



**GA-124 & GA-332
HOSCHTON, GA**

OUTPARCELS AVAILABLE

WEST JACKSON BUSINESS CENTER



KEITH GUTHRIE
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BEN JOHNSON, CCIM
VICE PRESIDENT
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PRICING PER PARCEL

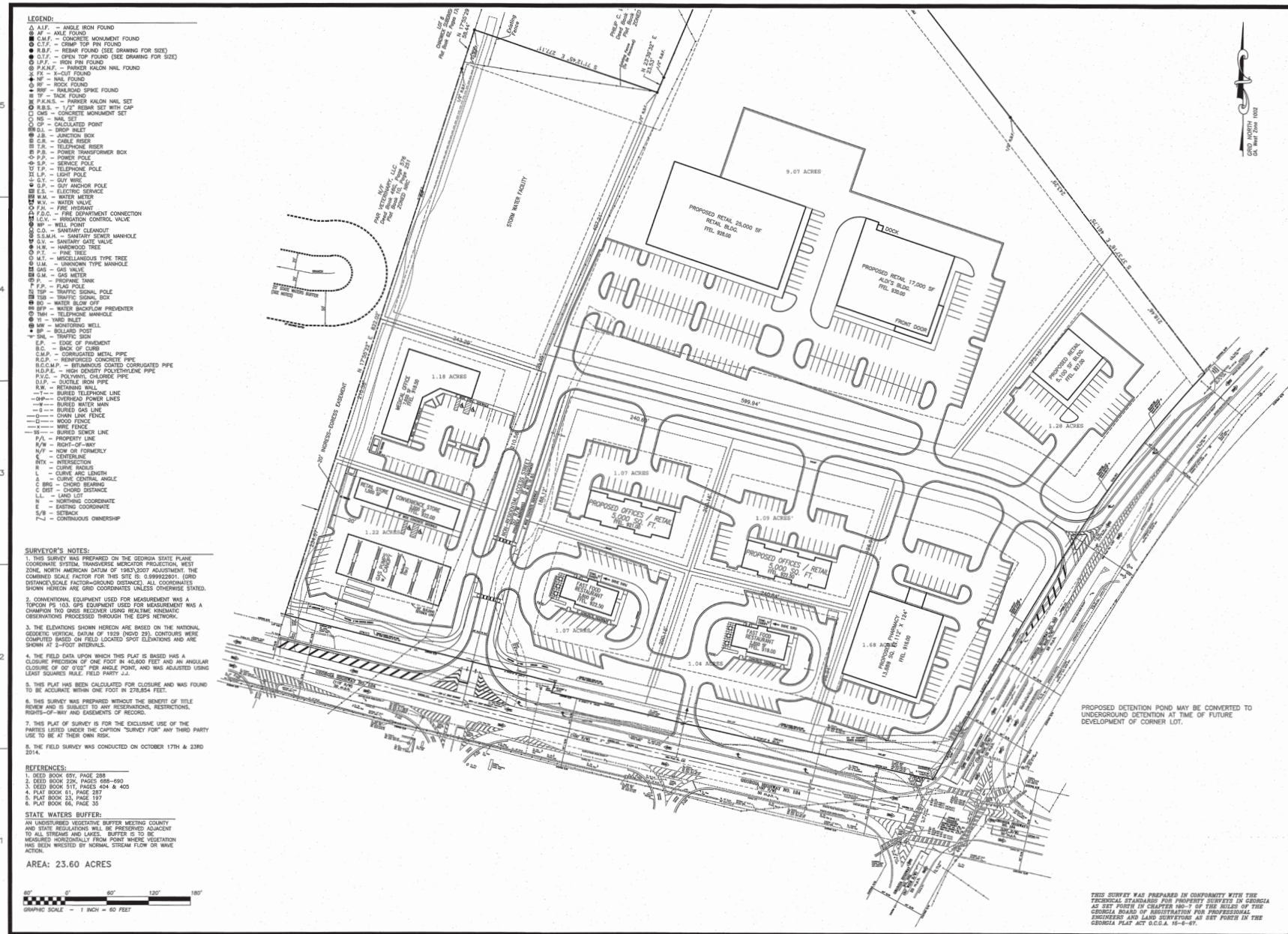
PARCEL 1	1.22 AC	\$770,000 per acre
PARCEL 2	1.18 AC	\$440,000 per acre
PARCEL 3	1.07 AC	\$660,000 per acre
PARCEL 4	1.07 AC	\$440,000 per acre
PARCEL 5	1.04 AC	\$605,000 per acre
PARCEL 6	1.09 AC	\$440,000 per acre
PARCEL 7	1.68 AC	\$1,870,000
PARCEL 8	1.28 AC	\$1,100,000
PARCEL 9	9.07 AC	\$1,980,000











- LEGEND:**
- ▲ A.I.P. - ANGLE IRON FOUND
 - A.F. - ANGLE FOUND
 - C.M.P. - CONCRETE MONUMENT FOUND
 - C.M.P. - CONCRETE MONUMENT FOUND
 - R.I.P. - REBAR TOP FOUND (SEE DRAWING FOR SIZE)
 - I.F. - IRON TOP FOUND (SEE DRAWING FOR SIZE)
 - P.K.A.L. - PARKER KALON NAIL FOUND
 - N.F. - NAIL FOUND
 - R.F. - RAILROAD SPIKE FOUND
 - P.K.A.L.S. - PARKER KALON NAIL SET
 - R.S.L.S. - 1/2" REBAR SET WITH CAP
 - C.M.S. - CONCRETE MONUMENT SET
 - N.S. - NAIL SET
 - C.P. - CALCULATED POINT
 - S.B.L. - SHIP BULLET
 - J.B. - JUNCTION BOX
 - C.B. - CABLE BENDER
 - T.P. - TELEPHONE RISER
 - P.T. - POWER TRANSFORMER BOX
 - S.P. - SERVICE POLE
 - T.P. - TELEPHONE POLE
 - L.P. - LIGHT POLE
 - S.V. - SUIV WIRE
 - D.P. - SUIV ANCHOR POLE
 - E.S. - ELECTRIC SERVICE
 - W.M. - WATER METER
 - W.V. - WATER VALVE
 - F.H. - FIRE HYDRANT
 - F.C. - FIRE CONNECTION
 - I.C.V. - IRRIGATION CONTROL VALVE
 - S.M. - SANITARY MANHOLE
 - S.S.M.H. - SANITARY SEWER MANHOLE
 - S.M. - SANITARY GAS VALVE
 - H.W. - HARDWOOD TREE
 - P.T. - PINE TREE
 - M.T. - MISCELLANEOUS TYPE TREE
 - U.M. - UNKNOWN TYPE MANHOLE
 - G.M. - GAS METER
 - G.V. - GAS VALVE
 - P. - PROPANE TANK
 - F.P. - FLAG POLE
 - T.S.P. - TRAFFIC SIGNAL POLE
 - B.O. - WATER BLOW OFF
 - B.P. - WATER BLOW OFF PREVENTER
 - Y. - YARD MANHOLE
 - W. - WOODS SIGN
 - B.P. - BOLLARD POST
 - S.M. - SIGN
 - E.P. - EDGE OF PAVEMENT
 - B.C. - BACK OF CURB
 - R.C.P. - REINFORCED CONCRETE PIPE
 - B.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
 - H.C.P. - HIGH DENSITY POLYETHYLENE PIPE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - D.I.P. - DUCTILE IRON PIPE
 - R.W. - RETAINING WALL
 - T. - BURIED TELEPHONE LINE
 - O.P.L. - OVERHEAD POWER LINE
 - B.W.L. - BURIED WATER MAIN
 - C.L. - CHAIN LINK FENCE
 - S.F. - SLOOF FENCE
 - W.F. - WIRE FENCE
 - B.F. - BURIED FENCE LINE
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - N/F - NOW OR FORMERLY
 - N.T. - NENTRUM
 - I.T. - INTERSECTION
 - C. - CURVE
 - L. - CURVE ARC LENGTH
 - C.B. - CHORD BEARING
 - C.S. - CHORD DISTANCE
 - L.L. - LAND LOT
 - N.C. - NORTHING COORDINATE
 - E. - EASTING COORDINATE
 - B.T. - BENCH MARK
 - C.O. - CONTIGUOUS OWNERSHIP

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.9992801. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
2. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMBERLAIN DG-500 RECEIVER USING REAL-TIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1928 (NGVD 29). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 2-FOOT INTERVALS.
4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PROVISION OF ONE (1) IN A HUNDRED FEET AND AN ANGULAR CLOSURE OF 0'02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT FIELD PROCEDURES.
5. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 278,854 FEET.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE HISTORY AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
7. THIS PLAN OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
8. THE FIELD SURVEY WAS CONDUCTED ON OCTOBER 17TH & 23RD 2014.

REFERENCES:

1. DEED BOOK 651, PAGE 288
2. DEED BOOK 219, PAGES 498-500
3. DEED BOOK 511, PAGES 404 & 405
4. DEED BOOK 511, PAGE 187
5. DEED BOOK 23, PAGE 197
6. DEED BOOK 68, PAGE 35

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REQUIREMENTS SHALL BE MAINTAINED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WHISTLED BY NORMAL STREAM FLOW OR WAVE ACTION.

AREA: 23.60 ACRES



REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON
LAND SURVEYING

P.O. BOX 256
GAIL, GEORGIA 30503
PHONE: (770) 532-6492
FAX: (770) 532-1985
www.pattonsurveying.com



CONCEPTUAL SITE PLAN FOR:

WEST JACKSON BUSINESS CENTER LLC

- LOCATED IN -
G.M.D. 248
JACKSON COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

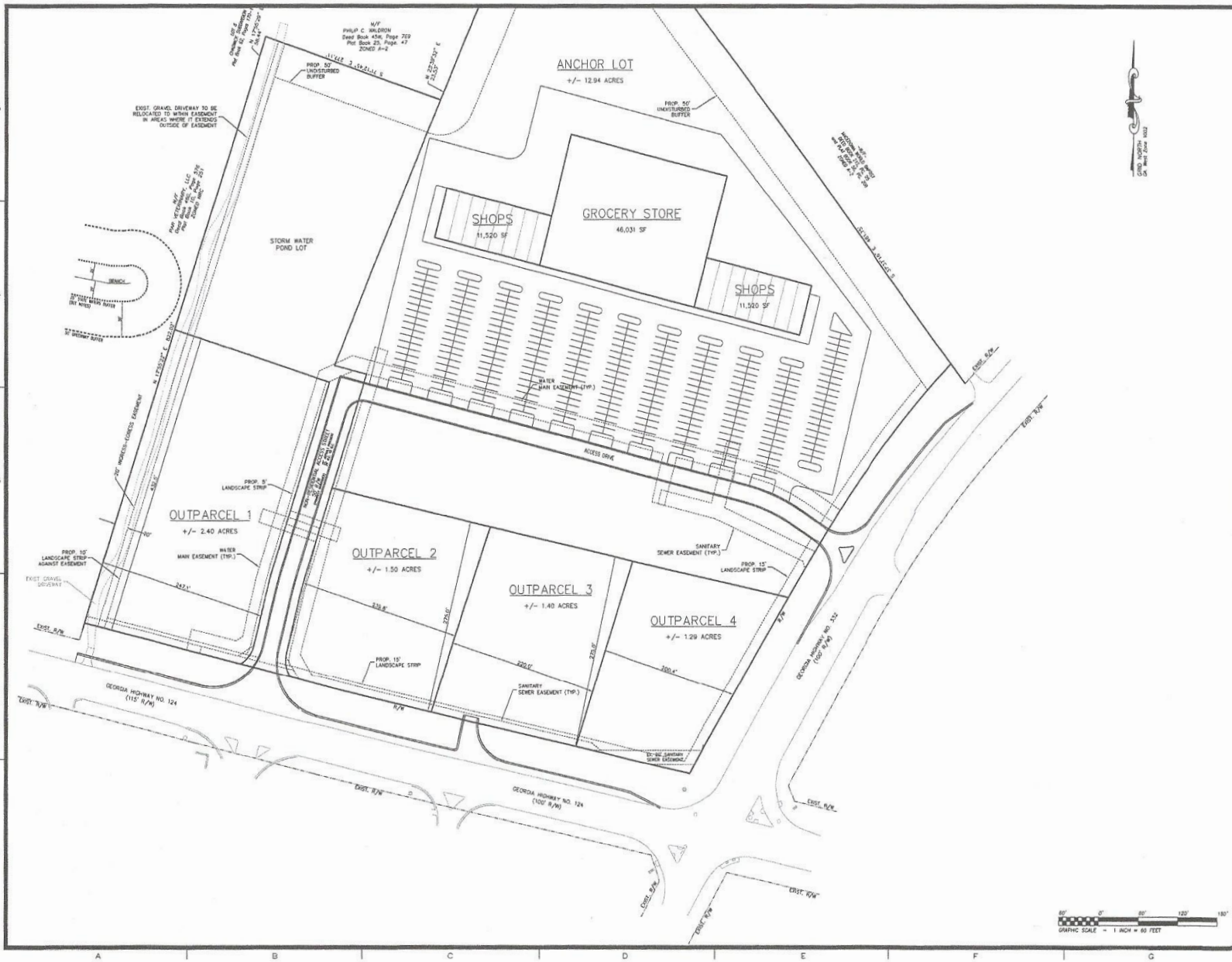
SHEET NUMBER:
D7 of 8

SCALE: 1" = 60'
SURVEY DATE: 10/17/2014
PLAN DATE: 05/04/2016
14-237-04 plan.dwg
JN. 14-237

PROPOSED DETENTION POND MAY BE CONVERTED TO UNDERGROUND DETENTION AT TIME OF FUTURE DEVELOPMENT OF CORNER LOT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE PROFESSIONAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA P.L.A.C. O.C.G.A. 18-9-67.





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www.pattonlandsurveying.com



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WEST JACKSON BUSINESS CENTER LLC

LOCATED IN:
G.M.C. 248
JACKSON COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:
1 of **1**

SCALE: 1" = 60'

SURVEY DATE: 10/17/2014
 PLAN DATE: 10/22/2014
 PLAN DATE: 10/04/2017

14-23756-00 Per Plat.dwg
 JN. 14-237