

**CITY OF LYONS INVITATION FOR PROPOSALS**  
**FOR SALE OF REAL PROPERTY**

**INSTRUCTIONS, TERMS AND CONDITIONS:**

The Mayor and Council of the City of Lyons, Georgia invites members of the general public to submit sealed bid proposals to purchase certain real property in accordance with O.C.G.A. § 36-37-6 (a).

The certain real property is improved and consists of 0.828 acres, more or less, and it is more particularly shown on the plat of survey by Craig R. Bargstadt, Georgia Registered Land Surveyor, dated the 20<sup>th</sup> day of March, 2018, and recorded in plat book 33, page 258, in the office of the Clerk of Superior Court, Toombs County, Georgia, a copy of which is included with this invitation. The property is currently zoned to the C-2 zoning district. The Mayor and Council seek sealed bid proposals for the purchase of the property from the members of the general public who have an affirmative commitment to developing the property consistent with the foregoing zoning classification and to developing the property for office and/or commercial uses.

Sealed bids must be submitted to the **City Manager or City Clerk at City Hall, which is located at 161 N.E. Broad Street, Lyons, Georgia 30436, no later than 1:00 PM on April 30, 2018.** Bids will be opened before the public at that time, and no bid arriving after 1:00 PM on April 30, 2018 will be accepted. Mailed bids must be physically received no later than 1:00 PM on April 30, 2018. The City of Lyons reserves the right to reject any and all bids or to cancel the proposed sale in accordance with state law.

**TERMS AND CONDITIONS OF PROPOSED SALE:**

The City of Lyons seeks sealed bid proposals for purchase of the property from members of the general public who have an affirmative commitment to developing the property consistent with its zoning classification and to developing the property for office and/or commercial uses. The City of Lyons seeks to sell the property to a real estate developer with a proven ability to develop first class office and/or commercial projects in the State of Georgia. Your proposal must include a form purchase and sale agreement, offering to purchase the property with such contingencies, if any, as you wish to propose. However, such purchase and sale agreement shall provide that the City of Lyons has the right to cancel the purchase and sale agreement at any time prior to closing for any reason, with no liability to the City, including but not limited to your failure to furnish the City of Lyons with evidence, reasonably satisfactory to the City of

Lyons, of your financial ability to develop the property, as well as any binding commitments from tenants/buyers to lease or purchase portions of the property, if any such commitments are in your possession. Such purchase and sale agreement shall also provide that the City of Lyons shall convey title by limited warranty deed and that the property shall be sold "as-is, where is, with all faults".

FORM OF PROPOSAL:

Sealed bid.

DESCRIPTION OF REAL PROPERTY OFFERED FOR SALE:

See plat of survey and/or legal description attached hereto and made part of this invitation.

INSTRUCTIONS TO BIDDERS:

1. Bid blanks and all other written materials connected with the proposed sale may be obtained from the City Manager or City Clerk at City Hall, which is located at 161 N.E. Broad Street, Lyons, Georgia 30436, between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday.

2. Bids must be submitted on the "Form of Proposal" included herewith and made a part of this invitation.

3. Bids must be received in sealed, pre-addressed envelope no later than 1:00 PM on April 30, 2018.

4. You may hand deliver your bid, or you may return your bid by first class mail, certified mail, return receipt requested or overnight mail delivery. Electronic submission of bids shall not be accepted.

5. Your bid must include the following:

- a. Completed Form of Proposal;
- b. Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest;
- c. Form of Proposed Purchase and Sale Agreement; and
- d. Resume including project history of bidder and principal(s) of bidder.

6. The City of Lyons reserves the unqualified right to reject any or all bids and to cancel any proposed sale.

7. Bidders are invited to attend the bid opening, which shall be open to the general public.

8. A tabulation of all bids shall be retained and kept available for public inspection following the opening of all bids. All such bids shall be retained and kept available for public inspection for a period of not less than 60 days from the date on which such bids are opened.

**CITY OF LYONS INVITATION FOR BIDS: SALE OF REAL PROPERTY**

*LEGAL DESCRIPTION OF REAL PROPERTY:*

All that tract or parcel of land lying and being in the 1536<sup>th</sup> G.M. District, Lyons, Toombs County, Georgia, containing 0.828 acres and being shown as Tract No. 2 on the plat of survey by Craig R. Bargstadt, Georgia Registered Land Surveyor, dated the 20<sup>th</sup> day of March, 2018, and recorded in plat book 33, page 258 in the office of the Clerk of Superior Court, Toombs County, Georgia. Said plat is incorporated into and made a part of this legal description by reference.

**CITY OF LYONS INVITATION FOR BIDS FOR SALE OF REAL PROPERTY**

*FORM OF PROPOSAL (SEALED BID):*

The undersigned bidder does hereby propose to execute the purchase and sale agreement herewith submitted by bidder for the purchase and sale of the real property described in this Invitation for Bids, subject to the Instructions, Terms and Conditions and Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest.

Purchase and Sale Agreement (attached): \_\_\_\_\_

Purchase Price: \_\_\_\_\_

Resume including project history of bidder and principal(s) of bidder (attached):  
\_\_\_\_\_

*Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest*

I, the bidder, or duly authorized agent bidder, do hereby certify:

1. I have independently arrived at and submitted this bid without collusion, agreement, understanding, or planned common course with any other bidder.
2. I have not and will not communicate the contents of this bid to any person not an employee or agent of the bidder prior to the official bid opening.
3. I am legally entitled to enter into contracts with the City of Lyons, Georgia, and I am not in violation of any prohibited conflict of interest.
4. I have fully informed myself regarding the accuracy of the statements made in this affidavit.
5. I have read the entire content of the Invitation for Bids, including the Instructions, Terms, Conditions, Terms and Conditions of Proposed Sale, Form of Proposal, Description of Real Property Offered for Sale, Instructions to Bidders.
6. I accept all the terms and conditions herein as part of my proposal and I will be bound by the same.
7. I am not relying on any statement, verbal or otherwise, not contained herein.

***[SIGNATURE PAGE TO FOLLOW]***

BIDDER NAME (INCLUDE THE CORRECT AND COMPLETE LEGAL NAME OF EACH AND EVERY BIDDER, WHETHER INDIVIDUAL, CORPORATION, COMPANY, TRUST OR OTHER ENTITY):

\_\_\_\_\_

ADDRESS (INCLUDE CORRECT AND COMPLETE LEGAL ADDRESS OF EACH AND EVERY BIDDER, WHETHER INDIVIDUAL, CORPORATION, COMPANY, TRUST OR OTHER ENTITY):

\_\_\_\_\_

\_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

BUSINESS AND/OR CELLULAR PHONE OF EACH AND EVERY BIDDER, WHETHER INDIVIDUAL, CORPORATION, COMPANY, TRUST OR OTHER ENTITY): (\_\_\_\_\_)\_\_\_\_\_

(\_\_\_\_\_)\_\_\_\_\_

SIGNATURE (INCLUDE THE CORRECT AND COMPLETE SIGNATURE NAME OF EACH AND EVERY BIDDER; WHERE BIDDER IS A CORPORATION, COMPANY, TRUST OR OTHER ENTITY, INCLUDE CORRECT AND COMPLETE SIGNATURE OF ANY AND ALL OFFICERS , MEMBERS, OR OTHER INDIVIDUALS WHO ARE DULY AUTHORIZE TO LEGALLY BIND SUCH CORPORATION, COMPANY, TRUST OR OTHER ENTITY):

By:\_\_\_\_\_ Date:\_\_\_\_\_

Print Full Name and Title: \_\_\_\_\_

By:\_\_\_\_\_ Date:\_\_\_\_\_

Print Full Name and Title: \_\_\_\_\_

***NOTE: Signature and date are required. Failure to sign and date shall render the proposal invalid.***

Plat Doc: PLAT  
Recorded 03/26/2018 02:08PM

NANCY PITTMAN  
Clerk Superior Court, TOOMBS County,  
Ga.  
Bk 00033 Pg 0258  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 6575816016

THIS BLOCK RESERVED FOR THE  
CLERK OF SUPERIOR COURT.

**SURVEYOR'S CERTIFICATE**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

**SURVEYOR'S NOTES**

- 1: Grid North, East Zone determined from a RTK GPS Survey using dual frequency TOPCON HIPER V receivers.
- 2: This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by True Point Surveying, and are not guaranteed as to accuracy or completeness.
- 3: All iron pins set are 5/8 inch diameter rebar 18 inches long, capped and stamped "RLS 2934".
- 4: This property is not located in a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13279C 0105C; Effective Date: August 19, 2010.
- 5: True Point Surveying and the Land Surveyor whose seal is affixed hereto do not guarantee that all easements which may affect this property are shown.
- 6: The property shown on this plat of survey is currently in the name of THE CITY OF LYONS.
- 1: Horizontal coordinates shown are NAD83 State Plane Coordinates, EAST Zone as determined from a RTK GPS Survey using dual frequency TOPCON HIPER V receivers with data reduction via the NGS Web Site to NGS CORS Stations.

CITY OF LYONS PLANNING AND ZONING

*[Signature]* 3/21/18  
TOOMBS COUNTY COMMISSIONERS OFFICE

*[Signature]*  
TOOMBS COUNTY PLAT REVIEW OFFICE

CRAIG R. BARGSTADT 03/20/2018  
"Georgia Registered Land Surveyor No. 2934"



LINCOLN ST. 60' R/W

WASHINGTON ST. 60' R/W

OGLETHORPE ST. 60' R/W

STATE ST. 60' R/W  
U.S. HWY. No. 1

5/8" REBAR  
SPC N = 803330.55'  
SPC E = 607467.17'  
Latitude = N32° 12' 30.923"  
Longitude = W82° 19' 26.856"

4X4 CMF  
SPC N = 803395.00'  
SPC E = 607861.31'  
Latitude = N32° 12' 31.566"  
Longitude = W82° 19' 22.270"

5/8" REBAR  
SPC N = 803009.16'  
SPC E = 607924.21'  
Latitude = N32° 12' 27.749"  
Longitude = W82° 19' 21.531"

5/8" REBAR  
SPC N = 802944.71'  
SPC E = 607530.07'  
Latitude = N32° 12' 27.105"  
Longitude = W82° 19' 26.118"

PK NAIL AT THE APPARENT  
CENTERLINE INTERSECTION OF  
PAVEMENT.  
SPC N = 802983.32'  
SPC E = 607958.76'  
Latitude = N32° 12' 27.494"  
Longitude = W82° 19' 21.128"

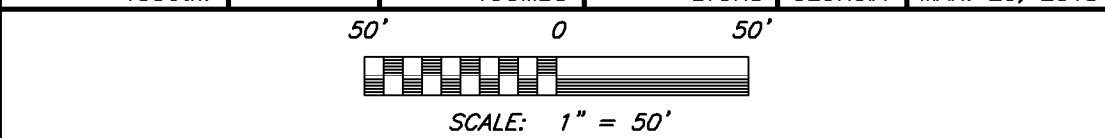
BOUNDARY SURVEY OF LOTS 1-16, BLOCK "C" OF THE CITY OF LYONS, GEORGIA

Boundary Survey for

**THE CITY OF LYONS, GEORGIA**



G.M.D. 1536th. COUNTY: TOOMBS CITY: LYONS STATE: GEORGIA PLAT DATE: MAR. 20, 2018



CRAIG BARGSTADT  
GA. R.L.S. No. 2934  
CELL: (912)539-0910  
craig.2934@yahoo.com



TRUE POINT SURVEYING  
637 PAT DIXON RD.  
HAZLEHURST, GA 31539  
OFFICE: (912)551-9172  
LSF: 001256

INSTRUMENT: GPT 9000  
FIELD CLOSURE: 1/21,800  
ANGLE CLOSURE: 02"/ANGLE  
ADJUSTMENT: COMPASS  
PLAT CLOSURE: 1/100,000+  
FIELD SURVEY: MAR. 2018  
REFERENCE JOB: NONE

IRON PIN/PIPE FOUND ●  
IRON PIN SET ○  
CONC. MONU. FOUND □  
CONC. MONU. SET ▢  
NO CORNER FOUND/SET △  
JOB NUMBER: 18582A