

FOR SALE

Madison Farm - Hwy 83

MADISON, GA | MORGAN COUNTY



PARK FOR BUSINESS BUILD-TO-SUIT

169.60 DIVISIBLE ACRES

GAS, WATER & SEWER: CITY OF MADISON

DRIVING DISTANCES:

1-85: 0.5 MILES

DOWNTOWN ATLANTA: 62 MILES

HARTSFIELD-JACKSON INT'L AIRPORT: 71 MILES

ATHENS MUNICIPAL AIRPORT: 26 MILES

AUGUSTA, GA: 75 MILES

PORT OF SAVANNAH: 220 MILES

PORT OF CHARLESTON: 264 MILES

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MADISON FARM -HWY83

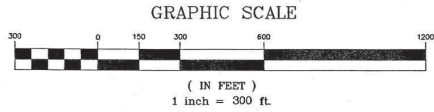
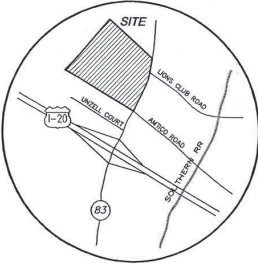
MADISON, GA

The field data upon which this map or plot is based has a closure precision of one foot in 42,165 feet and an angular error of 65" per angle point, and was adjusted using compass rule.

This map or plot has been calculated for closure and is found to be accurate within one foot in 400,000 feet.

A TOPCON OPT BETA TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plot.

VICINITY MAP

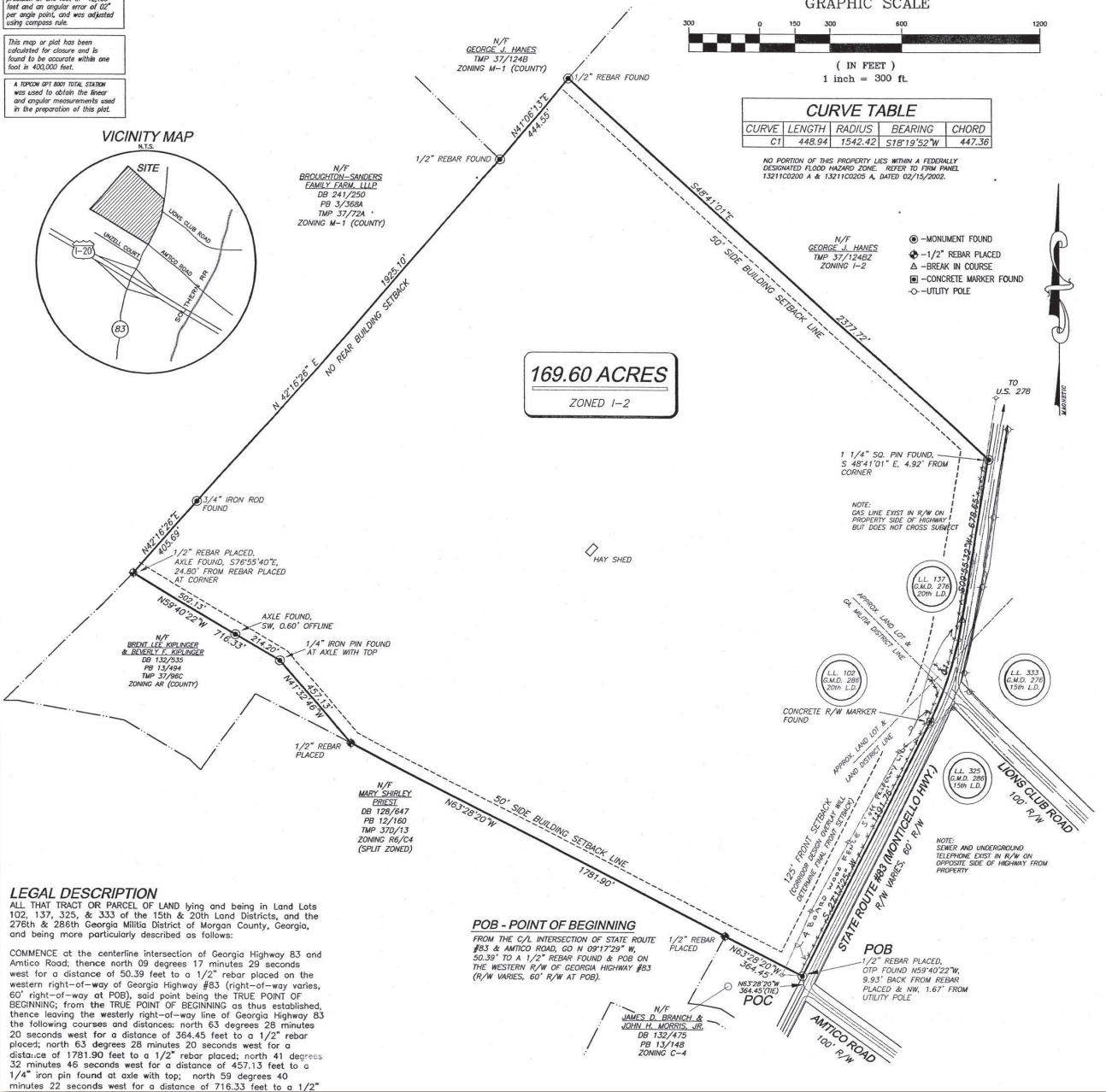


CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	448.94	1542.42	S78°19'52"W	447.36

NO PORTION OF THIS PROPERTY LIES WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFER TO FIRM PANEL 13211C0200 A & 13211C0205 A, DATED 02/15/2002.

- - MONUMENT FOUND
- ⊕ - 1/2" REBAR PLACED
- △ - BREAK IN COURSE
- - CONCRETE MARKER FOUND
- - UTILITY POLE

169.60 ACRES
ZONED I-2



LEGAL DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 102, 137, 325, & 333 of the 15th & 20th Land Districts, and the 276th & 286th Georgia Militia District of Morgan County, Georgia, and being more particularly described as follows:
COMMENCE at the centerline intersection of Georgia Highway 83 and Amico Road; thence north 09 degrees 17 minutes 29 seconds west for a distance of 50.39 feet to a 1/2" rebar placed on the western right-of-way of Georgia Highway #83 (right-of-way varies, 60' right-of-way at POB), said point being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, thence leaving the westerly right-of-way line of Georgia Highway #83 the following courses and distances: north 63 degrees 28 minutes 20 seconds west for a distance of 364.45 feet to a 1/2" rebar placed; north 63 degrees 28 minutes 20 seconds west for a distance of 1781.90 feet to a 1/2" rebar placed; north 41 degrees 32 minutes 46 seconds west for a distance of 457.13 feet to a 1/4" iron pin found at axle with top; north 59 degrees 40 minutes 22 seconds west for a distance of 716.33 feet to a 1/2"

POB - POINT OF BEGINNING
FROM THE C/L INTERSECTION OF STATE ROUTE #83 & AMICO ROAD, GO N 09°17'29" W, 50.39' TO A 1/2" REBAR FOUND & POB ON THE WESTERN R/W OF GEORGIA HIGHWAY #83 (R/W VARIES, 60' R/W AT POB).

SITE PLAN

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