



Image Sources: livegamountains.com

# FALLING WATERS



Presented By:



Ellijay, GA

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Norcross, GA 30092  
SouthernRealtyCompany.com

**RT Realty Group, LLC**  
6185 Crooked Creek Road  
Suite C  
Norcross, GA 30092

# Executive Summary



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## About the Community

This low-density North Georgia mountain community offers large-acreage Blue Ridge Mountain real estate for sale in a gated environment about 90 minutes north of downtown Atlanta. Falling Waters' homesites feature lakefront and woodland settings, streams and waterfalls, underground utilities, paved roads and unobstructed mountain views.

The Falling Waters lifestyle emphasizes privacy and natural beauty, with hundreds of acres of conservation areas, towering hardwoods, trout streams and miles of private recreational trails. With elevations above 2,500 feet, the area's spectacular spring and autumn months are complemented by cool summers and mild winters, and the community is convenient to shopping, dining and health care in the nearby cities of Ellijay and Jasper.

## The Offering

The current offering boasts approximately 871.4 Acres which includes 39 final platted lots. Architecture and landscape guidelines are in place to preserve the character of the community, and all property owners have access to a lakeside park with a community fire pit and boat dock.

The total offering price for this property is **\$3,100,000**

## Community and Area Amenities

### Gatehouse

Stone gate entrance with guardhouse.

### Recreation

Property owners enjoy access to scenic hiking and biking trails through hundreds of acres of forested conservation areas within the community.

### Boating & Fishing

Falling Waters offers trout fishing within the gates for all property owners.

### Area Attractions

The North Georgia's mountains, forests and expansive parklands are typically described as "the best-kept travel secret in the South," inviting to a wide range of nature-oriented outdoor activities such as hiking and camping, mountain biking, horseback riding and whitewater rafting. Falling Waters is half an hour or less from Amicalola Falls State Park, Fort Mountain State Park and the vast Chattahoochee National Forest.

### Shopping & Dining

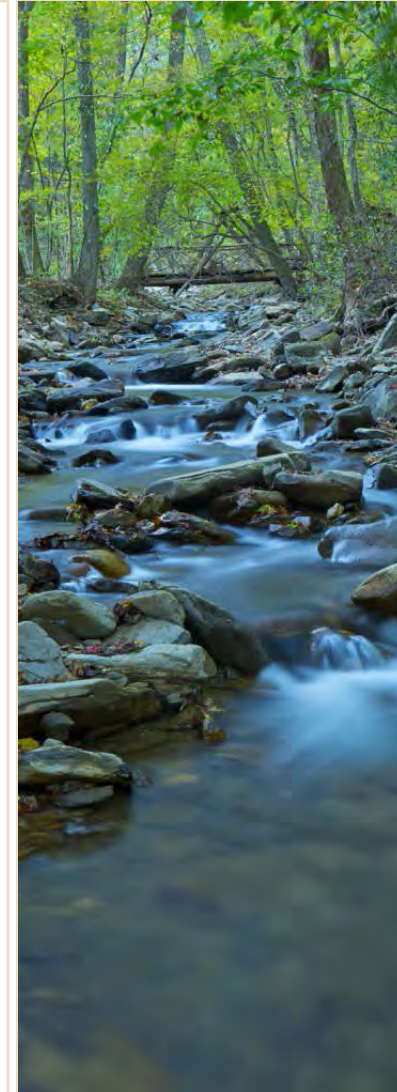
Falling Waters is 20 to 30 minutes from supermarkets, major retail stores and a variety of local restaurants in the nearby cities of Ellijay and Jasper.

### Health Care

24-hour emergency care and other medical services are available 15 miles away at North Georgia Medical Center in Ellijay, and just over 20 miles away at Piedmont Mountainside Hospital in Jasper.

### Airport Access

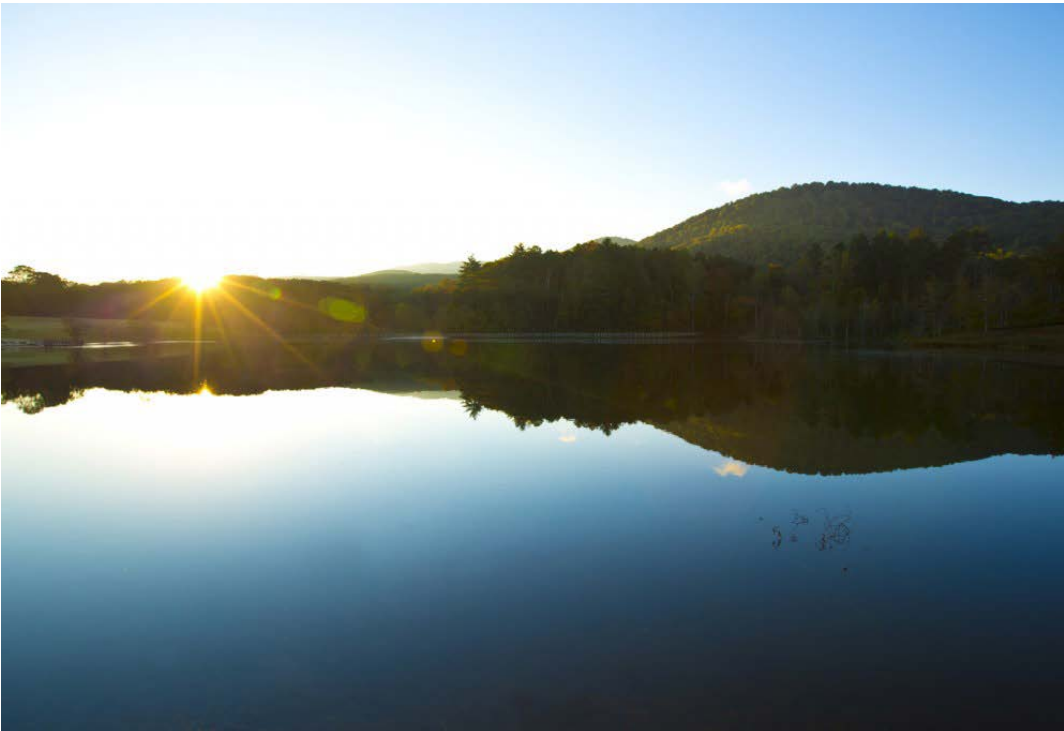
The community is about an hour and 45 minutes from Hartsfield-Jackson Atlanta International Airport and 30-40 minutes from either the Ellijay or Pickens County local airports.



# Property Information



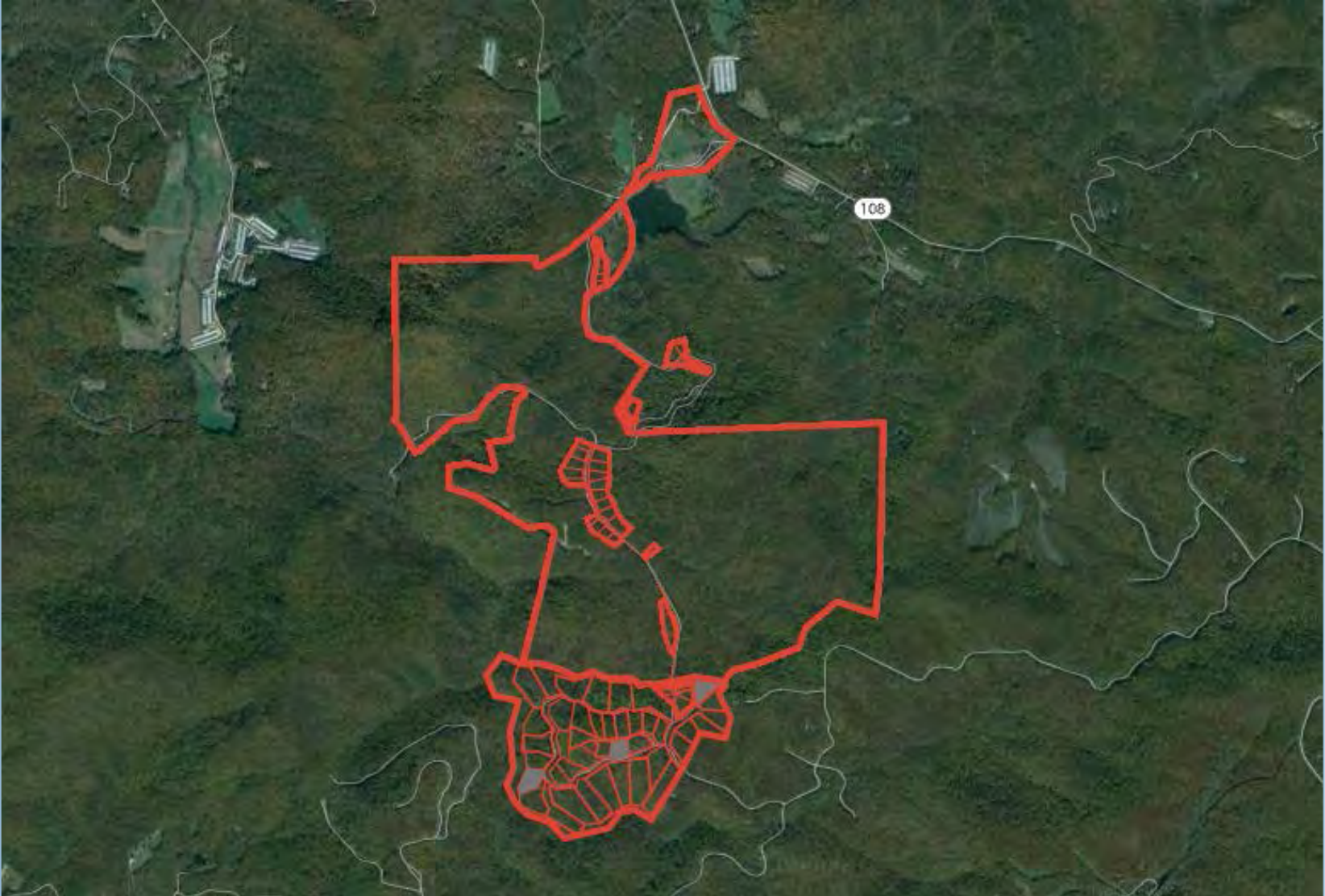
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- 871.4 Acres, Including 39 Final Platted Lots
- The Premier Mountain Gated Community
- Breath taking mountain views with elevations over 2500'
- Paved Roads and underground power

- Stone gated entrance with guardhouse
- Community Hiking Trails, and Mountain Streams
- Two hour drive from Atlanta Hartsfield Jackson Airport
- Close to Historic Downtown Ellijay and Jasper

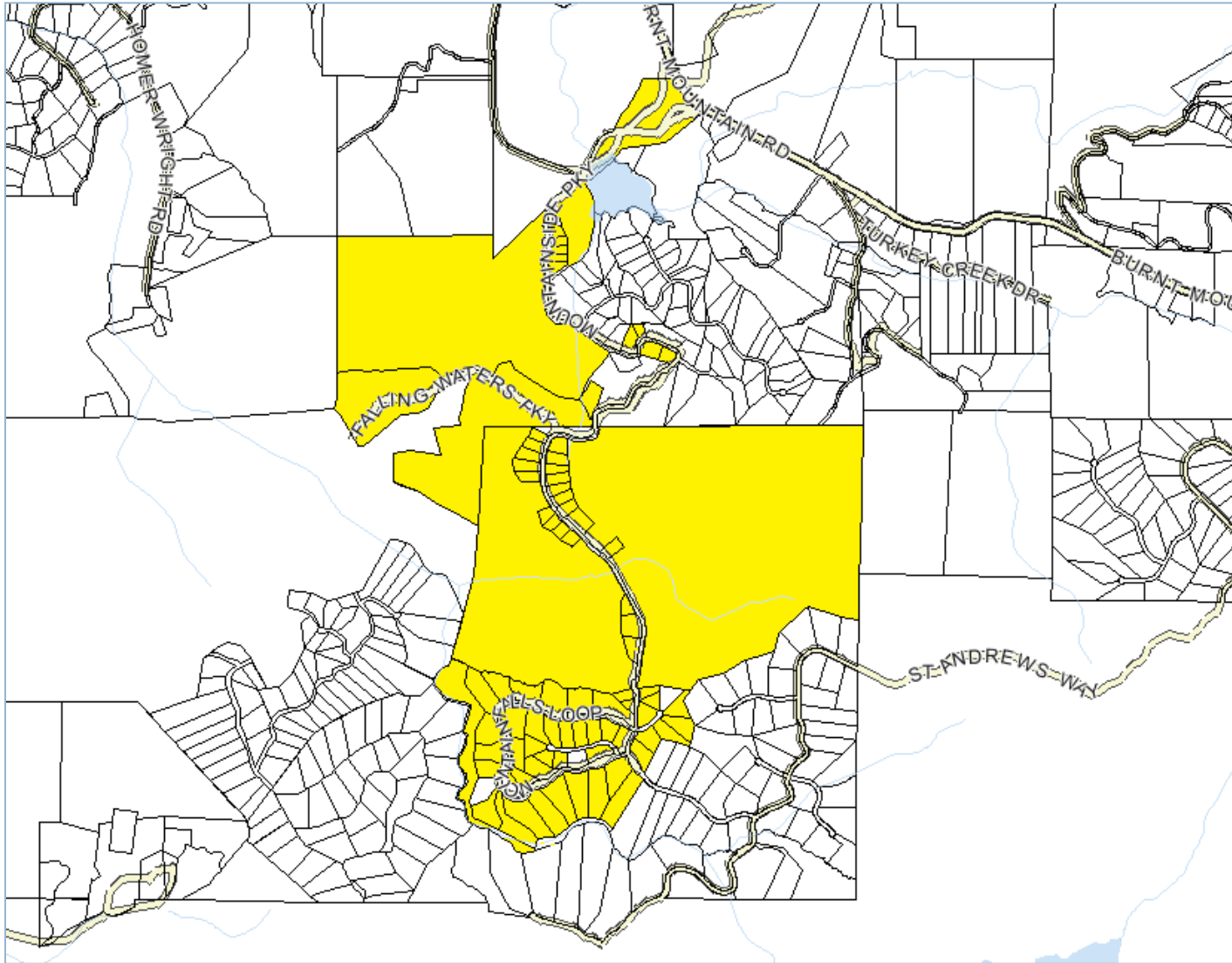
# Aerial View



# Tax Plat



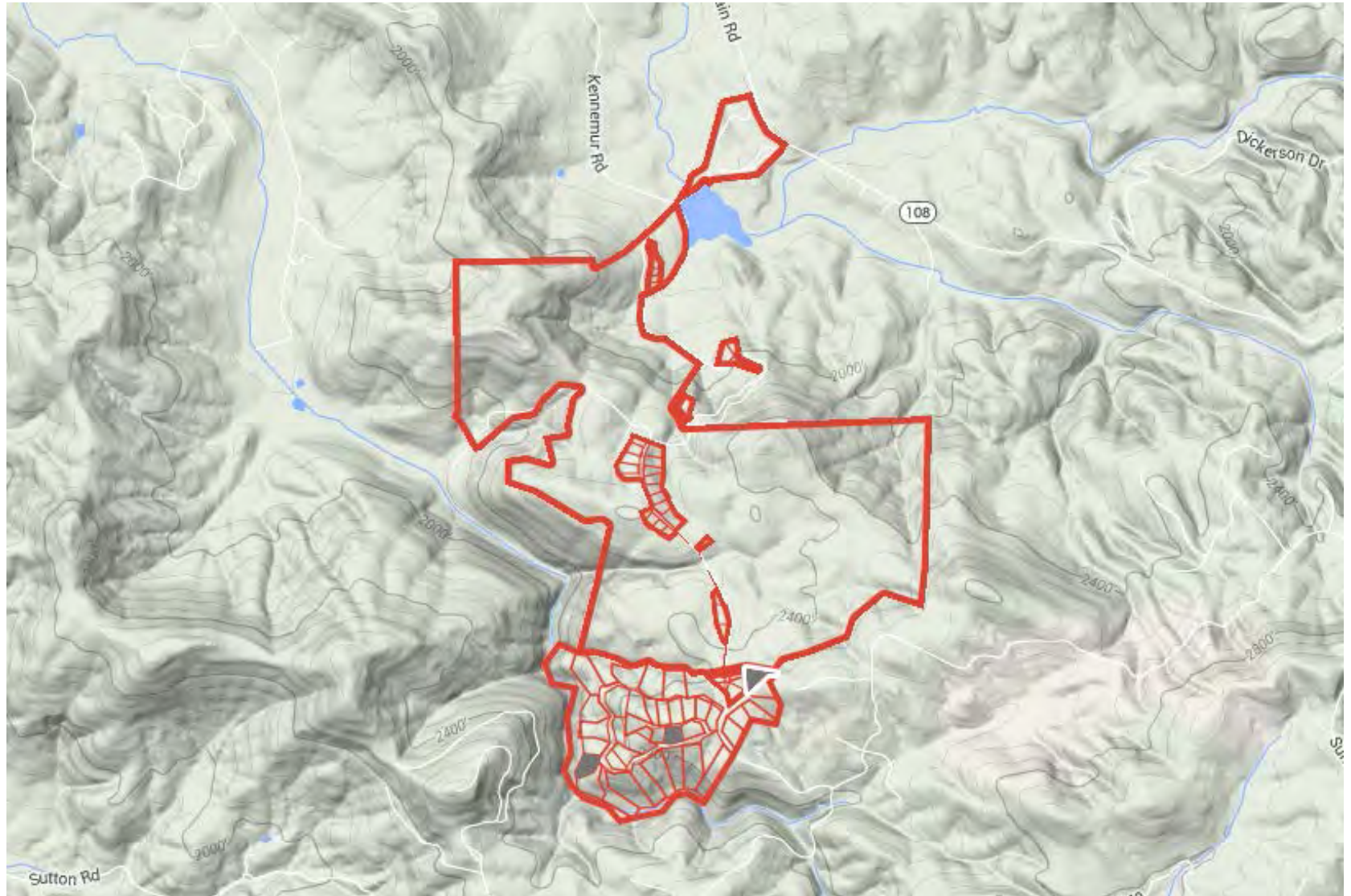
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# Property Topo Map



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# Final Plat - 39 Lots



## FINAL PLAT FOR

# Falling Waters

### PHASE ONE

#### LAND LOTS - 75, 76, 77, 104, 105, & 106

#### 5th DISTRICT - 2nd SECTION

#### GILMER COUNTY, GEORGIA

**CERTIFICATE OF PUBLIC WATER SUPPLY**  
THE PROPOSED WATER SUPPLY FOR THIS DEVELOPMENT IN THE PUBLIC SYSTEM LISTED BELOW, ALL LINES AND TUBES HAVE BEEN INSTALLED IN A MANNER APPROPRIATE TO THE PUBLIC SYSTEM.

3/17/08

**FINAL SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT AND CORRECTED SURVEYING INFORMATION TO BEAD THAT IT IS BASED ON THE CORRECT AND MEASURED AND THAT SHOWN HEREON ACTUALLY OCCUPY AND THEIR LOCATION, SIZE AND ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT ALL REQUIREMENTS OF THE GEORGIA COUNTY LAND DEVELOPMENT ORDINANCE HAVE BEEN COMPLETED.

REGISTERED LAND SURVEYOR LICENSE NUMBER: 20080  
EXPIRES: 12-03-09

**PRIVATE ROAD MAINTENANCE REVIEW**  
I HAVE REVIEWED THE ROAD MAINTENANCE PLAN AND THE ROAD MAINTENANCE AGREEMENT AND I AM Satisfied.

3/17/08

**PRIVATE ROAD MAINTENANCE ACKNOWLEDGEMENT**  
THE HIGH SPECIFIC GRADIENTS IN THIS SURVEY ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. THESE STREETS ARE NOT TO BE CONSIDERED FOR THE PURPOSES OF THE COUNTY ROAD SYSTEM AND WILL NOT BE CONSIDERED BY THE COUNTY FOR ROAD MAINTENANCE OR IMPROVEMENTS. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THESE STREETS. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE STREETS. THESE STREETS WILL BE OPEN TO THE PUBLIC.

**PRIVATE ROAD NOTE:**  
THE STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS AND ARE NOT TO BE MAINTAINED BY GILMER COUNTY. THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENTS OF THE COUNTY ROAD SYSTEM SHALL REST WITH THE PROPERTY OWNERS AS FURTHER SPECIFIED IN THE PRIVATE ROAD MAINTENANCE AGREEMENT AND NOT GILMER COUNTY. GILMER COUNTY IS RESPONSIBLE FOR PAVERS TO PROVIDE AN EASEMENT OR EASEMENTS FOR UTILITIES OR OTHER PURPOSES TO THE PROPERTY AND TO MAINTAIN AND REPAIR THE SAME. THERE IS NO TO BE CONSIDERED FOR CONSTRUCTION IN SUCH A MANNER AS TO AFFECT THE USE OF THE STREETS OUTSIDE THE CONTROL OF THE PROPERTY IN NO CASE SHALL THE COUNTY MAINTAIN ANY PRIVATE STREET.

**PROPERTY OWNERS ASSOCIATION**  
I HAVE REVIEWED THE ASSOCIATION DOCUMENTS FOR THIS PROPERTY AND I AM Satisfied. THE ASSOCIATION IS FULLY CREATED AND CONSENTED TO BY THE PROPERTY OWNERS AND THE PROPERTY OWNERS WILL SUPPORT AND MAINTAIN THE ASSOCIATION OF COMMONWEALTH PROPERTY OWNERS.

3/17/08

**STREETS AND DRAINAGE**  
I HAVE VISITED THE SITE AND I AM Satisfied THAT THE STREETS AND DRAINAGE SYSTEMS SHOWN ON THIS FINAL PLAT HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPLICABLE ORDINANCES AND THE GILMER COUNTY STREET REQUIREMENTS.

3/17/08

**TAX ASSESSOR**  
I HAVE REVIEWED THE FINAL PLAT FOR ACCURACY AND THE PROPERTY TAX MAP.

3/17/08

NOTE: THIS PLAT WAS PREPARED BY THE GEORGIA REGISTERED SURVEYOR'S OFFICE.

APPROVED FOR RECORDING  
3/17/08  
SECRETARY OF THE GEORGIA COUNTY LAND DEVELOPMENT COMMISSION

3/17/08  
REGISTERED LAND SURVEYOR'S OFFICE

FILED IN OFFICE OF CLERK OF SUPERIOR COURT  
GILMER COUNTY, GEORGIA  
3/17/08  
CLERK OF SUPERIOR COURT

NOTE: ROAD PAVING OF MOUNTAIN DRIVE WAS NOT COMPLETED AT THE TIME OF PLAT PREPARATION. SUBJECT TO BONDING ON COMPLETION PRIOR TO APPROVAL BY GILMER COUNTY.

TAX PARCEL 3118 002 B  
ZONING = R-1  
TOTAL AREA = 135.93 ACRES  
NUMBER OF LOTS = 42  
MINIMUM LOT SIZE = 0.2 ACRE  
SEWERAGE = INDIVIDUAL SEPTIC SYSTEMS  
WATER = ELLIJAY-GILMER CO. WATER & SEWER UTILITY

VICINITY MAP - N.T.S.

NOTE: THIS PROPERTY IS SUBJECT TO ALL STATE & FEDERAL LAWS.

**CUMULATIVE GREENSPACE AND ZONING DENSITY TABLE**

PHASE	ACRES PLATTED	ACRES GREENSPACE	LOTS
1	158.73	2.29	41
2	135.93	15.92	42
3 (PRELIM)	175.9	36.1	87
<b>TOTALS</b>	<b>470.55</b>	<b>54.31</b>	<b>170</b>

GREENSPACE AND ZONING DENSITY REQUIREMENTS

PROJECT TOTAL AREA	181.21 ACRES
TOTAL MAXIMUM LOTS (P-1 DENSITY)	465
MINIMUM REQUIRED GREENSPACE (AT 25%)	104.5 ACRES

**AGRICULTURE NOTICE** - GILMER COUNTY HAS AN ACTIVE AGRICULTURAL STORAGE, FARMING AND FORESTRY ACTIVITIES MAY QUALIFY FOR EXEMPTION FROM THE STATE AND FEDERAL TAXES UNDER CERTAIN CIRCUMSTANCES. (O.G.C.A. 44-1-17)

**OWNER/DEVELOPER**  
Clear Creek Properties, L.L.C.  
P.O. Box 1153  
Ellijay, GA 30540  
OFFICE PHONE: (706) 278-4651

**DEVELOPERS CERTIFICATE**  
I CERTIFY THAT ALL REQUIREMENTS OF THE GEORGIA COUNTY LAND DEVELOPMENT ORDINANCE AND APPLICABLE STATE AND FEDERAL REQUIREMENTS HAVE BEEN FULLY COMPLETED AND THAT THIS FINAL PLAT IS A TRUE AND CORRECT SURVEYING INFORMATION.

**SHEET INDEX**

1) COVER SHEET
2) LOTS 1-7, 26, 27
3) LOTS 8-10, 28-33, 38, 39
4) LOTS 11-15
5) LOTS 16-21, 40-42
6) LOTS 22-25, 34-37
7) Green Space

**STANDARD NOTES**

**CLOSURE STATEMENT:**  
THE FIELD DATA ON WHICH THIS PLAT IS BASED -  
- ANGLE: 1/2000  
- ELEVATION: 1/2000  
- FIELD DATA ADJUSTED FOR LEAST SQUARES  
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
- CLOSURE PRECISION: 1:1,083,744

**FLOOD STATEMENT:**  
THIS PROPERTY IS PARTLY LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COUNTY: GILMER  
DATE: 12/13/2006  
FIRM: 131250100 B  
EFFECTIVE DATE: AUGUST 17, 1982

"This shall not remove the neighbor's easement, which they of old have here etc."  
- DeLamater 10/15/82

**EQUIPMENT USED:**  
ALL LINEAR AND ANGLE MEASUREMENTS OBTAINED BY USE OF TOTAL STATION ELECTRONIC TOTAL STATION (TS-33)

CC: ALL COMPS. R/W: DRAWN: WE: CHECKED: MFC

NOTE: THE DATE OF THE AND IN THE TITLE BUT THE JOHN WARE AND SIGNED COPY. THIS MEANS THE BOUNDARY COULD BE SUBJECT TO CHANGE AS OF 1/18/2007. DATE OF THIS PREPARATION IS AS SHOWN IN THIS PLAT.

**REGULATORY SET BACKS:**  
SIDE - 20'  
FRONT - 25'  
REAR - 40'

**SUBSURFACE SEWAGE DISPOSAL**  
I HAVE REVIEWED THE FINAL PLAT AND HAVE FOUND THE PLAT IN CONFORMANCE WITH THE GEORGIA COUNTY SEWER TREATMENT REQUIREMENTS. THE APPROVAL DOES NOT IMPLY APPROVAL OF ANY OTHERS FROM OTHERS A SEWER TREATMENT PLANT.

3/17/08

**DEVELOPMENT OFFICE APPROVAL**  
THE FINAL SURVEYING PLAN SHOWS HEREON HAS BEEN REVIEWED BY THE COUNTY DEVELOPMENT OFFICE AND IS SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL.

3/17/08

**STREET TABLE**

NAME	LENGTH	CLASS
MOUNTAIN PALLS CIRCLE	545.2'	C
MOUNTAIN SIDE PARKWAY	420'	C
MOUNTAIN SIDE PARKWAY	235'	C
HIGHLINE DRIVE	107.2'	C+

**OWNER/DEVELOPER**  
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P.O. Box 1153  
Ellijay, GA 30540  
OFFICE PHONE: (706) 278-4651

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**FINAL PLAT FOR:**  
**Falling Waters**  
Phase I

LAND LOT(S) - 75, 76, 77, 104, 105, 106  
DISTRICT - 5th SECTION - 2nd  
CO - GILMER STATE - GEORGIA  
DATE - FEBRUARY 1, 2008

**Chastain & Associates, P.C.**  
LAND SURVEYING AND PLANNING  
P.O. Box 1824 - Ellijay, Georgia 30540  
Phone: (706) 278-7528

PLAT FILE: 200711971 SHEET 1 OF 7

# Property Photos (1 of 3)



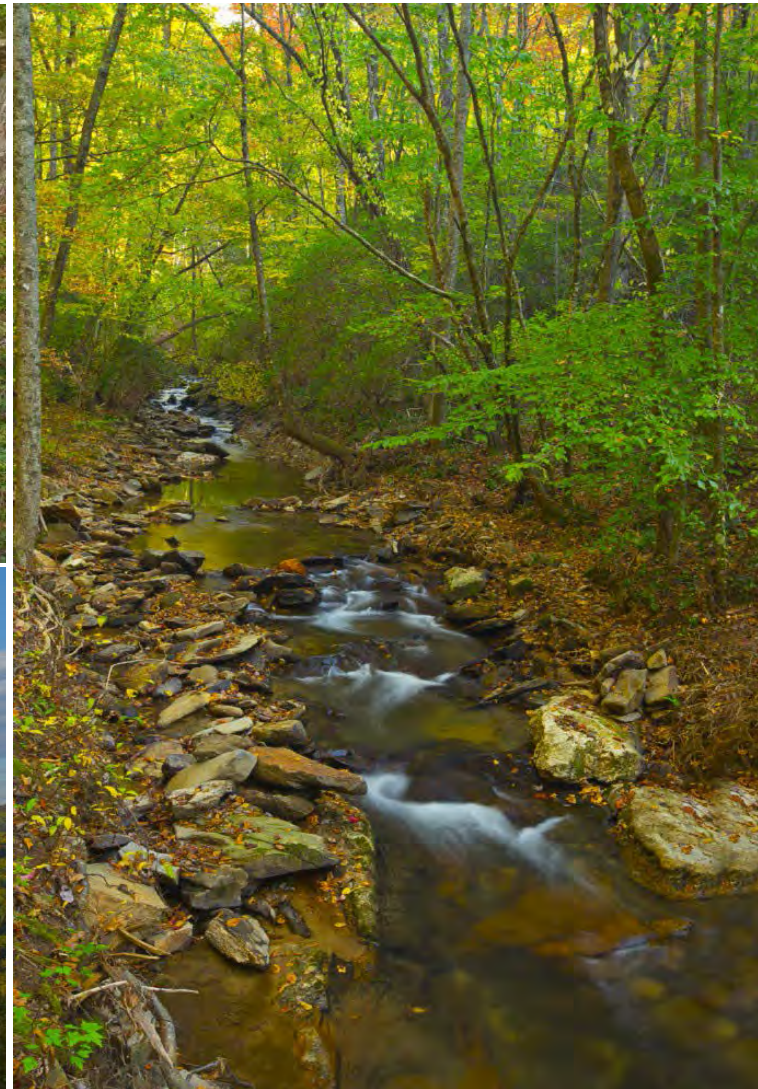
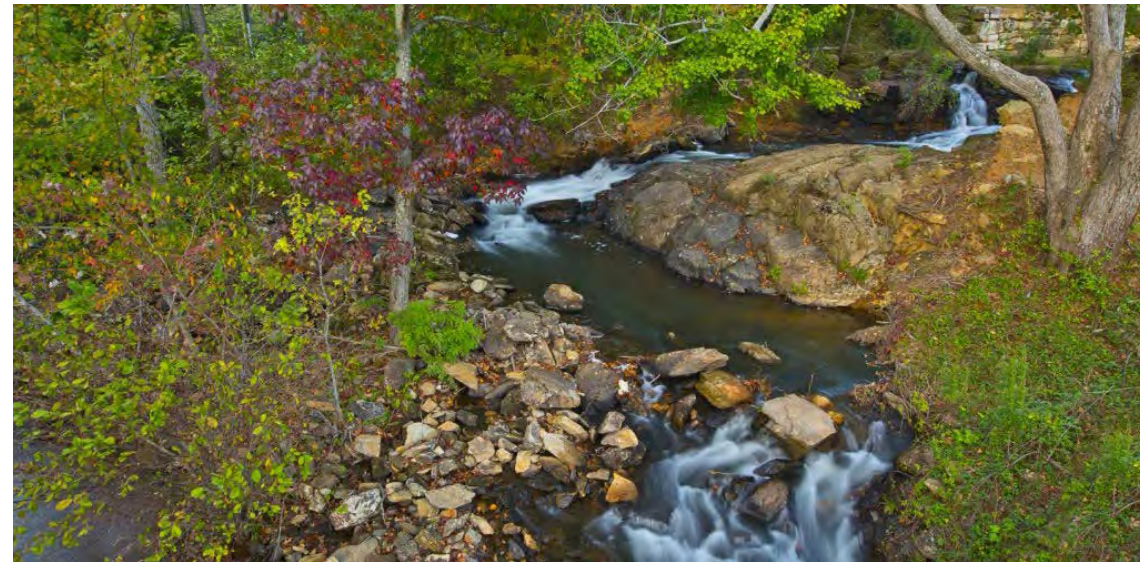
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# Property Photos (2 of 3)



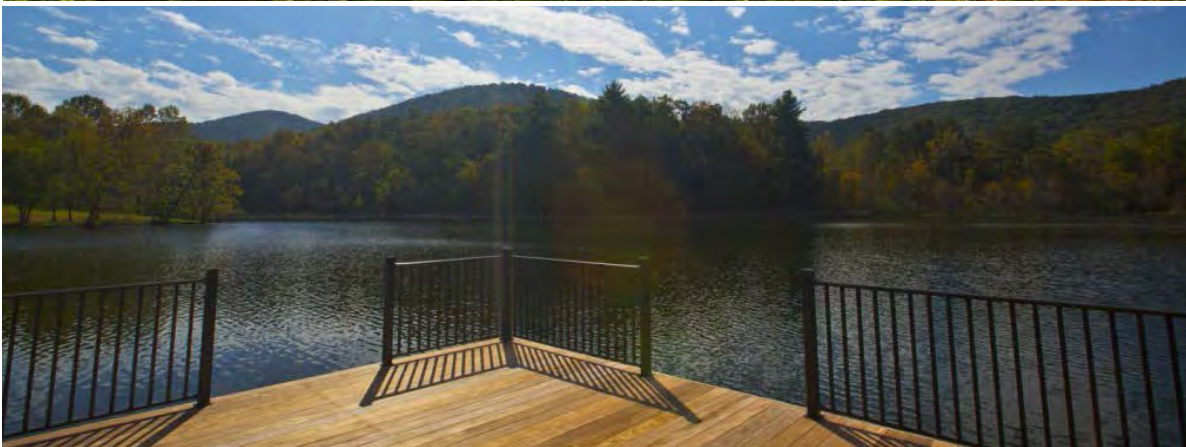
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# Property Photos (3 of 3)



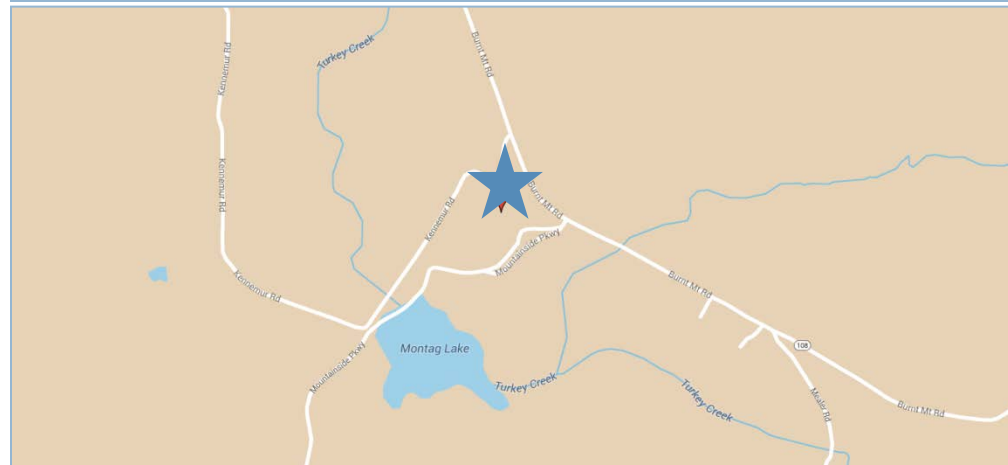
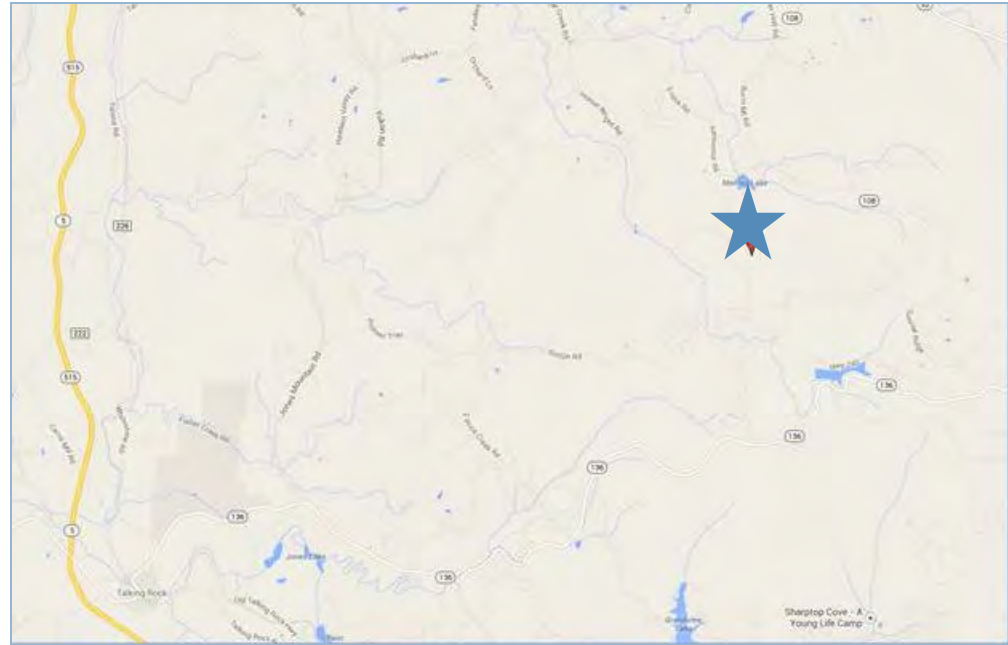
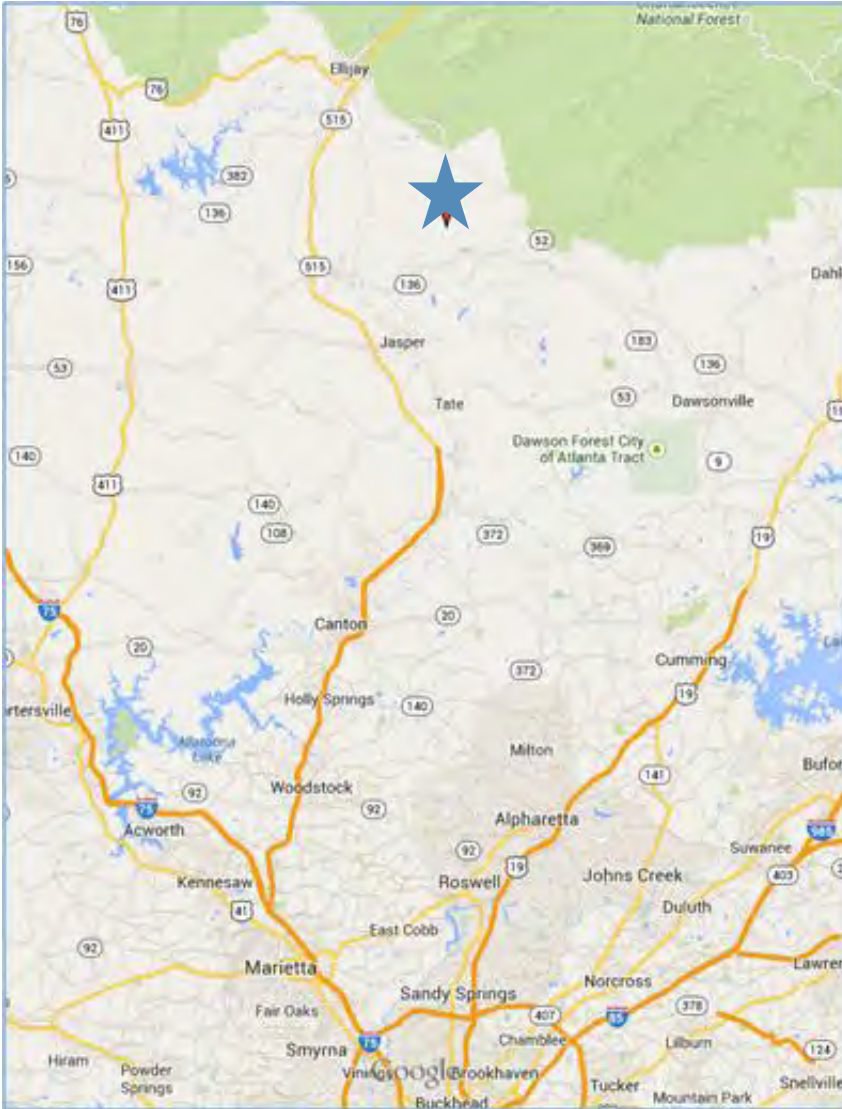
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# Location Maps



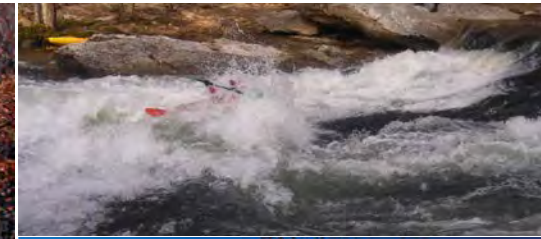
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# About the Area



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## North Georgia Mountains

The historic and pristine mountains of North Georgia has been a long time favorite of people searching for a quiet break from busy life. A short two hour drive from the busy city center of Atlanta, North Georgia has something for everyone. Whether it's hiking the Southern Terminus of the Appalachian Trail, kayaking down the Cartecay River, or strolling around quaint downtown centers, almost anyone can find what they are looking for to get away from it all.

Nearby Ellijay, is the county seat of Gilmer county, and is known as the Apple Capital of Georgia. In the late 1800s, the Ellijay area saw a boom in railroad expansion into the southern Blue Ridge Mountains, and with that boom came growth. Today, the wonderfully quaint towns of Ellijay are filled with antique shops, galleries, dining and a variety of lodging, and brim with historical sites and architecture.

FALLING WATERS