

Quail Hollow



16 to 32 Acre Properties

- New Survey
- Hard to Find Acreage Property
 - Fields and Wooded Areas
 - Combinations Available
- Great Location just 3 miles west of Zebulon
 - Financing Available with 15% Down

Pike County, Ga

404-313-1188



SOLD

1,843 ft

7

32.210 Ac

724 ft

8

28.700 Ac

2,716 ft

452 ft

SOLD

SOLD

11

SOLD

21.470 Ac

2,206 ft

483 ft

12

SOLD

16.111 Ac

1,943 ft

442 ft

1,682 ft

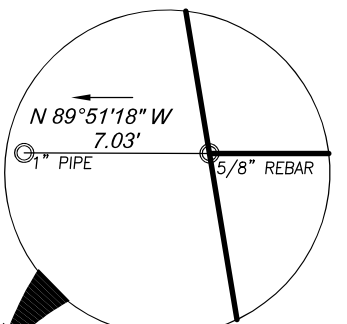
404-313-1188

QUAIL HOLLOW
PIKE COUNTY

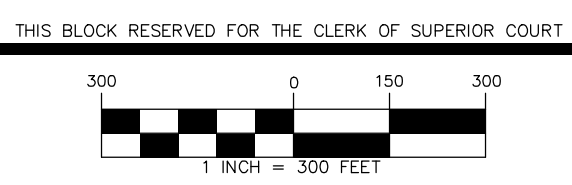
<u>Tract</u>	<u>Acreage</u>	<u>Price per Acre</u>	<u>Sales Price</u>
7	32.210	\$5,433.10	\$175,000.00
8	28.700	\$5,191.64	\$149,000.00

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



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
 - IRON PIN FOUND
 - CONCRETE MONUMENT

L = 236.32'
R = 4797.58'
N 236.30'
N 22°01'51" E

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.



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

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 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.

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.

Matthew S. Johnson
Registered Georgia Land
Surveyor No. 2868

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 23 PAGE 159

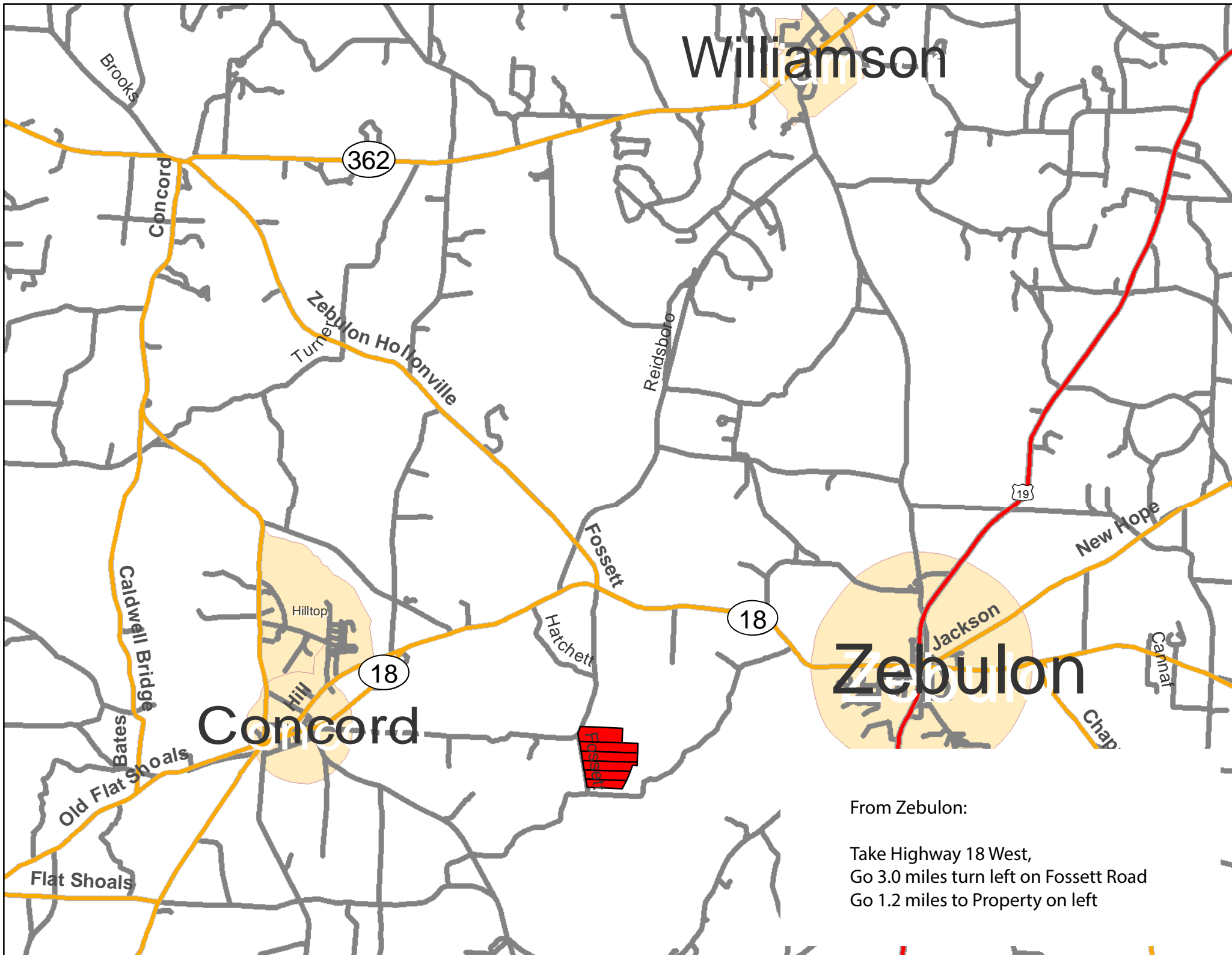
TAX PARCEL 056 005 A
THE LACY INVESTMENT
CORPORATION
DEED BOOK 632 PAGE 240
PLAT BOOK 6 PAGE 65

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 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



From Zebulon:

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