

**RESOLUTION
#26-01**

A RESOLUTION OF THE CITY OF DUBLIN, GEORGIA BY AND THROUGH ITS MAYOR AND COUNCIL TO GRANT AN EASEMENT FOR UTILITIES TO MORRIS BANK FOR THE INSTALLATION OF A NATURAL GAS GENERATOR ON PROPERTY LOCATED AT TAX PARCEL NO. D16D 045; TO AUTHORIZE THE MAYOR TO EXECUTE AND DELIVER DOCUMENTS NECESSARY FOR THE CONVEYANCE OF SAID EASEMENT; TO SET AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City is the record owner of that certain property located and identified as tax parcel no. D16D 045 within the city limits of Dublin, Georgia; and

WHEREAS, Morris Bank has requested the City grant an easement, attached hereto as Exhibit "A" and incorporated herein by this reference, for the installation of a natural gas generator upon this property; and

WHEREAS, the City finds it in the best interest of the City to grant the easement.

THEREFORE, NOW BE IT RESOLVED that the City Manager is hereby authorized to negotiate an easement, substantially in the form as attached hereto, and that upon his approval the Mayor is authorized to execute and deliver the same on behalf of the city.

SO RESOLVED by the Mayor and Council of the City of Dublin this 2nd day of January, 2026 by a vote of 7 to 0.

CITY OF DUBLIN, GEORGIA

BY: 
Joshua E. Kight,
Mayor

ATTEST: 
By _____
R. Blake Daniels, Interim City Clerk



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

Please Cross Reference Deed Book 3543 Book 161 and Deed Book 656 Page 340

UTILITY EASEMENT

STATE OF GEORGIA
COUNTY OF LAURENS

THIS INDENTURE, made this ____ day of _____, 202__, between the following:

Grantors: CITY OF DUBLIN, GEORGIA,

Grantee: MORRIS BANK

(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 in Deed Book 3543 Book 161 and Deed Book 656 Page 340, Laurens County, Georgia records, ("Grantor's Property") (For informational purposes tax parcel no. D16D 045); 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 Dollar (\$1.00) and other good and valuable consideration in hand paid, and in further consideration of the approval of Grantee's request to install a standby generator, Grantor does hereby grant and convey unto Grantee, its successors and assigns, a permanent, non-exclusive easement over, upon, and across the heretofore described property owned by Grantor, said easement area being more particularly described and shown on Exhibit "A" attached hereto and incorporated herein (the "Easement Area"):

Purpose and Permitted Use This easement is granted solely for the purpose of installing, operating, maintaining, repairing, replacing, and (upon abandonment) removing one (1) standby natural gas generator, concrete pad, electrical conduit, and reasonable appurtenances necessary thereto, together with the right of ingress and egress over the Easement Area for such purposes. The design of the brick housing of said generator shall be approved by the Grantor.

Reserved Rights Grantor expressly reserves the right to use the Easement Area for any municipal purpose that does not unreasonably interfere with Grantee's rights granted herein, including but not limited to drainage, utilities, sidewalks, and other improvements.

Maintenance and Removal Grantee shall maintain the generator and all equipment in good condition and repair. Upon discontinuance of the generator, or breach of any of the requirements herein, Grantee (or its successors) shall, within ninety (90) days, remove all equipment and restore the surface to its original condition at Grantee's sole expense.

Indemnification and Insurance Grantee shall indemnify and hold Grantor harmless from any claims arising from Grantee's use of the Easement Area. Grantee shall maintain general liability insurance in an amount not less than \$1,000,000.

Runs with the Land This easement shall be perpetual and shall constitute a covenant running with the land, binding upon and inuring to the benefit of the parties, their successors and assigns.

IN WITNESS WHEREOF, this Agreement has been duly executed by its authorized officers, on the day and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF DUBLIN



Witness


By: 

MAYOR



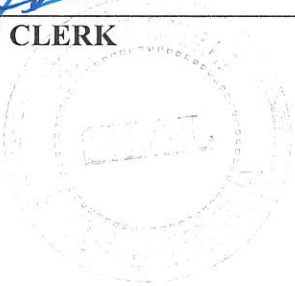
Notary Public



By: 

CITY CLERK

(SEAL)



AGREED TO BY

Signed, sealed and delivered
in the presence of:

MORRIS BANK

Witness

By: _____
President

Notary Public

By: _____
Secretary

(SEAL)

Exhibit A
Easement Area

GPS CERTIFICATION

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 10-31-2025 UTILIZING A TOPCON HIPER VR GNSS DUAL FREQUENCY RECEIVER. THE RELATIVE POSITIONAL ACCURACY OF THE POINTS USED IN THIS SURVEY DOES NOT EXCEED 1/10,000. THIS PLAT CLOSURES WITH NO MEASURABLE ERROR.

BELLEVUE AVENUE
(RW VARIES)

FLOOD INFORMATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FIRM COMMUNITY PANEL NUMBER 13175C01915, WITH AN EFFECTIVE DATE OF DEC 17, 2016.

S23° 48' 18"E
141.96'
(TIE)

MORRIS BANK
PARCEL ID: D168 001
D.B. 2323 PG. 296
P.B. 9, PG. 6849
P.B. 13, PG. 141

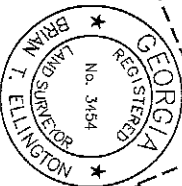
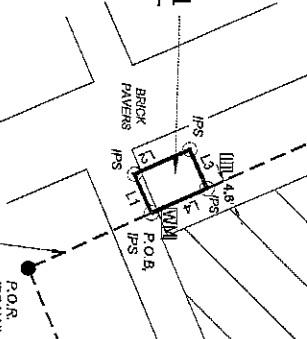
CONDOMINIUM OWNERS
ASSOCIATION INC
PARCEL ID: D168 002

NF
CITY OF DUBLIN
PARCEL ID: D160 046
D.B. 3643 PG. 161
D.B. 616 PG. 73
P.B. 13 PG. 141
P.B. 9, PG. 6849

LEGEND

- IRON PIN FOUND
- IRON PIN SET (1/2" REDDAR WITH ORANGE CAP)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- CALCULATED POINT
- GRATE
- WATER METER
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- NF = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REFERENCE
- EASEMENT LINE
- ADJOURNER LINE
- FENCE
- RIGHT-OF-WAY

EASEMENT 1
70 SQUARE FEET



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.



LINE	LENGTH	BEARING
L1	7.00'	S66° 11' 42"W
L2	10.00'	N23° 48' 18"W
L3	7.00'	N66° 11' 42"E
L4	10.00'	S23° 48' 18"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 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.

LAND SURVEYOR
DATE 12/31/25
APPROVED BY CITY OFFICIAL
DATE 12/31/25

EASEMENT BOUNDARY FOR:
MORRIS BANK

LAND LOT 232, 1ST LAND DISTRICT, 342ND G.M.D.
CITY OF DUBLIN, LAURENS COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION



CHRISTIAN & ELLINGTON
ENGINEERING | LAND SURVEYING

709 BELLEVUE AVENUE
DUBLIN, GEORGIA 31021

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

SCALE: 1" = 20'
DATE OF FIELD WORK 10/31/2025
DATE OF PLAT 12/30/2025
SHEET 1 OF 1