

WALKER FOREST



FIRST TIME EVER AVAILABLE!

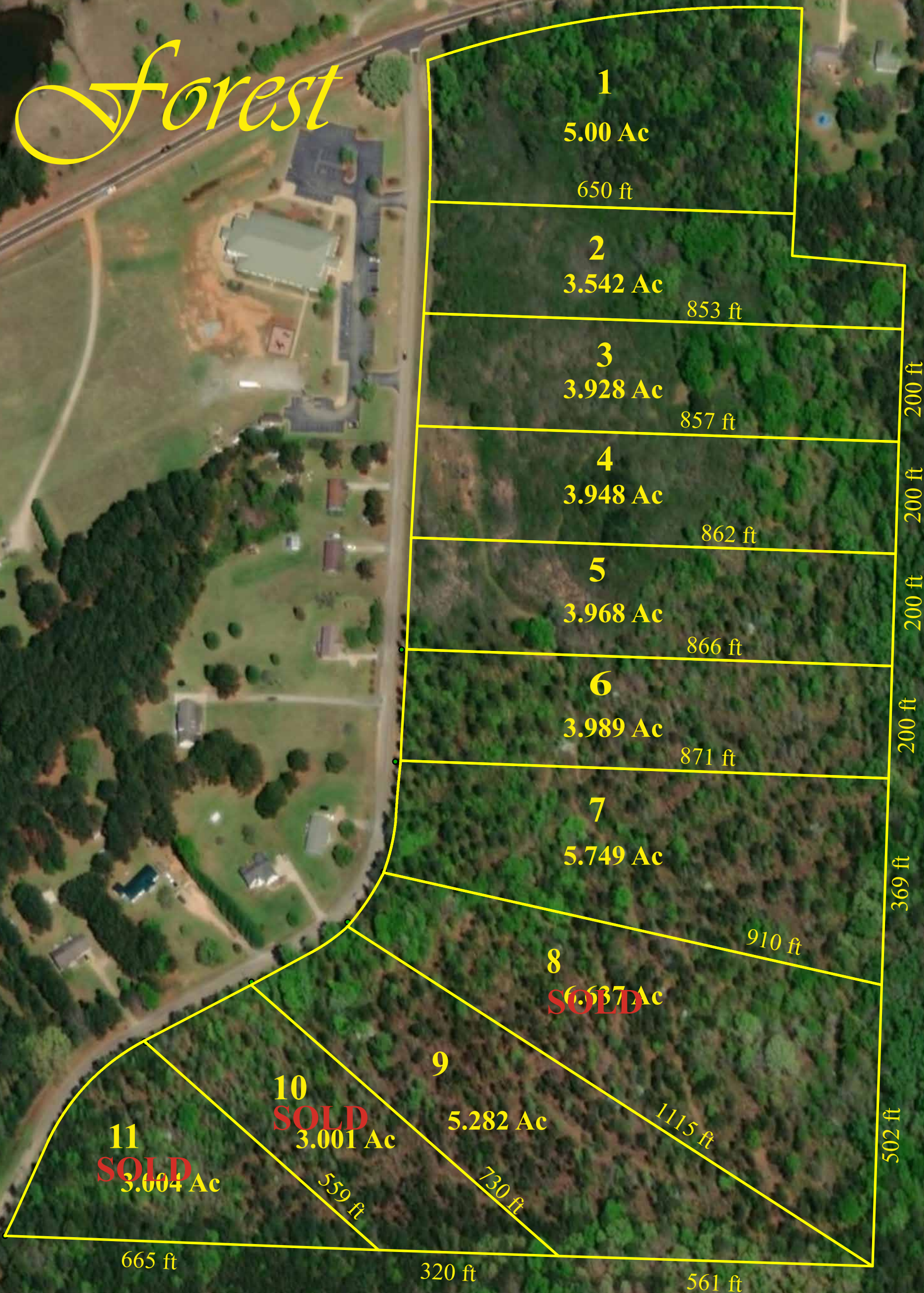
- New Survey
- Great Location in Butts County
- Hard to Find Acreage Home Sites
 - Only 5 miles to I-75
 - County Water
 - Financing Available

Butts County, Ga

404-313-1188



Walker Forest



404-313-1188

WALKER FOREST
BUTTS COUNTY

<u>Lot</u>	<u>Acreage</u>	<u>Sales Price</u>
Lot 1	5.000	59,000.00
Lot 2	3.542	35,000.00
Lot 3	3.928	38,000.00
Lot 4	3.948	38,000.00
Lot 5	3.968	38,000.00
Lot 6	3.989	38,000.00
Lot 7	5.749	53,000.00
Lot 8	6.637	SOLD
Lot 9	5.282	52,000.00
Lot 10	3.001	SOLD
Lot 11	3.004	SOLD

Prices are subject to change.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 22,960 ; ANGULAR PRECISION : 6" . THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT : 1/ 468,781 . MATTERS OF TITLE ARE EXCEPTED.
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS SHOWN ON BUTTS COUNTY, GEORGIA FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 13035C00700_06/07/2017

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

RESERVED FOR CLERK OF SUPERIOR COURT

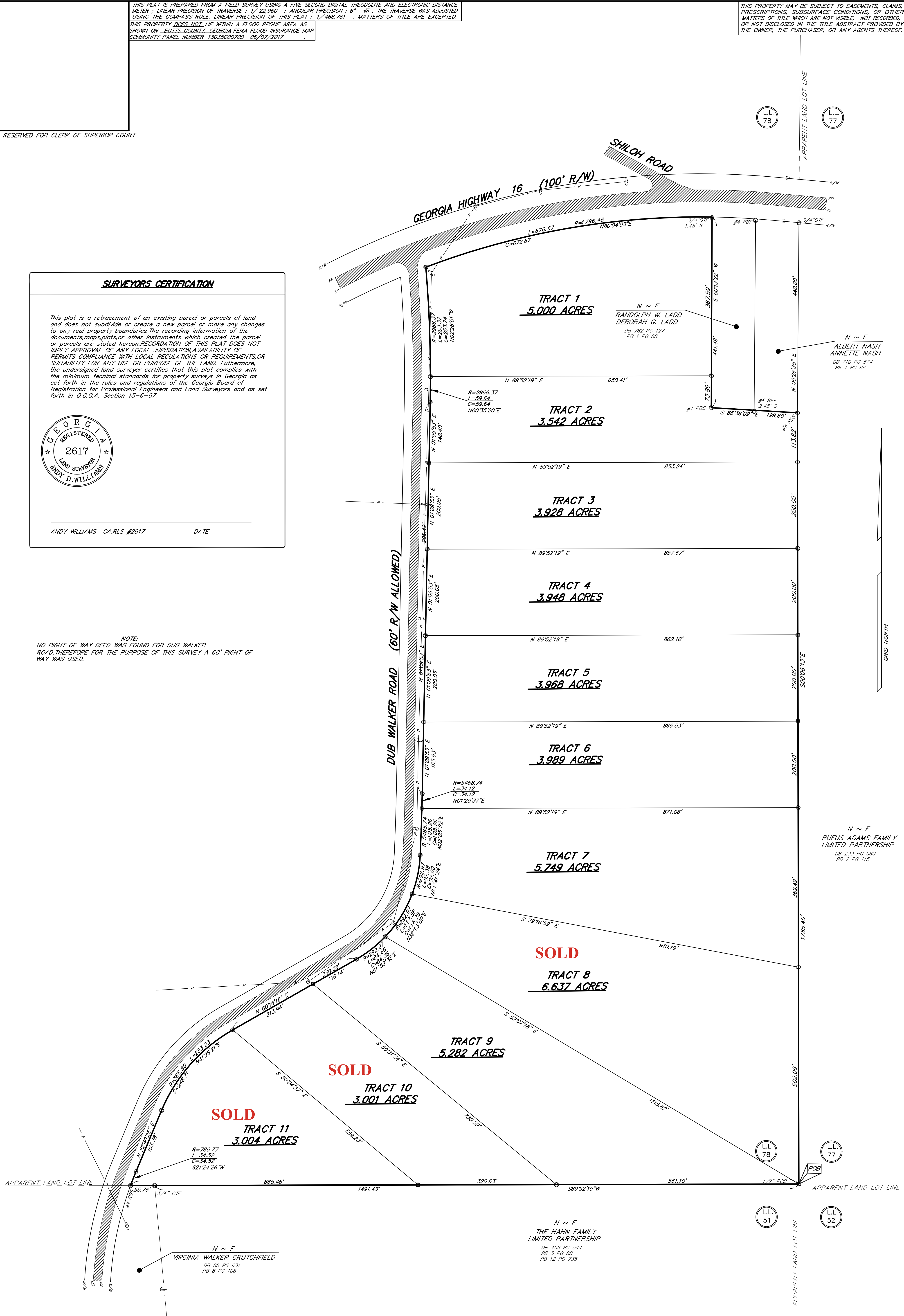
SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

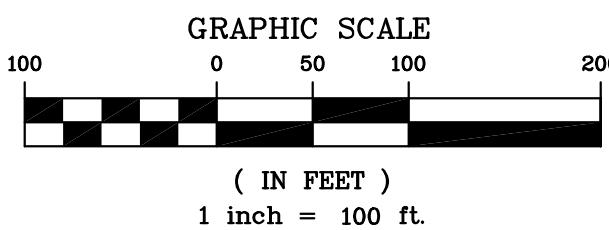


ANDY WILLIAMS G.A.R.L.S. #2617 DATE

NOTE:
NO RIGHT OF WAY DEED WAS FOUND FOR DUB WALKER ROAD, THEREFORE FOR THE PURPOSE OF THIS SURVEY A 60' RIGHT OF WAY WAS USED.



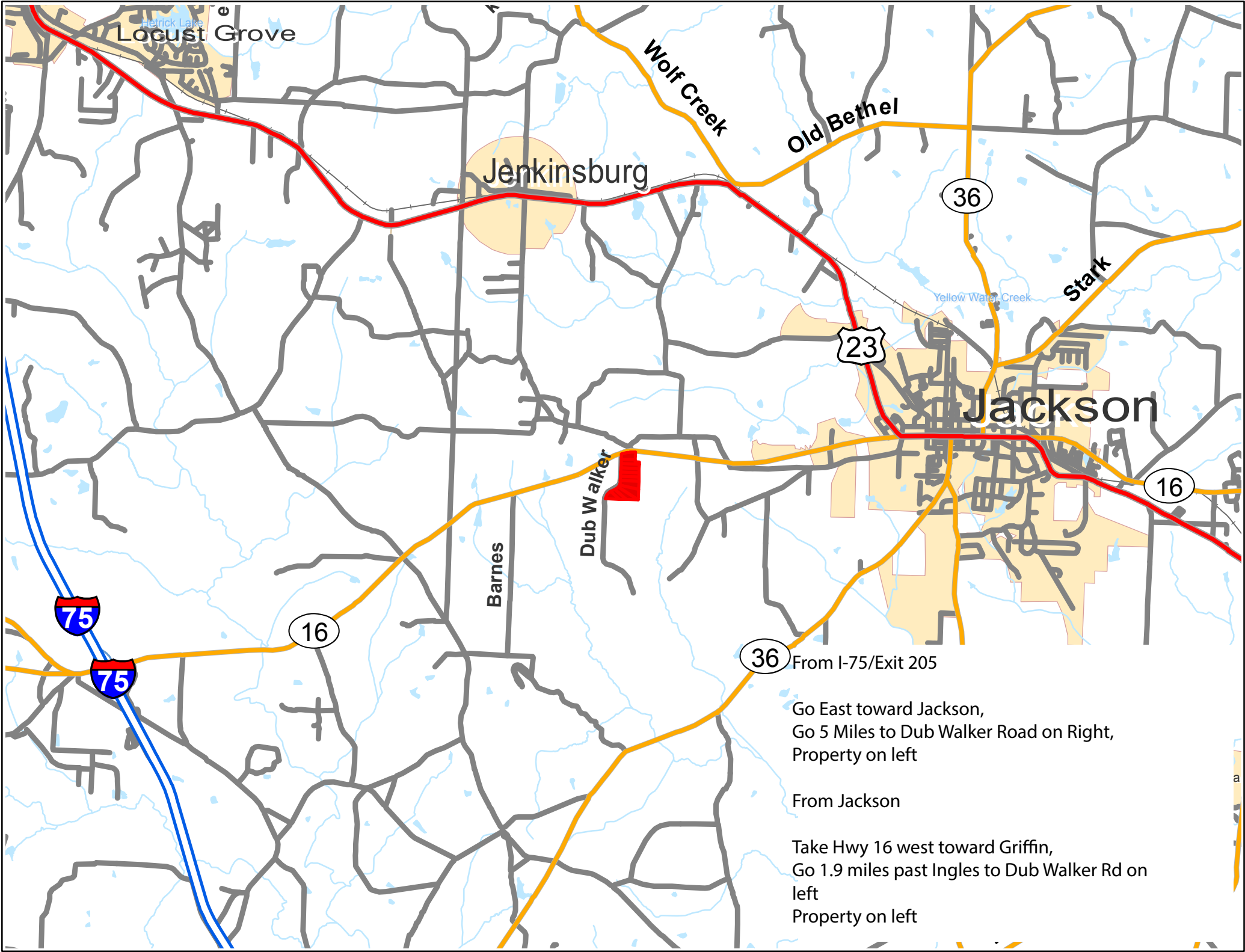
REFERENCES:
BUTTS COUNTY RECORDS
DB 42 PG 185
DB 81 PG 438
PB 2 PG 115
PB 8 PG 106
PB 12 PG 735



DATE	: 7-13-2018	REVISIONS:
SCALE	: 1"=100'	
DRAWN BY	: AW	
CHECKED BY	: AW	
DWG NAME	: ALDRIDGE (DUB WALKER)	
ANDY WILLIAMS SURVEYING, INC.		
1095 HIGHWAY 42 SOUTH JACKSON, GEORGIA 30233 770-775-0566		

LOT DIVISION SURVEY FOR:
WALKER FOREST

LOCATED IN LAND LOT 78
1st DISTRICT
BUTTS COUNTY, GEORGIA



From I-75/Exit 205

Go East toward Jackson,
Go 5 Miles to Dub Walker Road on Right,
Property on left

From Jackson

Take Hwy 16 west toward Griffin,
Go 1.9 miles past Ingles to Dub Walker Rd on
left
Property on left