

+/- 42.336 Acres For Sale

New Hope Road, Fayetteville, GA 30214

For more information please contact:
Brent Randolph Cell: 770.318.6815



- +/- 42.336 Acres
- Price: \$3,400,000
- Frontage on New Hope Road
- All utilities excluding sewer
- Traffic Count: 12,900 VPD on Hwy 92 N
- Approx. 4 miles to Fayette Pavilion or Trilith Studios
- Approximately 15 miles to ATL Airport
- Zoned: A-R
- County: Fayette



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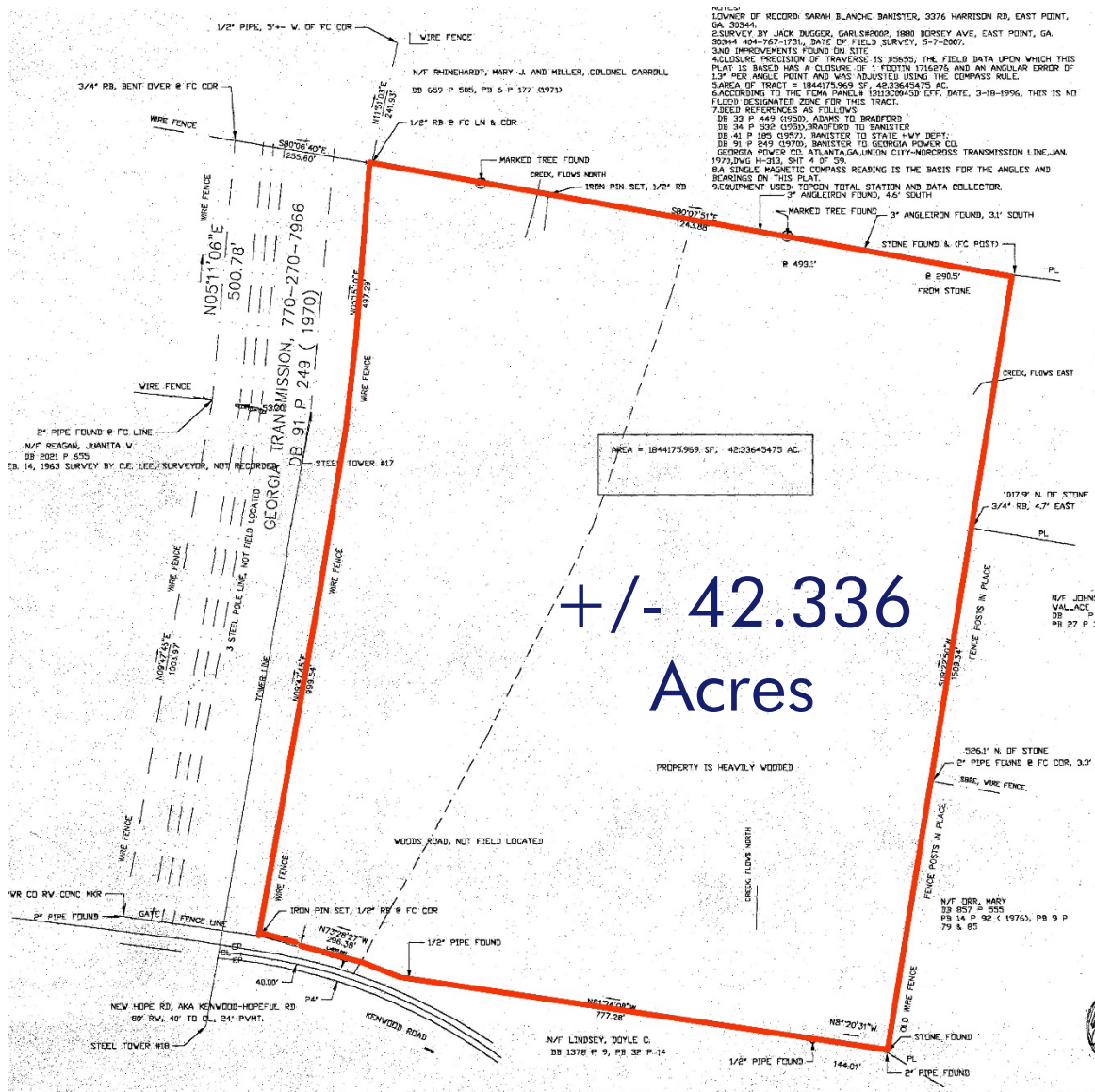
Randolph
Williams

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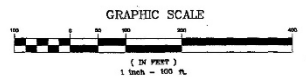
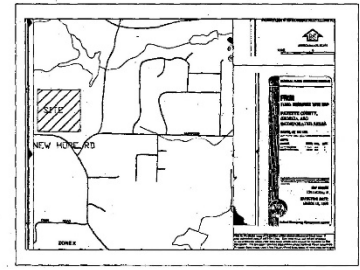
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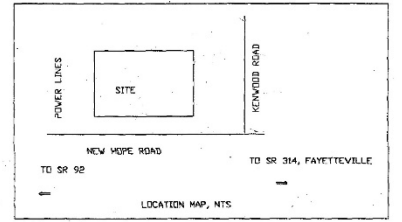
SURVEY



RULES
OWNER OF RECORD: SARAH BLANCHE BANISTER, 3276 HARRISON RD, EAST POINT, GA 30344.
SURVEY BY JACK DUGGER, CARLSBROOK, 1880 BORSKY AVE, EAST POINT, GA 30344 404-767-1731, DATE OF FIELD SURVEY, 5-7-2007.
340 IMPROVEMENTS FOUND ON SITE
4. CLOSURE PRECISION BY TRAVERS: IS 136555, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOTON 174678 AND AN ANGULAR ERROR OF 13" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
5. AREA OF TRACT = 1844175.969 SF, 42.33645475 AC.
6. ACCORDING TO THE FCMA PANEL # 121320945D EFF. DATE, 3-18-1996, THIS IS NO FLOOD DESIGNATED ZONE FOR THIS TRACT.
7. BEED REFERENCES AS FOLLOWS:
DB 32 P 449 (1950), ADAMS TO BRADFORD
DB 34 P 532 (1950), BRADFORD TO BANISTER
DB 41 P 185 (1947), BANISTER TO STATE HWY DEPT.
DB 51 P 249 (1970), BANISTER TO GEORGIA POWER CO.
GEORGIA POWER CO. ATANTA, GALUMION CITY-NORCROSS TRANSMISSION LINE, JAN 1970-DW-11-213, SHEET # OF 55
8. A SINGLE MAGNETIC COMPASS BEARING IS THE BASIS FOR THE ANGLES AND BEARINGS ON THIS PLAT.
9. EQUIPMENT USED: TOPCON TOTAL STATION AND DATA COLLECTOR.
3" ANGLE IRON FOUND, 4.5' SOUTH



N/4" JOHNSON, TONI G.
DB 1017 P 649 (1991) SURVEY
NOT RECORDED BY SHIMMICK,
LARRY C.



LEGEND
PL- PROPERTY LINE
BB- BENCH BOOK
EP- EDGE PAVEMENT
CP- CENTERLINE
FC- FENCE CORNER
FL- LN FENCE LINE
RW- RIGHT OF WAY
RB- IRON REBAR

N/4" JOHNSON, MRS. JEAN
VALLACE
BB 27 P 38 (1993)

Doc ID: 20750574001 Type: PLT
Filed: 06/04/2007 at 01:28:00 PM
Fee amt: \$0.00 Page 1 of 1
Fayetteville, Ga, Clerk Superior Court
Shelia Stoussard Clerk of Court
EX 44 PG 43



REV.	DESCRIPTION	BY	DATE

JOB NAME: SARAH BLANCHE BANISTER
LOCATION: NEW HOPE ROAD TRACT
FAYETTE COUNTY, GEORGIA

DESCRIPTION: D. S. LL 254

DRAWN BY: JPD	CHECKED BY: JPD
SCALE: 1" = 100'	DATE: MAY 10, 2007
JOB NUMBER	SHEET
NEWHOPE.DWG	1 OF 1

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This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.