

Staff Report

Subject: Approval of an Easement Agreement with Georgia Power for Property located at 91 Springfield Ave, Fire Station #13

Author: Angela Stanley, Project Manager

Department: FIRE

Meeting Date: February 21, 2023

Item Description: Easement Agreement with Georgia Power for Property located at 91 Springfield Ave, Fire Station #13

Summary Recommendation: Staff recommends Approval of Easement Agreement with Georgia Power for Property located at 91 Springfield Ave, Fire Station #13

Executive Summary/Background:

- During a meeting with Georgia Power it was conveyed that the easement was needed for Georgia Power to be able get overhead power to us, as well as maintain and update.

Alternatives for Commission to Consider

1. Staff recommends approval
2. Take no action.

Recommended Alternative: 1

Other Alternatives: 3

Department Review: County Manager, Fire, Purchasing

Funding Source: FY 2023 Budget

Attachments: Easement Agreement, Exhibit A, Overhead Distribution Construction Agreement

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2023020066 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 11047465-GPC9596-VBS-GP531D02223
NAME OF LINE/PROJECT: 91 SPRINGFIELD AVE - GUYTON - (EFFINGHAM COUNTY) - DISTRIBUTION
LINE
PARCEL NUMBER 001

STATE OF GEORGIA
EFFINGHAM COUNTY

E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 601 N Laurel St, Springfield, GA 31329-6816, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 91 SPRINGFIELD AVE, GUYTON, GA 31312 (Tax Parcel ID No. G0080002) in the 10 GMD (Georgia Militia District) of Effingham County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or

PARCEL 001 NAME OF 91 SPRINGFIELD AVE - GUYTON - (EFFINGHAM COUNTY)
 LINE/PROJECT: - DISTRIBUTION LINE

in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 001

NAME OF
LINE/PROJECT:

91 SPRINGFIELD AVE - GUYTON - (EFFINGHAM COUNTY)
- DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of:

BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY,
GEORGIA

Witness

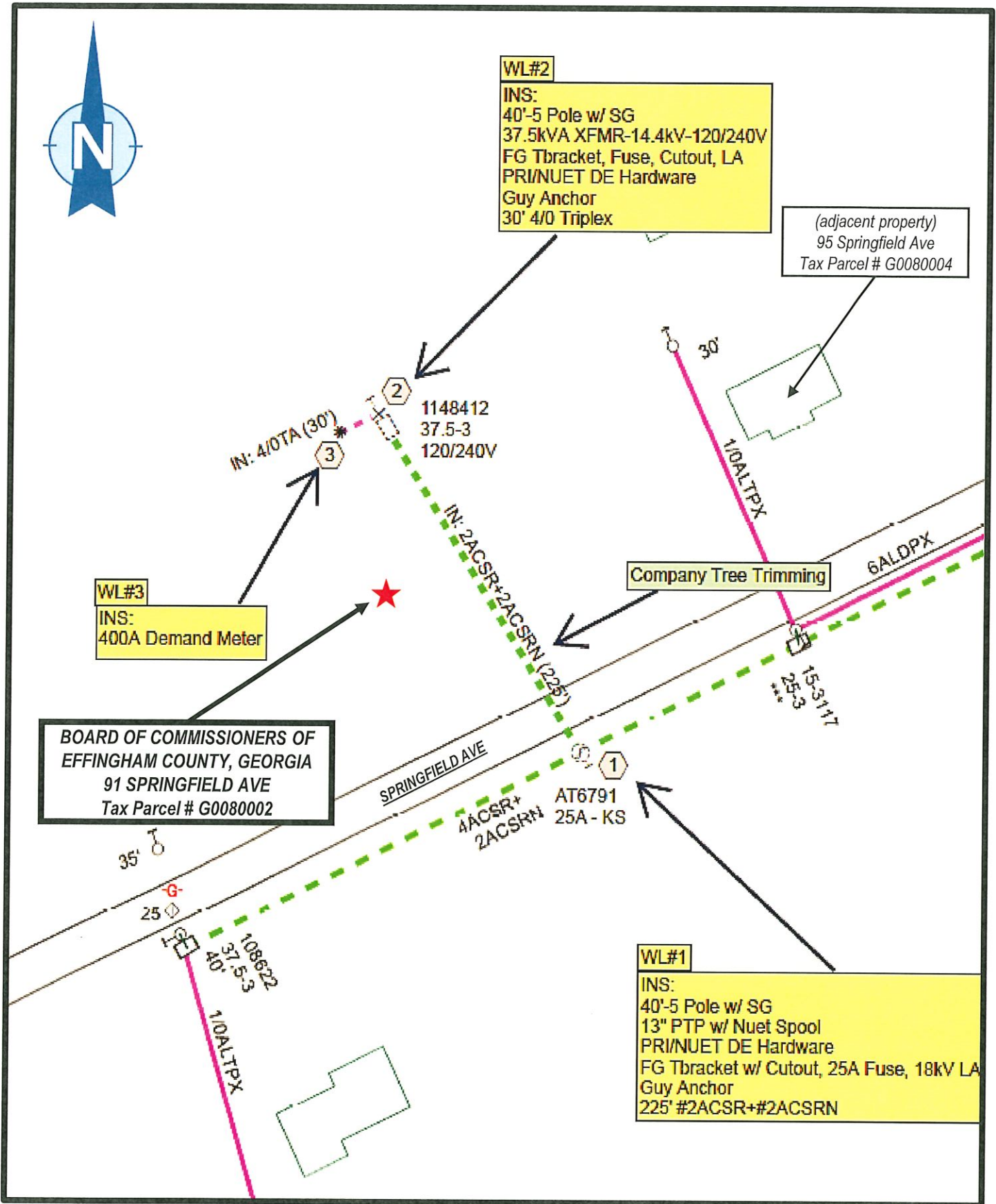
By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

Exhibit "A"





Overhead Distribution Construction Agreement

PROJECT / CUSTOMER: 91 SPRINGFIELD AVE, GUYTON

LOCATION: 91 SPRINGFIELD AVE, GUYTON

DEVELOPER / CUSTOMER: BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA

AREA OF CONSTRUCTION: EXHIBIT "A"

Developer does hereby attest that the above referenced area of construction in which overhead electric distribution facilities are to be installed is clear of all obstructions; that all property lines, where required, are clearly marked and that the area is finished to a grade which shall not change more than three (3+/-) inches of final grade.

Georgia Power Company, it's employees, and contractors working on this project are hereby released from all claims due to damage of underground facilities that have not been located in the field and that are not covered by the "Utilities Protection Act of Georgia".

Developer does hereby agree to bear any and all costs to alter the installed overhead electric distribution facilities as a result of grade changes or Developer design changes.

Developer shall be responsible for providing Georgia Power Company accessible locations and a clear route where overhead electric distribution facilities can be installed.

Should electric distribution facilities become damaged in any way, Developer will notify the Georgia Power Company at phone #1-888-660-5890.

Developer will establish and maintain the appropriate clearances for the pole(s) and guy wires on this site per Georgia Power Company Distribution Specifications. Electric service will not be provided until this specification is satisfied.

Georgia Power Company is not responsible for any damages to locks, gates, fences, walls, vehicles, equipment, trees, landscaping, sidewalks, or any other items that inhibit Georgia Power's access to the poles, transformers, metering, or other equipment serving this site. This includes routine or emergency access of all equipment and personnel.

APPROVED: _____ DATE: _____

PRINT NAME / TITLE / COMPANY: _____