



Prudential Georgia Realty

**BrentHoffman.com**

*"When You Want It Sold"*

Commercial Real Estate Services



**12.97± ACRES FOR SALE**  
**4334 Benefield Cr.-Braselton - S. Hall**

**\$269,000**

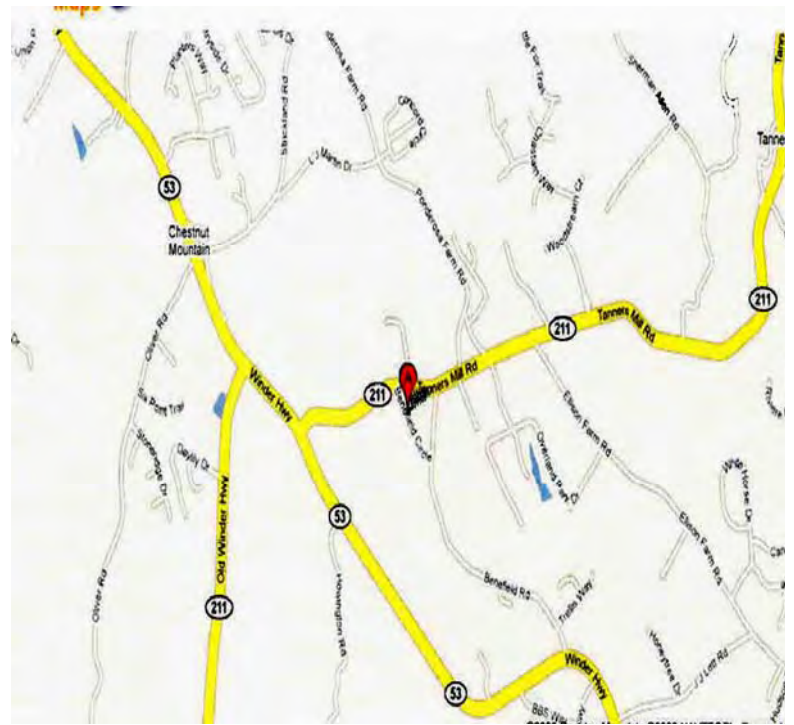
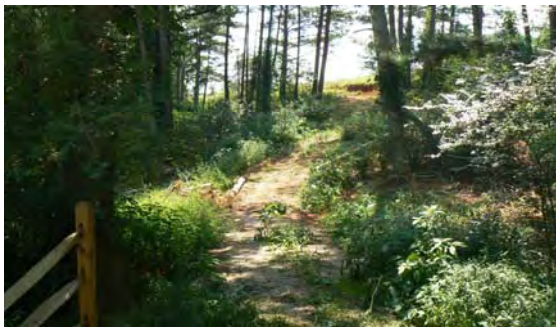
**GORGEOUS SETTING!**

- Between I-85 and I-985
- Beautiful rolling hills with two creeks
- Soil study available for subdivision
- Great for estate

**AVAILABLE UTILITIES**

Electricity  
Septic  
Cable TV

Natural gas  
Water  
Telephone



For more information call 770-533-6721 or email at [Brent@BrentHoffman.com](mailto:Brent@BrentHoffman.com)

More property information at [www.BrentHoffman.com](http://www.BrentHoffman.com)

Prudential Georgia Realty – 770-536-3007

**12.97 acres in South Hall Co.  
Between I-985 and I-85**



**tanners mill**

**← Highway 53  
Winder Hwy.**

**Hall**  
5028 000129

HOWING TON ROAD

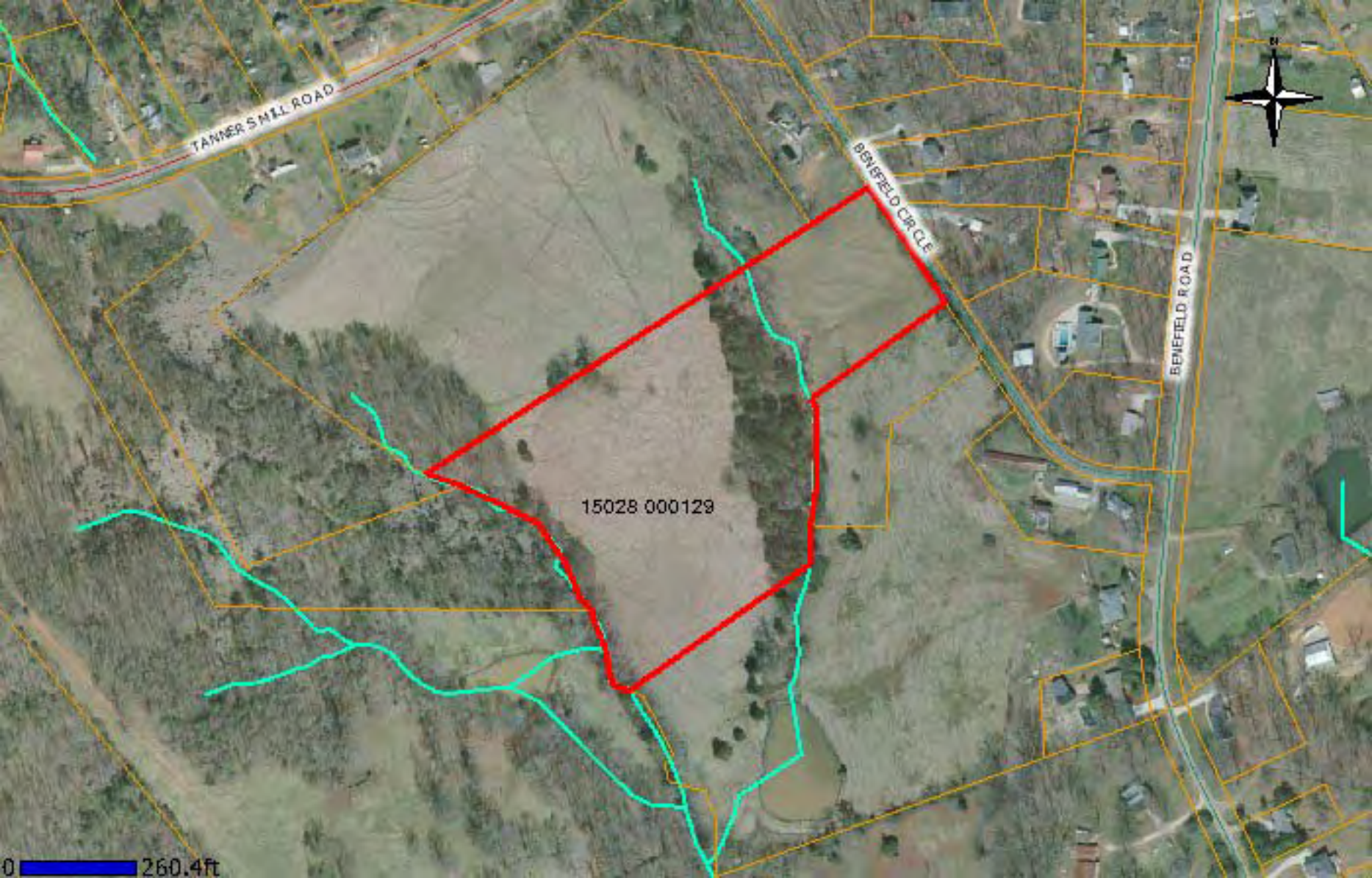
WINDER HIGHWAY

BENEFIT D CIRCLE

BENEFIELD ROAD

TANNERS MILL ROAD

LONG DRIVE



TANNER SMELL ROAD

BENEFIELD CIRCLE

BENEFIELD ROAD

15028 000129

0 260.4ft



15028 000129

BERKELEY CIRCLE

**NOTES:**

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA COMMUNITY PANEL NO. 130468 0312 E EFFECTIVE DATE: MARCH 21, 2000

EQUIPMENT USED FOR MEASUREMENT:  
TOPCON G.T.S 303

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: **12.97 ACRES**

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

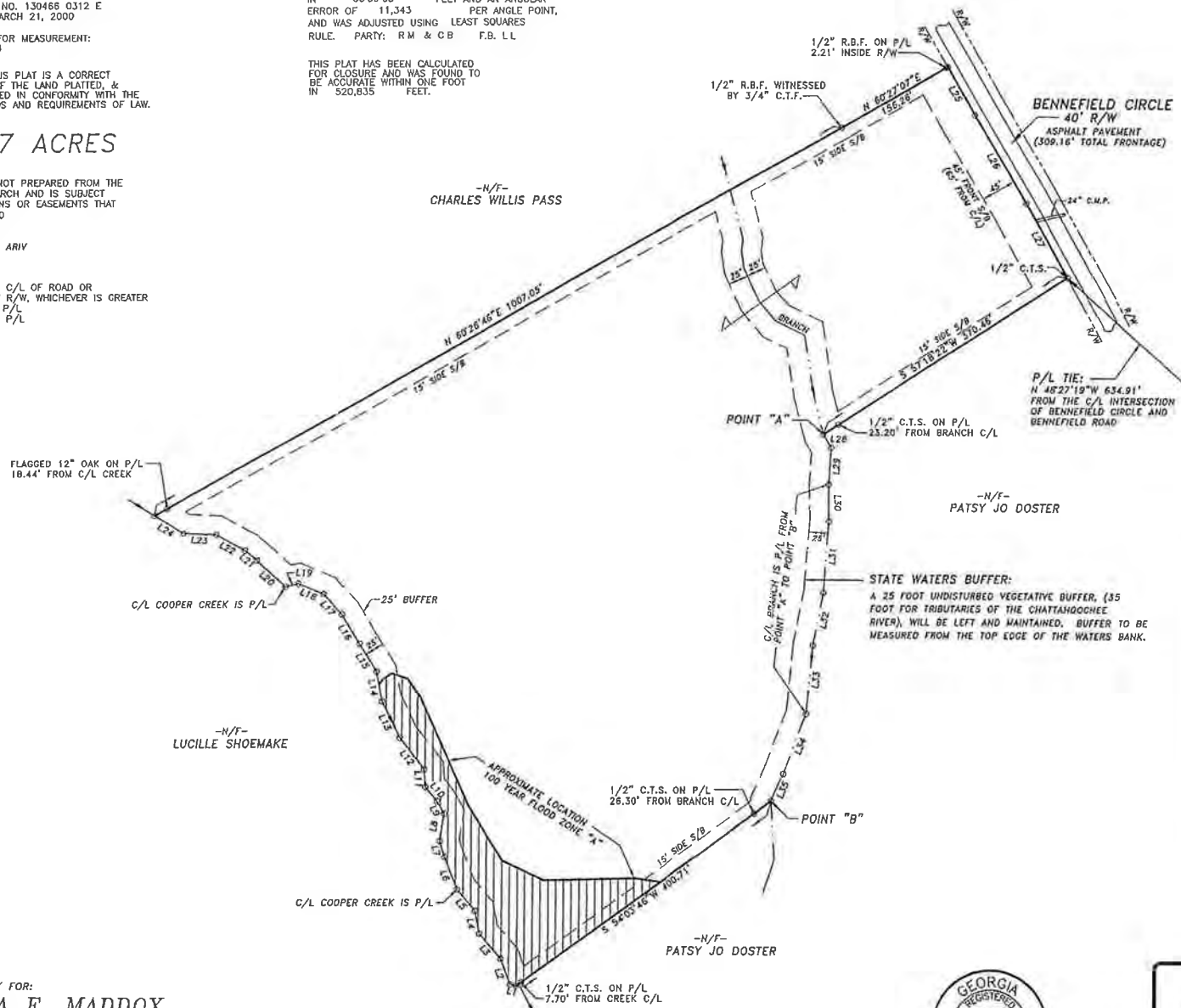
EXISTING ZONING - AR1V

SETBACKS:  
FRONT - 65' FROM C/L OF ROAD OR 40' FROM R/W, WHICHEVER IS GREATER  
SIDE - 15' FROM P/L  
REAR - 25' FROM P/L

**CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 00'00'03" FEET AND AN ANGULAR ERROR OF 11,343 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: R.M. & C.B. F.B. L.L

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 520,835 FEET.



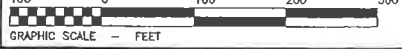
**LEGEND:**

- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR FOUND
- O.T.F. - OPEN TOP FOUND
- A.I.F. - ANGLE IRON FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- C.T.S. - CRIMPED TOP PIN SET
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- S/B - SETBACK
- L.L. - LAND LOT LINE
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- CR. - CABLE RISER
- T.R. - TELEPHONE RISER
- O.B. - CATCH BASIN
- P.B. - POWER BOX
- WM. - WATER METER
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- W.V. - WATER VALVE
- X- - FENCE
- O- - CHAIN LINK FENCE
- E- - ELECTRICAL LINE
- W- - WATER LINE
- S.S.E. - SANITARY SEWER EASEMENT
- M.H. - MANHOLE
- SS- - SANITARY SEWER LINE

**CALL TABLE**

Course	Bearing	Distance
L1	N 26°25'00" W	8.15'
L2	N 20°26'50" W	35.40'
L3	N 40°58'40" W	42.55'
L4	N 11°14'05" W	29.32'
L5	N 40°48'50" W	35.73'
L6	N 22°07'55" W	44.16'
L7	N 17°17'55" W	21.04'
L8	N 08°53'25" E	34.62'
L9	N 30°46'14" W	16.14'
L10	N 40°55'28" W	22.85'
L11	N 04°06'12" W	22.18'
L12	N 59°00'50" W	56.17'
L13	N 26°24'55" W	51.00'
L14	N 10°56'45" W	36.52'
L15	N 31°57'52" W	41.93'
L16	N 50°44'11" W	43.64'
L17	N 42°04'48" W	35.04'
L18	N 67°07'40" W	34.51'
L19	S 76°45'43" W	17.07'
L20	N 48°03'04" W	46.24'
L21	N 49°33'56" W	25.10'
L22	N 61°10'57" W	42.83'
L23	N 87°20'09" W	41.92'
L24	N 58°35'54" W	43.94'
L25	S 30°08'10" E	70.04'
L26	S 35°47'04" E	131.00'
L27	S 29°41'24" E	108.04'
L28	S 30°10'19" E	20.46'
L29	S 05°19'27" W	47.97'
L30	S 00°34'13" E	48.16'
L31	S 04°01'48" W	92.04'
L32	S 17°02'58" W	66.23'
L33	S 05°19'52" W	87.50'
L34	S 21°20'26" W	60.23'
L35	S 25°35'06" W	36.80'

BOUNDARY SURVEY FOR:  
**REBECCA E. MADDOX**  
LOCATED IN:  
MORGAN G.M.D. (385)  
HALL COUNTY, GEORGIA  
SCALE: 1"=100' DATE: MAY 25, 2001



**Patton - Boyer, Inc.**  
LAND SURVEYORS & CIVIL ENGINEERS  
470-A WOODS MILL ROAD  
GAINESVILLE, GEORGIA 30501  
PHONE (770) 532-6492  
FAX (770) 532-1995

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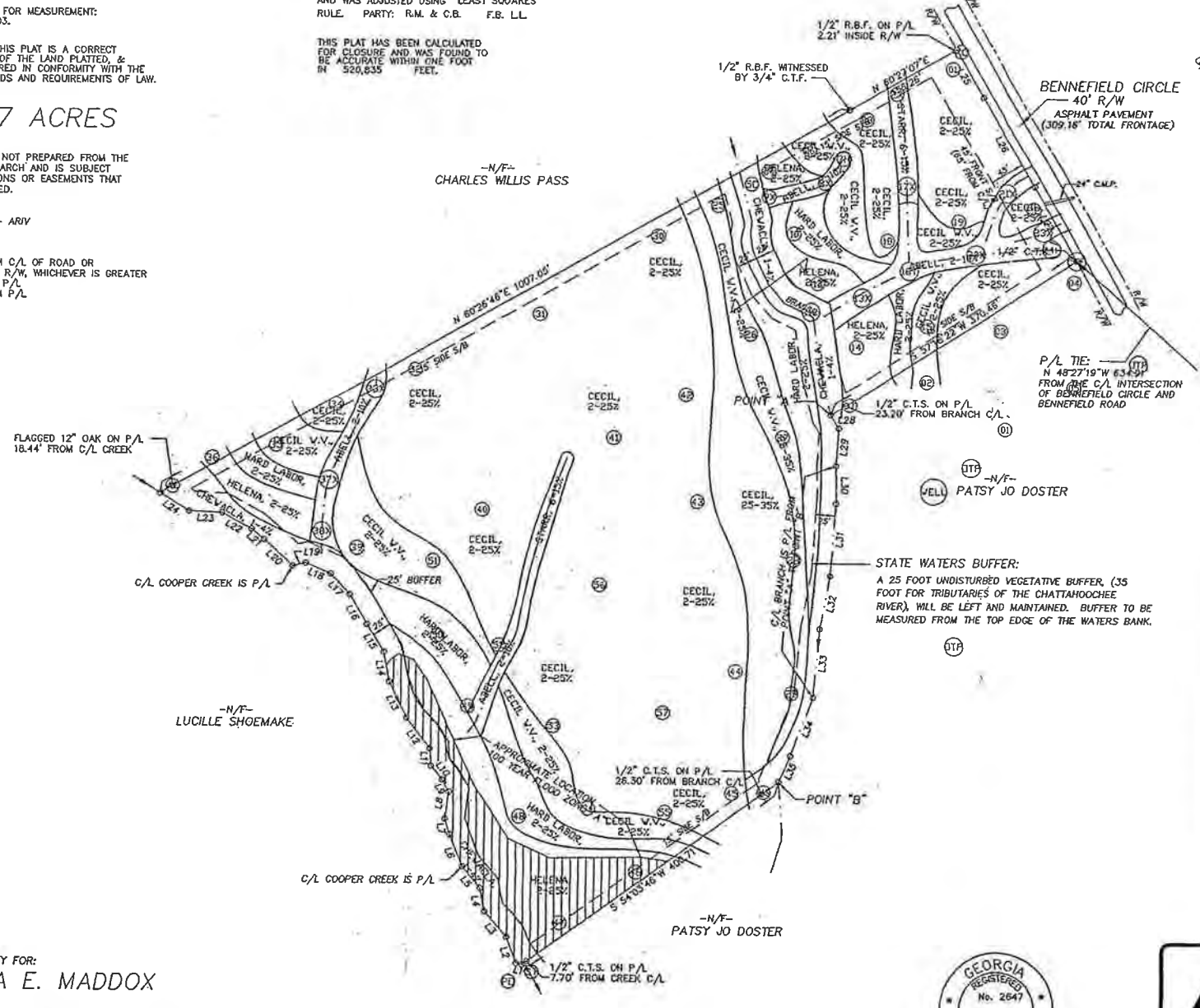
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