



*COMMERCIAL, LAND, INDUSTRIAL  
REAL ESTATE SERVICE*

**WHITWORTH LAND CORPORATION**  
**126 South Milledge Avenue**  
**Athens, GA 30605**  
**Office 706-548-9300 Fax 706-548-7696**

**WWW.WHITWORTHLANDCORP.COM**

## **SUMMARY ANALYSIS**

### **SHETH TRACT ± 45.73 ACRES Statham, Barrow County, GA**

|                     |  |
|---------------------|--|
| <b>LOCATION:</b>    | The property is located on Hwy 316 and McCarty Road in Statham, Georgia.   |
| <b>SIZE:</b>        | ± 45.73 acres  |
| <b>TOPOGRAPHY:</b>  | Gently Rolling Terrain   |
| <b>FRONTAGE:</b>    | ±1765 ft on Hwy 316  |
| <b>ZONING:</b>      | Property will need to be rezoned to utilize the developable area.  |
| <b>UTILITIES:</b>   | Water and Sewer provided by Barrow County.   |
| <b>PRICE:</b>       | \$220,000  |
| <b>DESCRIPTION:</b> | The property is adjacent to the City of Statham water treatment facility. There is a conservation easement on 31.58 acres of the property which allows a 1.8-acre developable area. The remaining portion of the property is part of the City of Statham watershed lake. |

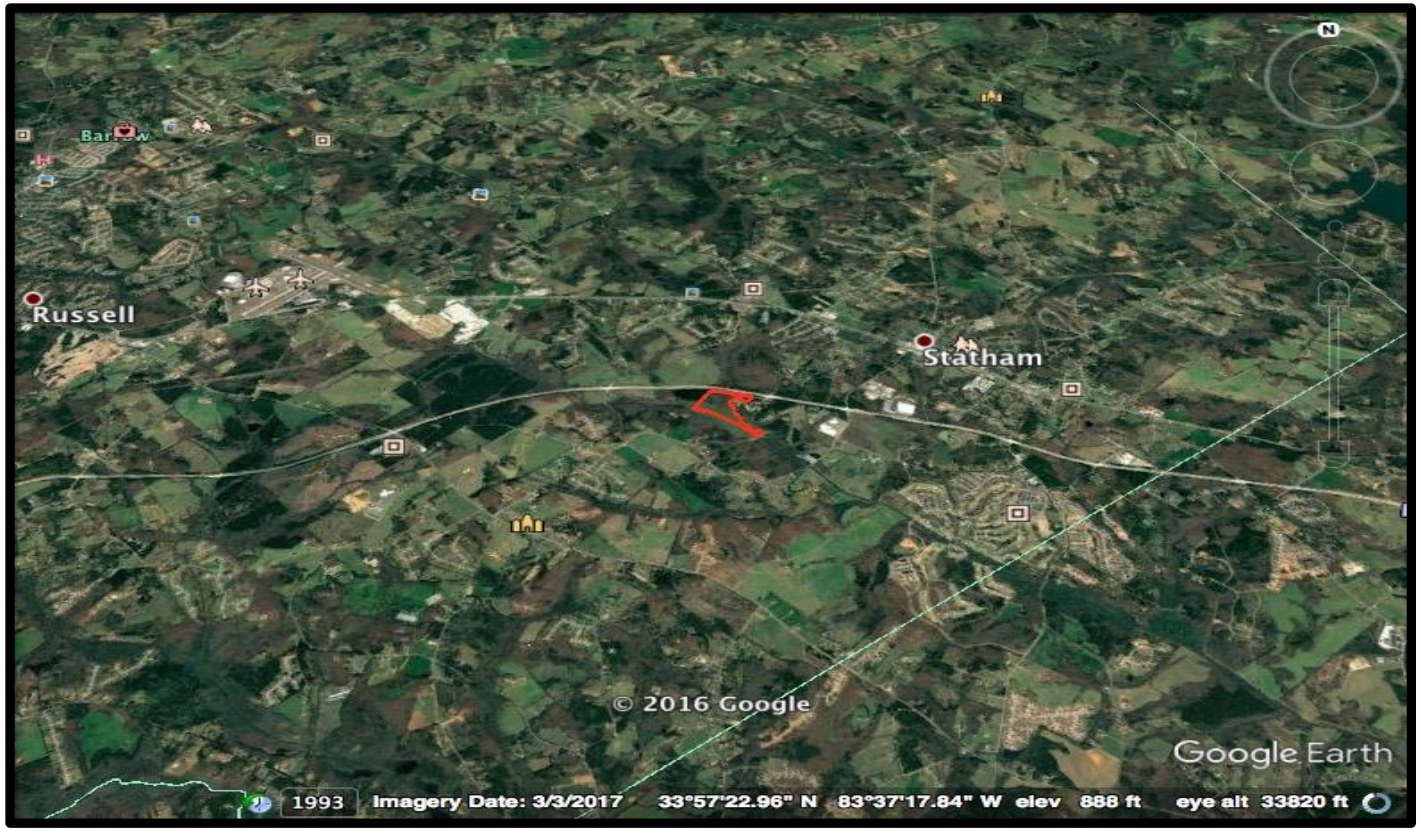
Presented by:

**L. Gerry Whitworth**  
WHITWORTH LAND CORPORATION  
706-714-9300 Mobile  
706-548-9300 Office  
[gwhit398@gmail.com](mailto:gwhit398@gmail.com)

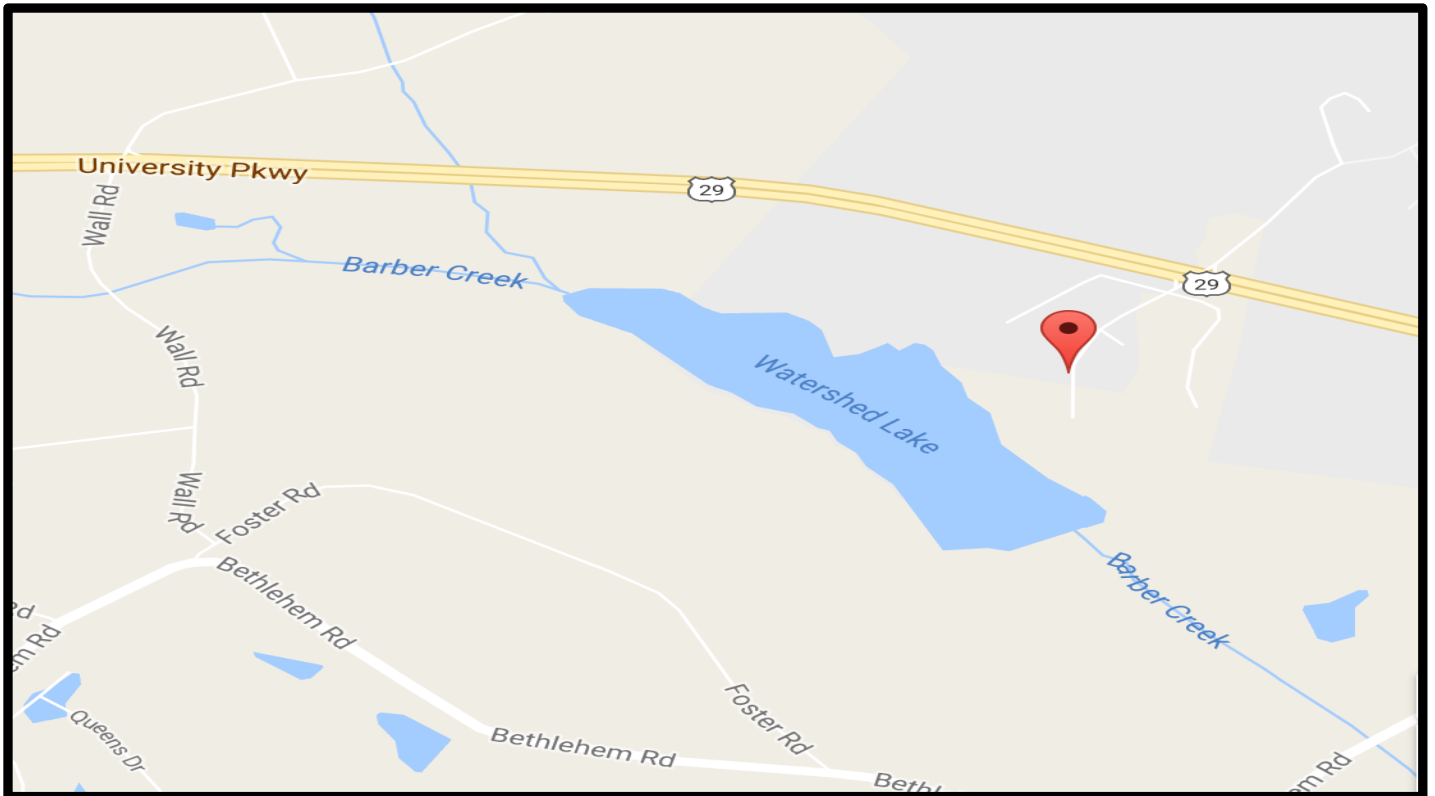
Presented by:

**Grant Whitworth**  
WHITWORTH LAND CORPORATION  
404-509-3543 Mobile  
706-548-9300 Office  
grantwhitworth@gmail.com

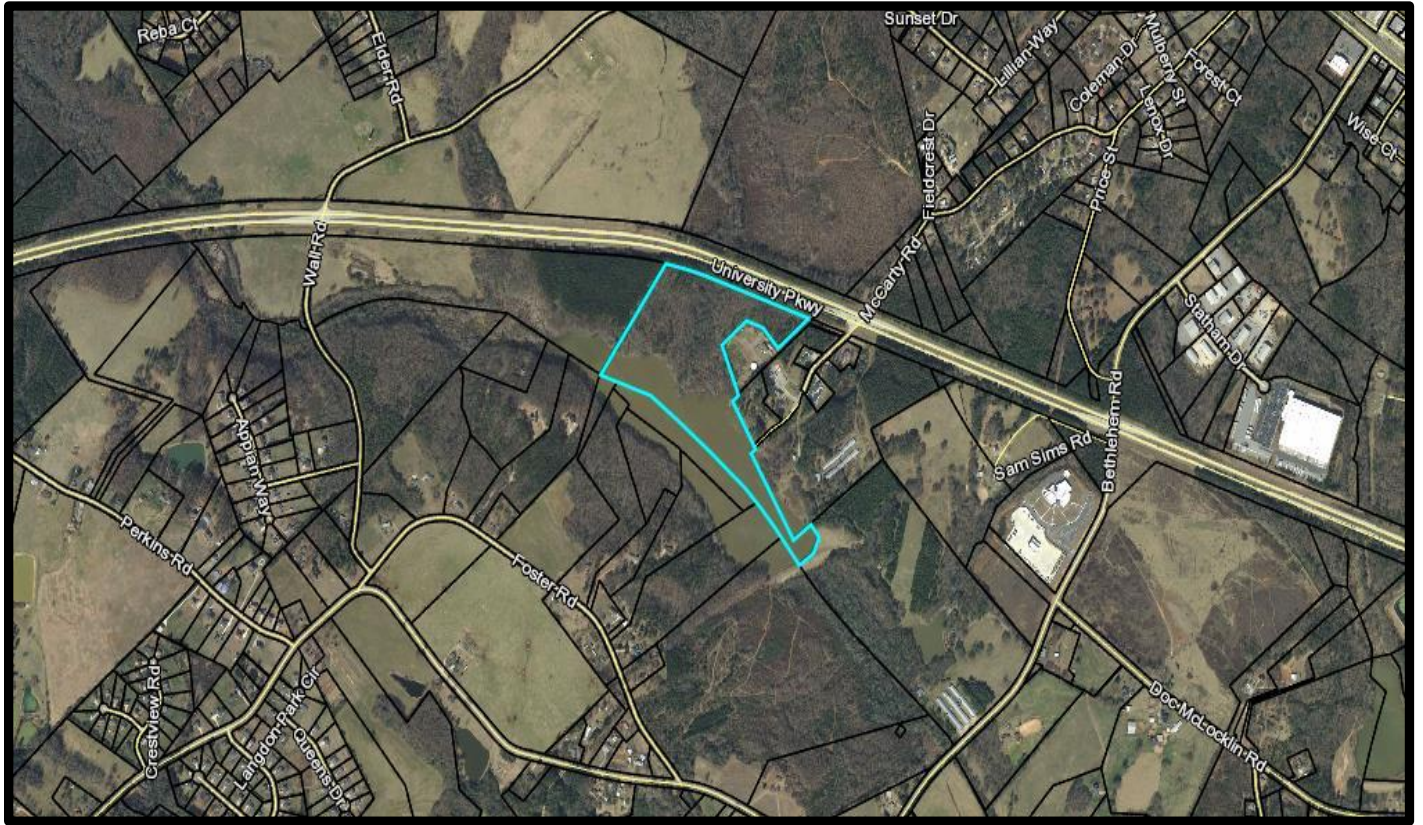
*The information contained herein is derived from a variety of sources including the owner, public records and other sources Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.*



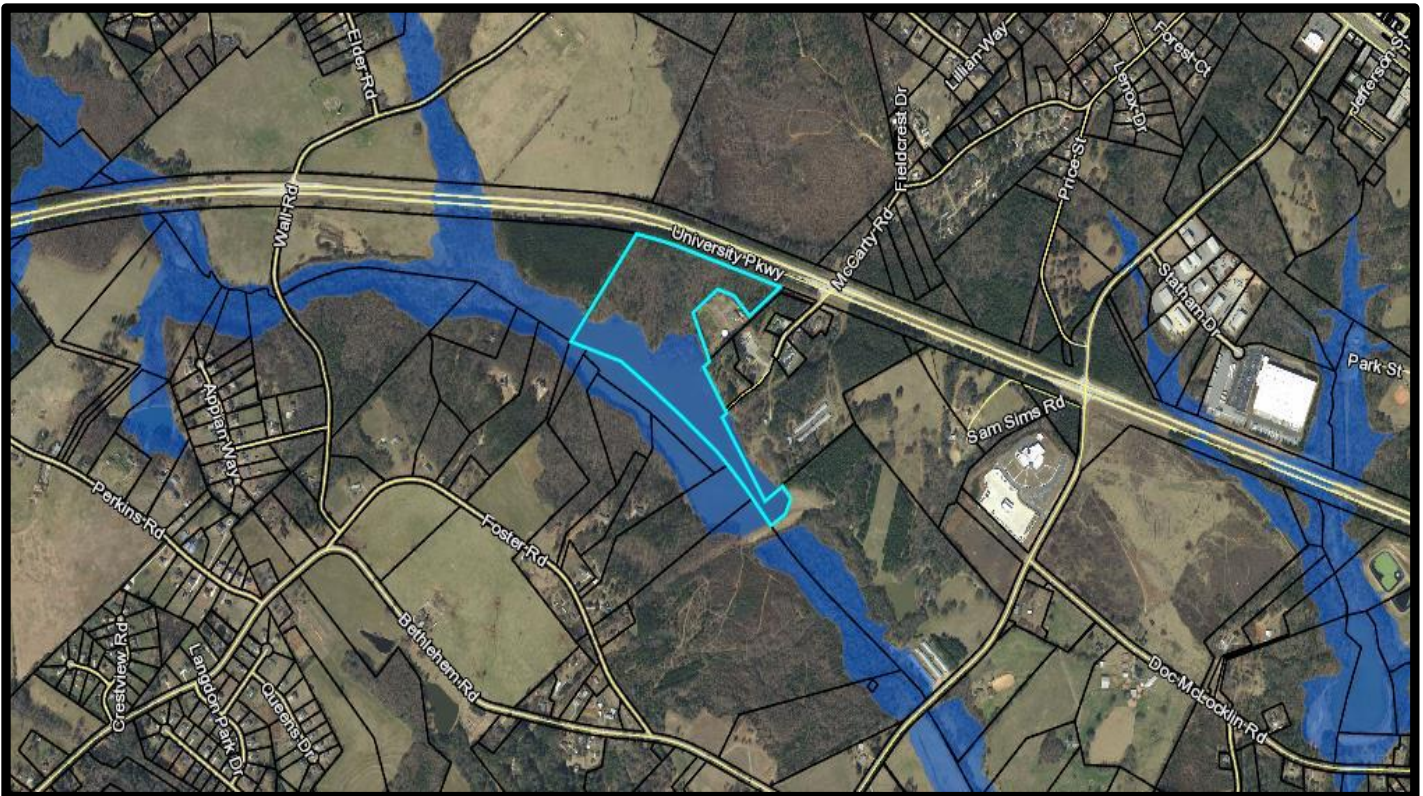
**REGIONAL LOCATION MAP**



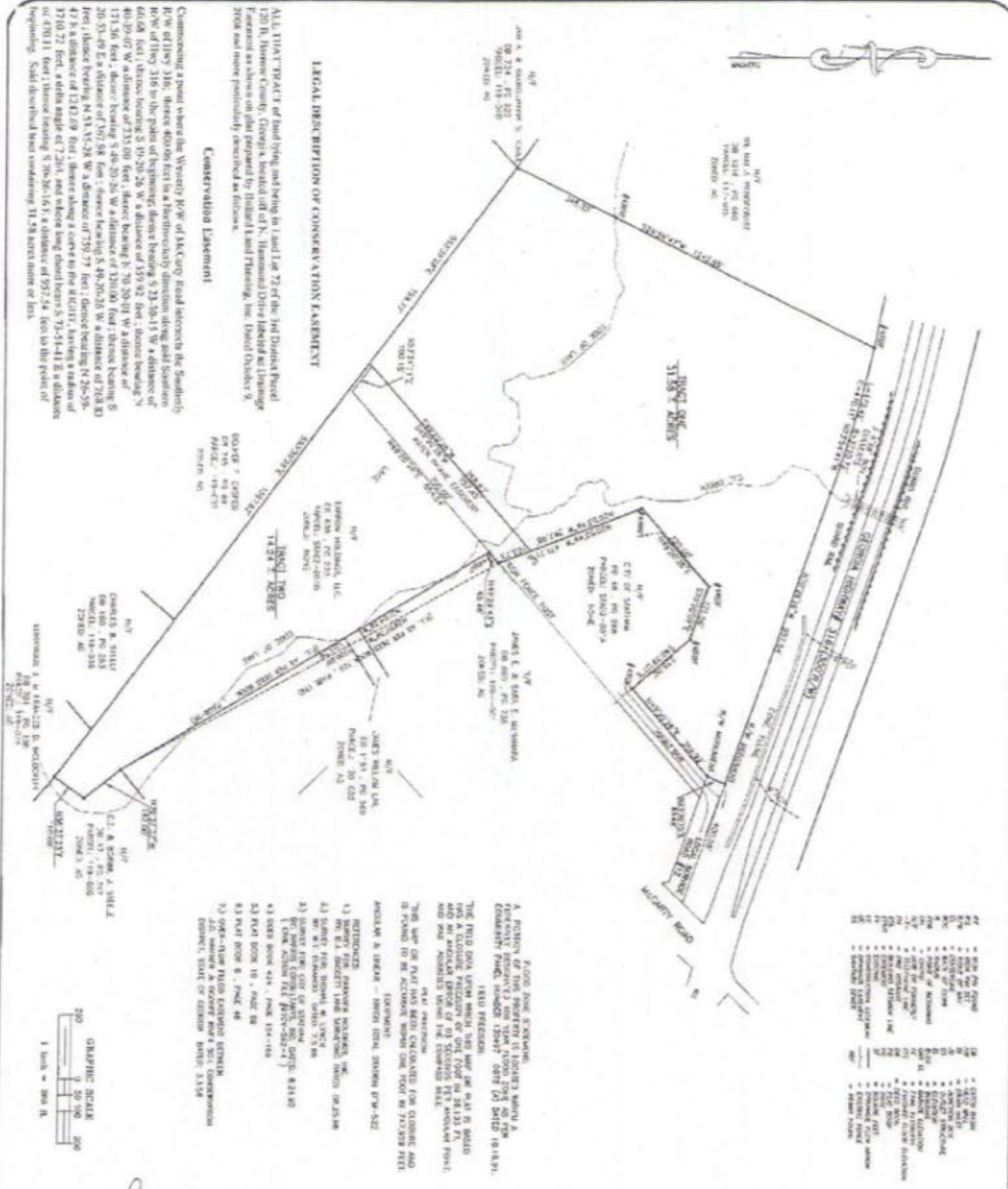
**LOCATION MAP**



**TAX ASSESSOR AERIAL**



**FLOOD MAP**



ALL THAT TRACT of land being and being in Land Use Z-2 of the 1st District Parcel 120 B, Barrow County, Georgia located out of N. Hammond Drive labeled as Tract 2008 and more particularly described as follows:

**LEGAL DESCRIPTION OF CONSERVATION EASEMENT**

Commencing a point where the Westerly B/W of SACKEY Road intersects the Southerly B/W of Hwy 210, thence 40.0m feet in a thewesterly direction along said Southerly B/W of Hwy 210 to the point of beginning; thence bearing S 23° 50' 15" W a distance of 40.0 feet; thence bearing S 07° 20' 25" W a distance of 159.92 feet; thence bearing S 40° 00' 00" W a distance of 233.50 feet; thence bearing S 70° 20' 01" W a distance bearing S 131.56 feet; thence bearing S 10° 30' 00" W a distance of 107.88 feet; thence bearing S 20° 20' 49" E a distance of 107.88 feet; thence bearing S 40° 20' 24" W a distance of 47.0 feet; thence bearing N 55° 45' 28" W a distance of 720.27 feet; thence bearing N 25° 25' 47" E a distance of 170.27 feet; thence along a curve to the right, having a radius of 470.11 feet; thence bearing S 70° 20' 16" E a distance of 957.24 feet to the point of beginning. Said described tract containing 31.28 acres more or less.

**CONSERVATION EASEMENT**

COVER: 2008  
 BY: BARROW COUNTY  
 DATE: 11-14-08  
 2008-01

BARROW COUNTY, GEORGIA  
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A PORTION OF THE PROPERTY OF BARROW COUNTY, GEORGIA, BEING THE CONSERVATION EASEMENT TRACT SHOWN ON SHEET 1 OF 1.

THE FIELD DATA WERE OBTAINED BY MEASUREMENTS MADE BY THE SURVEYOR AND BY AERIAL PHOTOGRAPHY. THE FIELD DATA WERE CHECKED BY THE SURVEYOR AND FOUND TO BE CORRECT.

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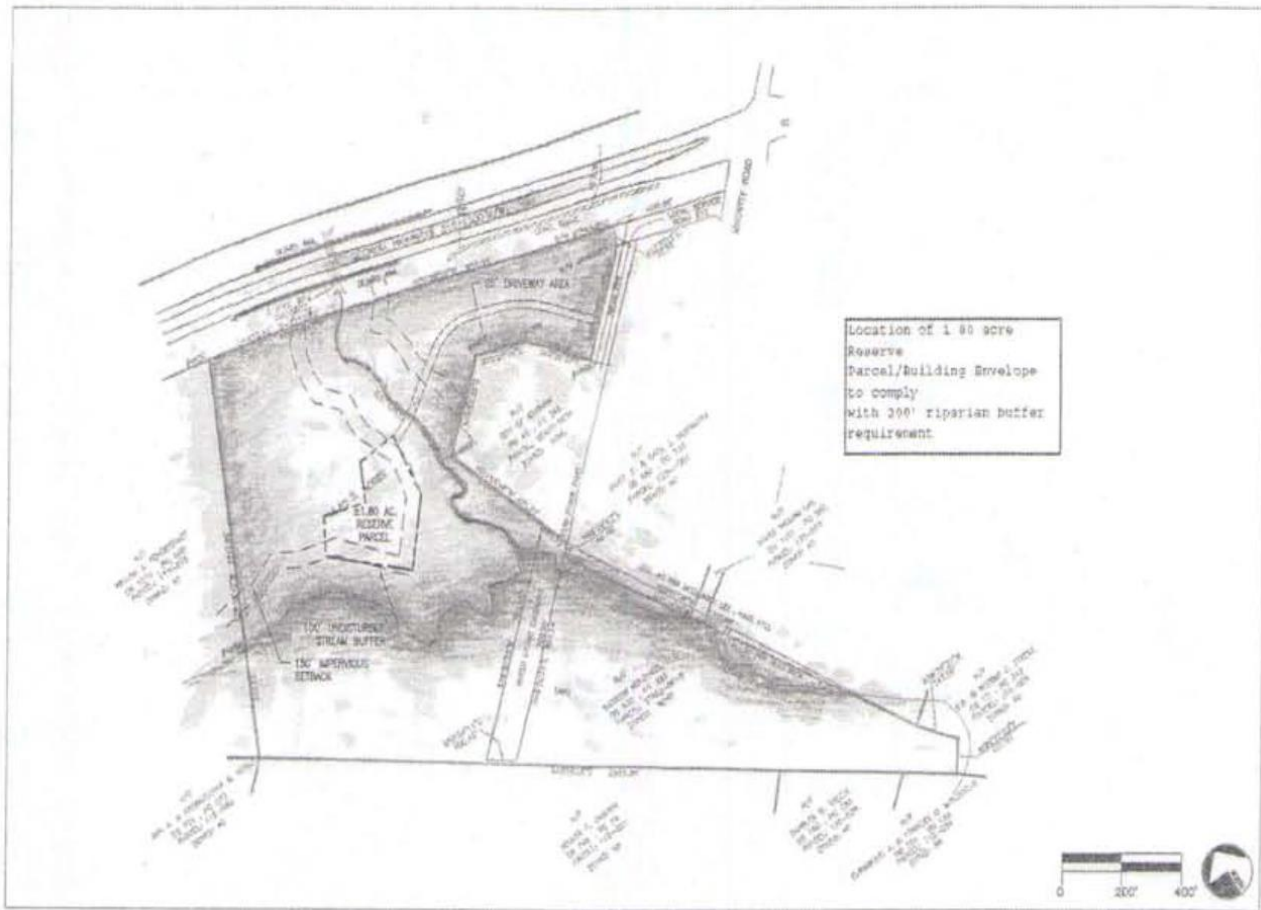
PREPARED BY:  
**BULLARD LAND PLANNING**  
 7762-B HAMPTON PLACE  
 LOGANVILLE, GEORGIA 30052  
 PHONE: (770) 554-8714 ~ FAX: (770) 554-8712

SCALE AS SHOWN  
 FIELD DATE: 10.06.08  
 DRAWN BY: M.C.H.  
 JOB NO.: 1200  
 SHEET # 1 OF 1

SURVEY FOR:  
**BARRY HOLDINGS, LLC**  
 LOCATED IN C.N.D. 1742  
 OF THE 2ND DISTRICT  
 BARROW CO. GEORGIA  
 MARCH 14, 2008

| REVISIONS: | DATE | DESCRIPTION |
|------------|------|-------------|
|            |      |             |
|            |      |             |
|            |      |             |
|            |      |             |

**SURVEY**



Location of 1.80 acre Reserve Parcel/Building Envelope to comply with 200' riparian buffer requirement



**PAULSON MITCHELL**  
INCORPORATED

LAND PLANNING  
ENGINEERING - SURVEYING  
ZONING/CODING  
LANDMARK ACQUISITION  
854 5th Street  
St. Louis, MO 63101  
Phone: 314.433.5000  
Fax: 314.433.5000  
www.paulsonmitchell.com

SHEET TITLE:  
**CONSERVATION PLAN**

PROJECT:  
SHETH PRESERVE  
CONSERVATION EASEMENT  
TAX PARCEL 5702 0118  
1742 G.M.D., 2ND DISTRICT  
BARROW COUNTY, GA  
FDR:  
DR. JACOB SHETH

PROJECT NO:  
2008215.72.dwg  
DATE:  
05.26.08

**CONSERVATION EASEMENT**