



METRO BROKERS

FOR SALE

**54.80 +/- ACRE TRACT
5395 HWY 155
STOCKBRIDGE, GA 30281**

ZONED - R-2 – SUITABLE FOR A RESIDENTIAL SUBDIVISION

UTILITIES: Water, Electricity & Gas

(Public Sewer – Subject to verification with the county)

All the Engineering has been done – Plans are available.

(Located in one of the fastest growing Henry County)

REDUCED PRICE: \$1,400,000

FOR INFORMATION CALL:

Narender G. Reddy, LL.B., M.B.A

Associate Broker

Coldwell Banker Commercial Metro Brokers

Phone: 404-320-4800

Cell No. 404-314-8231

e.mail: NGReddy9@gmail.com

Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

LEGEND	
POWER POLE	---○---
EX. OVERHEAD POWER LINES	---E---
LIGHT POLE	---○---
EX. FENCE	---X---
IPS = IRON PIN SET (3/4" REBAR)	---○---
DTP = OPEN TOP PIPE	---○---
DB = DEEP BOOK	---
PB = PLAT BOOK	---
PC = PAGE	---
N/F = NOW OR FORMERLY	---
EX = EXISTING	---
POB = POINT OF BEGINNING	---
RCP = REINFORCED CONCRETE PIPE	---
CMP = CORRUGATED METAL PIPE	---○---
CPP = CORRUGATED PLASTIC PIPE	---○---
STORM STRUCTURE	---○---
STORM HEADWALL	---○---
FIRE HYDRANT	---○---
EX. BUILDING	---○---
EX. ASPHALT	---○---
EX. DIRT DRIVE	---○---
EX. CONCRETE	---○---

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 54,854 FEET AND AN ANGULAR ERROR OF 0.011' PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 159,093 FEET.

EQUIPMENT USED: TOPCON GTS-313.
AS PER CRITICAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 131S100085C DATED: MAY 18, 2008

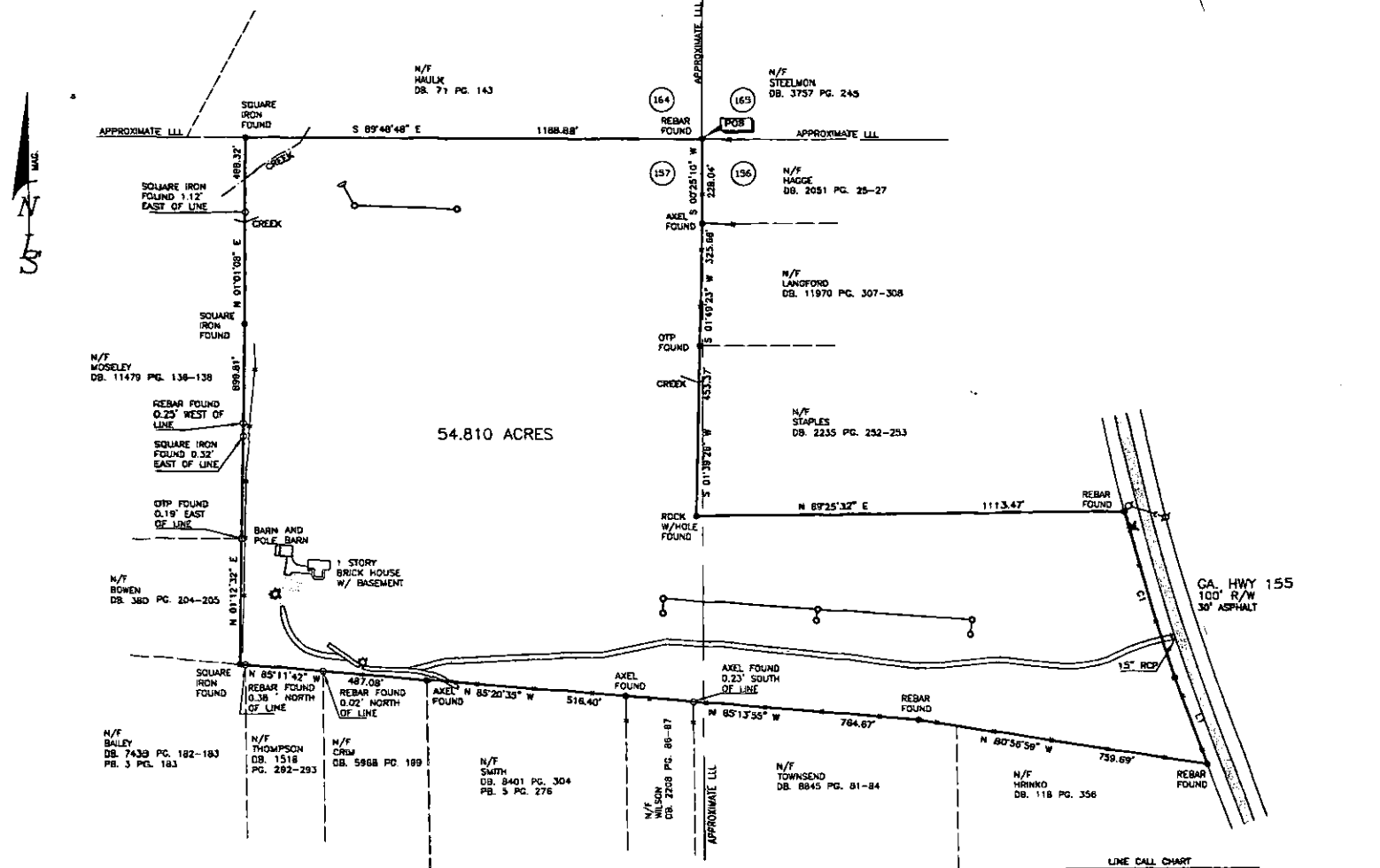
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREIN, DIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

SIBLEY-MILLER
SURVEYING & PLANNING INC.
2082 HWY. 42 NORTH
MCDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

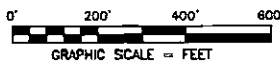
BOUNDARY SURVEY
54.810 ACRES
EXQUISITE SOUTHERN PROPERTIES LLC.
LAND LOTS 156, & 157, 11th. DISTRICT
HENRY COUNTY, GEORGIA



PROJECT NO.: B11039
DRAWN BY: TLM
SCALE: 1" = 200'
DATE: 4-22-2011



NOTE: STORM STRUCTURES LOCATED ARE ABOVE GROUND VISIBLE AT THE TIME OF SURVEY. ANY STRUCTURES BELOW GROUND UNVISIBLE WERE NOT LOCATED. THERE MAY BE ADDITIONAL STORM STRUCTURES ON SITE.



LINE	BEARING	DISTANCE
11	S 19°34'48" E	243.20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5011.39'	454.08'	453.90'	N 1°08'18" W