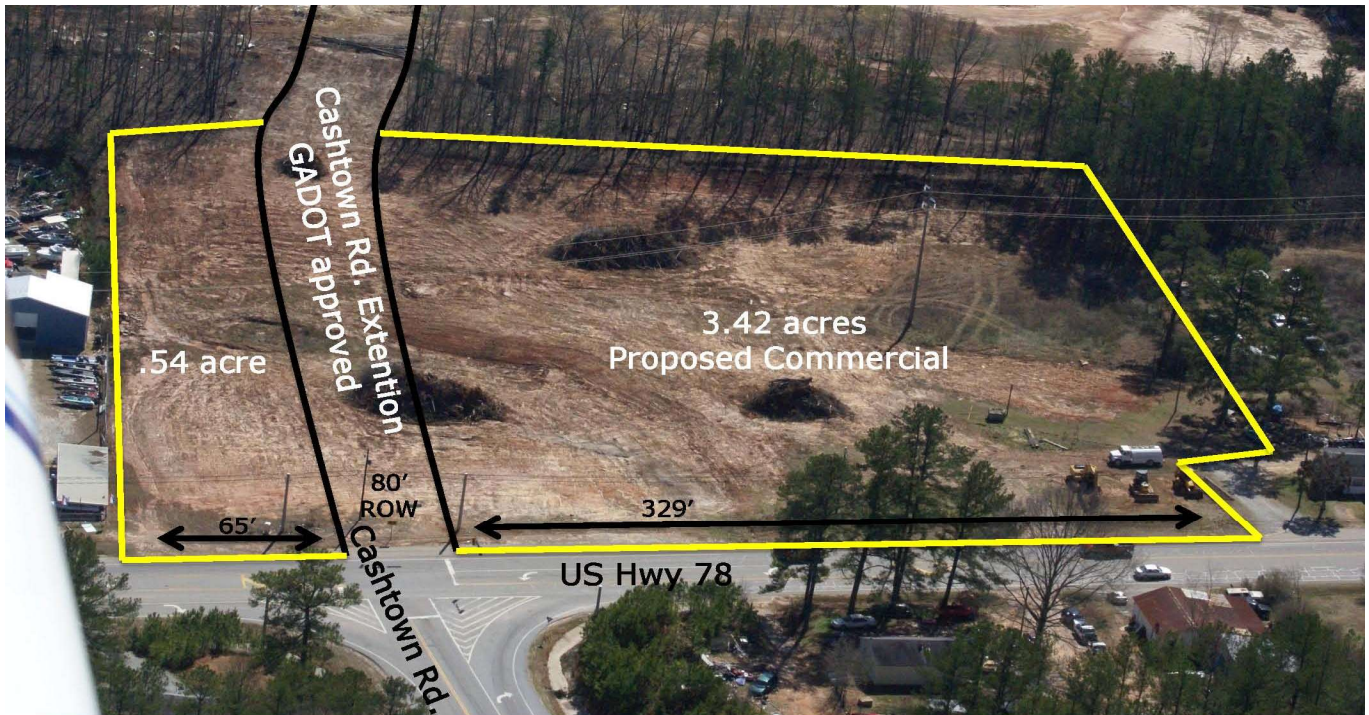


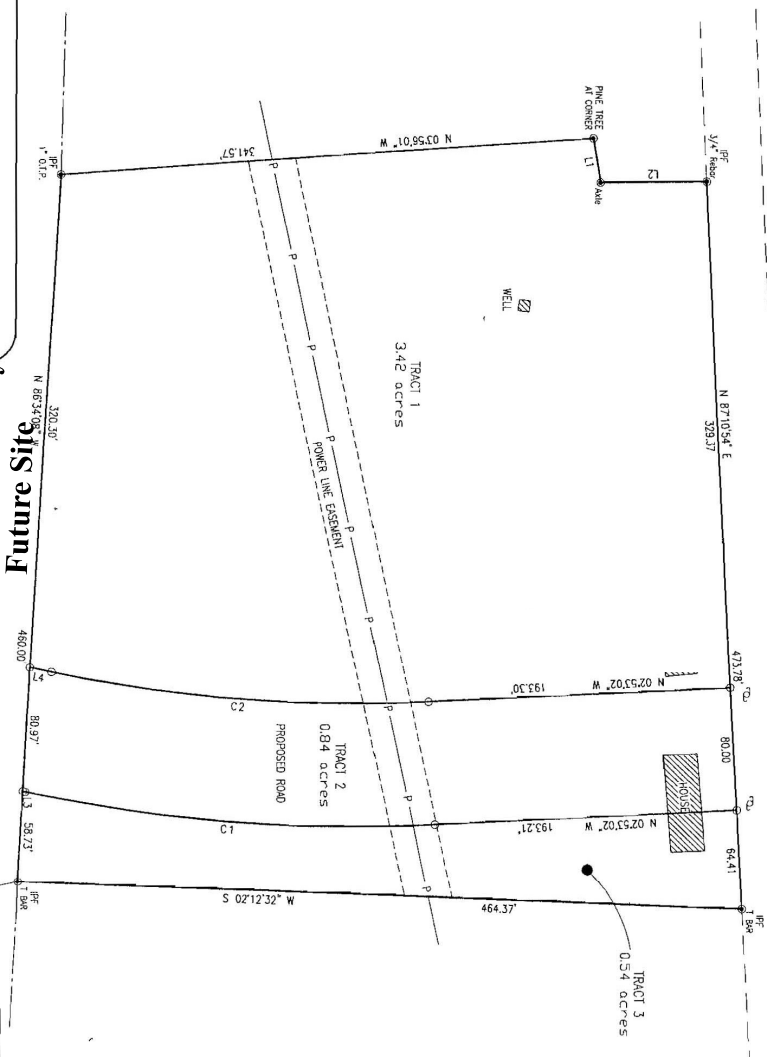
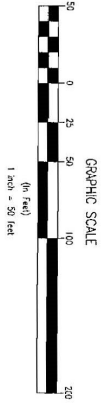
## Signalized Pin Corner for Sale US Hwy 78 E., Bremen, Ga.



- Corner property with existing signal
- Traffic count in excess of 20,000 vpd
- Room for corner development and space for secondary retail or office
- Cashtown extension ROW currently belongs to Bremen City Schools
- Public water on site, sewer available with annexation and lift station.
- Will sell subject to zoning approval (preliminary approval has been granted)
- Excellent visibility
- Decel lane has been approved by GDOT but not installed.
- List price \$135,000 for large tract (Small corner tract available at some additional cost)
- Motivated sellers

*Offered for Sale Exclusively by  
Commercial Realty Services of West Georgia  
Mike Patterson, CCIM  
770-301-1886                      ebroker@msn.com*

# Plat for Retail Site US 78 and Cashtown Rd.



PREPARED BY:  
**MERIDIAN WESTLAND SURVEYING**  
 901-D South Park Street  
 Carrollton, Georgia 30117  
 PHONE 770-838-1919  
 FAX: 770-838-0637  
 SURVEYOR'S CERTIFICATION:  
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.  
 Note: This plat is not valid for recording unless surveyor's signature appears in original block ink over the stamp.



**Bremen Elementary Future Site**  
 SURVEY CLOSURE STATEMENT  
 The field data upon which this plat is based has a closure precision of one foot in 1,338,000 feet and was adjusted using the least squares method.  
 This plat has been calculated for closure and is found to be accurate within one foot in 1,338,000 feet.  
 Linear Measurements obtained using NICON DIM-521  
 Angular Measurements obtained using NICON DIM-521

AREA SHOWN: 4.80 ACRES

LINE	LENGTH	BEARING
L1	28.51	N 87°06'27" E
L2	67.55	N 07°40'09" W
L3	1.46	N 127°15'38" E
L4	13.81	N 127°15'38" E

CURVE	LENGTH	CHORD	BEARING
C1	284.81	263.84	N 04°11'45" E
C2	243.44	93.00	N 04°11'45" E

**MONUMENTATION LEGEND**  
 (Symbol) - Brass Iron Pin Set  
 (Symbol) - Brass Iron Stake  
 (Symbol) - Brass Iron Stake  
 (Symbol) - Brass Iron Stake  
 (Symbol) - Brass Iron Stake  
 (Symbol) - Brass Iron Stake

**PLAT ABBREVIATIONS**  
 IR - Iron Pin Set  
 IS - Iron Stake  
 OIP - Open Top Pipe  
 COP - Closed Top Pipe  
 C - Concrete  
 A - Asphalt  
 AL - Aluminum  
 A/L - Galvanized  
 S - Steel  
 S/P - Edge of Pavement  
 B/C - Base of Curb  
 P/O - Point of Commencement  
 P/P - Point of Beginning  
 O/P - Overlaid Power  
 O/H - Overlaid Highway

ALL IRON PINS FOUND ARE 1/2" REBAR UNLESS OTHERWISE SHOWN HEREON.  
 ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE SHOWN HEREON.

**NOTES**  
 1) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMENT, AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.  
 2) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES, ETC. MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.

BOUNDARY SURVEY FOR:

**MIKE PATTERSON**  
 LAND LOT 216 - 7th DISTRICT  
 CITY OF BREMEN - HANFALSON COUNTY - GEORGIA

DATE: AUGUST 14, 2007

FIELD: B/B  
 PARTER: M/H  
 PROJECT NO.: 202710A

REVISIONS:

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PARTIES, OR OTHER NAMED HEREON. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS AND ANGLES ARE AS SHOWN AND SHALL BE THE ONLY BASIS FOR ANY RECORD.