



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

OUTPARCELS AVAILABLE

# **WEST JACKSON BUSINESS CENTER**



KEITH GUTHRIE  
SENIOR VICE PRESIDENT, PRINCIPAL  
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KGUTHRIE@SKCR.COM



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.I.P. - CURB TOP IRON FOUND (SEE DRAWING FOR SIZE)
  - R.I.P. - REBAR TOP IRON FOUND (SEE DRAWING FOR SIZE)
  - I.I.P. - IRON TOP FOUND (SEE DRAWING FOR SIZE)
  - P.K.A.L.F. - PARKER KALON NAIL FOUND
  - S.I.P. - SPLIT FOUND
  - N.F. - NAIL FOUND
  - R.F. - ROCK FOUND
  - R.R.F. - RAILROAD SPIKE FOUND
  - T.F. - TIE 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
  - H.S. - NAIL SET
  - C.P. - CALCULATED POINT
  - S.B.I. - SHOP BULET
  - J.B. - JUNCTION BOX
  - C.B. - CABLE BENCH
  - P.B. - TELEPHONE RESEB
  - T.B. - TRANSFORMER BOX
  - S.P. - SERVICE POLE
  - T.P. - TELEPHONE POLE
  - L.P. - LIGHT POLE
  - S.V. - SUIV VISE
  - D.P. - SUIV ANCHOR POLE
  - E.S. - ELECTRIC SERVICE
  - W.M. - WATER METER
  - W.V. - WATER VALVE
  - F.H. - FIRE HYDRANT
  - F.D. - FIRE DEPARTMENT CONNECTION
  - B.C.V. - BRIGATION CONTROL VALVE
  - G.C. - GAS CONNECTION
  - S.C.M.H. - SANITARY MANHOLE
  - S.M.H. - SANITARY MANHOLE
  - S.M. - SANITARY MANHOLE
  - W. - HARDWOOD TREE
  - P.T. - FIRE TREE
  - M.T. - MISCELLANEOUS TYPE TREE
  - U.M. - UNKNOWN TYPE MANHOLE
  - G. - GAS VALVE
  - G.M. - GAS METER
  - P. - PROPANE TANK
  - F. - FLAG POLE
  - T.S.P. - TRAFFIC SIGNAL POLE
  - W.S.P. - WATER SIGNAL POLE
  - B.O. - WATER BLOW OFF
  - B.P. - WATER BLOW OFF PREVENTER
  - V.M. - VALVE MANHOLE
  - Y. - YARD SILET
  - M.W. - MANHOLE WELL
  - B.P. - BOLLARD POST
  - S.M. - SIGNAL SIGN
  - E.P. - EDGE OF PAVEMENT
  - B.C. - BACK OF CURB
  - R.C.P. - CORRUGATED METAL PIPE
  - R.C.P. - REINFORCED CONCRETE PIPE
  - B.C.C.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. - TUNNEL TELEPHONE LINE
  - O.P.L. - OVERHEAD POWER LINE
  - B.W.L. - BURIED WATER MAIN
  - G.L. - GROUND LINE
  - 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.F. - NENTRUM
  - I.TX - INTERSECTION
  - C. - CURVE CENTER
  - L - CURVE ARC LENGTH
  - C - CHORD BEARING
  - C - CHORD DISTANCE
  - L.L. - LAND LOT
  - N.C. - NORTHING COORDINATE
  - E. - EASTING COORDINATE
  - S.F. - SETBACK
  - C.O. - CONTINUOUS OWNERSHIP

- SURVEYOR'S NOTES:**
- 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 0.99992801. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
  - CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103 GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAINING TRIO GRS RECEIVER USING REALTIME KINETIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
  - 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.
  - 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 OBSERVATIONS.
  - THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 276,854 FEET.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE HISTORY AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
  - 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.
  - THE FIELD SURVEY WAS CONDUCTED ON OCTOBER 17TH & 23RD 2014.

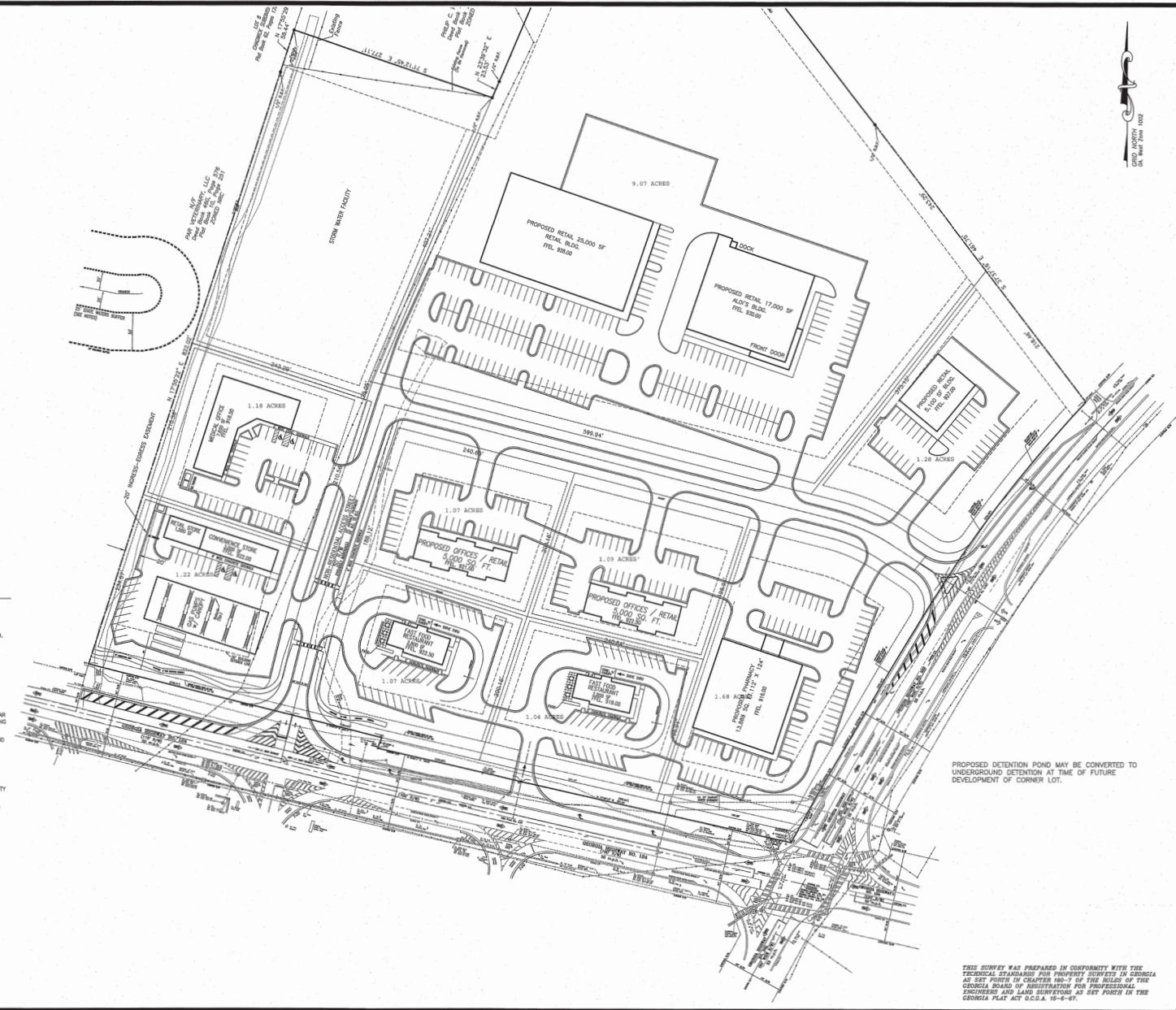
**REFERENCES:**

- DEED BOOK 851, PAGE 288
- DEED BOOK 216, PAGES 888-890
- DEED BOOK 511, PAGES 404 & 405
- DEED BOOK 511, PAGE 387
- DEED BOOK 221, PAGE 197
- DEED BOOK 60, PAGE 35

**STATE WATERS BUFFER:**  
 AN UNDEVELOPED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS SHALL BE PRESERVED 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**

GRAPHIC SCALE - 1" = 60 FEET



REGISTERED PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 256  
 JACOBSON, GA 30503  
 PHONE: (770) 532-6492  
 FAX: (770) 532-1985  
[www.pattonsurveying.com](http://www.pattonsurveying.com)



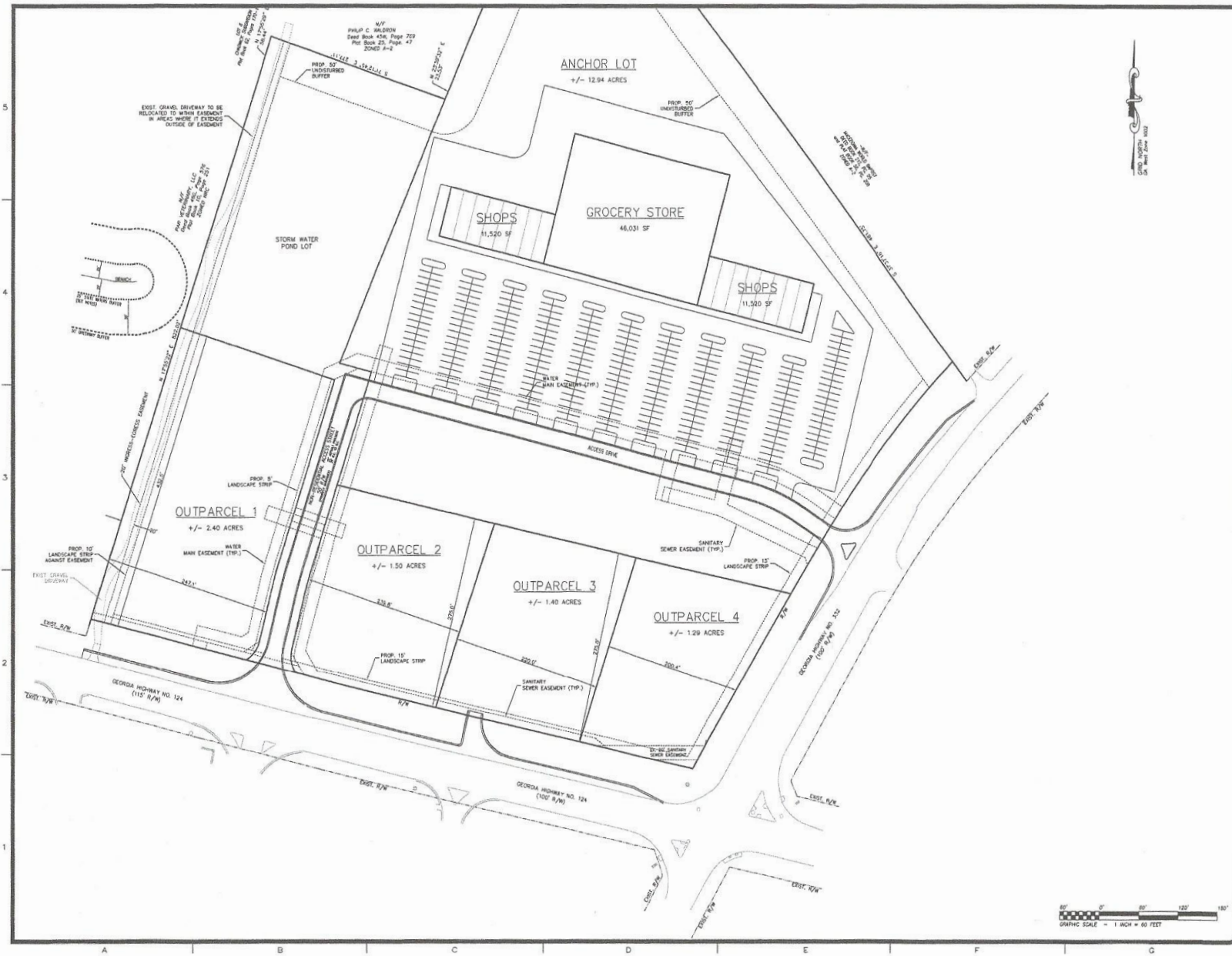
CONCEPTUAL SITE PLAN FOR:  
**WEST JACKSON BUSINESS CENTER LLC**  
 - LOCATED IN -  
**G.A.D. 248**  
**JACKSON COUNTY, GEORGIA**

REVISIONS

| NO. | DATE | DESCRIPTION |
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SHEET NUMBER:  
**D7 of 8**  
 SCALE: 1" = 60'  
 SURVEY DATE: 10/17/2014  
 PLAN DATE: 05/04/2016  
 14-237.dwg plan.dwg  
 JUN. 14--237





REGISTERED PROFESSIONAL  
LAND SURVEYORS

**PATTON**  
LAND SURVEYING

P.O. BOX 285  
GAINESVILLE, GA, 30603  
PHONE: (770) 531-6462  
FAX: (770) 531-6462  
www.pattonlandsurveying.com



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SHEET NUMBER:  
**1** of **1**

SCALE: 1" = 60'

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

14-23756-001 Per Plat.dwg  
 JN. 14-237