

FORSYTH COUNTY
c/o FORSYTH COUNTY ATTORNEY'S OFFICE 222 WEBB STREET
CUMMING, GA 30040
678-455-7150

DATE ISSUED: November 22, 2023

FOR: Sale of that Forsyth County property located at 7305 Lanier Drive, Cumming, Georgia 30040, also referred to as Tax Parcel No. 274-010.

DEADLINE FOR RECEIVING SEALED BIDS: 10:00 A.M. on January 19, 2024

BID RECEIVING OFFICE: Jarrard & Davis, LLP
 222 Webb Street
 Cumming, GA 30040

BIDS WILL BE OPENED AT: 11 :00 A.M. on January 19, 2024

Sealed bids, subject to all provisions of the Invitation to Bid, will be received and opened at the time, date and place shown above. Award of bid will be made at a later date pending evaluation of all bids submitted, and subject to acceptance by Board of Commissioners.

Place name of bidder, Property Tax Parcel Number, and bid opening date on the lower left side of your sealed bid envelope.

Bid tabulations will be furnished upon written request.

Bids submitted after 10:00 A.M. on the date of the deadline will not be accepted under any circumstances.

Bid packages must be complete, or such bids will be rejected.

INVITATION TO BID

The Forsyth County Board of Commissioners will accept sealed bids until 10:00 a.m., January 19, 2024, 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: All bids must include \$10,000.00 earnest money deposit payable to the Forsyth County Board of Commissioners in ***cashier's check or money order***.

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., January 19, 2024, 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 reserves the right to reject any or all bids. Bidders and the general public are invited to attend the bid opening.

To Media: November 16, 2023

Publish in Legal Ad Section: November 22, 2023

SEALED BID INFORMATION

SELLER: THE FORSYTH COUNTY BOARD OF COMMISSIONERS

PROPERTY LEGAL DESCRIPTION:

ALL THAT TRACT or parcel of land lying and being in Land Lot 625, 14th District, 1st Section of Forsyth County, Georgia and being more particularly described on that certain Warranty Deed from James L. Rinehart and Merle Rinehart to Forsyth County, Georgia, a body politic and political subdivision of the State of Georgia dated June 15, 2007, recorded June 20, 2007 in Deed Book 4788, Pages 548-551. A copy of the Warranty Deed is attached hereto as Exhibit "A" and incorporated herein by reference.

CONDITIONS: 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 cashier's check or money order payable to the Forsyth County Board of Commissioners.

PROCEDURE: Bids will be accepted until 10:00 a.m. on **January 19, 2024**, at which time bidding will close. All bids shall be opened at the offices of the Forsyth County Attorney's Office, 222 Webb Street, Cumming, Georgia, at 11:00 a.m. on **January 19, 2024**. A tabulation of all bids received shall be available for public inspection following the opening of all bids.

ACCEPTANCE OF BID AND CLOSING: Closing shall take place within Thirty (30) days of acceptance and award of the winning bid by the Forsyth County Board of Commissioners. Closing shall take place at the County Attorney's Offices, 222 Webb Street, Cumming, Georgia. Cash for the full balance of the purchase price, plus any expenses, if any, at closing is required. Purchaser shall pay all expenses of closing, if any, with no exceptions (no Seller attorney fees shall be charged to Purchaser and the transaction is exempt from State of Georgia Transfer Tax). Seller shall convey title by quitclaim deed at closing.

NOTICE REGARDING TITLE: Notice is hereby given that Seller's title is by virtue of a Warranty Deed located at Deed Book 4788, Page 548, Clerk's Office, Forsyth County Superior Court. Bidders are encouraged to satisfy themselves regarding marketability of title before bidding.

ENTERING BID: Bids may be entered by completing the accompanying Bid Entry Form, sealing it in an envelope, and returning it to the Forsyth County Attorney's Office, 222 Webb Street, Cumming, GA 30040, Attention Jeff Strickland. Bids must be actually received prior to the above date and time for closing of bids.

EXHIBIT "A"

Doc ID: 00702550004 Type: GLN
Filed: 08/20/2007 at 01:27:17 PM
Fee Amt: \$10.00 Page 1 of 4
Transfer Tax: \$0.00
Forsyth County, GA
Douglas Sorrells Clerk Superior Ct
SK 4788 PG 548-551

Recd
After Recording Return To:
Leon Spencer Gandy, Jr., Esq.
Gandy & Rice, PC
600 Northridge Road, Suite 590
Atlanta, GA 30130

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FORSYTH

THIS INDENTURE, made the 15th day of June, 2007, between JAMES L. RINEHART AND MERLE RINEHART (hereinafter referred to as "Grantor") and FORSYTH COUNTY, GEORGIA, a body politic and corporate and a political subdivision of the State of Georgia (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto Grantee, the following described real property located in Forsyth County, Georgia:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of Grantee, in FEE SIMPLE,

And Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor.

MLR
TLR

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed, the day and year first above written.

GRANTOR:

Signed and sealed in the presence of:

JAMES L. RINEHART AND
MERLE RINEHART

[Signature]

By: [Signature]
James L. Rinehart

[Signature]

[Signature]
NOTARY PUBLIC



[Notary Seal]
[Signature]

By: [Signature]
Merle Rinehart

[Signature]

[Signature]
NOTARY PUBLIC

[Notary Seal]



Exhibit A

Legal Description of the Property

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 R/W, 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 R/W, 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;

M.R. GJR

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.

md. R. gll

BID ENTRY FORM

I hereby acknowledge that I have received and read the accompanying Sealed Bid Information regarding the sale of the property described below, and I agree to the terms and conditions thereof. Pursuant to said terms and conditions, I hereby submit the following bid to Forsyth County for the real property described as follows:

Property Description: All that tract or parcel of land lying and being in Land Lots 625 of the 14th District, First Section, Forsyth County, Georgia, and more fully described in that certain Limited Warranty Deed dated June 15, 2007, between James L. Rinehart and Merle Rinehart, as parties of the first part, and Forsyth County, as party of the second part, recorded on June 20, 2007, at Deed Book 4788, Page 548-551, in the Real Property Records of the Forsyth County Superior Court Clerk.

Also known or referred to as, Forsyth County Tax Parcel No. 274-010 (+/-2.801 acres) located at 7305 Lanier Drive, Cumming, Forsyth County, Georgia 30041.

BID: \$ _____

Date:

Submitted by:

(please print or type exact name of individual(s) or entity as it should appear on deed.) Signed:

(If signing on behalf of Corporation or other legal entity, please state title or office held.) Address:

Telephone: _____

Email: _____

AGREEMENT FOR SALE OF REAL PROPERTY

THIS AGREEMENT FOR SALE OF REALTY (the "Agreement") is made and entered into this ____ day of _____, 2024 (the "Effective Date") (which shall be the date this Agreement is accepted and approved by the Forsyth County Board of Commissioners), by and between _____ (the "Buyer"), and FORSYTH COUNTY, a political subdivision of the State of Georgia (referred to herein as the "Seller"). The Buyer and the Seller are collectively referred to herein as the "Parties."

AGREEMENT

1. Property. The Buyer agrees to buy, and the Seller agrees to sell, all that tract of land containing a total of 2.801 acres, more or less, as more particularly described in that certain form of Limited Warranty Deed marked "Exhibit A", attached hereto and incorporated herein by reference, and otherwise known as Forsyth County Tax Parcel 274-010; and including all structures, fixtures and appurtenances attached thereto (hereinafter referred to as the "Property").
2. Purchase Price. The purchase price of the Property shall be _____ U.S. DOLLARS (\$ _____).
3. Earnest Money. Within three (3) business days following the Effective Date hereof, Buyer will pay to Seller TEN THOUSAND U.S. DOLLARS (\$10,000.00) as Earnest Money to be held by Seller until the Closing (defined below), which Earnest Money shall be applied as part payment of the purchase price of the Property at the time of Closing. If the sale fails to close, the earnest money will be returned to Buyer, except as otherwise provided for herein.
4. Due Diligence. The Buyer shall have a sixty (60) day Due Diligence period commencing immediately following the Effective Date of this Agreement. During the Due Diligence period, the Buyer may enter the property as provided below and may terminate this Agreement with or without cause. In the event of such termination, Buyer shall receive a full refund of the Earnest Money. At the conclusion of the Due Diligence period, the Buyer's right to terminate as described in this Section shall expire. Buyer shall procure, at Buyer's cost, a written title opinion establishing that

title to the Property is good, insurable, and marketable, and vested in Seller. Buyer, after examining said title opinion, shall notify Seller of any defects or unacceptable exceptions thereto at least ten (10) days prior to the end of the Due Diligence period. If the Buyer declines to accept the Property due to an unresolved title defect or other exception to title, then this Agreement shall be null and void, whereupon the parties hereto shall have no further rights, duties, obligations, or liabilities to one another hereunder, and Buyer shall receive a full refund of the Earnest Money.

5. **Limited Warranty Deed.** Seller agrees to convey the Property to Buyer by Limited Warranty Deed delivered at Closing substantially in the form attached hereto at "Exhibit A"; and, the Seller will warrant and defend the title to the Property against the claims of all persons claiming by or through Seller, subject only to the valid and agreed upon exceptions to title disclosed to the Buyer as of the date of Closing and as presented in accordance with this Agreement.
6. **Closing Date.** A closing shall be conducted within thirty (30) days of the conclusion of the Due Diligence period described in Section 4 (the "Closing"). Title to the Property and possession of the Property shall transfer at the time of Closing.
7. **Taxes.** The Property as owned by the County is exempt from ad valorem taxation and there are no taxes, assessments, or encumbrances against the Property. The Buyer will be solely responsible for any taxes, assessments, or encumbrances against the Property following the Closing of this transaction.
8. **Risk of Loss.** All risk of loss or damage to the Property will pass from the Seller to the Buyer at Closing. In the event that loss or damage occurs to the Property prior to Closing, the Buyer may, without liability, refuse to accept the conveyance of title and receive a full refund of the Earnest Money, or it alternatively may elect to accept the conveyance of title to the Property "AS IS."
9. **Right of Entry.** The Buyer may enter upon the Property at reasonable times for surveying and other reasonable purposes related to this transaction from the Effective Date of this Agreement through and including the last day of the Due Diligence Period described above. The Buyer's entry upon

the Property shall not unreasonably interfere with Seller's ongoing operations or cause any permanent or long-term damage to the Property.

10. Preservation of Property. The Seller agrees that the Property shall remain as it now is until the delivery of possession of the Property by the Seller to the Buyer, and that the Seller will prevent and refrain from any use of the Property for any purpose or in any manner which would adversely affect the Buyer's use and enjoyment of the Property in the future.
11. Final Agreement. This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.
12. Final Agreement. This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.
13. Severability. If any paragraph, subparagraph, sentence, clause, phrase, or any portion of this Agreement shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Agreement as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Agreement not held to be invalid. It is hereby declared to be the intent of the parties to provide for separable and divisible parts, and they do hereby adopt any and all parts hereof as may not be held invalid for any reason. Governing Law. This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Georgia, including but not limited to the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 et seq.) and the Georgia Open Records Act (O.C.G.A. § 50- 18-70 et seq.).
14. Public Meeting Requirement. In accordance with the Georgia Open Meetings Act, Seller's decision to enter into this Agreement to dispose of the Property must be made in an open (i.e., public) meeting where the identity of the Property and the terms of the agreement are disclosed before the vote. See O.C.G.A. § 50-14-3(b).

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date
first written above.

BUYER:

SIGNED, SEALED,
AND DELIVERED
in the presence of:

Individual/Entity Name:

Witness

Signature: _____
Print: _____
Title: _____

Notary Public

[NOTARY SEAL]

My Commission Expires: _____

SELLER:
FORSYTH COUNTY, GEORGIA, by
and through its Board of Commissioners

By: _____
Alfred John, Chairman

[COUNTY SEAL]

SIGNED, SEALED, AND DELIVERED
In the presence of:

Witness

Notary Public

[NOTARY SEAL]
My Commission Expires: _____

AGREEMENT FOR SALE OF REALTY

EXHIBIT A

FORM OF LIMITED WARRANTY DEED
(incl. Legal Description)

AFTER RECORDING, PLEASE RETURN TO:

**Jeffrey M. Strickland
222 Webb Street
Cumming, GA 30040**

STATE OF GEORGIA COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE, made this _____ day of ____, 2023, between FORSYTH COUNTY, a political subdivision of the State of Georgia (hereafter in this Indenture known as "Grantor"), and _____ (hereafter in this Indenture known and designated as "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey to Grantee, and Grantee's respective heirs, successors and assigns, all of the following described land and interests in land, estates, easements, rights, improvements, property, fixtures, equipment, furniture, furnishings, appliances and appurtenances, (hereinafter collectively referred to as the "Premises"):

All that tract or parcel of land lying and being in Land Lot 625, 14th District, 1st Section of Forsyth County, Georgia, being more particularly described in Exhibit A attached hereto and by this reference made a part hereof.

All buildings, structures and other improvements now located on the Land; and

All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating, or appertaining to the Premises or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, now owned by Grantor.

TO HAVE AND TO HOLD the Premises and all parts, rights, members and appurtenances thereof, to the use, benefit and behoof of Grantee and the successors and assigns of Grantee, IN FEE SIMPLE, forever; and Grantor covenants that Grantor is lawfully seized and possessed of the Premises, as aforesaid, and has good right to convey the same, that the same is unencumbered, except for those matters expressly set forth and recorded in the Forsyth County Superior Court Clerk's records, and that Grantor does warrant and will forever defend the title thereto against the claims of all persons claiming by or through Grantor, except for those matters expressly set forth and recorded in the Forsyth County Superior Court Clerk's records.

IN TESTIMONY WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year first above written.

GRANTOR:

Signed, sealed, and delivered in the presence of:

FORSYTH COUNTY, a political subdivision of the State of Georgia, by and through its Board of Commissioners

Unofficial Witness

By: _____ (seal)
Alfred John, Chairman

Notary Public

By: _____
Rhonda Hansard, County Clerk

[NOTARY SEAL]

[COUNTY SEAL]

LIMITED WARRANTY DEED

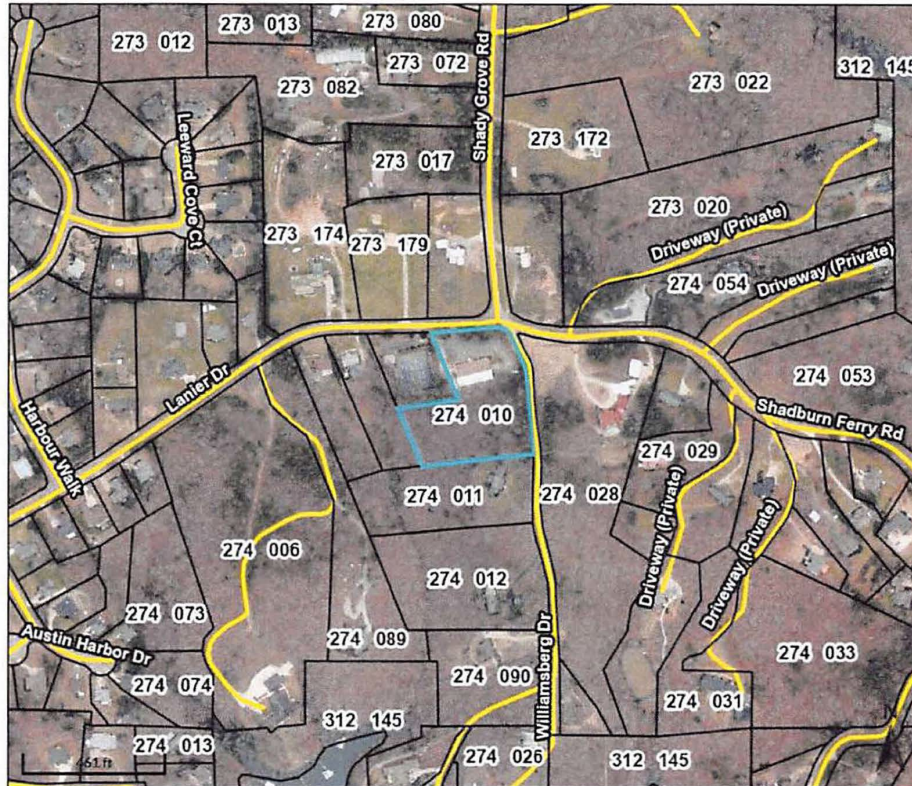
"EXHIBIT A"

PREMISES LEGAL DESCRIPTION

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.



Overview



Legend

- Parcels
- Parcel Numbers
- Address Numbers
- Roads

Parcel ID 274 010
 Sec/Twp/Rng --
 Property Address 7305 LANIER DR
 CUMMING

Alternate ID 000000160200
 Class E1
 Acreage 2.79

Owner Address F C SENIOR SERVICES
 CUMMING, GA 30041

District n/a
 Brief Tax Description 14-1 625 HEARTHSTONE LODGE

Value Information
 645230

Last 2 Qualified Sales

Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 9/6/2023
 Last Data Uploaded: 9/6/2023 4:19:22 AM

Developed by  **Schneider**
 GEOSPATIAL