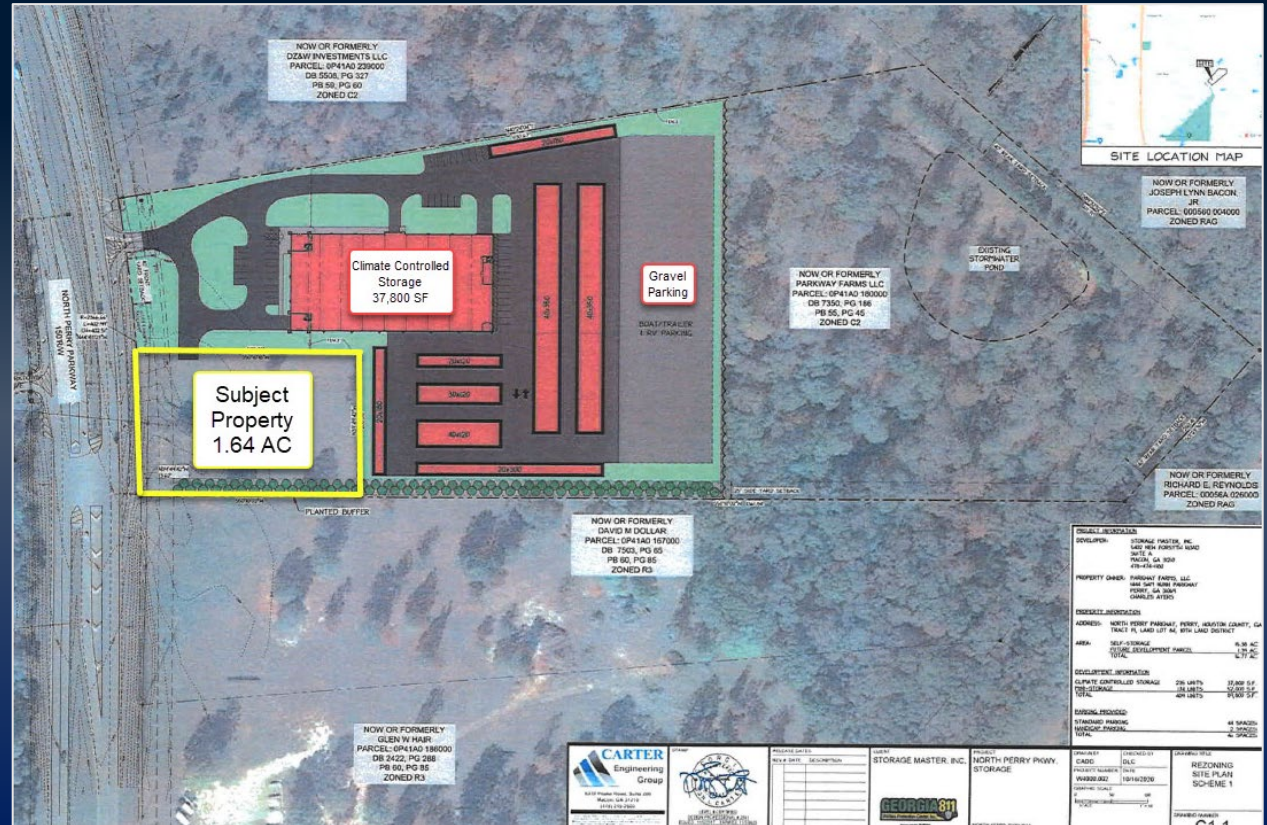


COMMERCIAL LOT FOR SALE

424 PERRY PARKWAY
 PERRY, GA 31069
 HOUSTON COUNTY

ASKING PRICE:
 \$339,000

1.64 ACRES

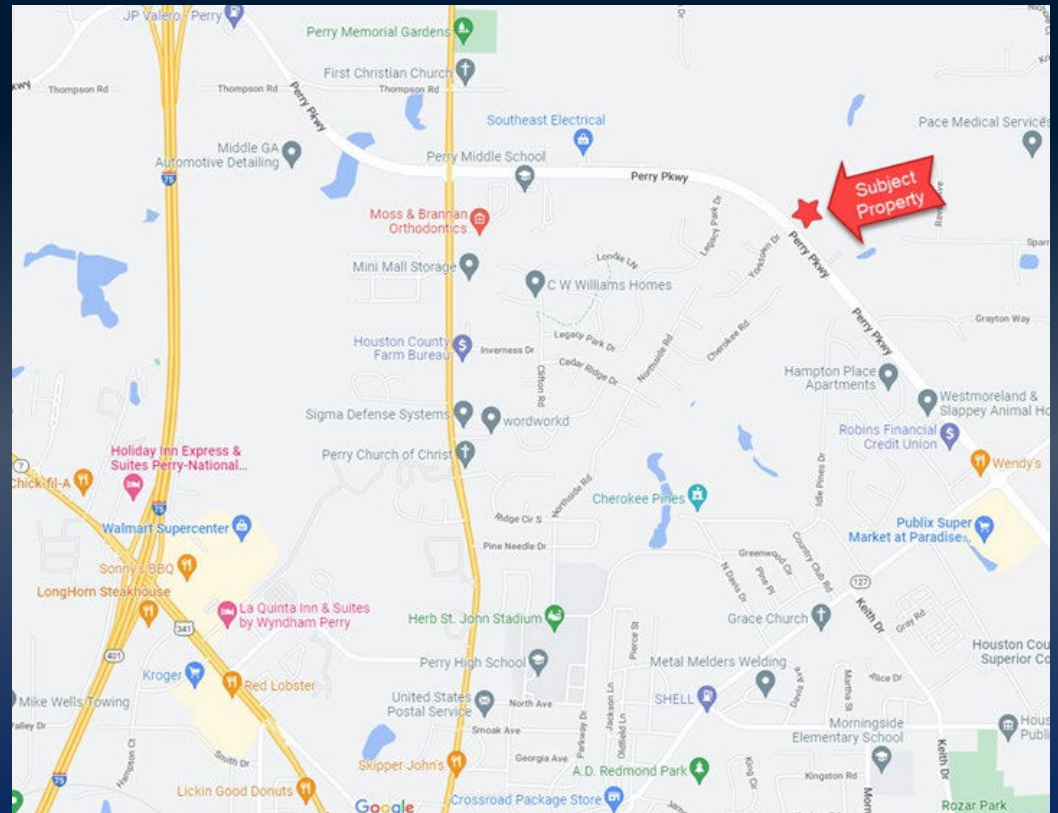


KING KEMPER, CCIM C: 478.957.1920
 KKEMPER@THESUMMITGROUPMACON.COM
 4124 ARKRIGHT ROAD, SUITE 1 MACON, GA 31210
O: 478.750.7507
 WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- 1.64 acres
- High traffic location off Perry Parkway, convenient to Hwy 41 and Interstate 75 (Exit 138)
- Zoned C-1 (highway commercial district)
- Detention available with curb cut & decel lane in place
- Access is across from the storage center parking lot
- Water available to site



424 PERRY PARKWAY, PERRY, GA 31069



MISCELLANEOUS NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON 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. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 691,103 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRX7 GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 09/13/22.
4. TOTAL AREA OF PROPERTY = 1.64 ACRES.
5. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A FROM PARCEL OP41A0 180000 AS SHOWN HERE ON.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, 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 INTENDED USE OF ANY PARCEL. 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.

Spencer H. Johnson
Spencer H. Johnson, GARLS#3171
COA #LSF000949



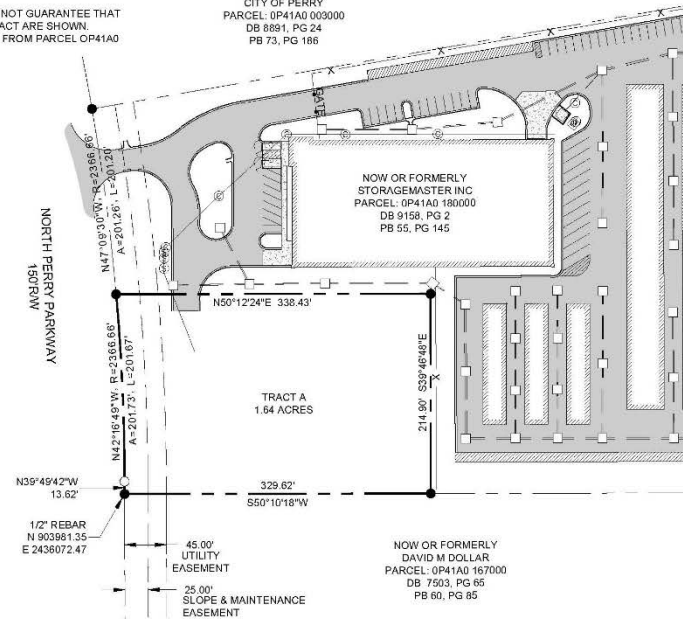
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING. (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

LEGEND OF SYMBOLS

IRON PIN FOUND	●
IRON PIN SET (1/2" REBAR W/CAP)	○
PROPERTY LINE	— — — — —
EASEMENT LINE	— — — — —
SANITARY SEWER MANHOLE	⊗
DROP INLET	⊕
CLEAN OUT	⊖
FENCE	X
STORM SEWER LINE	— — — — —
SANITARY SEWER LINE	— — — — —
ASPHALT	▬



NOW OR FORMERLY
CITY OF PERRY
PARCEL: OP41A0 003000
DB 0081, PG 24
PB 73, PG 186



Revisions	
No.	Description

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC
356 GOSWOLD BOULEVARD, SUITE 100
WADSWORTH, GEORGIA 30150
WWW.WELLSTONASSOCIATES.COM

SUBDIVISION SURVEY
LANDS OF
STORAGEMASTER, INC
10TH LAND DISTRICT
LAND LOT 84
PERRY
HOUSTON COUNTY
GEORGIA

Project No.:	1070-032
Drawing No.:	BDS
Drawn By:	J.L.P.
Checked By:	S.H.J.
R.L.S. No.:	3171
Date:	9-13-22
Scale:	1"=100'
Sheet No.:	1 of 1

424 PERRY PARKWAY, PERRY, GA 31069

