



Updated March 2016

CITY OF ALPHARETTA

ROAD ABANDONMENT REQUEST FORM

Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately and that all required supporting materials have been supplied before signing this form.

Please make your check payable to "City of Alpharetta". The application fee is \$400, which must be submitted at the time of application.

Remit 5 copies of this application, an electronic copy in a pdf. format on a flashdrive and fee to the Department of Community Development, 2 Park Plaza, Alpharetta, GA 30009. If you have questions, please contact the department by calling 678-297-6070.

FOR OFFICE USE ONLY	
Case #	PH 24 12
Date In	4.9.24
Date Out	
<input type="checkbox"/>	\$400 Fee Paid

Applicant Information:

Contact Name Jeanette Grewe

Company Name Ariel Holdings II - 54 Roswell St., LLC

Mailing Address 48 Old Roswell Street

City Alpharetta State GA Zip Code 30009

Telephone 678-367-8516 Fax 678-566-0043

Email Address jgrewe@holbrooklife.com

Property Information:

Current Road Name Old Roswell Street

Land Lot(s) 1269 District / Section 2nd

The subject property for which abandonment is being requested is identified by (select one):

Survey Dated 4/21/2021 Prepared By Engineering 303

Other Plat Specify _____

Reason For Request:

In the space provided, please explain the reason for which you are requesting abandonment of the subject property. Please attach additional pages if necessary.

We have been maintaining this property for decades and the goal is to beautify it as part of our redevelopment of the 48 Old Roswell Street.

Is any portion of the subject road to be included in the sale of property?

Yes

No

N/A

Please describe the location and the acreage involved.

Requested area is 1985.75 sq ft / .043 acres -

Is an alternate road proposed in lieu of the road to be abandoned? If "yes", please attach a site plan indicating the location of the proposed substitute road.

Yes

No

Will access be denied to any property as a result of this road abandonment? If "yes", please list these properties by address, including owner's name and telephone number. Attach additional sheets if necessary.

Yes

No

Name

Address

Telephone

Name	Address	Telephone

For properties that have frontage on the subject road, are there alternate points of access to enter and exit these properties? If yes, please identify alternate points of access for each property. Attach additional sheets if necessary.

Yes

No

Address

Alternate Access Point

Address	Alternate Access Point
	48 Old Roswell St has separate access point

Please provide ten (10) copies of a boundary survey showing the proposed road abandonment, all utility locations, existing rights-of-way, acreage and contiguous property owners. Include a location map on the survey and a legal description of the subject roadway.

Please be advised that the City of Alpharetta may require a traffic study and property appraisal in conjunction with this petition.



Please list all property owners, including address and telephone number, who have property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone
N/A		

Please list anyone, including address and telephone number, who presently resides on property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone
N/A		

In the space provided, please describe the efforts that you have undertaken to notify the aforementioned property owners and residents of your request to abandon the subject road. If such notification was in writing, please attach a sample of the letter or other document used. If such notification was mailed, please attach proof of mailing.

Is any of the property abutting the subject road for sale?

Yes No

Is the sale of the property contingent upon the road abandonment?

Yes No N/A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1269, District 2, Section 2, Fulton County, Georgia, within the City of Alpharetta, and being more particularly described as follows:

To find the point of beginning commence at the intersection of the southeastern right of way line of Roswell Street (being a 40' R/W) with the southern right of way line of Jones Avenue (being a 20' R/W); thence southwesterly along said right of way line of Roswell Street for a distance of 261.37' to an iron pin found and the TRUE POINT OF BEGINNING;

THENCE leaving said right of way line South 43 degrees 16 minutes 00 seconds East for a distance of 216.85 feet to an iron pin found;

THENCE South 45 degrees 28 minutes 51 seconds West for a distance of 109.05 feet to an iron pin found;

THENCE North 43 degrees 31 minutes 31 seconds West for a distance of 219.94 feet to an iron pin found on the southeastern right of way line of Roswell Street;

THENCE North 47 degrees 06 minutes 03 seconds East along said right of way line for a distance of 110.02 feet to an iron pin found and the true point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 23,919 square feet and is more fully shown on plat of survey for Larry W. Garmon and Janice G. Tarpley by Brumbelow-Reese & Associates, Inc. dated April 6, 1994 being designated by their job number 94068.

L E G A L D E S C R I P T I O N

All that tract or parcel of land lying and being in Land Lot 1269, District 2, Section 2, Fulton County, Georgia, within the City of Alpharetta, and being more particularly described as follows:

To find the point of beginning commence at the intersection of the southeastern right of way line of Roswell Street (being a 40' R/W) with the southern right of way line of Jones Avenue (being a 20' R/W); thence southwesterly along said right of way line of Roswell Street for a distance of 261.37' to an iron pin found and the TRUE POINT OF BEGINNING;

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This drawing is the property of Engineering303, LLC, and is not to be reproduced or copied in whole or in part or used for furnishing information to others, or for any other purpose deemed to be in the interest of Engineering303, LLC, and is to be returned upon request.

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PARCEL INFORMATION:
Parcel Id No.:
22 482312690427 62 Roswell Street
22 482312690419 54 Roswell Street
22 482312690401 48 Old Roswell Street

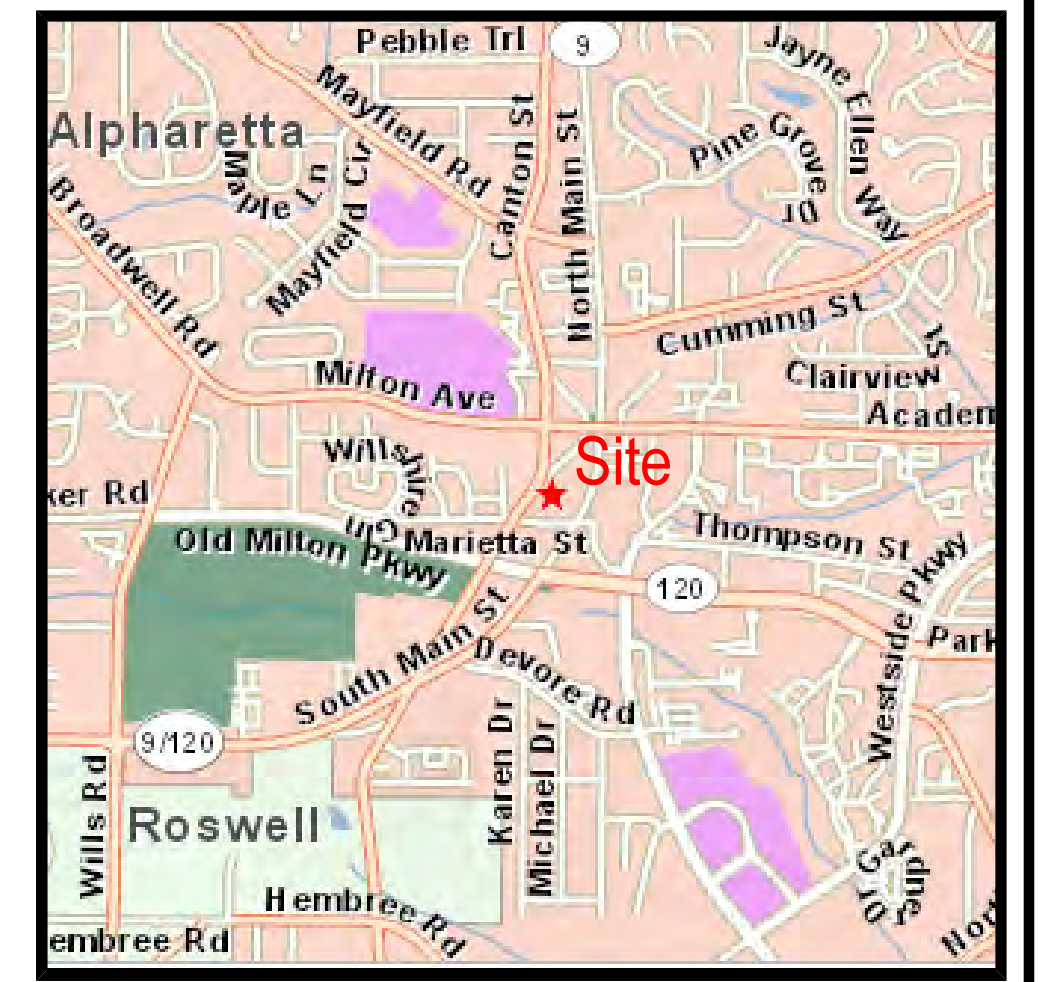
Property is Zoned C-2, City of Alpharetta

Building setback lines are not shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

**ROAD ABANDONMENT
REQUEST AREA:
1985.75 sf
.043 ACRES**

REFERENCES:

- Quit Claim Deed recorded in Deed Book 49078, Page 285.
- Quit Claim Deed recorded in Deed Book 43373, Page 1.
- General Warranty Deed recorded in Deed Book 32381, Page 152.
- Plat for Al Holbrook, prepared by Survey Systems & Associates, Inc., dated 2/2/06.



Location Map

N.T.S.

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Leica GS14 GPS System and SmartNet network. All other work performed with methods described below.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Leica TS 12P Robotic Total Station.
- The field data upon which this plat is based has a field closure of one foot in 13,762 feet and an angular error of 3 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on 4/19/21.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" x 18" completed during the course of the fieldwork.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
- This plat has been calculated for closure and is found to be accurate within one foot in 127,040 feet.

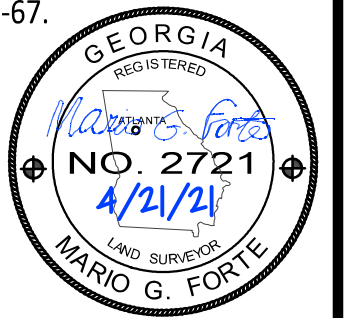
GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Fulton County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA CERT OF AUTH. LSF 1121



ABBREVIATION LEGEND:

- BC = back of curb
- C&G = curb and gutter
- CB = catch basin
- CD = check dam
- CL = centerline
- CMF = concrete monument found
- CMP = corrugated metal pipe
- CO = clean out
- CT = crimp top pin
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB = dbl. wing catch basin
- EP = edge of pavement
- FC = face of curb
- FES = flared end section
- FH = fire hydrant
- GI = grate inlet
- GW = guy wire
- GP = guy pole
- HW = head wall
- IPF = iron pin found
- IPS = iron pin set
- JB = junction box
- INV = invert
- LLL = land lot line
- LP = light pole
- MH = manhole (sanitary sewer)
- OCS = outlet control structure
- OT = open top pipe
- PL = property line
- PP = power pole
- RB = reinforcing bar
- RCP = reinforced concrete pipe
- R/W = right-of-way
- TB = thrust blocking
- TSP = traffic signal pole
- TSB = traffic signal box
- TP = telephone pole
- TSP = traffic signal pole
- WM = water meter
- WV = water valve
- YI = yard inlet

SYMBOL LEGEND:

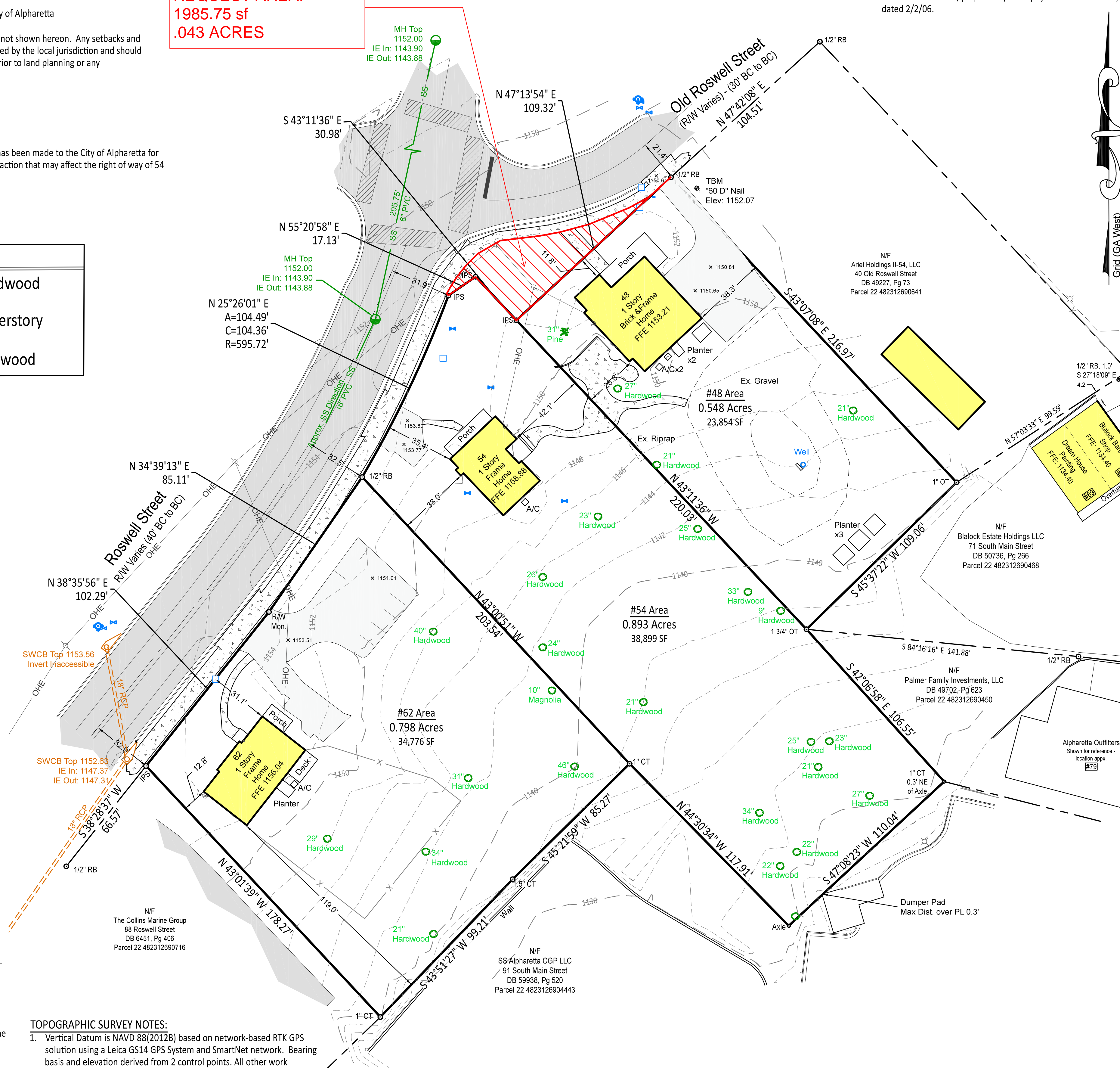
- Existing concrete
- Existing asphalt
- Existing gravel/riprap
- Fire hydrant
- Guy wire
- Light pole
- Power pole
- Sanitary sewer manhole
- Clean out
- Transformer
- Water meter
- Single wing catch basin
- Grate inlet
- Junction box
- Head wall
- Buffer
- Bldg setback
- Fence
- OHE = overhead electric
- UGE = underground electric
- Water line
- Sanitary line
- Gas line
- Computed point

Tree Legend:

- Hardwood
- Understory
- Softwood

RIGHT OF WAY NOTE:

An open records request has been made to the City of Alpharetta for possible right of way transaction that may affect the right of way of 54 Roswell Street.



ENVIRONMENTAL NOTES:

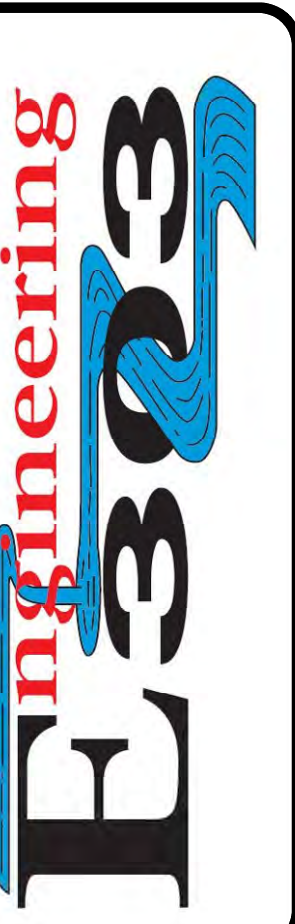
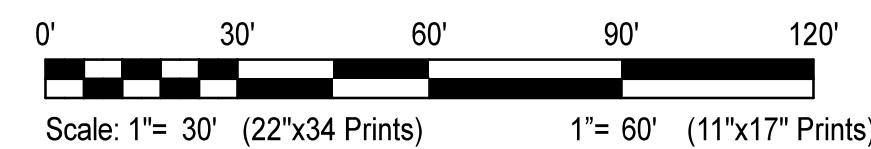
- No attempt was made by this firm to determine presence of wetlands.
- Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
- Trees Identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
- Tree size indicated is DBH (diameter breast height) in inches.
- Certification applies to the location of trees, but does not extend to the identification of species.

TOPOGRAPHIC SURVEY NOTES:

- Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Leica GS14 GPS System and SmartNet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
- Contours displayed at a 2-foot interval.
- Measurements shown are US Survey Feet (ground).
- Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 9/16/13.



Boundary and Topographic Survey of:
62 & 54 Roswell Street // 48 Old Roswell Street
Al Holbrook
City of Alpharetta
2nd District, 2nd Section
Fulton County, GA
Land Lot 1269

GA Cert. of Auth. LSF 1121

**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: KFT
Date: 4/21/21
Sheet
1 of 1
Project Number
21-4808