

2865 Echelon Court, Snellville  
(Gwinnett County) GA 30039  
**ABSOLUTE**

THURSDAY, JUNE 22, 2023

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



## Features

**CALL FOR  
INFORMATION**

**770.425.1141  
or 800.479.1763  
johndixon.com**



**JOHN DIXON  
& ASSOCIATES**  
AUCTIONS • MARKETING

PROPERTY TYPE:	Residential Lot
SUBDIVISION:	Trotters Ridge
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.46±
TAX ID:	R6037 181
AGENT:	Zach Tibbs The Norton Agency 770.718.7224 ztibbs@nortoncommercial.com

06/23 GAL: 2034, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667



TROTTERS  
RIDGE

PROPERTY OF  
TROTTERS RIDGE  
COMMUNITY ASSOCIATION

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## Property Detail

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### General Info

NORTH GEORGIA GROWTH FUND LP II 434 GREEN STREET PL GAINESVILLE GA 30501-3318	<b>Property ID</b>	R6037 181
	<b>Alternate ID</b>	1884675
	<b>Address</b>	2865 ECHELON CT
	<b>Property Class</b>	Residential Unbuildable Lots
	<b>Neighborhood</b>	6212
	<b>Deed Acres</b>	0.4600

### Value History

Year	2023	2022	2021	2020	2019
<b>Reason</b>	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
<b>Land Val</b>	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
<b>Imp Val</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Appr</b>	<b>\$3,000</b>	<b>\$3,000</b>	<b>\$3,000</b>	<b>\$3,000</b>	<b>\$3,000</b>
<b>Land Assd</b>	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
<b>Land Use</b>	\$0	\$0	\$0	\$0	\$0
<b>Imp Assd</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Assd</b>	<b>\$1,200</b>	<b>\$1,200</b>	<b>\$1,200</b>	<b>\$1,200</b>	<b>\$1,200</b>

### Transfer History

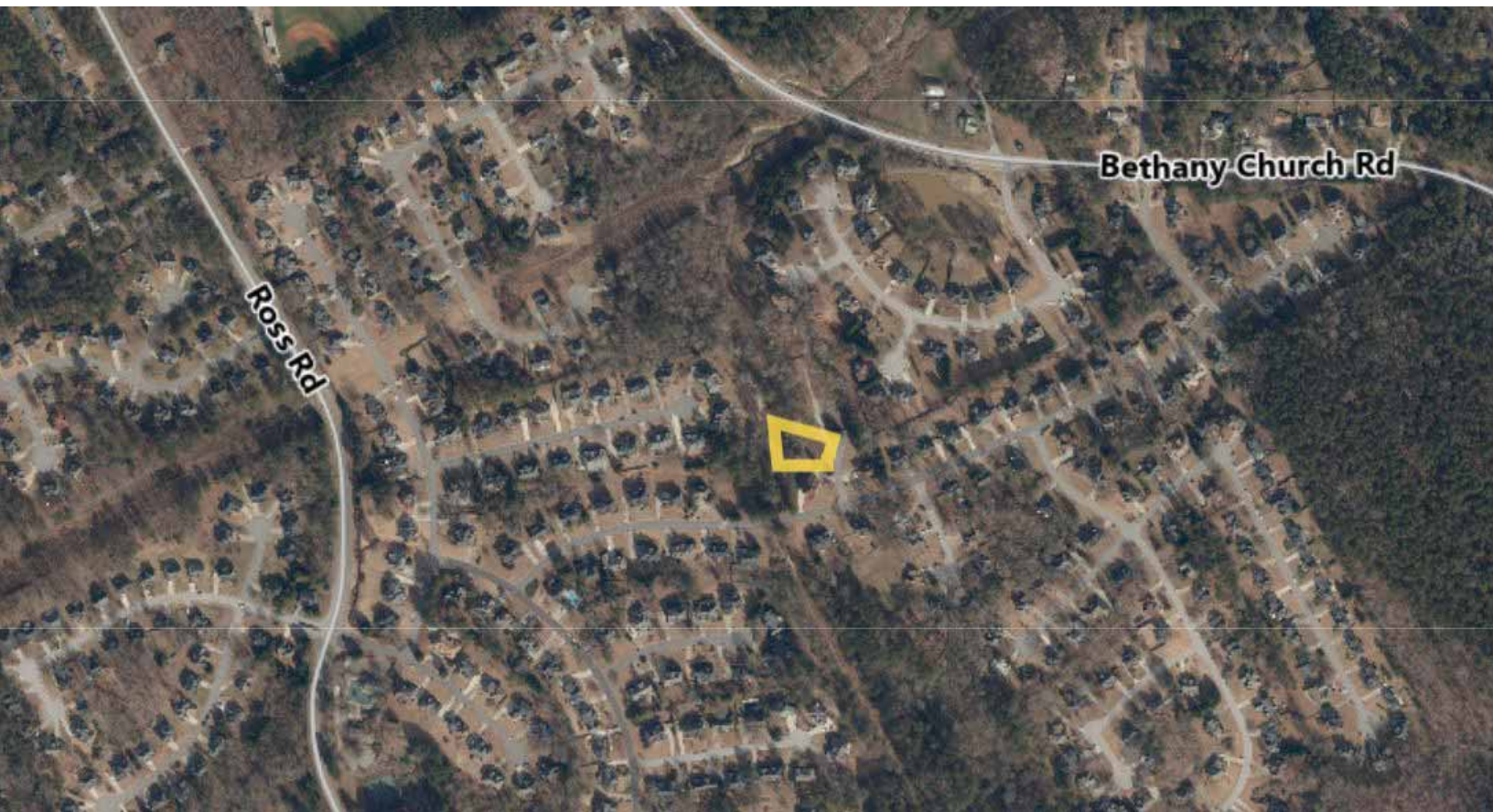
Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
50452	436	12/16/2010	SYNOVUS BANK	NORTH GEORGIA GROWTH FUND LP II	<u>WD</u>	<u>NN</u>	Yes	\$4,125
50321	152	9/7/2010	TRI-STAR HOMES INC	SYNOVUS BANK	<u>De</u>	<u>NG</u>	Yes	\$12,075
47592	374	2/9/2007	HARRISON REX A	TRI-STAR HOMES INC	<u>WD</u>	<u>N4</u>	Yes	\$80,000
47501	605	12/29/2006	TRI-STAR HOMES INC	HARRISON REX A	<u>WD</u>	<u>N4</u>	Yes	\$0
		8/16/1992		EJC INVESTMENTS INC	<u>WD</u>	<u>00</u>	Yes	\$0
7765	200	8/16/1992		TRI-STAR HOMES INC	<u>WD</u>	<u>NO</u>	Yes	\$0
07765	00200	8/16/1992	EJC INVESTMENTS INC	TRI-STAR HOMES INC	<u>WD</u>	<u>NN</u>	Yes	\$0

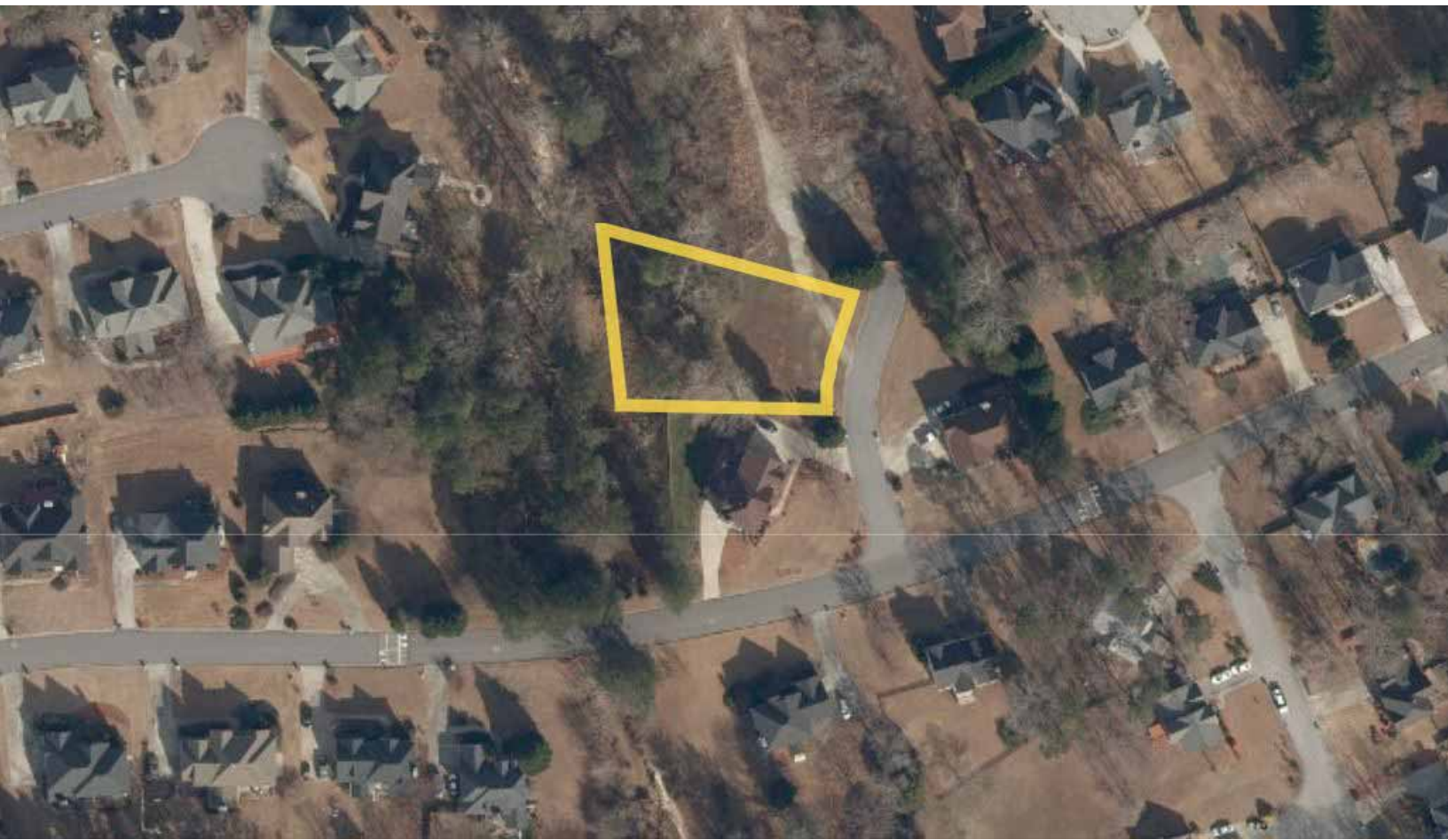
### Improvements

Improvements do not exist for this account.

### Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	R03 - Residual	0.46	0	0







4275  
R6037 142

4265  
R6037 141

R6037 004

4218  
R6036 356

4224  
R6036 355

4214  
R6036 354

4266  
R6037 140

4286  
R6037 138

4276  
R6037 139

2865  
R6037 181

2874  
R6037 179

4227  
R6036 236

4217  
R6036 235

4297  
R6037 125

4297  
R6037 124

2875  
R6037 180

Echelon Ct

Trotters Way Dr

2885  
R6037 176

- DESCRIPTION OF WORK:**
1. To exhibit the use of the property as shown.
  2. To show the location of all buildings and structures on the property.
  3. To show the location of all easements and rights of way.
  4. To show the location of all utility lines.
  5. To show the location of all other structures and improvements on the property.
  6. To show the location of all other structures and improvements on the property.
  7. To show the location of all other structures and improvements on the property.
  8. To show the location of all other structures and improvements on the property.
  9. To show the location of all other structures and improvements on the property.
  10. To show the location of all other structures and improvements on the property.



**LOT CURVE DATA**

CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
1	100.00	45.57	89.12	S 45° 57' 00" E
2	100.00	45.57	89.12	S 45° 57' 00" E
3	100.00	45.57	89.12	S 45° 57' 00" E
4	100.00	45.57	89.12	S 45° 57' 00" E
5	100.00	45.57	89.12	S 45° 57' 00" E
6	100.00	45.57	89.12	S 45° 57' 00" E
7	100.00	45.57	89.12	S 45° 57' 00" E
8	100.00	45.57	89.12	S 45° 57' 00" E
9	100.00	45.57	89.12	S 45° 57' 00" E
10	100.00	45.57	89.12	S 45° 57' 00" E

**LOT DATA CHART**

LOT NO.	AREA	PERCENTAGE	BEARING	DISTANCE
1	100.00	100.00%	S 45° 57' 00" E	89.12
2	100.00	100.00%	S 45° 57' 00" E	89.12
3	100.00	100.00%	S 45° 57' 00" E	89.12
4	100.00	100.00%	S 45° 57' 00" E	89.12
5	100.00	100.00%	S 45° 57' 00" E	89.12
6	100.00	100.00%	S 45° 57' 00" E	89.12
7	100.00	100.00%	S 45° 57' 00" E	89.12
8	100.00	100.00%	S 45° 57' 00" E	89.12
9	100.00	100.00%	S 45° 57' 00" E	89.12
10	100.00	100.00%	S 45° 57' 00" E	89.12

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6	100.00	100.00%	S 45° 57' 00" E	89.12
7	100.00	100.00%	S 45° 57' 00" E	89.12
8	100.00	100.00%	S 45° 57' 00" E	89.12
9	100.00	100.00%	S 45° 57' 00" E	89.12
10	100.00	100.00%	S 45° 57' 00" E	89.12

**BOUNDARY CURVE DATA**

CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
1	100.00	45.57	89.12	S 45° 57' 00" E
2	100.00	45.57	89.12	S 45° 57' 00" E
3	100.00	45.57	89.12	S 45° 57' 00" E
4	100.00	45.57	89.12	S 45° 57' 00" E
5	100.00	45.57	89.12	S 45° 57' 00" E
6	100.00	45.57	89.12	S 45° 57' 00" E
7	100.00	45.57	89.12	S 45° 57' 00" E
8	100.00	45.57	89.12	S 45° 57' 00" E
9	100.00	45.57	89.12	S 45° 57' 00" E
10	100.00	45.57	89.12	S 45° 57' 00" E

**NOTICE:** THIS PLAT SUBSTITUTES A REFERENCE TO PLAT RECORDED IN PLAT BOOK 55, PAGE 237 OF THE GWINNETT COUNTY RECORDS, WHICH REFERENCE IS HEREBY MADE TO THE ORIGINAL PLAT MADE BY JOHN J. HARRIS, CIVIL ENGINEER, AS SHOWN ON PLAT BOOK 55, PAGE 237 OF THE GWINNETT COUNTY RECORDS.

**THIS PLAT AND PART THEREOF ARE HEREBY RECORDED IN PLAT BOOK 55, PAGE 237 OF THE GWINNETT COUNTY RECORDS.**

**WITNESSED:** JOHN J. HARRIS, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, STATE OF GEORGIA, LICENSE NO. 10000.

**PREPARED BY:** JAMES H. HARRIS, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, STATE OF GEORGIA, LICENSE NO. 10000.

- PROPOSED SURVEYING CONDITIONS**
1. The survey shall be made by the plane-table method and the bearings shall be true.
  2. The survey shall be made by the plane-table method and the bearings shall be true.
  3. The survey shall be made by the plane-table method and the bearings shall be true.
  4. The survey shall be made by the plane-table method and the bearings shall be true.
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  6. The survey shall be made by the plane-table method and the bearings shall be true.
  7. The survey shall be made by the plane-table method and the bearings shall be true.
  8. The survey shall be made by the plane-table method and the bearings shall be true.
  9. The survey shall be made by the plane-table method and the bearings shall be true.
  10. The survey shall be made by the plane-table method and the bearings shall be true.

**PIPE CHART**

PIPE NO.	TYPE	LENGTH	DEPTH
1	4" DIA.	50.00	18.00
2	4" DIA.	50.00	18.00
3	4" DIA.	50.00	18.00
4	4" DIA.	50.00	18.00
5	4" DIA.	50.00	18.00
6	4" DIA.	50.00	18.00
7	4" DIA.	50.00	18.00
8	4" DIA.	50.00	18.00
9	4" DIA.	50.00	18.00
10	4" DIA.	50.00	18.00

**LOTS WITHIN FLOOD HAZARD LIMITS**

LOT NO.	AREA	PERCENTAGE	BEARING	DISTANCE
1	100.00	100.00%	S 45° 57' 00" E	89.12
2	100.00	100.00%	S 45° 57' 00" E	89.12
3	100.00	100.00%	S 45° 57' 00" E	89.12
4	100.00	100.00%	S 45° 57' 00" E	89.12
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8	100.00	100.00%	S 45° 57' 00" E	89.12
9	100.00	100.00%	S 45° 57' 00" E	89.12
10	100.00	100.00%	S 45° 57' 00" E	89.12

**CENTRAL CURVE DATA**

CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
1	100.00	45.57	89.12	S 45° 57' 00" E
2	100.00	45.57	89.12	S 45° 57' 00" E
3	100.00	45.57	89.12	S 45° 57' 00" E
4	100.00	45.57	89.12	S 45° 57' 00" E
5	100.00	45.57	89.12	S 45° 57' 00" E
6	100.00	45.57	89.12	S 45° 57' 00" E
7	100.00	45.57	89.12	S 45° 57' 00" E
8	100.00	45.57	89.12	S 45° 57' 00" E
9	100.00	45.57	89.12	S 45° 57' 00" E
10	100.00	45.57	89.12	S 45° 57' 00" E

**CENTRAL TANGENT DATA**

TANGENT	RADIUS	BEARING	DISTANCE
1	100.00	S 45° 57' 00" E	89.12
2	100.00	S 45° 57' 00" E	89.12
3	100.00	S 45° 57' 00" E	89.12
4	100.00	S 45° 57' 00" E	89.12
5	100.00	S 45° 57' 00" E	89.12
6	100.00	S 45° 57' 00" E	89.12
7	100.00	S 45° 57' 00" E	89.12
8	100.00	S 45° 57' 00" E	89.12
9	100.00	S 45° 57' 00" E	89.12
10	100.00	S 45° 57' 00" E	89.12

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**PREPARED BY:** JAMES H. HARRIS, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, STATE OF GEORGIA, LICENSE NO. 10000.

**FINAL PLAT FOR BRIDLEGATE**

HARRIS, JAMES H. & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEER, STATE OF GEORGIA, LICENSE NO. 10000.

DATE: 5/15/1982

PLAT BOOK 55, PAGE 237

TOM LAMAR, CLERK

(FORMERLY KNOWN AS TROTTER'S RIDGE UNIT #1)

PLAT NO. 103







