



**2.49 ACRES PEACHTREE PKWY.
ADJOINS 4.80 ACRES ON MARKET
WITH WOLF REALTY**

**1.5 MILES SOUTH OF COLLECTION
SHARON SPRINGS KROGER: ½ mile south**

ACROSS FROM LONGLAKE COMMUNITY

BOTH PARCELS ZONED CBD

RETAIL, DAYCARE, OFFICE, MEDICAL

SANITARY SEWER

**BACK SUITABLE FOR TWO STORY OFFICE
BUILDINGS**

600 FEET COMBINED FRONTAGE PEACHTREE PKWY.

2.49 ACRES \$775,000. 4.80 ACRES \$1,420,000.

TRAFFIC 2012 AADT 30,920

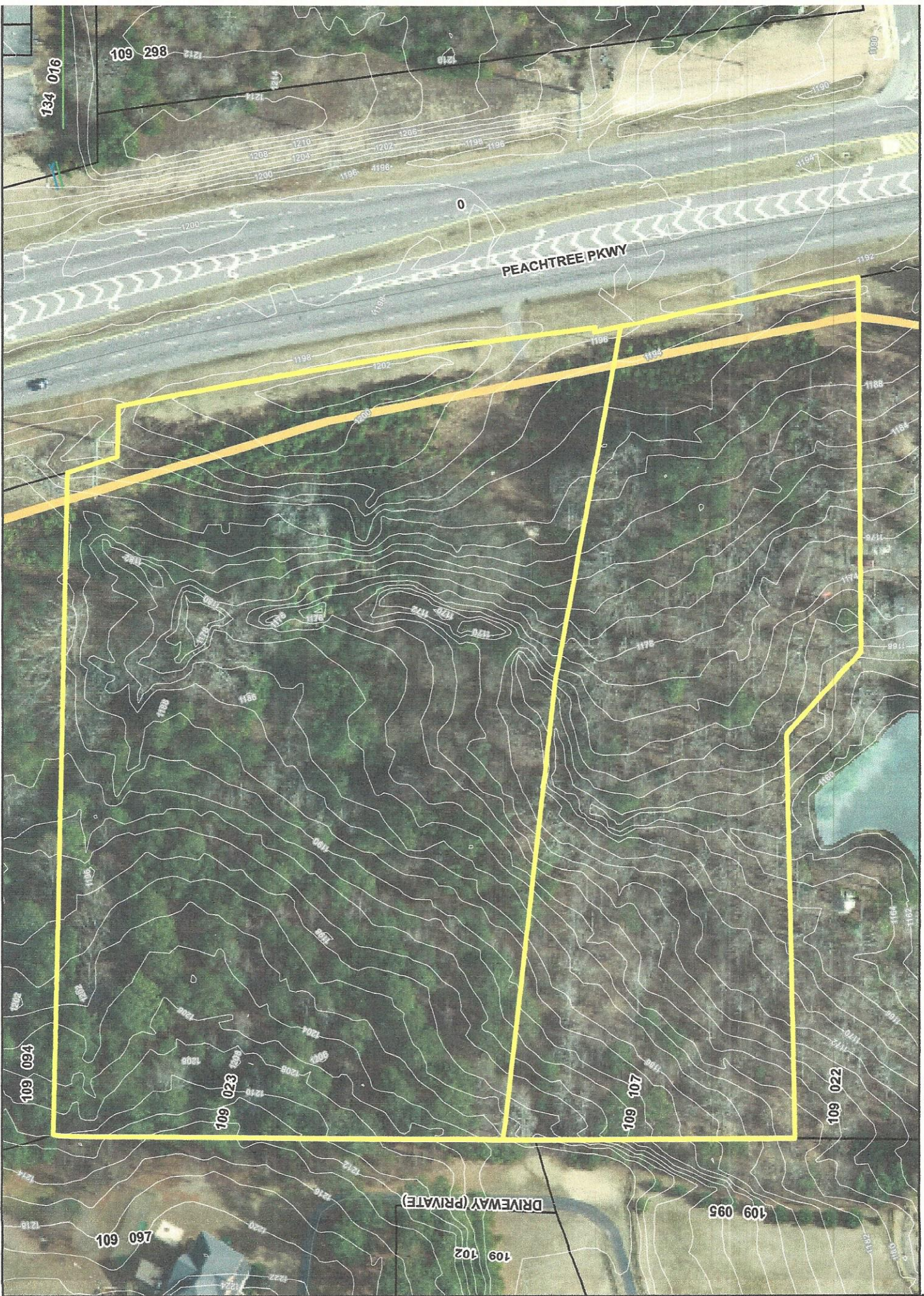
~660 FEET DEEP

CONTACT: DAN WOLF 770-888-8889

6010 PROVIDENCE LANE; • CUMMING, GEORGIA 30040

PHONE: 770-888-8889 • FAX: 770-888-8889

WWW.WOLF-REALTY.COM



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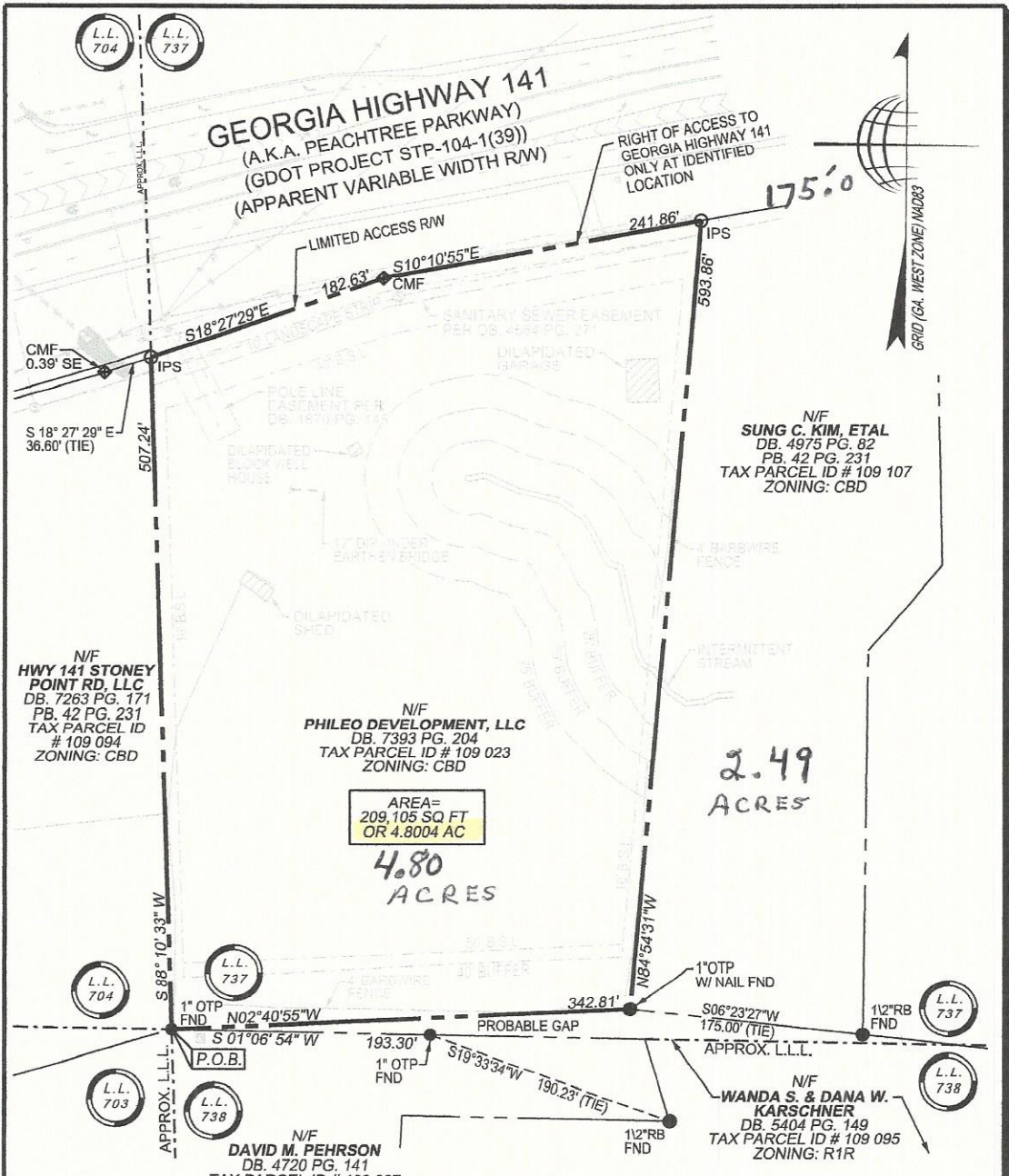
SEWER
 Collector
 Outfall

Forsyth County Georgia
GIS Department

N
 1 inch = 95 feet

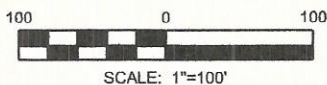
LEGEND
 STREETS
 TAX PARCEL
 FLOODPLAIN
 STREAMS
 WATERBODY





SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/ACSM LAND TITLE SURVEYS PER THE 2011 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND ACSM AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS SURVEY WERE OBTAINED BY FIELD SURVEY USING A OPCON 223 TOTAL STATION.
3. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 488,294'.
4. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS SHOWN ON FORSYTH COUNTY, GEORGIA F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13117C0143 F, DATED: MARCH 4, 2013.
5. THE BEARINGS SHOWN ON THIS PLAT WERE COMPUTED FIELD ANGLES BASED ON A MAGNETIC BEARING.
6. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MARCH 10, 2015. IMPROVEMENTS ARE SHOWN PER THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY TERRAMARK LAND SURVEYING, INC. ON JANUARY 26, 2015 (LAST REVISED JUNE 9, 2015). SITE CONDITIONS HAVE NOT BEEN FIELD VERIFIED SINCE THE COMPLETION OF FIELDWORK ON MARCH 10, 2015.



PROPERTY EXHIBIT
FOR PHILEO DEVELOPMENT, LLC
(1254 PEACHTREE PARKWAY)
 LOCATED IN LAND LOT 737
 2ND DISTRICT, 1ST SECTION,
 FORSYTH COUNTY, GEORGIA
 S: SURVEY2015-005/TRACT 2 EXHIBIT.DGN

Proj. # 2015-005
Survey Crew: JR
Drawn By: JDW
Approved By: WCW
Date: 03/25/16
Scale: 1" = 100'
Drawing# 15-005

TerraMark Land Surveying, Inc.
 1396 Bells Ferry Road
 Marietta, Georgia 30066
 Phone No. (770) 421-1927
 Fax No. (770) 421-0552
 www.TerraMark.com
 C. O. A.# LSF000810

109-298

PEACHTREE PKWY

BELLEHAMPTON DR

109-021

109-107

109-022

109-023

109-097

109-102

DRIVEWAY (PRIVATE)

LEGEND	
WW Manhole	● <all other values>
Subtype	● Drop Manhole
	○ Split Manhole
	○ Standard Manhole
	● Summit Manhole
	● Test Manhole
	● Unknown
2' Topo	—
WW Gravity Main	— <all other values>
Subtype	Collector
	Interceptor
	Inverted Siphon
	Not Determined
	Outfall
	Tunnel
WW Force Main	— <all other values>
Subtype	Force Main
	Pipe Bridge
	Parcels
	Streams



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Forsyth County
GIS Department



1 inch = 100 feet

2 FOOT CONTOURS

