COUNTY DEPARTMENT AGENDA REQUEST

Department:	Fayette County Water System	Presenter(s):	Tony Parrott
Meeting Date:	Thursday, May 14, 2009	Type of Request:	Consent

Wording for the Agenda:

Approval of the Water Committee's recommendation to change the location of an easement to access a mitigation tract owned by Fayette County in Meriwether County, in accordance with a request by the adjacent property owner whose land the easement will traverse.

Background/History/Details:

Fayette County owns a mitigation site in Meriwether County which will be accessed by an easement through adjacent property. The adjacent property owner has requested that the easement location be moved from its original agreed-upon site to a different area of his property. David Jaeger met with the property owner to discuss an alternate location for the easement that is suitable to both parties. The new location for the easement will prevent Fayette County's trucks from traversing the property owners dam to access the mitigation site, once construction of the mitigation site begins, as well as for maintenance in the future. The easement will be an all-weather road. The new location for the easement will enable the length of the easement (road) to be shorter, which also results in cost savings in the future, since Fayette County will build and maintain the easement.

What action are you seeking from the Board of Commissioners?

Approval to make the requested change in the location of the easement accessing the mitigation site owned by Fayette County in Meriwether County.

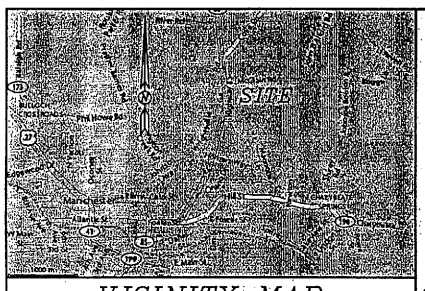
If this item requires funding, please describe:

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	No	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Yes	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1) ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE CONTRACTOR MUST NOTIFY THE UTILITY PROTECTION SERVICE AT (800) 282-7411 OR (770) 623-4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION.

2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1304730150 C, DATED DECEMBER 5, 1996 FOR MERIWETHER COUNTY, GEORGIA. A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

3) THIS IS NOT A BOUNDARY SURVEY, AND BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM PLAT REFERENCES 1 AND 2.

4) MERIWETHER COUNTY MUST BE RFERENCED FOR THE CURRENT ZONING AND ALL REQUIREMENTS UNDER THAT ZONING DISTRICT.

5) HORIZONTAL REFERENCE SHOWN HEREON WAS TAKEN FROM MERIWETHER REFERENCE MARKER "BV-099-220". VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REFERENCE MARKER "RM6", ELEVATION=754.28, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF MANCHESTER, COMMUNITY PANEL NUMBER 130225 0005 D, DATED MAY 17, 1993.

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

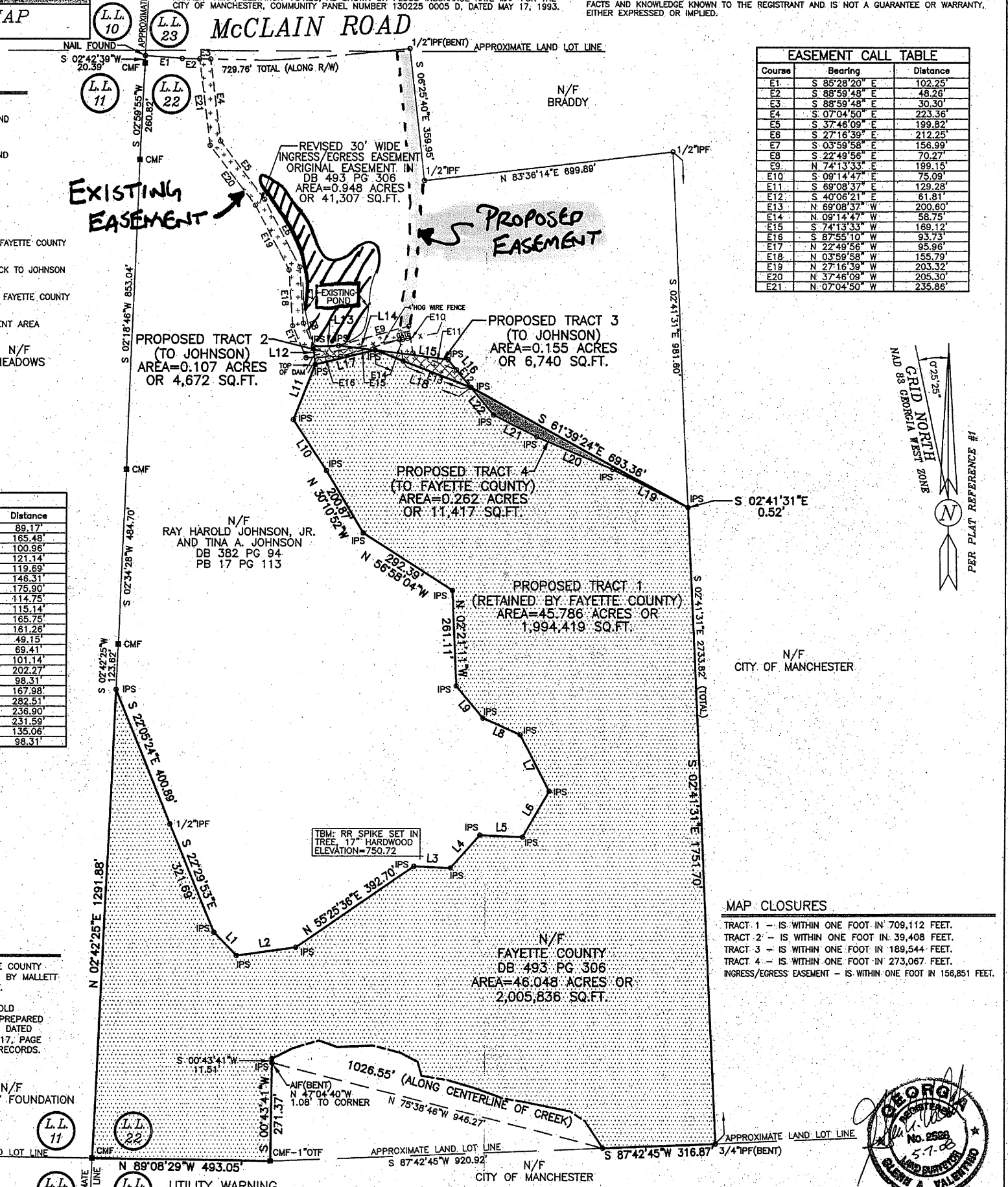
2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LEGEND

o IPS	1/2" IRON PIN SET
⊠ CMF	CONCRETE MONUMENT FOUND
o IPF	IRON PIN FOUND
o OTF	OPEN TOP PIPE FOUND
o CTF	CRIMPED TOP PIPE FOUND
o AIF	ANGLE IRON FOUND
DB PG	DEED BOOK & PAGE
PB PG	PLAT BOOK & PAGE
TBM	TEMPORARY BENCHMARK
—X—	FENCE LINE
× 100.00	SPOT ELEVATION
	AREA TO BE RETAINED BY FAYETTE COUNTY
	AREA TO BE CONVEYED BACK TO JOHNSON
	AREA TO BE CONVEYED TO FAYETTE COUNTY
	REVISED ACCESS EASEMENT AREA



EASEMENT CALL TABLE		
Course	Bearing	Distance
E1	S 85°28'20" E	102.25'
E2	S 88°59'48" E	48.26'
E3	S 88°59'48" E	30.30'
E4	S 07°04'50" E	223.36'
E5	S 37°46'09" E	199.82'
E6	S 27°16'39" E	212.25'
E7	S 03°59'58" E	156.99'
E8	S 22°49'56" E	70.27'
E9	N 74°13'33" E	199.15'
E10	S 09°14'47" E	75.09'
E11	S 69°08'37" E	129.28'
E12	S 40°06'21" E	61.81'
E13	N 69°08'37" W	200.60'
E14	N 09°14'47" W	58.75'
E15	S 74°13'33" W	169.12'
E16	S 87°55'10" W	93.73'
E17	N 22°49'56" W	95.96'
E18	N 03°59'58" W	155.79'
E19	N 27°16'39" W	203.32'
E20	N 37°46'09" W	205.30'
E21	N 07°04'50" W	235.86'

CALL TABLE		
Course	Bearing	Distance
L1	S 44°02'10" E	89.17'
L2	N 82°00'26" E	165.48'
L3	S 87°35'24" E	100.96'
L4	N 41°43'48" E	121.14'
L5	S 87°25'49" E	119.69'
L6	N 30°19'00" E	146.31'
L7	N 27°45'12" W	175.90'
L8	N 65°58'46" W	114.75'
L9	N 40°12'29" W	115.14'
L10	N 33°11'37" W	165.75'
L11	N 21°36'43" E	161.26'
L12	N 07°16'33" W	49.15'
L13	N 87°55'10" E	69.41'
L14	S 82°47'22" E	101.14'
L15	S 82°47'22" E	202.27'
L16	S 40°06'21" E	98.31'
L17	S 76°43'17" W	167.98'
L18	N 69°08'37" W	282.51'
L19	N 63°21'08" W	236.90'
L20	N 67°18'57" W	231.59'
L21	N 64°07'42" W	135.06'
L22	N 40°06'21" W	98.31'

MAP CLOSURES

TRACT 1 – IS WITHIN ONE FOOT IN 709,112 FEET.
TRACT 2 – IS WITHIN ONE FOOT IN 39,408 FEET.
TRACT 3 – IS WITHIN ONE FOOT IN 189,544 FEET.
TRACT 4 – IS WITHIN ONE FOOT IN 273,067 FEET.
INGRESS/EGRESS EASEMENT – IS WITHIN ONE FOOT IN 156,851 FEET.

PLAT REFERENCES

1) "BOUNDARY SURVEY FOR FAYETTE COUNTY BOARD OF COMMISIONERS" PREPARED BY MALLETT & ASSOCIATES, INC., DATED 8/31/01.

2) "PLAT OF SURVEY FOR RAY HAROLD JOHNSON, JR. & TINA A. JOHNSON" PREPARED BY P.C. FLYNN LAND SURVEYING CO., DATED 9/19/97, RECORDED IN PLAT BOOK 17, PAGE 113, MERIWETHER COUNTY, GEORGIA RECORDS.

FIELD DATES: 3/7/08 – 3/14/08

200 0 200 400 600
GRAPHIC SCALE – FEET

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE INFORMATION ONLY. THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THERE EXACT LOCATION. ADDITIONAL BURIED UTILITY LINES AND/OR STRUCTURES MAYBE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITY LINES AND/OR STRUCTURES.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 302 TOTAL STATION WITH AN ANGULAR ERROR OF 1 SECOND PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 109,974 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 1,099,026 FEET (SEE MAP CLOSURES).

GEORGIA REGISTERED No. 2528 LAND SURVEYOR 5-7-08 GLENN A. VALENTINO

SHEET 1 OF 1
EXHIBIT PLAT
SCALE: 1" = 200'
DATE: 5/7/08
JOB NUMBER: 28017
FILE NUMBER: 28017
PLOTTED: 5/7/08
REVISIONS

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY SUITE 243 SMYRNA, GEORGIA 30080
PHONE (770) 438-0015 FAX (770) 435-6050

EXHIBIT PLAT FOR:

FAYETTE COUNTY, GEORGIA
RAY HAROLD JOHNSON, JR. AND TINA A. JOHNSON

LAND LOTS 22 AND 23 1ST DISTRICT MERIWETHER COUNTY, GEORGIA

R:\2007\27063\28017\28017.DWG (28017.CRD)