



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

\$225,000

More Than Just A Lot!!

Pin Corner—985/365 Habersham County

Wilbanks Drive



Adjacent to the #1 Dairy Queen in North Georgia!

- ◆ 1.49 graded acres
- ◆ Full survey
- ◆ All utilities
- ◆ Cross Easements already paved
- ◆ Clean Phase I & II Environmental
- ◆ Decal land & Sign easements in
- ◆ Protective Covenants
- ◆ 2015 Daily traffic counts =25,400

More info and video at www.BrentHoffman.com

BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



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For a complete list of Covenants and Restrictions

Please visit

<http://www.brenthoffman.com/listings/I0008.html>

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NOTES:

- 1) THE PLAT HAS BEEN MADE FOR THE USE AND PURPOSE OF THE COUNTY, ZONING AND TO THE LIMITED DEGREE OF RELIANCE FROM THE PLAT BY THIRD PARTIES.
- 2) THE PLAT RECORDS REFERRED TO IN THIS PLAT ARE NOT THOSE USED AND NECESSARY TO THE EQUITY OF THIS PROPERTY, THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 3) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH (GEORGIA METER ZONE) OBTAINED BY GPS DATA SOLUTIONS.
- 4) UNDEVELOPED LOTS ARE SHOWN HEREON AS APPROXIMATE AND BASED ON AERIAL PHOTOGRAPHS TAKEN BY SURVEYING. ALL COORDINATES AND DISTANCES SHOWN HEREON SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ON SITE.

PLAT REFERENCES:

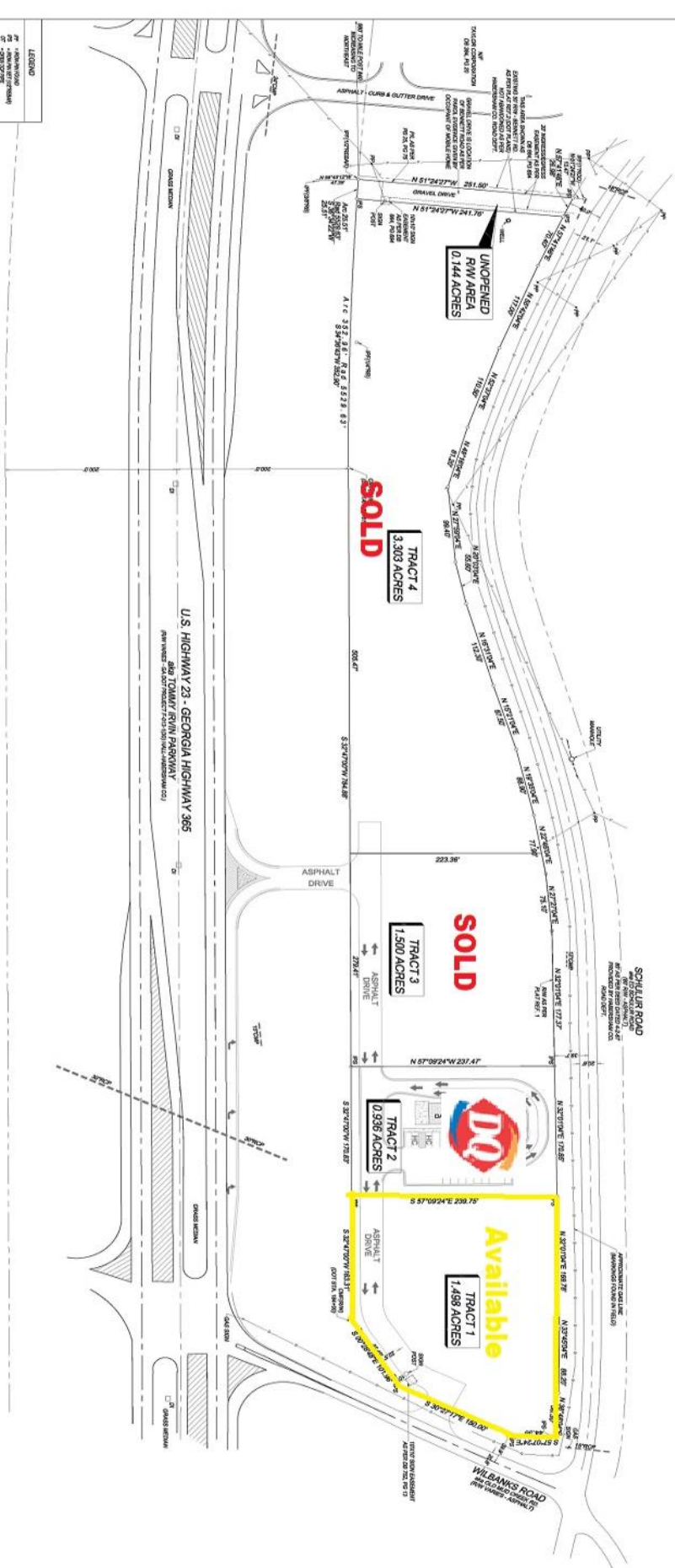
- 1) SURVEY FOR LAND T. SASSERMAN PREPARED BY MAURITZ MULLEN DIVISION 11-18-87 AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF HABERSHAM, GEORGIA.
- 2) DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR PROJECT # 33-3289 HILLCREST ROAD LIMITED AND N. 9TH AND 8TH STREETS 1992 (ON FILE 200).

FLOOD NOTE:

UNDEVELOPED AREAS SHOWN HEREON WERE DATED FROM A 100-YEAR FLOOD MAP FOR HABERSHAM COUNTY, GEORGIA. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

DEED REFERENCES:

- 1) DEED FOR LOTS 40 AND 41 AND ADJACENT RECORDS IN DEED BOOK 328, PAGE 100.



TRACT 1 = 1.488 ACRES TRACT 2 = 0.936 ACRES TRACT 3 = 1.500 ACRES TRACT 4 = 3.303 ACRES UNOPENED RW AREA = 0.144 ACRES		TOTAL AREA = 7.381 ACRES
REVISIONS:	CLOSURE STATEMENT:	
DATE: 2/28/07 BY: SURVEYING, LLC	THE FIELD BOOKS AND NOTES FOR THIS SURVEY ARE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HABERSHAM, GEORGIA. THE SURVEYOR HAS REVIEWED THE RECORDS AND FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE COUNTY OF HABERSHAM, GEORGIA, AND FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE COUNTY OF HABERSHAM, GEORGIA, AND FOUND THEM TO BE CORRECT AND COMPLETE.	PREPARED BY: SURVEYING, LLC 88 COCKLE HAVEN DRIVE (706) 344-2211 JOB NO. 07100
SURVEY FOR: DQ Wilbanks, LLC; Branch Banking and Trust Co.; Georgia Mountains Regional Economic Development Corp.; U.S. Small Business Administration; and Stewart Title Guaranty Co.		LAND LOT 165 - 10TH DISTRICT HABERSHAM COUNTY, GEORGIA DATE 2-28-07 SCALE: 1" = 80'