



MORGAN COUNTY COMMISSION
A G E N D A
October 15, 2019
5:00 PM
150 East Washington Street, Madison, GA

Pledge and Invocation

Agenda Approval

Unfinished Business

1. NRCS Lease Amendment

New Business

2. Purchase of Turnout Gear
3. 2020 County Holiday List
4. Discussion and adoption of roads in Buckhead Manor Phases 5, 6A and 6B.
5. Commissioner Liaison Reports
6. Public Comments on Agenda Items



MORGAN COUNTY AGENDA REQUEST

Department:

Administration

Presenter(s):

Meeting Date: mm/dd/yyyy 10/22/2019

Type of Request: Old Business

Wording for the Agenda:

NRCS Lease Amendment Request

Background/History/Details:

This item was tabled at the October 1st, 2019 Board meeting. The Board approved a 3-year lease extension agreement submitted by NRCS at the August 6th, 2019 Board meeting for the FSA building. The previous agreement was for five years. NRCS contacted us on September 27th, 2019 to amend the extension to five years due to the term length oversight in the extension that was approved August 6th, 2019.

What action are you seeking from the Board of Commissioners?

Motion to approve or deny the NRCS Lease Amendment as presented.

If this item requires funding, please describe:

Has this request been considered within the past two years?

No

If so, when?

Is Audio-Visual Equipment Required for this Request?*

No

Backup Provided with Request?

Yes

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

No

Approved by Purchasing

No

Manager's Approval

No

Staff Notes:

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. 57-4310-15-03
ADDRESS OF PREMISES 205 E. JEFFERSON STREET, MADISON, GA 30650	PDN Number:

THIS AMENDMENT is made and entered into between: **Morgan County Board of Commissioners**
 whose address is: 150 E Washington Street, Madison, GA 30650
 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA (USDA)**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2019, as follows:

This Lease Amendment (LA) is issued to reflect the following:

Effective October 1, 2019 through September 30, 2024, USDA (NRCS) shall pay the Lessor annual rent of \$14,479.01, payable at the rate of \$1,206.58 per month (representing \$6.37 per ANSI-BOMA Square Feet (ABOA) for 2,273 ABOA in arrears. Rent for a lesser period shall be prorated. Rent payments shall be made payable to: Morgan County Board of Commissioners.

The Lessor must have an active registration in the System for Award Management (SAM) (via the internet at <https://www.sam.gov/portal/public/SAM>) prior to lease approval and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payment to Lessors without an active SAM registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the SAM system.

In the event of a holdover past the term of the lease, the tenancy shall continue on a month-to-month basis at the same rental rate in effect at the time of the lease's expiration, and all terms and conditions of the lease shall continue in full force and effect. Any claims by the Lessor related to the holdover tenancy shall be subject to the Contract Disputes Act of 1978, as amended (41 U.S.C. 7101 et seq.), and as implement in Federal Acquisition Regulation § 52.233-1, and the holdover tenancy shall continue notwithstanding the assertion of any claim.

The Government reserves the right to terminate this Lease, in whole or part, at any time by giving at least **120** days' notice in writing to the Lessor.

All other terms and conditions of the lease shall remain in force and effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: _____
 Entity Name: _____
 Date: _____
 Email: _____
 Phone: _____

Signature: _____
 Name: _____
 Title: _____
 Date: _____

WITNESSED FOR THE LESSOR BY:

New Request



Requested NRCS Lease
 extension amendment

Signature: _____
 Name: _____
 Title: _____
 Date: _____

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.2 TO LEASE NO 57-4310-15-03
ADDRESS OF PREMISES 205 E. Jefferson St Madison, GA 30650	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Morgan County Board of Commissioners** whose address is: **150 E. Washington Street, Madison, GA 30650**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties here do desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. Effective upon execution by the Government, the lease period of the above described premises will be extended from **October 1, 2019 to September 30, 2022**. The
2. Effective **October 1, 2019**, the Government will pay the Lessor annual rent of **\$14,479.01** payable at the rate of **\$1,206.58** per month, representing **\$6.37** per square foot for **2,273** usable square feet in arrears.
3. The Lessor must have an active/updated registration in System for Award Management (SAM) System (<https://www.sam.gov>) upon receipt of this lease amendment. The Government will not process rent payments to Lessors without an active/updated SAM Registration.

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

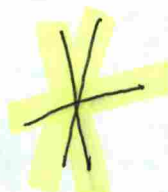
Signature: _____
 Name: _____
 Title: _____
 Entity Name: _____
 Date: _____

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 The United States of Department of Agriculture
 Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: _____



NRCS lease extension
agreement approved
08/06/2019

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. 57-4310-15-03

ADDRESS OF PREMISES

205 E Jefferson Street, Madison, GA 30650

THIS AGREEMENT, made and entered into this date by and between **Morgan County Board of Commissioners**
whose address is **150 E Washington Street, Madison, GA 30650**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **October 1, 2014**, as follows:

Effective October 1, 2014 through September 30, 2019, the NRCS shall pay the Lessor annual rent of \$14,479.01 payable at the rate of \$1,206.58 per month (representing \$6.37 per square foot at 2273 usable square feet) in arrears. Rent for a lesser period shall be prorated. Rent payments shall be made payable to: Morgan County Board of Commissioners.

The Lessor must have an active registration in the System for Award Management (SAM) (via the internet at <https://www.sam.gov/portal/public/SAM>) prior to lease approval and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active SAM registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the SAM system.

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: *Michael Lamar*

Name: Michael Lamar

Title: County Manager

Entity Name: Morgan County Board of Commissioners

Date: 9/23/14

FOR THE GOVERNMENT:

Signature: *Michelle Bales*

Name: Michelle Bales

Title: Real Property Leasing Officer

United States Department of Agriculture

Date: 9/26/14

WITNESSED FOR THE LESSOR BY:

Signature: *Jane Laseter*

Name: Jane Laseter

Title: County Clerk

Date: 9/23/14

Previous 5-year agreement

Previous NRCS lease agreement
approved 09/26/2014



MORGAN COUNTY AGENDA REQUEST

Department:

Fire

Presenter(s):

Jeff Stone

Meeting Date: mm/dd/yyyy

10/15/2019

Type of Request:

New Business

Wording for the Agenda:

Purchase of Turnout Gear

Background/History/Details:

The Fire Department requests to purchase 12 sets of turn out gear as part of their replacement plan to ensure fire fighters do not have expired protective gear. The funds for the gear is a budgeted item. The lowest responsive bid is for \$20,186.88 from Municipal Emergency Services.

What action are you seeking from the Board of Commissioners?

Motion to approve the purchase of 12 sets of turnout gear for \$29, 186.88

If this item requires funding, please describe:

This is a budgeted purchase

Has this request been considered within the past two years?

Yes

If so, when?

Annually

Is Audio-Visual Equipment Required for this Request?*

No

Backup Provided with Request?

Yes

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Yes

Approved by Purchasing

Yes

Manager's Approval

Yes

Staff Notes:

PO# _____

7

E Quotation
Bennett Fire Products Co., Inc.



www.BennettFireProducts.com

September 30, 2019

Morgan County Fire Rescue
Attn: Mr. Jordan Farrington
1380 Monticello Road
Madison, GA 30650

These prices will be valid until December 15, 2019

Globe GXcel Gold Ultra Jacket, Hi-Back Trousers & Suspenders per Morgan County specifications, *last order June 2016*
\$2,169.00 per set

Delivery: 60-70 days after receipt of purchase order
FOB Madison, GA *Prices include all shipping charges*
Terms: net 30 days

Thanks for giving us the opportunity to serve you!

Ryan Bennett
678-447-8834
rbennettbfp@gmail.com

NAFECO
1515 West Moulton Street
Decatur, AL 35601
Phone: 800-628-6233

info@nafeco.com

QUOTE

Quote Number: 1024079

Date: 9/17/19

Quote Expiration: EXPIRES 30 DAYS

To: MOR023
MORGAN COUNTY FIRE DEPARTMENT
1380 MONTICELLO ROAD
ATTN: JEFF STONE
MADISON, GA 30650
United States of America

F.O.B. Point: ORIGIN

Salesperson: Rob Buckner (NE GA)

Quote Prepared By: Angela Henderson

[illegible]

Thank you for your business !

NOTE: All accounts are subject to sales tax charges unless a valid state tax exempt certificate is on file with NAFECO, or provided at the time of the order.

If you have any questions concerning this quote, please call our number listed above.

Visit Us On The Internet At: www.nafeco.com

Page: 1

Q

MES

MUNICIPAL EMERGENCY SERVICES

6701-C Northpark Blvd
Charlotte, NC 28216

Quote

Date 09/11/2019
Quote # QT1295806
Expires 12/20/2019
Sales Rep Thompson, John
PO #
Shipping Method FedEx Ground

Bill To
MORGAN CO BOARD OF COMMISSIONERS
P.O. BOX 168
MADISON GA 30650
United States

Ship To
MORGAN CO FIRE DEPT
1380 MONTICELLO ROAD
MADISON GA 30650

Item	Alt Item #	Units	Description	QTY	Unit Sales Pri...	Amount
Custom-Turnout-Coat			Custom Fire-Dex Turnout Coat Pioneer Defender NP Stedair 3000	1	1,008.09	1,008.09
Custom-Turnout-Pant			Custom Fire-Dex Turnout Pant Pioneer Defender NP Stedair 3000	1	674.15	674.15

Subtotal 1,682.24
Shipping Cost (FedEx Ground) 0.00
Total \$1,682.24

Customer Pays Actual Freight Charge

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current local tax information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1295806



MORGAN COUNTY AGENDA REQUEST

Department:

Administration

Presenter(s):

Meeting Date: mm/dd/yyyy

10/22/2019

Type of Request:

New Business

Wording for the Agenda:

2020 County Holiday List

Background/History/Details:

What action are you seeking from the Board of Commissioners?

Motion to approve the 2020 County Holiday List.

If this item requires funding, please describe:

Has this request been considered within the past two years?

No

If so, when?

Is Audio-Visual Equipment Required for this Request?*

No

Backup Provided with Request?

Yes

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

No

Approved by Purchasing

No

Manager's Approval

No

Staff Notes:



MORGAN COUNTY COMMISSIONERS

2020 HOLIDAYS

<u>Holiday</u>	<u>Date to be Observed</u>
New Years Day January 1, 2020	January 1, 2020 (Wednesday)
MLK, Jr. Day January 20, 2020	January 20, 2020 (Monday)
Good Friday April 10, 2020	April 10, 2020 (Friday)
Memorial Day May 25, 2020	May 25, 2020 (Monday)
Independence Day July 4, 2020	July 3, 2020 (Friday)
Labor Day September 7, 2020	September 7, 2020 (Monday)
Veterans Day November 11, 2020	November 11, 2020 (Wednesday)
Thanksgiving Holidays November 26 & 27, 2020	November 26 & 27, 2020 (Thursday & Friday)
Christmas Holidays December 24 & 25, 2020	December 24 & 25, 2020 (Thursday and Friday)

There are no perennial streams within or impacted by this subdivision that are upstream of a water supply reservoir pursuant to the rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.01.

W. Kayle Cowherd
W. Kayle Cowherd, Ga RLS #3023

9/1/2016
Dated:

Health Department Certification:

The lots shown have been reviewed by the Morgan County Health Department as noted on each lot of the plat and plat legend. This review was performed based on the information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for On-Site sewage management system placement prior to the issuance of a construction permit.

Lynette P. Knight
Lynette P. Knight Title: EHS-IV

9/6/16
Dated:

Surveyor's Certification:

It is hereby certified that this plat is true and correct and was performed from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown.

W. Kayle Cowherd
W. Kayle Cowherd, Ga RLS #3023

9/1/2016
Dated:

Owner's Certification:

The undersigned certifies that He or She is the Fee Simple Absolute Owner of the land shown on this plat and that the plat and the public improvements contained herein or associated therewith meet all applicable requirements and standards of the Morgan County Development Regulations.

Jay V. Dell
Signed Managing Member: Jay V. Dell
BRD Development Company, LLC
1001 Founders Row, Suite 104
Greensboro, GA 30642

9/2/2016
Dated:

Certification Of Final Plat Approval: For Recordation

All requirements of the Morgan County Development Regulations having been represented as being fulfilled by this plat and the related As-Built approved on _____. The undersigned acting under authority of the Board of Commissioners of Morgan County hereby approve this plat for recordation by the clerk of the Superior Court, along with the accompanying deeds of dedication of all streets, easements, and other public areas and improvements shown thereon, subject to maintenance and guarantee by the owner for three years. This approval recognizes the receipt of appropriate surety by the Board Of Commissioners of Morgan County in the amount of \$ 77575 to assure the completion and maintenance of all street and drainage facilities appurtenant to this subdivision.

Morgan County Road Superintendent
(Signature, Morgan County Road Superintendent)

9-6-16
Dated:

Morgan County Director of Planning and Development
(Signature, Morgan County Director of Planning and Development)

9/9/16
Dated:

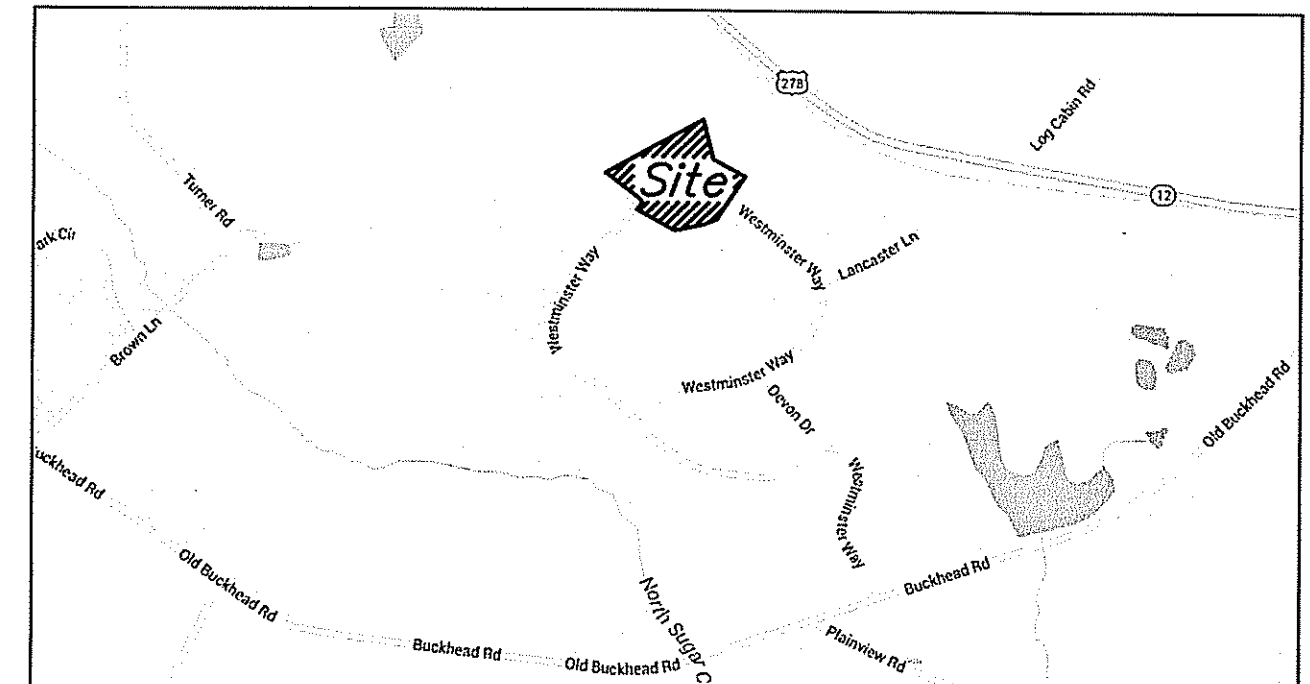
Final Plat For - Buckhead Manor Phase VI-B -

Index To Sheets

1. Cover Sheet & General Notes
2. Phase VI-B Plan
3. Contours, Soil Map & Data

General Notes:

1. Total Area of these Lots = 18.36 Acres
2. Zoning: AR - Conservation Subdivision
3. Minimum Lot Size = 0.61 Acres
4. The individual lot building setback lines are shown for each lot. The minimum Building Setbacks as follows:
Front: 75'
Side: 15'
Rear: 100'
5. Sewage Systems are to be individual Septic Tanks and Drainfields.
6. Public Water serves these lots.
7. Owner Developer: BRD Development Company, LLC.
8. This plat is subject to the Covenants set forth in a separate document.
9. All corners are either 1/2" or 3/8" Rebar or Iron Pin & Caps.
10. This development was built according to the construction plans. The roads are contained within the Right-of-Ways shown.



Morgan County, Georgia Location Map N.T.S.

Health Department Notes:

- 2BR = "Possible 2BR House" - This lot may only accommodate a 2 bedroom house.
- ATU = "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.
- DRIP = "Drip Emitter System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.
- DRIP REPAIR = "Drip Emitter System Repair" - The repair system required for this lot may be a Drip Emmitter System.
- HPCL = "High Perc, Extra Line" - Soils on this lot have a higher than average percolation rate and will require extra drainline.
- SPHD = "Site Plan Health Department", Site plan required at the time of permit application.
- LEVEL IV = "Level IV Soil Report" - A level IV soil report has been performed and is overlaid on this lot.
- L4N = "Level IV Soil Report Needed" - A level IV soil report will be needed prior to issuance of a septic permit for this lot.
- NRD = "No Reduced Drainfield" - Soil conditions and recommendations given on the level III soils report indicate that no reduced length drainfields will be permitted for this lot. Consult with the soil professional performing the level III soils report for recommendations.
- SPHD = "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at the time of permit application. Needed for alternative septic systems, commercial septic systems, and systems with high waste strength or at the discretion of the local health authority.
- SSLP = "Septic System Location Plan" - A septic system location plan drawing in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP'S are required due to spatial constraints.

FILED

02:14 PM

9/12/2016

MORGAN SUPERIOR COURT

JODY M. MOSS

CLERK

BK 46 PG 94

APPROVED FOR RECORDING ONLY
MORGAN COUNTY
PLANNING AND DEVELOPMENT

SEP 09 2016

Final Plat For:

Buckhead Manor Phase VI-B

Cowherd & Associates
Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
Plot Plans - Topographical Surveys - Subdivisions
2880 Maxeys Road - Union Point, Ga 30669 - (706)-817-1744

COPYRIGHT © 2015 BY Cowherd & Cowherd, LLC
Georgia Certificate of Authorization No. LSF000739
dba Cowherd & Associates Land Surveyors
ALL RIGHTS RESERVED

G.M.D. 277 Morgan County, Georgia

Land District 5th Address:

Land Lot 69 & 76 Westminster Way

Job No. 2016-78 Madison, GA 30650

Tax Map Parcel Number 044 017 A

Field work date: 07/25/2016

Final plat date: 08/13/2016

Plat Revision Date:

Graphic Scale Scale: 1" = 100'

0 50 100 200 300

The public records referenced on this plat are the only ones used and/or necessary to the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private. This plat or survey is intended for the sole use of the names listed hereon any other use is strictly prohibited. In my professional opinion this plat is a true and correct representation of the land platted. The field data upon which this map or plat is based has a closure precision of 3 CM per 50 parts per million. This Map or Plat has been calculated for closure and is found listed under the area for each lot. All underground utilities are not shown hereon. This surveyor does not certify or guarantee the size, shape, pressure, material, and direction of any underground utility.

O/S = Offset
P/L = Property Line
C/L = Centerline
C&G = Curb and Gutter
UGP = Underground Power
CLF = Chain Link Fence

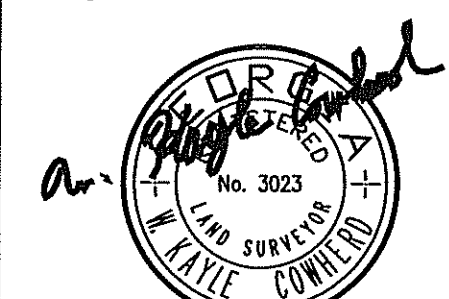
R/W = Right of Way
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
TMP: = Tax Map Parcel Number
GI = Grate Inlet
CB = Catch Basin

Flood Hazard Note:
No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #13211C0225A with an Effective Date of February 15, 2002.

Equipment Used:
☒ Carlson CR2
Robotic T.S.
☐ Topcon 211D
☒ Carlson GPS w/RTK

- Legend**
- = Iron Pin & Cap Set
 - = Iron Pin Found (Desc.)
 - △ = IPF Conc. Monument
 - △ = P.K. Nail
 - = Computed Point (No Pin)
 - = Power Pole
 - = Power Transformer
 - = Telephone Pedestal
 - ⊕ = Light Pole
 - ⊕ = Water Valve
 - ⊕ = Fire Hydrant
 - ⊕ = Water Meter
 - ⊕ = Manhole
 - ⊕ = Tree
 - ⊕ = Swamp

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



After Recording Return to:

QUITCLAIM DEED FOR RIGHT OF WAY

GEORGIA, MORGAN COUNTY.

THIS INDENTURE, made the 9th day of October, 2019, by and between **Buckhead Manor Property Owners Association, Inc.**, a Georgia non-profit corporation, as party of the first part, hereinafter called Grantor, and **Morgan County, Georgia**, a political subdivision of the state of Georgia, its heirs, successors and assigns, as party of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, 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 valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, all of its entire right, title and interest passing hereunder, whatever the same be, in and to that certain property described as follows, to wit:

Phase V - Roads

All that certain tract or parcel of land lying, situated, and being in the 277th District, G.M., of Morgan County, Georgia, being designated Westminster Way 50' R/W, as shown on that certain plat of survey prepared by Robert V. Baldwin, Registered Land Surveyor No. 2655, dated November 29, 2006, recorded in Plat Book 39, Pages 48-49, in the office of the Clerk of Superior Court of Morgan County, Georgia records.

Phase VI-A - Roads

All that certain tract or parcel of land lying, situated, and being in the 277th District, G.M., of Morgan County, Georgia, being designated Westminster Way 50' R/W and Abby Lane 50' R/W as shown on that certain plat of survey prepared by Robert V. Baldwin, Registered Land Surveyor No. 2655, dated January 4, 2008, recorded in Plat Book 40, Pages 59-60, in the office of the Clerk of Superior Court of Morgan County, Georgia records.

Phase VI - B - Roads

All that certain tract or parcel of land lying, situated, and being in the 277th District, G.M., of Morgan County, Georgia, being designated Westminster Way 50' R/W and Abby Lane 50' R/W and Kent Court 50' R/W, as shown on that certain plat of survey prepared by W. Kayle Cowherd, Registered Land Surveyor No. 3023, dated August 13, 2016, recorded in Plat Book 46, Pages 94-96, in the office of the Clerk of Superior Court of Morgan County, Georgia records.

The above property being all of the road right of ways within Phases V, VI-A, and VI-B in Buckhead Manor Subdivision and being a portion of Tax Map Parcel 44A 001 B.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered
in the presence of:



Unofficial Witness

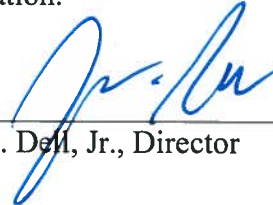


Notary Public

My Commission Expires:

(AFFIX NOTARY SEAL)

**Buckhead Manor Property Owners
Association, Inc.**, a Georgia non-profit
corporation.

By: 
J.V. Dell, Jr., Director



[County Acceptance Signature On Next Page]

GRANTEE HEREBY ACCEPTS all property conveyed by this Quitclaim Deed For Right Of Way.

This the _____ day of October, 2019.

Signed, sealed and delivered
in the presence of:

Morgan County, Georgia, a political
subdivision of the state of Georgia

Unofficial Witness

By: _____

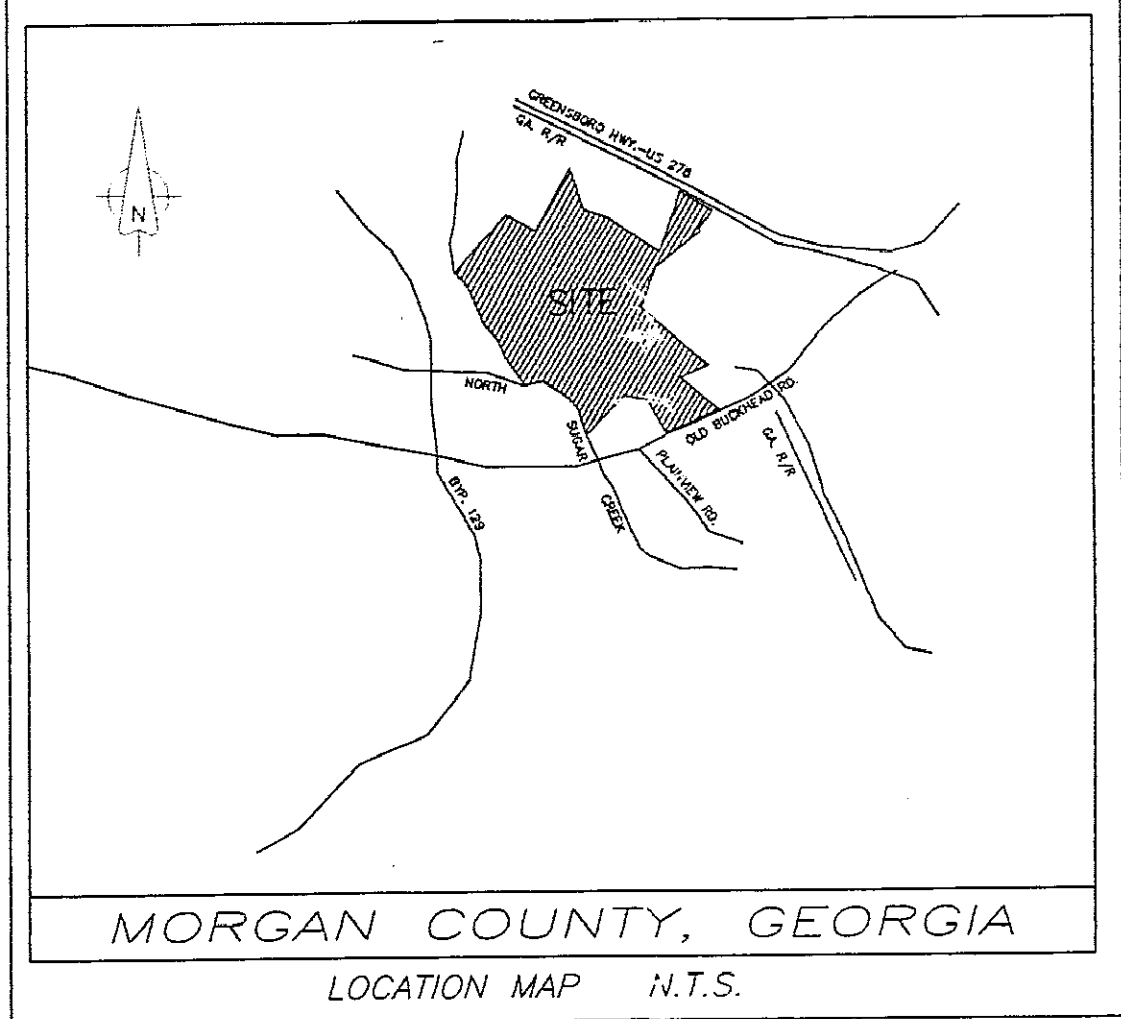
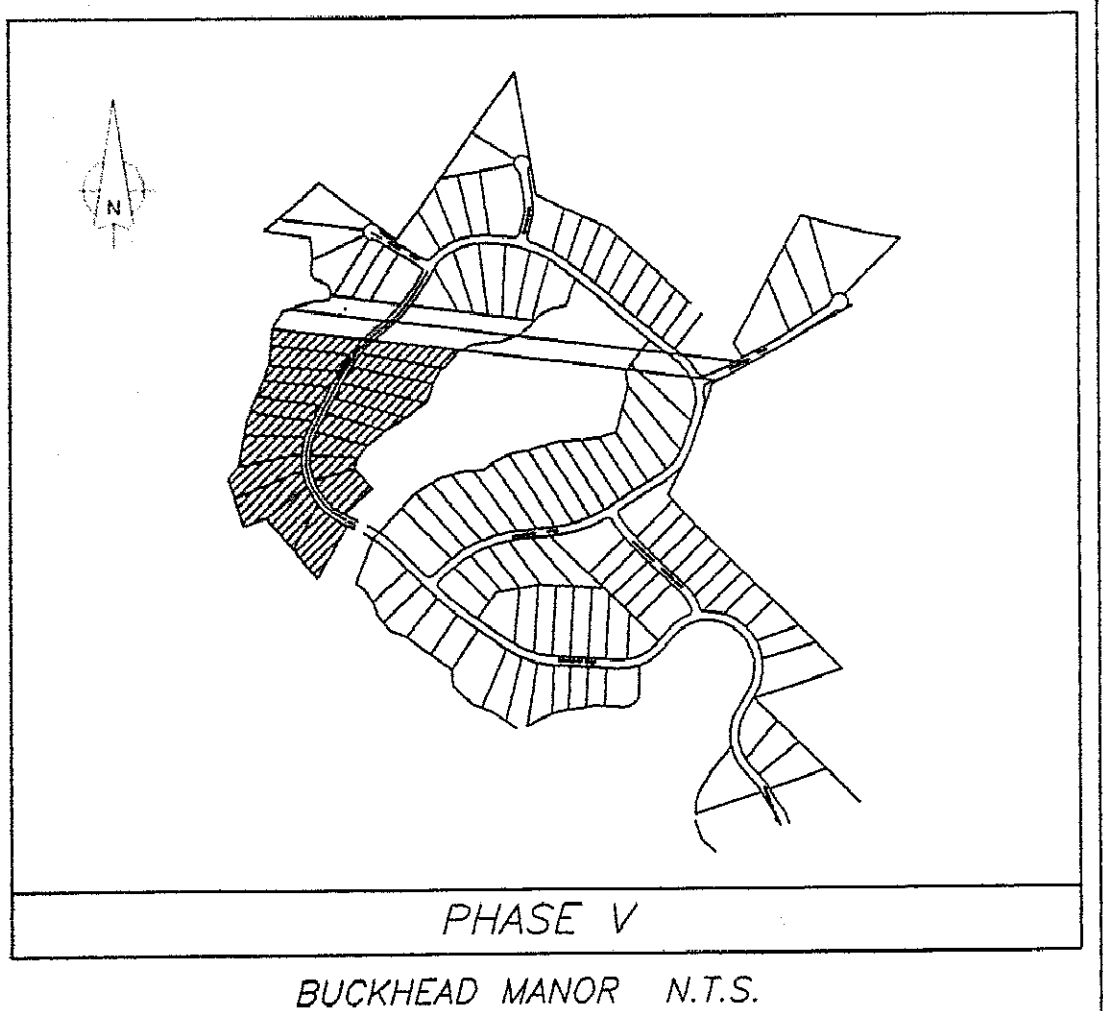
Name: _____

Title: Morgan County Commission Chairman

Notary Public

My Commission Expires:

(AFFIX NOTARY SEAL)



FINAL PLAT
FOR:
BUCKHEAD MANOR
BEING
PHASE V

LAND LOTS 70 & 75 - 5th LAND DISTRICT - 277th G.M.D.
MORGAN COUNTY, GEORGIA

HEALTH DEPARTMENT CERTIFICATION:

THE LOTS SHOWN HAVE BEEN REVIEWED BY MORGAN COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT AS NOTED. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

DATED THIS 30th DAY OF November 2006.

BY
TITLE

SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,000 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THE FOLLOWING EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:
TOPCON GTS 313 TOTAL STATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 350,000 FEET.

NO PORTION OF SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02.

THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF PROTECTION DIVISION, CHAPTER 391-3-16.01.

BY ROBERT V. BALDWIN:
REGISTERED GEORGIA LAND SURVEYOR NO. 2655.
ADDRESS: 150 WEST WASHINGTON STREET
MADISON, GA. 30650
TELEPHONE: 706-342-0191

OWNER'S CERTIFICATE:

STATE OF GEORGIA
COUNTY OF MORGAN

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED HEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF MORGAN COUNTY DEVELOPMENT REGULATIONS.

OWNER'S NAME: BRD Development Co., LLC
OWNER'S ADDRESS:

By: [Signature] DATE 12/1/06
(MANAGING MEMBER)

CERTIFICATE OF FINAL PLAT APPROVAL: FOR RECORDATION

ALL REQUIREMENTS OF THE MORGAN COUNTY DEVELOPMENT REGULATIONS HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT APPROVED ON THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE BOARD OF COMMISSIONERS OF MORGAN COUNTY HEREBY APPROVE THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT, ALONG WITH THE ACCOMPANYING DEEDS OF DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC AREAS AND IMPROVEMENTS SHOWN THEREON, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR THREE YEARS.

THIS APPROVAL RECOGNIZES THE RECEIPT OF APPROPRIATE SURETY BY THE BOARD OF COMMISSIONERS OF MORGAN COUNTY IN THE AMOUNT OF \$56,776 TO ASSURE THE COMPLETION AND MAINTENANCE OF ALL STREETS AND DRAINAGE FACILITIES APPURTENANT TO THIS SUBDIVISION.

[Signature] DATE 11-30-06
(SIGNATURE, MORGAN COUNTY ROAD SUPERINTENDENT)

[Signature] DATE 12/6/06
(SIGNATURE, MORGAN COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT)

HEALTH DEPARTMENT NOTES:

SPHD - "SITE PLAN HEALTH DEPARTMENT" - SITE PLAN REQUIRED AT TIME OF PERMIT APPLICATION

DRIP - "DRIP EMITTER SYSTEM" - A DRIP EMITTER SYSTEM WILL BE REQUIRED ON THIS LOT.

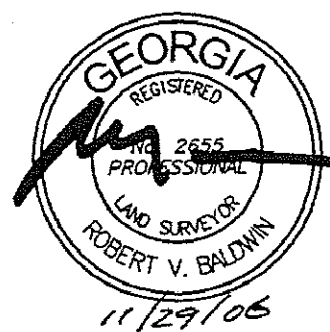
DRIP REPAIR - "DRIP EMITTER SYSTEM REPAIR" - THE REPAIR SYSTEM REQUIRED FOR THIS LOT WILL BE A DRIP EMITTER SYSTEM.

GENERAL NOTES:

- 1.) TOTAL TRACT - 23.92 AC. (R/W ACREAGE INCLUDED)
WESTMINISTER WAY R/W ACREAGE - 1.47 ACRES
- 2.) ZONING = AR - CONSERVATION S/D
- 3.) MINIMUM LOT SIZE = 0.69 ACRE
- 4.) THE INDIVIDUAL LOT BUILDING SET BACKS ARE AS SHOWN ON THIS PLAT.
- THE MINIMUM LOT BUILDING SET BACKS ARE AS FOLLOWS:
FRONT = 100'
SIDE = 15'
REAR = 75'
- 5.) SEWERAGE SYSTEMS ARE TO BE INDIVIDUAL SEPTIC TANKS.
~~6.) WATER IS TO BE SUPPLIED BY PRIVATE WELLS.~~
- 7.) OWNER/DEVELOPER:
BRD DEVELOPMENT
122 N. MAIN ST.
GREENSBORO, GA. 30642
(202) 288-4236
- 8.) THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO DATED

WHICH HEREBY BECOMES PART OF THIS PLAT.
- 9.) ALL IRON PINS SET ARE 1/2" REBAR, UNLESS OTHERWISE NOTED. IRON PINS SET AT ALL LOT CORNERS.
- 10.) A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A F.E.M.A. FLOOD HAZARD AREA
PER FLOOD INSURANCE RATE MAP PANEL:
PANEL NUMBER: 205 OF 350
MAP NUMBER: 13211C0205 A
COMMUNITY NUMBER: 130559
EFFECTIVE DATE: FEBRUARY 15, 2002
- 11.) DEVELOPMENT BUILT ACCORDING TO CONSTRUCTION PLANS. ALL NEW ROADS AND ASPHALT CONTAINED WITHIN DEVELOPED RIGHT- OF-WAY.

PLAT BOOK 39, PAGE 48
FILED: 12/15/2006 TIME: 1:30PM
[Signature] DEPUTY CLERK
JODY M. MOSS, CLERK, SUPERIOR COURT
MORGAN COUNTY, GEORGIA
R#2045



FILE INFORMATION
DATA FILE: LP- BUCKHEAD MANOR S/D.dwg

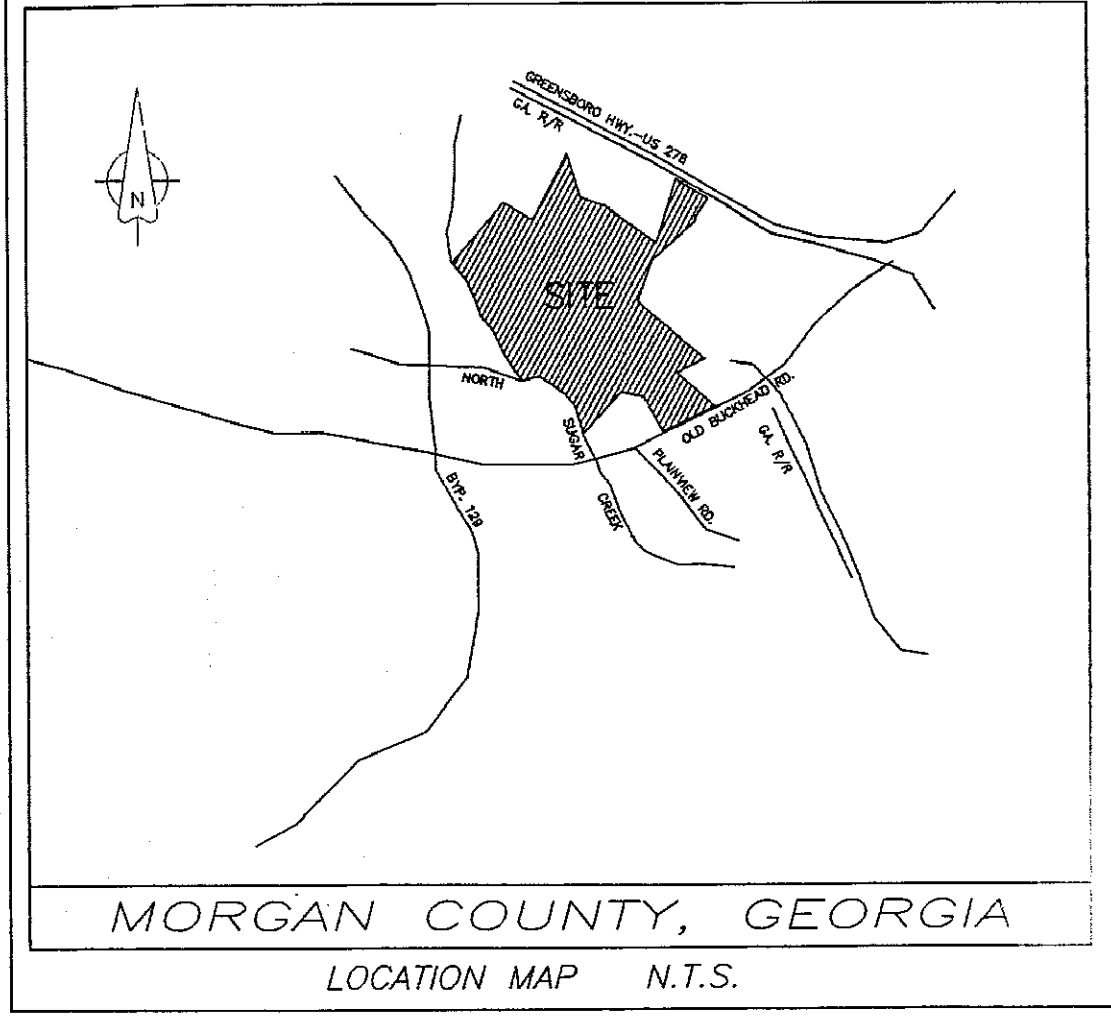
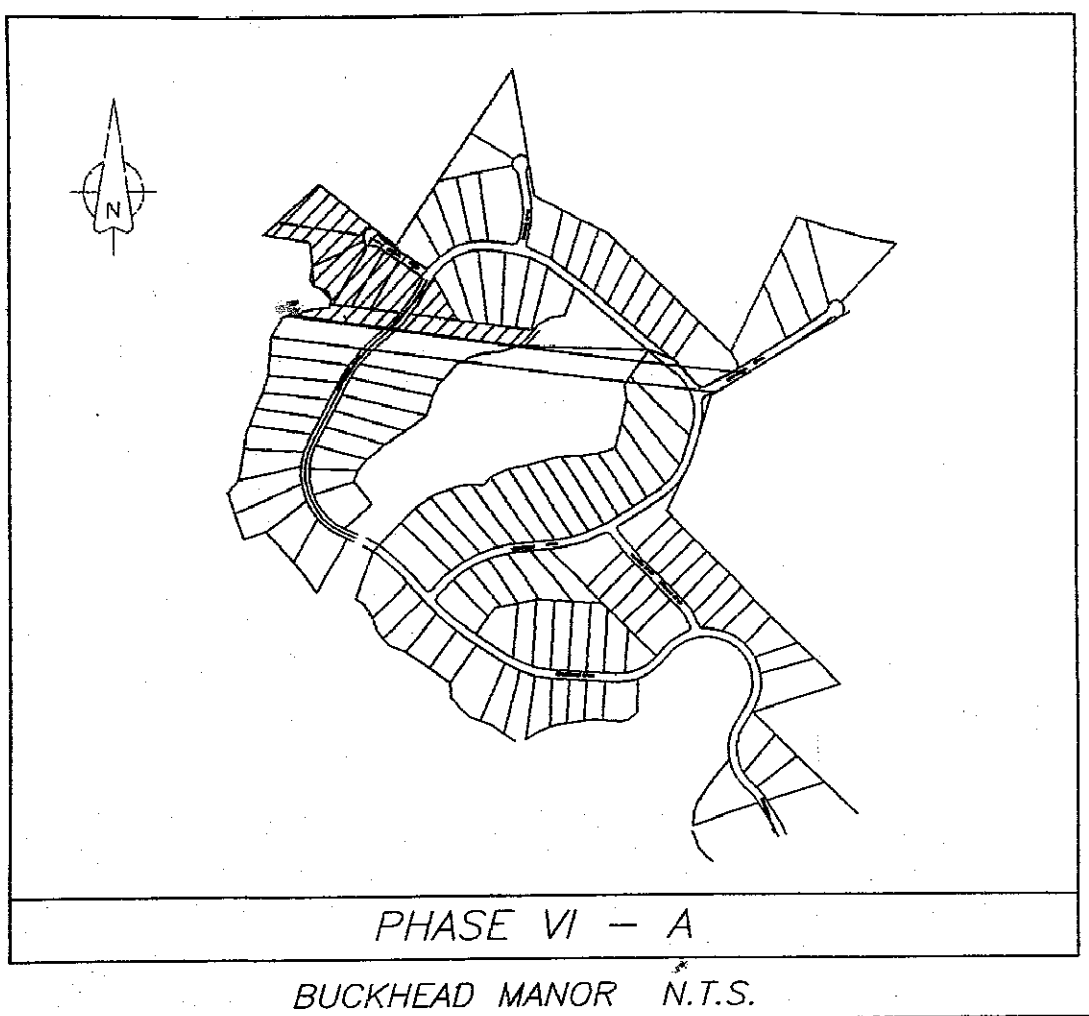
FINAL PLAT - PHASE V FOR:

BUCKHEAD MANOR

LAND LOT 70 & 75 5th LAND DISTRICT
277th G.M.D. MORGAN COUNTY, GEORGIA

SCALE: 1" = 100' DATE: NOV 27, 2006

BALDWIN ENGINEERING SERVICES, INC.
ROBERT V. BALDWIN, PLS 2655, PE 10842
150 WEST WASHINGTON STREET
MADISON, GA 30650 PH: (706) 342-0191



FINAL PLAT
FOR:

BUCKHEAD MANOR

BEING
PHASE VI - A

LAND LOTS 70, 75 & 76 - 5th LAND DISTRICT - 277th G.M.D.
MORGAN COUNTY, GEORGIA

THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULE OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

SIGNING AUTHORITY: [Signature] DATE: 12/18/07

HEALTH DEPARTMENT CERTIFICATION:

THE LOTS SHOWN HAVE BEEN REVIEWED BY MORGAN COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

SIGNING AUTHORITY: [Signature] DATE: 12/18/07

TITLE: ETSLV

SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,000 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THE FOLLOWING EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:
TOPCON GTS 313 TOTAL STATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 350,000 FEET.

NO PORTION OF SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02

BY ROBERT V. BALDWIN:
REGISTERED GEORGIA LAND SURVEYOR NO. 2655.
ADDRESS: 150 WEST WASHINGTON STREET
MADISON, GA. 30650
TELEPHONE: 706-342-0191

OWNER'S CERTIFICATE:

STATE OF GEORGIA
COUNTY OF MORGAN

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED HEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF MORGAN COUNTY DEVELOPMENT REGULATIONS.

OWNER'S NAME: _____
OWNER'S ADDRESS: _____

By: [Signature] DATE: 1/7/08
(MANAGING MEMBER)

CERTIFICATE OF FINAL PLAT APPROVAL: FOR RECORDATION

ALL REQUIREMENTS OF THE MORGAN COUNTY DEVELOPMENT REGULATIONS HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT APPROVED ON _____, THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE BOARD OF COMMISSIONERS OF MORGAN COUNTY HEREBY APPROVE THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT, ALONG WITH THE ACCOMPANYING DEEDS OF DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC AREAS AND IMPROVEMENTS SHOWN THEREON, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR THREE YEARS.

THIS APPROVAL RECOGNIZES THE RECEIPT OF APPROPRIATE SURETY BY THE BOARD OF COMMISSIONERS OF MORGAN COUNTY IN THE AMOUNT OF \$56,776 TO ASSURE THE COMPLETION AND MAINTENANCE OF ALL STREETS AND DRAINAGE FACILITIES APPURTENANT TO THIS SUBDIVISION.

[Signature] DATE: 1-07-08
(SIGNATURE, MORGAN COUNTY ROAD SUPERINTENDENT)

[Signature] DATE: 1/7/08
(SIGNATURE, MORGAN COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT)

HEALTH DEPARTMENT NOTES:

SPHD - "SITE PLAN HEALTH DEPARTMENT" - SITE PLAN REQUIRED AT TIME OF PERMIT APPLICATION

DRIP - "DRIP EMITTER SYSTEM" - A DRIP EMITTER SYSTEM WILL BE REQUIRED ON THIS LOT

DRIP REPAIR - "DRIP EMITTER SYSTEM REPAIR" - THE REPAIR SYSTEM REQUIRED FOR THIS LOT WILL BE A DRIP EMITTER SYSTEM.

HPLE - "HIGH PREC, EXTRA LINE" - SOILS ON THIS LOT HAVE A HIGHER THAN AVERAGE PREC RATE AND WILL REQUIRE EXTRA DRAINLINE.

GENERAL NOTES:

1.) TOTAL TRACT - 29.11 AC. (R/W ACREAGE INCLUDED)
WESTMINSTER WAY R/W ACREAGE - 1.33 ACRES
ABBY LANE R/W ACREAGE - 0.57 ACRES
KENT COURT R/W ACREAGE - 0.67 ACRES

2.) ZONING = AR - CONSERVATION S/D
3.) MINIMUM LOT SIZE = 0.61 ACRE
4.) THE INDIVIDUAL LOT BUILDING SET BACKS ARE AS SHOWN ON THIS PLAT.

THE MINIMUM LOT BUILDING SET BACKS ARE AS FOLLOWS:

FRONT = 75'
SIDE = 15'
REAR = 100'

5.) SEWERAGE SYSTEMS ARE TO BE INDIVIDUAL SEPTIC TANKS.
6.) PUBLIC WATER SERVES THESE LOTS.

7.) OWNER/DEVELOPER:
BRD DEVELOPMENT
122 N. MAIN ST.
GREENSBORO, GA. 30642
(202) 288-4236

8.) THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO DATED _____,

WHICH HEREBY BECOMES PART

OF THIS PLAT.

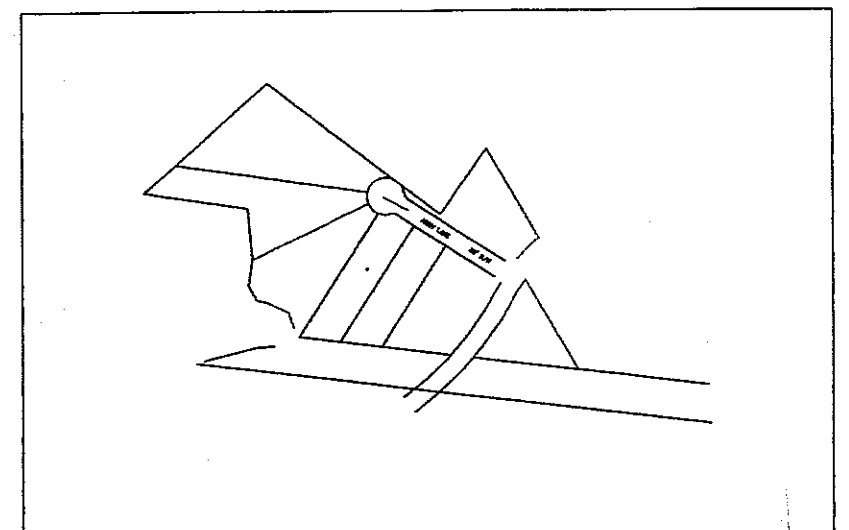
9.) ALL IRON PINS SET ARE 1/2" REBAR, UNLESS OTHERWISE NOTED. IRON PINS SET AT ALL LOT CORNERS.

10.) A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A F.E.M.A. FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP PANEL:

PANEL NUMBER: 205 OF 350
MAP NUMBER: 13211C0205 A
COMMUNITY NUMBER: 130559
EFFECTIVE DATE: FEBRUARY 15, 2002

11.) DEVELOPMENT BUILT ACCORDING TO CONSTRUCTION PLANS. ALL NEW ROADS AND ASPHALT CONTAINED WITHIN DEVELOPED RIGHT-OF-WAY.

PHASE VI - A



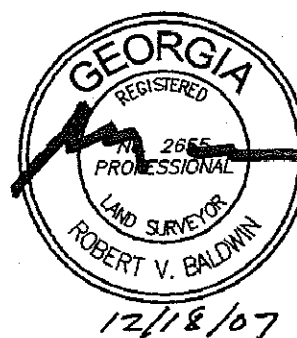
PLAT BOOK 40, PAGE 59
FILED: 1/7/2008 TIME: 1:30 PM
[Signature] DEPUTY CLERK
JODY M. MOSS, CLERK, SUPERIOR COURT
MORGAN COUNTY, GEORGIA
R# 12375

FINAL PLAT - PHASE VI-A FOR:
BUCKHEAD MANOR

LAND LOT 69, 75 & 76 5th LAND DISTRICT
277th G.M.D. MORGAN COUNTY, GEORGIA

SCALE: 1" = 100' DATE: DEC 14, 2007

BALDWIN ENGINEERING SERVICES, INC.
ROBERT V. BALDWIN, PLS 2655, PE 10842
150 WEST WASHINGTON STREET
MADISON, GA 30650 PH: (706) 342-0191



FILE INFORMATION
DATA FILE: LP- BUCKHEAD MANOR S/D .dwg