

INVITATION TO BID

The Forsyth County Board of Commissioners will accept sealed bids until 10:00 a.m., July 27 2023, for the following real property located in Forsyth County:

All that tract or parcel of land lying and being within Land Lot 625 of the 14th District and 1st Section of Forsyth County, Georgia and being more particularly described as follows:

Beginning at the intersection of the south side of the 40' R/W of Lanier Drive with the west side of the 30' R/W of Williamsberg Drive; Thence along said west R/W of Williamsberg Drive South 15 degrees 06 minutes 42 seconds East for a distance of 43.33 feet to a point; Thence continuing along said R/W, South 26 degrees 56 minutes 26 seconds East for a distance of 20.44 feet to a point; Thence continuing along said R/W, South 29 degrees 14 minutes 03 seconds East for a distance of 22.30 feet to a point; Thence continuing along said R/W, South 34 degrees 06 minutes 03 seconds East for a distance of 15.45 feet to a point; Thence continuing along said R/W, South 25 degrees 53 minutes 08 seconds East for a distance of 27 .84 feet to a point; Thence continuing along said RJW, South 08 degrees 09 minutes 08 seconds East for a distance of 37.03 feet to a point; Thence continuing along said R/W, South 01 degrees 05 minutes 44 seconds East for a distance of 51.41 feet to a point; Thence continuing along said R/W, South 04 degrees 09 minutes 30 seconds East for a distance of 40.65 feet to a point; Thence continuing along said R/W, South 09 degrees 20 minutes 13 seconds East for a distance of 40.06 feet to a point; Thence continuing along said RJW, South 09 degrees 21 minutes 17 seconds East for a distance of 42.85 feet to a point; Thence continuing along said R/W, South 09 degrees 05 minutes 32 seconds East for a distance of 38.61 feet to a point; Thence continuing along said R/W, South 05 degrees 37 minutes 13 seconds East for a distance of 8.33 feet to a ½ inch Crimp Top Pipe Set; Thence Leaving said R/W, South 86 degrees 24 minutes 07 seconds West for a distance of 379.04 feet to a ½ inch Rebar Found; Thence, North 22 degrees 35 minutes 56 seconds West for a distance of 197.17 feet to a ½ inch Crimp Top Pipe Set; Thence, North 88 degrees 45 minutes 00 seconds East for a distance of 210.30 feet to a ½ inch Rebar Found; Thence North 22 degrees 32 minutes 00 seconds West for a distance of 221.27 feet to a ½ inch Crimp Top Pipe Set on the south R/W of Dogwood Lane; Thence continuing along said R/W, North 87 degrees 48 minutes 24 seconds East for a distance of 6.65 feet to a point; Thence continuing along said R/W, North 87 degrees 23 minutes 59 seconds East for a distance of 46.45 feet to a point; Thence continuing along said R/W, North 87 degrees 19 minutes 21 seconds East for a distance of 53.33 feet to a point; Thence continuing along said R/W, North 86 degrees 39 minutes 31 seconds East for a distance of 32.94 feet to a point; Thence continuing along said R/W, North 87 degrees 24 minutes 57 seconds East for a distance of 19.50 feet to a point; Thence continuing along said R/W, North 84 degrees 29 minutes 19 seconds East for a distance of 28.29 feet to a point; Thence continuing along said R/W, North 88 degrees 51 minutes 37 seconds East for a distance of 30.44 feet to a point; Thence continuing along said R/W, South 82 degrees 16 minutes 59 seconds East for a distance of 29.76 feet to the point of Beginning;

Together with and subject to covenants, easements, and restrictions of record, said property contains 2 .801 acres as shown on a boundary survey made for the Lanier Drive

Fitness Center by Richard May & Associates, Inc., dated 6-13-2007.

Conditions of Sale:

The Forsyth County Board of Commissioners has determined it will accept the fair market value, as determined by an appraisal, as the minimum bid. The property will be sold to the highest responsible and responsive bidder. Seller reserves the right to reject any and all bids or cancel the proposed sale. All bidders must include Ten thousand (\$10,000.00) dollars with their bid as earnest money to be

credited toward the purchase price at closing. Unsuccessful bidders will receive a full refund of their earnest money deposit. Said earnest money may be made by cash, cashier's check, or money order payable to the Forsyth County Board of Commissioners.

Bid specifications may be obtained by contacting the Forsyth County Attorney's office, 222 Webb Street, Cumming, GA 30040. Telephone: 678-455-7150. To be considered, all bids MUST BE RETURNED to the same office prior to the above deadline. Bid specifications are available for pick up from 9:30 a.m. until 4:30 p.m., Monday through Friday.

Bids will be opened at 11:00 a.m., July 27, 2023, at the Forsyth County Attorney's office, 222 Webb Street, Cumming, GA 30040. Award of the bid will be made at a later date. The Forsyth County Board of Commissioners reserve the right to reject any or all bids. Bidders and the general public are invited to attend the bid opening.

Jeffrey M. Strickland,
Forsyth County Attorney