

Quail Hollow



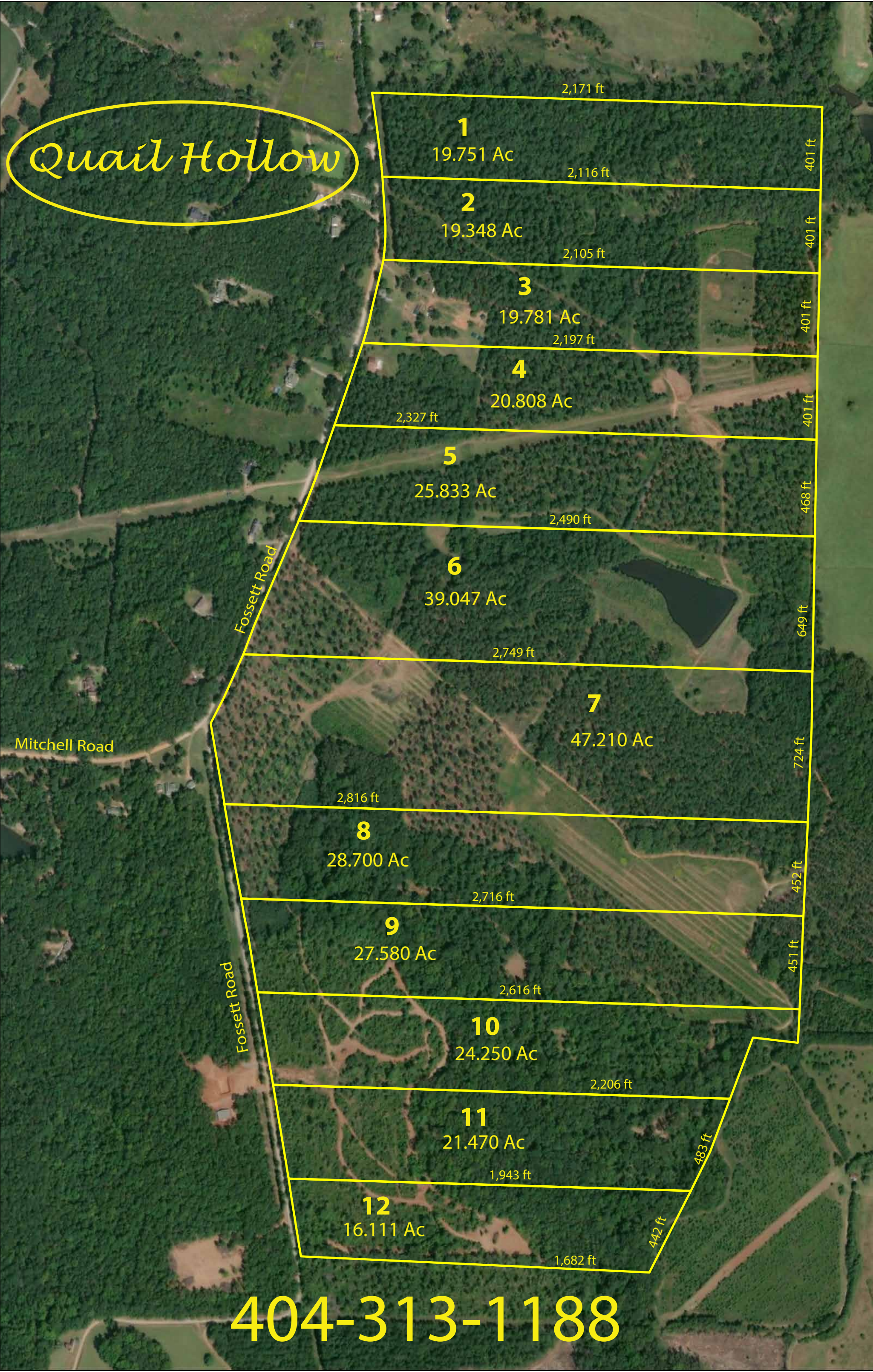
16 to 47 Acre Properties

- New Survey
- Hard to Find Acreage Property
 - Fields and Wooded Areas
 - Beautiful Stocked Lake
- Great Location just 3 miles west of Zebulon
 - Financing Available

Pike County, Ga

404-313-1188





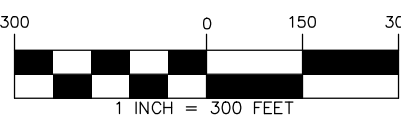
QUAIL HOLLOW
PIKE COUNTY

<u>Tract</u>	<u>Acreage</u>	<u>Price per Acre</u>	<u>Sales Price</u>
1	19.751	\$5,873.12	\$116,000.00
2	19.348	\$5,943.77	\$115,000.00
3	19.781	\$6,470.86	\$128,000.00
4	20.808	\$6,199.54	\$129,000.00
5	25.833	\$5,767.82	\$149,000.00
6	39.047	\$6,889.13	\$269,000.00
7	47.210	\$4,893.03	\$231,000.00
8	28.700	\$5,505.23	\$158,000.00
9	27.580	\$5,873.82	\$162,000.00
10	24.250	\$5,731.96	\$139,000.00
11	21.470	\$5,915.23	\$127,000.00
12	16.111	\$6,517.29	\$105,000.00

Prices are subject to change.

TRINITY LAND SURVEYING
BOUNDARY · SUBDIVISION · ALTA · ACSM · TOPOGRAPHIC

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
207 WOLF CREEK DRIVE
AMERICUS, GA. 31719
(229) 942-5923

PRELIMINARY SUBDIVISION SURVEY
QUAIL HOLLOW SUBDIVISION
LOCATED IN LAND LOTS
52 & 53
9th LAND DISTRICT
PIKE COUNTY, GEORGIA
JANUARY 20, 2020

REV.	DATE	DESCRIPTION

LEGEND

- 1/2" REBAR SET
- FENCE
- IRON PIN FOUND
- CONCRETE MONUMENT

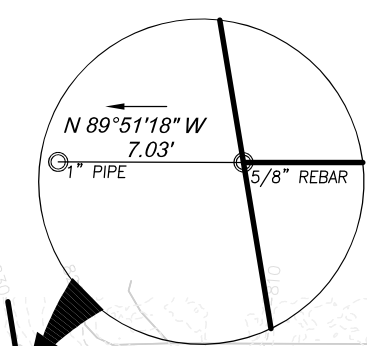
NOTES
Tax Parcel # 055 008
Total area of subdivided land is 309.381 Acres
CURRENT OWNER
DAVID W. ALDRIDGE &
G. NILES MURRAY
203 East Taylor Street
Griffin, GA 30223
Phone #: 404-313-1188
DEED REFERENCE
Book 872 Page 342
PLAT REFERENCE
Book 23 Page 159
Property Zoned AR
All adjoining parcels are zoned AR
Building Setbacks:
Front 200 feet
Side 30 feet
Rear 30 feet
Minimum lot area: 3 acres
Minimum lot width 100 feet
Minimum heated floor area per dwelling unit: 1,800 s.f.

PROPOSED NUMBER OF LOTS: 12

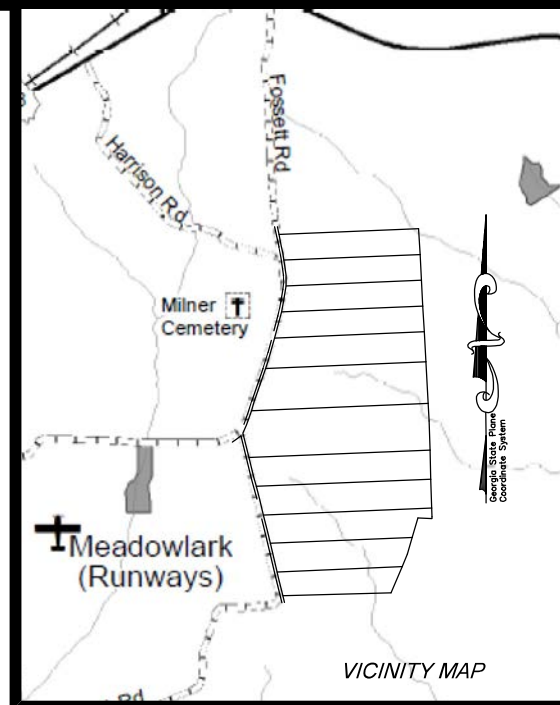
SOURCE OF TOPOGRAPHIC INFORMATION:
LiDAR point cloud data processed from the USGS National Map

FEMA Flood map 13231C0135B eff 9/11/2009
The property shown hereon is located entirely in Zone X, areas of minimal flood hazard.

Wetlands may exist on the property near the creeks shown on this plat. A 25-foot stream buffer is required along all streams.



TAX PARCEL 055 013
HILL
DEED BOOK 482 PAGE 214
PLAT BOOK 21 PAGE 137



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 (OCCA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plat were obtained by using TOPCON HIPER II/V base and rover GPS receivers, in combination with a TOPCON QS-3 ROBOTIC TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plat was calculated for closure and is found to have a minimum plat closure of one foot in 477903 feet. The field survey was completed on 12/13/2019.

Pursuant to the Pike County Subdivision Regulations, all the requirements of tentative approval having been fulfilled, this preliminary plat was given tentative approval by the Pike County Planning Commission on _____, 20____. This tentative approval does not constitute approval of a final plat. This certificate of tentative approval shall expire and be null and void on _____, 20____.

Date _____

Chairman _____

TAX PARCEL 055 008
M/S CHANDLER CORPORATION
DEED BOOK 632 PAGE 159
PLAT BOOK 23 PAGE 159

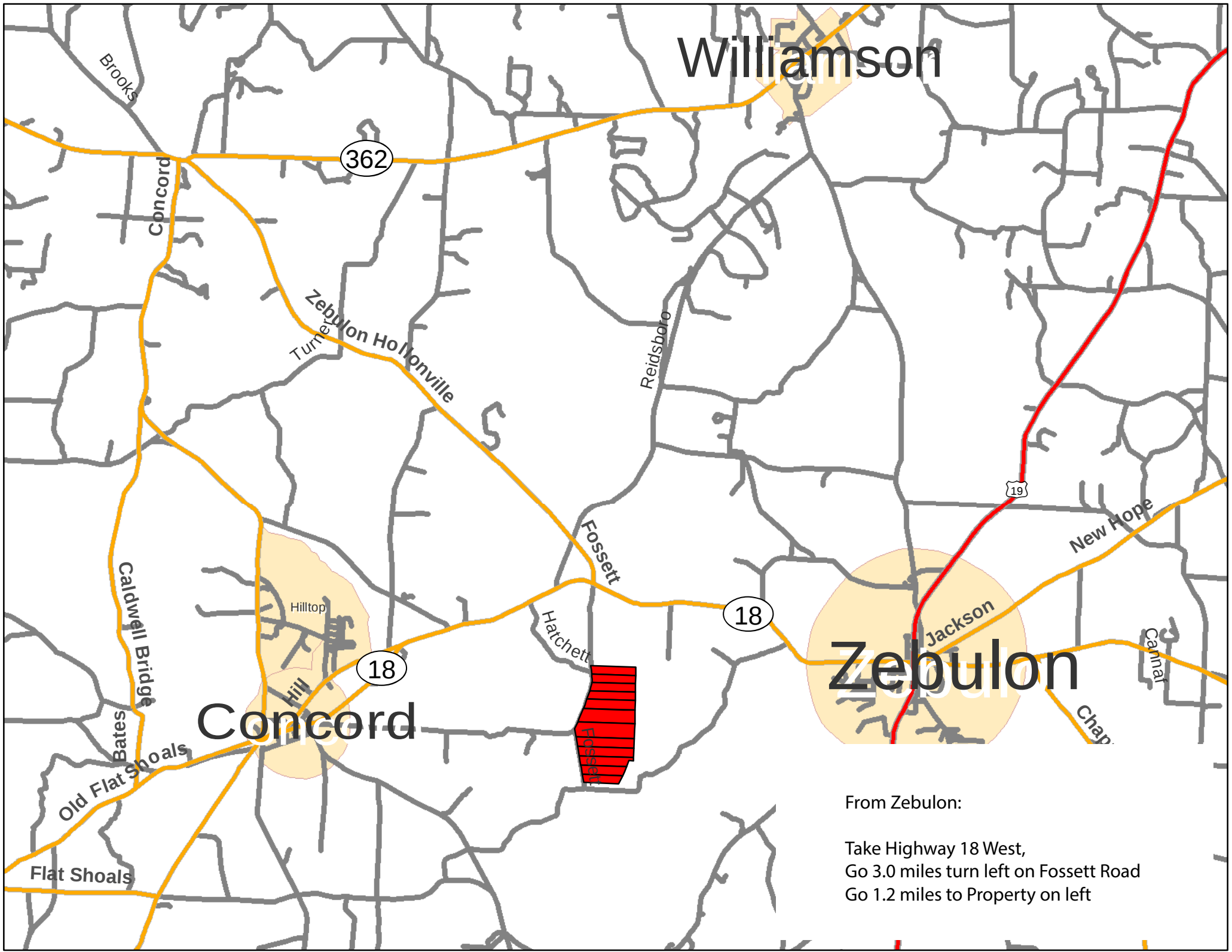
TAX PARCEL 056 005 A
THE LACY INVESTMENT CORPORATION
DEED BOOK 632 PAGE 240
PLAT BOOK 6 PAGE 65

SURVEYOR'S CERTIFICATION (i)
JURISDICTIONAL APPROVAL

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. The following governmental bodies have approved this map, plat, or plan for filing:

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

MATTHEW S. JOHNSON
G.S. RLS #2868



From Zebulon:

Take Highway 18 West,
Go 3.0 miles turn left on Fossett Road
Go 1.2 miles to Property on left