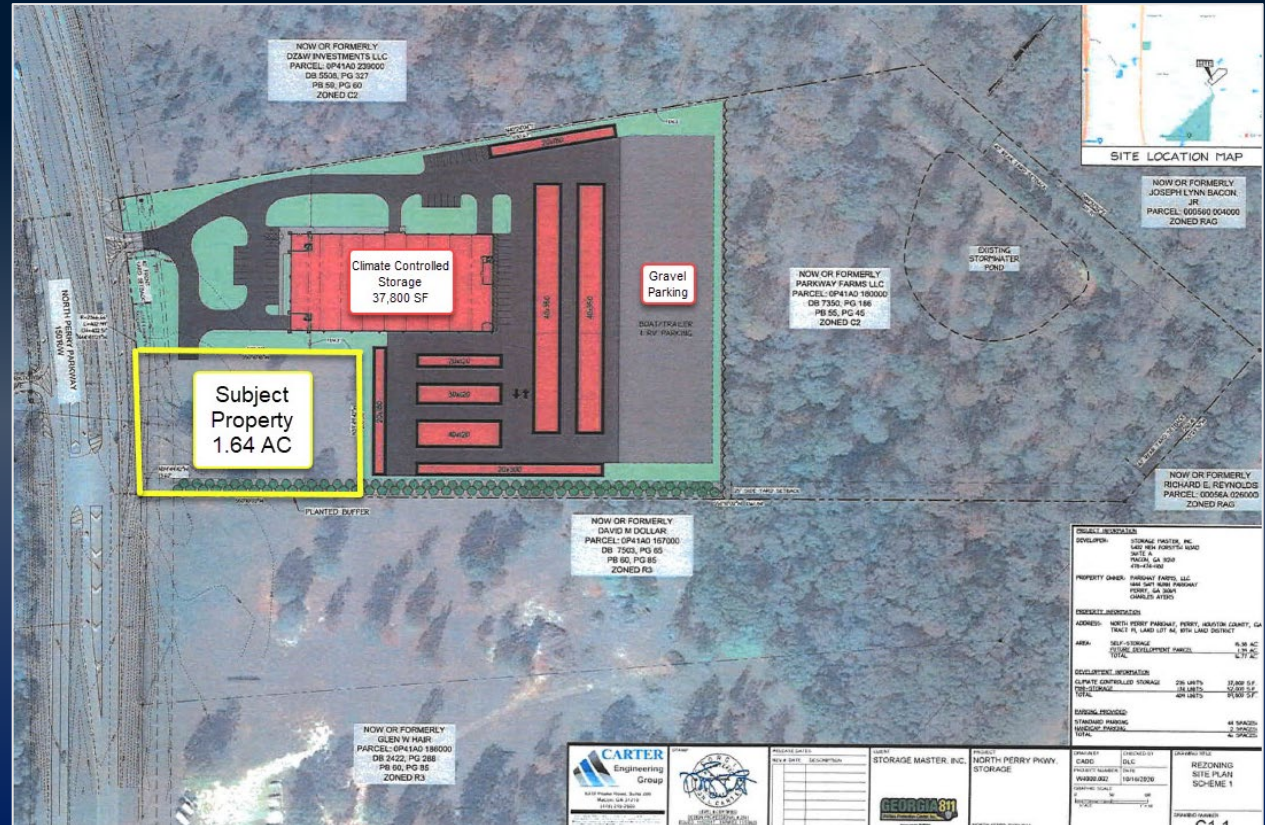


**424 PERRY PARKWAY
PERRY, GA 31069
HOUSTON COUNTY**

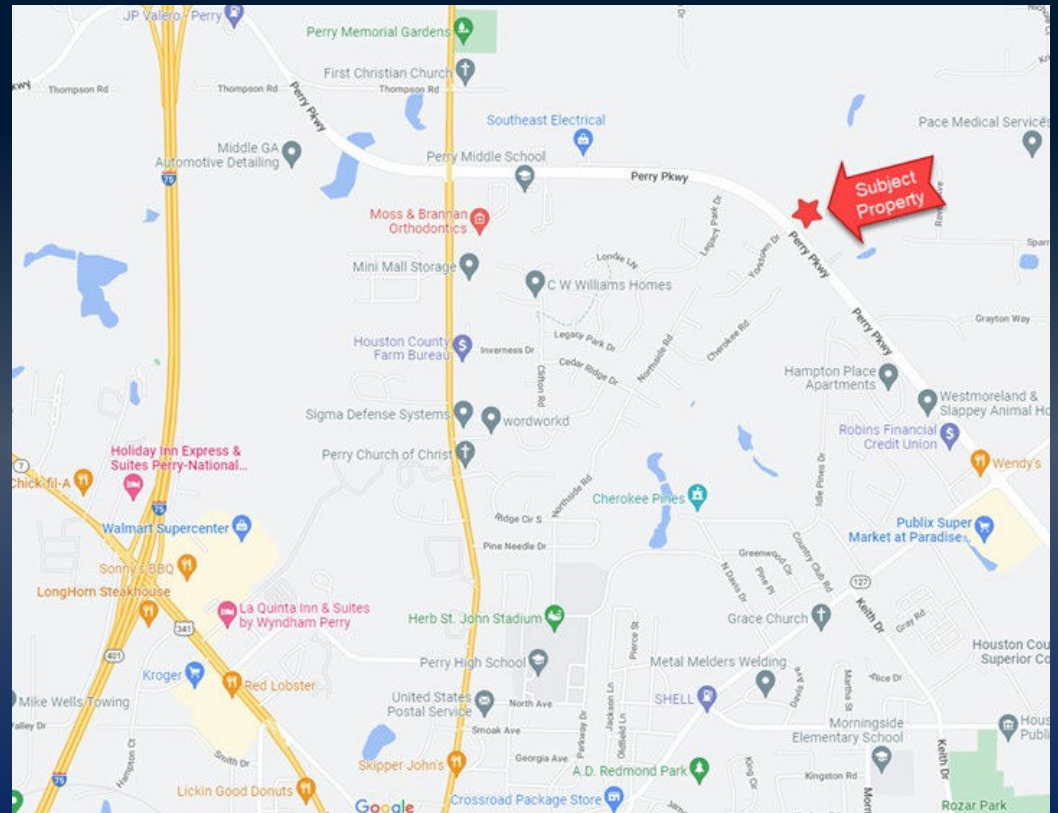
1.64 ACRES



THE
SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

PROPERTY INFORMATION

- 1.64 acres
- High traffic location off Perry Parkway, convenient to Hwy 41 and Interstate 75 (Exit 138)
- Zoned C-1 (highway commercial district)
- Detention available with curb cut & decel lane in place
- Access is across from the storage center parking lot
- Water available to site



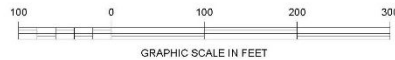
424 PERRY PARKWAY, PERRY, GA 31069



MISCELLANEOUS NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY O.C.G.A. 43-15-22.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 691,103 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRX7 GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 09/13/22.
4. TOTAL AREA OF PROPERTY = 1.64 ACRES.
5. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A FROM PARCEL OP41A0 180000 AS SHOWN HERE ON.

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



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.

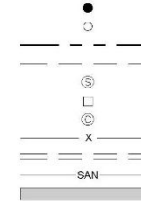
Spencer H. Johnson
Spencer H. Johnson, GARLS#3171
COA #LSF000949

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING. (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)



LEGEND OF SYMBOLS

IRON PIN FOUND
IRON PIN SET(1/2" REBAR W/CAP)
PROPERTY LINE
EASEMENT LINE
SANITARY SEWER MANHOLE
DROP INLET
CLEAN OUT
FENCE
STORM SEWER LINE
SANITARY SEWER LINE
ASPHALT



NOW OR FORMERLY
CITY OF PERRY
PARCEL: OP41A0 003000
DB 6891, PG 24
PB 73, PG 186

NOW OR FORMERLY
STORAGEMASTER INC
PARCEL: OP41A0 180000
DB 9158, PG 2
PB 55, PG 145

NOW OR FORMERLY
DAVID M DOLLAR
PARCEL: OP41A0 167000
DB 7503, PG 65
PB 60, PG 85

NORTH PERRY PARKWAY
150' RW

N39°49'42"W
13.62'

1/2" REBAR
N 903981.35
E 2436072.47

45.00'
UTILITY
EASEMENT

25.00'
SLOPE & MAINTENANCE
EASEMENT

329.62'

550°10'18"W

214.90'

S39°45'40"E

N50°12'24"E 338.43'

N47°05'00"W, R=2365.60'
A=201.26°, L=201.20°

N42°18'49"W, R=2366.68'
A=201.73°, L=201.67'

TRACT A
1.64 ACRES

Revisions

Date

No.

Description

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239