

Acreage Home Sites

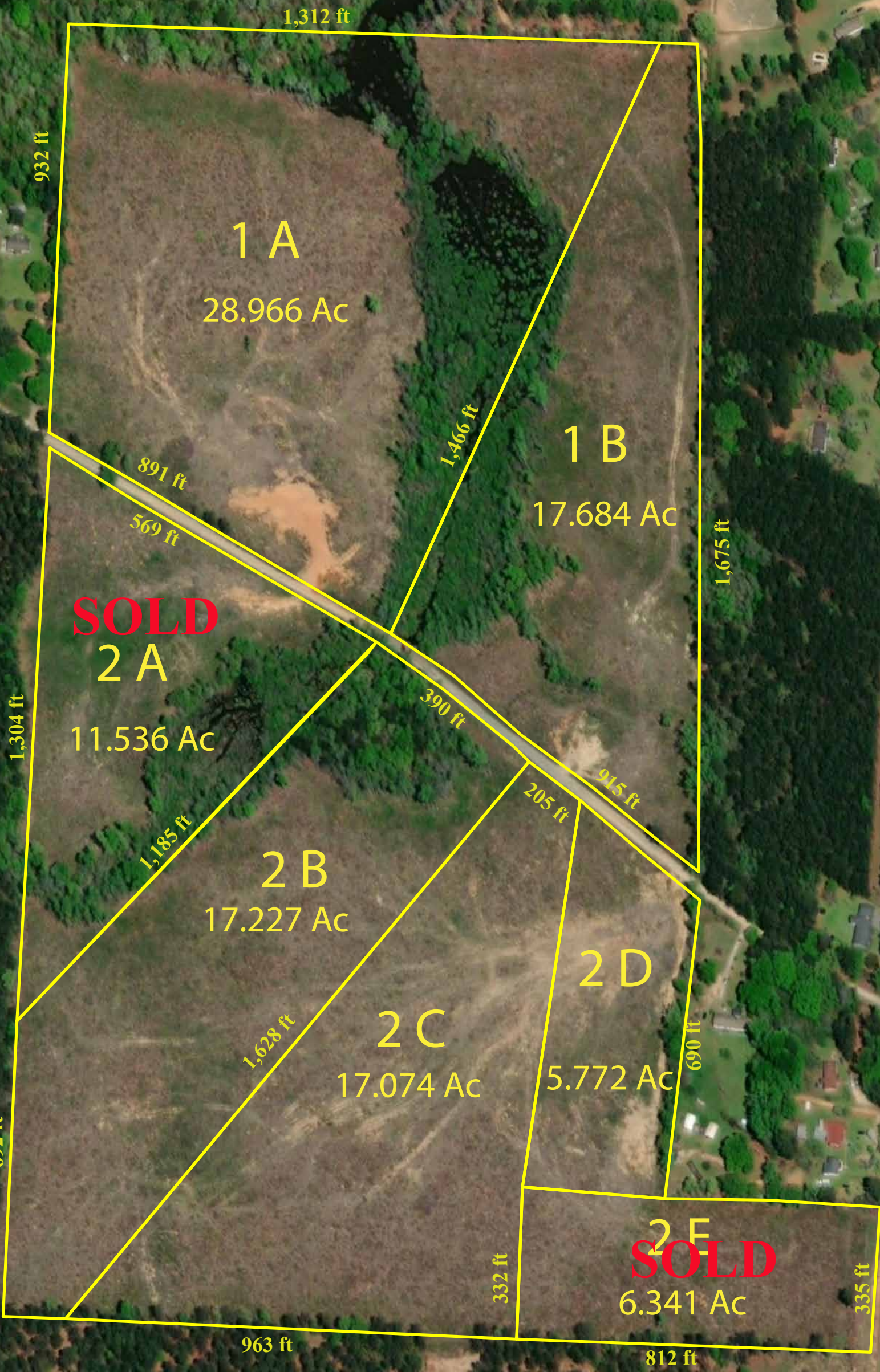


Acreage Property

- New Survey
- Incredible Location just Minutes from I-75
 - Several Properties have Creek
 - Hard to Find Acreage Property
 - Financing with 15% Down

Lamar County, Ga
404-313-1188

404-313-1188



BRINKLEY FARMS
LAMAR COUNTY

<u>Lot</u>	<u>Acreage</u>	<u>Price/Acre</u>	<u>Sales Price</u>
1A	28.966	3,418/Acre	99,000.00
1B	17.684	3,902/Acre	69,000.00
2A	11.536		SOLD
2B	17.227	4,006/Acre	69,000.00
2C	17.074	4,042/Acre	69,000.00
2D	5.772	6,063/Acre	35,000.00
2E	6.341		SOLD

Prices are subject to change.

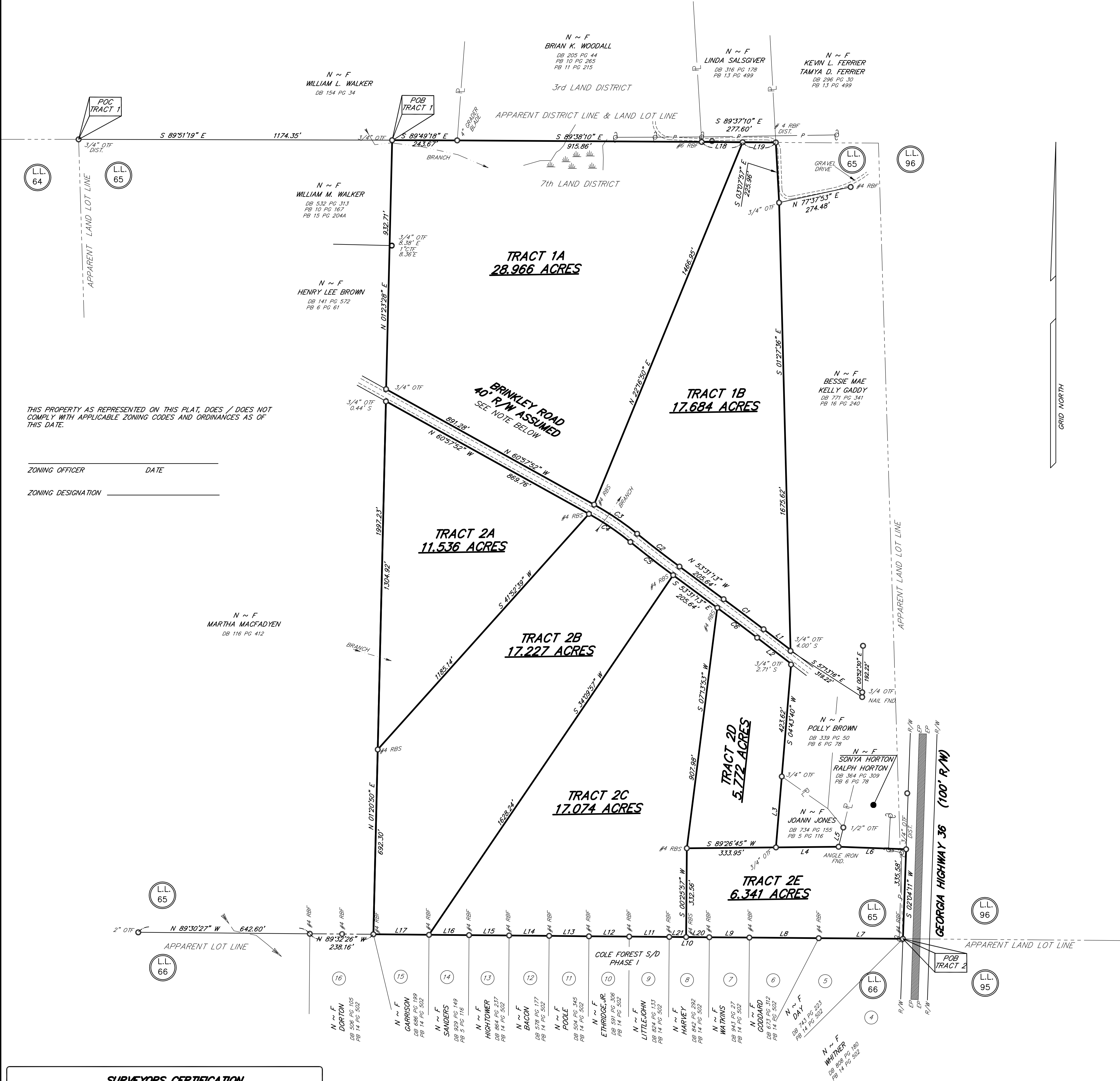
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/79,073 ; ANGULAR PRECISION : 3" N/A . THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT : 1/1,316,378 . MATTERS OF TITLE ARE EXCEPTED. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS SHOWN ON LAMAR COUNTY GEORGIA FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 13171C0085C 09/24/2009

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°29'06"W	126.91
L2	N52°29'06"W	160.53
L3	S04°42'35"W	266.47
L4	N89°26'45"E	74.47
L5	N13°48'49"E	74.47
L6	S87°24'48"E	253.12
L7	N89°36'08"W	315.27
L8	N89°28'11"W	259.74
L9	N89°32'12"W	150.06
L10	N89°31'44"W	150.07
L11	N89°32'11"W	149.89
L12	N89°37'12"W	150.92
L13	N89°18'16"W	149.07
L14	N89°28'37"W	149.83
L15	N89°30'34"W	150.14
L16	N89°33'44"W	149.95
L17	N89°27'15"W	208.47
L18	S89°37'10"E	153.29
L19	S89°37'10"E	124.31
L20	N89°31'44"W	86.88
L21	N89°31'44"W	63.19

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	187.34	8982.57	187.33	N53°04'57"W
C2	200.67	3989.35	200.65	S52°14'20"E
C3	194.86	1098.17	194.61	N55°52'52"W
C4	187.77	1058.17	187.52	N55°52'52"W
C5	202.69	4029.35	202.67	S52°14'20"E
C6	186.50	8942.57	186.50	N53°04'57"W

RESERVED FOR CLERK OF SUPERIOR COURT



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT 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 HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

NOTE:
NO RIGHT OF WAY DEED WAS FOUND FOR BRINKLEY ROAD. THEREFORE A 40' RIGHT OF WAY OF WAS ASSUMED FOR THE PURPOSE OF THIS SURVEY.

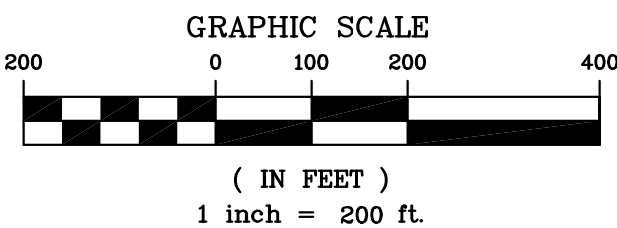
DAN GUNTER LAMAR COUNTY ZONING ADMINISTRATOR DATE



ANDY WILLIAMS G.A.R.L.S. #2617 DATE

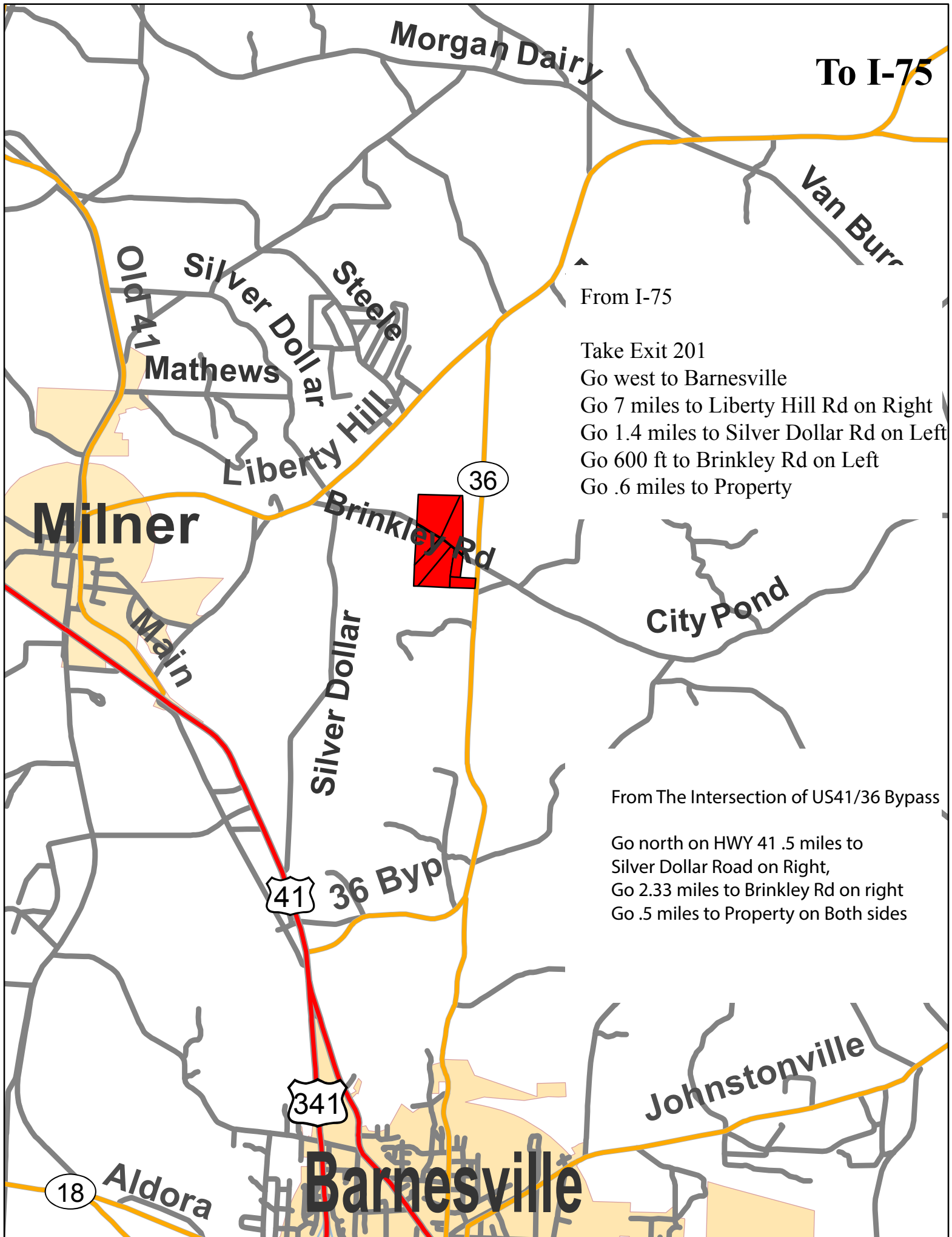
REFERENCES:
LAMAR COUNTY RECORDS
DB 13 PG 418
DB 234 PG 023
DB 16 PG 565

DATE	: 7-21-2018	REVISIONS:
SCALE	: 1"=200'	
DRAWN BY:	AW	
CHECKED BY:	AW	
DWG NAME:	BRIDGE DAVID (GRESHAM) 1	
ANDY WILLIAMS SURVEYING, INC.		
1095 HIGHWAY 42 SOUTH JACKSON, GEORGIA 30233 770-775-0566		



LOT DIVISION SURVEY FOR:
BRINKLEY FARMS

LOCATED IN LAND LOT 65 & 96
7th DISTRICT
LAMAR COUNTY, GEORGIA



To I-75

From I-75

Take Exit 201
Go west to Barnesville
Go 7 miles to Liberty Hill Rd on Right
Go 1.4 miles to Silver Dollar Rd on Left
Go 600 ft to Brinkley Rd on Left
Go .6 miles to Property

From The Intersection of US41/36 Bypass

Go north on HWY 41 .5 miles to
Silver Dollar Road on Right,
Go 2.33 miles to Brinkley Rd on right
Go .5 miles to Property on Both sides