

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: _____
Hearing Date: _____
Voting Date: _____

Department: City Management **Presenter(s) & Title:** Nathan Ingram, Assistant City Manager

Agenda Item Title:

Discussion of Survey on Canton Building Authority Property within the Laurel Canyon/Soleil Development

Summary:

The City of Canton needs to have a survey completed on the ~200 acres of CBA Property located within the LC/Soleil Development, on which is the Fairways of Canton Golf Course. City Management reached out to Gunnin Surveying, a local surveying company, and received the attached proposal. The cost of this survey will be set up as a "Due From Canton Building Authority", and will come from the proceeds of any future sale of this property.

Budget Implications:

Budgeted? ☐ Yes ☒ No ☐ N/A

Total Cost of Project: \$ 100,000.00 Check if Estimated ☒

Fund Source: General Fund ☒ Water & Sewer ☐ Sales Tax ☐ Other: _____

Staff Recommendations:

Staff asks Council to consider: Motion to approve City Management to engage Gunnin Surveying to conduct a property survey on the approximate 200 acres of CBA Property at LC/Soleil.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Quote from Gunnin Surveying



141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com

SURVEY PROPOSAL

August 5, 2024

This Agreement for Land Surveying Services is made by and between **Gunnin Land Surveying, LLC** (the Surveyor), and

Mr. Nathan Ingram
City of Canton (the Client)
110 Academy Street
Canton, Georgia 30114
Email: nathan.ingram@cantonga.gov
Phone: 770.704.1523



Gunnin Land Surveying appreciates the opportunity to submit this proposal for furnishing professional surveying services for this project.

PROJECT UNDERSTANDING

The Client requires surveying services at the approximate 205 acre parcel (parcel 14N10 042C) located at 250 Laurel Canyon Parkway, Canton, Georgia, 30114 (Cherokee County) and being highlighted blue on the attached Exhibit A.

RESPONSIBILITIES OF THE CLIENT

- Provide the Surveyor with site access in performing the survey

SCOPE OF SERVICES

Boundary Survey

- Research property records and coordinate with client all necessary plats/ deeds relative to the survey area
- Establish site datum of NAD83 Georgia state-plane horizontal and NAVD88 vertical utilizing GPS and/or conventional methods
- Locate all significant visible improvements immediately adjacent to the site perimeter of the site, as well as road frontage locations
Note: interior improvements are excluded from this scope
- Prepare the survey in accordance with the rules set by the Georgia Board of Registration for Professional Engineers and Land Surveyors, Chapter 180-7; Technical Standards for Property Surveys in Georgia
- Prepare overall written description of surveyed property
- Find or set all property corners

Minor Plat (3 tracts)

- Prepare and submit minor subdivision plat(s) in order to create 3 small tracts at the areas shown red on the attached Exhibit A
**note: the Surveyor will prepare the plat(s) with a tract configuration shown at client's direction. Approval of tract configuration and conformity to zoning requirements will be contingent on review of the jurisdiction reviewing departments*
- Address comments (as applicable), obtain approval, and record combination/minor subdivision plat
- Set new pins for subdivided tracts

EXCLUSIONS

- Easement exhibits and associated written descriptions
- Certified Arborist Report/tree locations
- Determination/location of jurisdictional waters
- Topographic survey
- ALTA/NSPS Survey
- Location/depiction of interior improvements

DELIVERABLES

A draft of the survey will be provided to the Client via email. The fee below includes one revision of the draft survey to address all comments provided by the Client and its agents/representatives. The survey will then be finalized, and stamped copies of the survey will be delivered via email or mailed to a single address. Any further comments/revision requests are subject to our rate schedule below.

All instruments of services, including all reports, plans, specifications, field data, field books, raw data files, and other documents, including all maps and all documents on electronic media, prepared by the Surveyor, are the exclusive property of the Surveyor. Such instruments of service will only be provided at the discretion of the Surveyor, subject to additional fees.

FEES

Our total fees for the above described services are as follows:

Boundary Survey.....	<u>\$87,000.00</u>
*Minor Plat.....	<u>\$4,500.00</u>

**Does not include City/County review or recording fees, which will be billed as reimbursable per the rate schedule below*

Services that are beyond the scope of this contract, including any re-staking, will be billed according to the hourly rate schedule as follows:

Land surveyor	\$185.00 per hour
Field crew	\$200.00 per hour
Survey technician	\$140.00 per hour

REIMBURSABLES

Fees paid on behalf of the Client, reproduction costs, couriers, etc. will be invoiced as follows:

Fees totaling less than \$200.00	Cost
Fees totaling greater than \$200.00	Cost + 10%
Copies	\$2 per sheet

PAYMENT TERMS

Invoices are due and payable within 30 days of the invoice date. Invoices not paid within 60 days will result in Gunnin Land Surveying, LLC stopping work until such invoices are rendered paid in full. The undersigned warrants that he/she or the firm he/she represents is the Client and acknowledges that the Client is fully responsible for payment of all services relative to this contract. The Client further acknowledges by signing below that payment for work provided by the Surveyor is not contingent on a real estate closing or any payments due or payable to the Client by the owner of the property or any other 3rd party not bound by this contract.

SCHEDULE

The boundary survey will be completed within **10 weeks** of notice to proceed. The minor plat will be submitted for review within **2 weeks** of completion of the boundary survey. Client understands that weather or other events out of the Surveyor's control may affect the completion date.

Note: Title report must be provided 2 weeks prior to deadline

The Client shall not be required to be present on the property to indicate to the survey party all known property corners and other landmarks. The Client acknowledges that if in the judgment of the Surveyor, insufficient evidence exists to accurately locate the boundaries of the property, this agreement may be re-negotiated prior to the completion of the work, or may be cancelled without penalty to either party. Any services beyond the scope of the services written here will incur additional fees.

Should this proposal meet with your approval, please so indicate by signing in the space below and returning one copy to us. The terms listed in the proposal hold for 10 days, subject to change thereafter.

Reviewed, accepted and agreed by:

Mr. Nathan Ingram for,

City of Canton (the Client)

Signature: _____

Date: _____

Exhibit A

