

## Property Information Packet

**5.50 Acres US Hwy 319 N**  
**Thomasville, Thomas County GA**  
**Zoned Commercial and Agriculture**

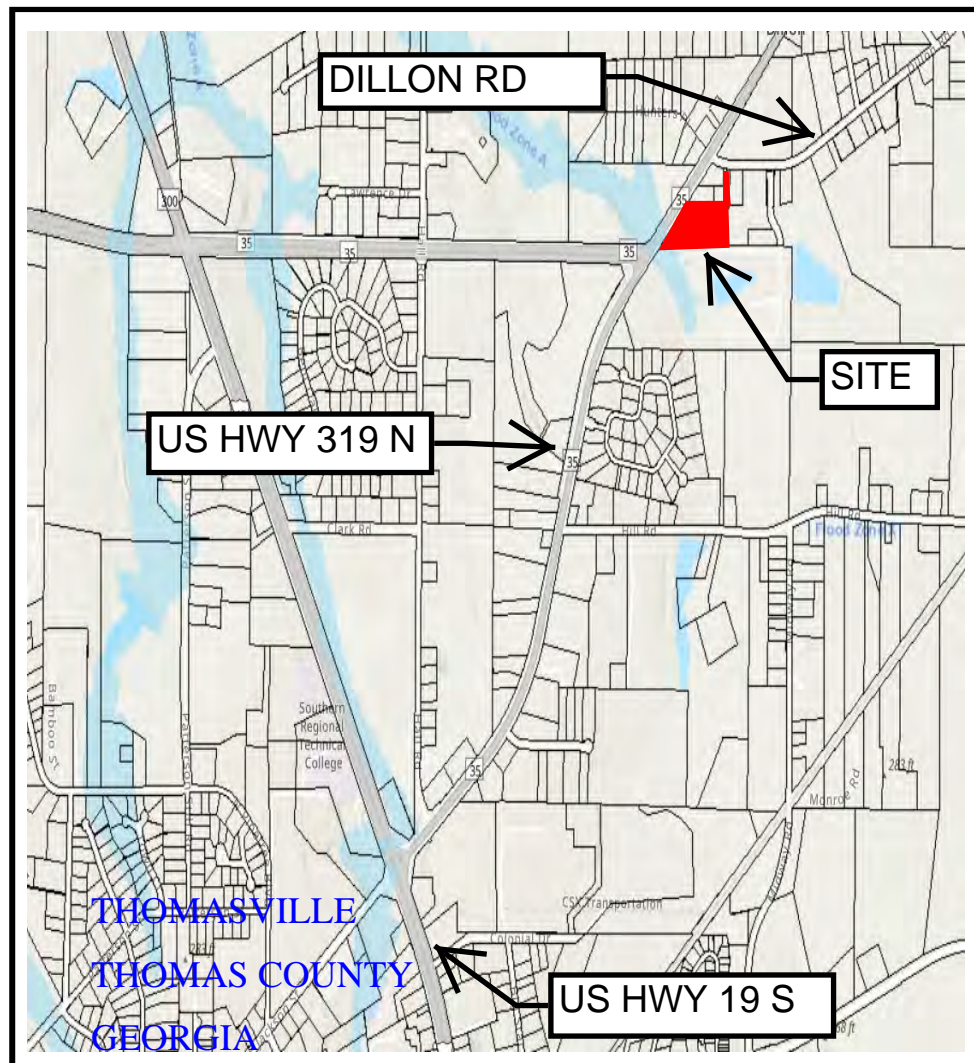
Sell Price \$80,000.00

CROCKER REALTY, INC  
1207 E. Jackson St.,  
Thomasville, GA 31792  
Curtis Crocker  
Member Thomasville Area Board REATORS  
Mobile: (229) 224-1391  
Fax: (229) 226-6532  
landcroccurtis@gmail.com



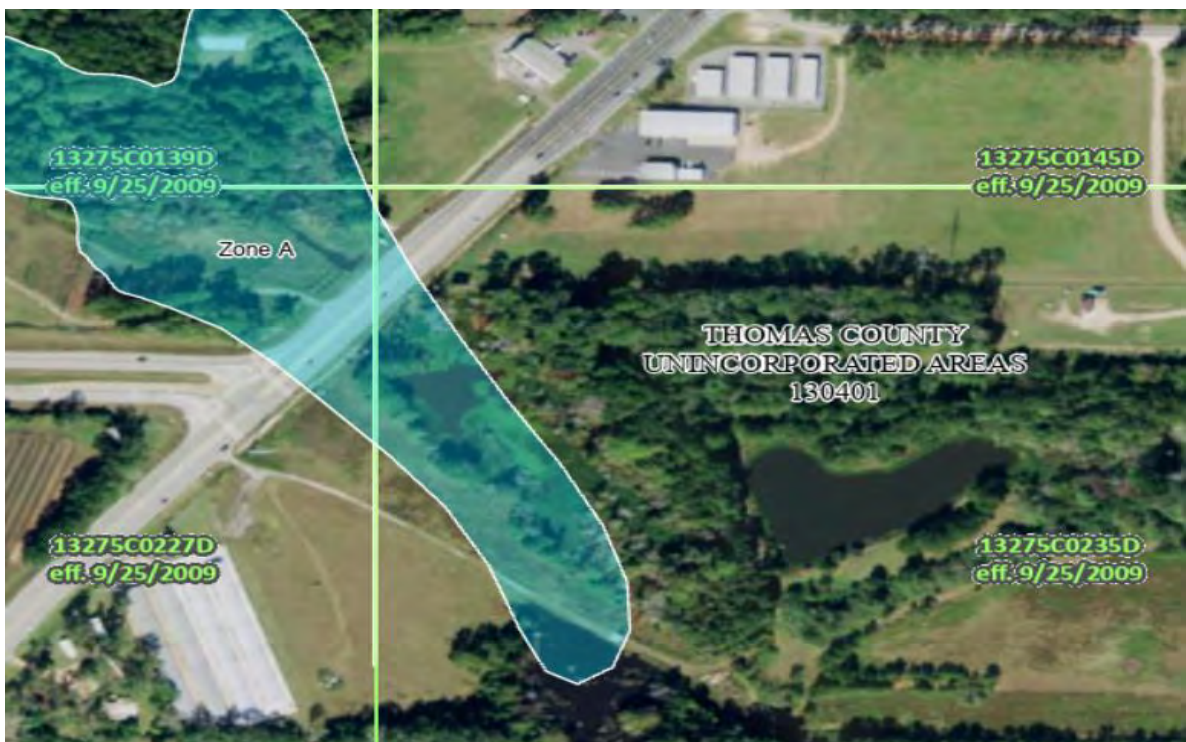
**All Property Information is Approximate**

# Locator Map





# Zoning and Flood Map



Verify zoning with Thomas County Building Dept

Verify Flood Zone at FEMA web site

# Pictures





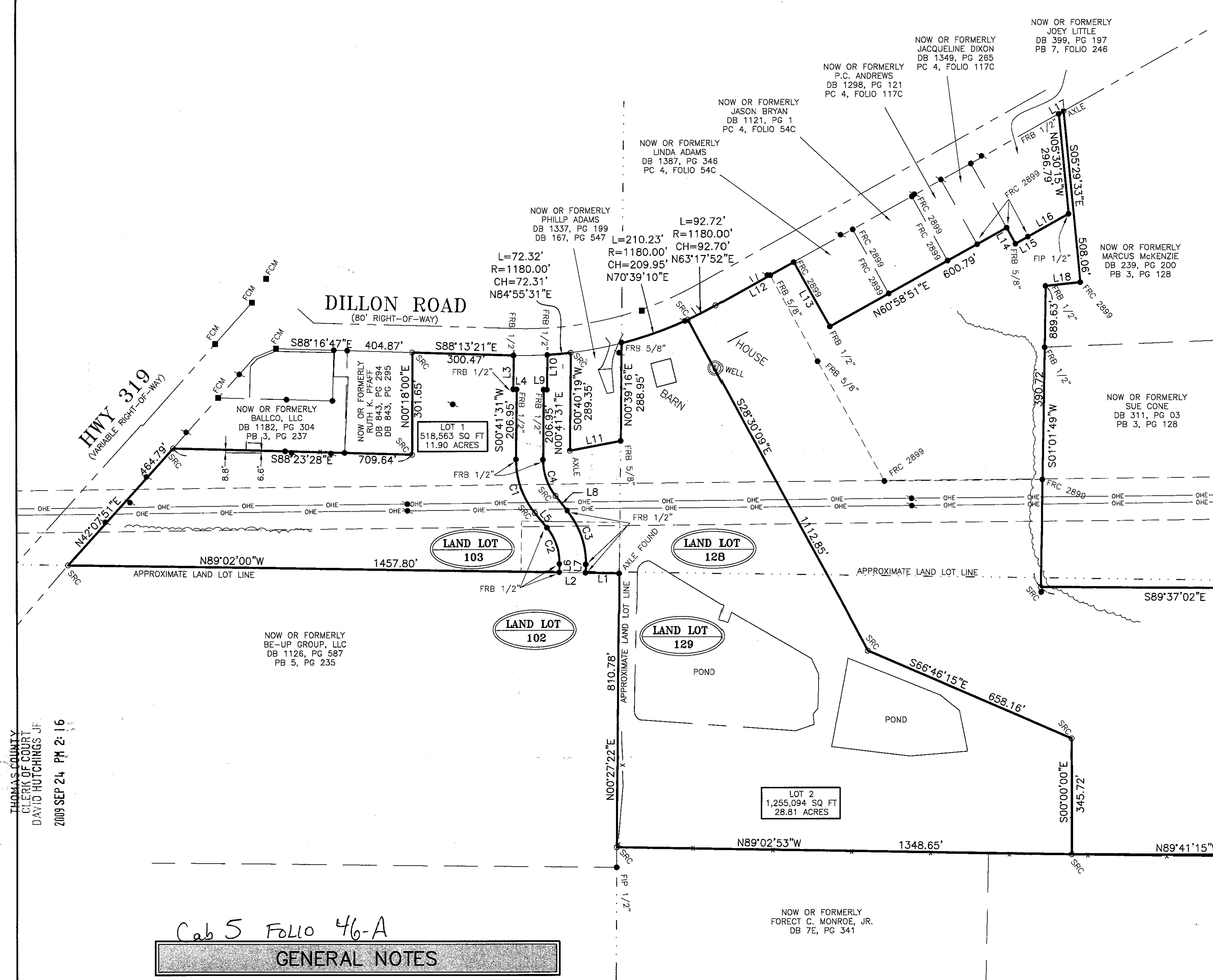
# Pictures

  
**CROCKER**  
REALTY INC.  
landcroc.com  
229-228-0552





THOMAS COUNTY  
CLERK OF COURT  
DAVID H. CHURCH, JR.  
2009 SEP 24 PM 2: 16



### GENERAL NOTES

REFERENCE BEARING FOR THIS PROJECT TAKEN FROM PLAT FOR BE-UP GROUP, LLC, PREPARED BY BRITT WETHERINGTON, LICENSE #2899 DATED 5/11/09.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. OTHER UTILITIES MAY EXIST BUT WERE NOT LOCATED. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 85,126 FEET, AND AN ANGULAR ERROR OF 01 SECONDS PER SETUP, AND WAS ADJUSTED USING THE TRANSIT RULE. A TRIMBLE S6 ROBOTIC ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 340,504 FEET.

ALL DISTANCES ARE SHOWN IN U.S. FEET.

THIS SURVEY DEPENDENT UPON EXISTING MONUMENTATION.

THIS IS TO CERTIFY THAT IN MY OPINION THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF THE LAW. THE SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT EXPRESSED RECERTIFICATION BY THE SURVEYOR. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

### LEGEND

#### STANDARD ABBREVIATIONS

POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
FCM FOUND CONCRETE MONUMENT  
FRB FOUND REBAR AND CAP  
FRB FOUND REBAR  
FIR FOUND IRON ROD  
FIP FOUND IRON PIPE  
FSQ FOUND SQUARE ROD  
SCM SET 4x4 CONCRETE MONUMENT  
SRC SET 5/8" REBAR AND CAP (LS 2977)  
SND SET MAG NAIL AND DISK (LS 2977)  
SCS SET COTTON SPINDLE  
FND FOUND NAIL AND DISK

#### STANDARD LINE TYPES

— G — GAS  
— UE — UNDERGROUND ELECTRIC  
— OHE — OVERHEAD POWER  
— SS — SANITARY SEWER  
— T — TELEPHONE  
— UT — UNDERGROUND TELEPHONE  
— W — WATER  
— X — FENCE

#### STANDARD SYMBOLS

⊗ WATER VALVE  
⊗ WATER METER  
⊗ FIRE HYDRANT  
⊗ SANITARY SEWER  
⊗ CLEAN OUT  
⊗ UTILITY POLE  
⊗ SOUTHERN BELL  
⊗ MANHOLE  
⊗ FIBER OPTIC MARKER  
⊗ ELECTRIC METER  
⊗ LIGHT POLE  
⊗ GAS VALVE  
⊗ GAS METER  
⊗ TELEPHONE PEDESTAL

DOUBLE WING CATCH BASIN  
SINGLE WING CATCH BASIN  
DROP INLET  
JUNCTION BOX  
YARD INLET  
CURB INLET

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	171.80'	245.81'	168.32'	S 19°19'49" E
C2	115.55'	164.02'	113.18'	S 19°11'20" E
C3	171.85'	244.25'	168.33'	N 19°12'55" W
C4	115.89'	165.81'	113.55'	N 19°14'36" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°02'00" W	100.30
L2	N 89°02'00" W	79.56
L3	S 00°41'19" W	99.99
L4	S 88°32'47" E	9.90
L5	S 39°27'57" E	56.30
L6	S 00°49'23" W	25.32
L7	N 01°56'15" E	25.20
L8	N 39°21'08" W	56.40
L9	S 89°14'12" E	9.94
L10	N 00°40'03" E	102.62
L11	N 79°15'21" E	153.21
L12	N 61°02'49" E	263.48
L13	S 29°09'10" E	217.89
L14	S 28°58'27" E	54.24
L15	N 60°52'45" E	42.58
L16	N 60°49'41" E	138.35
L17	S 60°53'08" W	16.37
L18	S 84°03'02" W	103.48

[georgiapower.com/community/environment/trees-and-right-of-way/right-of-way-use.html](http://georgiapower.com/community/environment/trees-and-right-of-way/right-of-way-use.html)

Georgia Power

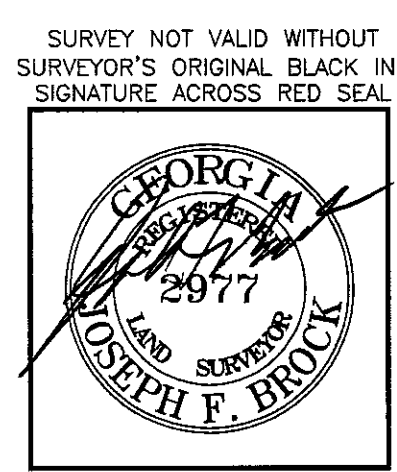
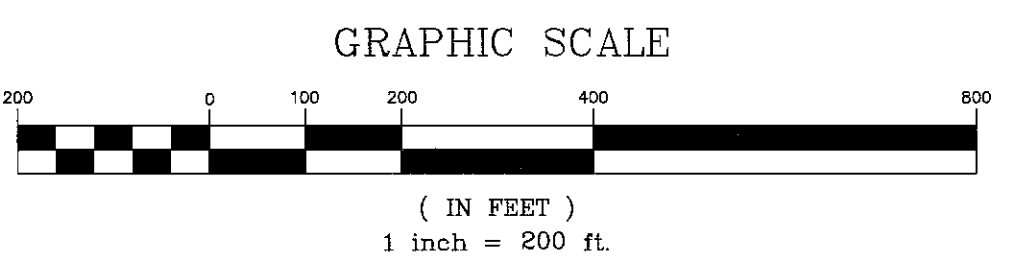
Future of EnergyResidentialBusinessCommunityCompanyShop

### Use of Easements

Georgia Power will accommodate reasonable uses of our easements and fee property. Uses that interfere with, obstruct, restrict or endanger the use of our rights-of-way, fee property and transmission facilities will not be permitted in order to preserve our right to construct, replace, operate, maintain, reconstruct and access power and communication lines in a safe and timely manner.

The following activities are examples of uses that may be permitted provided certain standards are observed and an agreement is properly executed:

- Fills
- Grading
- Drainage ditches
- Streets, roads, driveways
- Recreational activities
- Parking
- Lakes and ponds
- Fences
- Certain utilities



BOUNDARY SURVEY FOR:  
**THE ESTATE OF  
MARIGENE ADAMS**  
LAND LOTS 103, 128 AND 129 ~ 13TH LAND DISTRICT  
THOMAS COUNTY, GEORGIA  
JOB NO.: 09-060  
PLAT DATE: 06/06/09  
SCALE: 1" = 200'  
FIELD DATE: 07/10/09

**JOEY BROCK LAND SURVEYING, LLC**  
124 NORTH BROAD STREET  
CAROL, GEORGIA 34605  
PHONE: 229-511-0191 ~ FAX: 229-518-1065  
GEORGIA - ALABAMA



DILLON ROAD  
(80' RIGHT-OF-WAY)

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FILED IN OFFICE  
AUGUST 4, 2015 10:20 AM  
THOMAS COUNTY  
DAVID HUTCHINGS, JR., CLERK

CAB 5 FOLIO 155 A

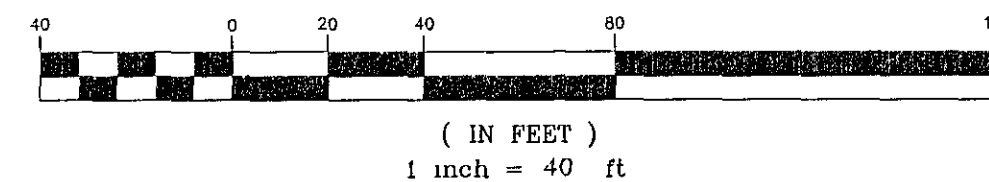
LINE	BEARING	DISTANCE
L1	N 88°23'28" W	30.00'
L2	S 01°37'32" W	30.00'
L3	N 88°23'28" W	29.99'
L4	S 01°37'32" W	646.51'

LEGEND

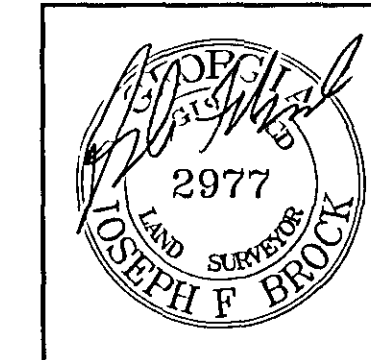
STANDARD ABBREVIATIONS		STANDARD SYMBOLS			
PBB	POINT OF BEGINNING	⊗	WATER VALVE	⊞	DOUBLE WING CATCH BASIN
PCG	POINT OF COMMENCEMENT	⊗	WATER METER	⊞	SINGLE WING CATCH BASIN
PCF	FOUND FINISHED TOP	⊗	FIRE HYDRANT	⊞	DROP INLET
FCM	FOUND CONCRETE MONUMENT	⊗	SANITARY SEWER	⊞	JUNCTION BOX
FRJAB	REBAR AND CAP	⊗	CLEAN OUT	⊞	YARD INLET
FRB	FOUND REBAR	⊗	UTILITY POLE	⊞	CURB INLET
FR	FOUND IRON ROD	⊗	SOUTHERN BELL MANHOLE		
FRP	FOUND IRON PIPE	⊗	FIBER OPTIC MARKER		
FSQ	FOUND SQUARE ROD	⊗	ELECTRIC METER		
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		⌌	TELEPHONE PEDESTAL		

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— UT —	UNDERGROUND TELEPHONE
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GRAPHIC SCALE



SURVEY NOT VALID WITHOUT SURVEYOR'S ORIGINAL BLACK INK SIGNATURE ACROSS RED SEAL



BOUNDARY SURVEY FOR  
PHILLIP ADAMS

LAND LOT 103 ~ 13TH LAND DISTRICT  
THOMAS COUNTY, GEORGIA  
JOB NO. 15-039  
PLAT DATE 07/02/15  
SCALE 1" = 40'  
FIELD DATE 07/01/15  
JOEY BROCK LAND SURVEYING, LLC  
271 ROBERT WILLIS ROAD  
CAIRO, GEORGIA 39827  
PHONE/FAX 229-377-0737  
GEORGIA - ALABAMA