

**RESOLUTION
#26-39**

A RESOLUTION OF THE CITY OF DUBLIN, GEORGIA BY AND THROUGH ITS MAYOR AND COUNCIL TO APPROVE THE ACCEPTANCE OF CERTAIN UTILITY EASEMENTS ON PROPERTY LOCATED AT TAX PARCEL D09F 067; TO AUTHORIZE THE MAYOR TO EXECUTE AND DELIVER DOCUMENTS NECESSARY TO AFFECT THE SAME; TO SET AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and City Council are the governing body of the City of Dublin, Georgia; and

WHEREAS, MGVG LIVING DUBLIN, LLC is the owner of that certain property located Tax Parcel D09F 067 (Woodlawn Dr.) and described on the attached Exhibit "A;" and

WHEREAS, the Mayor and Council find it in the best interest of the City to authorize the acceptance of sanitary sewer and water easements for the benefit of the public (attached hereto as Exhibit "A" and incorporated herein);

THEREFORE, NOW BE IT RESOLVED by the Mayor and Council of the City of Dublin, Georgia that upon the approval by the City Manager and City/Staff Attorney, the Mayor is authorized and directed to execute and deliver any and all documents necessary for the acceptance of certain water and sewer utility easements for tax parcel D09F 067, which are consistent with Exhibit "A".

BE IT FURTHER RESOLVED that this resolution shall be effective upon its adoption.

SO RESOLVED by the Mayor and Council of the City of Dublin this 18th day of June, 2026 by a vote of 4 to 0.



CITY OF DUBLIN, GEORGIA

BY: [Signature]
Joshua E. Kight,
Mayor

ATTEST:

By [Signature]
Dorothy Rozier, City Clerk

Return to

City of Dublin
Attn: Jacob Poole
PO Box 690
Dublin, GA 31040

Clerk Please Cross Reference Deed Book 3423 Page 106

----- **SANITARY SEWER AND WATER EASEMENTS** -----

STATE OF GEORGIA
COUNTY OF LAURENS

THIS INDENTURE, made this ____ day of _____, 2026, between the following:

**Grantor: MGVG Living Dublin, LLC,
 a Georgia Limited Liability Company**

Grantee: CITY OF DUBLIN, GEORGIA

(the words "Grantor" and "Grantee" to refer to either the singular or plural and to include their respective heirs, successors, and assigns where the context requires or permits).

WHEREAS, Grantor is the owner of that certain property described on the attached Exhibit "A" ("Grantor's Property"); and

WHEREAS, Grantee desires to construct and/or maintain certain utility easements across a portion of Grantor's Property.

NOW, THEREFORE, for and in consideration of the sum of One and no/100 (\$1.00) Dollars and other valuable consideration in hand received at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the Grantor does hereby grant to the said Grantee the right to permanently maintain city utility easements over, under, and across the Grantor's Property, as more particularly shown and depicted on a plat recorded in the Laurens County Records at Book ____ Page ____ and attached hereto as Exhibit "B," in such manner as the Grantee may deem proper to support, accommodate and maintain said utility improvements and easement rights. Said plat incorporated herein.

GRANTOR reserves the right to occupy and use the within described easement premises for any and all purposes whatsoever not inconsistent with this easement. No building, structure, earthwork, pond, paving, or other obstruction will be erected in such a way as to limit access to the utility for emergency repairs or routine maintenance.

WHENEVER the exercise of this easement right results in the disturbing of the surface of the easement property, said surface shall, as soon as reasonably possible, be restored by Grantee at Grantee’s cost and expense and returned to substantially its same condition which legitimately existed prior to said exercise of said easement. Delay in exercising or non-use of the rights herein granted to Grantee shall not work any loss or limitation of the rights, title and interest granted.

GRANTOR does hereby warrant that he/she has the right to sell and convey said interest in said land and binds itself, its heirs, executors, and administrators, forever to defend by virtue of these presents. These covenants and agreements shall be covenants running with the land and shall be binding on the Grantor, its heirs, successors and assigns.

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

Signed, sealed and delivered
in the presence of:

MGVG Living Dublin, LLC,

By: _____
**MARIO CONTE, Trustee of
Mario Charles Conte Revocable Trust,
Member**

Witness

Notary Public

(SEAL)

Accepted by:

Signed, sealed and delivered
in the presence of:

CITY OF DUBLIN, GA

By: _____
JOSHUA E. KIGHT, MAYOR

Witness

Attest: _____
DOROTHY ROZIER, CLERK

Notary Public

(SEAL)

Exhibit A

Grantor's Property

Legal Description

All that tract or parcel of land, situate, lying and being in Land Lot 231 in the 1st Land District of the 342nd GM District of Laurens County, Georgia, consisting of 4.00 acres, more or less, shown and designated as Tract 2, 4.00 acres, on a plat of survey prepared for Shamrock Properties, Inc., by Tanner and Associates, certified by Brent E. Tanner, G.R.L.S. No. 3250, dated May 17, 2023, and being of record in Plat Book 12, Page 712, Laurens County Superior Court Clerk's Office. Said plat and the recorded copy thereof are incorporated herein for all purposes.

Being a portion of the property obtained by Grantor herein under Warranty Deed dated October 24, 2022, recorded October 24, 2022, in Book 3337, Page 217, Laurens County Superior Court Clerk's Office.

Subject to all easements, ordinances, covenants, conditions, restrictions, and rights-of-way of record, if any.

For Information Only:

Property Address: 75 Woodlawn Drive, Dublin, GA 31021

Map/Parcel ID: D09F 067

Exhibit B
Easement Area

SURVEYOR NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO DEFINE UTILITY EASEMENTS AS SHOWN LOCATED ON LAURENS CO. TAX PARCEL ID: D09F 067
2.) LAURENS CO. TAX PARCEL ID: D09F 067; N/E MGVG LIVING DUBLIN LLC, D.B. 3423 PG. 106, P.B. 12 PG. 712

GENERAL NOTES

- 1.) ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
2.) ALL AREAS COMPUTED USING COORDINATES FROM MEASURED FIELD DATA.
3.) FIELD MEASUREMENTS WERE OBTAINED WITH TOPCON HIPER VR GNSS RECEIVER.
4.) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR ANY EASEMENTS THAT MAY AFFECT THIS PROPERTY.

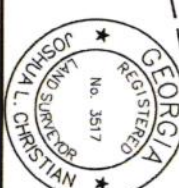
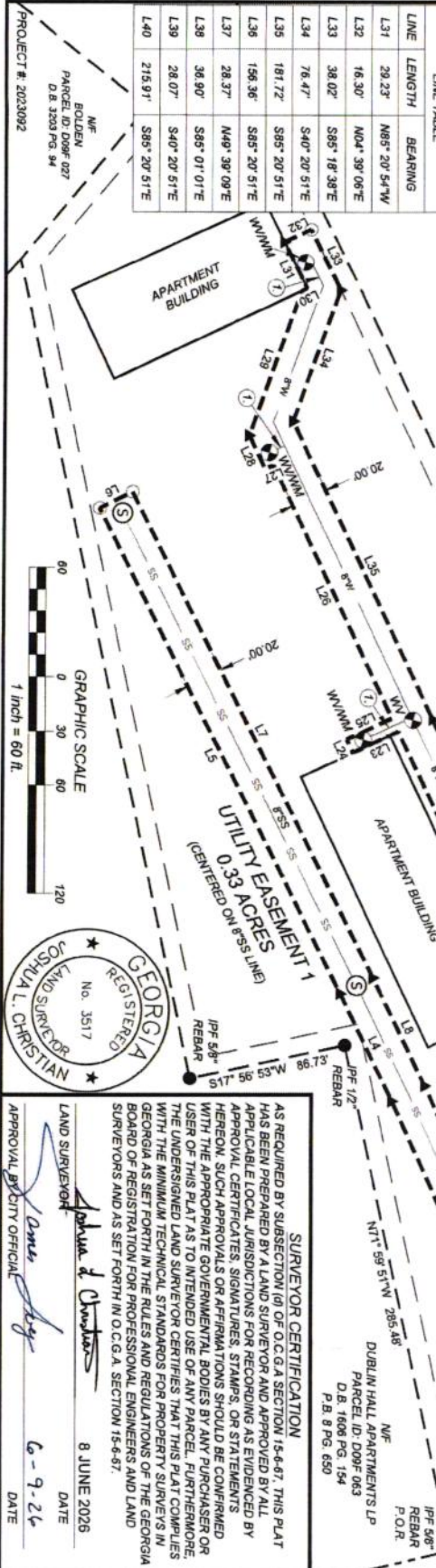
GPS CERTIFICATION

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 06-28-2026 UTILIZING A TOPCON HIPER VR GNSS DUAL FREQUENCY RECEIVER. THE RELATIVE POSITIONAL ACCURACY OF THE POINTS USED IN THIS SURVEY DOES NOT EXCEED ± 1.0 CM. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 494,000 FEET.

LEGEND

- IRON PIN FOUND
○ IRON PIN SET (1/2" REBAR WITH ORANGE CAP)
■ CONC. MONUMENT FOUND
□ CONC. MONUMENT SET
▲ CALCULATED POINT
P.B. = PLAT BOOK
D.B. = DEED BOOK
P.B. = PLAT BOOK
WATER VALVE METER
SAN SWR. MH
SAN SWR. CLEANOUT
PG. = PAGE
N/E = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
P.O.R. = POINT OF REFERENCE
EASEMENT LINE
ADJOURNER LINE
FENCE
RIGHT-OF-WAY
SETBACK LINE
8" WATER LINE
SAN SWR. LINE
NOTE:
① WATER LINES UP TO AND INCLUDING THE WATER VALVE METER ARE INCLUDED IN THE EASEMENT

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	69.93'	N16° 41' 49"E	L11	20.00'	S16° 41' 49"W	L21	28.30'	S49° 39' 09"W
L2	22.80'	N73° 18' 12"W	L12	77.93'	N16° 41' 49"E	L22	166.78'	N85° 20' 51"W
L3	231.06'	N84° 34' 56"W	L13	8.58'	N73° 20' 09"W	L23	27.51'	S04° 39' 07"W
L4	66.12'	N85° 44' 15"W	L14	86.25'	N85° 20' 51"W	L24	8.12'	N85° 20' 53"W
L5	299.25'	N86° 28' 02"W	L15	28.07'	S04° 39' 07"W	L25	27.51'	N85° 20' 51"W
L6	20.00'	N03° 31' 58"E	L16	8.12'	N85° 20' 53"W	L26	154.36'	N85° 20' 51"W
L7	299.36'	S86° 28' 02"E	L17	28.07'	N04° 39' 07"E	L27	5.00'	S04° 39' 09"W
L8	66.45'	S85° 44' 15"E	L18	127.72'	N85° 20' 51"W	L28	20.40'	N85° 20' 51"W
L9	233.24'	S84° 34' 56"E	L19	28.14'	N40° 20' 51"W	L29	84.26'	N40° 20' 51"W
L10	24.77'	S73° 18' 12"E	L20	20.33'	N85° 01' 01"W	L30	3.22'	N04° 39' 07"E



SURVEYOR 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 COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS FOR THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

LAND SURVEYOR: *Joshua L. Christian* 8 JUNE 2026
APPROVAL BY CITY OFFICIAL: *James J. J...* 6-9-26
DATE

EASEMENT SURVEY FOR:

MGVG LIVING DUBLIN LLC

LL 230, LD 1, CITY OF DUBLIN
LAURENS COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

CE CHRISTIAN & ELLINGTON
ENGINEERING | LAND SURVEYING

709 BELLEVUE AVENUE
DUBLIN, GEORGIA 31021

(478) 272-3013
L.S. FIRM NO. 1340

SCALE: 1" = 60'

DATE OF FIELD WORK: 06-28-2026

DATE OF PLAT: 06-28-2026

SHEET: 1 OF 1