



Commercial Lots Available on Cohen Walker Drive

Prime Location Close to Hwy 96 and Lake Joy Road

City Utilities

Scott Free, Broker/Owner

478-951-3333 Cell

478-218-2600 Office

scottfree@cbfreerealty.com



1271 S. Houston Lake Road

Warner Robins, GA 31088

www.cbfreecommercial.com



**COLDWELL BANKER
COMMERCIAL**

THE FREE GROUP

♦ .63 Acre Lot	\$137,214.00	SOLD
♦ 1.58 Acre Lot	\$325,000 per acre	SOLD
♦ 6.5 Acre Lot	\$325,000 per acre	*Acreage can be subdivided as needed or purchased as a whole
♦ 9.26 Acre Lot	\$325,000 per acre	*Acreage can be subdivided as needed or purchased as a whole

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TYPE: GEORGIA
STANDARD PLATS
Recorded: 12/14/2020
12:26:00 PM
Fee Amt: \$10.00 Page 1 of 1
BK 82 PG 101

THIS BLOCK RESERVED FOR THE
CLIENTS OF THE SUPERIOR COURT

STREET ACCESS EASEMENT

SOLD
.63 acres

DETENTION POND

MISCELLANEOUS NOTES

LEGEND OF SYMBOLS

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT WAS PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLS ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY: O.C.G.A. §44-5-22.

2. WELLS 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. SUBJECT PROPERTY CURRENTLY ZONED C-1.

4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 600 FEET AT THE 90% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 6,500 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GARMIN 800X + GPS, STK DPK, FREQUENCY RECEIVER. FIELDWORK COMPLETED ON 8-4-2020.

5. TOTAL AREA OF PROPERTY = 1.10 ACRES.

6. WELLS ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.

7. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX PARCEL DW0530 948000 INTO THREE TRACTS AS SHOWN.

8. THE EASEMENT DESCRIBED IN B-817 PG. 104 MAY OR MAY NOT BE FOR THE PEDESTAL FOUNTAIN SHOWN HEREON. SAID DEDICATED EASEMENT FOR TELECOMMUNICATIONS COMBINED OF 800 SQ. FT. IN LAND LOT 153 OF THE 10TH LAND DISTRICT BUT DESCRIBES A PLAT THAT IS NOT IN THE BOOK AND PAGE REFERENCED.

9. BASED ON EXHIBIT B IN B-817 PG. 94 AND MONUMENTATION FOUND, THE NORTHEAST CORNER OF THE EASEMENT DESCRIBED IN EXHIBIT A APPEARS TO HAVE A TYPED 104.5 NORTHING READS 923480.12 WHEREAS AS IT APPEARS IT SHOULD HAVE READ 925480.12.

CERTIFICATION

AS REQUIRED BY SUBSECTION (2) OF O.C.G.A. SECTION 15-6-82, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATE, 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 WHETHER USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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.

DATE: 8-11-2020
SIGNATURE: [Signature]
C.O.A. #15700042

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLANS OR FILING FOR THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THAT APPROVAL IS NOT REQUIRED:

1. CITY OF WARNER ROBINS PLANNING AND ZONING COMMISSION

2. CITY OF WARNER ROBINS PLANNING AND ZONING COMMISSION

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130. CITY OF WARNER ROBINS

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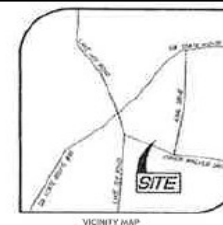


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Figure 1 is an aerial photograph of a coastal area. A compass rose is located in the upper left corner, with 'N' indicating North. A bearing of 135 degrees is marked. A scale bar at the bottom indicates a distance of 100 feet, with a scale of 1 inch = 50 feet. The text 'BIOLOGICAL MONITORING' is visible on the right side of the image.



RECEIVED
FEB 21 2000
ENCLER, J.C.
CIVIL ENGINEER



HAWAII'S CERTIFICATION

MAI OPAHAI (THIS PART IS A CORRECT REPRESENTATIVE OF THE LAND PLATES AND NOT NECESSARILY IN CONFORMANCE WITH THE BOUNDARY REGULATIONS AND REQUIREMENTS OF LAW) HAS BEEN PREPARED FOR THE CLOSING OF LOTTERIES AND DEVELOPMENT OF THE PLAINS BY THE

REGULATORY BOARD ON OCTOBER 11, 1977, 11:00 A.M.

IT IS HEREBY CERTIFIED THAT THE MAI OPAHAI, SECTION 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, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817,

COMMISSION APPROVAL CERTIFICATION

I, James H. Smith, being duly sworn, depose and say that I am a duly sworn and qualified member of the Board of Commissioners of the City of Marietta, Georgia, and the requirements of the Marietta Zoning Ordinance, and I hereby certify that the above is a true and correct copy of the same.

WITNESSED my hand and the seal of the City of Marietta, Georgia, this 10th day of April, 2010.

James H. Smith
Chairman, Board of Commissioners of the City of Marietta, Georgia

STATE OF GEORGIA, COUNTY OF HOWARD: The undersigned, being duly sworn, depose and say that the above is a true and correct copy of the same, and I hereby certify that the above is a true and correct copy of the same.

SUBSIDIARIES
MAGNET RECORDS STORAGE PARTNERS, LP
A LIMITED LIABILITY COMPANY

OWNERS
 MACE Family and Ed Parkinson
 214-837-2200 • 151

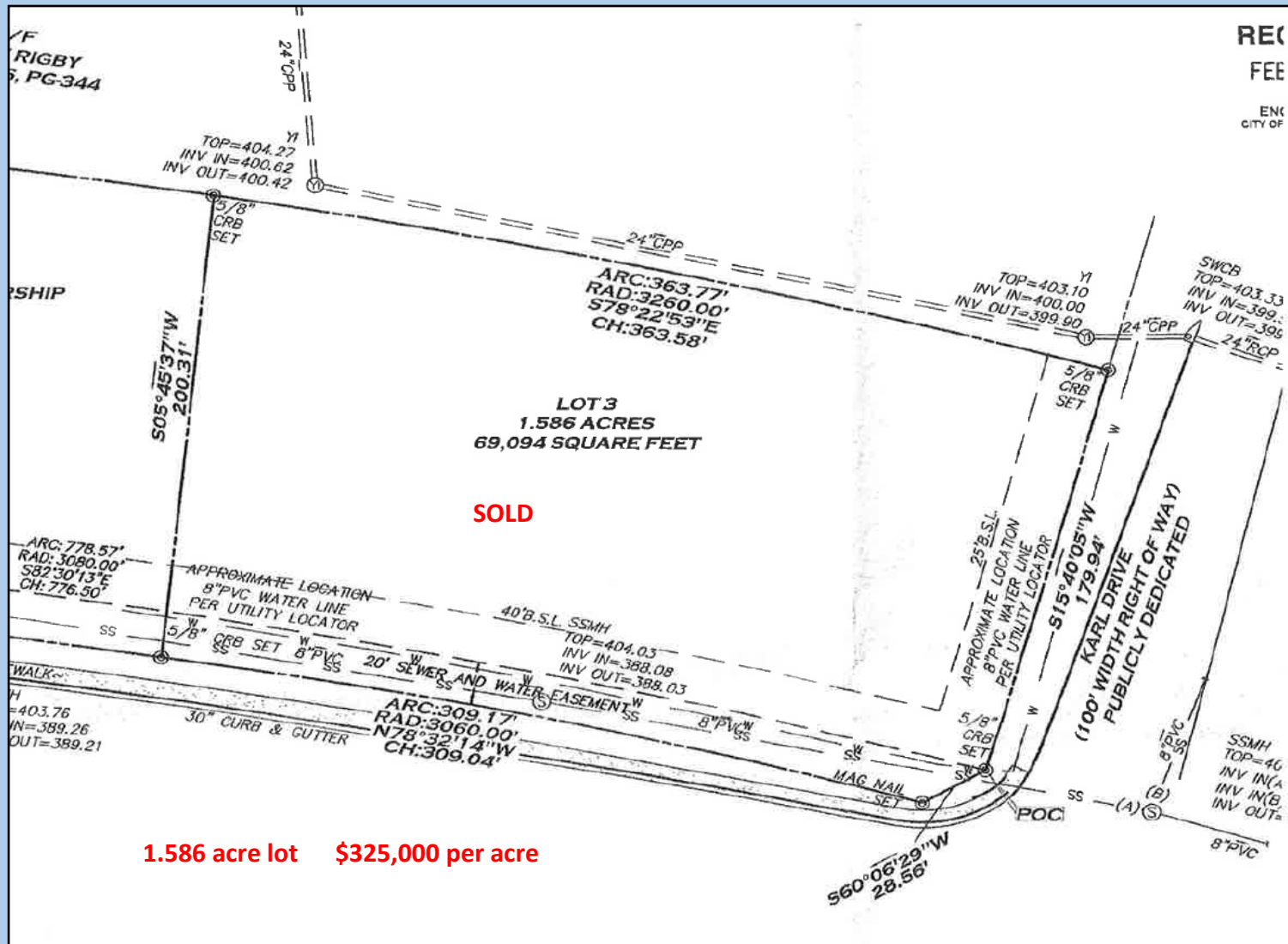
[illegible][illegible]

Dr. Robert J. Kohn is a man with glasses and a goatee, wearing a dark suit jacket over a light-colored shirt. He is smiling slightly and looking towards the camera. The background is a mottled blue and grey.



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