

**SUMMARY OF BID PACKAGE  
FOR THE PROPOSED SALE  
OF CERTAIN REAL PROPERTY  
OWNED BY THE STATE OF GEORGIA**

**APPROXIMATELY 3.14 ACRES  
LOCATED ON THE EAST SIDE OF CODY JOHNSON ROAD ACROSS FROM  
HANCOCK STATE PRISON  
IN UNINCORPORATED HANCOCK COUNTY, GEORGIA**

To assist in the determination of fair market value, the State Properties Commission has obtained an appraisal which estimates the value to be \$5,000.

This, however, is not to be construed as a minimum bid.

Also the State of Georgia has expended \$5,570 in due diligence and advertisement expense and a reimbursement of these expenses must be made to the State Properties Commission prior to closing.

STATE PROPERTIES COMMISSION  
47 TRINITY AVENUE, S. W.  
SUITE G-02  
ATLANTA, GEORGIA 30334

The building will be open for inspection Wednesday from 10:00 a.m. until 2:00 p.m. on WEDNESDAY, August 12, 2009 and on WEDNESDAY, August 26, 2009. Prior to inspection, all bidders must contact Ms. Vera Harden at Hancock State Prison 706-444-1011 to schedule date and time.

Sealed bids will be opened on Thursday, September 3, 2009 at 2:00 p.m. in the BID ROOM of the State Property Officer, 270 Washington St. SW, 2<sup>nd</sup> Floor  
Atlanta, GA 30334

All inquiries regarding this ITB shall be directed to:  
Carol Ross, Purchasing Manager  
Georgia State Financing and Investment Commission  
270 Washington Street, Second Floor  
Atlanta, GA 30334  
Phone: (404)463-5739  
Fax: (404)463-5699  
Preferred correspondence is E-mail: [cross@gsfic.ga.gov](mailto:cross@gsfic.ga.gov)

**LEGAL DESCRIPTION:**

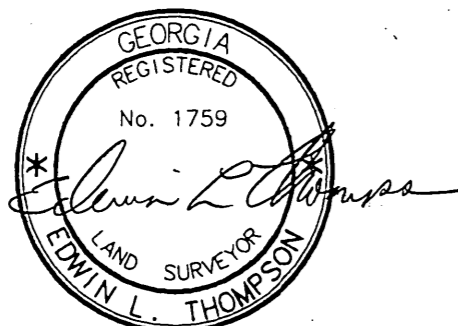
ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 113 G.M.DISTRICT OF HANCOCK COUNTY, GEORGIA AND BEING 3.14 ACRES LYING ALONG THE EAST SIDE OF CODY JOHNSON ROAD (COUNTY ROAD #222) DIRECTLY ACROSS FROM THE HANCOCK COUNTY PRISON.  
 BEGINNING AT A 5/8" REBAR FOUND ON THE EASTERN RIGHT-OF-WAY OF CODY JOHNSON ROAD, SAID POINT OF BEGINNING LIES N 11°55'56" E A DISTANCE OF 944.10' FROM A METAL PIN FOUND AT THE INTERSECTION OF THE PAVED DRIVE TO HANCOCK COUNTY PRISON AND CODY JOHNSON ROAD. FROM SAID POINT OF BEGINNING THENCE N 10°51'57" E A DISTANCE OF 1501.83' TO A 1/2" REBAR SET ON EASTERN RIGHT-OF-WAY OF CODY JOHNSON ROAD AT THE BEGINNING OF A CURVE TO THE LEFT; THENCE N 04°06'59" W A DISTANCE OF 634.01' (CHORD) TO A 1/2" REBAR SET ON RIGHT-OF-WAY AT END OF CURVE, SAID CURVE HAVING AN ARC LENGTH OF 641.52'; THENCE N 20°43'04" W A DISTANCE OF 203.48' TO A 1/2" REBAR FOUND ON RIGHT-OF-WAY; THENCE N 70°22'26" E A DISTANCE OF 324.85' TO A 1" SQUARE PIPE FOUND ON STREAM BANK; THENCE N 70°22'26" E A DISTANCE OF 8.76' TO A 1-1/4" IRON BAR FOUND IN CENTER OF STREAM; THENCE S 10°48'08" W A DISTANCE OF 1205.38' TO A 1/2" REBAR FOUND; THENCE S 10°46'24" W A DISTANCE OF 1256.02' TO A 5/8" REBAR FOUND; THENCE N 66°42'32" W A DISTANCE OF 20.85' TO SAID POINT OF BEGINNING.

**CERTIFICATE OF SURVEYOR:**

"I HEREBY CERTIFY TO ALL PARTIES INTERESTED IN THE TITLE TO THE TRACT(S) OF LAND (UNLESS OTHERWISE STATED, HEREINAFTER COLLECTIVELY REFERRED TO IN THE CERTIFICATE AND HEREON AS "THE LAND") SURVEYED AND PLATTED HEREON, THAT THIS PLAT; (A) IS THE RESULT OF A FIELD SURVEY AND IS AN ACCURATE, CURRENT AND COMPLETE REPRESENTATION OF THE LAND SURVEYED AND PLATTED HEREON; (B) WAS PREPARED IN CONFORMITY WITH, PURSUANT TO, AND IS IN COMPLIANCE WITH (1) THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW; (2) OCGA §§ 15-6-67 - 69 AMENDED THROUGH THE DATE OF THIS CERTIFICATE; AND (3) ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STATUTES AND SPECIFICATIONS; (C) SHOWS THAT THE LAND IS TIED (IN COMPLIANCE WITH OCGA §§ 44-4-20 - 31 AS AMENDED THROUGH THE DATE OF THIS CERTIFICATE) TO THE GEORGIA COORDINATE SYSTEM OF 1985, EAST ZONE, AND SHOWS THE STATE PLANE COORDINATES OF AT LEAST TWO PERMANENT MONUMENTS ON THE SURVEY, EXPRESSED IN AMERICAN SURVEY FEET, AND ALSO SHOWS WHEN A NATIONAL GEODETIC SURVEY MONUMENT IS WITHIN 500 FEET OF ANY POINT ON THE PROPERTY MAPPED OR PLATTED, OR ANY POINT OF REFERENCE SHOWN THEREON; (D) SHOWS THAT ALL BEARINGS ARE REFERENCED TO GRID NORTH, GEORGIA COORDINATE SYSTEM OF 1985, EAST ZONE; (E) SHOWS THAT ALL CORNERS HAVE BEEN ESTABLISHED AND MARKED BY EITHER IRON PINS OR CONCRETE MONUMENTS WHICH HAVE BEEN FOUND, VERIFIED, LABELED AS TO TYPE AND LEFT IN PLACE; (F) LABELS HEREON A POINT OF BEGINNING WHICH IS LOCATED ON THE PERIMETER BOUNDARY; (G) SHOWS HEREON IN A "LEGEND" THE MEANINGS OF ALL ABBREVIATIONS AND SYMBOLS USED; (H) SHOWS HEREON THE NUMBER, DATE AND NATURE OF ALL REVISIONS OF THIS PLAT; (I) IS ELIGIBLE FOR RECORDING TO THE PLAT BOOK RECORDS IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF ANY COUNTY OR COUNTIES IN WHICH THE LAND TOTALLY OR PARTIALLY LIES; AND (J) INCORPORATES EACH SPECIFICALLY REQUIRED ITEM AS SET OUT IN THAT CERTAIN SERVICES AGREEMENT(S) REGARDING THIS PLAT BETWEEN THE UNDERSIGNED AND THE DEPARTMENT OF CORRECTIONS AGENCY; AND (K) AN AREA MAP INDICATING THE LOCATION OF THE PROPERTY.

*Edwin L. Thompson* (SIGNATURE, IN CONTRASTING INK)

GEORGIA REGISTERED LAND SURVEYOR NO. 1759



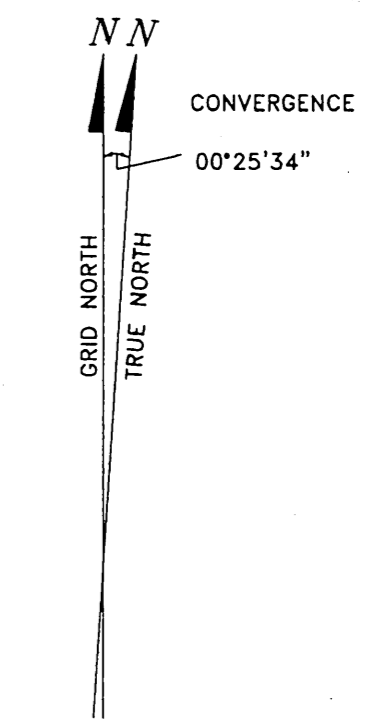
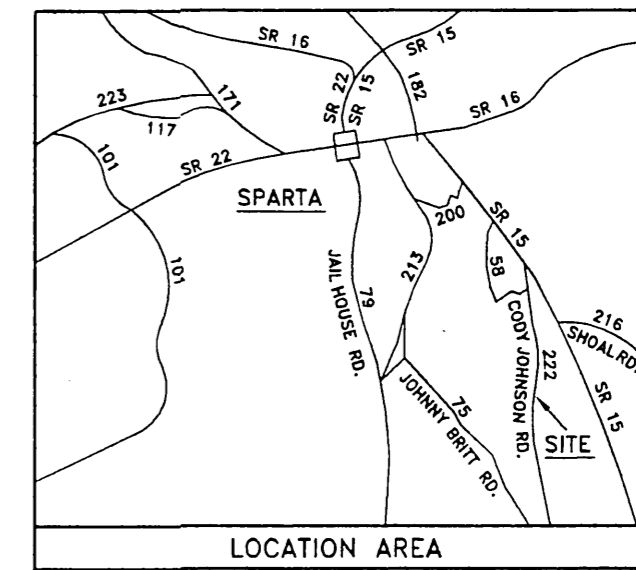
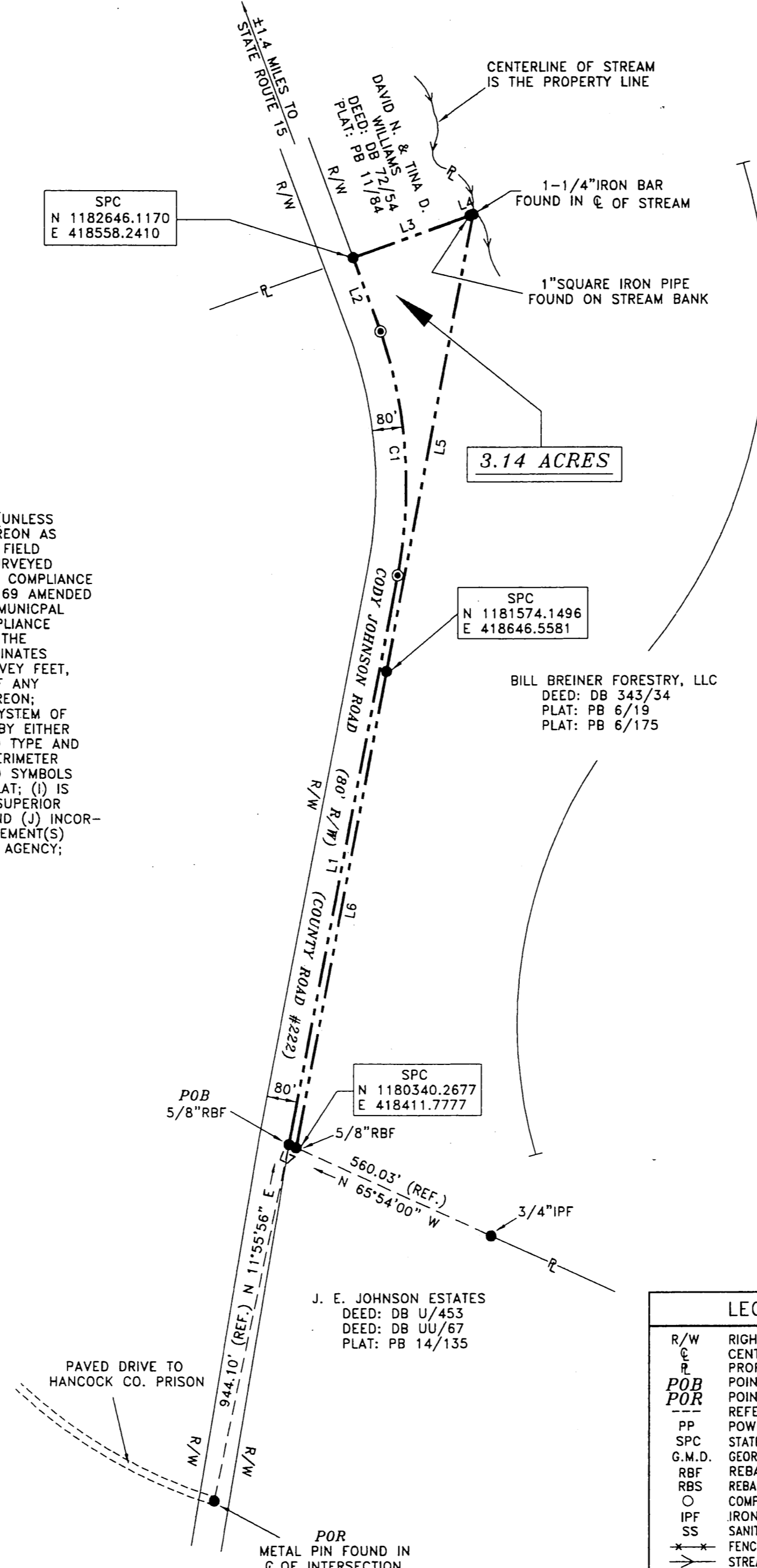
EDWIN L. THOMPSON RLS#1759  
 DATE: 2/20/2009

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,660 FEET AND AN ANGULAR ERROR OF 00'00"01" PER ANGULAR POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,135,030 FEET.

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 300 ft.



BEARING DATUM ESTABLISHED FROM NAD 83 (1994) COORDINATES GEORGIA GRID, EAST ZONE, IN U.S. SURVEY FEET, AND WERE ESTABLISHED FROM BURANY 1935 (NGS) USING GPS TECHNIQUES.

**PROPERTY COURSE CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1208.83'	641.52'	634.01'	N 04°06'59" W

**PROPERTY COURSE LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 10°51'57" E	1501.83'
L2	N 20°43'04" W	203.48'
L3	N 70°22'26" E	324.85'
L4	N 70°22'26" E	8.76'
L5	S 10°48'08" W	1205.38'
L6	S 10°46'24" W	1256.02'
L7	N 66°42'32" W	20.85'

**NOTES:**

- THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING DRAINAGE AND/OR UTILITY EASEMENT THAT MAY NOT BE SHOWN ON THIS PLAT NOR DOES THE SURVEYOR ASSUME ANY RESPONSIBILITY FOR ANY SUCH EASEMENTS THAT MAY AFFECT THIS PROPERTY.
- REFERENCE: DEED: DB 5-Z/266-273 PLAT: PB 9/73

LEGEND	
R/W	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
---	REFERENCE LINE
PP	POWER POLE
SPC	STATE PLANE COORDINATES
G.M.D.	GEORGIA MILITIA DISTRICT
RBF	REBAR FOUND
RBS	REBAR SET
○	COMPUTED POINT
IPF	IRON PIPE FOUND
SS	SANITARY SEWER LINE
---	FENCE
~	STREAM
●	1/2" RBS (UNLESS NOTED)
●	1/2" RBF (UNLESS NOTED)
■	CONC. MONUMENT FOUND

SURVEY OF PROPERTY FOR:

**GEORGIA DEPARTMENT OF CORRECTIONS**

LYING IN THE 113th G.M.D.  
 HANCOCK COUNTY, GEORGIA

SURVEYED: 02/05/2009	PLAT DRAWN: 02/17/2009
SURVEYOR:	SCALE: 1" = 300'
THOMPSON LAND SURVEYORS, INC. 140 KENAN DR. NW MILLEDGEVILLE, GEORGIA 31061 PHONE: 478-414-1241	EQUIPMENT USED:
	TOPCON GTS-3000 EDS TOTAL STATION FILE 1325