

10.86 +/- Acres
WEST FORSYTH COUNTY
1999 Kelly Mill Road

- *481 Feet Frontage*
- *Mid 1950s home w/ out buildings*
- *Gently rolling pasture with white four board fence*
- *Woodlands and stream*
- *4 Year old large Barn, concrete floor, power, and loft*
- *Also includes rental house in addition to primary residence*

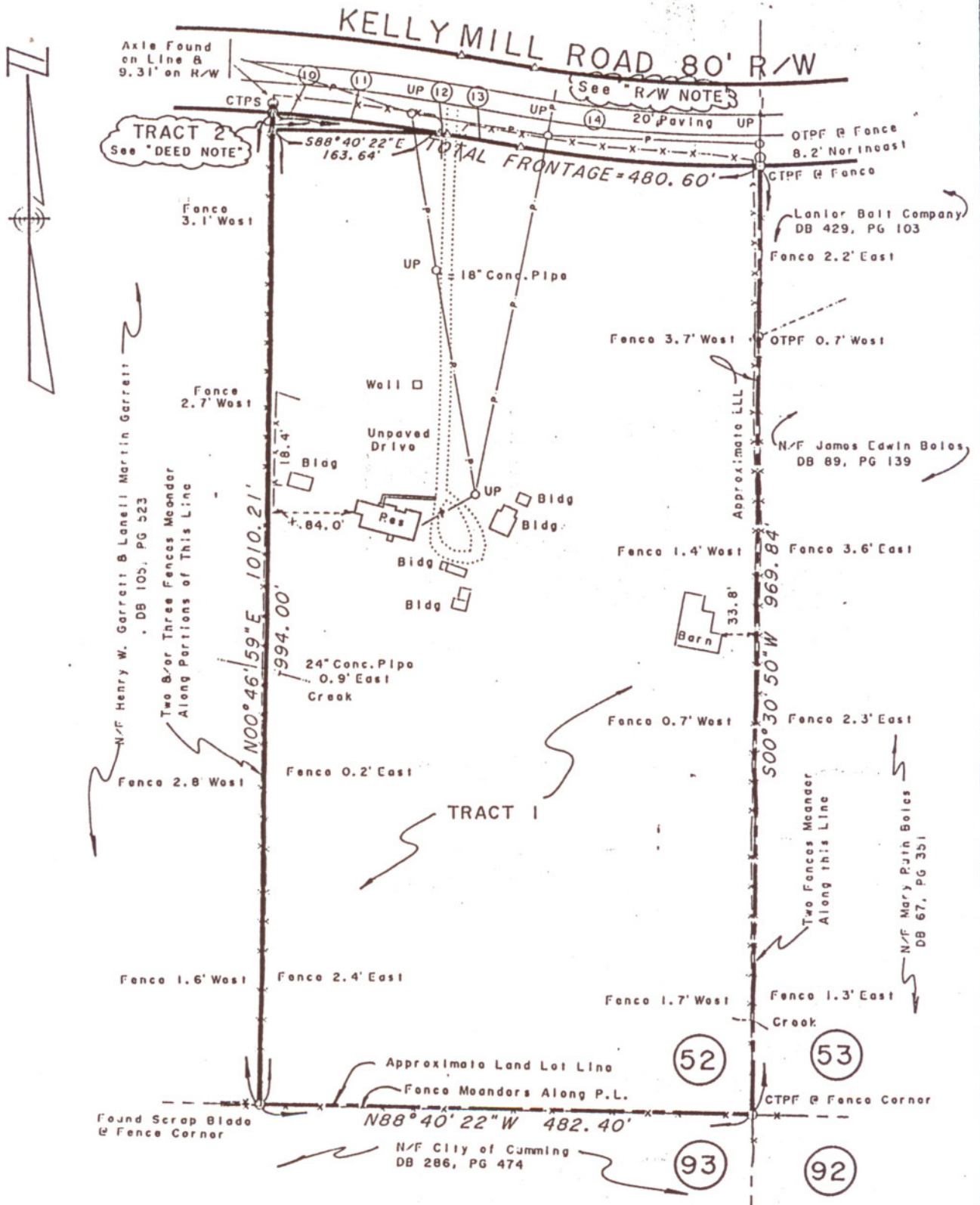
Price: \$ 1, 075, 000



Dan Wolf

770-888-8889





MMARY

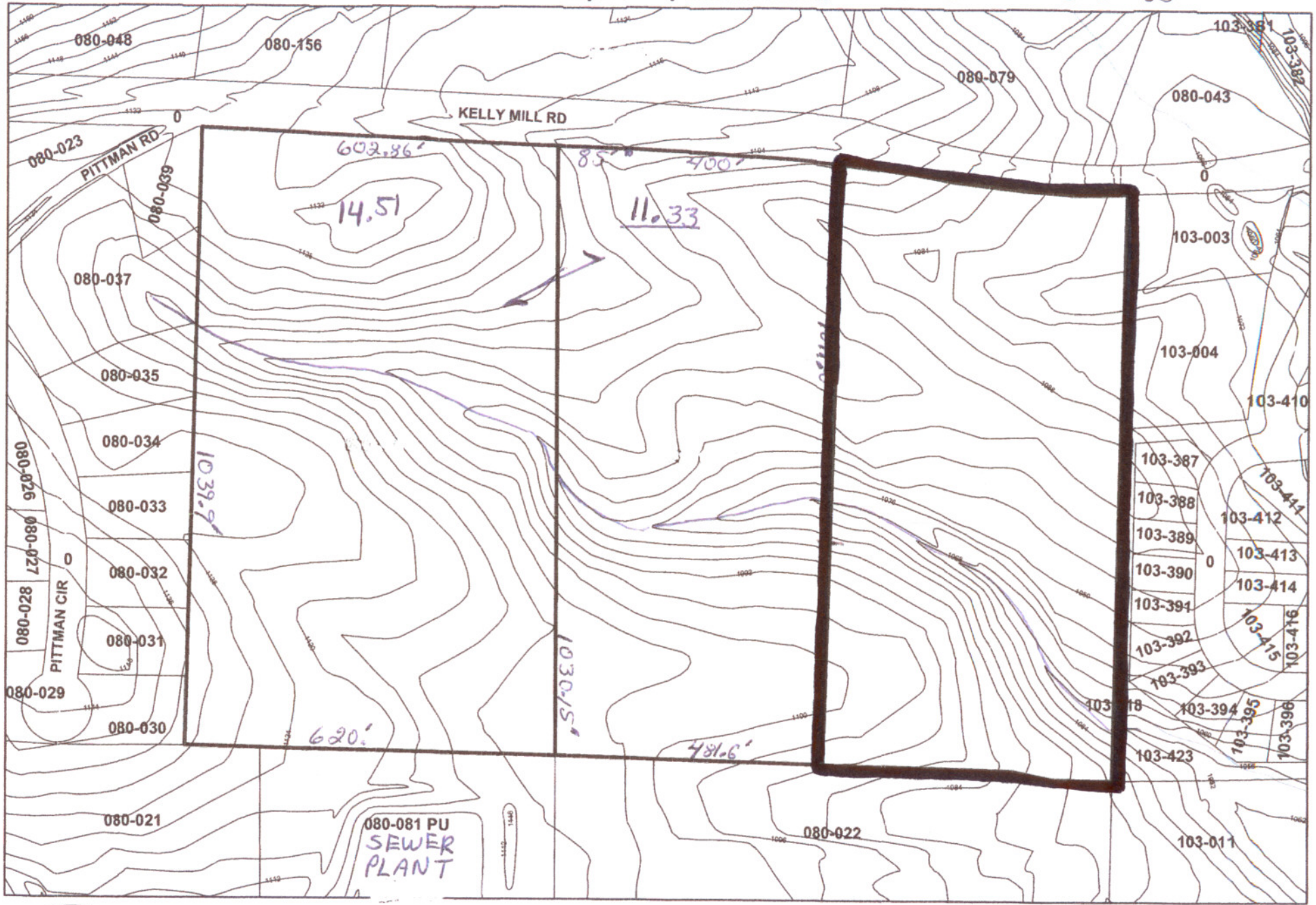
0.83 Acres
0.03 Acres
0.86 Acres

Richard N May

GEORGE T. HOLBROOK
RECORDED
No. 2210
SURVEYOR
RICHARD N MAY

100 200 300
FEET 1"=100'

RETRACEMENT SURVEY	
GEORGE T. HOLBROOK	
Land Lot(s):	52
District:	2ND Section: 1ST County: FORSYTH, Ga.
Plat Date:	9-20-90 By: VA C.C.: NM
RICHARD MAY & ASSOCIATES, P.C.	
330 Dahlonga Road Cumming: 887-2421	Cumming, Ga. 30130 Atlanta: 476-5596
FILE NUMBER:	8B-11036



Legend
 — CONTOURS
 — STREETS
 — ROADS
 — PARCELS

Coordinate System
 State Plane, Georgia West FIPS 1082
 Feet - U.S. Survey
 Projection
 Transverse Mercator
 Datum
 North American Datum of 1983
 1 inch equals 216 feet

Forsyth County Georgia
 GIS Department

Produced by the Department of GIS
 Forsyth County, Georgia
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When Georgia County's GIS Department
 Created on ArcGIS 9.3 using ArcMap
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EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 52 of the 2nd District, 1st Section Forsyth County, Georgia, being 10.83 acres as shown on that survey prepared by J. A. Paige, Jr. dated December 22, 1995 and being more particularly described as follows:

BEGINNING at an iron pin found at the common corner of Land Lots 52, 53, 92 and 93; running thence along the Southern line of Land Lot 52 North 88 degrees 35 minutes 08 seconds West 481.62 feet to a scrape blade; running thence North 00 degrees 44 minutes 19 seconds East 1005.09 feet to a point on the Southern right of way of Kelly Mill Road (having an 80 foot right of way); running thence Easterly along the Southern right of way of Kelly Mill Road (having an 80 foot right of way) and following the curvature thereof 479.91 feet to an iron pin found on the Easterly line of Land Lot 52; leaving said right of way and running thence along the Easterly line of Land Lot 52 South 00 degrees 30 minutes 49 seconds West 969.88 feet to the POINT OF BEGINNING. Said property being known as 1999 Kelly Mill Road, Cumming, Georgia 30040 according to the present system of numbering houses and naming streets in Forsyth County, Georgia.