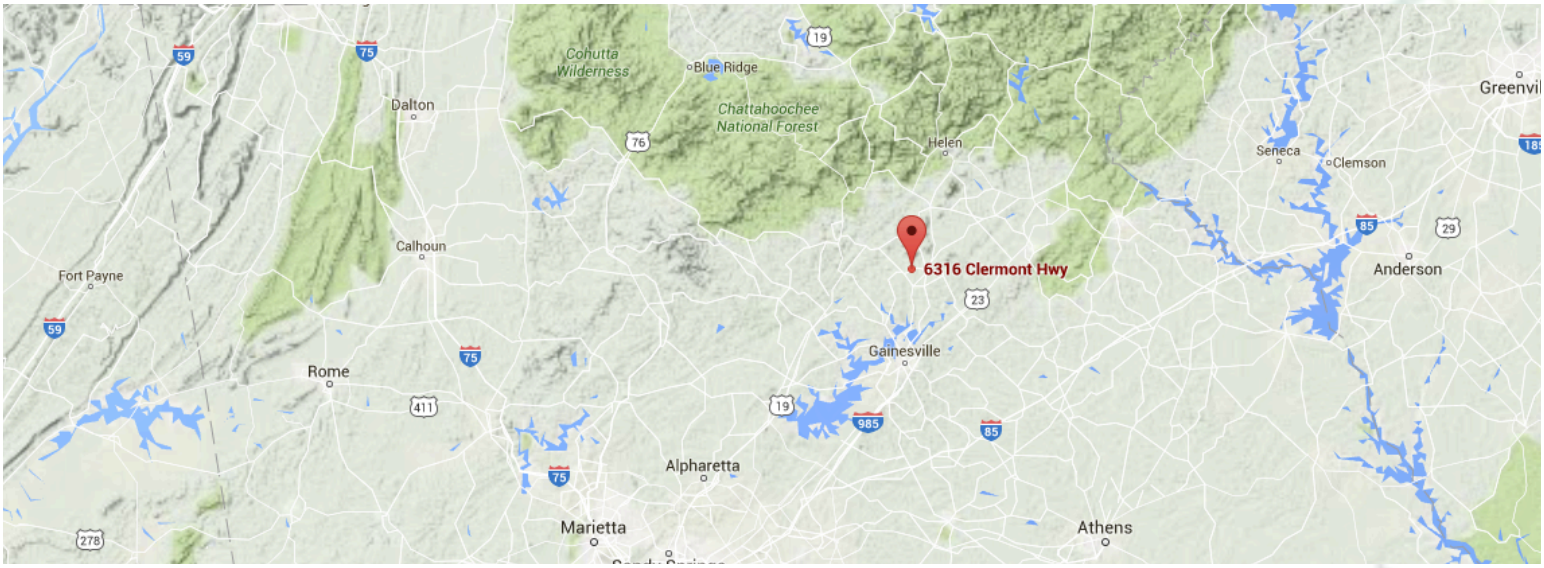
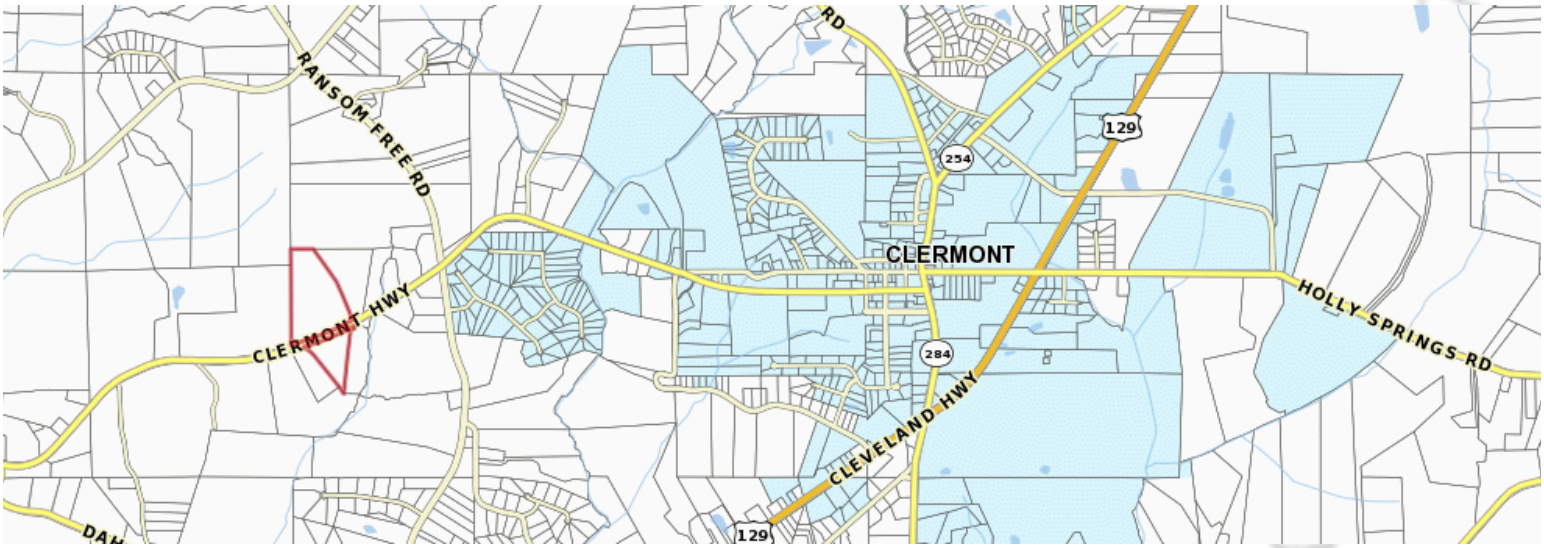
Trace Copeland
Managing Broker
Trout Land, LLC
404.488.2084
tcopeland@troutlandco.com

26.271 Acres FOR SALE Hall County, Georgia

Address: 6316 Clermont Hwy, Clermont 30527 | **Parcel ID:** 12033 000001

Current Zoning: AR-IV | **Site Area:** 26.271 +/- Ac | 24 Acres Pasture, 2 Acres Hardwoods
Over 1,100' of Road Frontage on Clermont HWY | 1950'S 1,100 SQ FT Farm House
Schools: Wauka Mountain ES | North Hall MS |North Hall HS





The information above has been obtained from sources believed reliable. It is provided without any guaranty, warranty or representation, expressed or implied, made by Trout Land, LLC, or any related entity, as to the accuracy or completeness of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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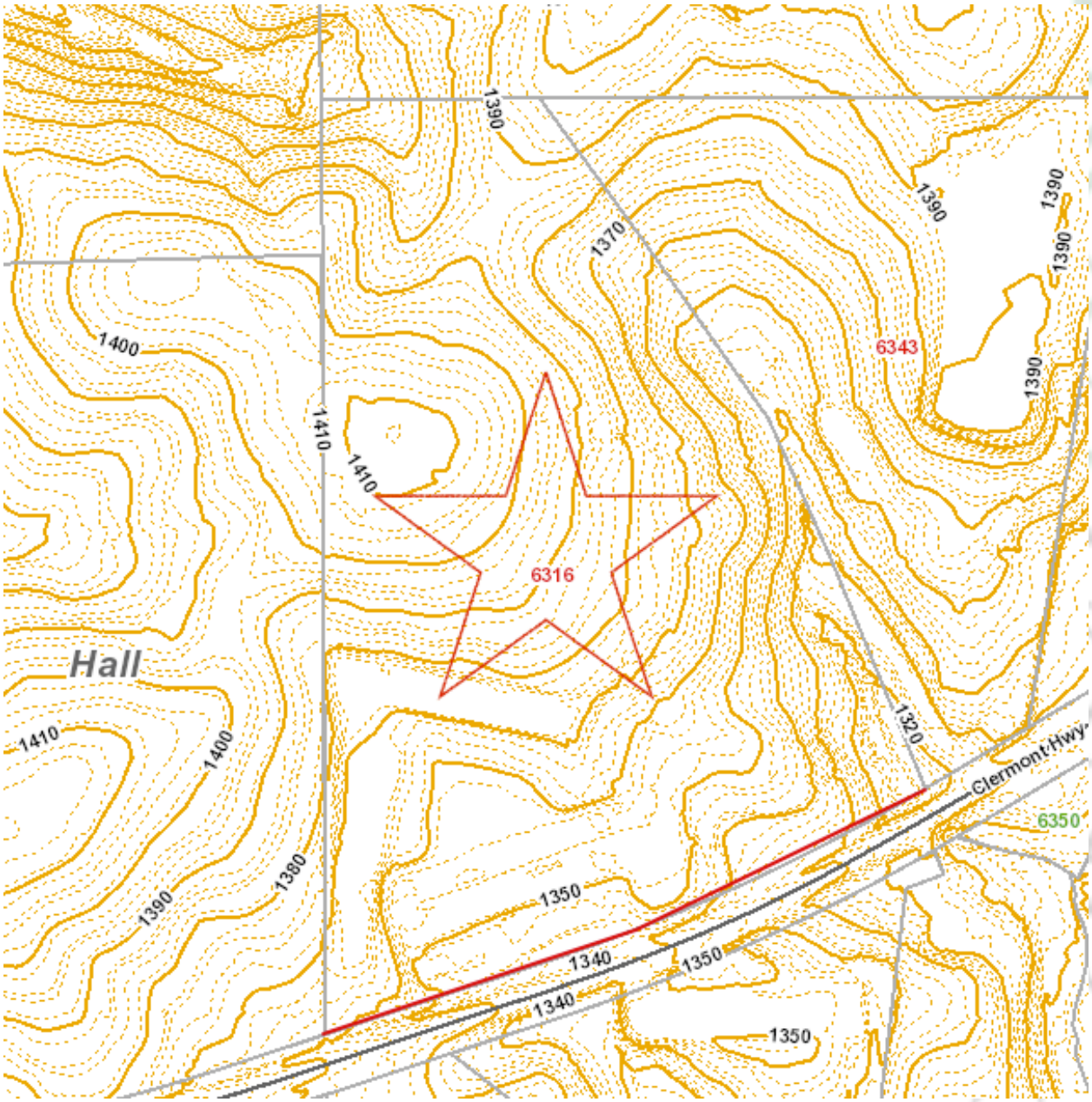

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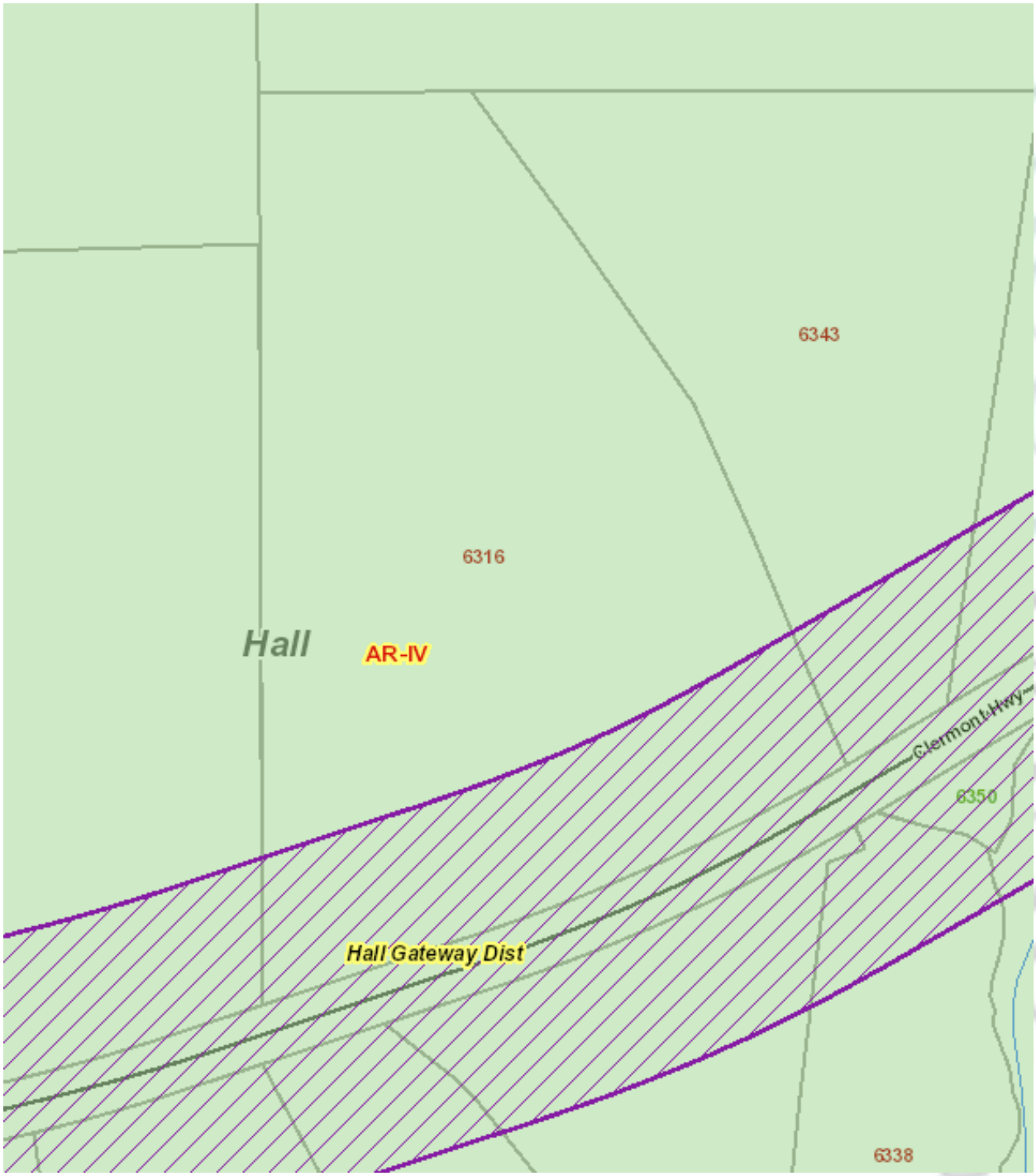

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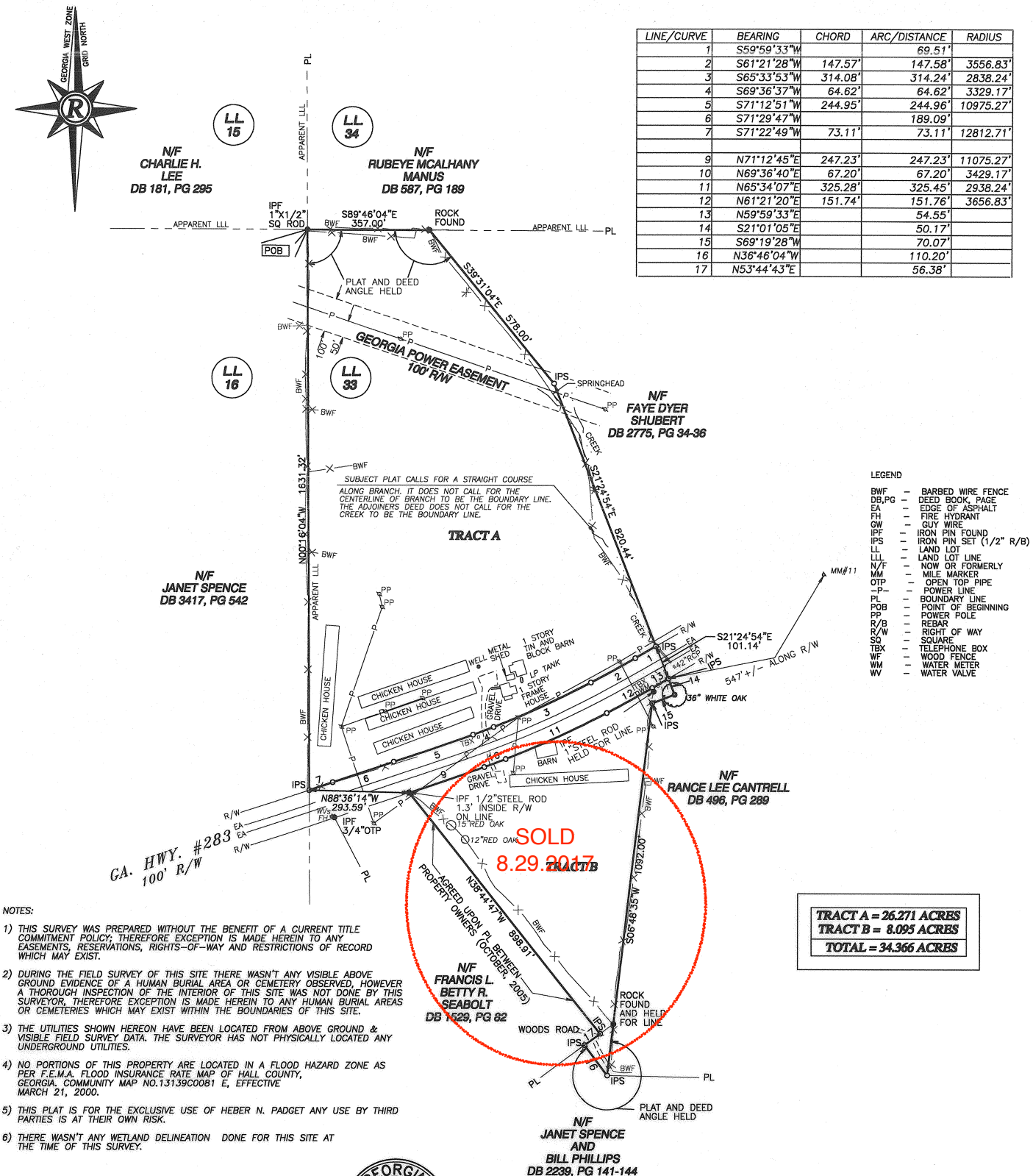

LINE/CURVE	BEARING	CHORD	ARC/DISTANCE	RADIUS
1	S59°59'33"W		69.51'	
2	S61°21'28"W	147.57'	147.58'	3556.83'
3	S65°33'53"W	314.08'	314.24'	2838.24'
4	S69°36'37"W	64.62'	64.62'	3329.17'
5	S71°12'51"W	244.95'	244.96'	10975.27'
6	S71°29'47"W		189.09'	
7	S71°22'49"W	73.11'	73.11'	12812.71'
9	N71°12'45"E	247.23'	247.23'	11075.27'
10	N69°36'40"E	67.20'	67.20'	3429.17'
11	N65°34'07"E	325.28'	325.45'	2938.24'
12	N61°21'20"E	151.74'	151.76'	3656.83'
13	N59°59'33"E		54.55'	
14	S21°01'05"E		50.17'	
15	S69°19'28"W		70.07'	
16	N36°46'04"W		110.20'	
17	N53°44'43"E		56.38'	

LEGEND

BWF	–	BARBED WIRE FENCE
DB,PG	–	DEED BOOK, PAGE
EA	–	EDGE OF ASPHALT
FH	–	FIRE HYDRANT
GW	–	GUY WIRE
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2" R/B)
LL	–	LAND LOT
LLL	–	LAND LOT LINE
N/F	–	NOW OR FORMERLY
MM	–	MILE MARKER
OTP	–	OPEN TOP PIPE
-P-	–	POWER LINE
PL	–	BOUNDARY LINE
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
R/B	–	REBAR
R/W	–	RIGHT OF WAY
SQ	–	SQUARE
TBX	–	TELEPHONE BOX
WF	–	WOOD FENCE
WM	–	WATER METER
WV	–	WATER VALVE

NOTES:

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

2) DURING THE FIELD SURVEY OF THIS SITE THERE WASN'T ANY VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED, HOWEVER A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE WAS NOT DONE BY THIS SURVEYOR, THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN BURIAL AREAS OR CEMETERIES WHICH MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.

3) THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND & VISIBLE FIELD SURVEY DATA. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

4) NO PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY MAP NO.13139C0081 E, EFFECTIVE MARCH 21, 2000.

5) THIS PLAT IS FOR THE EXCLUSIVE USE OF HEBER N. PADGET ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

6) THERE WASN'T ANY WETLAND DELINEATION DONE FOR THIS SITE AT THE TIME OF THIS SURVEY.

TRACT A = 26.271 ACRES
TRACT B = 8.095 ACRES
TOTAL = 34.366 ACRES

THE FIELD DATA DATED 5/16/03 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,152 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,300,449 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS

GEORGIA REGISTERED No. 2160 LAND SURVEYOR FREDERICK C. YOUNGMAN

REFERENCES
1. WARRANTY DEED FOR HEBER N. PADGET, DATED MARCH 19TH, 1965 IN HALL COUNTY, GEORGIA RECORDS DEED BOOK 301 PAGES 421-422.
2. PLAT BY C.L. NEWTON RECORDED OCTOBER 15, 1940 HALL COUNTY, GEORGIA RECORDS PLAT BOOK 4, PAGE 127.
3. BOUNDARY SURVEY FOR HEBER N. PADGET SR. ESTATE, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 5/20/03
4. OTHER REFERENCES AS SHOWN.

SHEET 1 OF 1
DATE: 5/20/03
SCALE: 1" = 200'
FILE# S-004579
JOB# G203057.PAD
DRAWN BY BWH

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 100' 200' 400'

NO.	DATE	DESCRIPTION
1	10/17/05	Revise Tract B per property line agreement between owners

REVISIONS

BOUNDARY SURVEY
FOR :
HEBER N. PADGET SR. ESTATE
LOCATED IN
LAND LOT 33
12 TH DISTRICT
HALL COUNTY, GEORGIA

Rochester
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718-0600 (770)718-9090 Fax
www.rochester-assoc.com

EXHIBIT "A"

000520

All that tract or parcel of land lying and being in the 12th Land District of Hall County, Georgia, and being part of Land Lot 33 in said district, lying about two miles West of Clermont, Georgia, and more particularly described as follows:

Beginning at a rock corner where the West line of Lot 33 intersects the North side of the public road leading from the Gainesville-Dahlonega Highway to Clermont and running thence North ¼ degree West 1667 feet along the West line of Land Lot 33 to a rock corner; thence North 89 degrees 45 minutes East 357 feet to a rock corner; thence South 39 degrees 30 minutes East 578 feet to a rock on branch; thence South 21 degrees 15 minutes East 955 feet along said branch to a white oak tree; thence South 69 degrees West 66 feet to a rock; thence South 7 degrees West 1092 feet to a rock corner; thence North 36 degrees 45 minutes West 1070 feet to a rock on the South said of said public road; thence South 74 degrees West 250 feet to the beginning rock corner and containing thirty-seven and nine-tenths (37.9) acres of land, more or less, all as is more fully shown by plat of said property made by C. L. Newton, Surveyor, June 7, 1940, and recorded in Plat Book 4, page 127 of Hall County Records, reference to said plat and the record thereof is hereby made for purposes of description. Said property is bounded on the East and North by L. E. Barnes, and by Roy Guest on the West and Southwest.

Subject to existing easements.

This is the same property described and conveyed in a Warranty Deed from Louis L. Poster and Heber N. Padget d/b/a Wauka Mountain Poultry Co. to Heber N. Padget dated March 19, 1965 and recorded in Deed Book 301, page 421-422 of the Hall County Deed Records.

MAP

Item