

STATE OF GEORGIA

December 12, 2011

COUNTY OF FULTON

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;
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 & 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; and

This Resolution was read and adopted this ____ day of _____ 2011.

Jere Wood, Mayor

Attest:

Marlee Press, City Clerk
(Seal)

Councilmember Jerry Orlans

Councilmember Rebecca Wynn

Councilmember Kent Igleheart

Councilmember Richard Dippolito

Councilmember Nancy Diamond

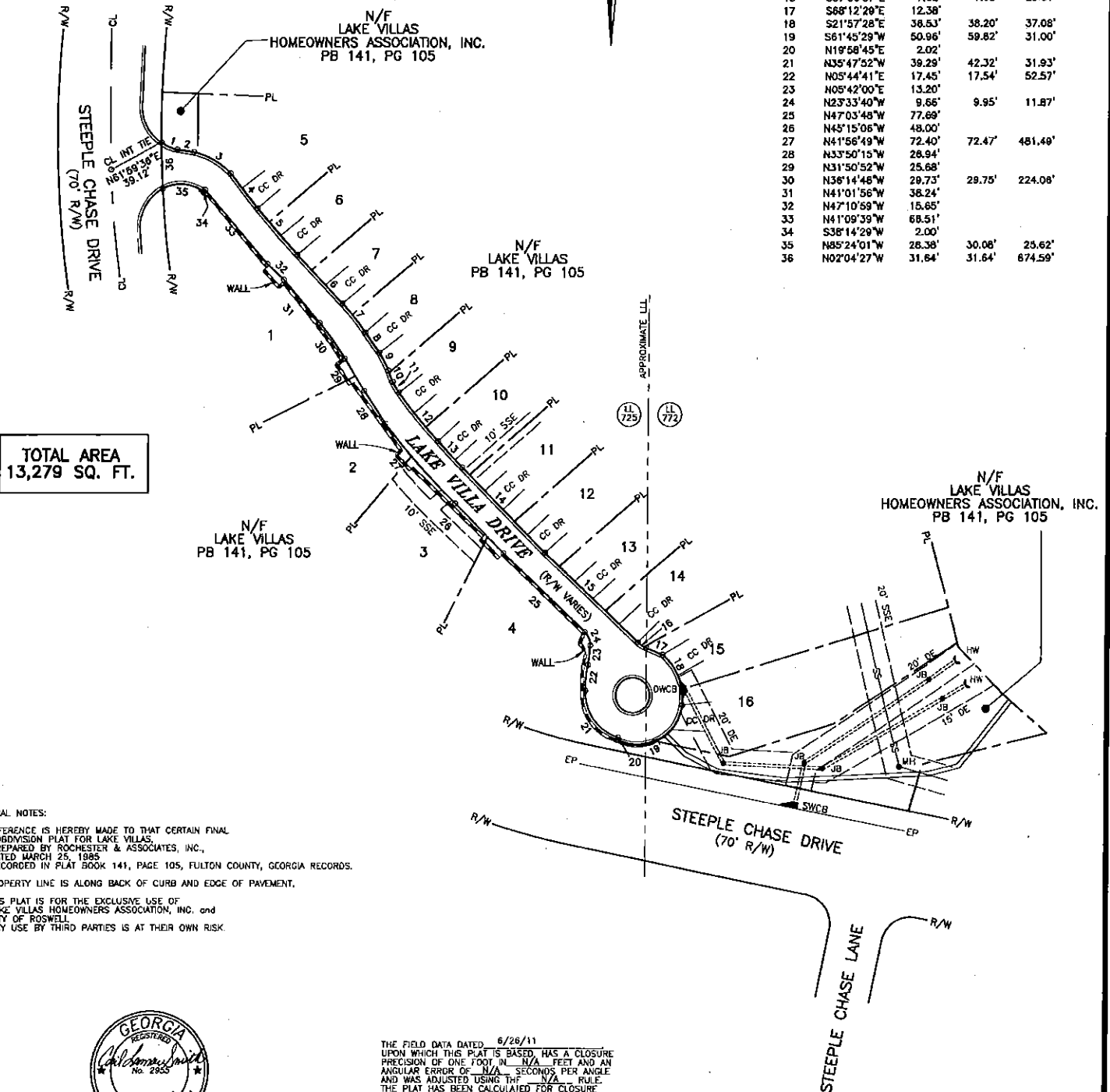
Councilmember Betty Price

LEGEND

CC	CONCRETE
CL	CENTERLINE
DE	DRAINAGE EASEMENT
DR	DRIVE
DWCB	DOUBLE-WING CATCH BASIN
EP	EDGE OF PAVEMENT
HW	HEADWALL
INT	INTERSECTION
JB	JUNCTION BOX
LL	LAND LOT
LLL	LAND LOT LINE
M	MANHOLE
N/F	NOW OR FORMERLY
N/P	PROPERTY LINE
R/W	RIGHT OF WAY
SF	SQUARE FEET
SS	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SWCB	SINGLE-WING CATCH BASIN

EXHIBIT "A"

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S68°33'31"E	12.08'	12.15'	28.72'
2	S81°20'43"E	11.76'		
3	S60°41'34"E	29.38'	29.82'	50.17'
4	S38°27'28"E	30.33'		
5	S41°54'02"E	41.95'		
6	S43°37'12"E	45.60'		
7	S38°37'47"E	25.09'	25.14'	123.99'
8	S35°53'16"E	16.92'		
9	S27°15'45"E	13.40'	13.44'	53.46'
10	S22°27'49"E	8.32'		
11	S30°27'25"E	8.47'	8.47'	52.44'
12	S39°57'22"E	42.81'	42.84'	309.77'
13	S43°26'35"E	24.54'	24.54'	546.35'
14	S44°56'18"E	81.74'		
15	S47°21'17"E	88.55'		
16	S57°06'37"E	7.02'	7.05'	23.01'
17	S68°12'20"E	12.38'		
18	S21°57'28"E	38.53'	38.20'	37.08'
19	S61°45'29"W	50.96'	59.82'	31.00'
20	N19°58'45"E	2.02'		
21	N35°47'52"W	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"W	9.66'	9.95'	11.87'
25	N47°03'48"W	77.69'		
26	N45°15'06"W	48.00'		
27	N41°56'49"W	72.40'	72.47'	481.49'
28	N33°50'15"W	28.94'		
29	N31°50'52"W	25.68'		
30	N36°14'48"W	29.73'	29.75'	224.08'
31	N41°01'56"W	38.24'		
32	N47°10'59"W	15.65'		
33	N41°09'39"W	68.51'		
34	S38°14'29"W	2.00'		
35	N85°24'01"W	26.38'	30.08'	25.62'
36	N02°04'27"W	31.64'	31.64'	674.59'



GENERAL NOTES:

- REFERENCE IS HEREBY MADE TO THAT CERTAIN FINAL SUBDIVISION PLAT FOR LAKE VILLAS, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED MARCH 25, 1985, RECORDED IN PLAT BOOK 141, PAGE 105, FULTON COUNTY, GEORGIA RECORDS.
- PROPERTY LINE IS ALONG BACK OF CURB AND EDGE OF PAVEMENT.
- 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 PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 1/4" FEET AND AN ANGULAR ERROR OF 1/4" SECONDS PER ANGLE AND WAS ADJUSTED USING THE 1/4" RULE. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1/4" FEET. NAD83 NPL-352 TOTAL STATION USED FOR ANGULAR AND LINEAR MEASUREMENTS.

SHEET	OF
1	1
DATE: 7/01/11	
SCALE: 1" = 50'	
FILED SWM	
JOB: G184527.LVD	
DRAWN BY: REM	

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 BEING LAKE VILLA DRIVE LOCATED IN LAND LOTS 725 & 772 1st DISTRICT & 2nd SECTION CITY OF ROSWELL, FULTON COUNTY, GEORGIA	
--	--

425 Oak Street N.W. • Gainesville, Georgia 30601 (770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com	