



175.40 ACRES

HEART of PICKENS COUNTY

**HALF MILE FROM NEW SUPER WALMART
2/10 MILE EAST OF SR 515 AT PHILADELPHIA ROAD
NEARLY 4000 FEET FRONTAGE ON PHILADELPHIA RD.**

NEXT MAJOR SIGNALIZED INTERSECTION

RECENTLY ANNEXED INTO CITY OF JASPER

**SEWER AVAILABLE 1000 FEET FROM SOUTH TRACT
NORTH 101 ACRES ADJOINS 4.45 ACRES ON MARKET
PROVIDING 1,100 FEET FRONTAGE ON SR515**

WILL SPLIT PROPERTY:

100 ACRE TRACT NORTH

75 ACRE TRACT SOUTH

\$75,000. PER ACRE

CONTACT: DAN WOLF – BROKER

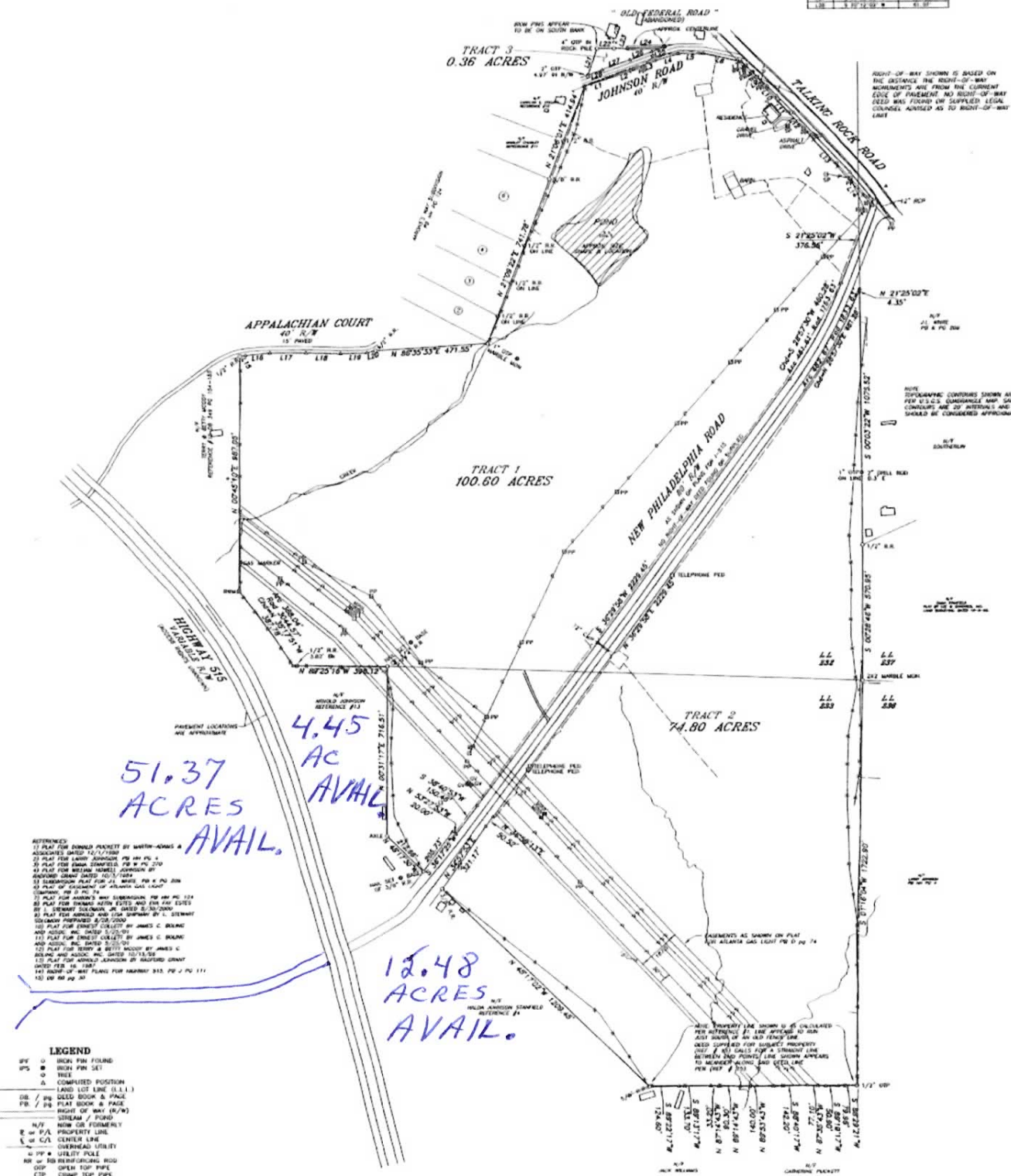
CELL 678-371-4551 OFFICE 770-888-8889, EMAIL: DAN@WOLF-REALTY.COM

**6010 PROVIDENCE LANE, CUMMING, GEORGIA 30040
WWW.WOLF-REALTY.COM**

PLAT

Station	Bearing	Distance
101	N 77° 45' 00" E	118.00
102	N 77° 45' 00" E	118.00
103	N 77° 45' 00" E	118.00
104	N 77° 45' 00" E	118.00
105	N 77° 45' 00" E	118.00
106	N 77° 45' 00" E	118.00
107	N 77° 45' 00" E	118.00
108	N 77° 45' 00" E	118.00
109	N 77° 45' 00" E	118.00
110	N 77° 45' 00" E	118.00
111	N 77° 45' 00" E	118.00
112	N 77° 45' 00" E	118.00
113	N 77° 45' 00" E	118.00
114	N 77° 45' 00" E	118.00
115	N 77° 45' 00" E	118.00
116	N 77° 45' 00" E	118.00
117	N 77° 45' 00" E	118.00
118	N 77° 45' 00" E	118.00
119	N 77° 45' 00" E	118.00
120	N 77° 45' 00" E	118.00

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
CLOSURE PRECISION 730.000"
ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED
BY USE OF TOPCON ELECTRONIC TOTAL STATION
TOPCON TS-113
THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA AS DETERMINED FROM FLOOD
INSURANCE STUDY MAP OF PICKENS COUNTY
(COMMUNITY NO. 130746A)
DATE: MAY 14, 2005
DATE: DECEMBER 31, 1982



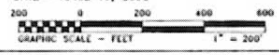
- REFERENCES
- 1) PLAT FOR DONALD PACEY BY WATSON-ADAMS & ASSOCIATES DATED 12/17/1980
 - 2) PLAT FOR LARRY SANDGREN PG 88 PG 2
 - 3) PLAT FOR BRUCE COMPTON PG 88 PG 210
 - 4) PLAT FOR WELLS HOWELL JOHNSON BY SANDGREN DATED 10/13/1984
 - 5) SANDGREN PLAT FOR J.L. WARD PG 8 PG 208
 - 6) PLAT FOR EUGENE W. ANDERSON DATED 10/13/1984
 - 7) PLAT FOR ANDREW WATSON SANDGREN PG 88 PG 124
 - 8) PLAT FOR DONALD ADAM ESTES AND FOR ADAM ESTES BY L. SANDGREN DATED 08/19/82 PG 208
 - 9) PLAT FOR DONALD AND LORNE SANDGREN BY L. SANDGREN DATED 08/19/82 PG 208
 - 10) PLAT FOR EUGENE W. ANDERSON BY JAMES C. BEANE AND ASSOC. INC. DATED 5/25/01
 - 11) PLAT FOR EUGENE W. ANDERSON BY JAMES C. BEANE AND ASSOC. INC. DATED 5/25/01
 - 12) PLAT FOR TERRY A. BEYER DATED BY JAMES C. BEANE AND ASSOC. INC. DATED 10/13/03
 - 13) PLAT FOR ANDREW SANDGREN BY SANDGREN DATED FEB. 14, 1987
 - 14) BOUNDARY MAP PLAT FOR HENRY S.B. J. PG 111
 - 15) PG 80 PG 30

- LEGEND
- BY ○ BORN PIN FINDING
 - BY ● BORN PIN SET
 - TREE
 - △ COMPUTED POSITION
 - DB LAND LOT LINE (L.L.)
 - DB / PG USED BOOK & PAGE
 - PB / PG PLAT BOOK & PAGE
 - RIGHT-OF-WAY (R.O.W.)
 - STREAM / FORD
 - N/P BORN OR FORMERLY
 - E or P/A PROPERTY LINE
 - CENTER LINE
 - OVERHEAD UTILITY
 - UTILITY POLE
 - 8" or 10" OVERHEAD ROAD
 - OPEN TOP PIPE
 - COVER TOP PIPE
 - FENCE
 - DIRT OR GRAVEL ROAD
 - PAVED DRIVEWAY
 - GRAVEL
 - P.O.B. POINT OF BEGINNING
- MEASUREMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS UNLESS OTHERWISE NOTED.

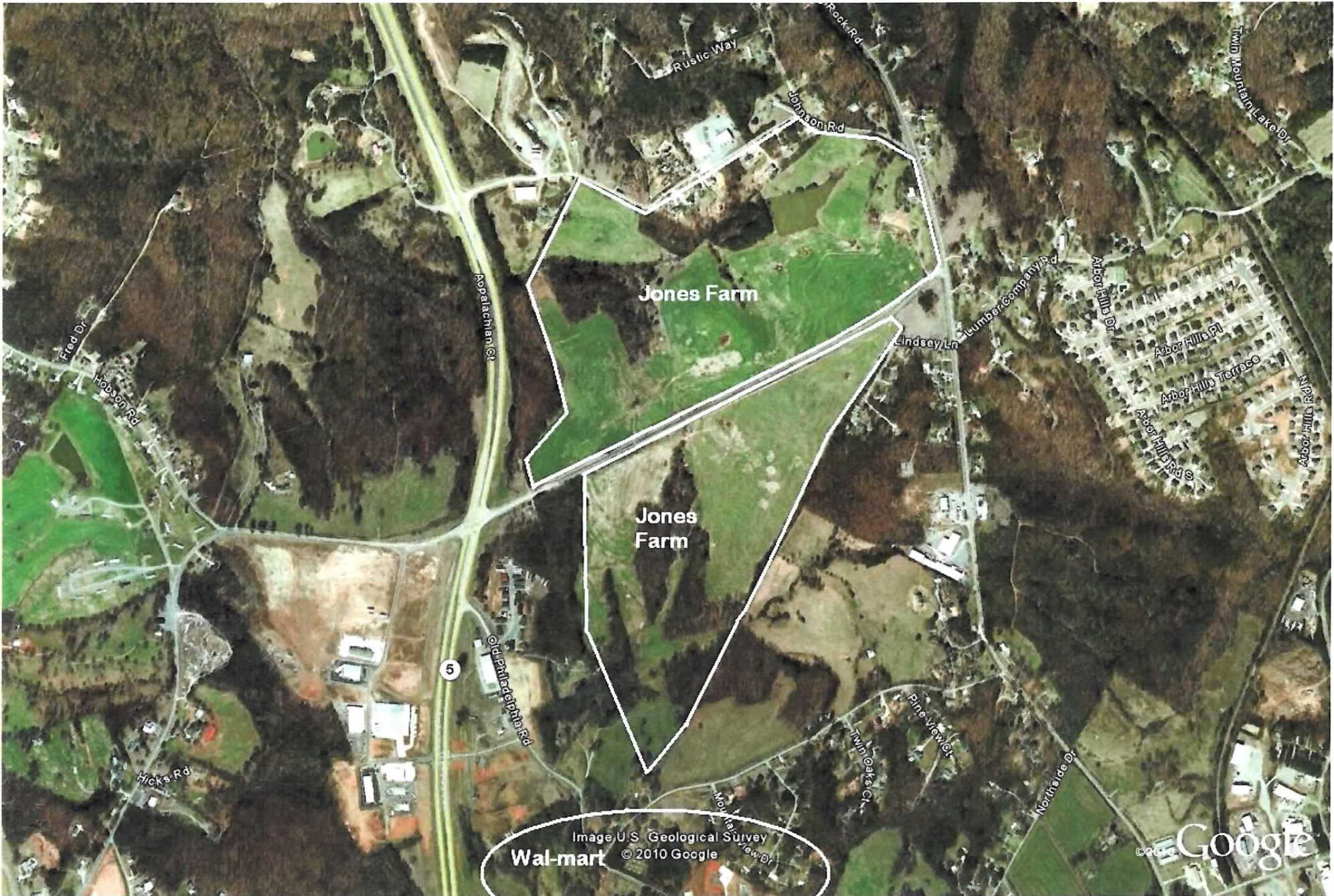
SURVEY FOR:
ROXILEA JONES GOBLE, ELIZABETH JONES GLENN,
SUE JONES WARD, CAROL GARTRELL TURNER
& SARAH JONES GARTRELL
LAND LOT(S) - 232 & 233
DISTRICT - 12th SECTION - 2nd
CO - PICKENS STATE - GEORGIA
DATE - APRIL 19, 2005



REECE LAND SURVEYING, P.C.
SURVEYING & PLANNING
P.O. Box 5160 Canton, GA 30114
PHONE: (770) 479-9888 FAX: (770) 704-0488



JOB # 05020 050 # 05020



Jones Farm

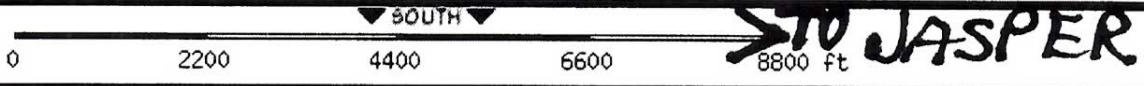
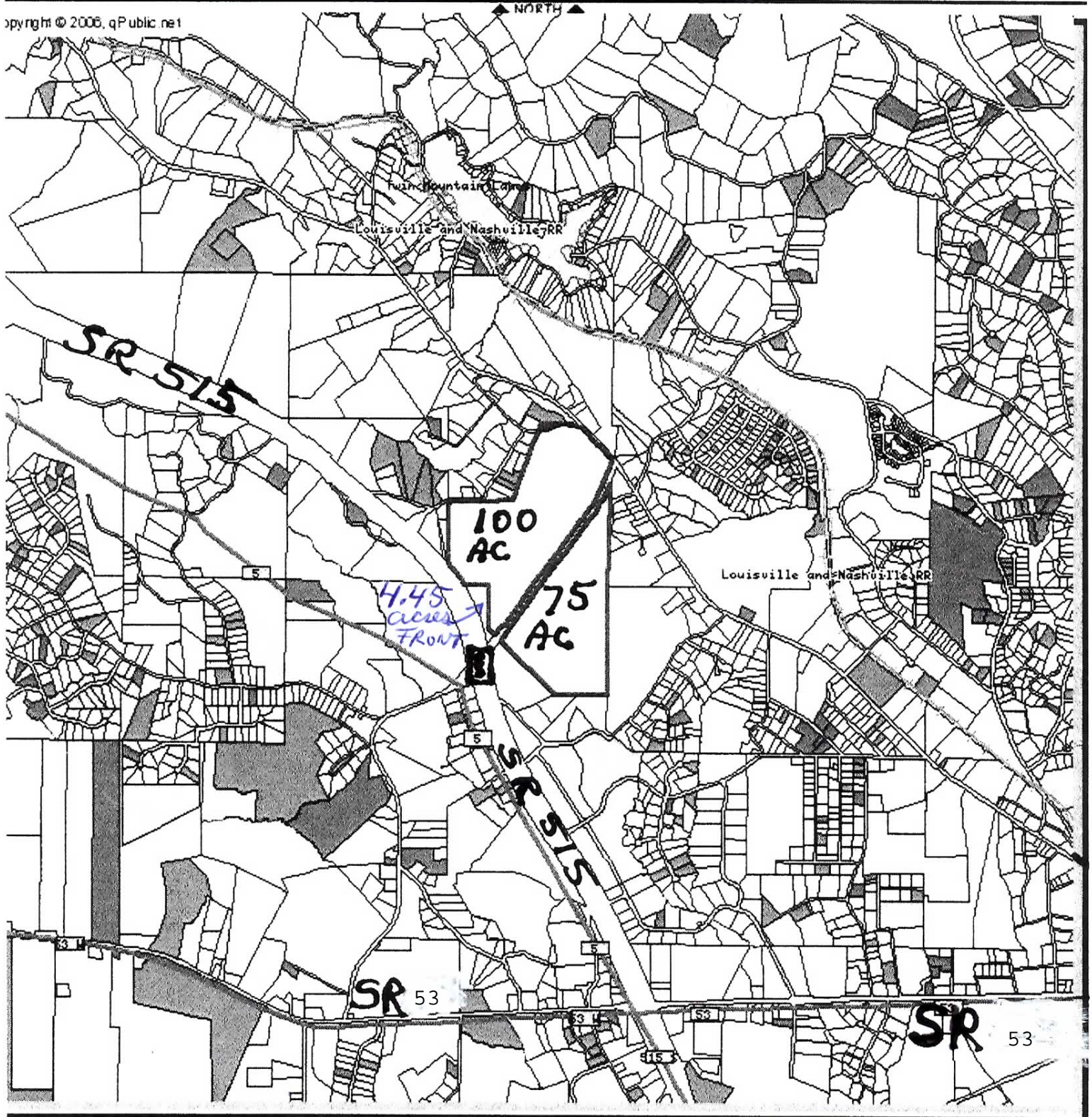
Jones Farm

Image U.S. Geological Survey
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Wal-mart

Google

Pickens County Parcel Maps

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**This is a
6" line
On Appalachian
Ct.**

**The Jones
farm outlined
in white**

**The light blue line
is a 8" line along
Philadelphia Rd.**

**Sewer
line**

**new water
storage
tank**

**Wal-
mart**

**The 12" line is
placed under the
power lines
going across the
Jones Farm.**

**Philadelphia Rd.
and 515**

**Sewer
line ends.**

**The blue line is the 12" water
main going north.**

Image U.S. Geological Survey

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