



**14 ACRES NORTH FORSYTH COUNTY
CORNER OF GEORGIA 400 AND MARTIN ROAD:**

**PRIME OPPORTUNITY TO CREATE A BUSINESS/INDUSTRIAL
PARK NEAR A SIGNALIZED GEORGIA 400 INTERSECTION**

BUSINESS PARK TRACT I: 10 INDUSTRIAL LOTS: NET: 11.06 ACRES

Current concept plan to be submitted for rezoning

- * CLEARED PASTURE
- * SANITARY SEWER ON SITE ^{NEAR}
- * GENTLE TOPOGRAPHY
- * HIGH VISIBILITY
- * 3/10THS MILE FROM GEORGIA 400
- * 4.6 MILES NORTH OF EXIT 15/CUMMING

ASKING PRICE: \$110,000. per acre = \$1,216,600.

ADJOINS EXISTING 11,000 SQUARE FOOT M1 BUILDING

AND FUTURE 11,000 SQUARE FOOT M1 BUILDING:

BUSINESS PARK TRACT II: SURVEY FOR 3.05 ACRES

BUILDABLE AREA~ 1.20 ACRES @\$110,000. Per acre = \$132,000.

CALL: DAN WOLF 770-888-8889 office; 673-371-4551 cell

**6010 PROVIDENCE LANE, CUMMING, GEORGIA 30040
PHONE: 770-888-8889 WWW.WOLF-REALTY.COM**

**SUBJECT
PROPERTY**

GEORGIA HIGHWAY 400

EXIT 15

**CITY
OF
CUMMING**

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- LEGEND**
- CUMMING CITY LIMITS
 - TAX PARCEL
 - GA HWY 400
 - STREET

**Forsyth County Georgia
GIS Department**

N
1 inch = 3,167 feet



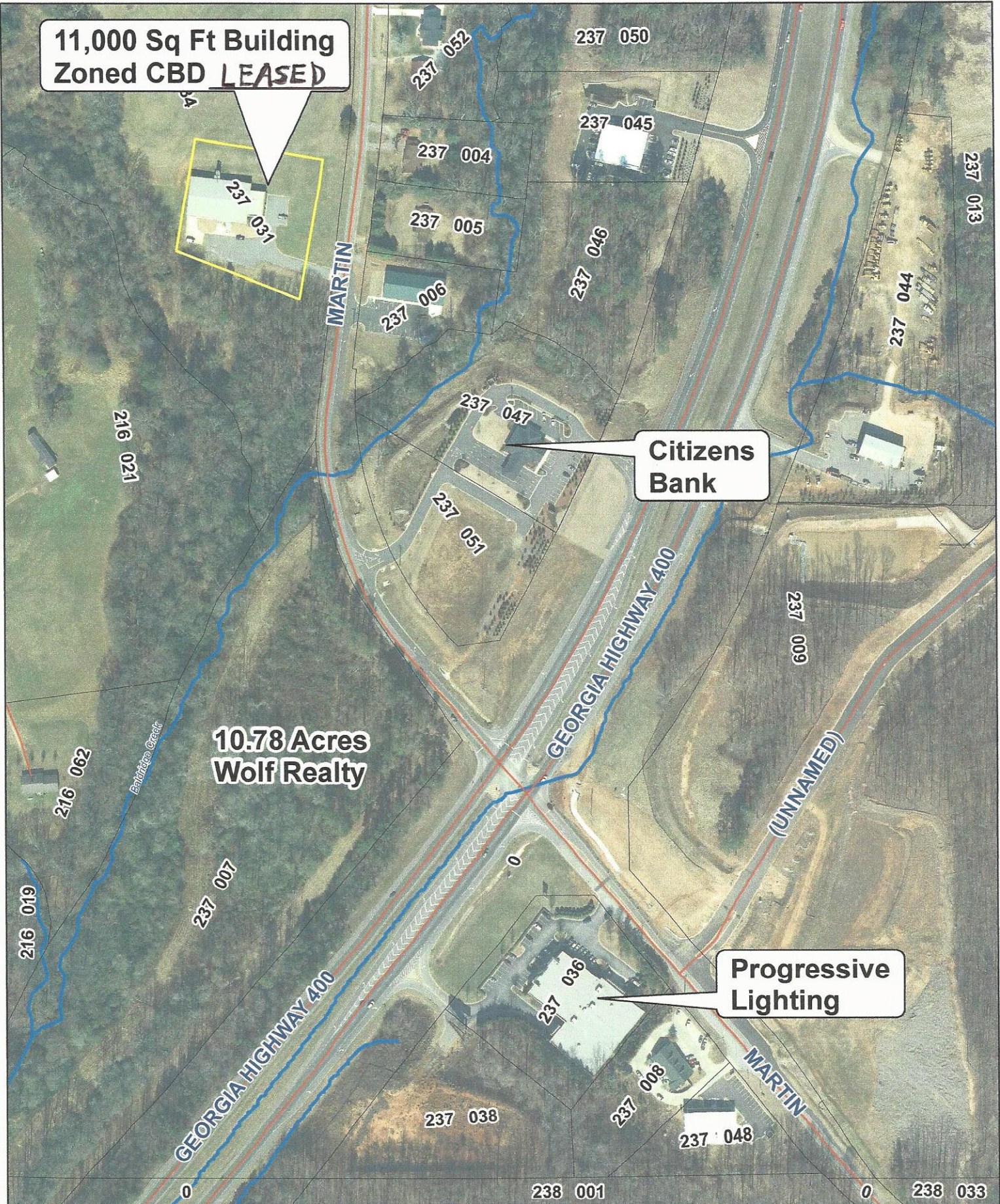
11,000 Sq Ft Building
Zoned CBD **LEASED**



Citizens Bank

**10.78 Acres
Wolf Realty**

Progressive Lighting



Legend

- Tax Parcel
- Streets
- Streams
- Lake Lanier



1 inch = 250 feet

**Forsyth County Georgia
GIS Department**

THIS INFORMATION CONTAINS AND SUBJECT MATTER INCLUDED IN THIS MAP HAS BEEN COMPILED FROM A VARIETY OF SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS MAP IS ADVISED THAT THE ACCURACY OF THE DATA IS NOT GUARANTEED. THE USER OF THIS MAP IS ADVISED THAT THE ACCURACY OF THE DATA IS NOT GUARANTEED. THE USER OF THIS MAP IS ADVISED THAT THE ACCURACY OF THE DATA IS NOT GUARANTEED. THE USER OF THIS MAP IS ADVISED THAT THE ACCURACY OF THE DATA IS NOT GUARANTEED.



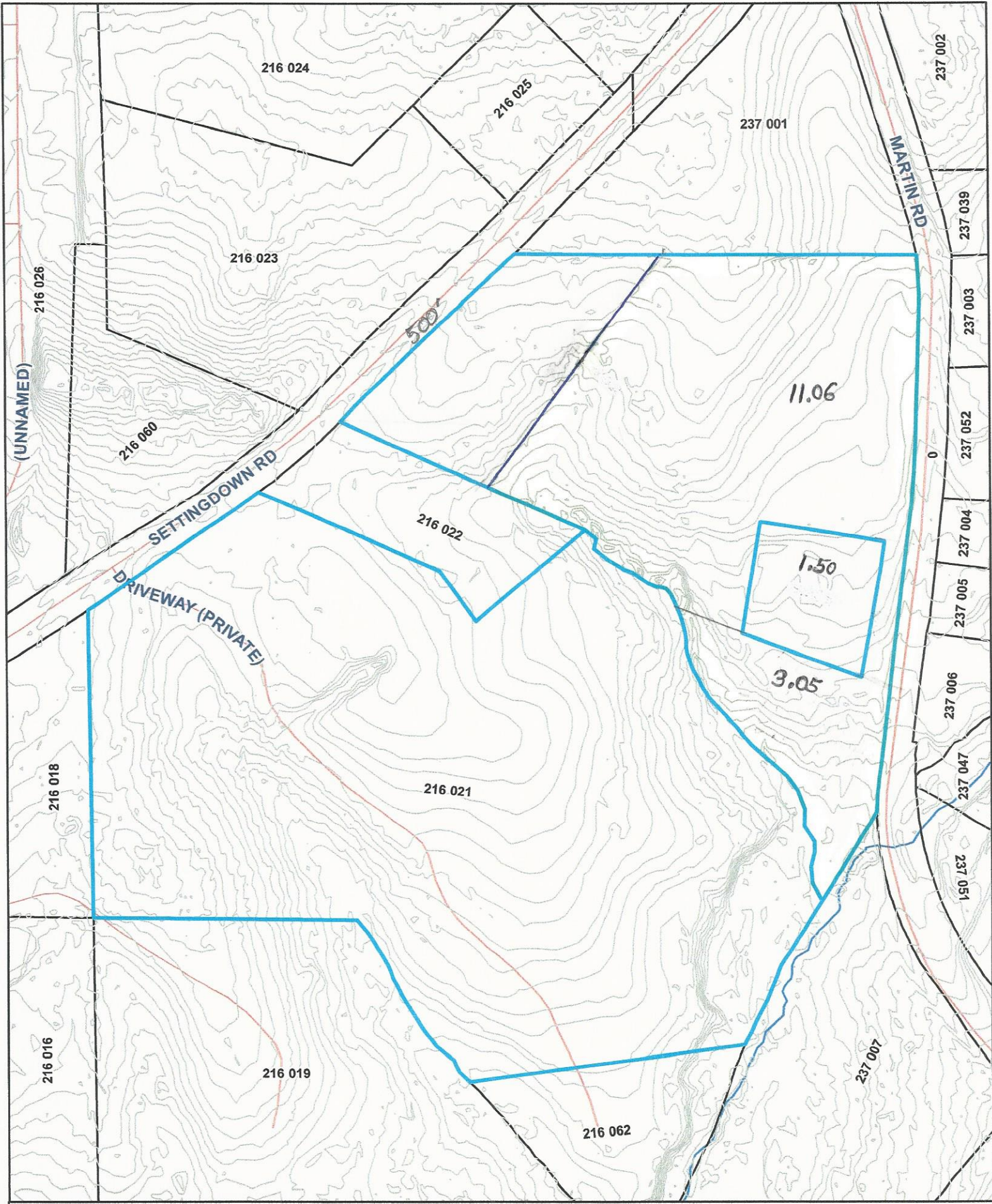


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- LEGEND**
- TAX PARCEL
 - GA HWY 400
 - MAJOR ROAD
 - STREET
 - STREAM

Forsyth County Georgia
GIS Department





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LEGEND

- 2' TOPO
- TAX PARCEL
- MAJOR ROAD
- STREET

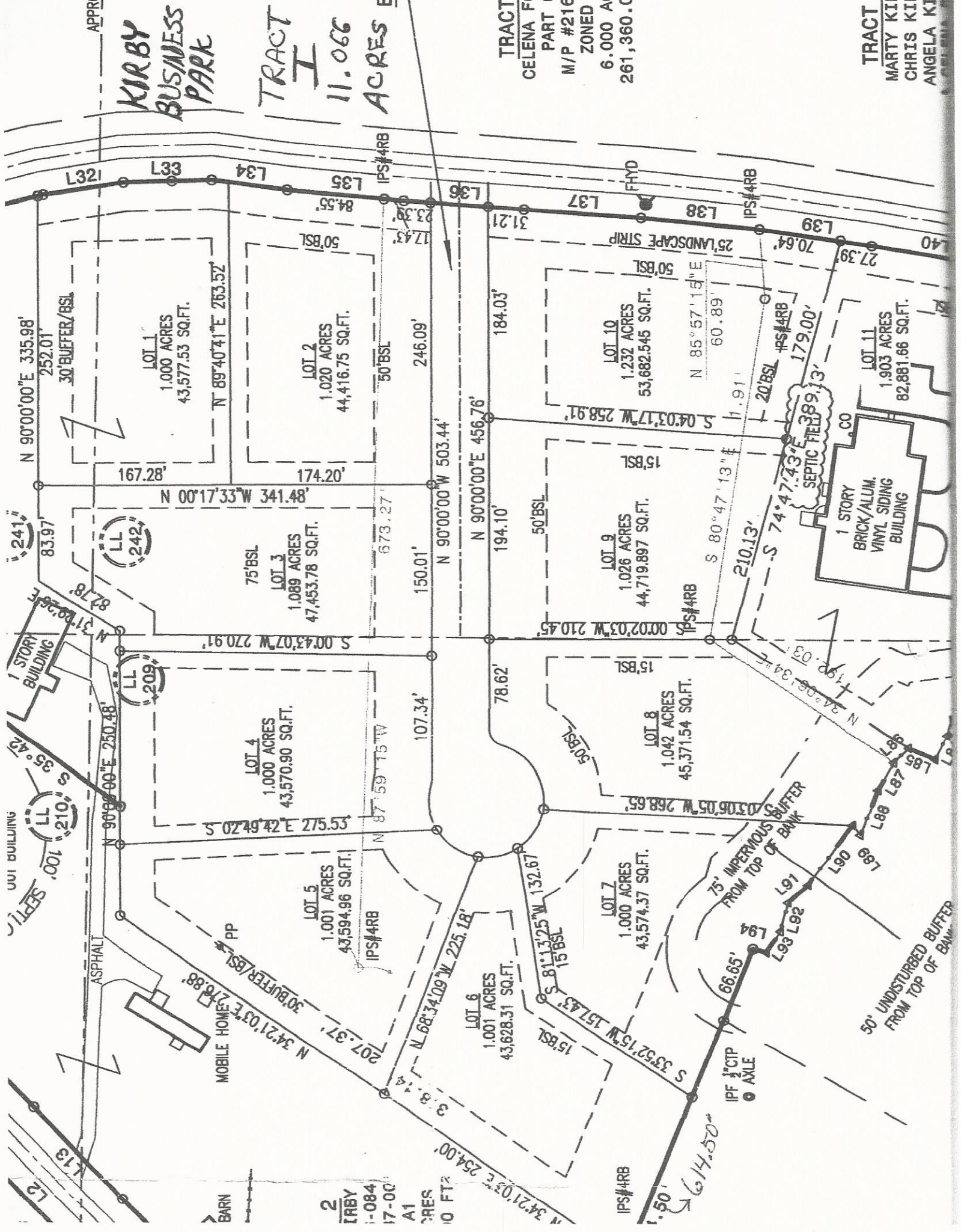
2' CONTOURS

KIRBY
BUSINESS
PARK

TRACT
I
11.066
ACRES B

TRACT
CELENA FO
PART 0
M/P #216
ZONED /
6.000 AC
261,360.01

TRACT
MARTY KIF
CHRIS KIF
ANGELA KIF



L2
L13

ASPHALT

MOBILE HOME

BARN

2
KIRBY
-084
17-00
A1
RES
10 FT²

34°21'03"E 254.00'

IPS#4RB

614.50'

IPF 1"CTP
AXLE

50' UNDISTURBED BUFFER
FROM TOP OF BANK

1 STORY BUILDING

1 STORY BUILDING

1 STORY
BRICK/ALUM.
VINYL SIDING
BUILDING

SEPTIC FIELD
389.13'

APPRO

L32 L33 L34 L35 L36 L37 L38 L39 L40
84.55' 23.39' 17.43' 31.21' 70.64' 27.39'

N 90°00'00"E 335.98' 252.01' 30' BUFFER/BSL
LOT 1 1.000 ACRES 43,577.53 SQ.FT.
N 89°40'41"E 263.52'
LOT 2 1.020 ACRES 44,416.75 SQ.FT.
50' BSL 246.09'

75' BSL
LOT 3 1.089 ACRES 47,453.78 SQ.FT.
N 00°17'33"W 341.48' 167.28' 174.20'
N 90°00'00"E 503.44' 150.01' 194.10' 184.03'
N 90°00'00"E 456.76' 179.00'

15' BSL
LOT 4 1.000 ACRES 43,570.90 SQ.FT.
S 00°43'07"W 270.91' 87.78' 87.78'
N 31°00'26"E 87.78'
N 90°00'00"E 250.48' 107.34' 78.62'
S 02°49'42"E 275.53' 15' BSL
LOT 5 1.001 ACRES 43,594.96 SQ.FT.
N 87°59'15"W 107.34' 15' BSL
LOT 6 1.001 ACRES 43,628.31 SQ.FT.
N 68°34'09"W 225.18' 15' BSL
LOT 7 1.000 ACRES 43,574.37 SQ.FT.
S 8°13'25"W 132.67' 15' BSL
LOT 8 1.042 ACRES 45,371.54 SQ.FT.
S 00°02'03"W 210.45' 15' BSL
LOT 9 1.026 ACRES 44,719.897 SQ.FT.
S 04°03'17"W 258.91' 15' BSL
LOT 10 1.232 ACRES 53,682.545 SQ.FT.
N 85°57'15"E 60.89' 20' BSL
S 74°47'43"E 179.00'

IPS#4RB
S 74°47'43"E 179.00'
S 80°47'13"E 210.13'
S 74°47'43"E 179.00'
N 24°00'34"E 199.03'

75' IMPERVIOUS BUFFER FROM TOP OF BANK
L86 L87 L88 L89 L90 L91 L92 L93 L94

34°21'03"E 254.00' 66.65' 614.50'

50' UNDISTURBED BUFFER FROM TOP OF BANK

UA14158\KIRBY INDUSTRIAL PARK revised 9-4-15.dwg, 10/2/2015 1:48:01 PM, Nathan, 1:355.91

DATE OF SURVEY: 09/25/15
BY: G.W. KIRBY & ROUNETTE KIRBY
SCALE: AS SHOWN
THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN INTO LOTS AND TRACTS FOR THE DEVELOPMENT OF AN INDUSTRIAL PARK. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1842 AND 1877 AND THE CONSTITUTION OF THE STATE OF GEORGIA. THE SURVEY WAS MADE BY THE SURVEYORS G.W. KIRBY & ROUNETTE KIRBY, PROFESSIONAL SURVEYORS, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1842 AND 1877 AND THE CONSTITUTION OF THE STATE OF GEORGIA.

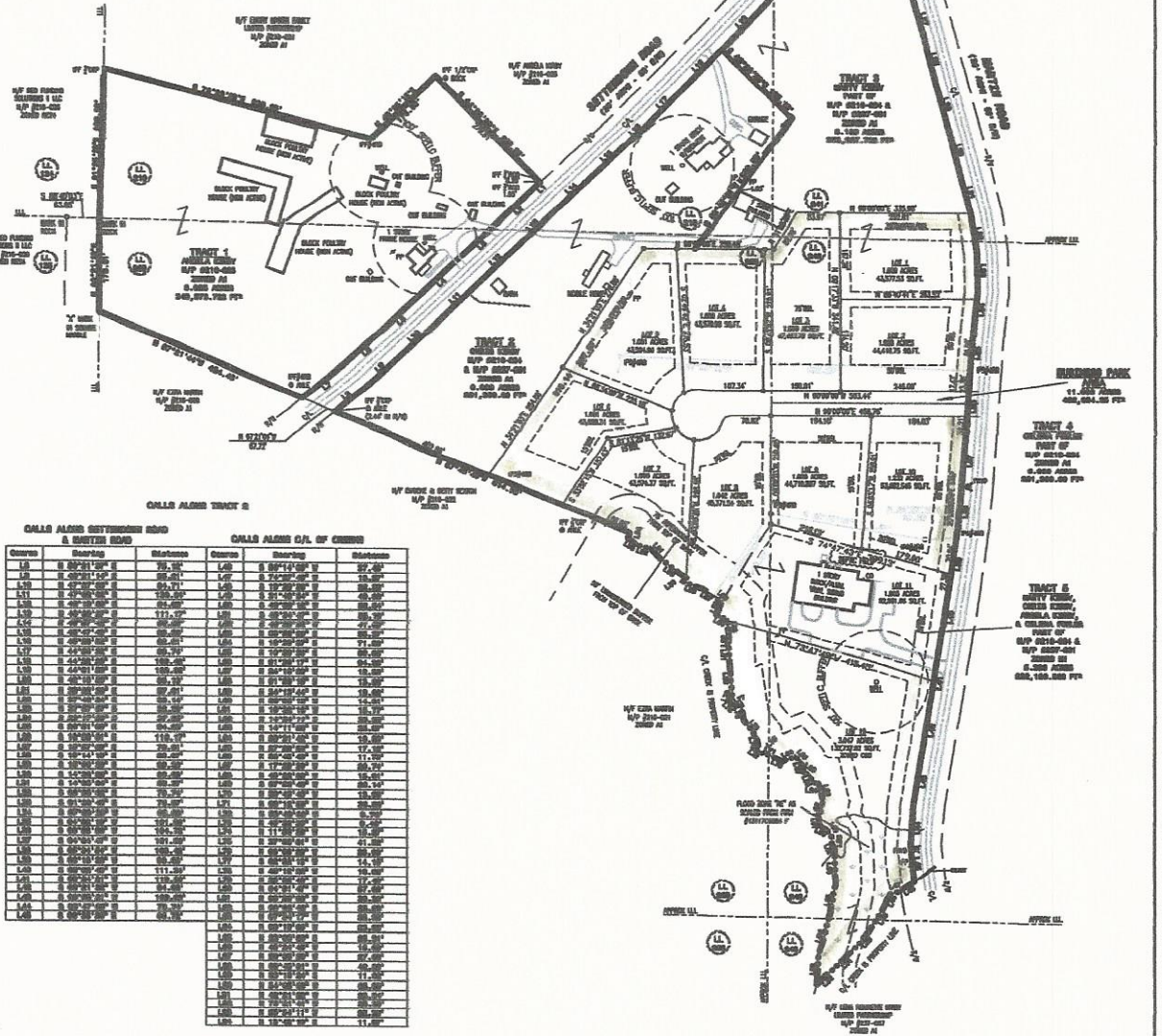
Owner's Certificate
The owner of the land shown on this plat and shown more in detail hereon in power and through a duly authorized agent, certifies that this plat was made from an actual survey, and that all data and bearings and other measurements are true and correct as they appear on this plat.

TOTAL = 33.482 ACRES
1,458,467.951 SQUARE FEET

PLAT CORRECTIONS § 16-22
1. No correction need hereby be made to the survey shown above on this plat in the corners of the survey or corners of the lot and the addition. It is further acknowledged that the survey and any improvements thereto were not made and to be accepted by the State of Georgia, but that such plat is not subject to correction.

CALLS ALONG TRACT 1

Course	Bearing	Distance
1.1	S 89°15'00" W	115.00'
1.2	S 89°15'00" W	115.00'
1.3	S 89°15'00" W	115.00'
1.4	S 89°15'00" W	115.00'
1.5	S 89°15'00" W	115.00'
1.6	S 89°15'00" W	115.00'
1.7	S 89°15'00" W	115.00'
1.8	S 89°15'00" W	115.00'
1.9	S 89°15'00" W	115.00'
1.10	S 89°15'00" W	115.00'



CALLS ALONG SOUTHERN ROAD & SOUTHERN ROAD

Course	Bearing	Distance
1.1	S 89°15'00" W	115.00'
1.2	S 89°15'00" W	115.00'
1.3	S 89°15'00" W	115.00'
1.4	S 89°15'00" W	115.00'
1.5	S 89°15'00" W	115.00'
1.6	S 89°15'00" W	115.00'
1.7	S 89°15'00" W	115.00'
1.8	S 89°15'00" W	115.00'
1.9	S 89°15'00" W	115.00'
1.10	S 89°15'00" W	115.00'

CALLS ALONG O/L OF CHAIN

Course	Bearing	Distance
1.1	S 89°15'00" W	115.00'
1.2	S 89°15'00" W	115.00'
1.3	S 89°15'00" W	115.00'
1.4	S 89°15'00" W	115.00'
1.5	S 89°15'00" W	115.00'
1.6	S 89°15'00" W	115.00'
1.7	S 89°15'00" W	115.00'
1.8	S 89°15'00" W	115.00'
1.9	S 89°15'00" W	115.00'
1.10	S 89°15'00" W	115.00'

SURVEY FOR:
G.W. KIRBY & ROUNETTE KIRBY
LAND LOTS 241, 242, 243, 208, & 210
1448 HENRY ST SE
POWERS COUNTY, GEORGIA
SEPTEMBER 25, 2014



Surveyor's Certificate
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me, or persons under my supervision and that all measurements shown herein are true and correct as they appear on this plat, and that the same were made in accordance with the Surveying Acts of 1842 and 1877 and the Constitution of the State of Georgia.

RICHARD WEBB & ASSOCIATES
REGISTERED PROFESSIONAL SURVEYORS
100 WEST 10TH STREET, SUITE 200
DALLAS, TEXAS 75203
PH: 214.760.1234
FAX: 214.760.1235
WWW.RICHARDWEBBANDASSOCIATES.COM

JOB NO.
14158