

# 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*



Lot #	Acreage	Top Boundary	Right Boundary
1	19.751 Ac	2,171 ft	401 ft
2	19.348 Ac	2,116 ft	401 ft
3	19.781 Ac	2,105 ft	401 ft
4	20.808 Ac	2,197 ft	401 ft
5	25.833 Ac	2,327 ft	468 ft
6	54.047 Ac	2,490 ft	468 ft
7-A	16.105 Ac	1,989 ft	365 ft
7-B	16.105 Ac	1,989 ft	359 ft
8	28.700 Ac	2,716 ft	452 ft
9	27.580 Ac	2,616 ft	451 ft
10	24.250 Ac	2,206 ft	451 ft
11	21.470 Ac	1,943 ft	483 ft
12	16.111 Ac	1,682 ft	442 ft

**404-313-1188**

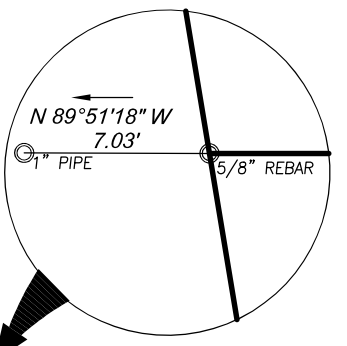


QUAIL HOLLOW  
PIKE COUNTY

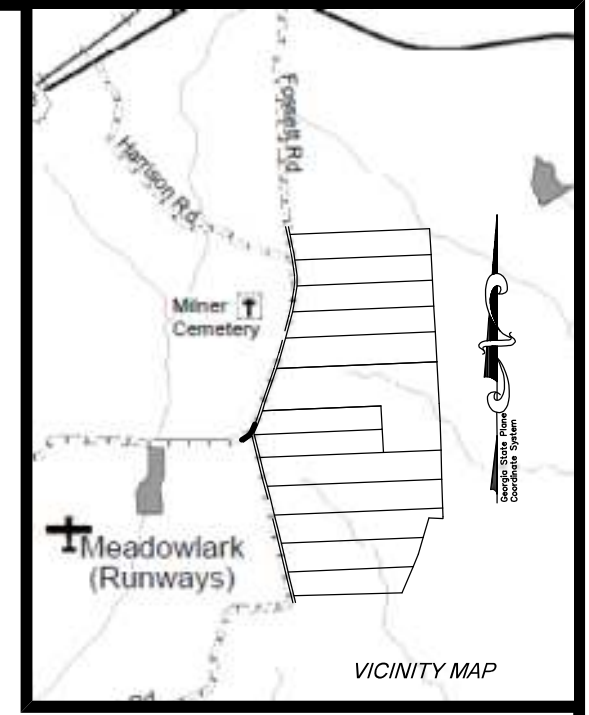
<u>Tract</u>	<u>Acreage</u>	<u>Price per Acre</u>	<u>Sales Price</u>
1	19.751	\$5,873.12	\$116,000.00
2	19.348	\$5,943.77	\$115,000.00
3	19.781	\$6,470.86	\$128,000.00
4	20.808	\$6,199.54	\$129,000.00
5	25.833	\$5,767.82	\$149,000.00
6			<b>SOLD</b>
7-A	16.105	\$6,147.16	\$99,000.00
7-B	16.105	\$6,147.16	\$99,000.00
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.**

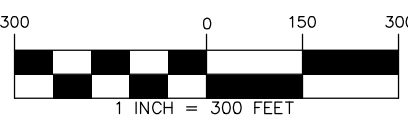
**TRINITY LAND SURVEYING**  
BOUNDARY - SUBDIVISION - ALTA / ACSM - TOPOGRAPHIC



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



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

FINAL SUBDIVISION SURVEY  
QUAIL HOLLOW SUBDIVISION  
LOCATED IN LAND LOTS  
52 & 53  
9th LAND DISTRICT  
PIKE COUNTY, GEORGIA  
FEBRUARY 7, 2020

REV.	DATE	DESCRIPTION
1	2/7/2020	PARCEL 6 & 7

**LEGEND**

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

NOTES

Tax Parcel # 055 008

Total area of subdivided land is 309.8911 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 100 feet  
Side 30 feet  
Rear 30 feet

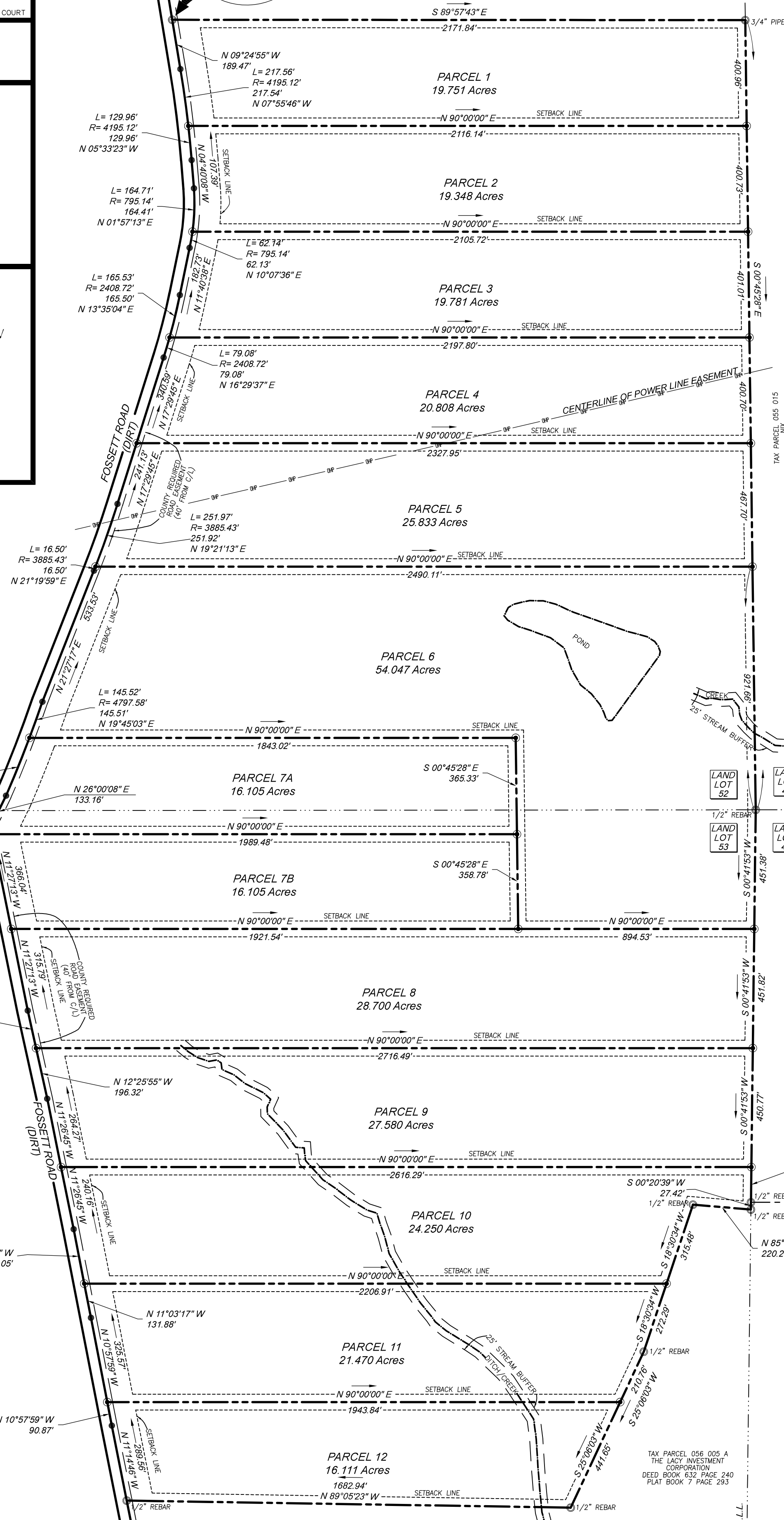
Pike County required road  
maintenance easement: 40' from  
centerline

Minimum lot area: 3 acres  
Minimum lot width 200 feet  
Minimum heated floor area per  
dwelling unit: 1,800 s.f.

PROPOSED NUMBER OF LOTS: 12

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.



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 (OCGA) 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 GS-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 plot closure of one foot in 477903 feet. The field survey was completed on 12/13/2019.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future," and their location, size, type and material are correctly shown, and that all engineering requirements of the Pike County Subdivision Regulations have been fully complied with.

Pursuant to the Pike County Subdivision Regulations, all the requirements for approval having been fulfilled, this final plat was given final approval by Pike County Planning Commission on , 20 .

Date \_\_\_\_\_ Secretary \_\_\_\_\_

Owner's Certification

State of Georgia, County of Pike

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and County taxes or other assessments now due on this land have been paid.

Agent \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

TAX PARCEL 055 008  
M.F. CHANDLER  
DEED BOOK 872 PAGE 342  
PLAT BOOK 23 PAGE 159

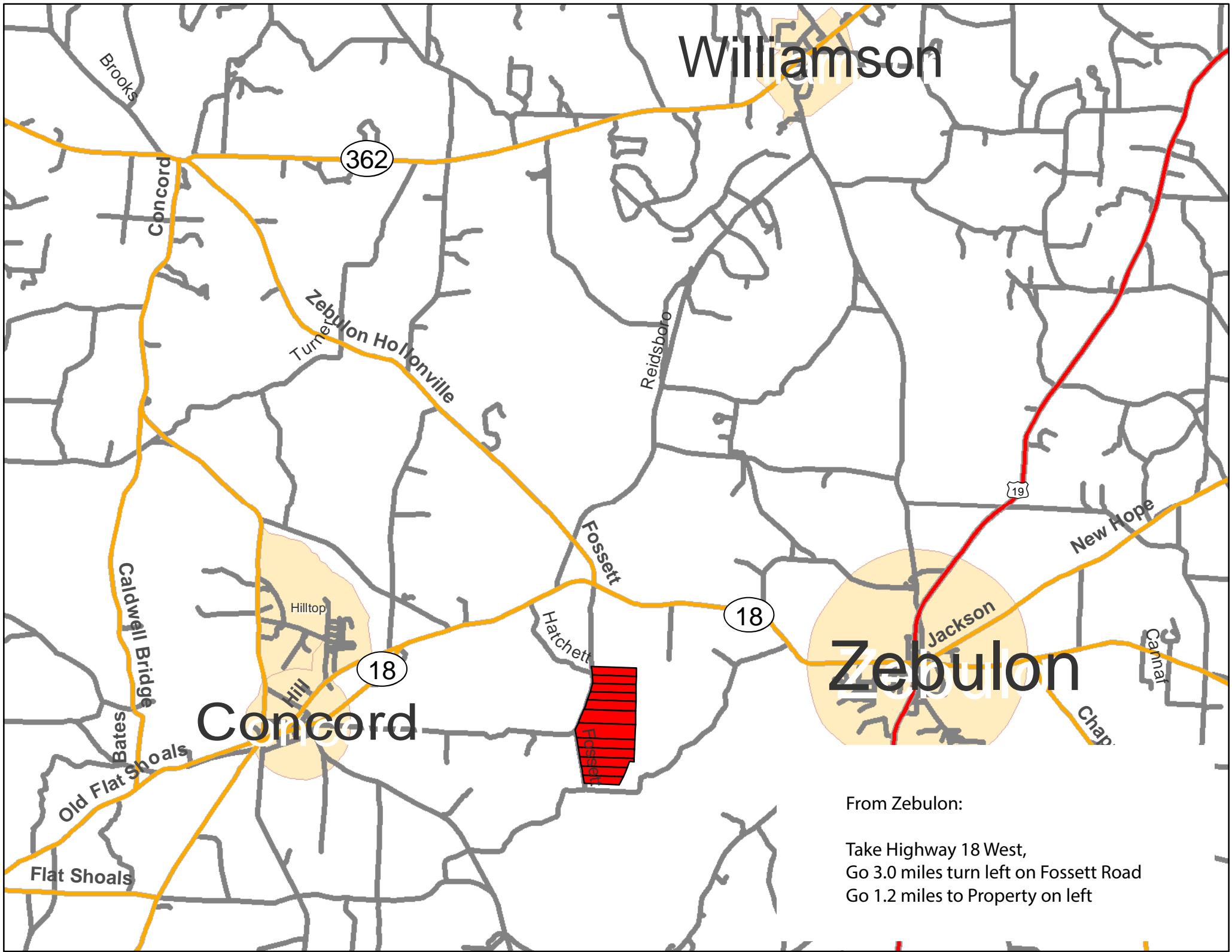
TAX PARCEL 056 005 A  
THE LACY INVESTMENT CORPORATION  
DEED BOOK 632 PAGE 240  
PLAT BOOK 7 PAGE 293

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*  
MATTHEW S. JOHNSON GA RLS #2868



Williamson

362

Zebulon Hollowville  
Turner

Reidsboro

19

New Hope

Fossett

18

Zebulon  
Jackson

Canal

Chap

Concord  
Hilltop

18

Fossett

From Zebulon:

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

Brooks

Concord

Caldwell Bridge

Old Flat Shoals

Flat Shoals

Hilltop

Harchett

Jackson

Canal

Chap