

## 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:

Being all that tract or parcel of land lying and being in Land Lot 850, 2nd District, 1<sup>st</sup> Section of Forsyth County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a concrete right of way monument found at the intersection of the Southeasterly Right of Way line of Sharon Drive (an apparent 50 feet wide right of way) as shown on a plat entitled "Sharon Springs" and recorded among the Land Records of Forsyth County, Georgia in Plat Book 9, Page 73, and the Northeasterly Right of Way Line of Sharon Road (a variable width right of way) as shown on Right of Way Maps for Forsyth County Project No. 108, and said point being at State Plane Coordinate (Georgia West Zone) of North: 1,498,432.42; East: 2,297,411.31; thence, leaving the said point and running with the said line of Sharon Road, South 29° 45' 04" East, 28.80 feet to a concrete right of way monument found; thence, 66.34 feet along the arc of a curve deflecting to the left, having a radius of 2,438.00 feet and a chord bearing and distance of South 47° 13' 07" East, 66.34 feet to a concrete right of way monument found; thence, 37.36 feet along the arc of a curve deflecting to the left, having a radius of 2,425.00 feet and a chord bearing and distance of South 41 ° 30' 59" East, 37.36 feet; thence, North 41" 07' 52" East, 4.00 feet; thence, 39.64 feet along the arc of a curve deflecting to the left, having a radius of 2,409.00 feet and a chord bearing and distance of South 42" 46' 12" East, 39.64 feet; thence, 436 feet along the arc of a curve deflecting to the left, having a radius of 2,409.00 feet and a chord bearing and distance of South 41 ° 51' 24" East, 4.36 feet to a ½ inch capped rebar set at the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning, the said line of Sharon Road and running adjacent to the property now or formerly owned by Lonnie & Beulah Forsyth, as described in a deed recorded among the aforesaid Land Records in Deed Book 536, Page 73

1. North 07° 09' 21" East, 191.03 feet to an axle found; thence, running along the south side of an approximate 24 feet wide drainage easement,
2. South 52° 42' 48" East, 131.88 feet; thence,
3. South 52° 54' 16" East, 10.88 feet to an axle found; thence, running adjacent to the lines of a subdivision entitled "Twelve Oaks", as shown on a plat recorded among the aforesaid Land Records in Plat Book 31, Page 193
4. South 00° 35' 44" East, 53.63 feet; thence,
5. North 88° 45' 41" East. 1.53 feet; thence,
6. South 01° 14' 19" East, 56.14 feet; thence,
7. South 88° 45' 41" West. 2.16 feet; thence,
8. South 00° 35' 44" East, 100.20 feet; thence,

9. South 00° 39' 57" East, 3.93 feet to a ½ inch capped rebar set on the aforesaid line of Sharon Road; thence, running with the said line of Sharon Road,
10. North 55° 01' 11" West, 42.18 feet; thence,
11. 119.36 feet along the arc of a curve deflecting to the right, having a radius of 2,446.00 feet and a chord bearing and distance of North 51° 41' 17" West, 119.35 feet; thence,
12. 17.03 feet along the arc of a curve deflecting to the right, having a radius of 2,409.00 feet and a chord bearing and distance of North 42° 06' 39" West, 17.03 feet to the Point of Beginning, containing 27,160 square feet or 0.6235 of an acre of land, more or less.

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

As depicted on that plat of survey for Forsyth County and Fidelity National Title Insurance Company, last revised August 27, 2020, by TerraMark Land Surveying, Inc., under seal of William C. Wohlford, RLS NO. 2577.

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