

0 Sammons Parkway

Eatonton
Offered at \$219,000

- Land/Lot Only
- 1.36+/- Acres
- All utilities available
- Established Industrial Park
- Gravel Drive to cleared area



Prime Commercial Lot in the Heart of Lake Oconee Located on Sammons Industrial Parkway, this 1.36-acre commercial lot offers endless possibilities for your business. Zoned C-2 in Putnam County, this property is ideally suited for a variety of commercial ventures. Key features include: 175+/- feet of paved road frontage for excellent visibility and access Driveway already in place, leading to a cleared area, ready for development Strategic location in a thriving commercial corridor near Lake Oconee Don't miss this incredible opportunity to establish or expand your business in a high-growth area. Call Mark Costello for a private viewing: 706-207-5850



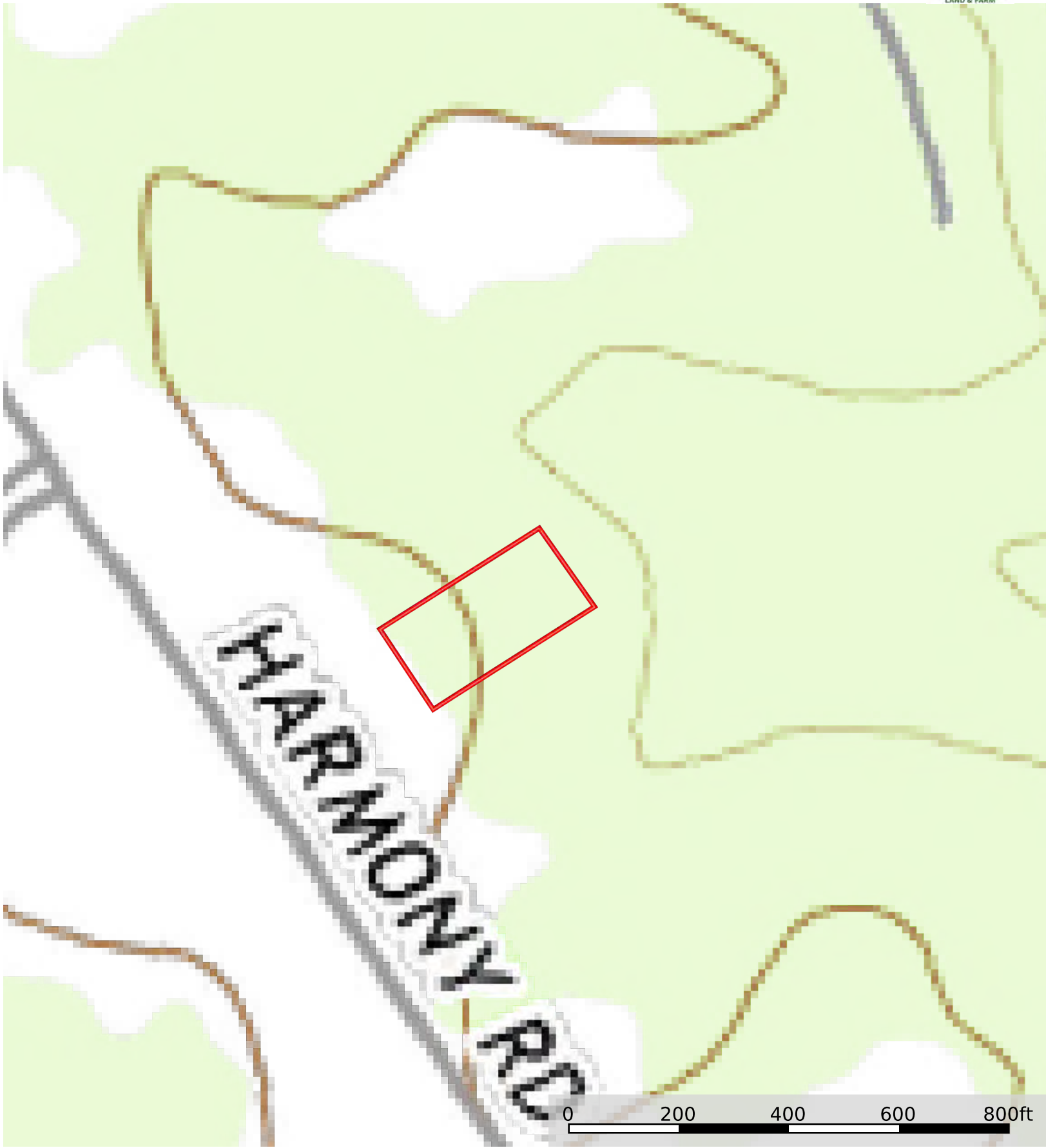
Mark Costello
Broker
Timberline Land & Farm
180 Green Hills Road
Athens, GA 30605
Office: (706) 207-5850
mark@timberlinelandandfarm.com
<http://www.timberlinelandandfarm.com>



All measurements and figures are approximate. Source of information is deemed reliable, but not verified.







Lot 12 Sammons Parkway
Putnam County, Georgia, 1.36 AC +/-



 Boundary  Conservation Easements

EXHIBIT "A"

eFiled & eRecorded
DATE: 2/24/2022
TIME: 3:54 PM
DEED BOOK: 01076
PAGE: 00025 - 00026
RECORDING FEES: \$25.00
TRANSFER TAX: \$115.00
PARTICIPANT ID: 2610665932
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-000333

Return Recorded Document to:
STELL, SMITH & MATTISON, P.C.
485 South Perry Street, Suite A
Lawrenceville, GA 30046
FILE #: L22-127

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Morgan

THIS INDENTURE made this 24th day of **February, 2022**, between **Jerry O. Smith** of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Cornerstone Concrete Placement, LLC** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

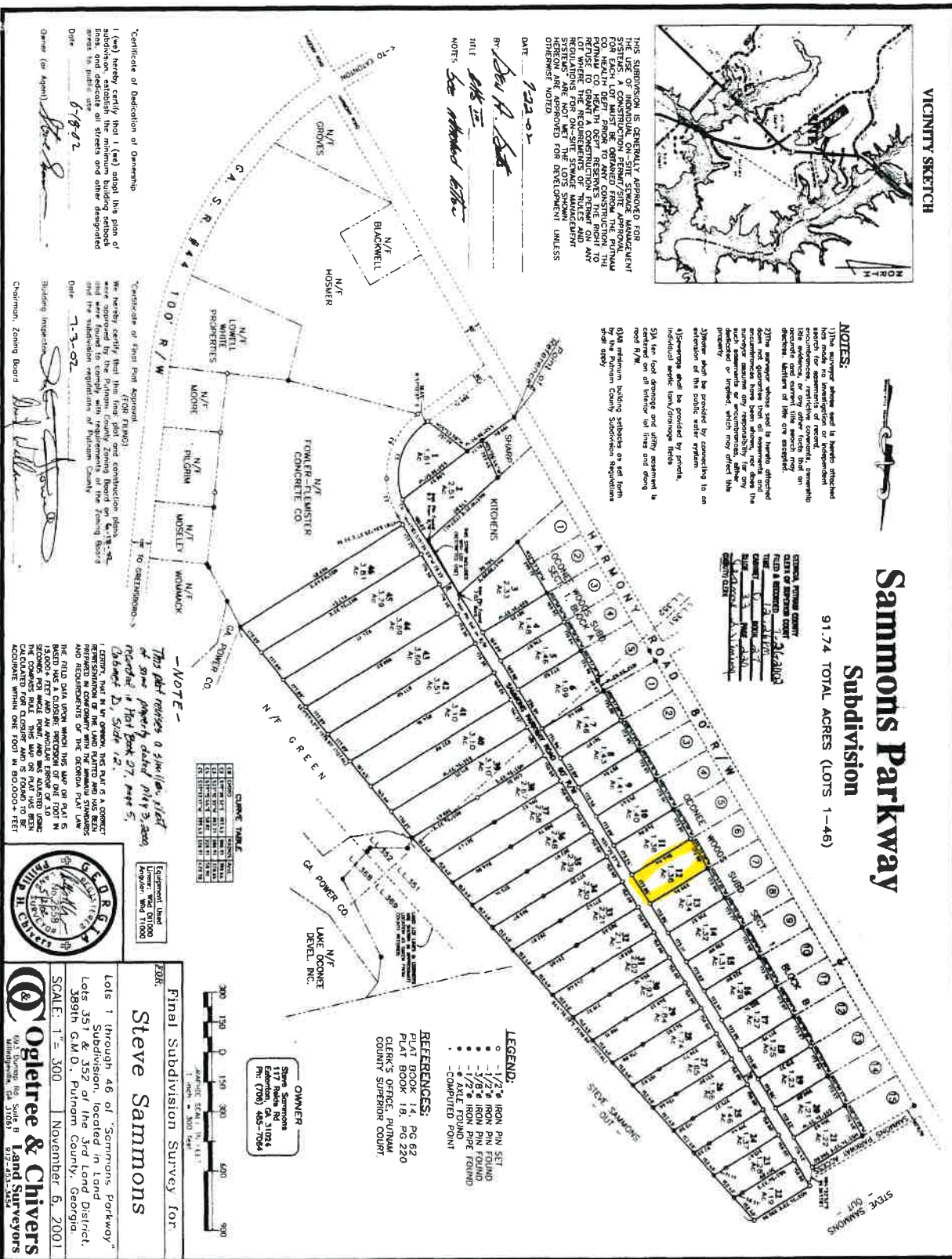
All that tract or parcel of land, lying and being in Land Lots 351 and 355, 3rd Land District, 389th District, G.M., Putnam County, Georgia being designated and shown as Lot No. 12, containing 1.36 acres, more or less, of Sammons Parkway Subdivision on that certain plat of survey prepared for Steve Sammons by Ogletree & Chivers, Land Surveyors, certified by Phillip H. Chivers, Registered Land Surveyor No. 2658, dated November 6, 2001, recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, in the Office of the Clerk of Superior Court, Putnam County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by reference.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

L:\word docstemp docs\2022\Cornerstone Concrete Placement L22-127LWD .docx



VICINITY SKETCH



DATE: 1-22-02
 BY: Bob P. Steg
 TITLE: Subdiv
 NOTES: See attached files

Certificate of Dedication of Ownership
 I (we) hereby certify that I (we) intend the site of
 subdivision to establish the minimum building setback
 lines and dedicate all streets and other designated
 areas to public use.
 Date: 6-18-02
 Owner: (See Agent) *[Signature]*

Testimony of their final approval
 (FOR PLAT)
 We hereby certify that the subdivision and construction plans
 were approved by the Putnam County Zoning Board on 6-18-02
 and were found to comply with requirements of the zoning board
 and the subdivision regulations of Putnam County.
 Date: 1-3-02
 Building Inspector: *[Signature]*
 Chairman, Zoning Board: *[Signature]*

NOTES:

- 1) The survey shown and its height attached hereon were made by independent surveyors and are not subject to the jurisdiction of the Surveyors Board of Georgia.
- 2) The accuracy of any other height data on these notes is the responsibility of the person who furnished the same.
- 3) The surveyor shall be held responsible for the accuracy of the data furnished and shall not be held responsible for any errors or omissions in the data furnished.
- 4) The surveyor shall be held responsible for the accuracy of the data furnished and shall not be held responsible for any errors or omissions in the data furnished.

Sammons Parkway Subdivision

91.74 TOTAL ACRES (LOTS 1-46)

GENERAL PURPOSE COUNTY	
FILED & RECORDED	1-24-02
DATE	1-24-02
TIME	10:00 AM
BY	Bob P. Steg
FOR	Steve Sammons
BY	Bob P. Steg
DATE	1-24-02
TIME	10:00 AM
BY	Bob P. Steg
FOR	Steve Sammons

-NOTE-
 This plat reviews a similar plat
 of some property dated 01/17/2000
 recorded in Plat Book 27, Page 5,
 Chapter 21, Slide 12.

CHANG TABLE

DESCRIPTION	AMOUNT
IRON PIN SET	1.00
IRON PIN FOUND	1.00
IRON PIPE FOUND	1.00
AXLE FOUND	1.00
COMPUTED POINT	1.00

OWNER
 Steve Sammons
 117 South St. 31024
 Putnam Co., GA 31024
 Ph: (770) 485-7044

- LEGEND:**
- - 1/2" IRON PIN SET
 - - 1/2" IRON PIN FOUND
 - - 1/2" IRON PIPE FOUND
 - - AXLE FOUND
 - - COMPUTED POINT
- REFERENCES:**
 PLAT BOOK 14, PG 62
 PLAT BOOK 18, PG 220
 CLERK'S OFFICE, PUTNAM COUNTY SUPERIOR COURT



Equipment Used
 Leica: 011000
 Leica: 111000

Final Subdivision Survey for Steve Sammons

Lots 1 through 46 of "Sammons Parkway" Subdivision, located in Land District 351 & 352 of the 3rd Land District, 389th G.M.D., Putnam County, Georgia.
 SCALE: 1" = 300' November 6, 2001

Oglethorpe & Chivers Land Surveyors
 1401 Highway 56, Suite B
 Marietta, GA 30067
 Phone: (770) 425-3344