



ITB# 22-12-006

Invitation to Bid – Notice of Sale

SALE OF COUNTY OWNED REAL PROPERTY

Oconee County Board of Commissioners
ITB# 22-12-006
Sale of County Owned Real Property

TABLE OF CONTENTS

- Invitation to Bid 2
- Advertisement 3
- Section I – General Overview 4
- Section II – General Conditions 10
- Attachments
 - Property A Plat 15
 - Property B Plat 16
- Bidder’s Checklist 17
 - Bid Forms



Oconee County Board of Commissioners

Invitation to Bid/Notice of Sale No. 22-12-006

Sale of County Owned Real Property

ISSUE DATE	December 7, 2021
CLOSING DATE & TIME	January 6, 2022 at 10:00 AM Commissioner's Chambers Oconee County Courthouse 23 N Main Street, Suite 205 Watkinsville, Georgia 30677
SCHEDULED TOURS	December 14, 2021 at 10:00 AM December 21, 2021 at 2:00 PM Tours will start with Property A located at 10 Court Street Watkinsville, Georgia 30677
ITB NUMBER	22-12-006
ACCEPTANCE PLACE/AGENCY	Oconee County Board of Commissioners Finance Department – Procurement Officer 23 N. Main Street, Suite 203 Watkinsville, Georgia 30677
QUESTIONS & RESPONSES	Questions regarding this ITB shall be received in writing via email no later than 5:00 PM on December 23, 2021. Responses will be provided via addenda no later than 5:00 PM on December 30, 2021.
CONTACT	Jessica Ellis, Procurement Officer ocbids@oconee.ga.us

ITB documents can be downloaded from our website: <https://oconeecounty.com>



**Oconee County Board of Commissioners
23 N. Main Street
Watkinsville, GA 30677**

**Invitation to Bid/Notice of Sale
ITB# 22-12-006
Sale of County Owned Real Property
Issue Date: December 7, 2021**

The Oconee County Board of Commissioners is soliciting bids for the purchase of two (2) County owned real properties located at 10 Court Street Watkinsville, Georgia 30677 and 3 Third Street, Watkinsville, Georgia 30677. Please see Section II of the ITB documents for full description.

Sealed bids will be accepted by the Oconee County Finance Department located at the Oconee County Courthouse, 23 N. Main Street, Suite 203, Watkinsville, Georgia, 30677 until **10:00 AM, January 6, 2022**. At the time and date above, sealed bids will be publicly opened and the names read aloud in the Oconee County Board of Commissioners Commission Chambers located at 23 N. Main Street, Suite 205, Watkinsville, GA 30677. Bids received after this time will not be accepted.

Each sealed envelope must be marked on the outside as "Sale of Real Property ITB# 22-12-006" and should include the respondent's name and address.

Questions regarding this ITB should be directed to Ms. Jessica Ellis, Procurement Officer via email at ocbids@oconee.ga.us and shall be received no later than **5:00 PM, December 23, 2021**. Requests for documents shall include the respondent's company name, mailing address, e-mail, office phone, and website (if available).

Bid documents may be obtained from the County's website on the "Doing Business" tab under "Bid Opportunities" and are available to view at the Finance Department.

This solicitation will be awarded to the highest responsive Bidder. Oconee County reserves the right to reject any and all submittals and reserves the right to waive any irregularities or informalities in any submittal or in the submittal process, when to do so would be advantageous to the County. Oconee County reserves the right to cancel this ITB at any time.

The written ITB documents supersede any verbal or written prior communications between the parties.

By Oconee County Board of Commissioners
The Honorable John Daniell



ITB# 22-12-006

Section I - General Overview

Sale of County Owned Real Property

A. GENERAL INFORMATION

The Oconee County Board of Commissioners is soliciting bids for the purchase of two (2) County owned real properties located at 10 Court Street Watkinsville, Georgia 30677 and 3 Third Street, Watkinsville, Georgia 30677.

B. DEFINITIONS

1. 'Alternate bids' means the amount stated in the bid or proposal to be added to or deducted from the amount of the base bid or base proposal if the corresponding change in project scope or alternate materials or methods of construction is accepted.
2. 'Base bid' or 'base proposal' means the amount of money stated in the bid or proposal as the sum for which the bidder or proposer offers to perform the work.
3. 'Governing authority' means the official or group of officials responsible for governance of a governmental entity.
4. 'Governmental entity' means a county, municipal corporation, consolidated government, authority, board of education, or other public board, body, or commission but shall not include any authority, board, department, or commission of the state, or a public transportation agency as defined by Chapter 9 of Title 32.
5. 'Bidder' means any individual, partnership, association, corporation, governmental entity, or a combination thereof, included joint ventures, offering a bid which conforms in a material respects to the requirements set forth in the ITB documents.
6. 'Responsible Bidder' means a person or entity that has the capability in all respects to perform fully and reliably the contract requirements.
7. 'Responsive Bidder' means a person or entity that has submitted a bid or proposal that conforms in all material respects to the requirements set forth in the invitation to bids or request for proposals.
8. 'Oconee County or County' means The Oconee County Board of Commissioners.
9. 'Invitation to Bid (ITB)' means executed bidding documents, including documents attached or incorporated by reference, utilized for soliciting bids in accordance with the bidding procedure set forth herein.
10. 'Property' means the Real Property as described in Property A and B in Section II General Conditions.

C. BID REQUIREMENTS

1. Examination of Bid Documents and Site
 - a. Bid submission will constitute incontrovertible representation that bidder understands and has complied with requirements contained in this article, and that bidder has read and understood the bid document package and hereby stipulates that the documents are sufficient in scope and detail to indicate and convey understanding of terms and conditions.
2. Copies of Bid Documents
 - a. The solicitation document package includes the Advertisement, Sections I-II, any attachments, exhibits, and addenda issued during the solicitation period.
 - b. Complete sets of the solicitation document package shall be used in preparing bids. The County assumes no responsibility for errors or misinterpretations resulting from using incomplete sets of the bid document package.

- c. Any part of the ITB document package may be modified by addenda.

D. BID SUBMISSIONS

1. A total of three (3) sealed bids, one (1) unbound original, and two (2) copies must be received no later than 10:00 AM on January 6, 2022. Bids must be submitted in a sealed envelope with the following clearly labeled on the outside "Sale of Real Property ITB# 22-12-006" and should include the respondent's name and address. Each envelope should be addressed to:

Oconee County Board of Commissioners
Attn: Procurement Officer
23 N. Main Street, Suite 203
Watkinsville, GA 30677

2. Hard copies may be delivered to the above address ONLY between the hours of 8:00 AM and 5:00 PM EST, Monday through Friday, excluding holidays observed by the Oconee County Government. Bid must meet required specifications and must be of a quality that will adequately serve the use and purpose for which intended.
3. Submittals or modifications received after the due date and time will not be considered. Oconee County Government assumes no responsibility for the premature opening of submittals not properly addressed and identified and/or delivered to the proper designation. Late proposals properly addressed to the Oconee County Board of Commissioners shall be returned to the respondent unopened.
4. Each bid shall contain the following completed County forms and documents.
 - a. Bidder's Checklist
 - b. Bidder's Information
 - c. Bidder's Price Proposal Form
 - d. Addenda Acknowledgement Form
 - e. Partnership Affidavit (if applicable)
 - f. Corporate Affidavit (if applicable)
 - g. Individual Affidavit (if applicable)
 - h. Certificate of Non-Collusion
5. More than one bid received from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing any applicant is interested in more than one bid will cause the County to reject all bids from the applicant. If the County believes collusion exists among applicants, bids from participants in collusion will not be considered.
6. Conditions, limitations, or provisions attached by the applicant to the bid forms may cause its rejection. Bids containing items not included in the form of bids will be considered irregular.

E. CONTACT PERSON

1. Bidders are encouraged to contact **Jessica Ellis, Procurement Officer by email at ocbids@oconee.ga.us** to clarify any part of the ITB documents. All questions that arise prior to the DEADLINE FOR QUESTIONS due date shall be directed to the contact person in writing via email. Any unauthorized contact shall not be used as a basis for responding to this ITB and also may result in the disqualification of the bidder's submittal.

2. Bidder's may not contact any elected official or other County employee to discuss the bid process or bid opportunities except through the procurement officer named herein. This policy shall be strictly enforced and the County reserves the right to reject the submittal of any bidder violating this provision.

F. ADDENDA AND INTERPRETATIONS

1. Oconee County will issue responses to inquiries and any other corrections or amendments it deems necessary in written addenda issued prior to the due date posted on the County's website under the bid information. Bidder's should not rely on any representations, statements, or explanations other than those made in this ITB or in any addendum to this ITB. Where there appears to be a conflict between the ITB and any addenda issued, the last addendum issued will prevail. Bidders are advised to check the website for addenda before submitting their bids.
2. Bidders shall acknowledge any issued addenda by including the Addenda Acknowledgement Form with the bid submittal. Bid submittals that fail to acknowledge the Bidder's receipt of any addendum may result in the rejection of the bid if the addendum contains information that substantially changes the owner's requirements.
3. Addenda may be issued to modify the bid document package as deemed necessary by Oconee County.

G. DISCREPANCIES

Should a Bidder find discrepancies in the bid documents and/or specifications or be in doubt as to the meaning or intent of any part thereof, the Bidder shall request clarification from the County in writing, not later than five (5) working days prior to the date to bid to close. Any changes to the ITB that result from such a clarification will be communicated through a written addendum and posted on the Finance Department "Bid Opportunities" page at www.oconeecounty.com. Failure to request such a clarification is a waiver of any claim by the Bidder for additional expenses because its interpretation was different than the County's.

H. MODIFICATION AND WITHDRAWAL OF BIDS

1. Withdrawal prior to time for receiving bids: Bids may be modified or withdrawn by appropriate document duly executed and delivered to the place where bids are to be submitted at any time prior to the deadline for submitting bids. Bid withdrawals will not prejudice applicant's rights to submit a new bid prior to the deadline for submitting bids.
2. Withdrawal after the time for receiving bids: After the period for receiving bids has expired, no bid may be withdrawn, modified, or explained, except as provided for in the below article.

I. ALTERATIONS OF SOLICITATION AND ASSOCIATED DOCUMENTS

Alterations of County documents are strictly prohibited and will result in automatic disqualification of the Bidder's solicitation response. If there are "exceptions" or comments to any of the solicitation requirements or other language, then the supplier may make notes to those areas, but may not materially alter any document language.

J. REJECTION OF BIDS/CANCELLATION

Oconee County reserves the right to reject any and all submittals and reserves the right to waive any irregularities or informalities in any submittal or in the submittal process, when to do so would be advantageous to the County. Oconee County reserves the right to cancel this ITB at any time.

K. VERBAL AGREEMENTS

No verbal agreement or conversation with any officer, agent, or employee of the County either before or after execution of this contract shall affect or modify any of the terms of obligations contained in any of the documents comprising said contract.

L. MINIMUM ITB ACCEPTANCE PERIOD

Submittals shall be valid and may not be withdrawn for a period of 90 days from the date specified for receipt of submittals.

M. NOTICES

All notices and other communications hereunder shall be deemed to have been given when made in writing and either (a) delivered in person, (b) delivered to an agent, such as an overnight or similar delivery service, or (c) deposited in the United States mail, postage prepaid, certified or registered, addressed as follows:

TO BIDDER:

TBD

TO COUNTY:

Oconee County Finance Department
Attn: Procurement Officer
23 N. Main Street, Suite 203
Watkinsville, Georgia 30677

N. AUTHORITY TO BIND FIRM IN AGREEMENT (Bidder’s Affidavit)

Bids MUST give full firm name and address of bidder. Failure to manually sign bid may disqualify it. Person signing bid will show TITLE or AUTHORITY TO BIND THE FIRM IN AGREEMENT. Firm name and authorized signature must appear on bid in the space provided on the pricing page. *See Mandatory Forms section.*

Those authorized to sign are as follows:

- a. If a sole proprietorship, the owner may sign.
- b. If a general partnership, any general partner may sign.
- c. If a limited partnership, a general partner must sign.
- d. If a limited liability company, a “member” may sign or a “manager” must sign if so specified by the articles or organization.
- e. If a regular corporation, the CEO, President or Vice-President must sign.

Others may be granted authority to sign but the County requires that a corporate document authorizing him/her to sign be submitted with bid. This document is included in the bid package for your convenience.

O. NON-COLLUSION AFFIDAVIT

By submitting a response to this ITB, the Bidder represents and warrants that such proposal is genuine and not a sham or collusive or made in the interest or in behalf of any person not therein named and that the Bidder has not directly or indirectly induced or solicited any other Bidder to put in a sham proposal, or any other person, firm or corporation to refrain from submitting and that the Bidder has not in any manner sought by collusion to secure to that Bidder any advantage over any other Bidder. By submitting a proposal, the Bidder represents and warrants that no official or employee of Oconee County Government has, in any manner, an interest, directly or indirectly in the proposal or in the contract which may be made under it, or in any expected profits to arise there from.

P. COST INCURRED BY BIDDERS

All expenses involved with the preparation and submission of the ITB to the Oconee County Board of Commissioners, or any work performed in connection therewith is the responsibility of the Bidder(s).

Q. TAXES

Oconee County Government is tax exempt. The awarded Bidder will be responsible for all current and future taxes regarding each parcel sold by the OCBOC and purchased by the Bidder.

R. APPLICABLE LAWS/FORUM

This Agreement shall be governed in all respects by the laws of the State of Georgia. Any judicial action shall be filed in the State of Georgia, County of Oconee.

S. SEVERABILITY

If any provisions of this Invitation to bid are determined to be prohibited by or invalid under applicable law, such provisions shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder hereof.

T. OPEN RECORDS

Bidder acknowledges and agrees that the County is obligated to timely comply with requests for information pursuant to state and federal law and regulation. Bidder agrees to comply with all provision of the Georgia Open Records Act ("ORA") (O.C.G.A. § 50-18-70 *et. seq.*), and to make records pertaining to performance of services, provision of goods or other functions under this contract available for public inspection upon request, unless otherwise exempt under other provisions of the ORA. Bidder shall provide the County with immediate notice should Bidder receive an Open Records Request. If Bidder asserts that any information in its response or in any information provided to the County with respect to the services or products under this contract are a protectable trade secret, as that term is defined in O.C.G.A. § 10-1-761, then the Bidder *must* follow the requirements of the ORA set forth at O.C.G.A. § 50-18-72(a) (34) and submit an affidavit declaring and specifically describing their trade secrets, including those of their subcontractor.

END OF SECTION I



ITB No. 22-12-006

Section II – General Conditions
Sale of County Owned Real Property

A. PURPOSE

The Oconee County Board of Commissioners is soliciting bids for the purchase of two (2) County owned real properties.

B. SALE OBJECTIVE

To receive bids for the purchase of Real Property described below and sell such Property to the highest responsive Bidder in accordance with the terms and conditions of this Invitation to Bid. Bids and bid amounts will be obtained from interested Bidders.

C. PROPERTY DESCRIPTION

Bidders are advised to make his/her own determinations and conclusions regarding the value of the Property(s) prior to submitting a bid.

1. Property A

- Address: 10 Court Street Watkinsville, Georgia 30677.
- Parcel No. W 05 044A
- 2,450 square foot, single story, commercially zoned office building located on .17 acres
- Actual Year Built: 1996
- Effective Year Built: 1997

***** The contract for Property A will require a lease agreement between the Successful Bidder (lessor) and Oconee County (lessee). Lease term will be 18 months after closing of the sale.*****

2. Property B

- Address: 3 Third Street Watkinsville, Georgia 30677.
- Parcel No. W 05 026A
- 1,447 square foot, single story, commercially zoned office building located on .16 acres
- Actual Year Built: 1950
- Effective Year Built: 1999

D. PROPERTY EXAMINATION

The Bidder is advised to examine the Property(s) and to inform himself/herself fully as to its conditions, value, and other matters that may in any way affect the bid submission. Failure to examine the Property(s) will not relieve the successful Bidder of their obligation to honor the bid submitted.

E. SCHEDULED TOURS

Bidders will be given the opportunity to view both properties at the scheduled tours listed below:

December 14, 2021 at 10:00 AM

December 21, 2021 at 2:00 PM

Both tours will start with Property A located at 10 Court Street Watkinsville, Georgia 30677.

F. DETERMINATION OF SUCCESSFUL BIDDER

The contract will be awarded to the highest responsive bidder, if awarded.

Determination of responsiveness will be made by the County based on a consideration of whether the Bidder has submitted a complete proposal form without irregularities, excisions, special conditions, or alternative bids for any time unless specifically requested on the proposal form.

G. FINAL SELECTION

A contract for the purchase and sale of the Property(s) will be awarded to the highest responsive bidder; However, the OCBOC reserves the right to reject any and all bids and/or to waive informalities and minor irregularities in all bids received. If Oconee County approves a bid and issues a Notice of Award letter, the Bidder's Price Proposal Form along with ITB# 22-12-006 bid documents shall form and constitute a binding contract for the purchase and sale of the Property(s). No contract shall be created unless Oconee County approves the sale and issues a Notice of Award to the successful Bidder.

H. DEPOSIT

The successful Bidder must remit a non-refundable deposit to Oconee County for each property awarded to Oconee County in the amount of five percent (5%) of the purchase price within two (2) days of receipt of Notice of Award. The deposit shall be applied and credited to the purchase price of the property at closing. However, if the sale of the property to the successful Bidder is not consummated as provided for herein for any reason other than Oconee County's default or election not to proceed with the sale, Oconee County shall be entitled to retain the deposit as liquidated damages, as it would be impractical and extremely difficult to ascertain the actual damages of Oconee County should the successful Bidder fail to complete the purchase of the awarded property according to the ITB documents. The liquidated damages represent a reasonable estimate of the damages that Oconee County will incur as a result of such failure. The payment of such liquidated damages is not intended to act as a forfeiture or penalty but is intended to constitute liquidated damages to Oconee County.

I. CONDITIONS OF SALE

1. Reserve

The OCBOC did not place a reserve on the parcels included in the ITB.

2. Property Condition

The Property(s) are being sold as-is, where-is and with all faults. After closing, the sale is final. Bidders are hereby informed that the Seller is unaware of any latent defects in the Property(s) and Oconee County makes no representations or warranties as to the condition of the Property(s) or the serviceability or fitness of the Property(s) for a particular use. Prior to bidding, Bidders, at their sole cost and expense and at their own risk, shall have the opportunity to inspect the Property(s) and conduct any environmental tests and boundary surveys. Bidders are encouraged to obtain the services of a qualified and experienced professional to conduct inspections and/or tests prior to bidding. Bidders are solely responsible for any required remediation and/or resulting damages, include but, not limited to, any effects on health, due to a condition in, on or around the Property(s). The sale is not contingent upon a successful Bidder obtaining financing for the purchase of the Property(s).

3. Termination

At any time, Oconee County shall have the unlimited rights, and at its complete discretion, to elect to terminate the sale of the Property(s) and/or elect to deem any contract for the sale thereof created hereunder null and void and not close the transaction for any reason, and the parties shall be restored to their original positions as if the contract never existed. Should Oconee County exercise any such right under this paragraph (3), Oconee County shall return the deposit but, shall not be obligated to make other reimbursement or payment to the Bidder. In the event the contract is terminated by the Seller or the sale terminated hereunder, or in the event the Seller is otherwise unable to or elects not

to proceed with the sale, the Seller's sole liability to the Bidder will be to return the Bidder's deposit, at which time the contract shall cease and terminate and the Seller and the Buyer shall have no further obligations, liabilities or responsibilities to one another.

4. Title Defects

In the event that a title defect is discovered prior to the closing date, Oconee County shall have the unlimited right and be entitled to a thirty (30) day extension within which to resolve any title exceptions or defects or other title issues which in any way impede or impair the County's ability to convey title as required herein. If, within such a period, the County determines that it is unable or unwilling, at its sole discretion, to resolve such matters, then the successful Bidder may elect to (1) take title to the subject Property as is, thereby waiving any title objections or (2) terminate the contract and receive a refund of the deposit, which shall be the successful Bidder's sole and exclusive remedy against the County for the County's inability or failure to deliver a clear marketable title. Under either circumstance, the Bidder fully releases Oconee County as fully set forth in Paragraph (4) contained herein.

5. Closing

The awarded Bidder, if any, will be responsible for and shall be required to pay at closing all closing costs associated with the sale (which costs will not be credited towards the purchase price) including but not limited to:

- a. Any Georgia Property transfer tax;
- b. All costs, fees, and charges to insure title and obtain title insurance;
- c. All costs, fees, and charges to have a closing attorney search title and prepare the Limited Warranty Deed, Owner's Affidavit, and Buyer's Power of Attorney and any and all promissory notes, deeds to secure debt and other loan documents required by any lender providing financing of the transaction;
- d. Property surveys, recording costs, courier fees, overnight delivery fees, document preparation fees, delivery, copying or handling charges, and any other costs to otherwise close this transaction except as they relate to the clearance of title encumbrances and discharging liens.

At closing, Buyer will tender to the County the full purchase price for each property to be acquired, less the deposit and the County shall execute and deliver to the Buyer the Limited Warranty Deed and any other certifications, affidavits, statements and documents that are reasonably required by the Buyer at closing. The transaction shall be closed by a law firm or attorney experienced in real estate transactions selected and paid for by the awarded Bidder and which is agreeable to the County. The closing shall occur in Oconee County.

6. Indemnification and Hold Harmless

In consideration of the sale of the Property(s) to the successful Bidder, and/or in consideration of \$1, the receipt of which is hereby acknowledged, upon the effective date of the contract, the successful Bidder shall release and agrees to indemnify, hold harmless and forever discharge Oconee County, as owner of the Property, and its officers, employees, agents, successors and assigns, from any and all claims, liabilities or causes of action of any kind or nature whatsoever that the successful Bidder has

or may now have at any time in the future pertaining to, relating to, or arising from the Property, this Invitation to Bid, any bid submitted for the Property, any contract or agreement for the sale of the Property, and/or the sale of the Property or its condition. Bidder further expressly waives the (a) remedy of specific performance on account of Oconee County's default under this Agreement for any reason and (b) any right otherwise to record or file a lis pendens or a notice of pendency of action or similar notice against all or any portion of the Property purchased. This paragraph (6) and its provisions shall survive any termination of the contract or termination of the sale of the Property and shall also survive the closing and conveyance of the Property to the successful Bidder.

7. Brokers and Agents

If any party hires, has hired, and/or uses any such broker or agent in connection with the Property purchased, the party hiring, employing and/or using such broker or agent shall be responsible for paying, outside of the closing, any and all costs or fees arising therefrom. Seller shall not be responsible for paying any costs or fees arising from any broker or agent of the successful Bidder or any other party.

8. Heirs, Successors and Assigns

The terms of this Invitation to Bid, the Bidder's Price Proposal Form and any contract resulting therefrom shall be binding upon and inure to the benefit of the Buyer and Seller and their respective representatives, heirs, successors and assigns.

END OF SECTION II

THIS BLOCK RESERVED FOR RECORDING INFORMATION

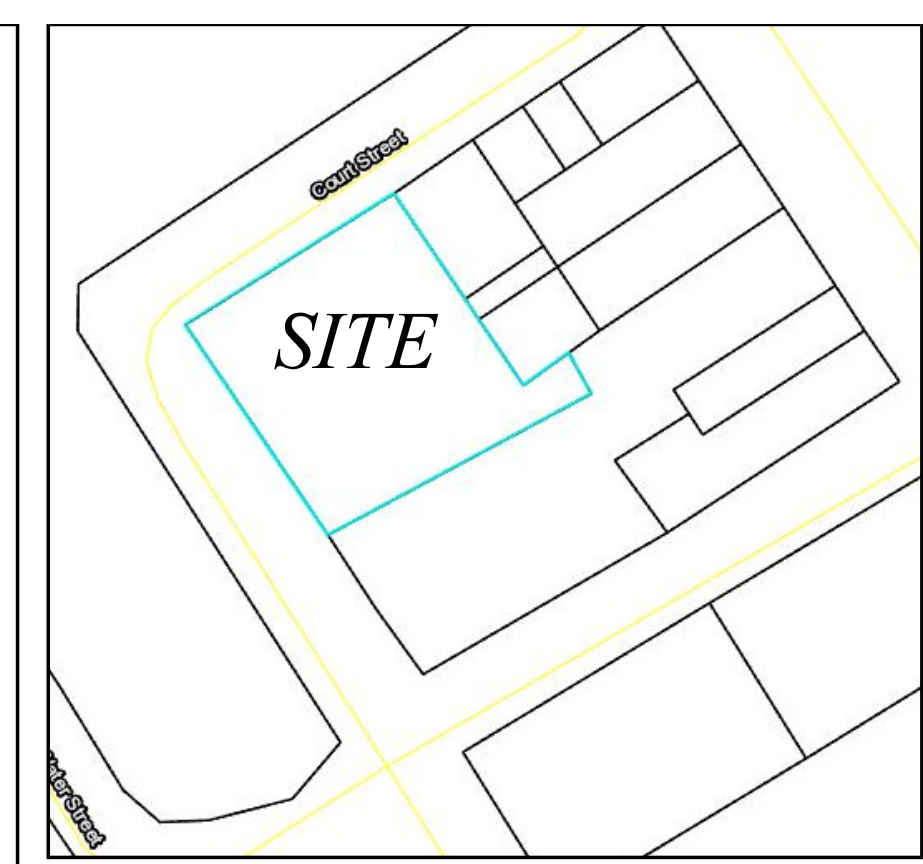
FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,600 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GM 50.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 01, 2021.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 35,000 FEET.



VICINITY MAP

NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, GA. RLS#3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM 706-769-6610

1. TOTAL PROJECT ACREAGE: 0.17 ACRES
2. TAX PARCEL #: W 05 044A
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
5. ZONED PUBLIC INSTITUTION (CITY OF WATKINSVILLE)
6. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

SURVEYOR CERTIFICATIONS

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MATTHEW D. ULMER, GA. RLS#3069

BASELINE
SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

MATT@BASELINEGA.COM

PLAT FOR:

OCONEE
COUNTY

221st GEORGIA
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

10 COURT STREET
WATKINSVILLE, GA
30677

REVISIONS	DATE

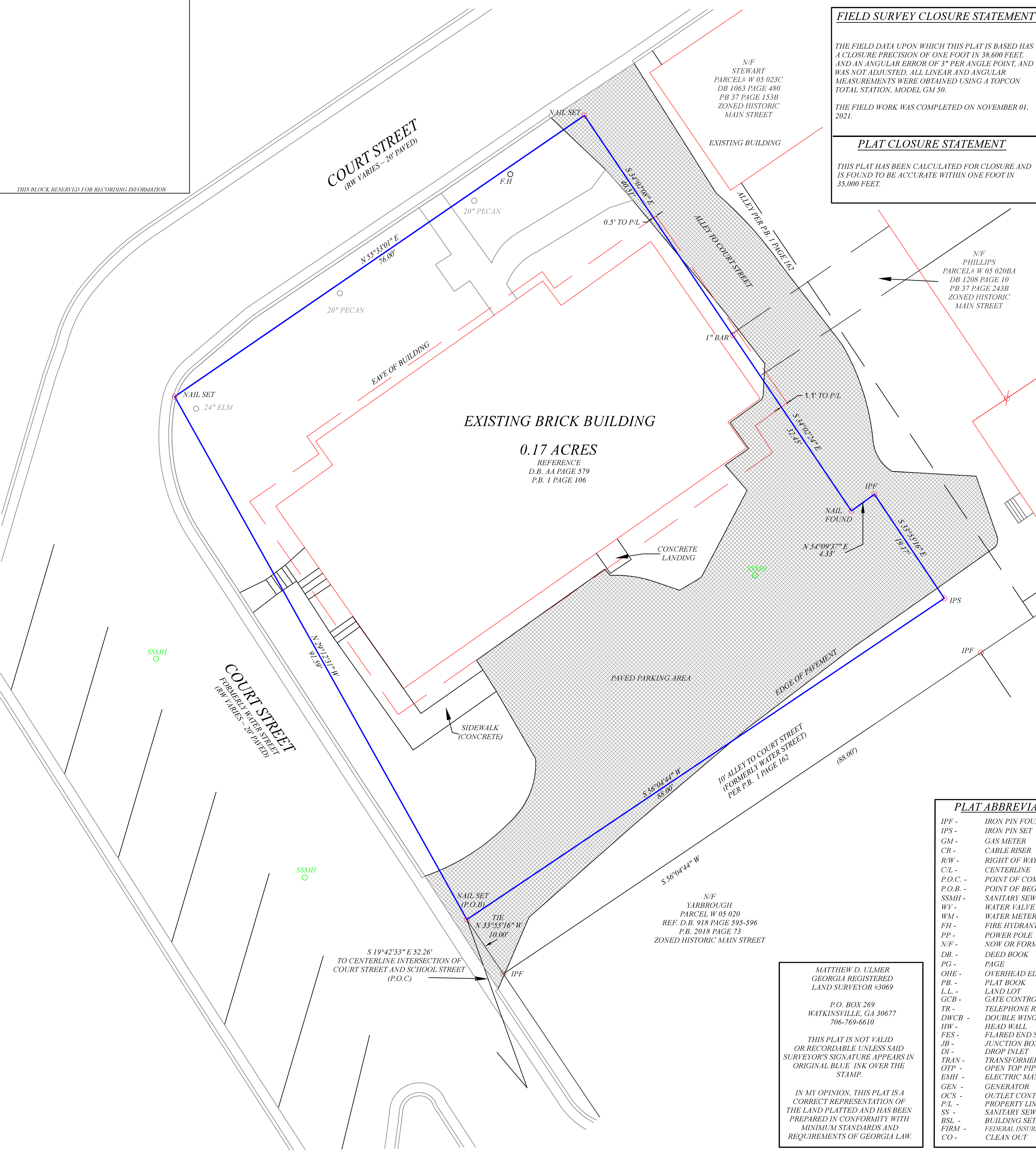
DATE
11/19/2021

PROJECT
21-2478S

**RETRACEMENT
BOUNDARY
SURVEY**

SHEET
1 OF 1

Page 15 of 25

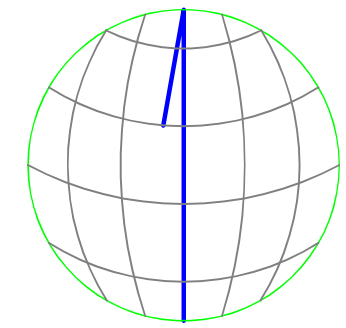


PLAT ABBREVIATIONS

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- GM - GAS METER
- CR - CABLE RISER
- RW - RIGHT OF WAY
- C/L - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- SSMH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WM - WATER METER
- FH - FIRE HYDRANT
- PP - POWER POLE
- N/F - NOW OR FORMERLY
- DB - DEED BOOK
- PG - PAGE
- OHE - OVERHEAD ELECTRIC
- PB - PLAT BOOK
- LL - LAND LOT
- GCB - GATE CONTROL BOX
- TR - TELEPHONE RISER
- DWCB - DOUBLE WING CATCH BASIN
- HW - HEAD WALL
- FES - FLARED END SECTION
- JB - JUNCTION BOX
- DI - DROP INLET
- TRAN - TRANSFORMER
- OTP - OPEN TOP PIPE
- EMH - ELECTRIC MANHOLE
- GEN - GENERATOR
- OCS - OUTLET CONTROL STRUCTURE
- P/L - PROPERTY LINE
- SS - SANITARY SEWER
- BSL - BUILDING SETBACK LINE
- FIRM - FEDERAL INSURANCE RATE MAP
- CO - CLEAN OUT

SYMBOL LEGEND

- ⊙ - CALCULATED POINT
- - IRON MARKER FOUND
- - 1/2" IRON PIN SET
- ⊠ - CONCRETE MONUMENT
- - FENCE



**GRID
NORTH**

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(WESTERN ZONE)

GRAPHIC SCALE



1 INCH = 10 FEET

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID
OR RECORDABLE UNLESS SAID
SURVEYOR'S SIGNATURE APPEARS IN
ORIGINAL BLUE INK OVER THE
STAMP.

IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.

0.17 ACRES
REFERENCE
D.B. AA PAGE 579
P.B. 1 PAGE 106

EXISTING BRICK BUILDING

CONCRETE
LANDING

PAVED PARKING AREA

SIDEWALK
(CONCRETE)

N/F
STEWART
PARCEL# W 05 023C
DB 1063 PAGE 480
PB 37 PAGE 153B
ZONED HISTORIC
MAIN STREET

N/F
PHILLIPS
PARCEL# W 05 020B.A
DB 1208 PAGE 10
PB 37 PAGE 243B
ZONED HISTORIC
MAIN STREET

N/F
YARBROUGH
PARCEL W 05 020
REF. D.B. 918 PAGE 595-596
P.B. 2018 PAGE 73
ZONED HISTORIC MAIN STREET

S 19°42'33" E 52.26'
TO CENTERLINE INTERSECTION OF
COURT STREET AND SCHOOL STREET
(P.O.C.)

COURT STREET
FORMERLY WATER STREET
(RW VARIES - 20' PAVED)

COURT STREET
(RW VARIES - 20' PAVED)

10' ALLEY TO COURT STREET
(FORMERLY WATER STREET)
PER P.B. 1 PAGE 162

ALLEY PER P.B. 1 PAGE 162

ALLEY TO COURT STREET

1" BAR

1.1' TO P/L

0.5' TO P/L

NAIL SET

NAIL FOUND

NAIL SET

NAIL SET (P.O.B.)

TIE
N 33°55'16" W
10.00'

S 56°04'24" W
88.00'

S 56°04'44" W

S 56°04'44" W

S 56°04'44" W

S 56°04'44" W

S 56°04'44" W

S 56°04'44" W

N 55°33'01" E
76.00'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 30°13'17" W
65.91'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E
76.00'

N 55°33'01" E

THIS BLOCK RESERVED FOR RECORDING INFORMATION

MATTHEW D. ULMER
 GEORGIA REGISTERED
 LAND SURVEYOR #3069

P.O. BOX 269
 WATKINSVILLE, GA 30677
 706-769-6610

THIS PLAT IS NOT VALID
 OR RECORDABLE UNLESS SAID
 SURVEYOR'S SIGNATURE APPEARS IN
 ORIGINAL BLUE INK OVER THE
 STAMP.

IN MY OPINION, THIS PLAT IS A
 CORRECT REPRESENTATION OF
 THE LAND PLATTED AND HAS BEEN
 PREPARED IN CONFORMITY WITH
 MINIMUM STANDARDS AND
 REQUIREMENTS OF GEORGIA LAW.

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET AT THE 95% CONFIDENCE LEVEL, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

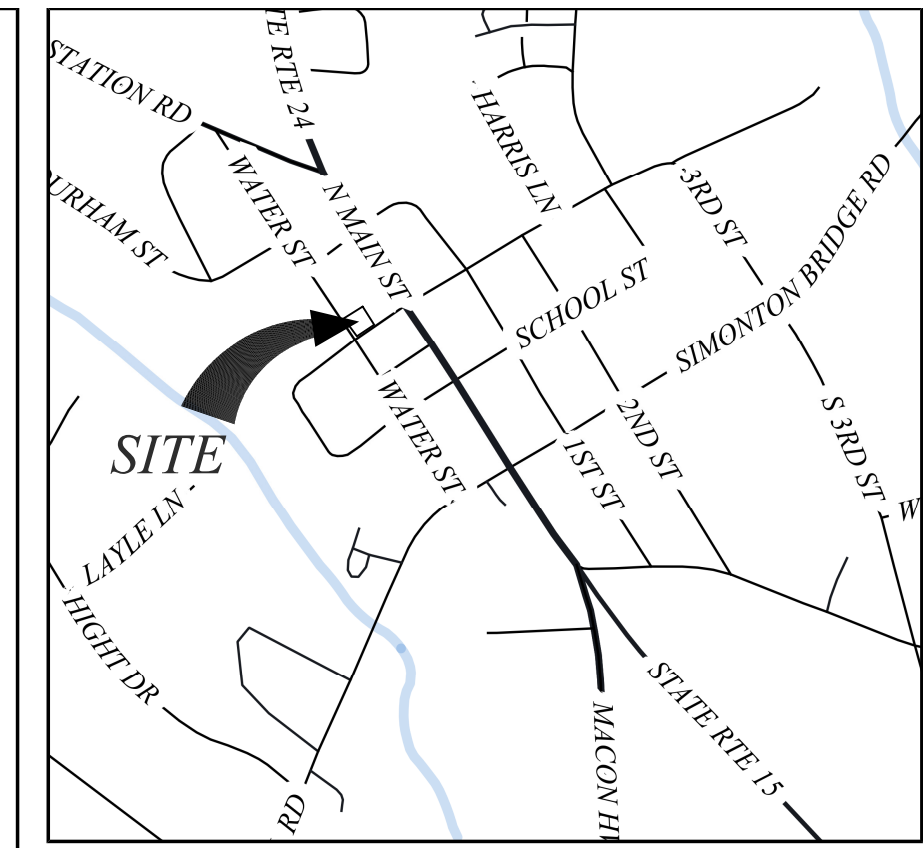
THE FIELD WORK WAS COMPLETED ON OCTOBER 15, 2021.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 33,300 FEET.

REFERENCES

1. SURVEY FOR ESTATE OF ELIZABETH M WELLS BY BEN McLEROY DATED JUNE 14, 1988
2. D.B. 519 PAGE 558
3. P.B. 1 PAGE 282
4. D.B. 14 PAGE 569



VICINITY MAP
 NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
 MATTHEW D. ULMER, GA. RLS#3069
 P.O. BOX 269 WATKINSVILLE, GA 30677
 MATT@BASELINEGA.COM 706-769-6610

1. TOTAL PROJECT ACREAGE: 0.16 ACRES
2. TAX PARCEL #: W 05 026A
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
5. ZONED HISTORIC MAIN STREET
6. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

SURVEYOR CERTIFICATIONS

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MATTHEW D. ULMER, GA. RLS#3069

BASELINE
 SURVEYING &
 ENGINEERING, INC.

P.O. BOX 269
 WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

MATT@BASELINEGA.COM

PLAT FOR:
 OCONEE COUNTY

221st GEORGIA
 MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:
 3 THIRD STREET
 WATKINSVILLE, GA 30677

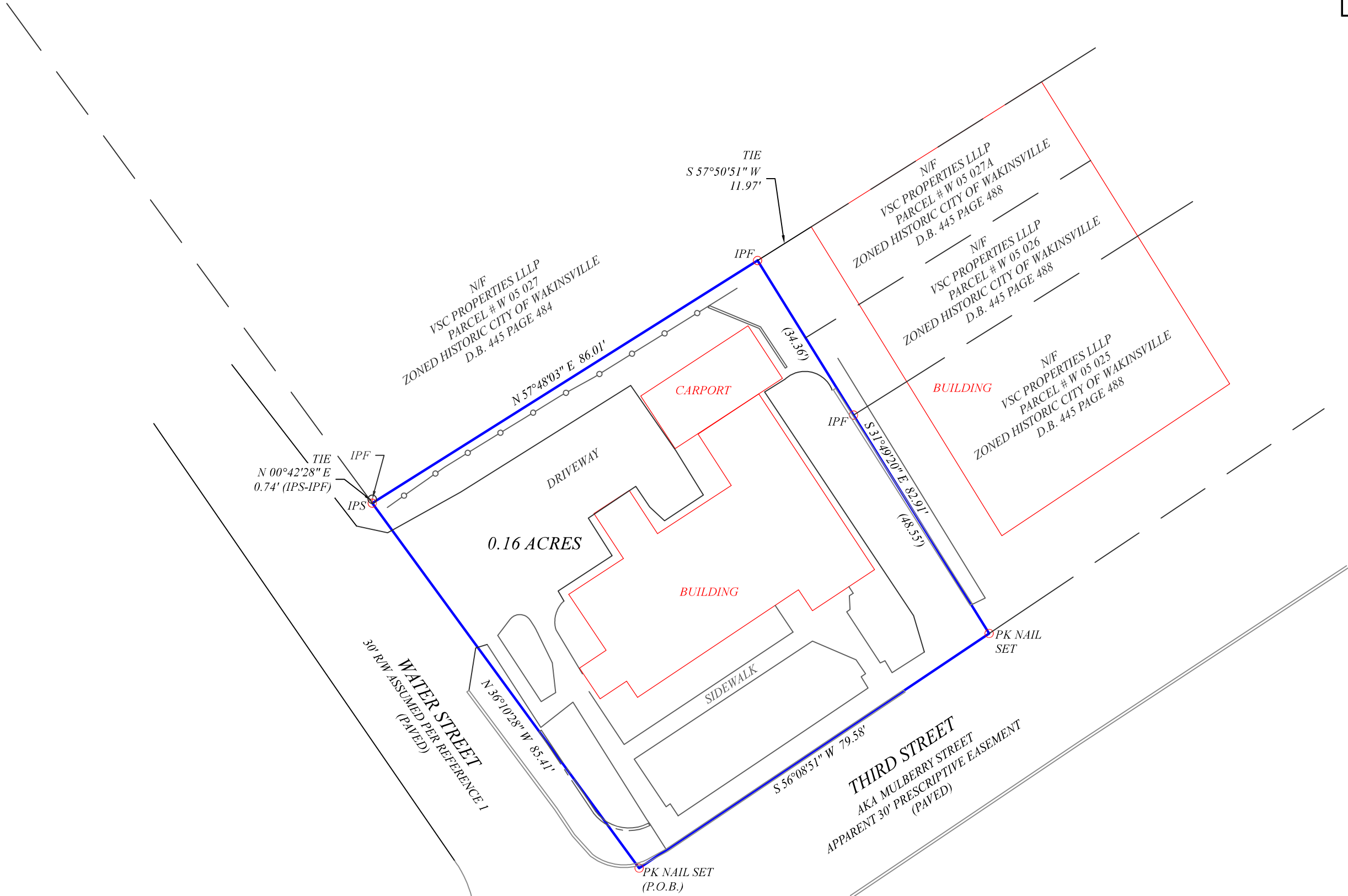
REVISIONS	DATE

DATE
 11/08/21

PROJECT
 14-283S

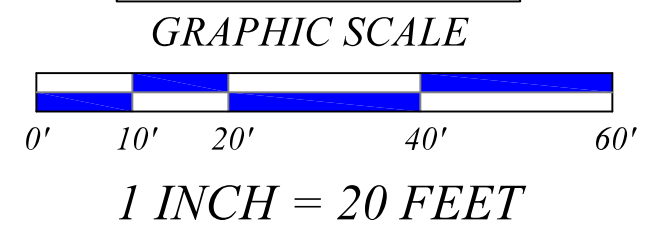
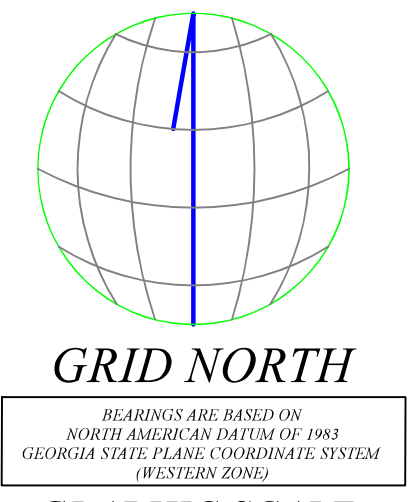
**RETRACEMENT
 BOUNDARY
 SURVEY**

SHEET
 1 OF 1



- PLAT ABBREVIATIONS**
- IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - GM - GAS METER
 - CR - CABLE RISER
 - RW - RIGHT OF WAY
 - C/L - CENTERLINE
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - SSMH - SANITARY SEWER MANHOLE
 - WV - WATER VALVE
 - WM - WATER METER
 - FH - FIRE HYDRANT
 - PP - POWER POLE
 - N/F - NOW OR FORMERLY
 - DB - DEED BOOK
 - PG - PAGE
 - OHE - OVERHEAD ELECTRIC
 - PB - PLAT BOOK
 - LL - LAND LOT
 - GCB - GATE CONTROL BOX
 - TR - TELEPHONE RISER
 - DWCB - DOUBLE WING CATCH BASIN
 - HW - HEAD WALL
 - FES - FLARED END SECTION
 - JB - JUNCTION BOX
 - DI - DROP INLET
 - TRAN - TRANSFORMER
 - OTP - OPEN TOP PIPE
 - EMH - ELECTRIC MANHOLE
 - GEN - GENERATOR
 - OCS - OUTLET CONTROL STRUCTURE
 - P/L - PROPERTY LINE
 - SS - SANITARY SEWER
 - BSL - BUILDING SETBACK LINE
 - FIRM - FEDERAL INSURANCE RATE MAP
 - CO - CLEAN OUT

- SYMBOL LEGEND**
- ⊙ CALCULATED POINT
 - IRON MARKER FOUND
 - 1/2" IRON PIN SET
 - ⊠ CONCRETE MONUMENT
 - FENCE





ITB# 22-12-006
Sale of County Owned Real Property

BIDDER'S CHECKLIST

Company Name _____

Please indicate you have completed the following documentation and submit them in the following order.

ITEM DESCRIPTION

Check

- Bidder's Checklist
- Bidder's Information
- Bidder's Price Proposal Form
- Addenda Acknowledgement Form
- Partnership Affidavit (if applicable)
- Corporate Affidavit (if applicable)
- Individual Affidavit (if applicable)
- Certificate of Non-Collusion

Authorized Signature

Date

Printed Name

Title

Email



ITB# 22-12-006
Sale of County Owned Real Property

BIDDER'S INFORMATION FORM

FULL INDIVIDUAL'S NAME _____

OR

LEGAL BUSINESS NAME _____

INDICATE LEGAL FORM OF BUSINESS:

Corporation _____ Partnership _____ Individual _____ Other (specify) _____

ADDRESS _____

Street

City

State

Zip Code

AUTHORIZED SIGNER _____

Name

Title

PRIMARY CONTACT _____

Name

Phone

Email

SECONDARY CONTACT _____

Name

Phone

Email

COMPANY WEBSITE _____

(if applicable)

THIS PAGE MUST BE COMPLETED AND SUBMITTED WITH BID



ITB# 22-12-006
Sale of County Owned Real Property
Bidder's Price Proposal Form

Please list your best bid below for each Property for which you are interested. Bids will be considered non-negotiable as related to acceptance and resulting award. Please list N/A on the properties in which you are not entering a bid.

Property Name	Bid Amount
Property A: 10 Court Street Watkinsville, Ga 30677	\$ _____
Property B: 3 Third Street Watkinsville, Ga 30677	\$ _____

Initial:

____ The undersigned agrees, if the bid amount for Property "A" or Property "B" is accepted or any combination of Property bids are accepted by Oconee County and a Notice of Award is issued on any combination of Property bids, this bid amount shall become the purchase and sale price for the Property as awarded and shall be the sum due to Oconee County by the undersigned Bidder to purchase the said Property.

____ Bidder acknowledges that upon receipt of Notice of Award, I as the successful Bidder bear all costs of closing (in addition to the bid amount), shall be responsible for submitting a non-refundable cash deposit in the amount of 5% (five percent) of each Property purchase bid amount within two (2) days of Notice of Award, and shall submit the full bid amount, less the deposit, to the County at closing. I further acknowledge that the closing is to be arranged by the Bidder and conducted by an attorney hired by the Bidder which is experienced in real estate matters and acceptable by Oconee County. I further acknowledge that the closing must take place in Oconee County, Georgia.

____ The undersigned individual(s) executing this Bid Form represents that he/she is either submitting this bid on his or her own behalf or is the legally authorized representative or agent of the person, individual, firm, company or governmental entity submitting this bid and that he/she has the full legal power and authority to sign this Bid Form, submit this bid on their behalf, and to consummate the transaction and purchase contemplated by this Bid Form and the Invitation to Bid, including submission of the purchase price at closing and execution of any certifications, acknowledgements and agrees that this bid will be binding and enforceable upon Bidder and that a legally binding agreement will be created if the bid is accepted by Oconee County and a Notice of Award is issued to the Bidder. The execution, delivery and performance of this Bid Form by the Bidder has been duly authorized and approved by all necessary action on the part of the Bidder.

This _____ day of _____, 2022.

If the Bid Form is submitted by a person in an individual capacity, please print the name of the individual submitting this Bid Form, provide the requested information and sign below to acknowledge and indicate your understanding of the terms of this Bid Form and agreement to be bound by its terms and conditions:

Signature

Name – Printed

Date

Address

City/State/Zip Code

Phone

Email

If the bid is submitted by a company, firm, corporation, association, partnership or governmental entity, please print the name of the individual submitting the bid, provide the requested information and sign below to acknowledge and indicate your understanding of the terms of this Bid Form and agreement of behalf such company, firm, corporation, association, partnership or governmental entity to be bound by its terms and conditions:

Business Name - Printed

Authorized Signer, Title – Printed

Signature

Date

Address

City/State/Zip Code

Phone

Email

THIS PAGE MUST BE COMPLETED AND SUBMITTED WITH PROPOSAL



ITB# 22-12-006
Sale of County Owned Real Property

ADDENDA ACKNOWLEDGEMENT

The Respondent has examined and carefully studied the Invitation to Bid and the following Addenda, receipt of all of which is hereby acknowledged:

Addendum Number _____ Date _____

Addendum Number _____ Date _____

Addendum Number _____ Date _____

Addendum Number _____ Date _____

Authorized Signature

Date

Printed Name

Respondent must acknowledge any issued addenda. Bids which fail to acknowledge the Respondent's receipt of any addenda may result in the rejection of the bid if the addendum contains information that substantively changes the Owner's requirements.



ITB# 22-12-006
Sale of County Owned Real Property

Corporate Certificate

I, _____, certify that I am the Secretary of the Corporation named as CONTRACTOR in the foregoing bid; that _____, who signed said bid on behalf on the CONTRACTOR was then _____ of said Corporation; that said authority was duly signed for and in behalf of said Corporation by authority of its Board of Directors, and is within the scope of its corporate powers; that said Corporation is organized under the laws of the State of _____.

This _____ day of _____, 20____.

CORPORATE SECRETARY

(SEAL)



ITB# 22-12-006
Sale of County Owned Real Property

CERTIFICATE OF NON-COLLUSION

SALE OF COUNTY OWNED REAL PROPERTY
ITB# 22-12-006
STATE OF GEORGIA
OCONEE COUNTY BOARD OF COMMISSIONERS

Being first duly sworn, deposes and says that he is

(sole owner, partner, president, secretary, etc.)

the party making the forgoing Proposal or Bid; that such ITB is genuine and not collusive or sham; that said Respondent has not colluded, conspired, connived, or agreed, directly or indirectly, with any Respondent or person, to put in a sham Response, or that such other person shall refrain from Responding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the Response price of affiant or any other Respondent, or to fix any overhead, profit or cost element of said Response Price, or of that of any other Respondent, or to secure any advantage against Oconee County, or any other person interested in the proposed Agreement; and all statements in said Proposal or Bid are true; and further, that such Respondent has not, directly or indirectly, submitted this Response, or the contents thereof, or divulged information or data relative thereto any association or to any member or agent thereof.

(Affiant)

Subscribed and Sworn to before me this _____ Day of _____, 20_____.

(Notary Public in and for)

(County)

My Commission expires _____, 20_____.

(SEAL)