



LAND FOR SALE

Southwest Corner GA Highway 154 and Marion Beavers Road Sharpsburg, GA

- Size: 3.0 Acres
- Currently Zoned: RC (Rural Conservation)
- Signalized intersection with great visibility and frontage on GA Hwy 154
- Excellent C-Store or Retail Strip Center Site
- Traffic Counts on Hwy 154
North of Site: 12,410 VPD
South of Site: 11,320 VPD
- All Utilities Except Sewer Available
- Price: \$350,000 per Acre
- County: Coweta

For more information

Brent Randolph
770-389-9100

Deronda Brown
678-859-6021

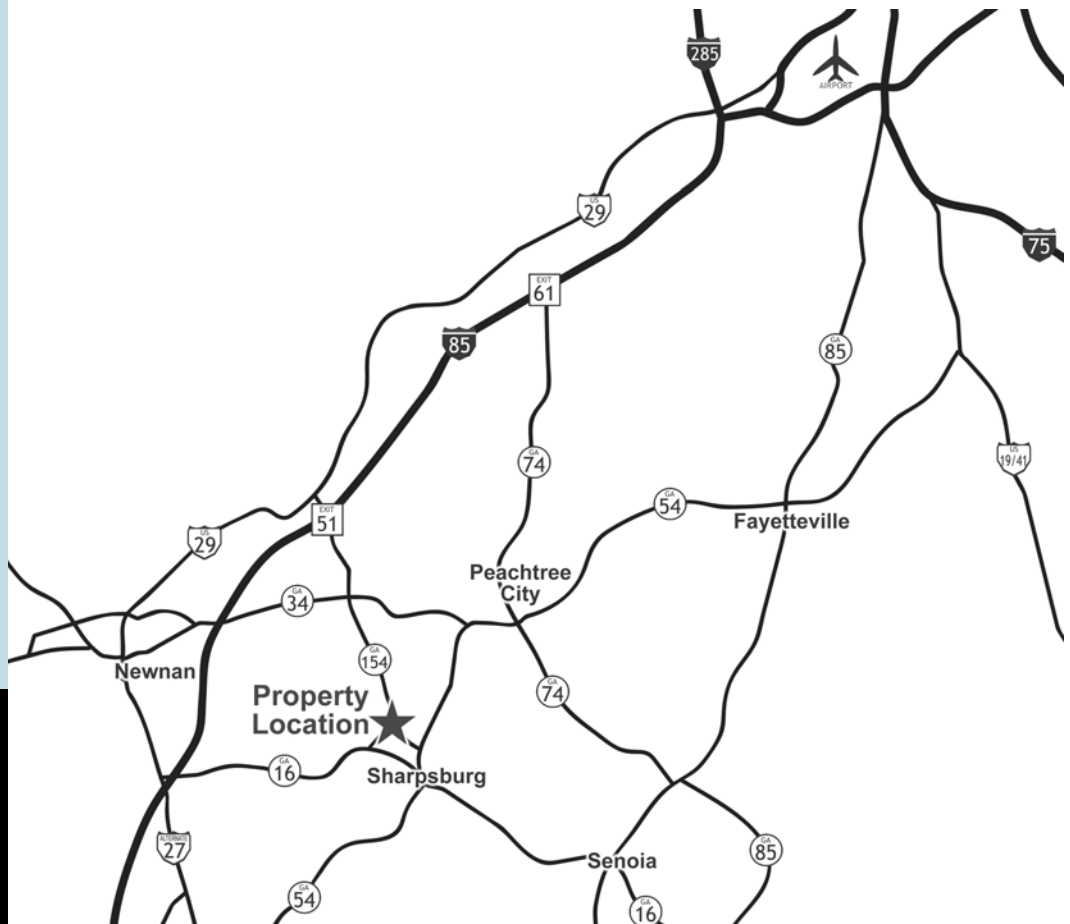
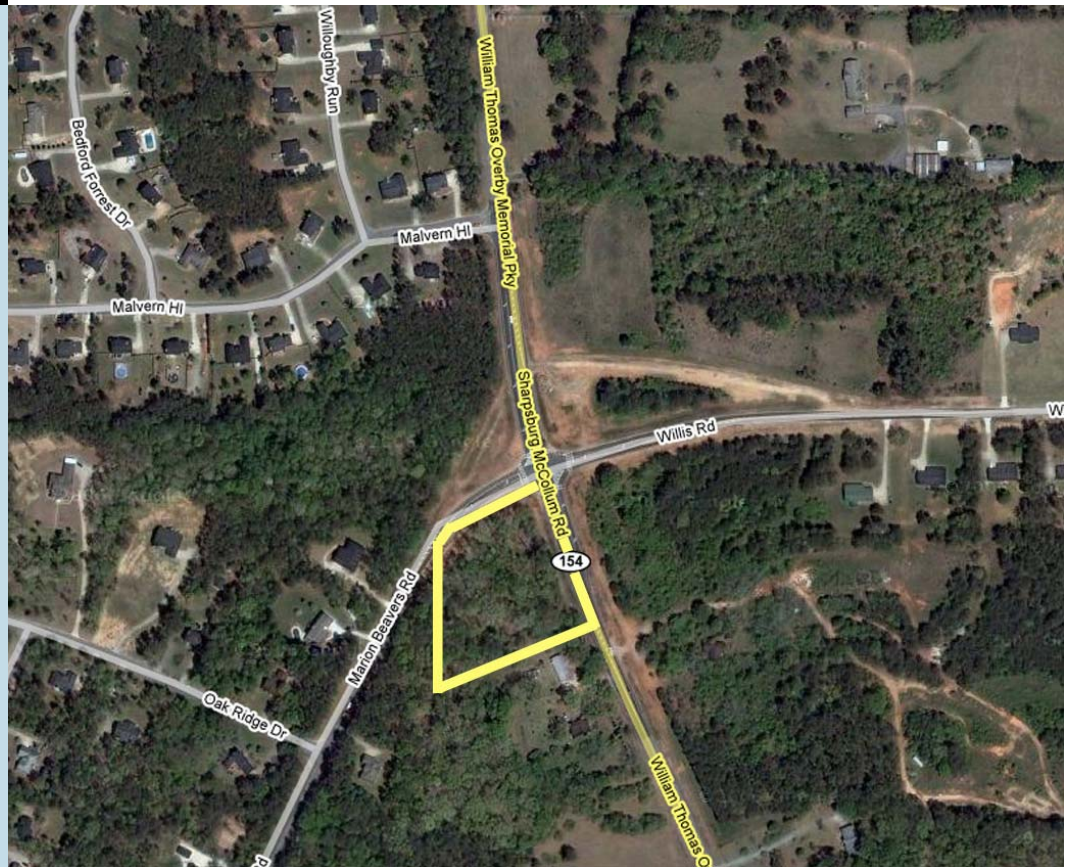
Group Six Real Estate, LLC
900 Westpark Dr, Suite 300
Peachtree City, GA 30269
P 770-389-9100
F 770-631-7274

www.groupvi.com

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.

Marketed in cooperation with

**KELLER
WILLIAMS**
Realty Professionals



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDERSIGNED AND CHRISTOPHER BRIDGEMAN LAND SURVEYORS MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION MAY USED BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRAR ACROSS THE REGISTRAR'S SEAL.

**MARION BEAVERS ROAD
RIGHT OF WAY VARIES**

- LEGEND:**
- CL - LAND LOT
 - SLA - ALSO KNOWN AS
 - SL - FORDERLY KNOWN AS
 - BL - BUILDING LINE
 - R/W - RIGHT-OF-WAY
 - H/W - HIGHWAY OR TOWNSHIP
 - F-P - POWER LINE
 - X-X - FENCE
 - S-S - SINKER LINE
 - H/S - HIGHEST ADJACENT GRADE
 - L/W - LOWEST ADJACENT GRADE
 - M/F - FINISHED FLOOR
 - M/L - MINIMUM FINISHED FLOOR
 - C/L - CENTERLINE
 - - ADDRESS

PAUL J. McEILWAIN
D.B. 1127-441-432
P.A. 07/116



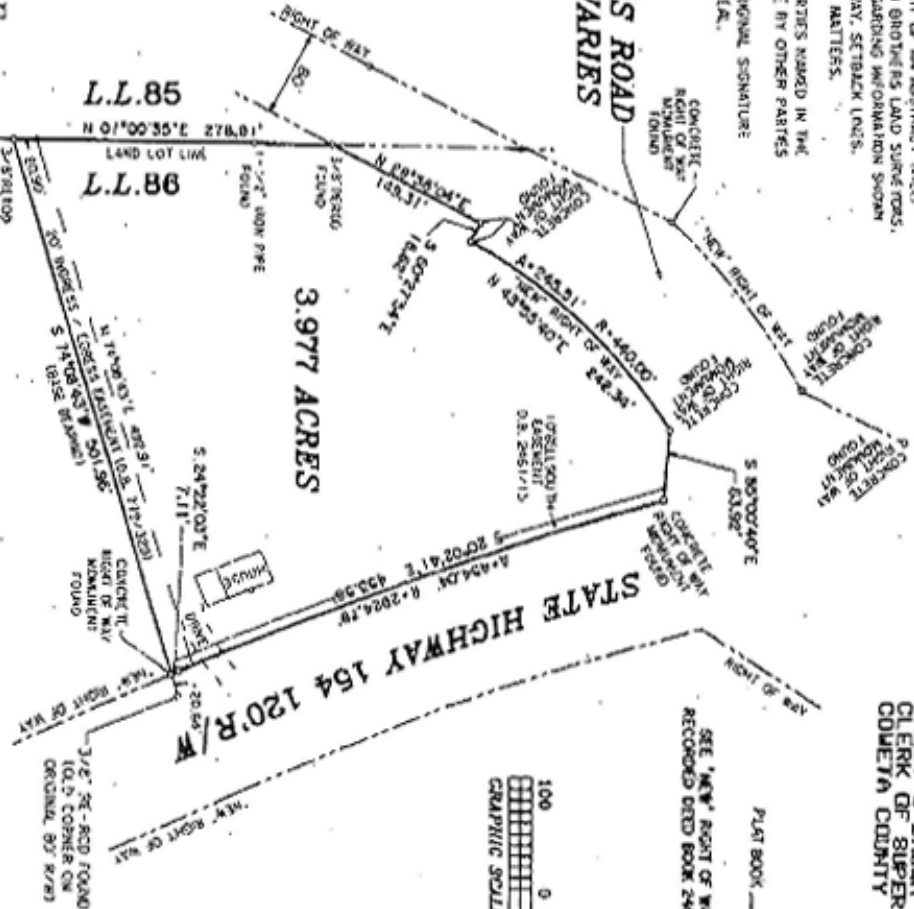
IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION AND THE PLATTED INFORMATION HAS BEEN PREPARED IN CONFORMITY WITH THE STATUTES AND REGULATIONS OF GA.

DATE: 8/28/2006
GEOGRAPHIC SCALE: 1"=100'

I HAVE THIS DAY EXAMINED THE OFFICIAL PLAT MAP AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL PLANNED AREA.

**BARBARA A. WILLIS
BARRETT**

DEAR BROTHER PAGE 28A
PLAT BOOK 2461 PAGE 19



FILED IN OFFICE
08/29/2006 09:08 PM
BOOK PG: 0-0
CLINDY G BRIDGMAN
CLERK OF SUPERIOR COURT
COWETA COUNTY

SEE 'NEW' RIGHT OF WAY DEED
RECORDED DEED BOOK 2461 PAGE 19

PLAT BOOK 83 pg 316



REFERENCE DEEDS FOR NEW RIGHT OF WAY RECORDED
IN DEED BOOK 2461 PAGES 12-18

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN 15,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE COMPOUND RULE.

THIS PLAT HAS BEEN CALCULATED FOR SQUARE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,500,000 FEET OR GREATER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-312 TOTAL STATION.

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E MAIL: CHRISBR@CSWILLIAMS.COM

SURVEY FOR:		BARBARA A. WILLIS BARRETT	
SCALE:	1"=100'	FILED WORK DATE:	04/14/2006
DRAWING DATE:	4/28/2006	DIST:	2006 42
LOCATED IN LAND LOT 86 LAND DISTRICT 1 COWETA COUNTY, GEORGIA		DRAWING NUMBER: 09915	
SURVEY BY:		<i>Paul J. McEilwain</i>	