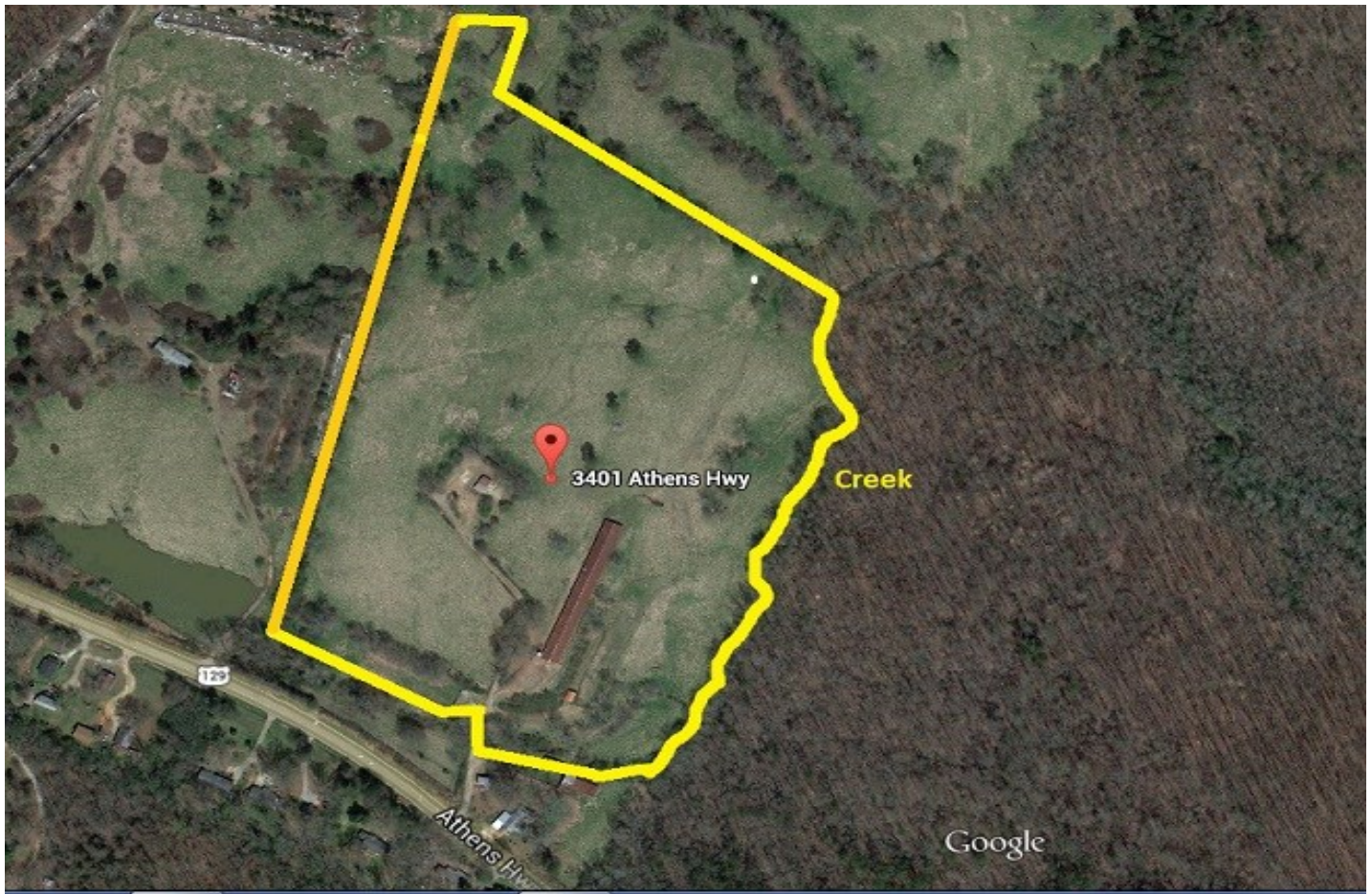




**BERKSHIRE HATHAWAY** | Georgia Properties  
Commercial Division

## **28.4 acres of beautiful pasture land** **Priced to sell!**

**\$240,000 (\$8,441 per acre)**



**3401 Athens Highway, Gainesville 30507**

- ♦ Convenient to Gainesville and I-985,
- ♦ 95% of this property is lush pasture
- ♦ 36' x 200' cattle barn/storage building
- ♦ long paved drive, completely fenced
- ♦ creek on right property line
- ♦ well/electric/septic on site
- ♦ Foundation on site (36x36) to build a house on.

More info and video at [www.BrentHoffman.com](http://www.BrentHoffman.com)

**BERKSHIRE HATHAWAY** | Georgia Properties 770-533-6721





## BERKSHIRE HATHAWAY | Georgia Properties Commercial Division



Beautiful lush pasture land over 95% of the property



A few trees dot the acreage



Long paved drive to building site



36 x 36 building foundation



Stream runs along right side of property

More info and video at [www.BrentHoffman.com](http://www.BrentHoffman.com)

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721





**BERKSHIRE HATHAWAY | Georgia Properties**  
Commercial Division



36'x200' cattle barn or would make great storage for your cars or equipment



Close in but you will “feel” like you are in the country!

Property has Conservation Land Use LOW Taxes \$1,445.00 (2013)

DOT will widen Hwy 129, property to have 2 - 20 foot curb cuts, land already purchased

North on I-985 take exit 22 , right on Highway 129. Go approximately 6 miles. Property on left after Sugar Hill Elementary School. Look for mailbox with 3401

More info and video at [www.BrentHoffman.com](http://www.BrentHoffman.com)

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



# NOTES:

THIS PROPERTY IS LOCATED WITHIN A GOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466-0350-F. EFFECTIVE DATE: MARCH 21, 2000. TOPCON G.T.S. 825A

G.P.S. EQUIPMENT USED - TOPCON LEGACY HORIZONTAL AND VERTICAL INFORMATION SHOWN HEREON WAS BASED ON GPS OBSERVATIONS ON 3/27/2013 PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY OPUS SOLUTION WEBSITE.

COMBINED SCALE COORDINATES: 999990929 HORIZONTAL (Co. West Zone 1002--State Plane Coordinates) VERTICAL DATUM: NAVD88 (Computed using GEOID09)

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

## AREA: +/-28.43 ACRES

(ACREAGE DOES NOT INCLUDE THE FOLLOWING) RIGHT-OF-WAY DEED BETWEEN CHARLES FRED PARKER & THE GEORGIA DEPARTMENT OF TRANSPORTATION PER DEED EXECUTED ON APRIL 15, 2014 (HATCHED AREA)

## REFERENCES:

- DEED BOOK 6240, PAGE 272
- DEED BOOK 6933, PAGE 115
- DEED BOOK 6933, PAGE 638
- DEED BOOK 439, PAGE 84
- DEED BOOK 5720, PAGE 20-21
- DEED BOOK 5720, PAGE 539
- DEED BOOK 846, PAGE 240
- BOUNDARY SURVEY FOR TADMORE DEVELOPERS, LLC
- RIGHT-OF-WAY DEED BETWEEN CHARLES FRED PARKER & THE GEORGIA DEPARTMENT OF TRANSPORTATION PER DEED EXECUTED ON APRIL 15, 2014

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +100,000 FEET AND AN ANGULAR ERROR OF 0.00000" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: J.S.

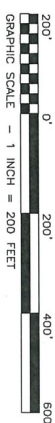
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE 603.190 FEET

THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

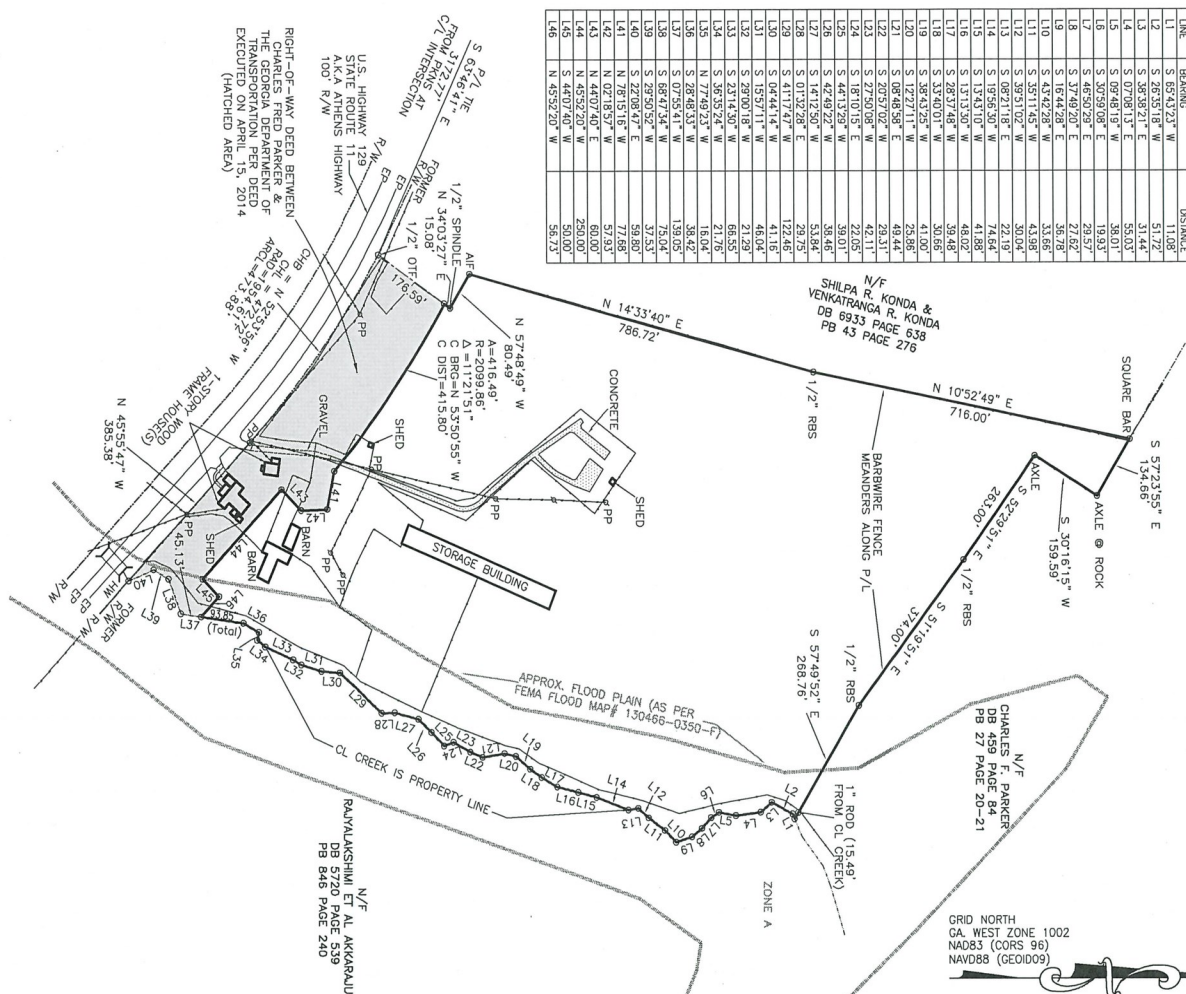
THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR," AND THIRD PARTY USE TO BE AT THEIR OWN RISK.

## STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REQUIREMENTS WILL BE MAINTAINED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.



LINE	BEARING	DISTANCE
L1	S 65°42'31" W	11.08'
L2	S 26°53'18" W	51.72'
L3	S 2°07'41" E	50.03'
L4	S 0°48'18" W	38.01'
L5	S 30°59'08" E	19.93'
L6	S 5°40'20" E	29.57'
L7	S 37°46'20" E	22.62'
L8	S 16°44'28" E	38.78'
L9	S 1°31'50" W	40.02'
L10	S 1°31'50" W	40.02'
L11	S 3°29'10" W	30.04'
L12	S 3°29'10" W	30.04'
L13	S 0°48'18" E	22.19'
L14	S 1°34'10" W	74.64'
L15	S 1°34'10" W	41.88'
L16	S 1°31'50" W	40.02'
L17	S 1°31'50" W	40.02'
L18	S 3°29'10" W	30.04'
L19	S 3°29'10" W	30.04'
L20	S 1°34'10" W	25.86'
L21	S 1°34'10" W	49.44'
L22	S 2°07'41" E	29.57'
L23	S 2°07'41" E	42.13'
L24	S 2°07'41" E	42.13'
L25	S 4°41'32" W	38.01'
L26	S 4°41'32" W	38.46'
L27	S 1°47'50" W	53.84'
L28	S 01°32'28" E	29.75'
L29	S 41°17'42" W	122.46'
L30	S 0°44'14" W	41.16'
L31	S 2°07'41" E	42.13'
L32	S 2°07'41" E	21.29'
L33	S 2°07'41" E	68.55'
L34	S 3°29'10" W	21.76'
L35	S 3°29'10" W	18.04'
L36	S 2°07'41" E	38.42'
L37	S 0°48'18" E	139.05'
L38	S 0°48'18" E	37.53'
L39	S 2°07'41" E	59.80'
L40	S 2°07'41" E	71.68'
L41	N 78°15'16" W	71.68'
L42	N 02°18'57" W	51.93'
L43	N 44°07'40" E	60.00'
L44	N 45°52'20" W	29.00'
L45	N 45°52'20" W	50.00'
L46	N 45°52'20" W	58.73'



## LEGEND:

- A.I.F. - ANGLE IRON ROUND
- A.C.M.P. - ALUMINUM CORRUGATED PIPE
- B.C.M.P. - BRONZE CORRUGATED PIPE
- C.C.M.P. - CONCRETE CORRUGATED PIPE
- D.C.M.P. - DUCTILE IRON PIPE
- E.C.M.P. - ENAMELED PIPE
- F.C.M.P. - FIRE PROOF PIPE
- G.C.M.P. - GATE VALVE
- H.C.M.P. - HATCHED AREA
- I.C.M.P. - IRON PIN FOUND
- J.C.M.P. - JUNCTION BOX
- K.C.M.P. - KNOCK OUT
- L.C.M.P. - LAMP
- M.C.M.P. - MOUNTED LIGHT
- N.C.M.P. - NOW OR FORMERLY
- O.C.M.P. - OPEN END FOUND
- P.C.M.P. - POLYVINYL CHLORIDE PIPE
- Q.C.M.P. - POWER TRANSFORMER BOX
- R.C.M.P. - REBAR PIN SET
- S.C.M.P. - SERVICE PIPES
- T.C.M.P. - TELEPHONE CABLE
- U.C.M.P. - TELEPHONE POLE
- V.C.M.P. - WATER METER
- W.C.M.P. - WIRE
- X.C.M.P. - HEAD WALL
- Y.C.M.P. - CHORD BEARING
- Z.C.M.P. - CHORD BEARING
- AA.C.M.P. - MAGNETIC NAIL SET
- BB.C.M.P. - CENTRELINE

SURVEY FOR:  
**CHARLES FRED PARKER**  
- LOCATED IN -

G.M.D. 268 OF THE TADMORE DISTRICT  
HALL COUNTY, GEORGIA



REGISTERED PROFESSIONAL  
LAND SURVEYORS

P.O. BOX 256  
GAINESVILLE, GA. 30503  
PHONE: (770) 532-6492  
FAX: (770) 532-1995

www.pattonsurveying.com

SURVEYED BY: J.S. & J.M.J.

DRAFTED BY: R.G.W.

COMPUTATIONS BY: C.M.P.

CHECKED BY: C.M.P.

SHEET NUMBER:  
1 of 1

SCALE: 1" = 200'

SURVEY DATE: 3/28/2013

REVISED PLAT DATE: 4/28/2014

J.N. 13-060.dwg