



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

4128
File ID: 2019-XXXX

Substitute

11/12/2019

Public Hearing: YES NO

Department: Recreation, Parks and Cultural Affairs

SUBJECT:

Commission District(s): 4 & 6

Authorize the exchange of approximately 6.456 acres of public road rights of ways and related open space within the residential project within Tobie Grant Manor owned by DeKalb County, Georgia for approximately 6.47 acres of adjacent property owned by the Housing Authority of DeKalb County, Georgia.

Information Contact: Chuck Ellis, Director, Recreation, Parks & Cultural Affairs

Phone Number: 404-371-2475

PURPOSE:

To consider exchanging 6.456 acres of public road rights of ways and related open space within the residential project within Tobie Grant Manor owned by DeKalb County, Georgia for approximately 6.47 acres of adjacent property owned by the Housing Authority of DeKalb County, Georgia.

NEED/IMPACT:

The Real Estate Exchange Agreement outlines the terms of the agreement whereby the County will exchange approximately 6.456 acres of public road rights of ways and related open space within the residential project within Tobie Grant Manor owned by DeKalb County, Georgia for approximately 6.47 acres of adjacent property owned by the Housing Authority of DeKalb County, Georgia. The value of the Housing Authority property to be received by DeKalb County is \$2,057,460.00 and the value of the DeKalb County property to be conveyed is \$2,053,008.00.

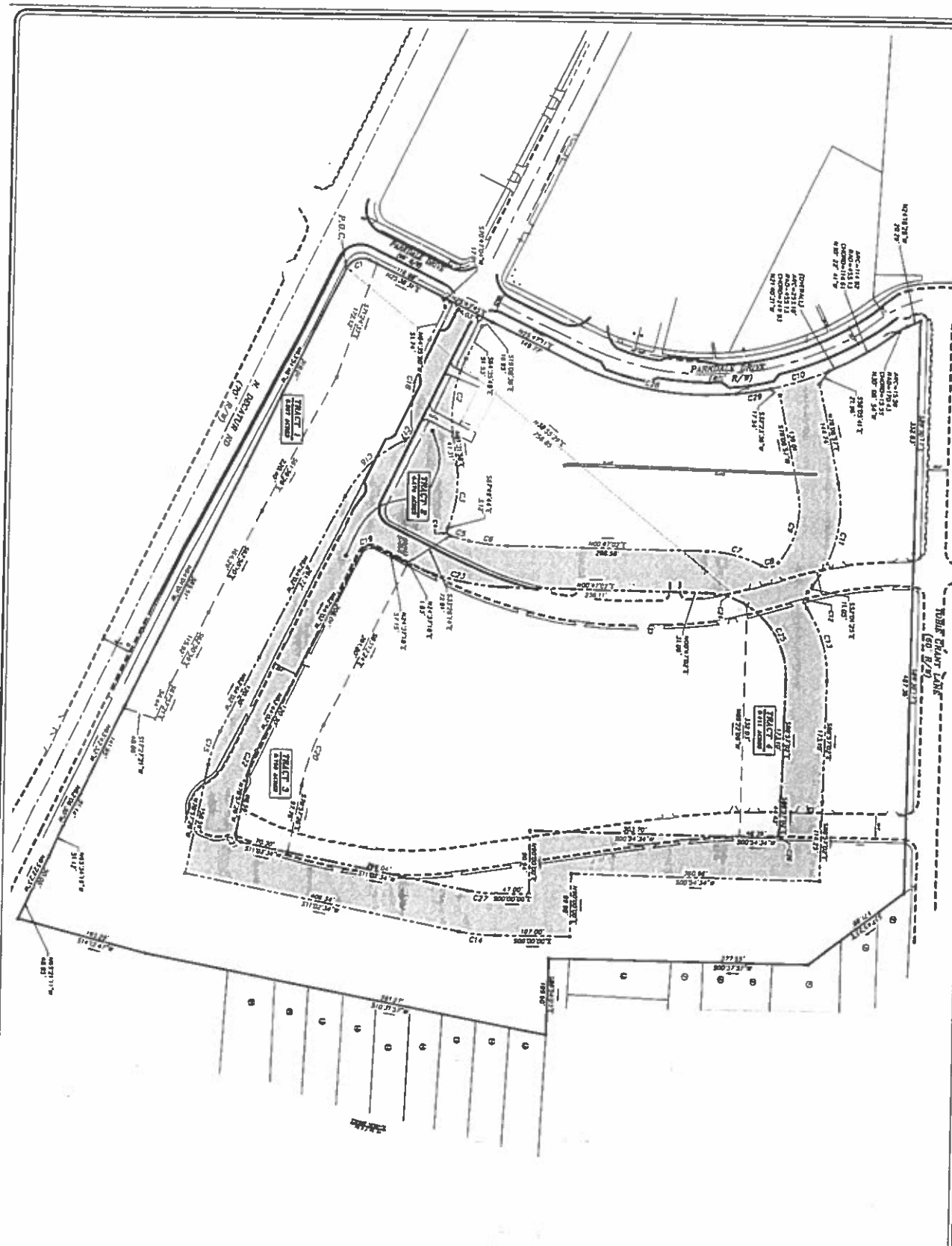
FISCAL IMPACT:

At this time, the only cost to the County will be attorney fees, title exam and title insurance expenses.

RECOMMENDATION:

Adopt the Real Estate Exchange Agreement, in a final form that will be approved by the County Attorney; and authorize the Chief Executive Officer to execute all necessary documents in connection with the acquisition, closing and exchange.

ILLUSTRATIVE ONLY



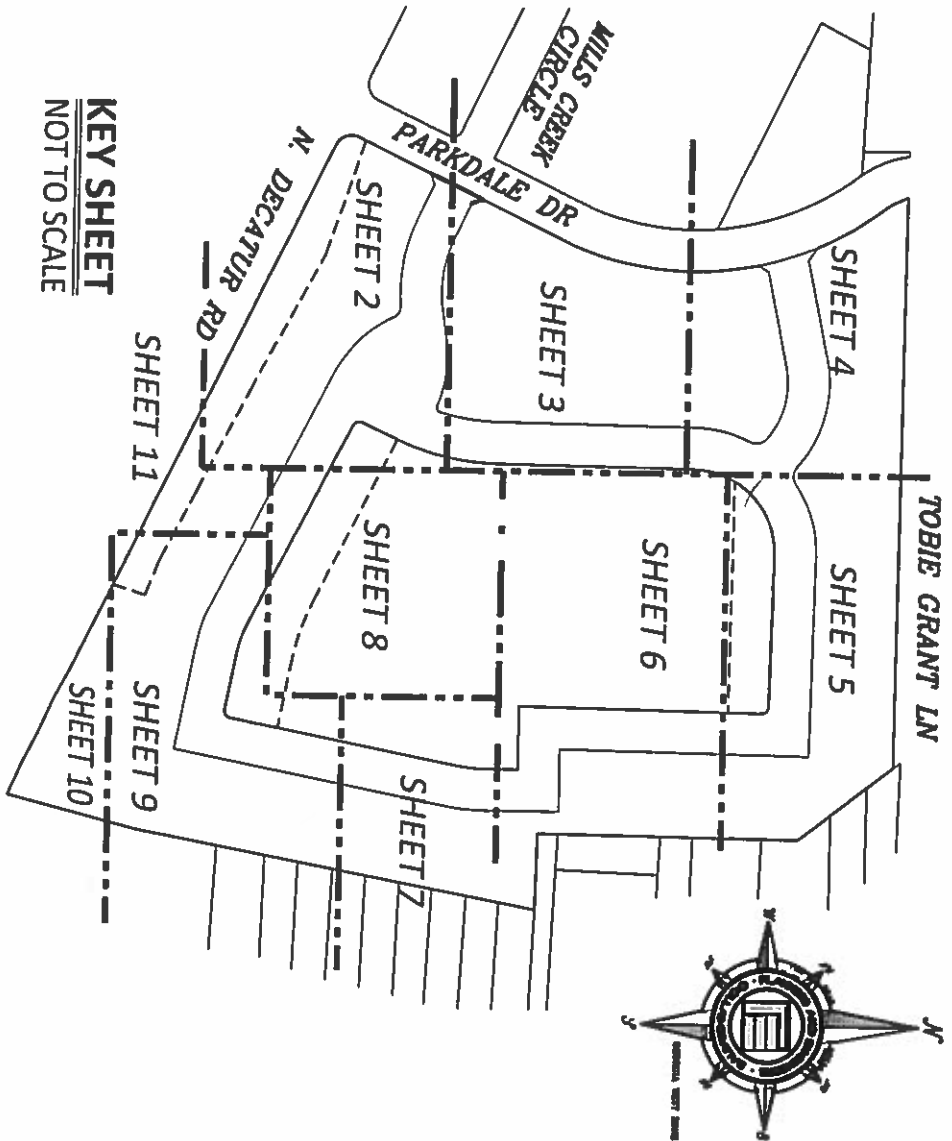
SHEET 2 OF 2

REV	DATE	DESCRIPTION	BY
1		DEVELOPER AND OVERALL LEGAL DESCRIPTION	JWV

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FOR
HOUSING DEVELOPMENT CORPORATION OF DEKALB, INC. (HDC)
 LAND LOTS 44
 DISTRICT 18 B
 CITY OF SCOTSDALE
 DEKALB COUNTY
 GEORGIA

LAND SWAP EXHIBIT - PROPOSED
 DRAWN BY: JWV
 CHECKED BY: JWV
 FILE NO.: 1101100
 DATE: JULY 22, 2014
 SCALE: 1"=40'
 0 20 40 120




Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	39.18'	25.00'	35.30'	N19°15'38"W
C2	114.35'	190.03'	112.63'	S81°44'50"E
C3	91.32'	180.00'	90.35'	S83°10'08"E
C4	11.61'	7.00'	10.32'	N64°39'42"E
C5	27.36'	286.73'	27.35'	N14°28'38"E
C6	56.88'	294.14'	56.79'	N06°19'25"E
C7	81.98'	180.00'	81.27'	N13°49'51"E
C8	26.53'	20.00'	24.63'	N11°07'28"W
C9	110.43'	120.00'	106.57'	N75°29'19"W
C10	88.88'	455.13'	88.74'	N17°33'01"W
C11	156.54'	180.00'	151.65'	S76°56'14"E
C12	25.15'	20.00'	23.53'	S89°03'00"E
C13	110.35'	180.00'	108.63'	N73°29'12"E
C14	53.97'	280.00'	53.88'	S05°31'17"W
C15	50.97'	180.00'	50.80'	N70°50'44"W
C16	120.01'	179.99'	117.80'	N43°38'02"W
C17	19.62'	16.00'	18.41'	N59°39'10"W
C18	132.15'	250.60'	130.62'	N79°40'02"W
C19	15.25'	10.00'	13.81'	N19°03'22"W
C20	92.30'	335.01'	92.01'	S71°03'51"E
C21	15.71'	10.00'	14.14'	S58°02'34"W
C22	33.98'	120.00'	33.86'	N70°50'44"W
C23	147.34'	354.14'	146.28'	N12°42'10"E
C24	62.48'	120.00'	61.78'	N15°41'59"E
C25	126.57'	120.00'	120.79'	N60°49'57"E
C26	15.68'	10.00'	14.12'	S44°01'14"E
C27	42.40'	220.00'	42.34'	S05°31'17"W
C28	223.10'	455.13'	220.88'	N08°18'15"E
C29	49.38'	455.13'	49.36'	N08°50'50"W

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LAND SWAP EXHIBIT - PROPOSED HOUSING DEVELOPMENT
 CORPORATION OF DEKALB, INC (HDC)

COUNTY DEKALB
 STATE OF GEORGIA
 CITY OF COMMUNITY OF SCOTTDALE
 LAND LOTS) 46
 DISTRICT 18TH



DRAWN BY: JRW
 CHECKED BY: JNH
 FILE NO.: 11011.02
 DATE: 11/4/2019
 SCALE: 1"=60'

SHEET 1 OF 11

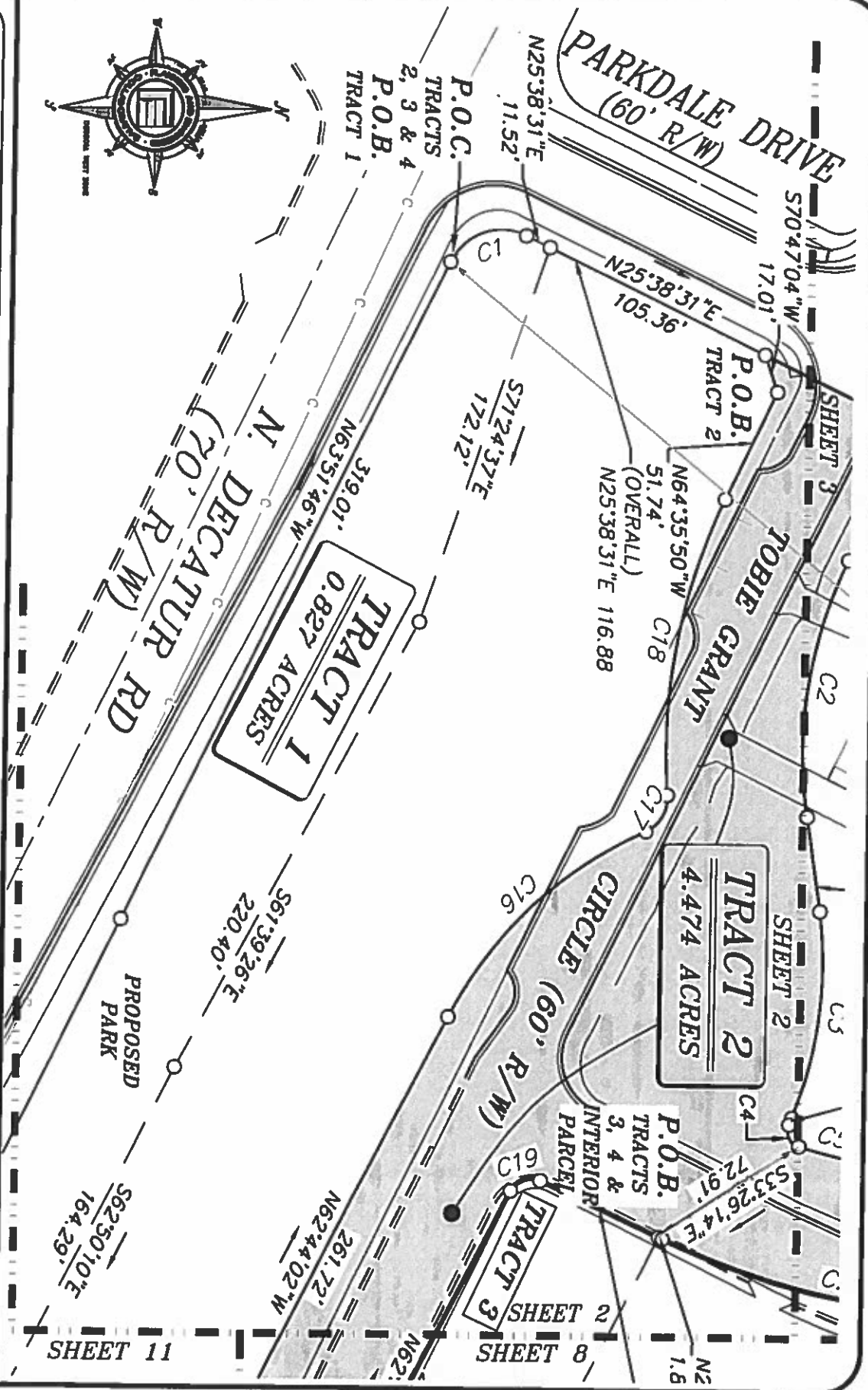
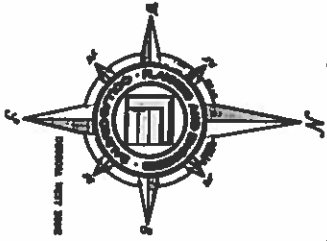
KEY SHEET
 NOT TO SCALE



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STATE OF GEORGIA
CITY OF COMMUNITY OF SCOTTDALE
LAND LOTS) 46
DISTRICT 18TH



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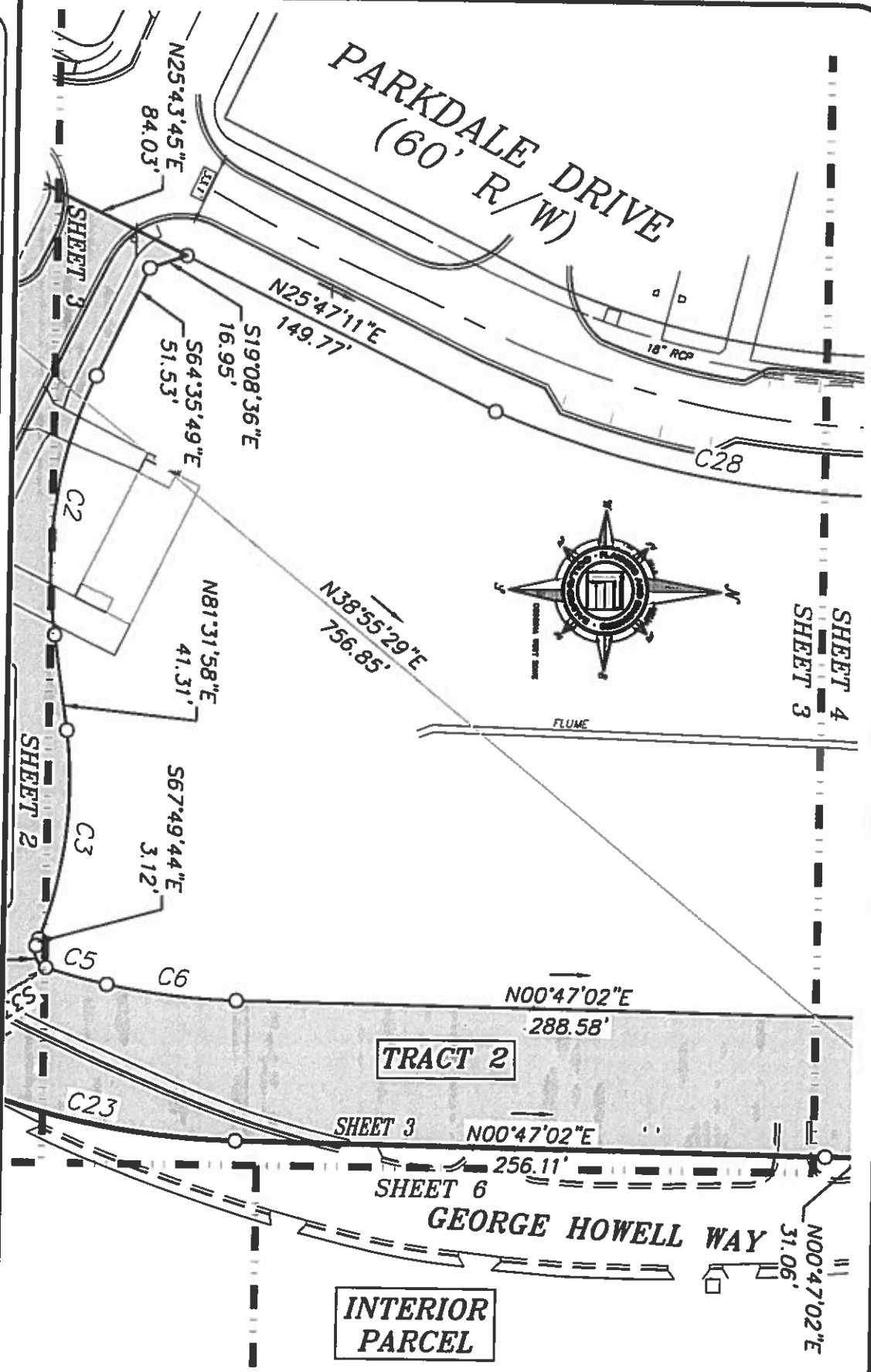
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 CORPORATION OF DEKALB, INC (HDC)



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SHEET 3 OF 11

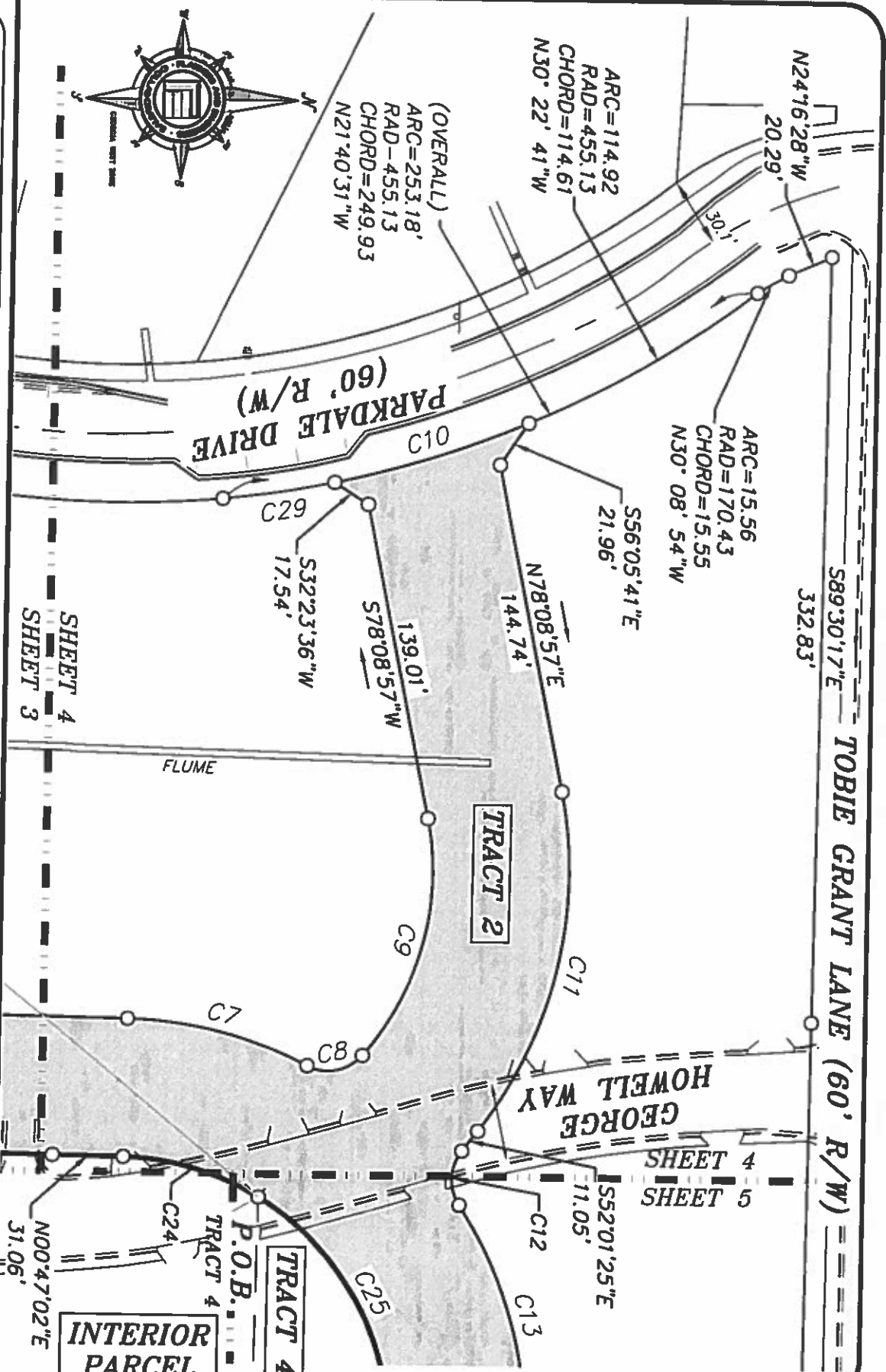




PLANNERS AND ENGINEERS COLLABORATIVE

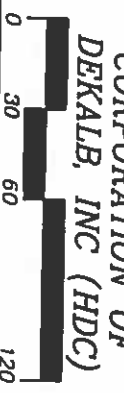
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 CITY OF COMMUNITY OF SCOTTDALE
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CORPORATION OF DEKALB, INC (HDC)
SHEET 4 OF 11

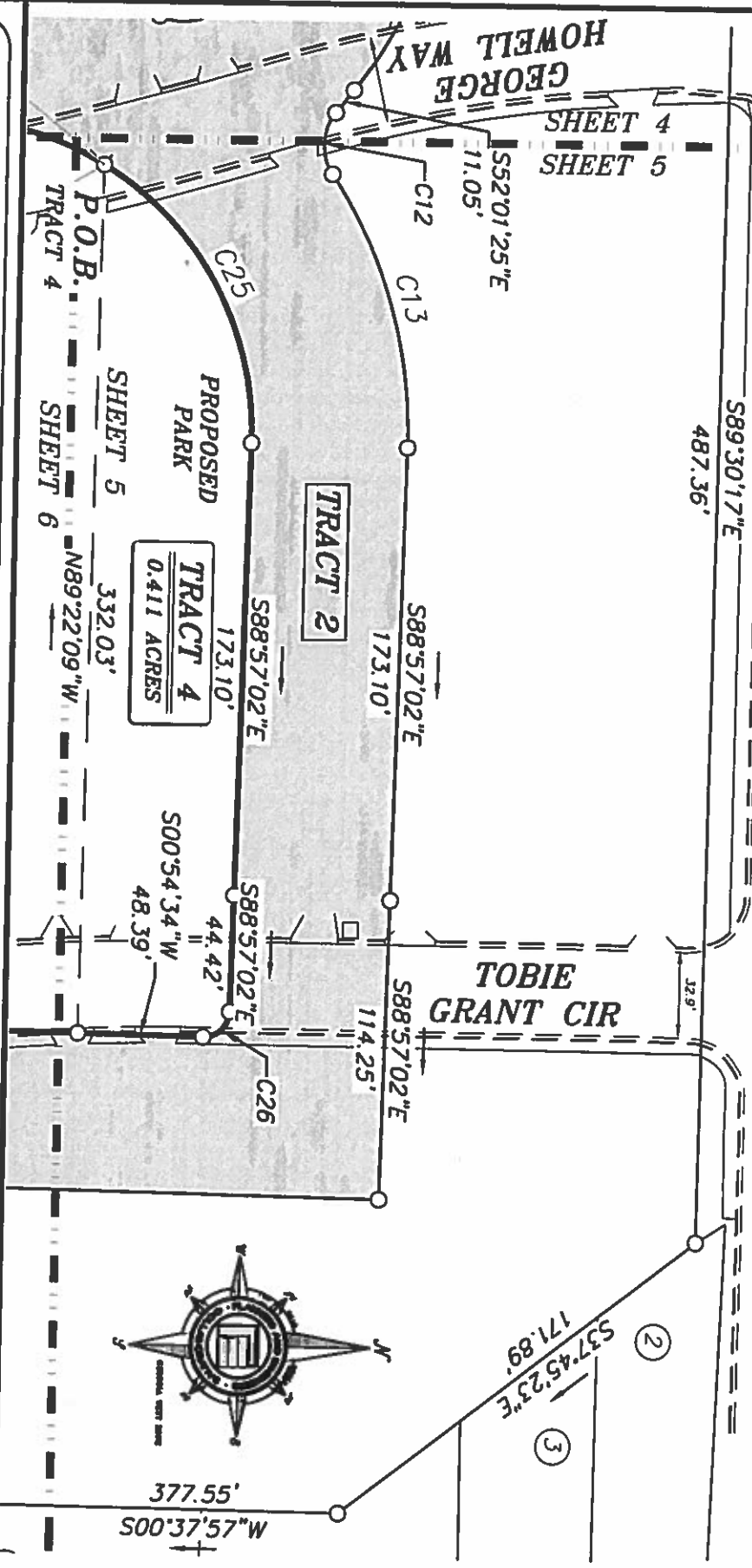


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SHEET 4
 SHEET 3

SHEET 4
 SHEET 5

TOBIE GRANT LANE
(60' R/W)



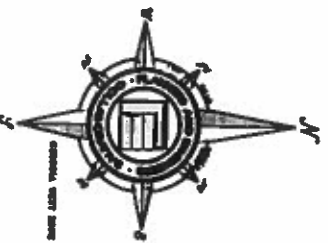
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LAND SWAP EXHIBIT - PROPOSED HOUSING DEVELOPMENT

COUNTY DEKALB
STATE OF GEORGIA
CITY OF COMMUNITY OF SCOTTDALE
LAND LOT(S) 46
DISTRICT 18TH

DEKALB, INC (HDC)
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SCALE: 1"=60'



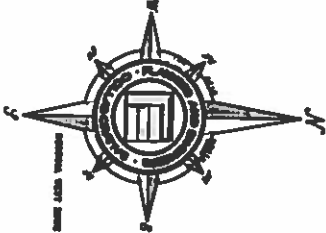
SHEET 5 OF 11



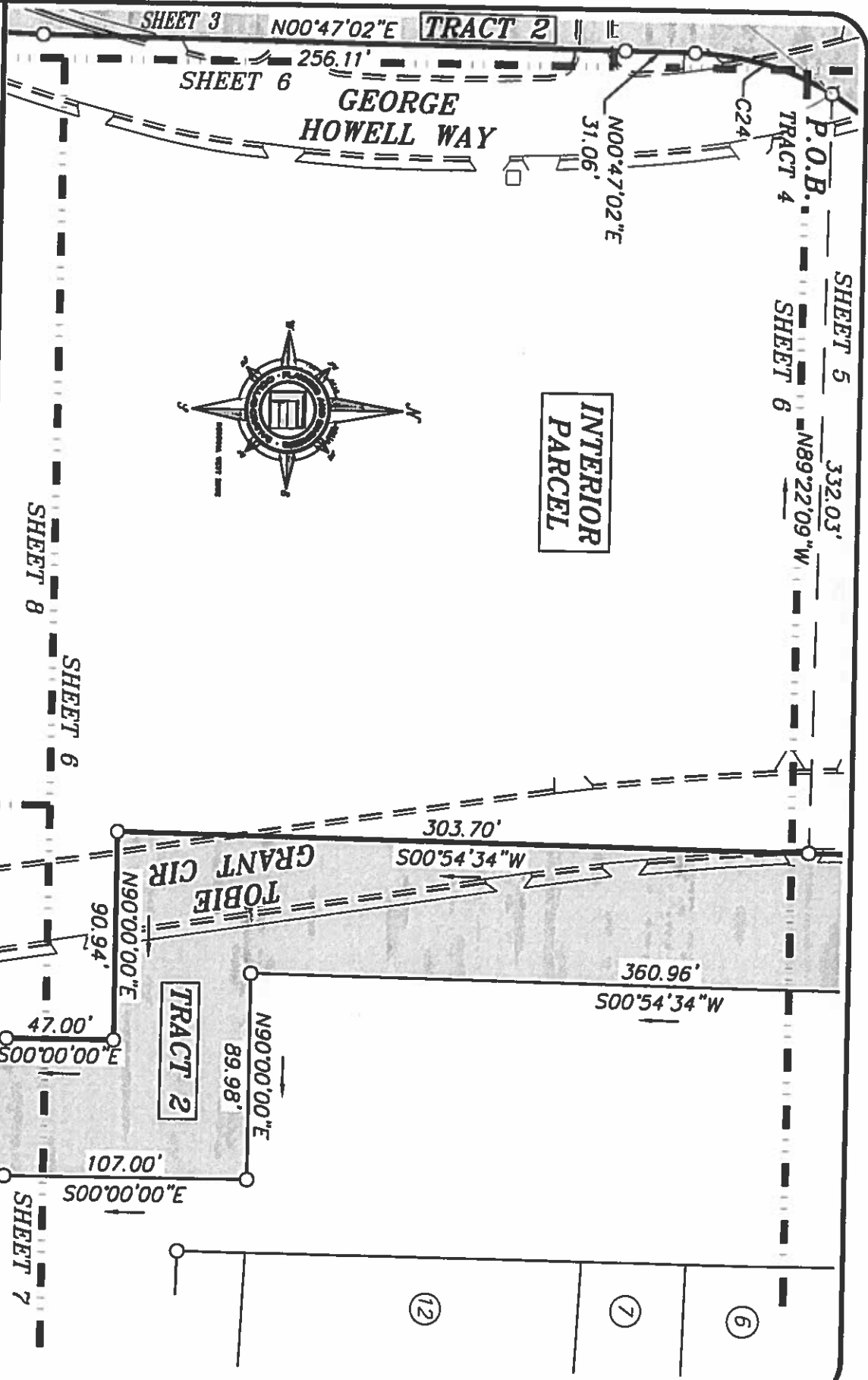
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LAND SWAP EXHIBIT - PROPOSED HOUSING DEVELOPMENT

CORPORATION OF DEKALB, INC (HDC)

COUNTY DEKALB
STATE OF GEORGIA
CITY OF COMMUNITY OF SCOTTDALE
LAND LOT(S) 46
DISTRICT 18TH



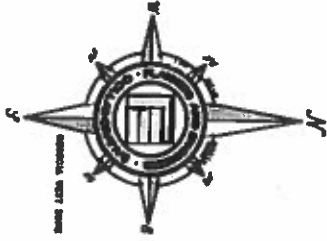
SHEET 6 OF 11
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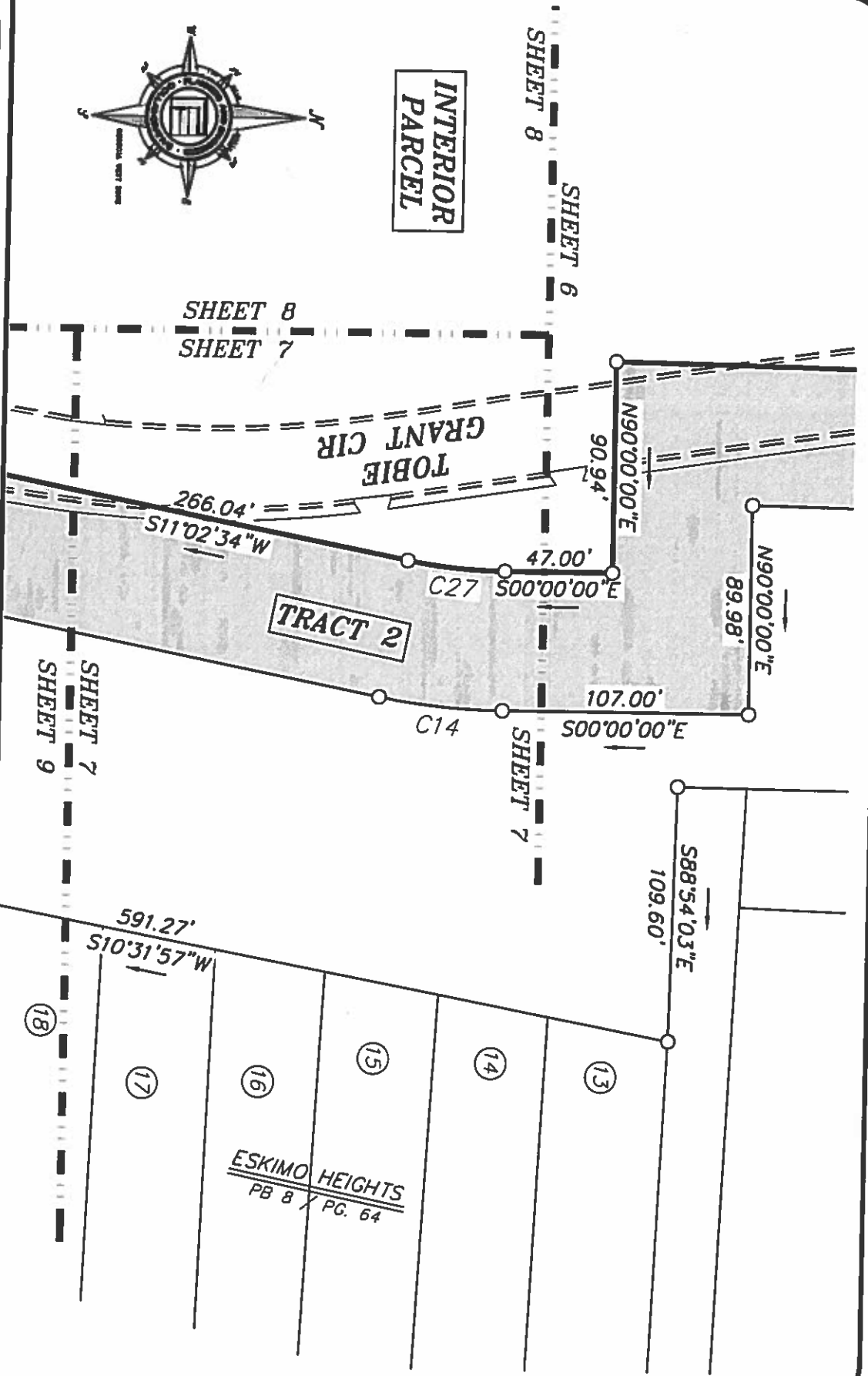
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COUNTY DEKALB
STATE OF GEORGIA
CITY OF COMMUNITY OF SCOTSDALE
LAND LOT(S) 46
DISTRICT 18TH

DEKALB, INC (HDC)



SHEET 7 OF 11

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DATE: 11/4/2019
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ESKIMO HEIGHTS
PB 8 / PG. 64



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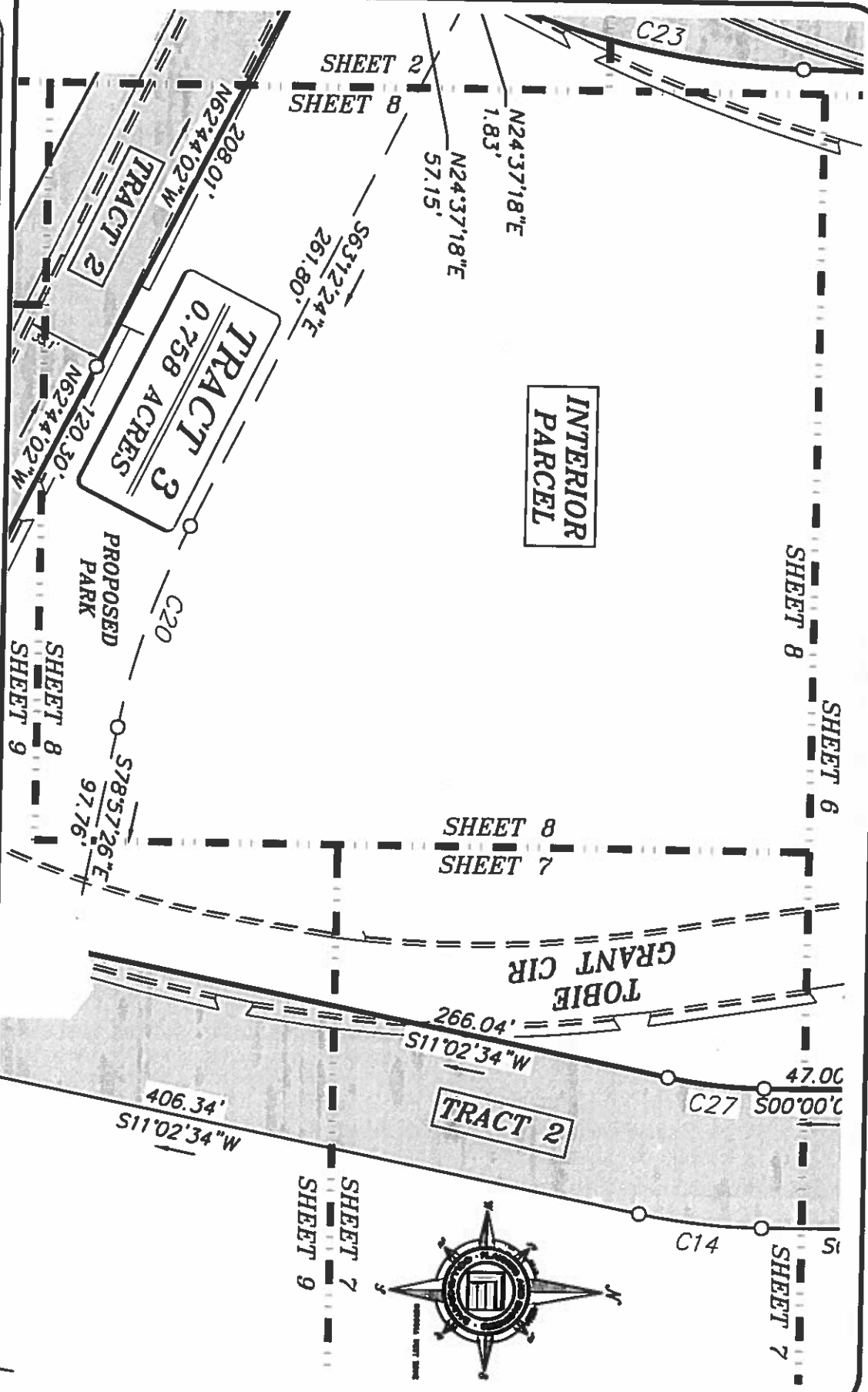
COUNTY DEKALB
 STATE OF GEORGIA
 CITY OF COMMUNITY OF SCOTSDALE
 LAND LOT(S) 46
 DISTRICT 18TH

LAND SWAP EXHIBIT - PROPOSED HOUSING DEVELOPMENT

CORPORATION OF
DEKALB, INC (HDC)



SHEET 8 OF 11
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LAND SWAP EXHIBIT - PROPOSED

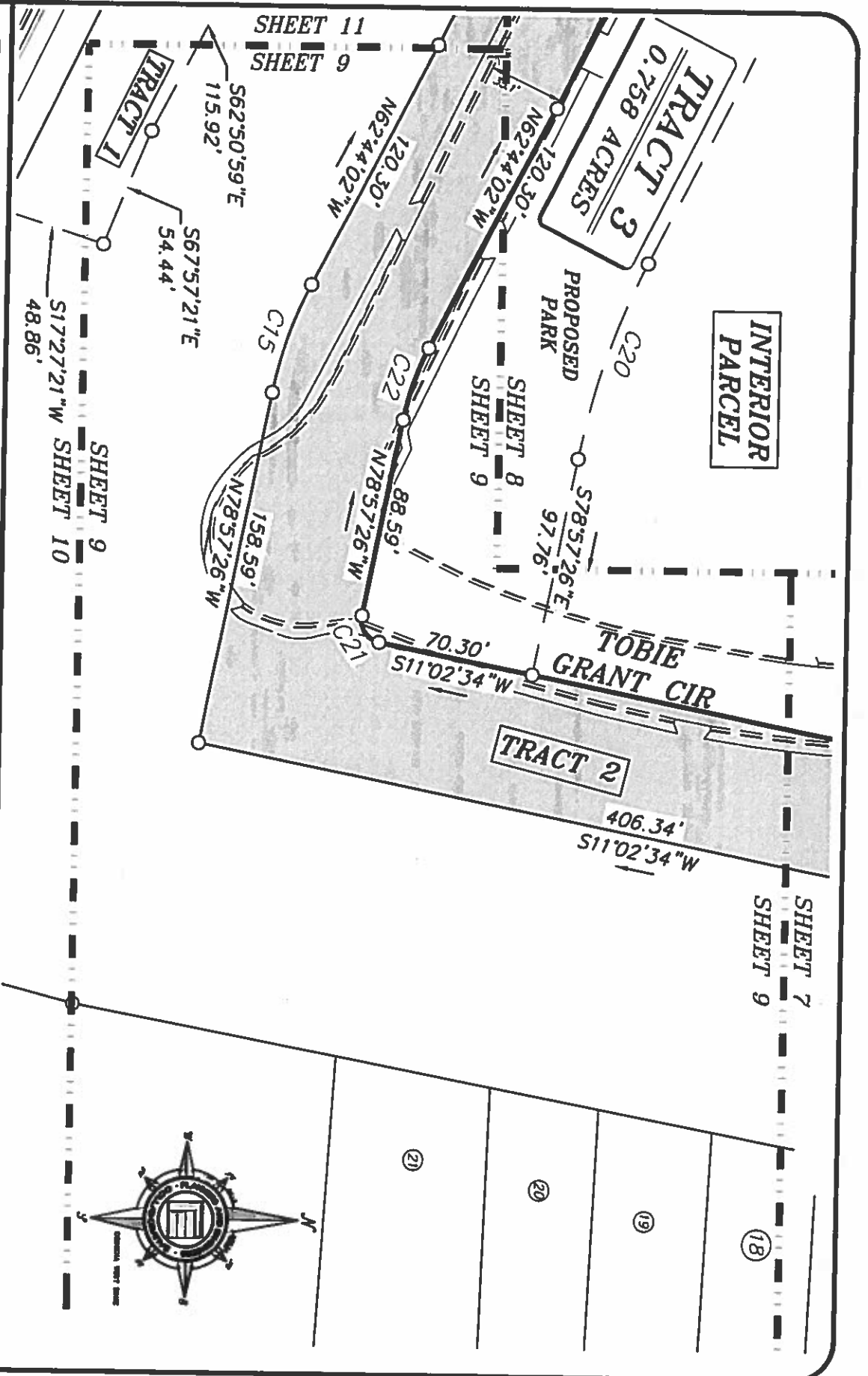
HOUSING DEVELOPMENT

CORPORATION OF DEKALB, INC (HDC)

COUNTY DEKALB
STATE OF GEORGIA
CITY OF COMMUNITY OF SCOTDALE
LAND LOTS(S) 46
DISTRICT 18TH

SHEET 9 OF 11

DRAWN BY: JRW
CHECKED BY: JNH
FILE NO.: 11011.02
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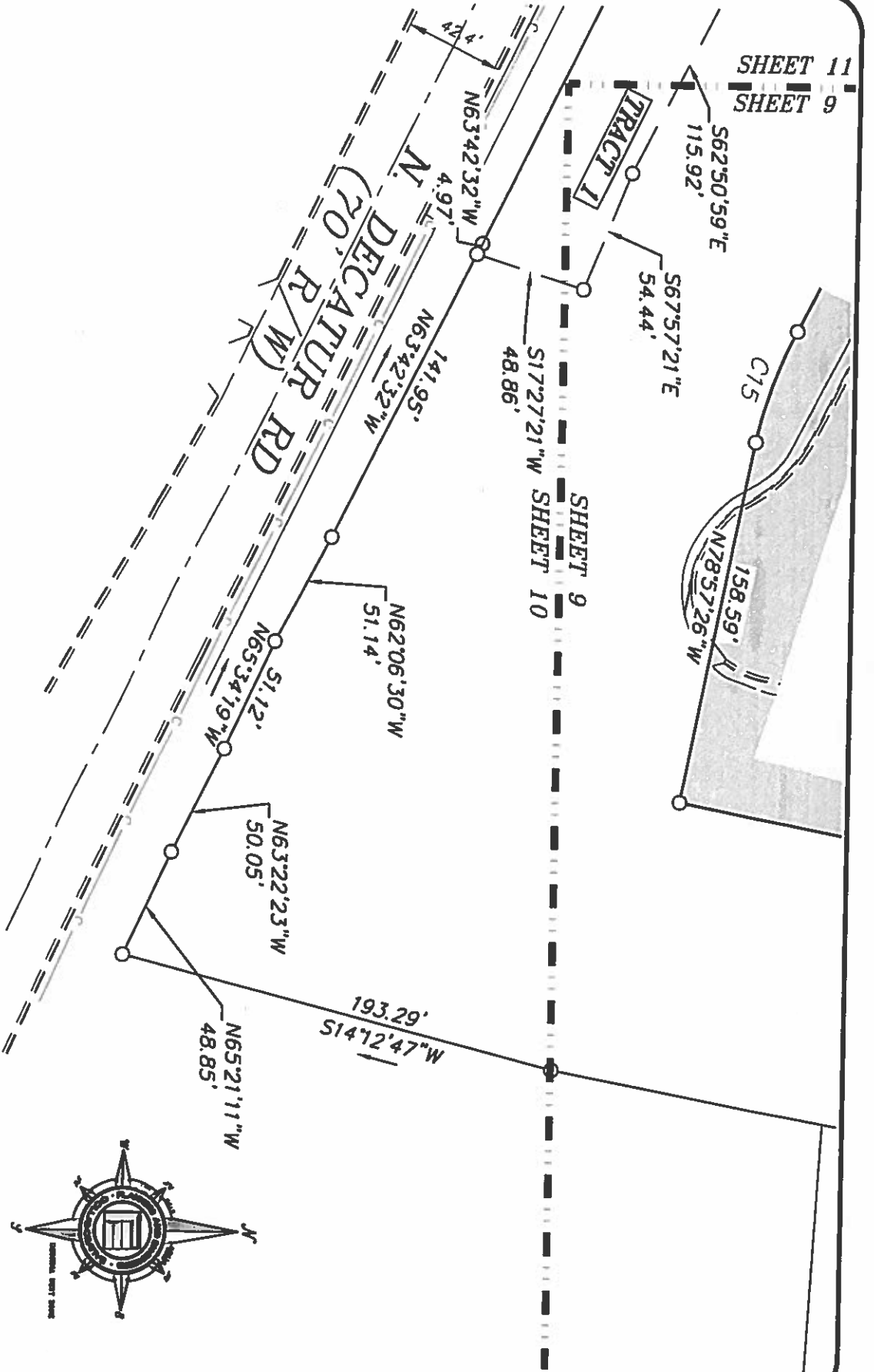
LAND SWAP EXHIBIT - PROPOSED HOUSING DEVELOPMENT

CORPORATION OF DEKALB, INC (HDC)

COUNTY DEKALB
STATE OF GEORGIA
CITY OF COMMUNITY OF SCOTTDALE
LAND LOT(S) 46
DISTRICT 18TH

SHEET 10 OF 11

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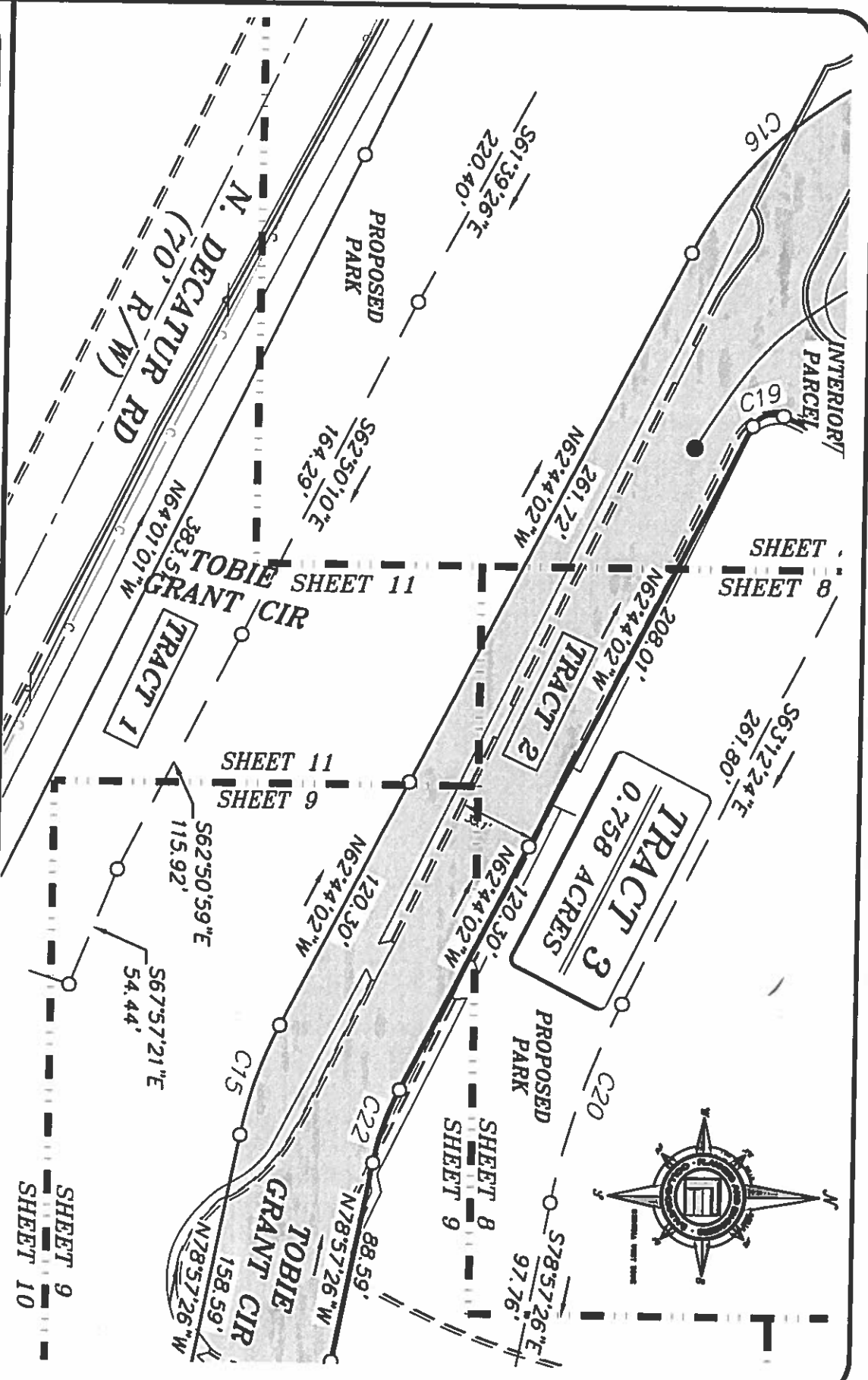
COUNTY DEKALB
 STATE OF GEORGIA
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 LAND LOT(S) 46
 DISTRICT 18TH

LAND SWAP EXHIBIT - PROPOSED HOUSING DEVELOPMENT CORPORATION OF DEKALB, INC (HDC)

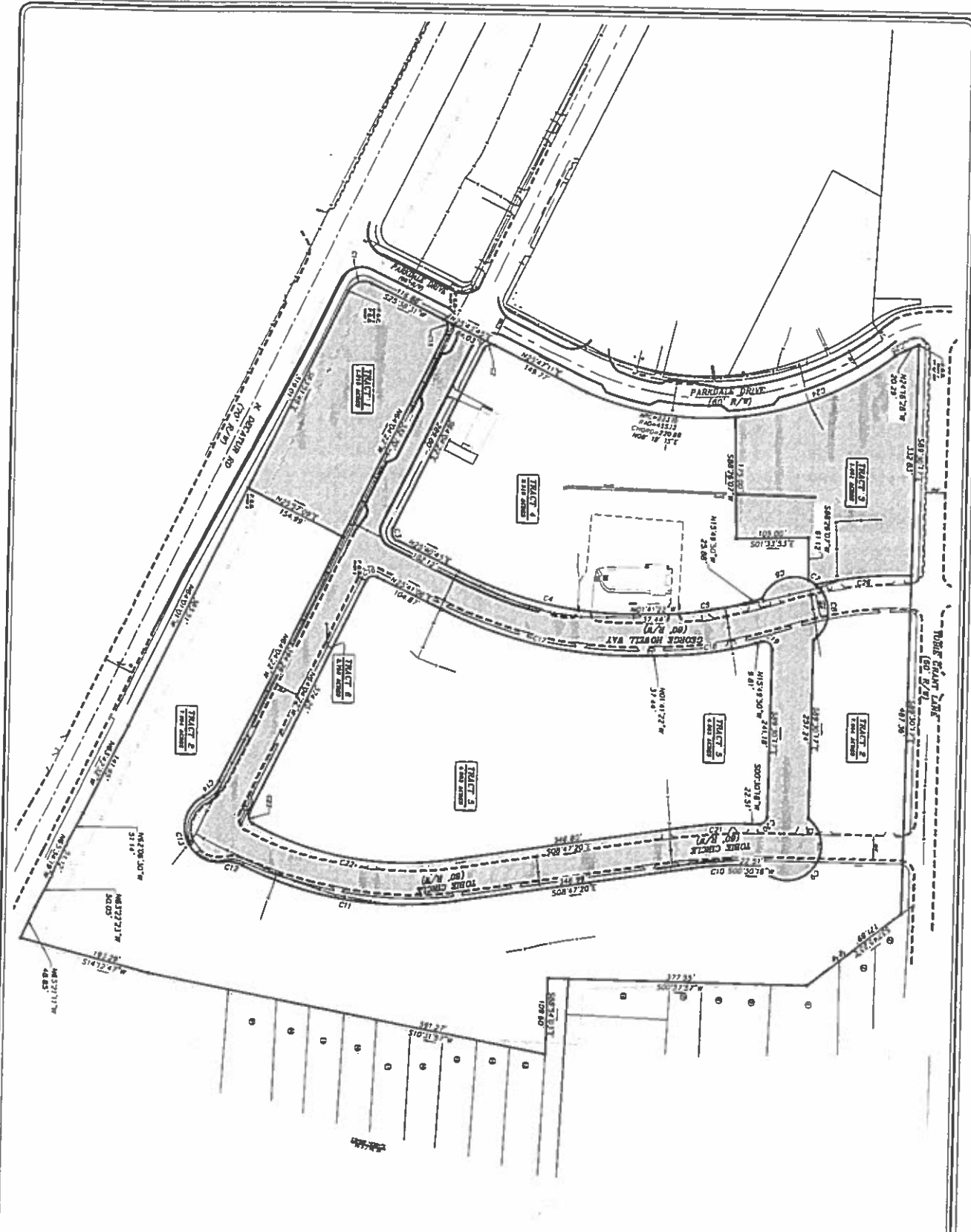
SHEET 11 OF 11



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ILLUSTRATIVE ONLY



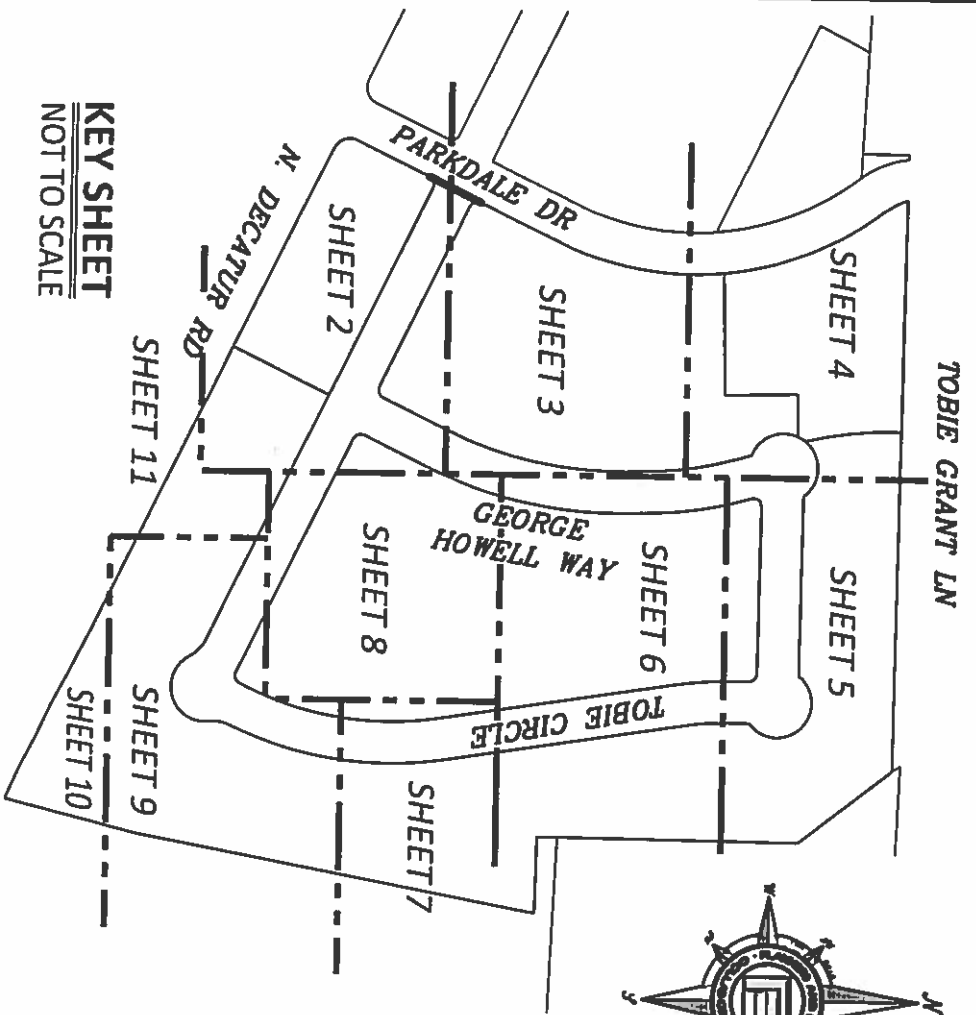
SHEET 2 OF 2

REV	DATE	BY	DESCRIPTION
1	06/14/18	JAY	ADD OVERALL LEGAL DESCRIPTION

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 LAND LOTS 48
 DISTRICT 128B
 CITY OF SCOTTSDALE
 DEKALB COUNTY GEORGIA

LAND SWAP EXHIBIT - EXISTING
 DRAWN BY: JAY
 CHECKED BY: JAY
 PLS. NO. 170129
 DATE: 06/14/18
 SCALE: 1"=40'
 0 30 60 120



KEY SHEET
NOT TO SCALE

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	39.18'	25.00'	35.30'	N19°15'38"W
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C4	274.74'	570.00'	272.09'	N12°07'08"E
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C6	81.37'	50.00'	72.68'	N22°20'17"W
C7	11.90'	50.00'	11.87'	N31°06'02"E
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C9	171.28'	50.00'	98.99'	S44°30'01"E
C10	76.24'	470.00'	76.15'	S04°08'31"E
C11	319.50'	530.00'	314.68'	S08°30'06"W
C12	29.49'	50.00'	29.07'	S08°52'26"W
C13	140.34'	50.00'	98.60'	S72°23'12"W
C14	32.18'	50.00'	31.62'	N45°38'17"W
C15	18.91'	12.00'	17.01'	S70°47'04"W
C16	18.80'	12.00'	16.93'	N19°11'38"W
C17	301.01'	630.09'	298.16'	N11°59'50"E
C18	130.81'	530.00'	130.48'	N08°45'36"W
C19	22.27'	12.00'	19.21'	N37°19'56"E
C20	14.95'	12.96'	14.13'	S44°30'01"E
C21	85.97'	530.00'	85.87'	S04°08'32"E
C22	297.37'	470.00'	292.43'	S09°20'12"W
C23	18.53'	12.00'	16.74'	S71°41'41"W
C24	253.18'	455.13'	249.93'	N21°40'31"W
C25	15.56'	170.43'	15.55'	N30°08'54"W
C26	140.93'	551.00'	140.55'	S06°06'06"E

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COUNTY DEKALB
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CITY OF COMMUNITY OF SCOTSDALE
LAND LOT(S) 46
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LAND SWAP EXHIBIT - EXISTING HOUSING DEVELOPMENT
CORPORATION OF
DEKALB, INC (HDC)
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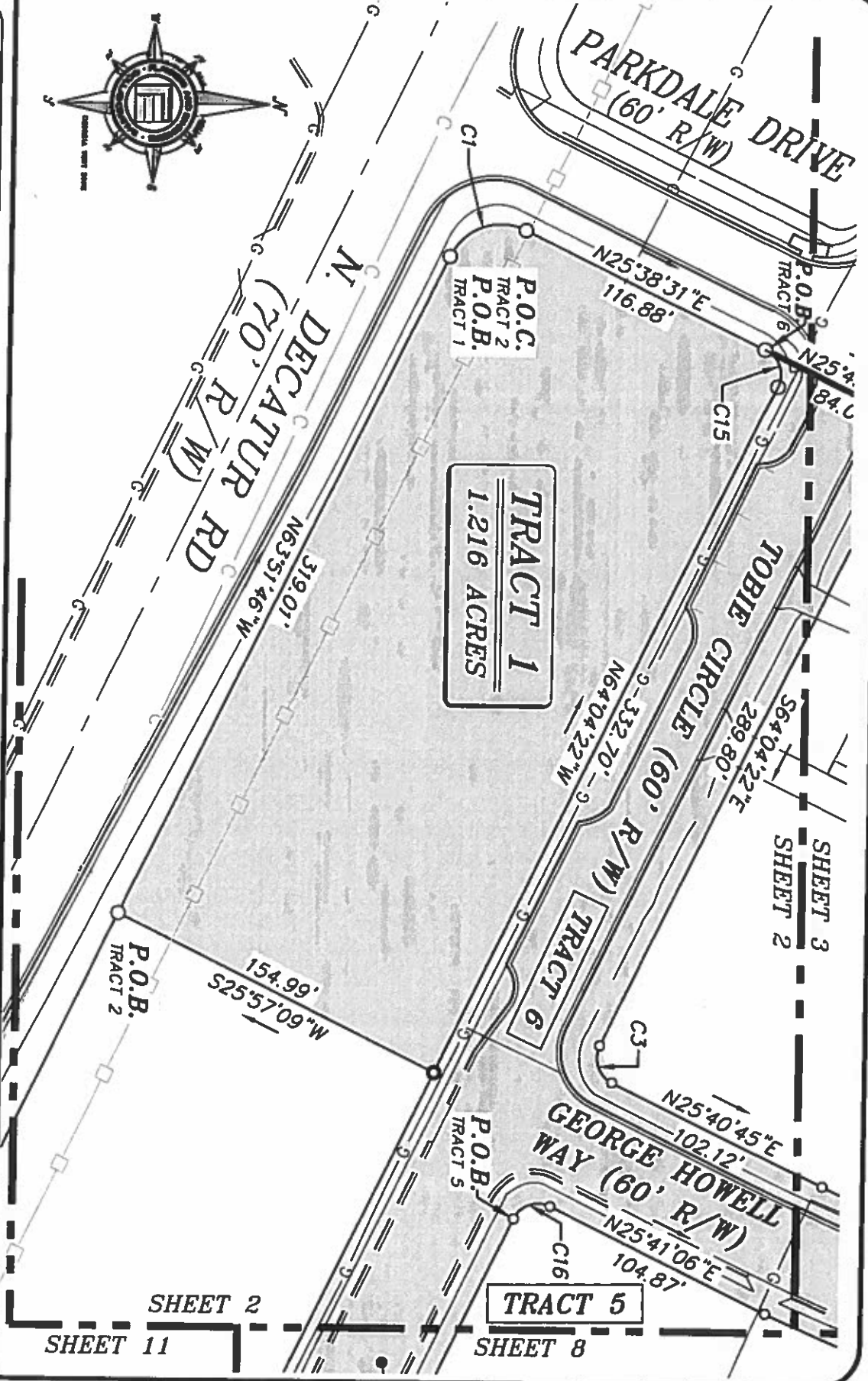
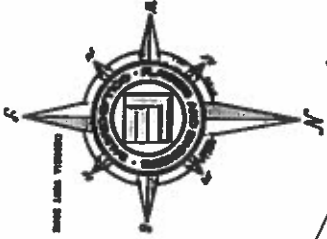




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TRACT 1
1.216 ACRES

TRACT 6

TRACT 5

SHEET 3
SHEET 2

SHEET 2

SHEET 11

SHEET 8

LAND SWAP EXHIBIT - EXISTING HOUSING DEVELOPMENT

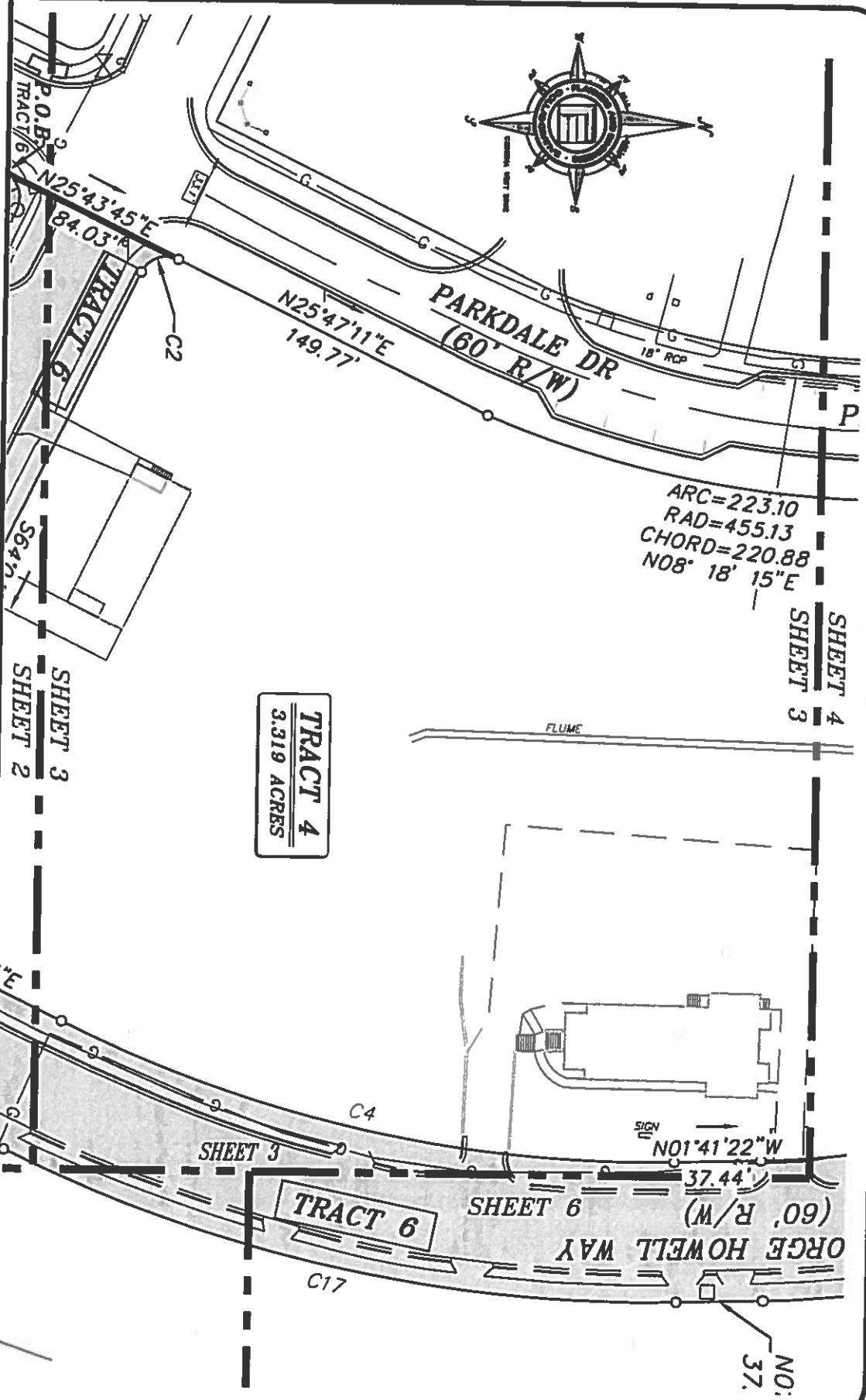
COUNTY DEKALB
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CORPORATION OF
DEKALB, INC (HDC)



SHEET 2 OF 11

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SHEET 4
SHEET 3

TRACT 4
3.319 ACRES

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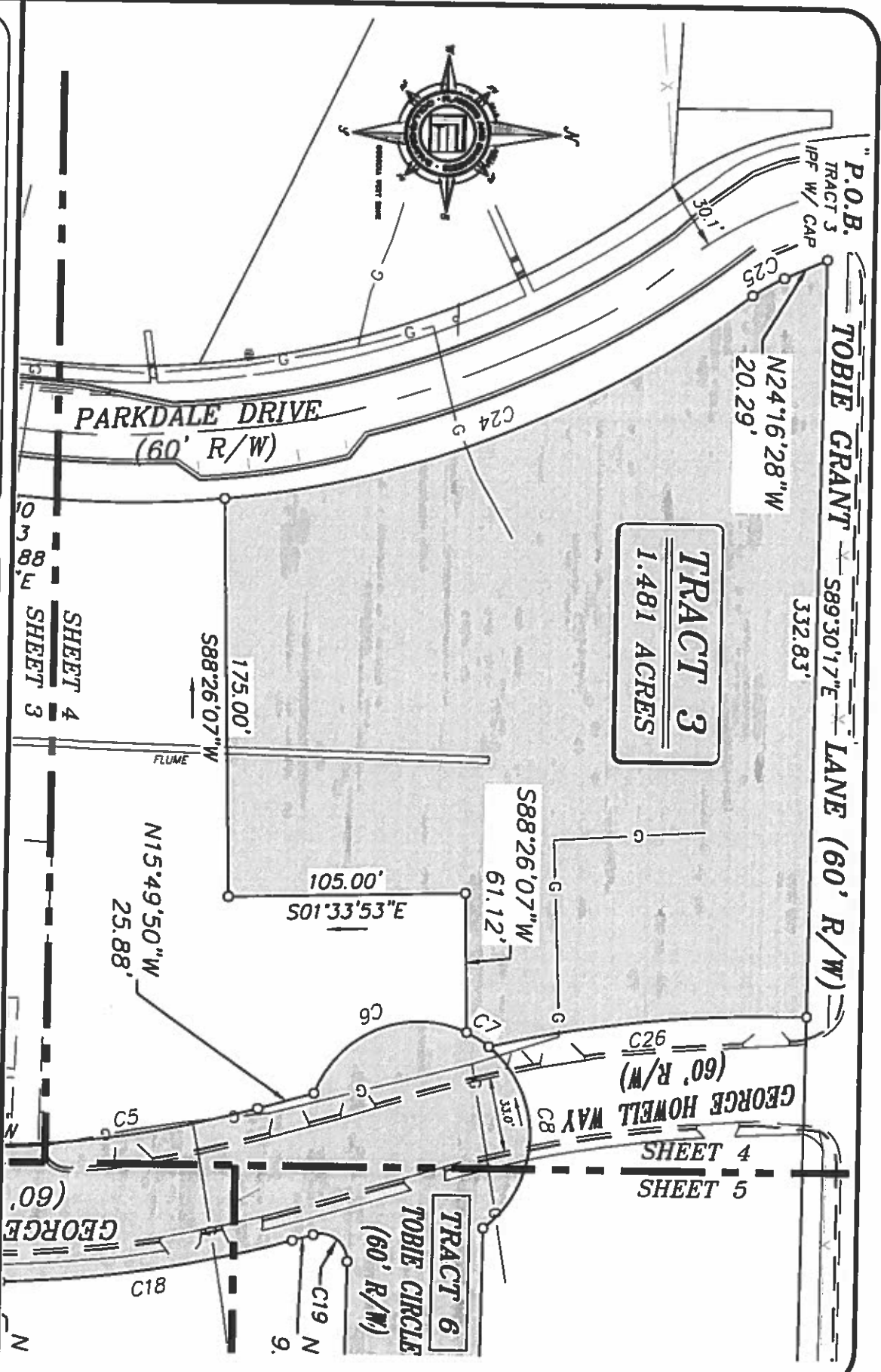
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 HOUSING DEVELOPMENT**

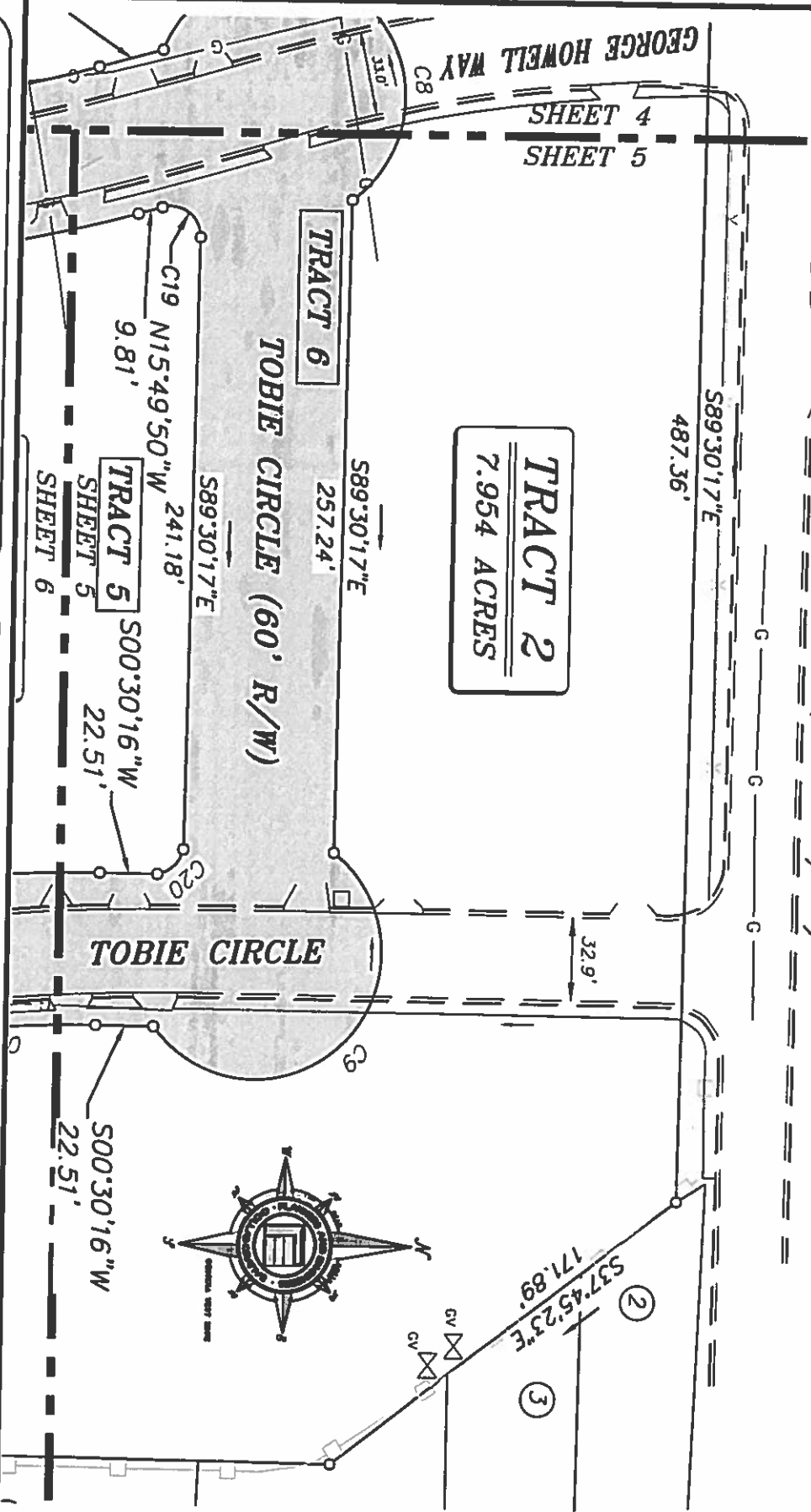
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 DRAWN BY: JRW
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TOBIE GRANT LANE (60' R/W)



TRACT 2
7.954 ACRES

TRACT 6

TRACT 5

SHEET 5

SHEET 6



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COUNTY DEKALB
STATE OF GEORGIA
LAND LOT(S) 46
DISTRICT 18TH

**LAND SWAP EXHIBIT - EXISTING
HOUSING DEVELOPMENT**

**CORPORATION OF
DEKALB, INC (HDC)**



SHEET 5 OF 11

DRAWN BY: JRW
CHECKED BY: JNH
FILE NO.: 11011.02
DATE: 11/4/2019
SCALE: 1"=60'



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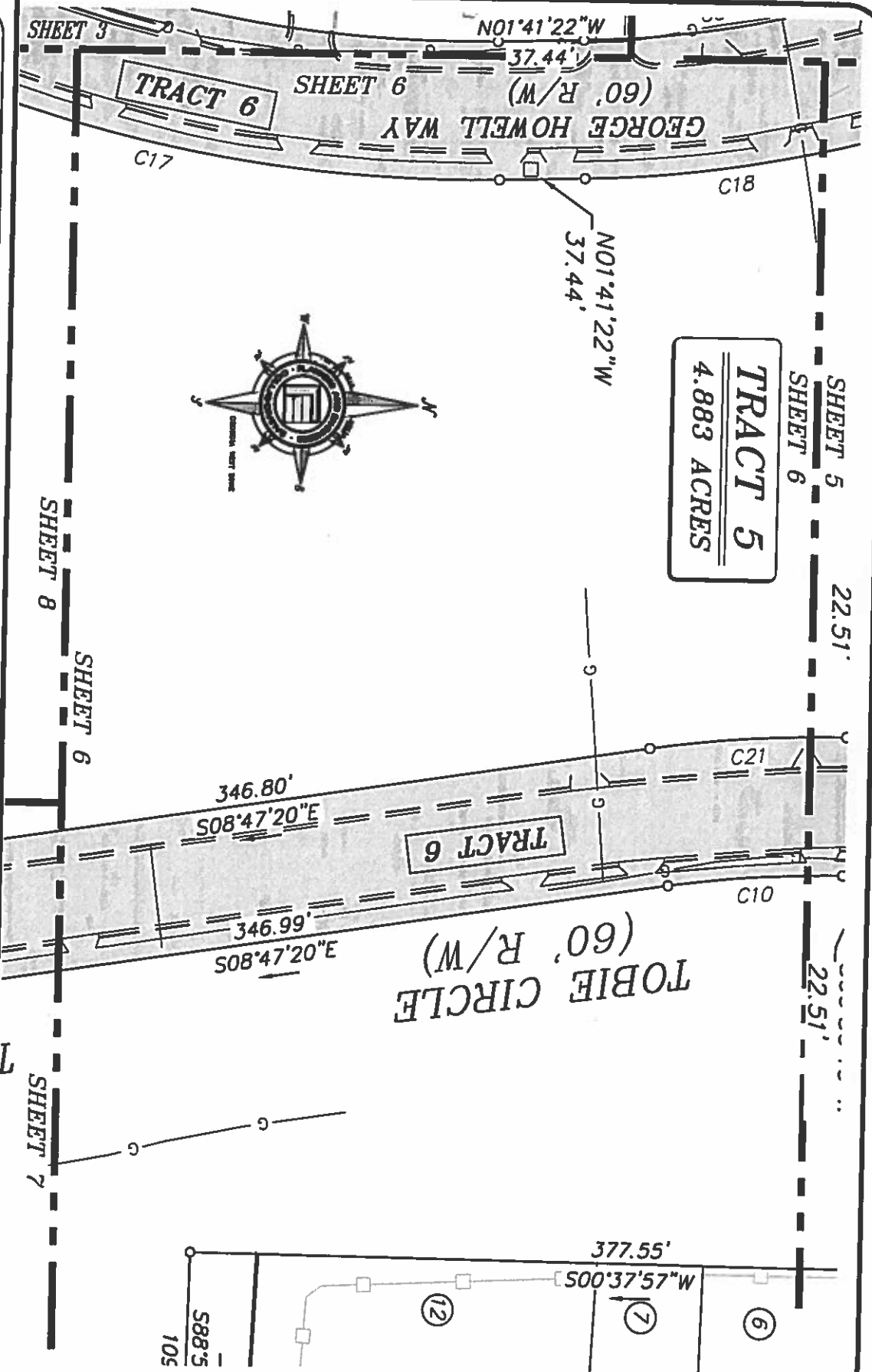
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LAND SWAP EXHIBIT - EXISTING HOUSING DEVELOPMENT
 CORPORATION OF DEKALB, INC (HDC)



SHEET 6 OF 11
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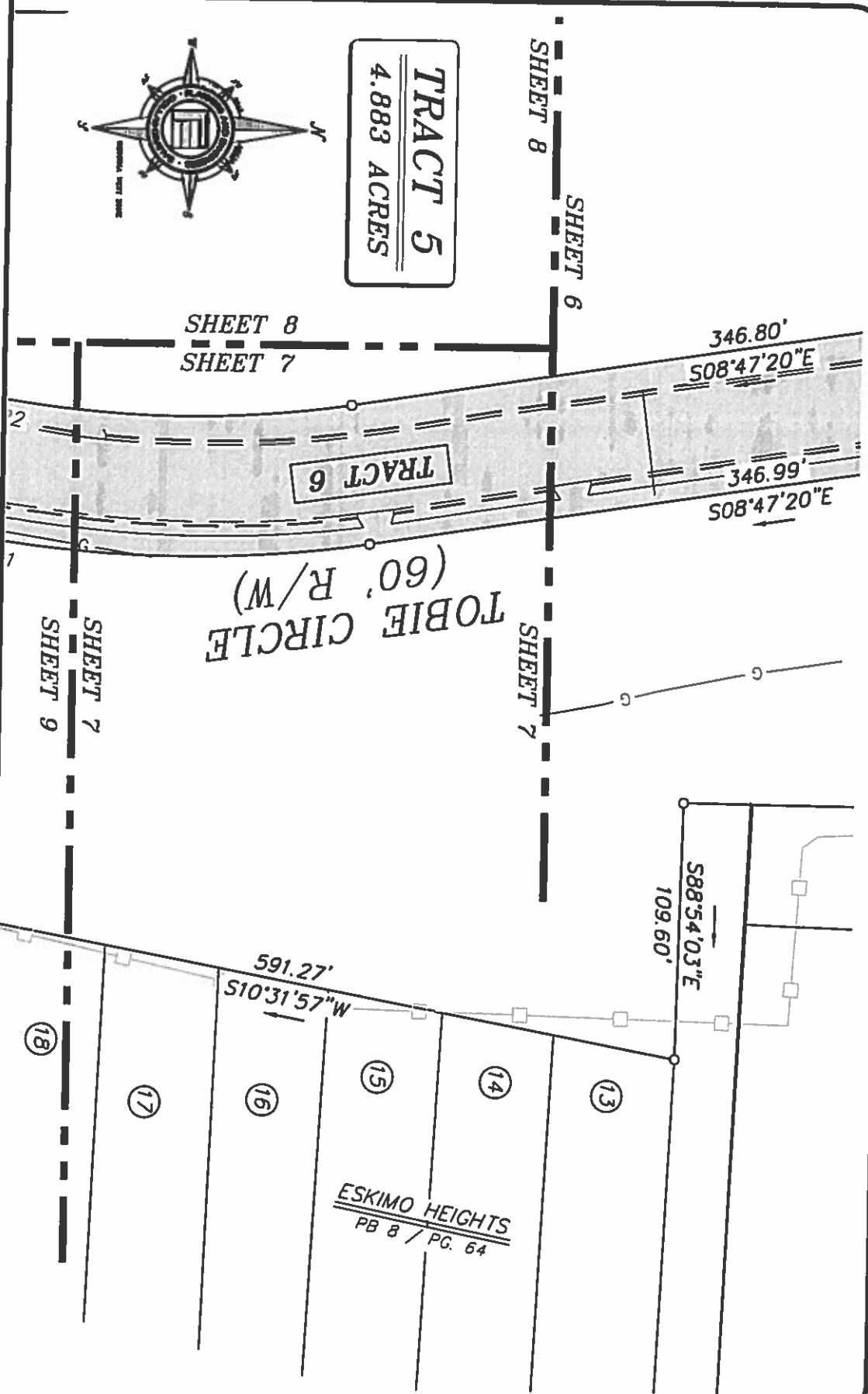


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TRACT 5
 4.883 ACRES



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LAND SWAP EXHIBIT - EXISTING HOUSING DEVELOPMENT

CORPORATION OF DEKALB, INC (HDC)



SHEET 7 OF 11
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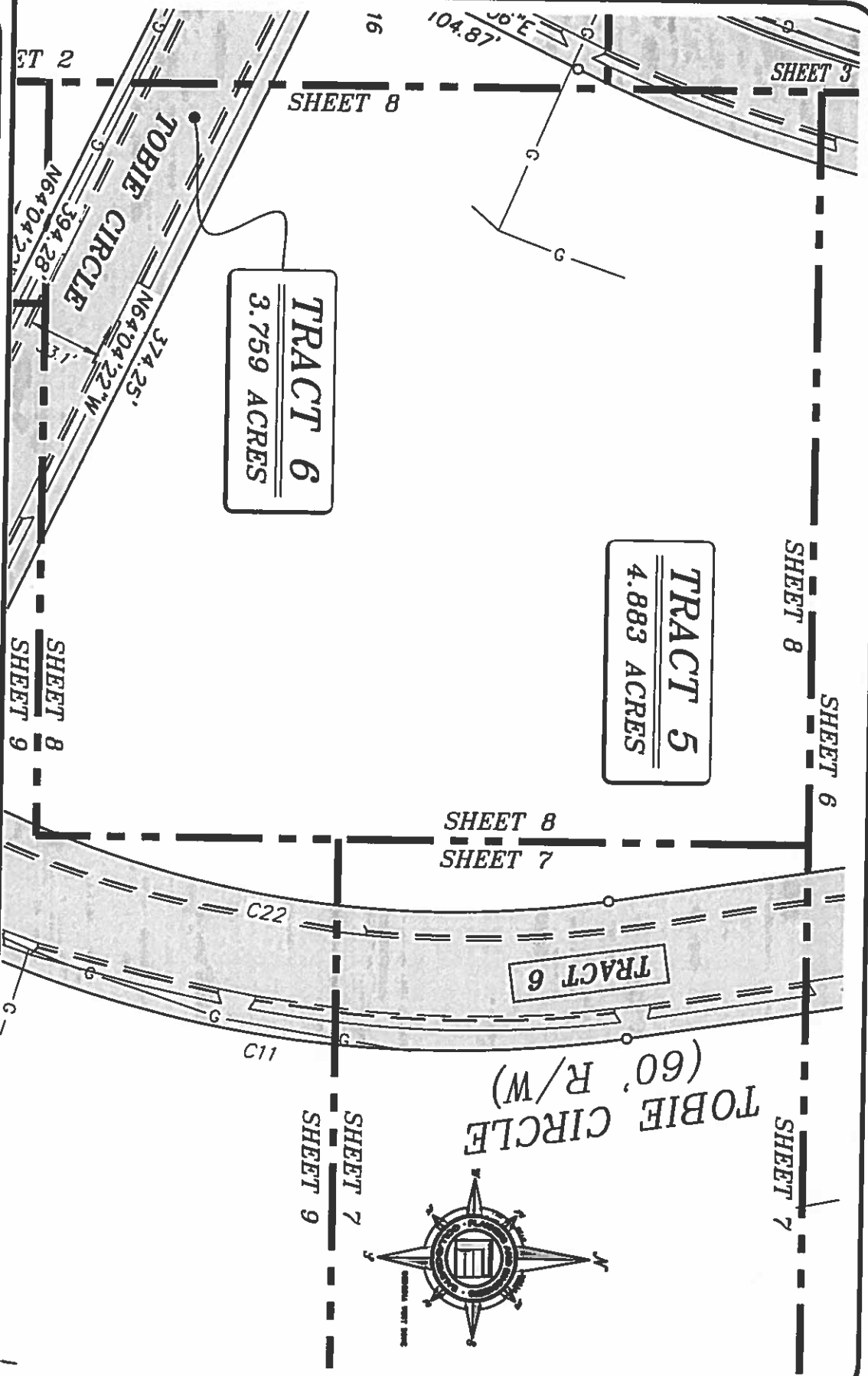
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CORPORATION OF
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SHEET 8 OF 11

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TRACT 6
3.759 ACRES

TRACT 5

TRACT 6

TRACT 2
7.954 ACRES

SHEET 11
SHEET 9

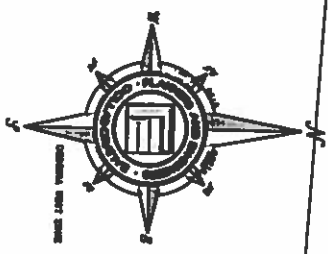
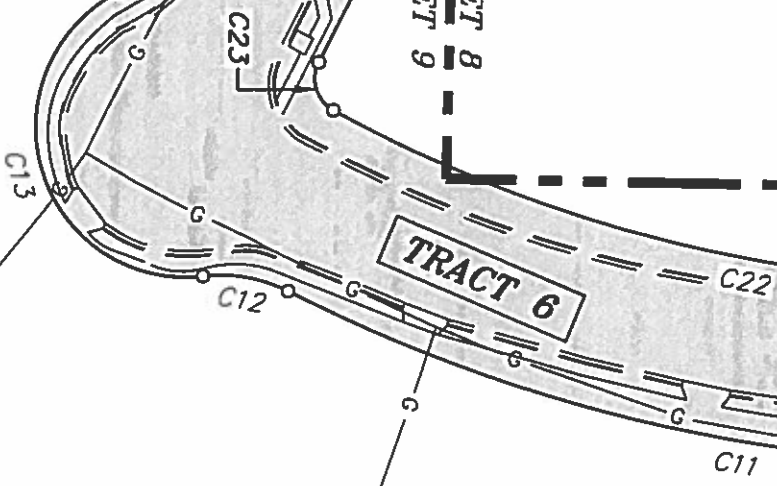
SHEET 9
SHEET 10

SHEET 8
SHEET 9

SHEET 7
SHEET 9

TOBIE CIRCLE
(60' R/W)

374.25'
7464.04' 22" W



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SHEET 9 OF 11
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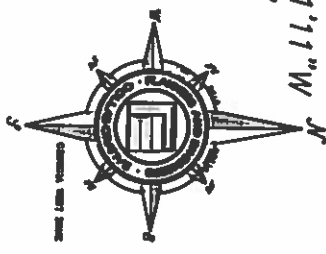
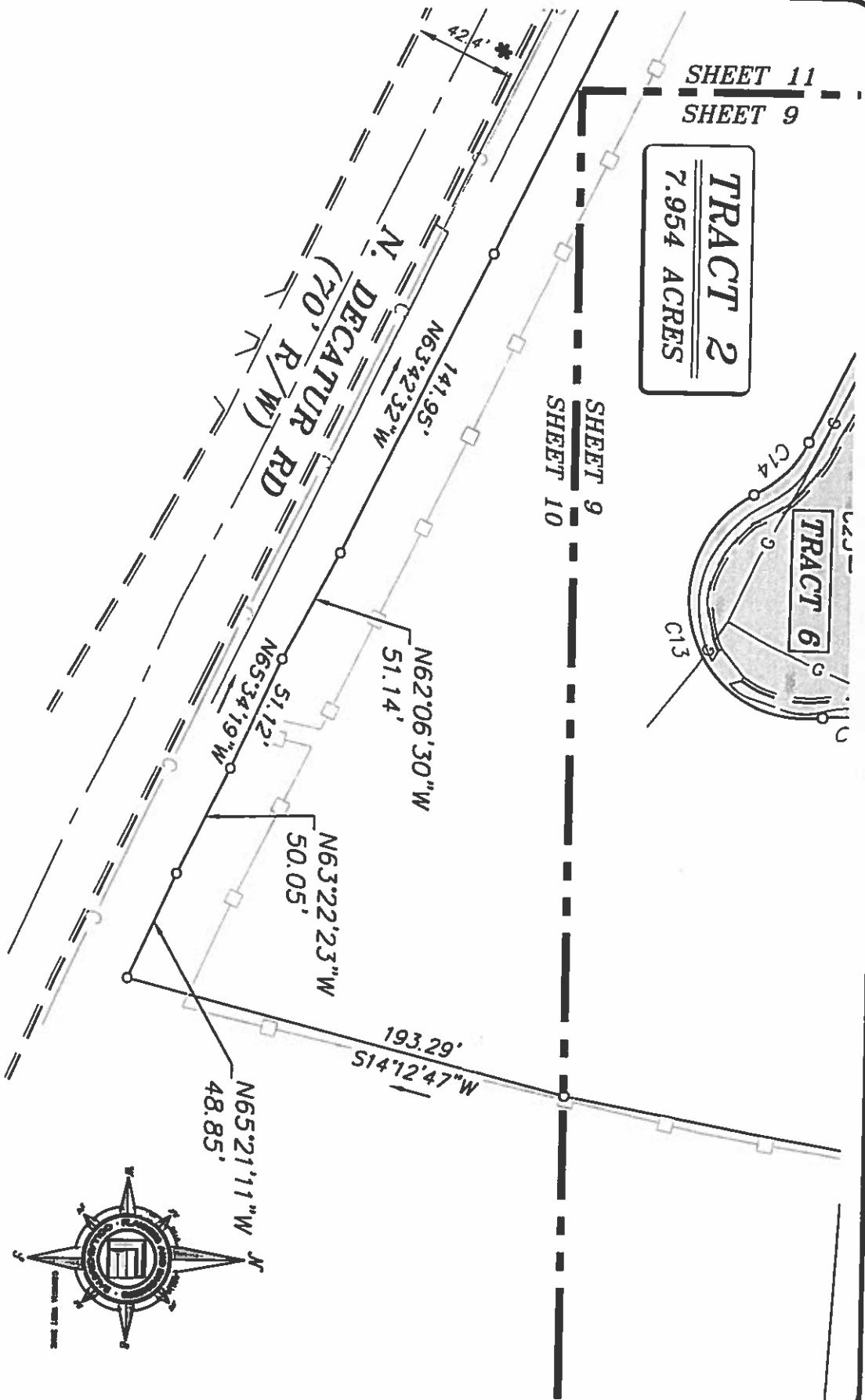
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