

## 9 Residential Lots - Walkers Glen Subdivision - Mount Zion

TAYLORS LANE , MOUNT ZION, GA 30117



### OFFERING SUMMARY

**Sale Price:** \$29,500 per lot

#### Lot Sizes:

<b>Lot 14</b>	0.62 Acres
<b>Lot 16</b>	0.71 Acres
<b>Lot 17</b>	0.62 Acres
<b>Lot 18</b>	0.62 Acres
<b>Lot 19</b>	0.62 Acres
<b>Lot 20</b>	0.75 Acres
<b>Lot 28</b>	0.63 Acres
<b>Lot 32</b>	1.32 Acres
<b>Lot 36</b>	0.66 Acres

### PROPERTY OVERVIEW

This offering includes 9 vacant developed lots in the Walkers Glen Subdivision in Mount Zion, GA. Walkers Glenn is a neighborhood offering charming styles, varying home sizes and affordable prices to choose from. These lots are available as a bulk sale or individually at \$29,500 per lot. All lots are serviced with public water, underground utilities and onsite septic tanks. Lot sizes range from 0.62 – 1.32 acres. The lots are zoned R-1 with minimum setbacks of 75' FYSB, 40' RYSB, and 20' SYSB.

### LOCATION OVERVIEW

These 9 lots are all a part of the Walkers Glen Subdivision in Carroll County, GA. Sitting on a hill in the midst of the rolling northwest Georgia countryside, Mount Zion is located ve miles from Interstate 20 and eight miles west of Carrollton (Carroll County) on GA State Highway 16, not far from John Tanner Park. The average home sale price over the past year in Mount Zion has been \$256,366. These lots are in the Mount Zion Elementary, Middle and High School Districts.

**Zoning:** R-1

#### For More Information:

**Norton Commercial** 434 Green Street Gainesville, GA 30501 [nortoncommercial.com](http://nortoncommercial.com)

**Stephen Lovett**

770.297.4807  
[slovett@nortoncommercial.com](mailto:slovett@nortoncommercial.com)

# NORTON



ADDITIONAL PHOTOS

## 9 Residential Lots - Walkers Glen Subdivision - Mount Zion

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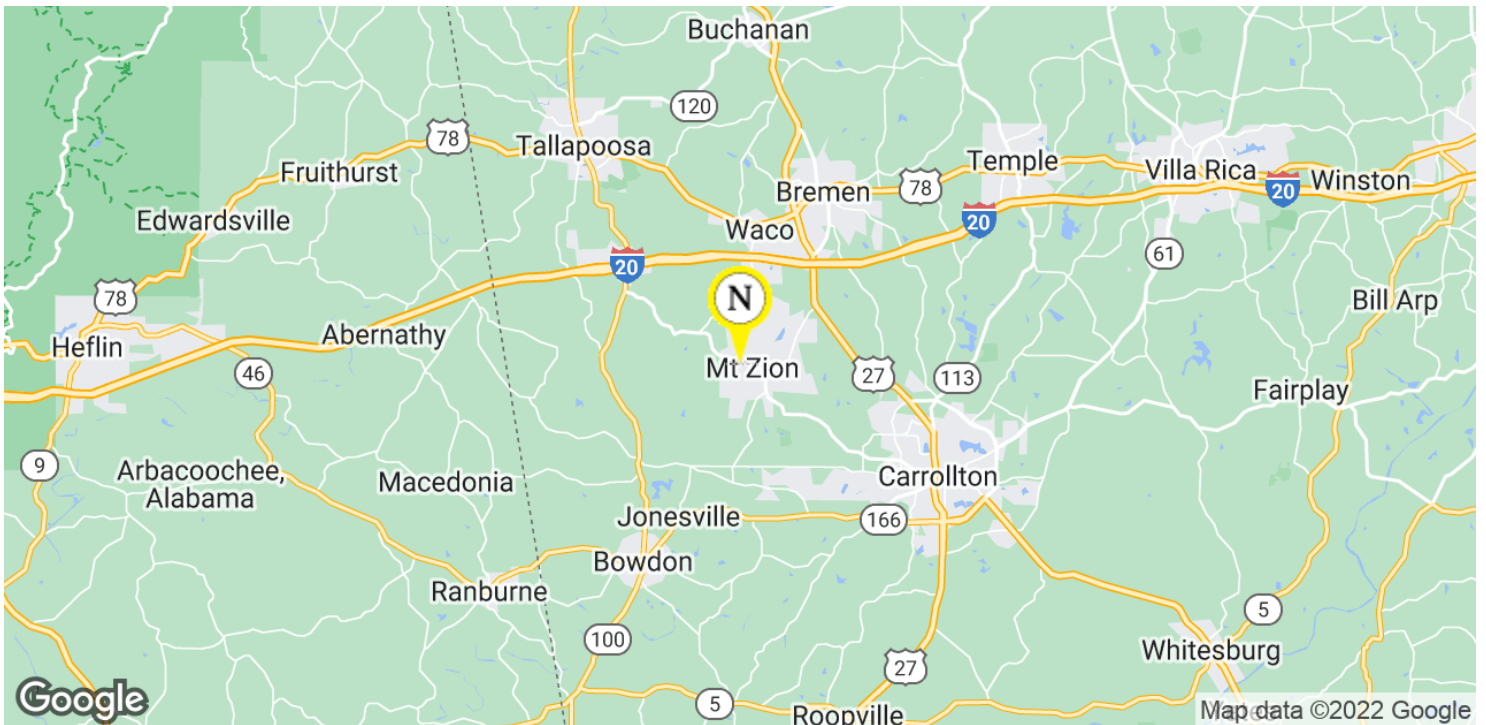
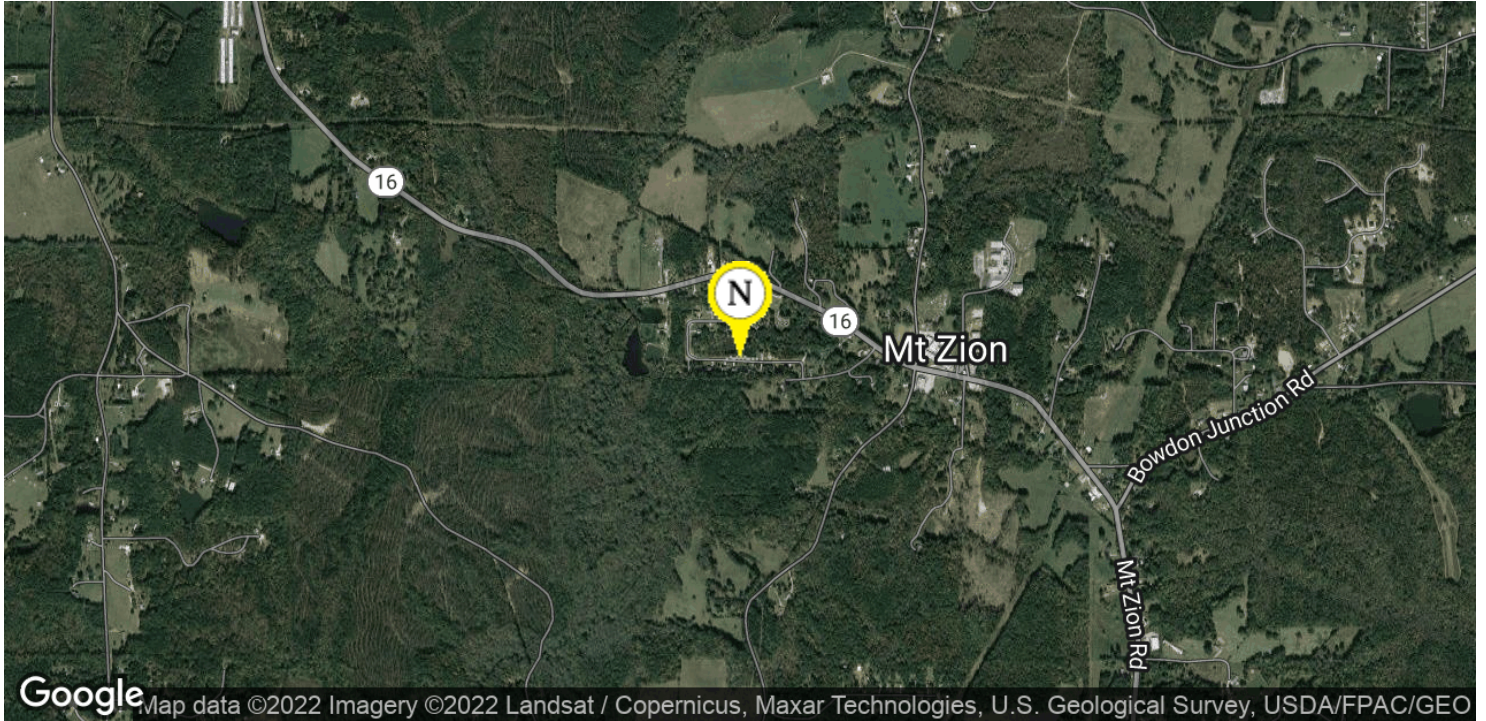
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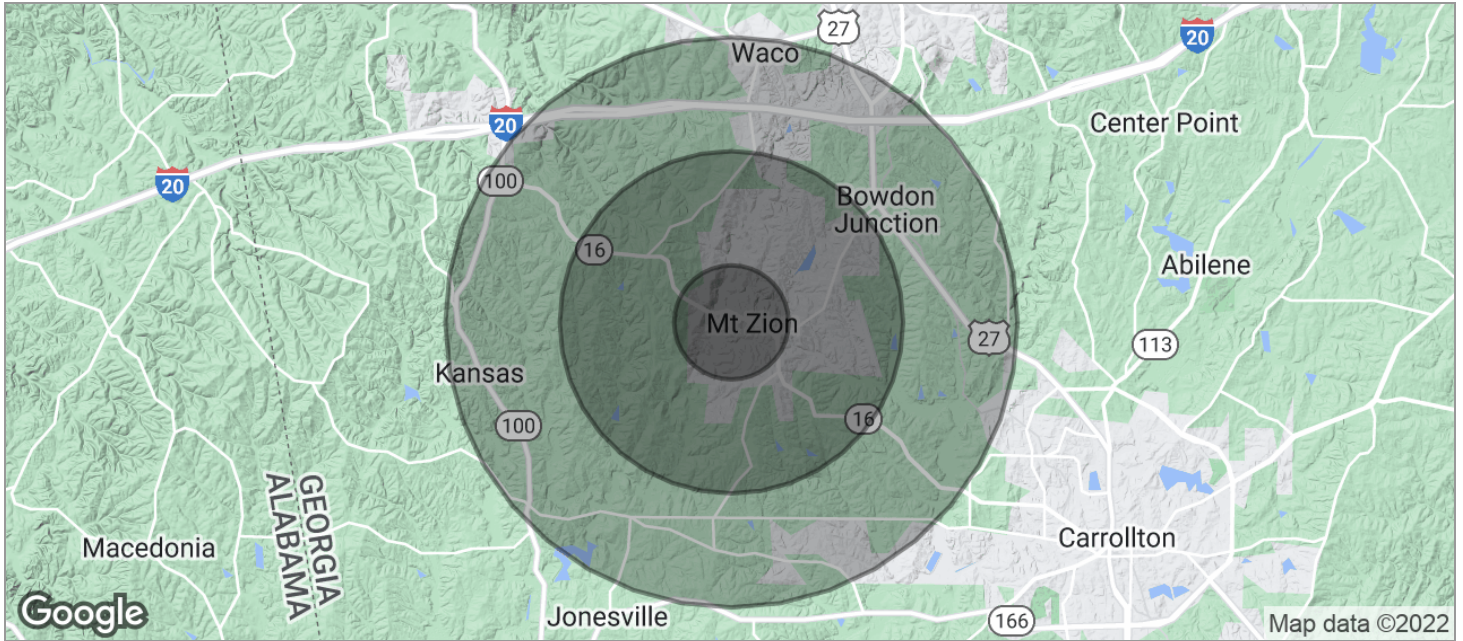
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	478	3,861	11,103
MEDIAN AGE	51.3	44.4	39.5
MEDIAN AGE (MALE)	51.5	43.6	40.3
MEDIAN AGE (FEMALE)	51.0	45.3	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	172	1,523	4,270
# OF PERSONS PER HH	2.8	2.5	2.6
AVERAGE HH INCOME	\$60,186	\$53,341	\$53,757
AVERAGE HOUSE VALUE	\$132,762	\$135,596	\$147,177

\* Demographic data derived from 2020 ACS - US Census

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# NORTON

**FINAL PLAT  
OF  
WALKER'S GLEN  
PHASE II  
CITY OF MOUNT ZION**

LAND LOT 237, 10TH DISTRICT  
CARROLL COUNTY, GA

DATE IN 10-14-01 DATE OUT 10-22-01

☐ Approved ☐ Preliminary  
☒ Approved As Noted ☒ Final  
☐ Not Approved ☐ Re Submit

Signed Henry T. McBrayer  
(CITY OF MOUNT ZION)

**HEALTH DEPARTMENT**  
☐ APPROVED ☐ PRELIMINARY  
☒ APPROVED AS NOTED ☐ FINAL  
☐ NOT APPROVED ☐ RE SUBMIT

DATE OF APPROVAL BASED ON  
12-13-01  
SIGNATURE Walter C. Cate  
CITY OF MOUNT ZION

**LEGEND**

R/W RIGHT OF WAY  
N/E NOW OR FORMERLY  
B/C BACK OF CURB  
E/D EDGE OF DRIVE  
H/S HOT TO SCALE  
S/F SQUARE FEET  
C/B CATCH BASIN  
M/W MANHOLE  
J/B JUNCTION BOX  
C/M CORRUGATED METAL PIPE  
A/C ASPHALT-COATED CORRUGATED METAL PIPE  
D/E DRAINAGE EASEMENT  
C/L CENTERLINE  
B/L BUILDING LINE  
U/P UTILITY POLE  
G/I GRADED INLET  
D/I DRAIN INLET  
F/H FIRE HYDRANT  
O/S OUTLET STRUCTURE  
F/S FUTURE SANITARY SEWER EASEMENT  
R/C REINFORCED CONCRETE PIPE  
S/S SANITARY SEWER MANHOLE  
S/S SANITARY SEWER EASEMENT  
F/W FORCED WITH  
L/L LAND LOT LINE  
O/F AREA OUTSIDE FLOOD PLAIN  
H/F HIGHEST FINISHED FLOOR ELEVATION

**STATE OF GEORGIA**  
**CARROLL COUNTY**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR ARE MARKED "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF CARROLL COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

BY: J. M. T. REGISTERED LAND SURVEYOR NO. 2510  
WITNESS: Walter C. Cate DATE 7-26-01  
NOTARY PUBLIC

1. THE OWNER OF SAID PROPERTY SURVEYED, DO HEREBY JOIN IN THE FOREGOING STATEMENT AND DO HEREBY CERTIFY THAT IT WAS AND IS MY INTENTION TO DIVIDE SAID LAND INTO LOTS AS SHOWN BY SAID PLAT AND BY EXECUTION OF THIS CERTIFICATE I DO HEREBY DEDICATE AND CONVEY FOR PUBLIC USE SUCH STREETS, ALLEYS AND PUBLIC GROUND TO CARROLL COUNTY, GEORGIA, AS IS SHOWN ON THIS PLAT AND DO WARRANT THAT TITLE WAS VESTED IN ME AS OF THE DATE OF THIS DEDICATION.

WITNESS: Walter C. Cate DATE 7-26-01  
NOTARY PUBLIC

**NOTE:** CARROLL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL DRAINS BEYOND THE EXTENT OF THE STREET OR HIGHWAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CARROLL COUNTY, GEORGIA, PLAT BOOK NO.        PAGE NO.       

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, UNRECORDED TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS A MAGNETIC COMPASS BEARING.

DATE OF FIELD WORK: 01/23/99

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,757 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 308,063 FEET.

EQUIPMENT UTILIZED:  
ANGULAR - TOPCON GTS-303  
LINEAR - TOPCON GTS-303 EDM

NO MONUMENT LOCATED WITHIN 500' OF SITE.

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

HENRY T. McBRAYER, GA. R.L.S. #2570

**APPROVED**  
OCT 10 2001  
CITY OF MOUNT ZION

**GeoCom Surveying, Inc.**  
2339 HAYS MILL ROAD  
CARROLLTON, GA 30117  
(770) 830-1997

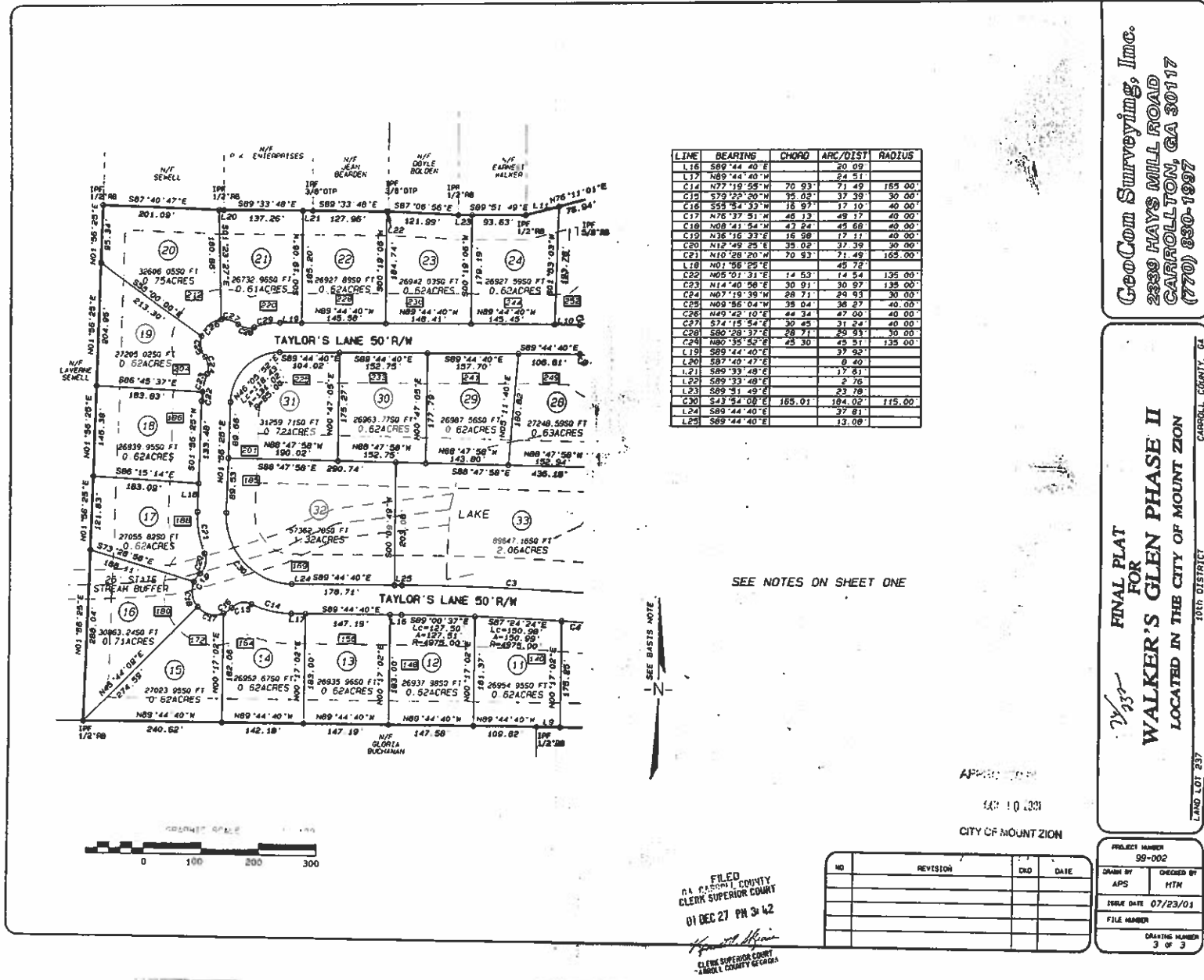
**FINAL PLAT FOR  
WALKER'S GLEN PHASE II  
LOCATED IN THE CITY OF MOUNT ZION**

10TH DISTRICT  
CARROLL COUNTY, GA  
LAND LOT 237

PROJECT NUMBER 99-002  
DRAWN BY APS CHECKED BY HTM  
ISSUE DATE 07/23/01  
FILE NUMBER  
DRAWING NUMBER 1 of 3

NO.	REVISION	CKD	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

FILED  
CLERK SUPERIOR COURT  
CARROLL COUNTY, GEORGIA  
01 DEC 27 PM 3:42  
K. M. M.





LINE	BEARING	CHORD	ARC/DIST	RADIUS
1	165° 22' 57" E		50.00	
2	165° 22' 57" W		23.80	
3	S87° 46' 40" N		77.02	
4	S87° 46' 40" E		56.64	
5	S87° 46' 40" E	13h 24	135.35	3975.50
6	N89° 02' 54" E	174.15	174.67	3975.50
7	S68° 47' 58" E		45.96	
8	S64° 52' 01" E		75.45	
9	S64° 52' 01" E	398.30	369.86	5075.00
10	S64° 52' 01" E	47.59	21.59	4975.00
11	S66° 05' 58" E	15.51	25.51	4025.00
12	S69° 49' 50" E	173.61	173.61	4025.00
13	S69° 49' 50" E	93.38	83.19	4025.00
14	S47° 49' 05" E	22.12	45.14	31.00
15	S37° 27' 61" E		50.00	
16	S07° 42' 61" E		12.91	
17	S08° 40' 45" E		41.04	
18	S08° 44' 56" E	15.06	17.45	20.00
19	S05° 38' 44" E	34.95	34.75	50.00
20	S05° 38' 44" E	56.34	56.34	50.00
21	S84° 11° 10" N	69.43	78.75	50.00
22	S85° 15° 44" N	76.90	17.47	25.00
23	N89° 44' 40" N		49.43	
24	N85° 11° 11° 13" E		58.85	
25	S07° 49' 40" N		58.47	
26	S05° 03' 25" E		4.98	
27	S03° 27' 27" E		42.90	
28	S03° 27' 27" E		27.00	

SEE NOTES ON SHEET ONE

FILED  
CLERK SUPERIOR COURT  
01 DEC 27 PM 3:42  
[Signature]  
CLERK SUPERIOR COURT  
JAN 1 1968

[illegible]

PROJECT NUMBER 99-002	
DRAWN BY APS	CHECKED BY HIM
ISSUE DATE 07/23/01	
FILE NUMBER	
DRAWING NUMBER 2 of 3	

**GeoCom Surveying, Inc.**  
22339 HAYS MILL ROAD  
CARROLLTON, GA 30117  
(770) 830-1927

16/93' FINAL PLAT FOR WALKER'S GLEN PHASE II LOCATED IN THE CITY OF MOUNT ZION

10th DISTRICT  
CARROLL COUNTY, GA