



INVITATION TO BID 170012

The Jackson County Board of Commissioners will be accepting sealed bids for the following properties until April 24, 2017 at 2:00 PM. At that time, the sealed bids will be opened and read in the County Manager's Conference Room of the Jackson County Administrative Building at 67 Athens Street, Jefferson, Georgia 30549.

Parcel Number 1: The Jackson County Board of Commissioners declared the following property surplus for the purpose of making the property available for sale to the public:

Certain real property located at the intersection of Hwy 53/Hwy 124 identified as remainder of Tax Parcels B02 – 013, B02 – 014, and B02 – 015, and part of Tax Parcel B02 – 13A.

Since the declaration of surplus by the Board of Commissioners, these four (4) parcels have been combined to create one parcel that is 3.467 acres in size. The new plat has been recorded in the Office of the Clerk of Superior Courts of Jackson County, Georgia in plat book 76, page 46.

Legal Description of Property: All that tract of or parcel of land lying and being in the 1765th district, G.M., Jackson County, Georgia, encompassing 3.467 acres, and being more particularly described and delineated according to a survey prepared by Wood Brothers Land Surveyors, Inc., certified by Warren S. Wood, Georgia Registered Surveyor No.2849, dated December 23rd, 2013, entitled "Combination Survey for Jackson County" said plat recorded in the Office of the Clerk of Superior Court of Jackson County, Georgia, in Plat Book 76, Page 46; which said plat and the recording thereof are by specific reference hereto incorporated herein for a more complete and detailed description. (Copy of Plat attached to the ITB)

All bids should be submitted using a form provided by the Purchasing Department and should be completed fully and signed.

Bids will be opened, evaluated and submitted to the Jackson County Board of Commissioners for award.

The acceptable form of payment will be by cashier's check, made payable to Jackson County, due at the time of award.

The purchaser will be responsible for compliance with all building codes and ordinances of Jackson County. **The purchaser will be responsible for closing costs and filing fees.**

Jackson County reserved the right to:

1. Reject any or all bids for any reason;
2. Award the bid to the highest responsible bidder; and
3. Waive any informalities in the bid process.

For further information about the property contact Kevin Poe, County Manager, at (706) 367-6314.

All bids must be submitted in a sealed envelope and clearly marked **“Sealed Bid – Jackson County Surplus Property”**. If mailed, bids should be addressed to Myrna Yarbrough, Purchasing Manager, 67 Athens Street, Jefferson, Georgia 30549.

ITB 170012 BIDDING FORM FOR PROPERTY 1

The undersigned bidder(s) hereby submits a bid in the amount of \$ _____ for Parcel Number 1, the property identified as Hwy 53/Hwy 124.

The bidder(s) certifies that:

1. The bid is tendered in good faith and is not a sham bid.
2. He/she will comply with the conditions set forth in the Invitation to Bid.

I (We) certify that I (We) have inspected the subject premises and am (are) satisfied with its condition and bid upon the same "as is".

Included with this bid is:

() A letter certifying participation by a financial institution and that adequate funds are available and escrowed to close within 30 days of the bid award.

() Certification that a lump sum payment shall be made for closing within 30 days of the bid award.

This bid presented to Jackson County this _____ day of _____ 2017.

Signature of Bidder

Signature of Co-Bidder (if applicable)

Address

City, State, Zip

Telephone



This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia plat Act O.C.G.A. 15-6-67.


LEGEND

BW - BARBED WIRE FENCE
C - CEMENT
CG - CURB & GUTTER
CEN - CENTRELINE
CB - DEED BOOK
C - CEMENT
CAND - CEMENT CULVERT
P - IRON PIN SET(1/2"X3/4" W/ CAP)
P - IRON PIN SET(1/2"X3/4" W/ CAP)
P - IRON PIN SET(1/2"X3/4" W/ CAP)
LMS - LUMBER POST(4X6X7X8)
N - NOW OR FOREVER
N - NOW OR FOREVER
PB - PLAY BOOK
PC - PAGE
P - PROPERTY LINE
P - POWER & TELEPHONE LINE
P - POWER & TELEPHONE LINE
P - POWER & TELEPHONE LINE
R/W - RIGHT OF WAY
TSR - TRAFFIC SIGNAL BOX
TSR - TRAFFIC SIGNAL BOX

1. THE FIELD SURVEY WAS PERFORMED ON NOVEMBER 19, 2013.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A NIKON DTM-571 TOTAL STATION.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A TOTAL STATION OF 1/2" PER 100 FEET AN ANGULAR CLOSURE OF 40 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,602 FEET.
5. REFERENCES USED FOR THIS SURVEY WERE: DB 356, P. 535, DB 365, P. 769, DB 574, P. 222, DB 574, P. 357-364-6.
6. THE SURVEY WAS AUTHORIZED BY JACKSON COUNTY.
7. THE UTILITIES SHOWN HEREON ARE BASED ON ADJACENT PLATS AND RECORDS, AND ARE NOT GUARANTEED. THERE MAY BE OTHER UTILITIES ON OR ABOUT THIS PROPERTY NOT SHOWN HEREON.
8. THIS PROPERTY CONTAINS IMPROVEMENTS NOT SHOWN HEREON.
9. THE LINES SEPARATING THE ADJACENT PROPERTY OWNERS SHOWN HEREON WERE NOT SURVEYED BY WOOD BROTHERS LAND SURVEYORS, INC. THESE LINES WERE TAKEN FROM RECORDED DEEDS AND PLATS AND ARE APPROXIMATE.
10. THE EASEMENTS SHOWN HEREON ARE RECORDED TO ADJACENT PLATS AND RECORDS.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY. THEREFORE AN EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY SAME.
12. THE ROAD RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON CONSTRUCTION PLANS, RIGHT-OF-WAY PLANS, AND DEEDS.

COMBINATION SURVEY FOR
JACKSON COUNTY
REMAINDER OF TAX PARCELS B02-013, B02-014, & B02-015
PART OF TAX PARCEL B02-013A
LOCATED IN
G.M.D. 1765
CITY OF BRASELTON, JACKSON COUNTY, GEORGIA
THIS PLAT WAS PREPARED ON DECEMBER 23, 2013.

THIS PLAT IS VALID ONLY IF IT BEARS THE
REGISTRANT'S ORIGINAL SIGNATURE, IN BLUE
INK, ACROSS THE REGISTRANT'S SEAL.
JOSEPH R. WELLS GA RLS #3120
MY REGISTRATION EXPIRES ON DECEMBER 31, 2014.



PREPARED BY
WOOD BROTHERS
LAND SURVEYORS, INC.
LSFD00753
P.O. BOX 477
JEFFERSON, GA. 30549
(706) 387-0075

JOB NO. 13657.B-142 SHEET 1 OF 1