

77 ACRES ON I-575, HOWELL BRIDGE RD & HWY 5 BALL GROUND, CHEROKEE COUNTY, GEORGIA



- Pin corner of I-575 and Howell Bridge Rd
- 77 prime acres in Ball Ground, GA
- Zoned AG, proposed zoning GC or O/I consistent with County Development Plan
- Access to all public utilities available

Call for Pricing

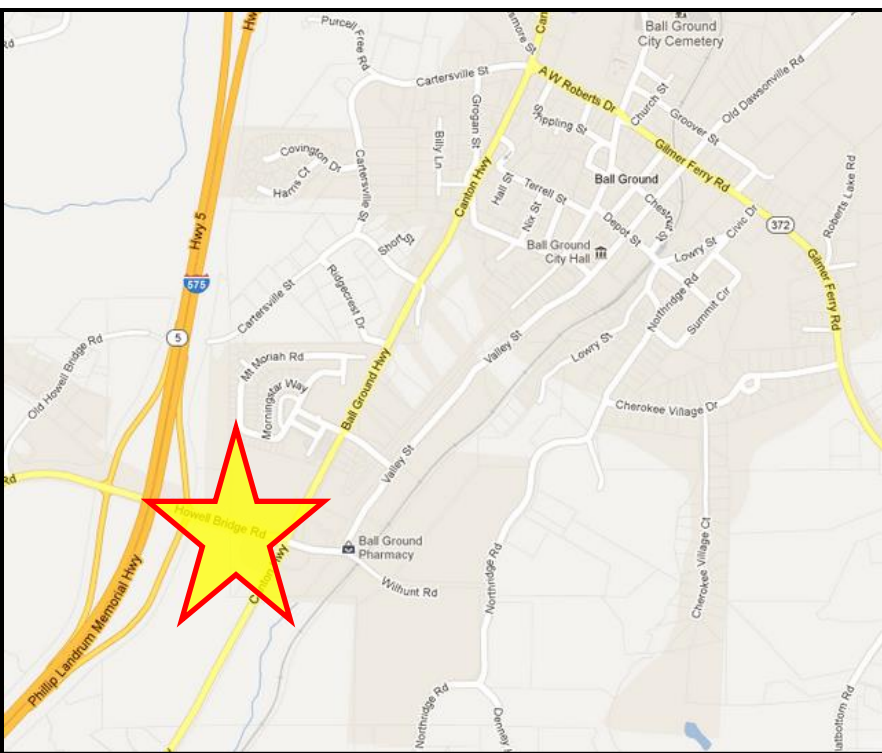
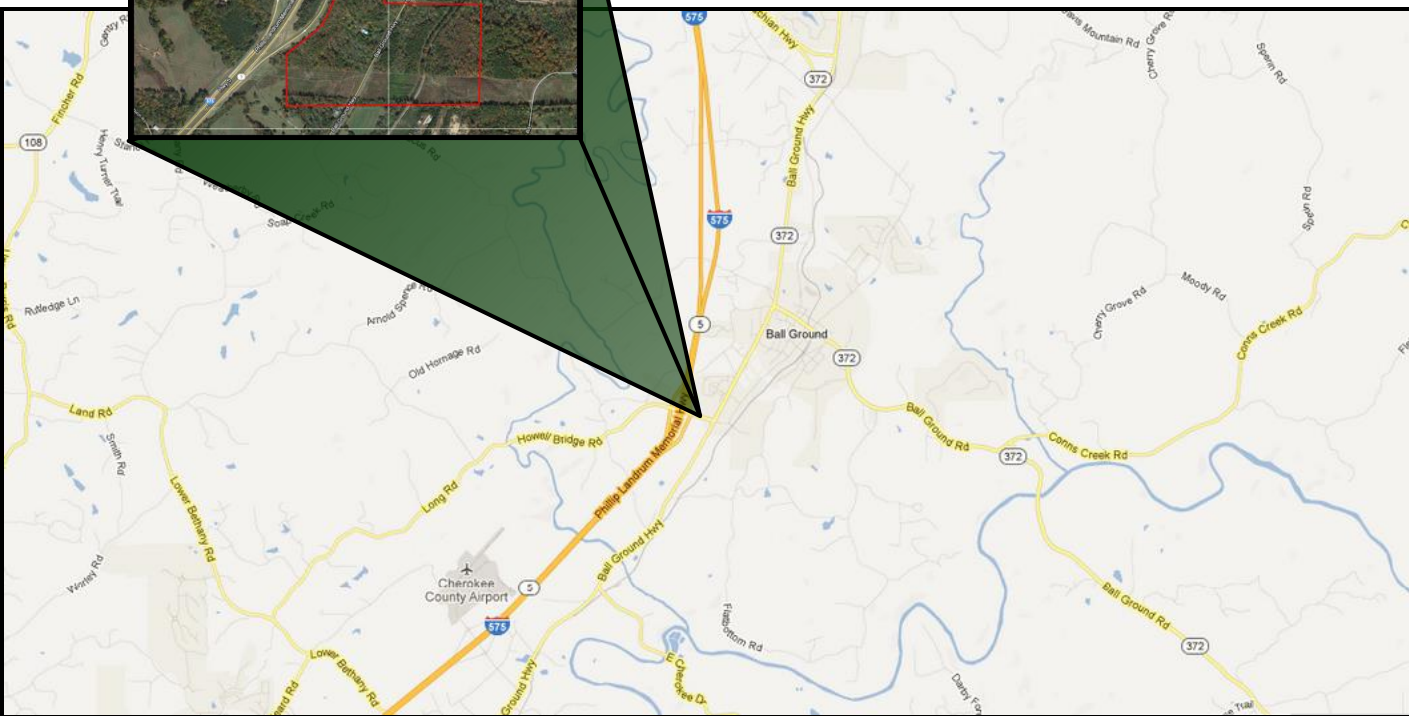


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LOCATION MAPS



- LEGEND:
- 1) I.P.S. - IRON PIN SET (PSR)
 - 2) I.P.F. - IRON PIN FOUND
 - 3) R. - REINFORCING BAR
 - 4) A - ARC
 - 5) RAD. - RADIUS
 - 6) (R) - RADIAL
 - 7) (NR) - NOT RADIAL
 - 8) M.H. - MANHOLE
 - 9) D.I. - DRAIN INLET
 - 10) B.L. - BUILDING LINE
 - 11) R/W - RIGHT OF WAY
 - 12) J.B. - JUNCTION BOX
 - 13) F.H. - FIRE HYDRANT
 - 14) L.L. - LAND LOT LINE
 - 15) C.B. - CHORD BEARING
 - 16) C.D. - CHORD DISTANCE
 - 17) N.F. - NOW OR FORMERLY
 - 18) S.S. - SANITARY SEWER
 - 19) S.S.E. - SANITARY SEWER EASEMENT
 - 20) P.P. - POWER & (OR) PHONE POLE
 - 21) D.E. - DRAINAGE EASEMENT
 - 22) C. - CENTERLINE
 - 23) E. - PROPERTY LINE
 - 24) --- OVERHEAD POWER LINE
 - 25) --- OVERHEAD PHONE LINE
 - 26) --- FENCE (APPROX. LOC.)
 - 27) --- STREAM (APPROX. LOC.)
 - 28) --- DITCH (APPROX. LOC.)
 - 29) [123] - INDICATES STREET NUMBER
 - 30) S.B.B. - STREAM BANK BUFFER
 - 31) S.W.B. - STATE WATERS BUFFER
 - 32) C.M.P. - CORRUGATED METAL PIPE
 - 33) R.C.P. - REINFORCED CONCRETE PIPE
 - 34) F.A. - FORMERLY KNOWN AS
 - 35) C.M.F. - CONCRETE MONUMENT FOUND
 - 36) M.M.F. - MARBLE MONUMENT FOUND
 - 37) S.F.P. - STEEL FENCE POST
 - 38)

- NOTES:
- 1) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UN-RECORDED.
 - 2) SOME UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNDERGROUND UTILITIES ARE NOT CERTIFIED BY LMX, INC.
 - 3) SOME IMPROVEMENTS AND FENCE LINES EXIST THAT ARE NOT SHOWN.
 - 4) STREAMS IN THE INTERIOR OF THE PROPERTY ARE NOT SHOWN.
 - 5) STREAM BUFFERS ARE NOT SHOWN.

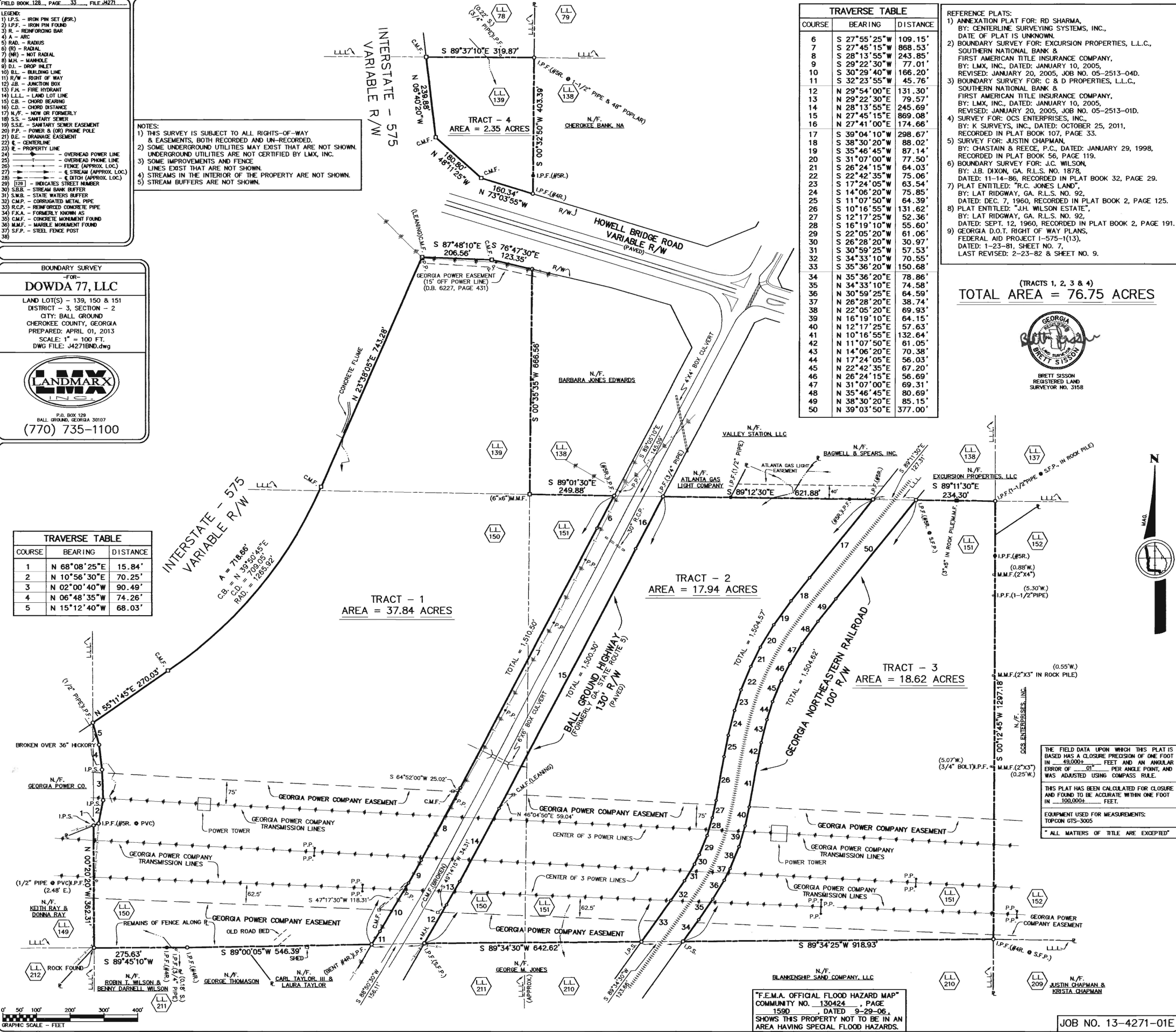
BOUNDARY SURVEY
-FOR-
DOWDA 77, LLC
LAND LOT(S) - 139, 150 & 151
DISTRICT - 3, SECTION - 2
CITY: BALL GROUND
CHEROKEE COUNTY, GEORGIA
PREPARED: APRIL 01, 2013
SCALE: 1" = 100 FT.
DWG FILE: J4271BND.dwg

LMX
INC.

P.O. BOX 129
BALL GROUND, GEORGIA 30107
(770) 735-1100

TRAVERSE TABLE

COURSE	BEARING	DISTANCE
1	N 68°08'25"E	15.84'
2	N 10°56'30"E	70.25'
3	N 02°00'40"W	90.49'
4	N 06°48'35"W	74.26'
5	N 15°12'40"W	68.03'



TRAVERSE TABLE

COURSE	BEARING	DISTANCE
6	S 27°55'25"W	109.15'
7	S 27°45'15"W	868.53'
8	S 28°13'55"W	243.85'
9	S 29°22'30"W	77.01'
10	S 30°29'40"W	166.20'
11	S 32°23'55"W	45.76'
12	N 29°54'00"E	131.30'
13	N 29°22'30"E	79.57'
14	N 28°13'55"E	245.69'
15	N 27°45'15"E	869.08'
16	N 27°41'00"E	174.66'
17	S 39°04'10"W	298.67'
18	S 38°30'20"W	88.02'
19	S 35°46'45"W	87.14'
20	S 31°07'00"W	77.50'
21	S 26°24'15"W	64.03'
22	S 22°42'35"W	75.06'
23	S 17°24'05"W	63.54'
24	S 14°06'20"W	75.85'
25	S 11°07'50"W	64.39'
26	S 10°16'55"W	131.62'
27	S 12°17'25"W	52.36'
28	S 16°19'10"W	55.60'
29	S 22°05'20"W	61.06'
30	S 26°28'20"W	30.97'
31	S 30°59'25"W	57.53'
32	S 34°33'10"W	70.55'
33	S 35°36'20"W	150.68'
34	N 35°36'20"E	78.86'
35	N 34°33'10"E	74.58'
36	N 30°59'25"E	64.59'
37	N 26°28'20"E	38.74'
38	N 22°05'20"E	69.93'
39	N 16°19'10"E	64.15'
40	N 12°17'25"E	57.63'
41	N 10°16'55"E	132.64'
42	N 11°07'50"E	61.05'
43	N 14°06'20"E	70.38'
44	N 17°24'05"E	56.03'
45	N 22°42'35"E	67.20'
46	N 26°24'15"E	56.69'
47	N 31°07'00"E	69.31'
48	N 35°46'45"E	80.69'
49	N 38°30'20"E	85.15'
50	N 39°03'50"E	377.00'

- REFERENCE PLATS:
- 1) ANNEXATION PLAT FOR: RD SHARMA, BY: CENTERLINE SURVEYING SYSTEMS, INC., DATE OF PLAT IS UNKNOWN.
 - 2) BOUNDARY SURVEY FOR: EXCURSION PROPERTIES, L.L.C., SOUTHERN NATIONAL BANK & FIRST AMERICAN TITLE INSURANCE COMPANY, BY: LMX, INC., DATED: JANUARY 10, 2005, REVISED: JANUARY 20, 2005, JOB NO. 05-2513-04D.
 - 3) BOUNDARY SURVEY FOR: C & D PROPERTIES, L.L.C., SOUTHERN NATIONAL BANK & FIRST AMERICAN TITLE INSURANCE COMPANY, BY: LMX, INC., DATED: JANUARY 10, 2005, REVISED: JANUARY 20, 2005, JOB NO. 05-2513-01D.
 - 4) SURVEY FOR: OCS ENTERPRISES, INC., BY: K SURVEYS, INC., DATED: OCTOBER 25, 2011, RECORDED IN PLAT BOOK 107, PAGE 33.
 - 5) SURVEY FOR: JUSTIN CHAPMAN, BY: CHASTAIN & REECE, P.C., DATED: JANUARY 29, 1998, RECORDED IN PLAT BOOK 56, PAGE 119.
 - 6) BOUNDARY SURVEY FOR: J.C. WILSON, BY: J.B. DIXON, GA. R.L.S. NO. 1878, DATED: 11-14-86, RECORDED IN PLAT BOOK 32, PAGE 29.
 - 7) PLAT ENTITLED: "R.C. JONES LAND", BY: LAT RIDGEWAY, GA. R.L.S. NO. 92, DATED: DEC. 7, 1960, RECORDED IN PLAT BOOK 2, PAGE 125.
 - 8) PLAT ENTITLED: "J.H. WILSON ESTATE", BY: LAT RIDGEWAY, GA. R.L.S. NO. 92, DATED: SEPT. 12, 1960, RECORDED IN PLAT BOOK 2, PAGE 191.
 - 9) GEORGIA D.O.T. RIGHT OF WAY PLANS, FEDERAL AID PROJECT I-575-1(13), DATED: 1-23-81, SHEET NO. 7, LAST REVISED: 2-23-82 & SHEET NO. 9.

(TRACTS 1, 2, 3 & 4)
TOTAL AREA = 76.75 ACRES



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,000+ FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED FOR MEASUREMENTS:
TOPCON GTS-3005

* ALL MATTERS OF TITLE ARE EXCEPTED *

"F.E.M.A. OFFICIAL FLOOD HAZARD MAP"
COMMUNITY NO. 130424, PAGE 1590, DATED 9-29-06.
SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

