

ORDINANCE
#25-09

ANNEXING AND INCORPORATING INTO THE MUNICIPALITY OF THE CITY OF DUBLIN, GEORGIA 0.51 ACRES, MORE OR LESS, OF LAND LOCATED AS PART OF PARCEL D04E 015 AS P (PROFESSIONAL) ZONE. PROPOSED USE IS A MEDICAL OFFICE.

It is hereby ordained by the Mayor and Council of the City of Dublin

SECTION I. Pursuant to authority vested in the City of Dublin, Georgia by Georgia Laws 1962, page 119, as amended (Georgia Code Annotated Section 69-902.) There is thereby annexed to the existing corporate limits of the City of Dublin, Georgia, the property described as follows:

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 130, the 1ST Land District, G.M.D., 342, Laurens County, Georgia, consisting of 1.57 acres, more or less, as more particularly shown on that plat of survey prepared by Brent E, Tanner, Georgia Registered Land Surveyor No. 3250, dated June 23, 2025, and filed in Plat Book 13, Page 344, Laurens County Records.

The City Clerk shall attach to this Ordinance a complete survey of the property annexed and same shall be filed as part of the Ordinance and copy certified to by the City Clerk and shall be filed with the Secretary, State of Georgia.

SECTION II. The property hereby annexed shall constitute a part of the lands within the corporate limit of the Municipality of the City of Dublin, Georgia, as completely and fully as if the limits had been marked and defined by special Act of the General Assembly.

SECTION III. The property hereby annexed shall have a zoning classification of P (Professional) zone.

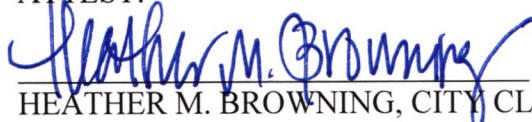
SECTION IV. The property hereby annexed shall become subject to the City of Dublin Ad Valorem Taxes on January 1, 2026.

SO ORDAINED this *4th* day of *September, 2025* by a vote of *(1)* FOR and *(0)* AGAINST.

CITY OF DUBLIN


JOSHUA E. KIGHT, MAYOR

ATTEST:


HEATHER M. BROWNING, CITY CLERK



E-Filed By:
Laurens County Clerks Office
Clerk of Courts Tanya Rogers
08/04/2025 04:35 PM
Plat Book: 00013
Page: 0344
\$10.00 Recording Fee

BOUNDARY SURVEY
OF
151 ACRES

SURVEYORS CERTIFICATION

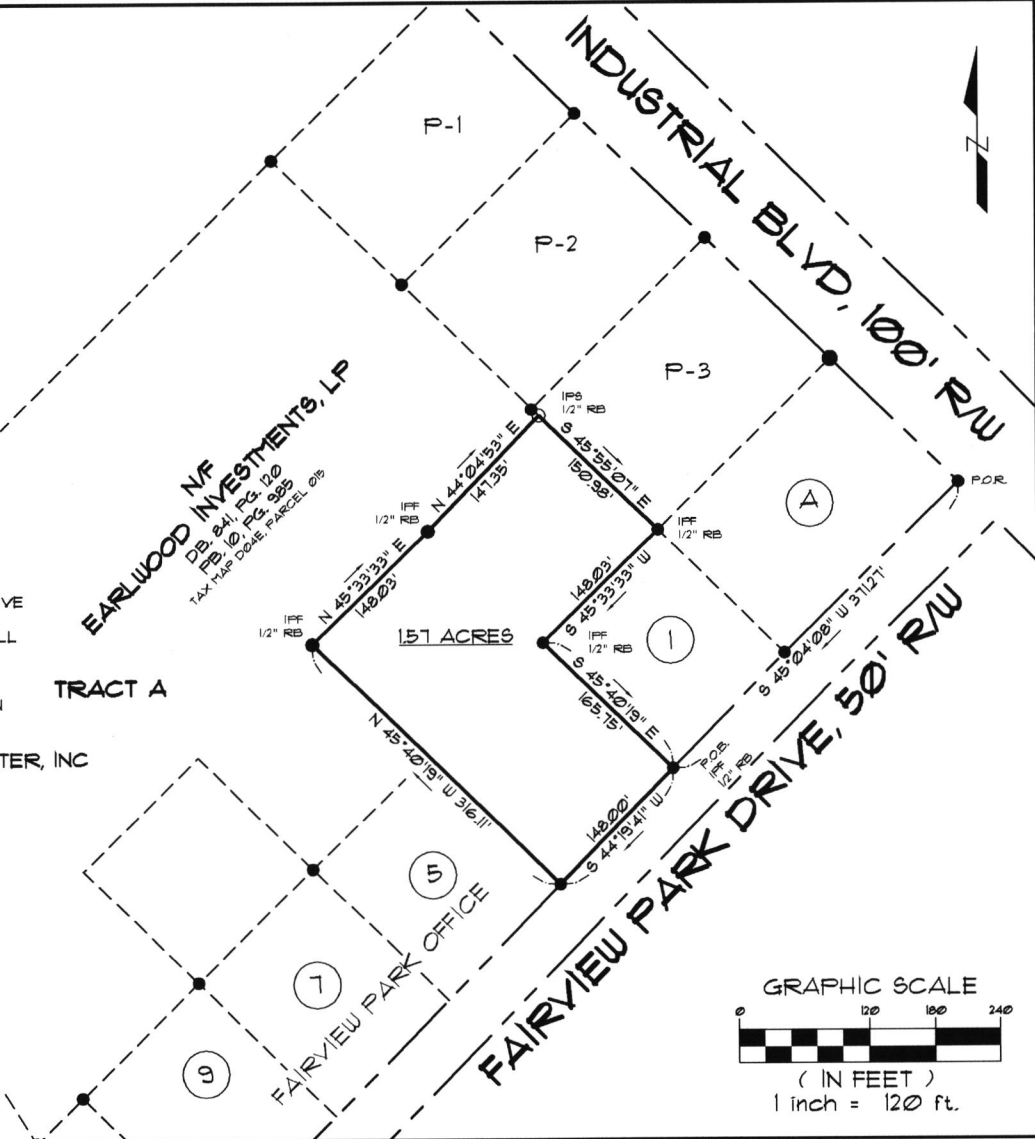
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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.

NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES EXPLICITLY LISTED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER PERSON(S) AND/OR ENTITIES.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

- NOTES:
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCCA).
C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILE FILING PORTAL AT THE GSCCCA WEBSITE.

- (A) N/F BASS PHYSICAL THERAPY & REHABILITATION CENTER, INC
DB. 3200, PG. 186
FB. 5, PG. 15
TAX MAP D04C, PARCEL 043
- (1) N/F MIDDLE GEORGIA SURGICAL ASSOCIATES PC
DB. 3288, PG. 158
FB. 5, PG. 15
TAX MAP D04C, PARCEL 044
- (3) N/F CV PROPERTIES OF DUBLIN, LLC
DB. 3215, PG. 39
FB. 5, PG. 15
TAX MAP D04C, PARCEL 045
- (5) N/F COMMUNITY HEALTH CARE SYSTEMS, INC
DB. 3203, PG. 118
FB. 5, PG. 15
TAX MAP D04C, PARCEL 046
- (P-3) N/F RINO HOLDINGS, LLC
DB. 2934, PG. 12
FB. 1, PG. 615
TAX MAP D04C, PARCEL 049



51 OF 1	FILE #	DATE OF PLAT
	B103601	06/23/2025
	DRAIN BY:	
	BET	

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 11,394 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 20,000.1 AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

AFTER REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 130211 - 0193 - C, DATED 12/11/10, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE "X".

INSTRUMENT USED: CARLSON BRX-1 RTK SYSTEM AND CARLSON SURVEYOR 2 DATA COLLECTOR

SURVEYED FOR

CV PROPERTIES OF DUBLIN, LLC

LL 130, 1ST LD., G.M.D. 342,, LAURENS COUNTY, GEORGIA

TANNER
& ASSOCIATES - LAND SURVEYORS

BRENT E. TANNER 478-278-9492
1858 WALKER DAIRY ROAD
DUBLIN, GEORGIA 31021

GEORGIA
REGISTERED
NO. 3750
SURVEYOR
BRENT E. TANNER

DATE: 06/23/2025