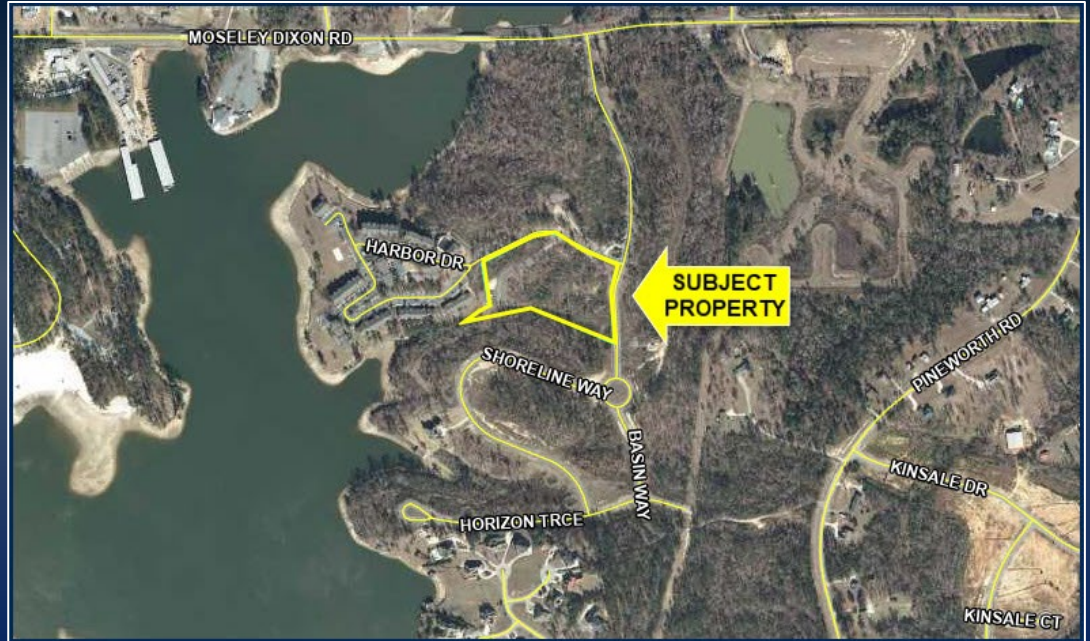




LAND FOR SALE

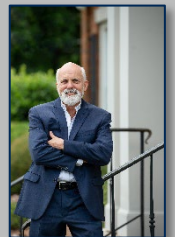
200 GREAT WATERS LANE
LIZELLA, GA 31052
BIBB COUNTY

SALE PRICE REDUCED:
\$145,000
\$99,000



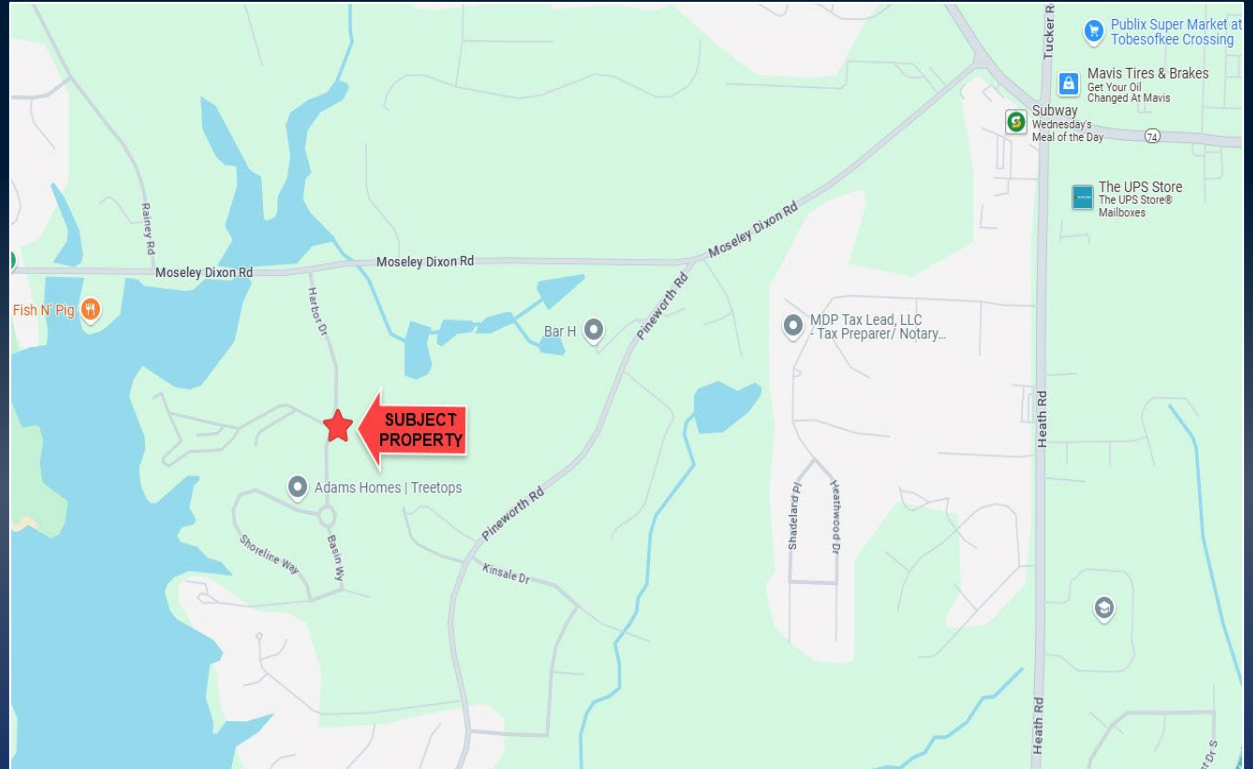
ADAM BAILEY C: 478.733.7961 | STERLING BAILEY C: 478.951.9443
ABAILEY@THESUMMITGROUPMACON.COM | SBAILEY@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ± 5.83 AC
- Zoned: PDR
- All Utilities to Site



200 GREAT WATERS LANE
LIZELLA, GA 31052
BIBB COUNTY



DEMOGRAPHICS

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2024 Population	1,562	15,541	53,792
2029 population Estimate	1,551	15,215	52,856
2024 Households	704	6,203	20,785
2029 Households Estimate	713	6,175	20,724
2024 Average HH Income	\$111,781	\$90,460	\$85,806
2029 Average HH Income	\$132,008	\$109,751	\$104,410

200 GREAT WATERS LANE
LIZELLA, GA 31052
BIBB COUNTY



SURVEY

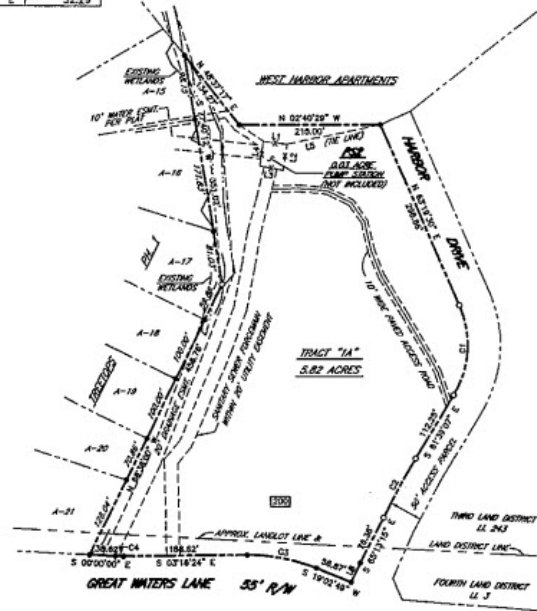
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	147.80'	141.84'	136.55'	S 89°09'49" E
C2	1076.58'	102.30'	102.26'	S 64°22'27" E
C3	277.50'	108.10'	107.42'	S 07°53'13" W
C4	222.50'	12.71'	12.71'	S 01°38'12" E

LINE	BEARING	DISTANCE
L1	N 03°33'04" E	36.89'
L2	S 84°20'54" E	39.37'
L3	S 05°58'48" W	36.52'
L4	S 84°53'10" E	37.17'
L5	S 14°28'55" E	144.81'
L6	S 87°05'47" E	32.29'

**PLANNING AND ZONING APPROVAL
NOT REQUIRED**

This plot is not a subdivision as defined in section 102 (104) of the Comprehensive Land Development Resolution for the City of Macon and Bibb County, Georgia and does not require approval pursuant to Chapter 28 of said Resolution. Applicant must be aware that approval from the Georgia Department of Transportation may be required before recording this plot.

DATE: _____
ZONING ENFORCEMENT OFFICER



REFERENCES

PLAT BOOK #2, PAGE #45
TAX MAP 1-B
TAX PARCEL 90000229

NOTES

1. ALL EASEMENTS/UTILITIES WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN.
2. PROPERTY IS ZONED FOR
3. BUILDING SETBACK LINES AS APPROVED BY MDCPZ.

LEGEND

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED) ○
- IRON PIN SET (1/2" REBAR) □
- CONCRETE MONUMENT FOUND ■
- COMPUTED POINT △
- PROPERTY LINE ————
- ORIGINAL PROPERTY LINE - - - - -
- FENCE LINE = = = = =



As required by subsection (d) of O.C.G.A. Section 15-8-87, this plot 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 herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plot as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plot 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 set forth in O.C.G.A. Section 15-8-87.

James Collins, Jr., License No. 10,985
Date: 6/21/22



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 263,832 FEET, AND AN ANGULAR ERROR OF 502 PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 345,543 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON S.T.S. 304 TOTAL STATION.

BOUNDARY SURVEY

FOR

THREE OAKS CONSTRUCTION

LANDLOT 243 3rd LAND DISTRICT
LANDLOT 3 4th LAND DISTRICT
MACON - BIBB COUNTY, GEORGIA
SCALE: 1" = 100' JUNE 11, 2022

COLLINS PROFESSIONAL SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
3529 HWY. 41 N. SUITE 1004, WYOM, GA 31008 478-918-7458

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