

STATE OF GEORGIA
COUNTY OF FULTON

December 12, 2011

**RESOLUTION TO ACCEPT LAKE VILLA DRIVE,
HORSESHOE BEND SUBDIVISION**

WHEREAS, on April 15, 2002, at the request of the homeowners, the City approved the acceptance, under certain conditions, of certain streets within Horseshoe Bend subdivision as public roads; and

WHEREAS, Lake Villa Drive was excluded from such acceptance until certain conditions were corrected; and

WHEREAS, subsequently, such deficiencies have been corrected to the extent possible and the homeowners request the City accept the road as a public road; and

WHEREAS, the Transportation staff and the Transportation Committee have reviewed such request and recognize the following:

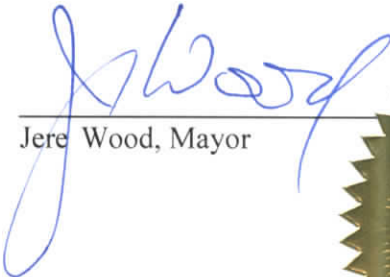
1. The typical 50 foot right-of-way cannot be maintained due to building setback. The front setback is 25 feet from the center line of Lake Villa Drive; and
2. The concrete block wall is 2 feet from the back of the curb to the face of the wall. The wall serves as a retaining wall to adjacent properties and;
3. A sidewalk cannot be built on either side of Lake Villa Drive because of these unusually restrictive conditions.

WHEREAS, the City, however, recognizes the benefit to the public of accepting Lake Villa Drive as a public road:

NOW, THEREFORE, be it resolved by the Mayor and Council of the City of Roswell that Lake Villa Drive as depicted on Exhibit "A" is hereby accepted as a public road with the following conditions:


1. The right-of-way width is to be limited from the back of the concrete curb and gutter on one side of Lake Villa Drive to the back of curb and gutter on the other side of Lake Villa Drive. The City of Roswell will maintain only the roadway and concrete curb and gutter of Lake Villa Drive in an "as is condition."
2. The City of Roswell will not assume any maintenance responsibility for the concrete block wall because the wall is a retaining wall for private properties. Lake Villa Drive Homeowners Association will still assume the responsibility of maintaining the wall.
3. Lake Villa will continue to maintain and repair the non-standard drainage structure.

This Resolution was read and adopted this 12th day of December 2011.



Jere Wood, Mayor



Attest:


Marlee Press, City Clerk
(Seal)

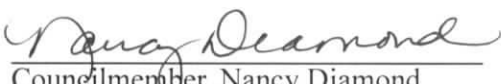

Councilmember Jerry Orlans


Councilmember Kent Igleheart


Councilmember Betty Price

Councilmember Rebecca Wynn


Councilmember Richard Dippolito


Councilmember Nancy Diamond

LEGEND

EXHIBIT "A"

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S64°33'31"E	12.08'	12.15'	28.72'
2	N81°20'43"E	11.76'		
3	S60°41'34"E	29.36'	29.82'	50.17'
4	S39°27'28"E	30.33'		
5	S41°54'02"E	41.95'		
6	S43°37'12"E	45.60'		
7	S38°37'47"E	25.08'	25.14'	123.99'
8	S39°53'18"E	18.62'		
9	S27°16'45"E	13.40'	13.44'	53.48'
10	S22°27'49"E	8.32'		
11	S39°27'29"E	8.47'	8.47'	52.44'
12	S39°57'22"E	42.81'	42.84'	308.77'
13	S43°28'35"E	24.84'	24.84'	548.35'
14	S44°58'18"E	81.74'		
15	S47°21'17"E	68.36'		
16	S57°08'37"E	7.02'	7.05'	23.01'
17	S68°12'29"E	12.36'		
18	S21°57'28"E	38.63'	38.20'	37.08'
19	S51°43'29"E	50.66'	59.62'	31.00'
20	N1°59'58"E			
21	N35°47'52"E	39.29'	42.32'	31.93'
22	N05°44'41"E	17.45'	17.54'	52.57'
23	N05°42'00"E	13.20'		
24	N23°33'40"E	9.66'	9.95'	11.87'
25	N47°03'48"E	77.68'		
26	N45°15'06"E	48.00'		
27	N41°58'49"E	72.40'	72.47'	481.49'
28	N33°50'15"E	26.94'		
29	N31°50'52"E	25.68'		
30	N36°14'48"E	29.73'	29.75'	224.08'
31	N41°01'56"E	38.24'		
32	N47°10'59"E	15.85'		
33	N41°09'39"E	68.51'		
34	S38°14'29"E	2.00'		
35	N05°24'01"E	26.38'	30.08'	25.62'
36	N02°40'27"E	31.84'	31.84'	874.58'



CC	-	CONCRETE
CI	-	CENTERLINE
DE	-	DRAINAGE EASEMENT
DR	-	DRIVE
DWCB	-	DOWN-FLOWING CATCH BASIN
HW	-	EDGE OF PAVEMENT
INT	-	HEADWALL
JB	-	INTERSECTION
LL	-	JUNCTION BOX
LL	-	LAND LOT
LL	-	LAND LOT LINE
ML	-	MANHOLE
N/F	-	NOW OR FORMERLY
PL	-	PROPERTY LINE
R/W	-	RIGHT OF WAY
S	-	SQUARE FEET
-SS-	-	SANITARY SEWER LINE
SSE	-	SANITARY SEWER EASEMENT
SWCB	-	SINGLE-WING CATCH BASIN

TOTAL AREA
13,279 SQ. FT.

N/F
LAKE VILLAS
PB 141, PG 105

N/F
LAKE VILLAS
HOMEOWNERS ASSOCIATION, INC.
PB 141, PG 105

GENERAL NOTES:

1. REFERENCE IS HEREBY MADE TO THAT CERTAIN FINAL SUBDIVISION PLAT FOR LAKE VILLAS, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED MARCH 25, 1983, RECORDED IN PLAT BOOK 141, PAGE 105, FLUTON COUNTY, GEORGIA RECORDS.
2. PROPERTY LINE IS ALONG BACK OF CURB AND EDGE OF PAVEMENT.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF LAKE VILLAS HOMEOWNERS ASSOCIATION, INC. and CITY OF ROSWELL. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.



THE FIELD DATA DATED 6/26/11
UPON WHICH THIS PLAN IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN N/A FEET AND AN
ANGULAR ERROR OF N/A SECONDS PER ANGLE
AND WAS ADJUSTED USING THE N/A RULE.
THE PLAN HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 27.583 FEET. NIKON NPL-332 TOTAL STATION
USED FOR ANGULAR AND LINEAR MEASUREMENTS.

STEEPLE CHASE DRIVE
(70' R/W)


STEEPLE CHASE LANE

SHEET	OF
1	1

DATE: 7/01/11
SCALE: 1" = 50'
FILE: SWYN
JOB: G184327.LVD
DRAWN BY: RCH

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE



0' 25' 50' 100'

NO.	DATE	DESCRIPTION
		REVISIONS

**SURVEY FOR
LAKE VILLAS
HOMEOWNERS ASSOCIATION, INC. and
CITY OF ROSWELL**
BOND
LAKE VILLA DRIVE
LOCATED IN LAND LOTS 725 & 772
1st DISTRICT - 2nd SECTION
CITY OF ROSWELL, FULTON COUNTY, GEORGIA



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& Associates, Inc.

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