

RESOLUTION NO. _____

A RESOLUTION BY THE BOARD OF MAYOR AND COMMISSIONERS OF THE CITY OF AVONDALE ESTATES, GEORGIA AUTHORIZING THE DEDICATION OF REAL PROPERTY OWNED BY THE CITY KNOWN AS “LAKE AVONDALE PARK” TO PUBLIC OUTDOOR RECREATIONAL USE IN PERPETUITY.

WHEREAS, the City of Avondale Estates owns certain real property, consisting of 13.329 acres, known as “Lake Avondale Park;” and

WHEREAS, a legal description of Lake Avondale Park is attached hereto as Exhibit A; and

WHEREAS, the City recently completed certain improvements to Lake Avondale Park pursuant to a commitment to financially contribute to the project by the U.S. National Park Service; and

WHEREAS, a condition of the Park Service’s financial support for the Lake Avondale Park project is that the City act to dedicate Lake Avondale Park exclusively to public outdoor recreational use in perpetuity; and

WHEREAS, the Board of Mayor and Commissioners has determined that dedicating Lake Avondale Park to public outdoor recreational use is in the best interest of the City and residents of the City of Avondale Estates.

NOW THEREFORE BE IT RESOLVED by the Board of Mayor and Commissioners that the Lake Avondale Park Property more particularly described by Exhibit A hereto is hereby dedicated exclusively to public outdoor recreational use in perpetuity.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute such documents as may be required to record the use limitation approved hereby in the property records of DeKalb County and to execute such documents as may be required to satisfy conditions set by the U.S. National Park Service to receive the funds committed by said Service.

SO RESOLVED, this ____ day of _____, 2023.

JONATHAN ELMORE, Mayor

ATTEST:

Gina Hill, City Clerk

EXHIBIT "A"

PROPERTY DESCRIPTION

"LAKE AVONDALE PARK"

Being all that tract or parcel of land lying in the City of Avondale Estates and being within Land Lot 232, 15th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at the point of intersection of the Southwesterly Right of Way Line of Lakeshore Drive, (having an apparent 50 feet wide right of way), and the Northwesterly Right of Way Line of Wiltshire Drive (having an apparent 50 feet wide right of way) as shown on a Subdivision Plat, entitled "Units One and Two of Avondale Estates – A G.F. Willis Development", as recorded among the Land Records of DeKalb County, Georgia in Plat Book 7, Page 78; thence, leaving said Point of Beginning and running with the said line of Wiltshire Drive,

1. South 59° 16' 58" West, 346.82 feet to a point of intersection with the Northeasterly Right of Way Line of Berkeley Road (having an apparent variable width right of way); thence, running with the said line of Berkeley Road,
2. North 17° 55' 51" West, 336.71 feet; thence,
3. 264.54 feet along the arc of a curve deflecting to the left, having a radius of 1,171.40 feet and a chord bearing and distance of North 24° 24' 01" West, 263.98 feet; thence,
4. North 30° 52' 12" West, 163.29 feet; thence,
5. 301.77 feet along the arc of a curve deflecting to the right, having a radius of 1,163.00 feet and a chord bearing and distance of North 23° 26' 11" West, 300.93 feet; thence,
6. North 16° 00' 11" West, 452.77 feet; thence,
7. 198.09 feet along the arc of a curve deflecting to the right, having a radius of 695.27 feet and a chord bearing and distance of North 07° 50' 27" West, 197.42 feet; thence, leaving the aforesaid line of Berkeley Road and running adjacent to the rear lots of "Block 15" of the aforesaid subdivision,
8. South 88° 34' 10" East, 443.70 feet; thence,
9. South 01° 04' 05" West, 310.00 feet; thence,
10. South 89° 36' 36" East, 194.00 feet to a ¾ inch open top pipe found on the aforesaid right of way of Lakeshore Drive; thence, running with the said line of Lakeshore Drive,
11. 92.05 feet along the arc of a curve deflecting to the left, having a radius of 546.22 feet and a chord bearing and distance of South 14° 53' 53" East, 91.95 feet; thence,
12. South 19° 43' 33" East, 45.85 feet; thence,
13. 206.76 feet along the arc of a curve deflecting to the right, having a radius of 379.46 feet and a chord bearing and distance of South 04° 06' 58" East, 204.21 feet; thence,
14. South 11° 29' 36" West, 83.82 feet; thence,
15. 232.39 feet along the arc of a curve deflecting to the left, having a radius of 497.26 feet and a chord bearing and distance of South 01° 53' 41" East, 230.28 feet; thence,
16. 175.39 feet along the arc of a curve deflecting to the left, having a radius of 1718.64 feet and a chord bearing and distance of South 18° 12' 23" East, 175.32 feet; thence,
17. South 21° 07' 48" East, 15.25 feet; thence,
18. 308.26 feet along the arc of a curve deflecting to the left, having a radius of 2,386.42 feet and a chord bearing and distance of South 24° 49' 50" East, 308.04 feet to the point of beginning, containing 645,173 square feet or 14.8111 acres of land, more or less.

LESS AND EXCEPT:

A tract or parcel of land lying and being in the City of Avondale Estates and within Land Lot 232, 15th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the southwest corner of Lot 16, Block 15 of the aforesaid Subdivision Plat, entitled "Units One and Two of Avondale Estates – A G.F. Willis Development", as recorded among the Land Records of DeKalb County, Georgia in Plat Book 7, Page 78, said point also being at the end of Line 9 described above; thence, leaving said point and running, South 83° 26' 23" East, 74.43 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running,

1. South 89° 36' 36" East, 107.56 feet; thence,
2. South 16° 21' 36" East, 100.67 feet; thence,
3. South 17° 22' 36" East, 66.87 feet; thence,
4. South 10° 01' 36" East, 91.45 feet; thence,
5. South 07° 20' 24" West, 99.85 feet; thence,
6. South 11° 43' 24" West, 99.93 feet; thence,
7. South 02° 54' 24" West, 107.12 feet; thence,
8. South 89° 38' 24" West, 22.00 feet; thence,
9. North 05° 51' 33" West, 195.88 feet; thence,
10. North 37° 28' 36" West, 47.66 feet; thence,
11. North 72° 39' 36" West, 82.76 feet; thence,
12. North 09° 00' 36" West, 166.32 feet; thence,
13. North 51° 06' 24" East, 34.93 feet; thence,
14. North 07° 55' 24" East, 112.73 feet to the Point of Beginning, containing 64,561 square feet or 1.4821 acres of land, more or less.

Therefore, the overall property area of Lake Avondale Park, contains 580,612 square feet or 13.3290 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.