

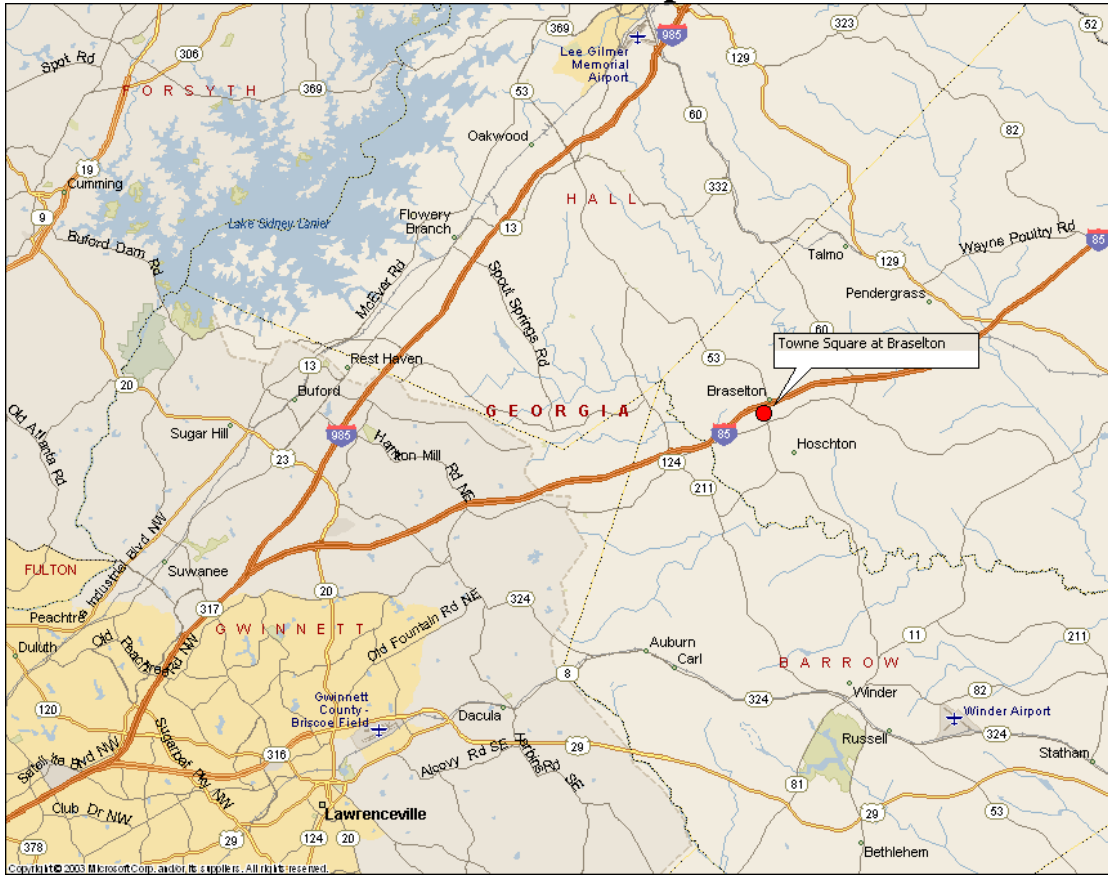


## **Vacant Commercial Lot**

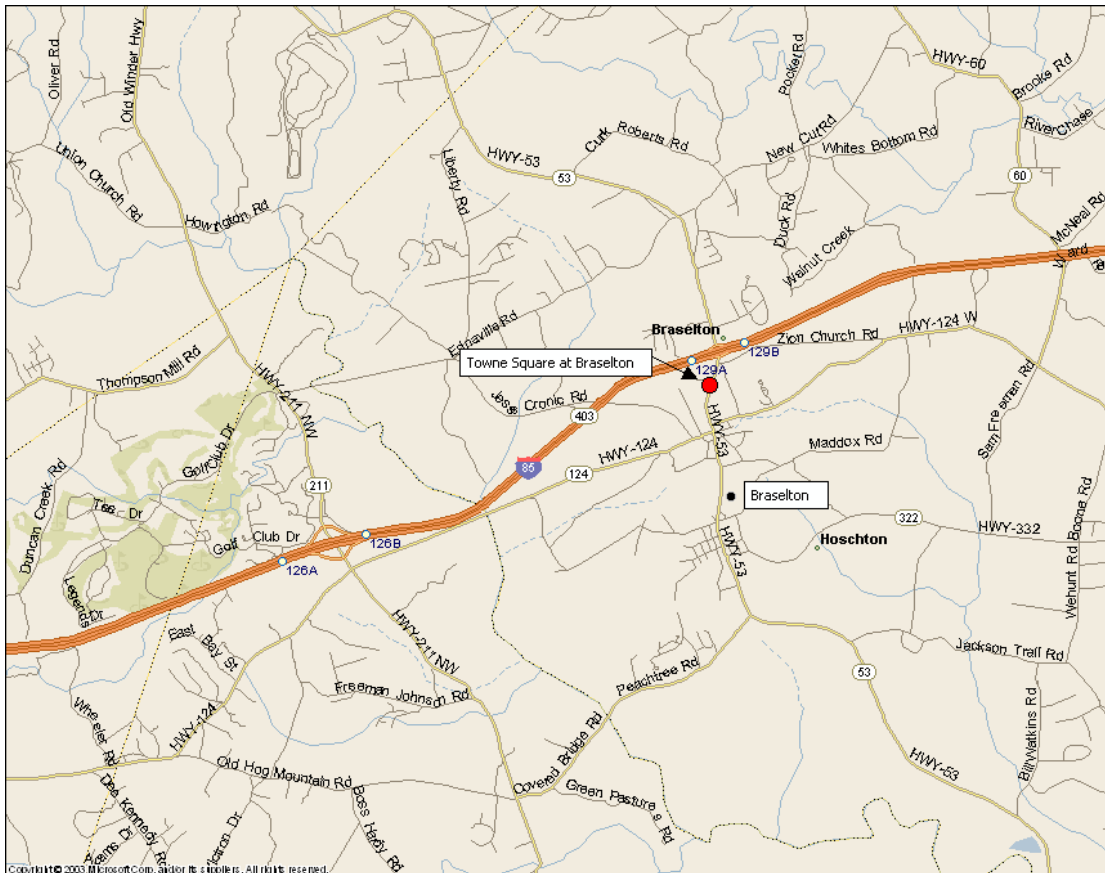
### **Property Information**

<b>Location</b>	NWC Hwy 53 (Green Street) at Cherry Drive, Braselton, Georgia The Property is strategically located at the intersection of Hwy 53 and Cherry Drive 1/10 <sup>th</sup> mile south of the I-85 interchange in Braselton, Georgia.
<b>Land Area</b>	2.48 Acres
<b>Zoning</b>	GC (General Commercial)
<b>Access</b>	1 Curb Cut Hwy 53
<b>Frontage:</b>	432 feet Hwy 53
<b>Traffic Count</b>	<b><u>16,800 cars per day</u></b> were estimated by GDOT 2014.
<b>Land Improvements</b>	The property is graded with utilities accessible at the property.
<b>Asking Price:</b>	\$1,300,000

# Location Map

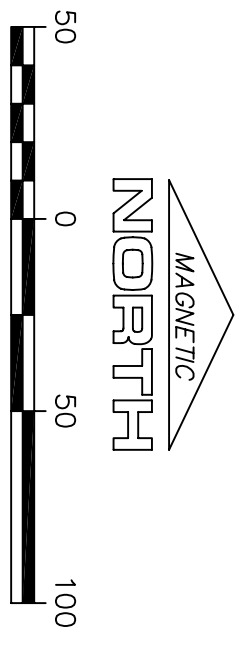


# Area Map





Braselton Property  
Hwy 53 at I-85  
Braselton, GA



SCALE IN FEET  
Area = 107,465 SF  
(or 2.48 Acres)

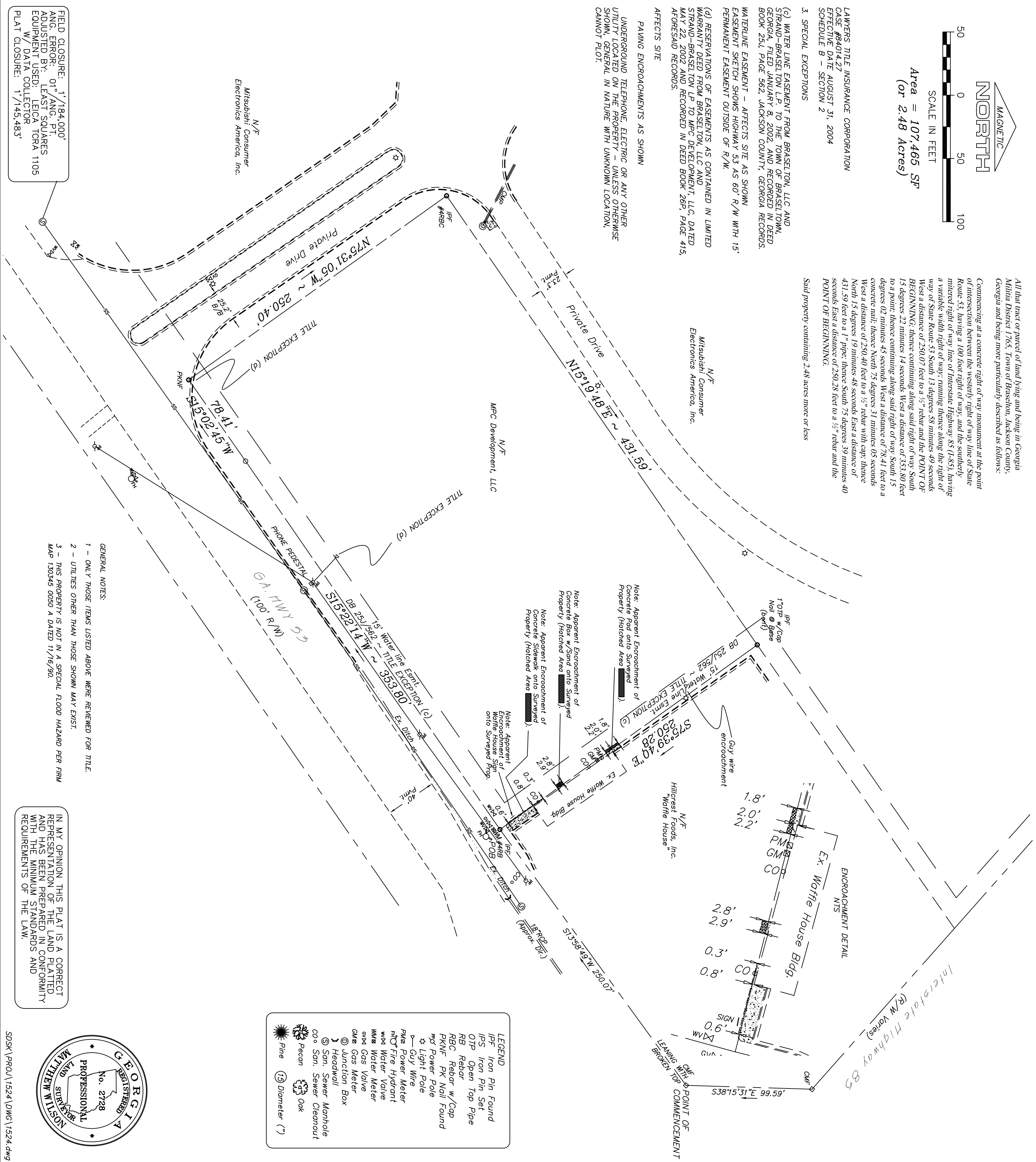
LAWYERS TITLE INSURANCE CORPORATION  
CASE #84014.27  
EFFECTIVE DATE AUGUST 31, 2004  
SCHEDULE B - SECTION 2

3. SPECIAL EXCEPTIONS  
(c) WATER LINE EASEMENT FROM BRASELTON, LLC AND STRAND-BRASELTON L.P. TO THE TOWN OF BRASELTON, GEORGIA, FILED JANUARY 8, 2002, AND RECORDED IN DEED BOOK 251, PAGE 562, JACKSON COUNTY, GEORGIA RECORDS. WATERLINE EASEMENT - AFFECTS SITE AS SHOWN EASEMENT SKETCH SHOWS HIGHWAY 53 AS 60' R/W WITH 15' PERMANENT EASEMENT OUTSIDE OF R/W.  
(d) RESERVATIONS OF EASEMENTS AS CONTAINED IN LIMITED WARRANTY DEED FROM BRASELTON, LLC AND STRAND-BRASELTON L.P. TO MPC DEVELOPMENT, LLC, DATED MAY 22, 2002 AND RECORDED IN DEED BOOK 26P, PAGE 415, AFORESAID RECORDS.  
AFFECTS SITE

PAVING ENCROACHMENTS AS SHOWN  
UNDERGROUND TELEPHONE, ELECTRIC OR ANY OTHER UTILITY LOCATED ON THE PROPERTY - UNLESS OTHERWISE SHOWN, GENERAL IN NATURE WITH UNKNOWN LOCATION, CANNOT PLOT.

All that tract or parcel of land lying and being in Georgia Milha District 1765, Town of Braselton, Jackson County, Georgia and being more particularly described as follows:

Commencing at a concrete right of way monument at the point of intersection between the westerly right of way line of State Route 53, having a 100 foot right of way, and the southerly metered right of way line of Interstate Highway 85 (I-85), having a variable width right of way; running thence along the right of way of State Route 53 South 13 degrees 58 minutes 49 seconds West a distance of 250.07 feet to a 1/2" rebar and the POINT OF BEGINNING; thence continuing along said right of way South 15 degrees 22 minutes 14 seconds West a distance of 333.80 feet to a point; thence continuing along said right of way South 15 degrees 02 minutes 45 seconds West a distance of 78.41 feet to a concrete nail; thence North 75 degrees 31 minutes 05 seconds West a distance of 250.40 feet to a 1/2" rebar with cap; thence North 15 degrees 19 minutes 48 seconds East a distance of 431.59 feet to a 1" pipe; thence South 75 degrees 39 minutes 40 seconds East a distance of 250.28 feet to a 1/2" rebar and the POINT OF BEGINNING.  
Said property containing 2.48 acres more or less

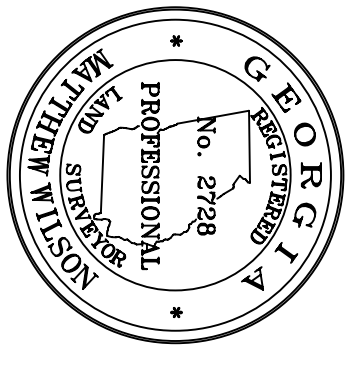


FIELD CLOSURE: 1' / 184,000'  
ANG. ERROR: 01\"/>

GENERAL NOTES:  
1 - ONLY THOSE ITEMS LISTED ABOVE WERE REVIEWED FOR TITLE.  
2 - UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.  
3 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD PER FIRM MAP 130345 0050 A DATED 11/16/90.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

LEGEND	
IPF	Iron Pin Found
IPS	Iron Pin Set
OTP	Open Top Pipe
RB	Rebar
RBC	Rebar w/Cap
PKNF	PK Nail Found
PP	Power Pole
LP	Light Pole
PWF	Pipe Power Meter
FW	Fire Hydrant
WM	Water Meter
WV	Water Valve
GW	Gas Valve
GM	Gas Meter
J	Junction Box
H	Headwall
CS	San. Sewer Manhole
CC	Sewer Cleanout
P	Pecan
O	Oak
D	Diameter (?)



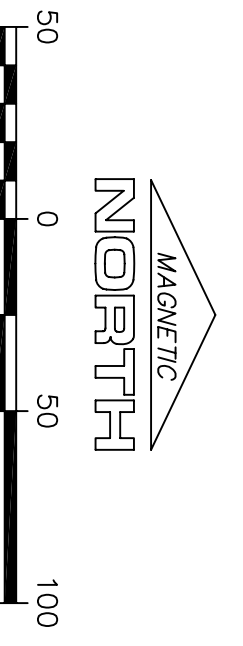
**MATTHEW M. WILSON**  
9006 Mallory Lane  
Woodstock, GA 30189  
PHONE: (770) 592-7330  
GA RLS#2728

JOB NO.	1524
DRAWN BY:	jp
CHECKED BY:	MMW
DATE	12-19-04
SCALE	1" = 50'
FIELD DATE	12-17-04

BONDARY SURVEY FOR:  
**TSQ BRASELTON, LLC,**  
**FIRST COMMERCE COMMUNITY BANK, BUCKHEAD TITLE & ABSTRACT COMPANY, INC.**

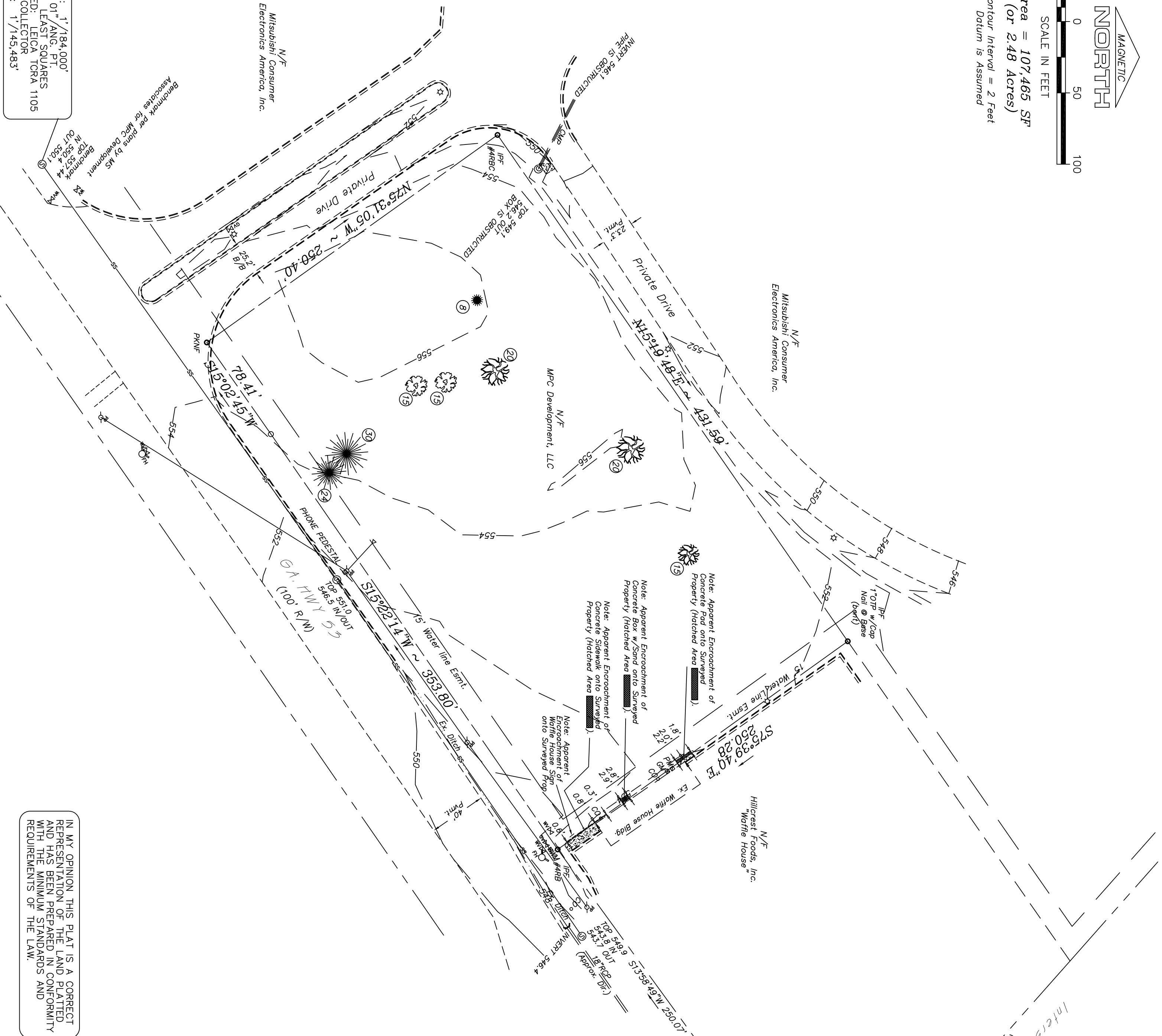
LOCATED IN  
LAND LOTS GMD 1765  
DISTRICT  
SECTION  
JACKSON COUNTY,  
CITY OF BRASELTON  
GEORGIA

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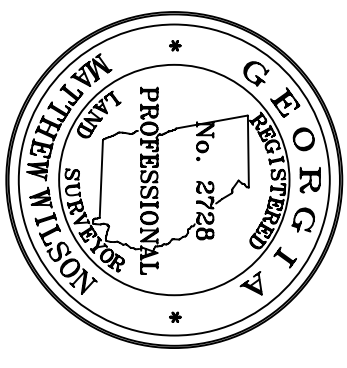
Area = 107,465 SF  
(or 2.48 Acres)  
Contour Interval = 2 Feet  
Datum is Assumed

FIELD CLOSURE: 1' / 184,000'  
ANG. ERROR: 01" / ANG. PT  
ADJUSTED BY: LEAST SQUARES  
EQUIPMENT USED: LEICA TORA 1105  
W/ DATA COLLECTOR  
PLAT CLOSURE: 1' / 145,483'



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

LEGEND	
	Iron Pin Found
	Iron Pin Set
	Open Top Pipe
	Rebar
	Rebar w/ Cap
	PK Nail Found
	Power Pole
	Light Pole
	Guy Wire
	Fire Hydrant
	Water Valve
	Water Meter
	Gas Valve
	Gas Meter
	Junction Box
	Headwall
	San. Sewer Manhole
	San. Sewer Cleanout
	Oak
	Pine
	(3) Diameter (" )



SSSK\PROJ\1524\DWG\1524.dwg

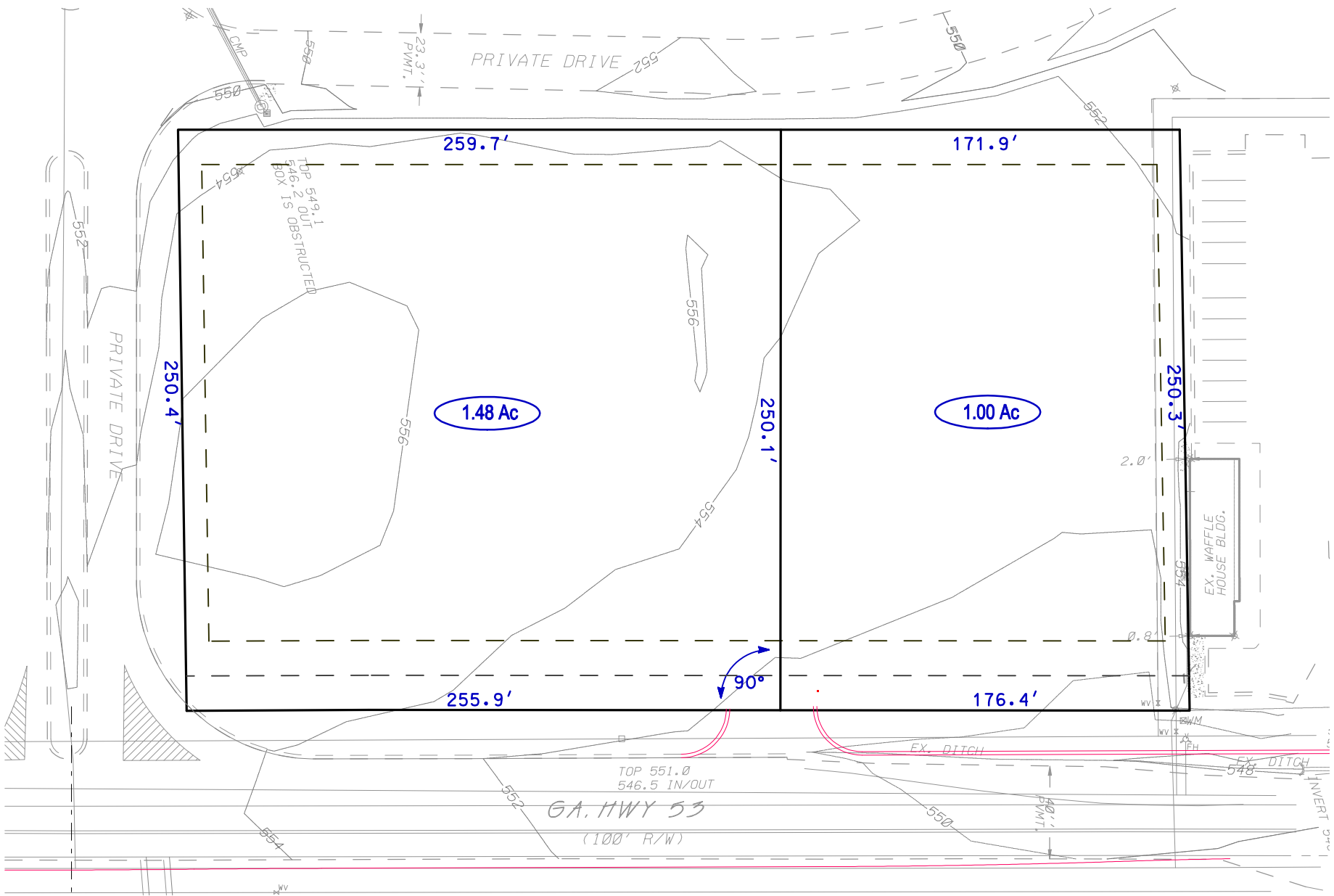
REVISIONS	DATE

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Boundary & Topographic Survey For  
**TSQ BRASELTON, LLC**

LOCATED IN  
LAND LOTS GMD 1765  
DISTRICT  
SECTION  
JACKSON COUNTY,  
CITY OF BRASELTON  
GEORGIA



1.48 Ac

1.00 Ac

PRIVATE DRIVE

PRIVATE DRIVE

GA. HWY 53  
(100' R/W)

EX. WAFFLE HOUSE BLDG.

TOP 551.0  
546.5 IN/OUT

TOP 549.1  
546.2 OUT  
BOX IS OBSTRUCTED

EX. DITCH

EX. DITCH

INVERT 3.4'