

4 Acres For Sale

Rock Quarry Road off Eagles Landing Pkwy
Across from Piedmont Henry Hospital
Stockbridge, GA 30281



- Lot Size:** 4.36 acres
- Frontage:** 255' on Rock Quarry Rd.
- Depth:** 525'
- Zoning:** C-2
- Traffic:** 20,200 VPD
- Utilities:** All Available
- Neighbors:** Piedmont Henry Hospital

~~**Sale Price: \$2,200,000**~~
Reduced Price: \$1,500,000

Notes: This property fronts Rock Quarry Road and is directly across from Piedmont Henry Hospital. **New traffic signal has been approved on Rock Quarry Road at the entrance to this property.**

FOR MORE INFORMATION CONTACT

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
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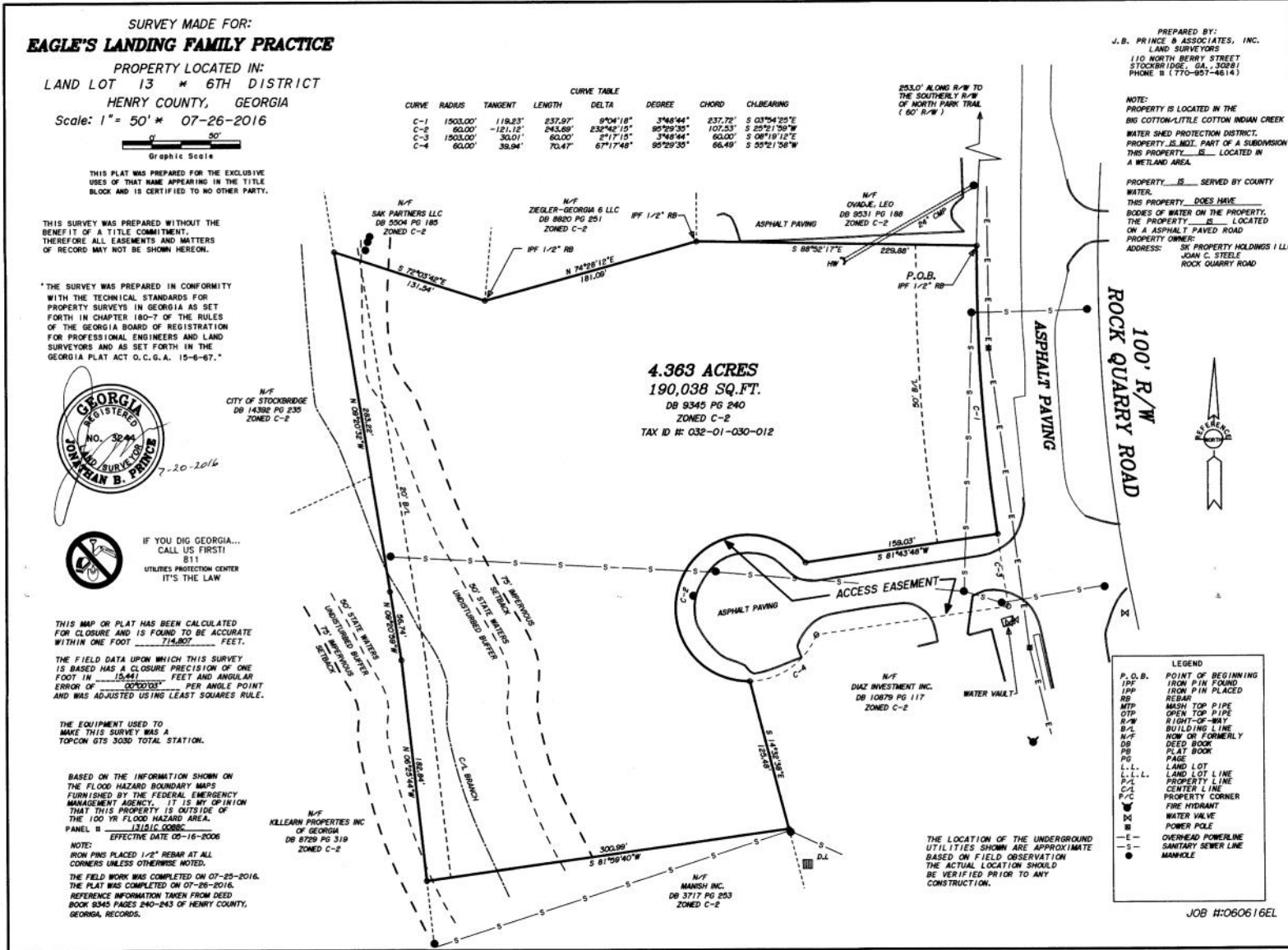
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georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
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Survey Map



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Topography Map

SURVEY MADE FOR:
EAGLE'S LANDING FAMILY PRACTICE
 PROPERTY LOCATED IN:
 LAND LOT 13 * 6TH DISTRICT
 HENRY COUNTY, GEORGIA
 Scale: 1" = 40' * 07-26-2016



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA.
 131010.C0086C
 EFFECTIVE DATE 05-16-2006



NOTE:
 PROPERTY IS LOCATED IN THE BIG COTTON-LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT, PROPERTY IS NOT PART OF A SUBDIVISION THIS PROPERTY IS LOCATED IN A WETLAND AREA.

PROPERTY IS SERVED BY COUNTY WATER.
 THIS PROPERTY DOES HAVE BODIES OF WATER ON THE PROPERTY, THE PROPERTY IS LOCATED ON AN ASPHALT PAVED ROAD
 PROPERTY OWNER: SK PROPERTY HOLDINGS I LLC
 ADDRESS:
 JOAN C. STEELE
 ROCK QUARRY ROAD

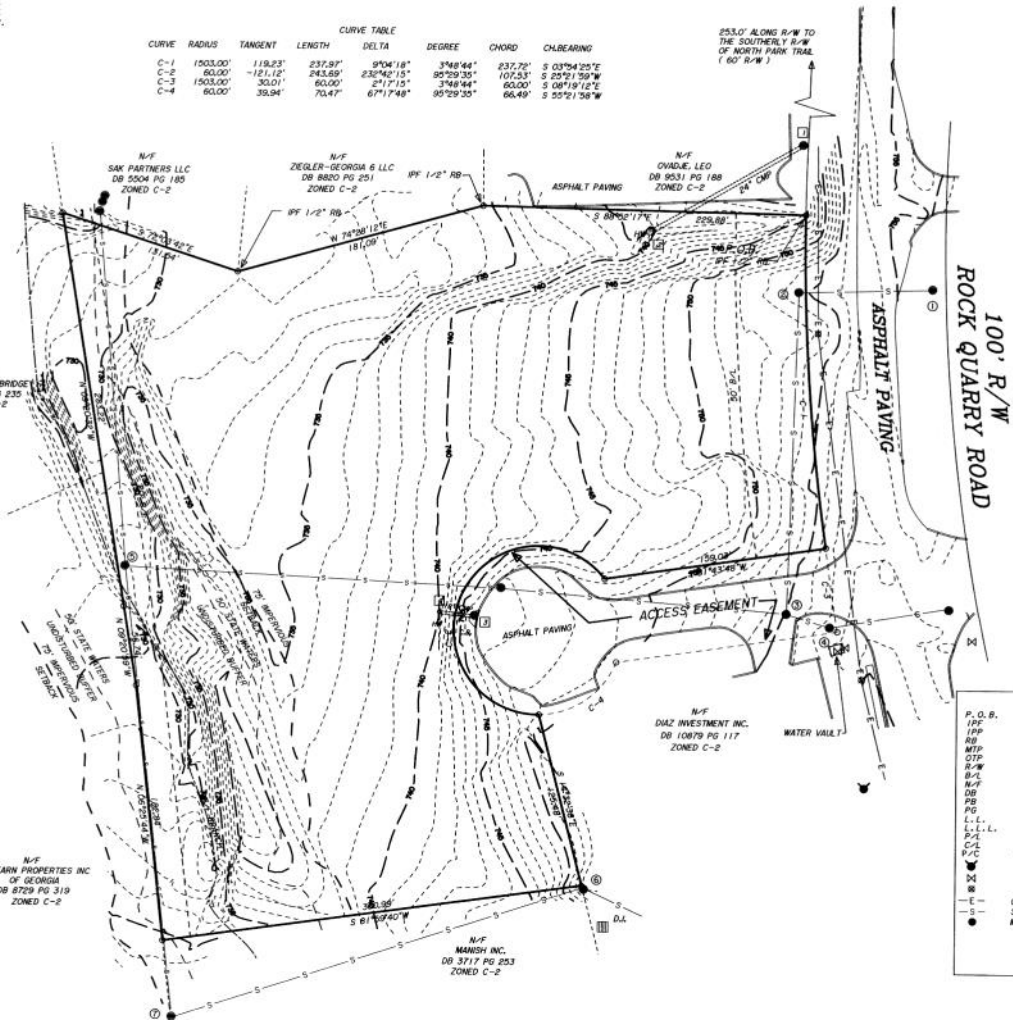
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHBEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25"E
C-2	60.00'	181.12'	243.69'	23°42'15"	89°29'35"	107.53'	S 25°21'59"W
C-3	1503.00'	303.01'	603.94'	21°17'15"	3°48'44"	603.00'	S 08°19'12"E
C-4	60.00'	39.94'	70.47'	6°11'48"	89°29'35"	66.49'	S 55°21'38"W

SANITARY SEWER CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	SSM#	753.36'	744.87'
2	SSM#	754.66'	743.36'
3	SSM#	755.02'	740.83'
4	SSM#	757.35'	746.73'
5	SSM#	753.59'	
6	SSM#	753.02'	733.62'
7	SSM#	736.63'	

4.363 ACRES
190,038 SQ.FT.
 DB 9345 PG 240
 ZONED C-2
 TAX ID #: 032-01-030-012

STORM DRAINAGE CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	JUNCTION BOX	746.24'	742.23'
2	24" CMP W/ HW		736.26'
3	CATCH BASIN	746.23'	736.81'
4	18" CMP W/ HW		736.30'

NOTE:
 IRON PINS PLACED 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
 THE FIELD WORK WAS COMPLETED ON 07-23-2016.
 THE PLAT WAS COMPLETED ON 07-26-2016.
 REFERENCE INFORMATION TAKEN FROM DEED BOOK 9345 PAGES 240-243 OF HENRY COUNTY, GEORGIA RECORDS.



LEGEND	
P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
IPN	IRON PIN PLACED
REBAR	REBAR
MTP	MESH TOP PIPE
GTP	OPEN TOP PIPE
R-W	RIGHT-OF-WAY
B-L	BUILDING LINE
N-W	NOW OR FORMERLY
DB	DEED BOOK
PLT	PLAT BOOK
PG	PAGE
L.L.	LAND LOT LINE
P.L.	PROPERTY LINE
C.L.	CENTER LINE
P/C	PROPERTY CORNER
W	FIRE HYDRANT
WV	WATER VALVE
PP	POWER POLE
OP	OVERHEAD POWERLINE
SS	SANITARY SEWER LINE
M	MANHOLE

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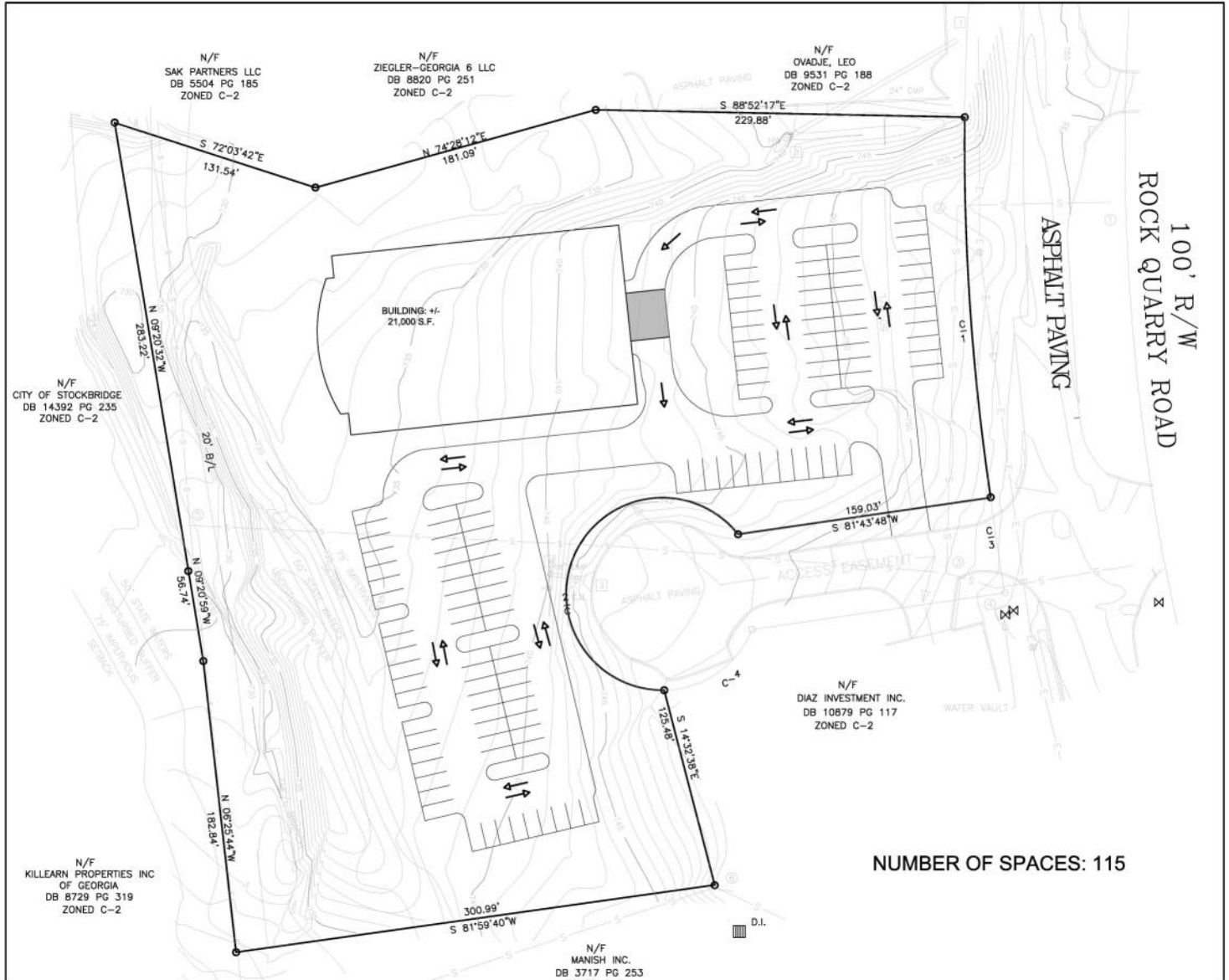
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Plat & Conceptual Plan



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