26'43.7" W	
DE12108	34.00 L	205+95.00	Womack Road
	45.93	S 86°12'55.6" E	
DE11030	31.32 L	206+40.86	Womack Road
	6.53	S 22°04'59.5" E	
DE11031	25.29 L	206+43.36	Womack Road
	343.72	N 89°47'58.5" W	
DE11023	23.82 L	202+99.64	Womack Road
REOD R/W =	8307.46	SF	
REOD R/W =	0.191	ACRES	
REMAINDER =	+/- 5.9	ACRES	

PARCEL 6	REQ'D EASM'T.	ESMT7	
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE12104	56.71 L	202+76.26	Womack Road
ARC LENGTH =	21.73		
CHORD BEAR =	N 35°52'41.4" W		
LNTH CHORD =	21.73		
RADIUS =	1954.00		
DEGREE =	2°55'56.0"		
DE12109	35.80 R	107+11.00	Chamblee Dunwoody Road
	27.98	S 88°27'01.4" E	
DE12110	59.00 R	106+96.00	Chamblee Dunwoody Road
	53.07	N 61°56'51.5" E	
DE11034	99.00 L	203+38.00	Womack Road
	36.24	S 27°32'02.4" E	
DE11035	67.00 L	203+55.00	Womack Road
	40.82	N 59°28'54.1" E	
DE11036	88.00 L	203+90.00	Womack Road
	27.46	S 32°39'57.2" E	
DE11037	65.00 L	204+05.00	Womack Road
	138.00	S 89°33'16.3" E	
DE11038	65.00 L	205+43.00	Womack Road
	97.06	S 75°02'59.1" E	
DE11039	40.69 L	206+36.97	Womack Road
	10.14	S 22°04'59.5" E	
DE11030	31.32 L	206+40.86	Womack Road
	45.93	N 86°12'55.6" W	
DE12108	34.00 L	205+95.00	Womack Road
	10.00	N 0°26'43.7" E	
DE12107	44.00 L	205+95.00	Womack Road
	68.00	N 89°33'16.3" W	
DE12106	44.00 L	205+27.00	Womack Road
	46.87	N 78°29'03.6" W	
DE12105	53.00 L	204+81.00	Womack Road
	194.56	N 89°27'57.4" W	
DE12111	53.30 L	202+86.44	Womack Road
	10.74	N 71°02'18.3" W	
DE12104	56.71 L	202+76.26	Womack Road
REQD EASMT =	6977.36	SF	
REQD EASMT =	0.160	ACRES	

PARCEL 7 REQ'D DRWY. EASM'T. ESM78				
PNT	OFFSET/	STATION/	ALIGNMENT	
DE11040	40.92 L	207+00.00	Womack	Road
DE11041	50.00 L	207+00.00	Womack	Road
DE11042	50.00 L	207+35.00	Womack	Road
DE11043	41.03 L	207+35.00	Womack	Road
DE11040	40.92 L	207+00.00	Womack	Road

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		DATE	REVISIONS	DATE	REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO: COUNTY: DEKALB LAND LOT NO: 366 & 363 LAND DISTRICT: GMD 524 DATE: 5/3/21 SH 8	DRAWING No. 60-0008

