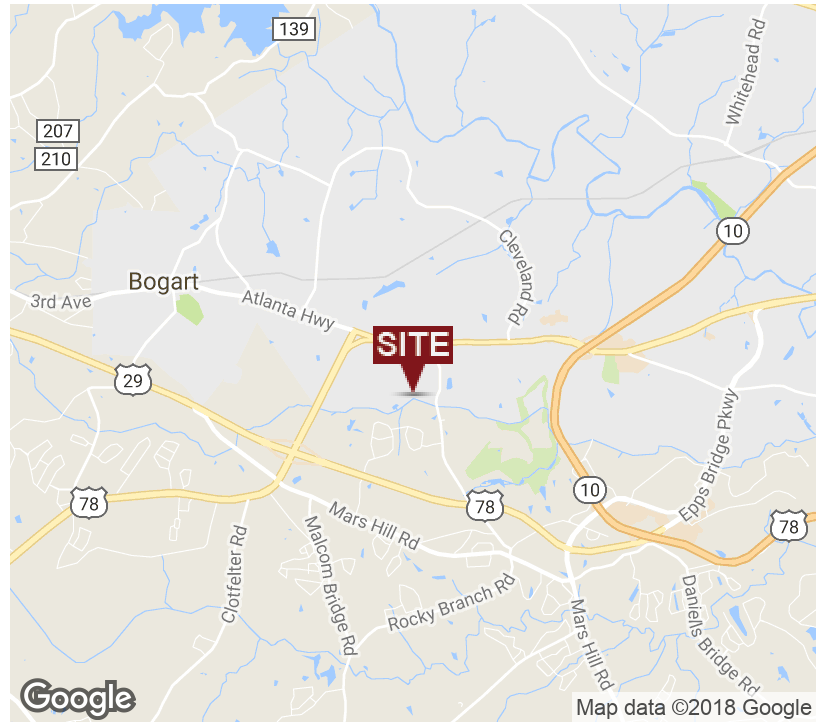


1875 JIMMIE DANIEL RD

1875 JIMMIE DANIEL RD, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$120,500
Lot Size:	24.1 Acres
Lot Frontage:	305 ft-Jimmie Daniel Rd
Zoning:	RM-1
Market:	Athens-Clarke County
Submarket:	Bogart
Traffic Count:	5,110 - Jimmie Daniel Rd

PROPERTY OVERVIEW

The property is the third phase of a subdivision known as Ridge Pointe. The site has roughly 6 acres of usable land which is accessible by an easement through Ridge Pointe subdivision or Bluestone Drive deadends into the property as well. The property is zoned RM-1 which allows 16 bedrooms per acre (385 total bedrooms).

LOCATION OVERVIEW

On Atlanta Highway west turn left onto New Jimmie Daniel Rd which dead ends onto Jimmie Daniel Rd. Go left and the property will be on the right just before you enter into Oconee County.

PROPERTY HIGHLIGHTS

- Multi Family zoned property.
- All utilities available.
- Can be accessed from Bluestone Drive.

GRANT WHITWORTH

706.548.9300

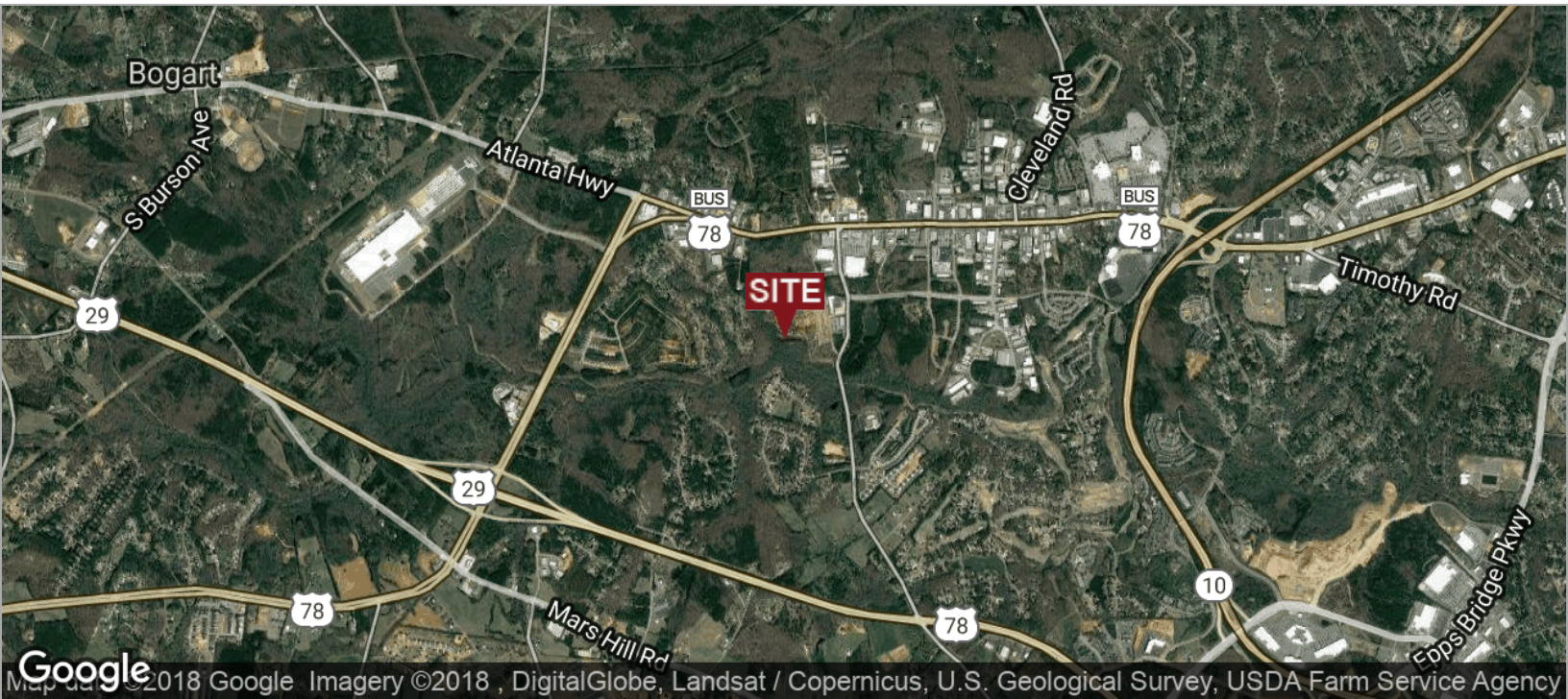
grantwhitworth@gmail.com

1875 JIMMIE DANIEL RD

1875 JIMMIE DANIEL RD, BOGART, GA 30622



LOCATION MAPS



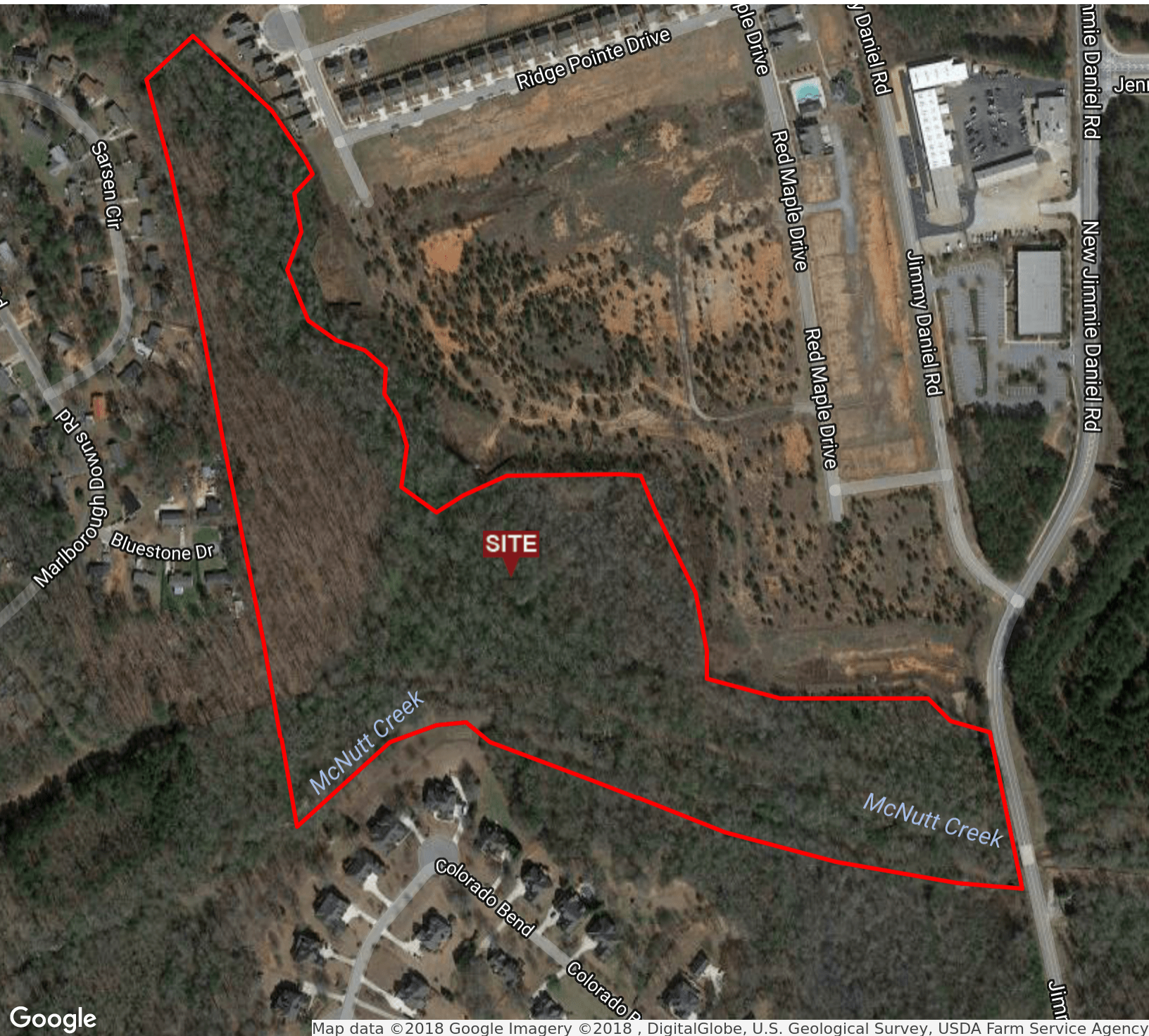
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1875 JIMMIE DANIEL RD, BOGART, GA 30622



AERIAL MAP



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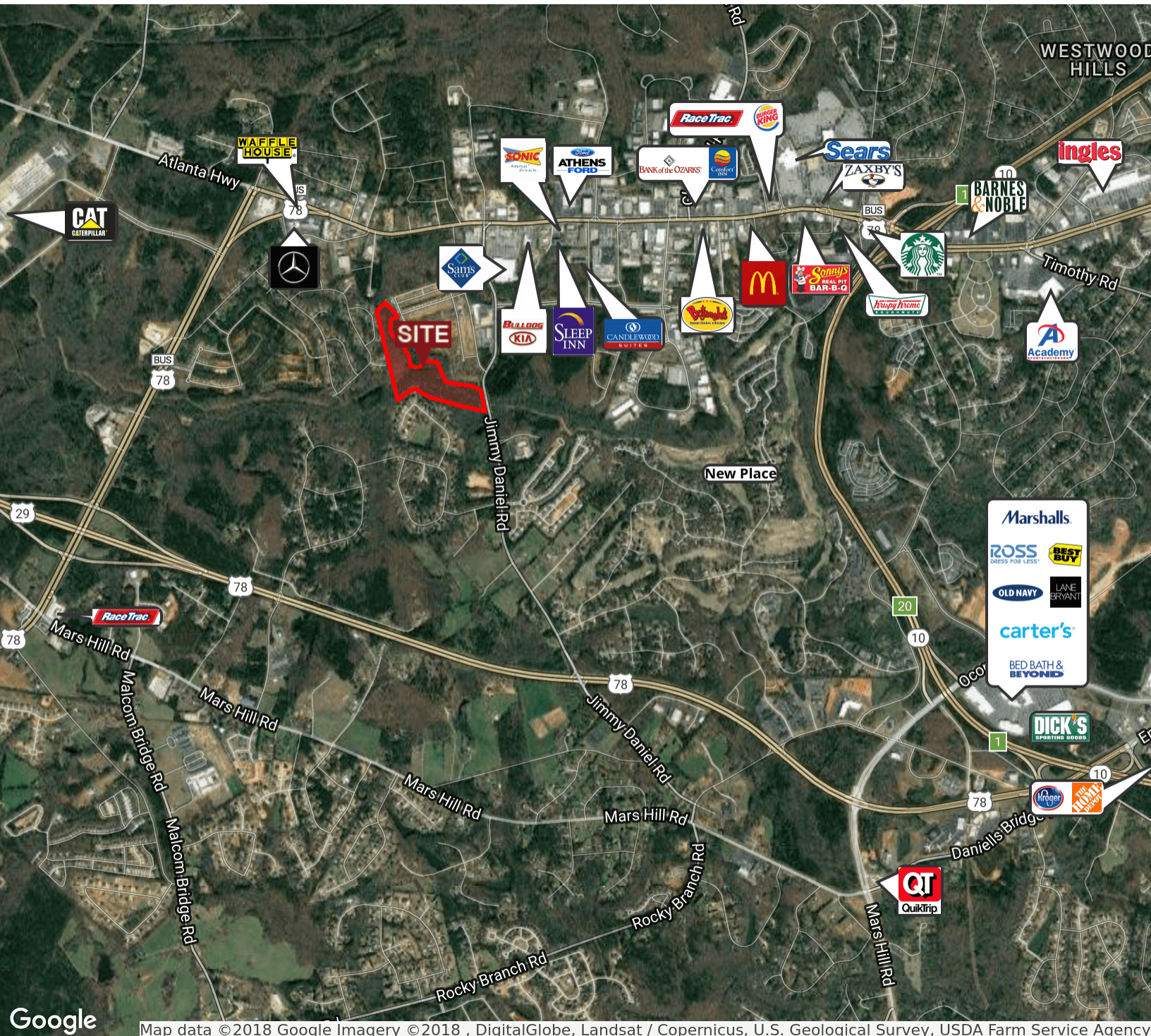
AERIAL MAP **P3**

1875 JIMMIE DANIEL RD

1875 JIMMIE DANIEL RD, BOGART, GA 30622



RETAILER MAP



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1875 JIMMIE DANIEL RD

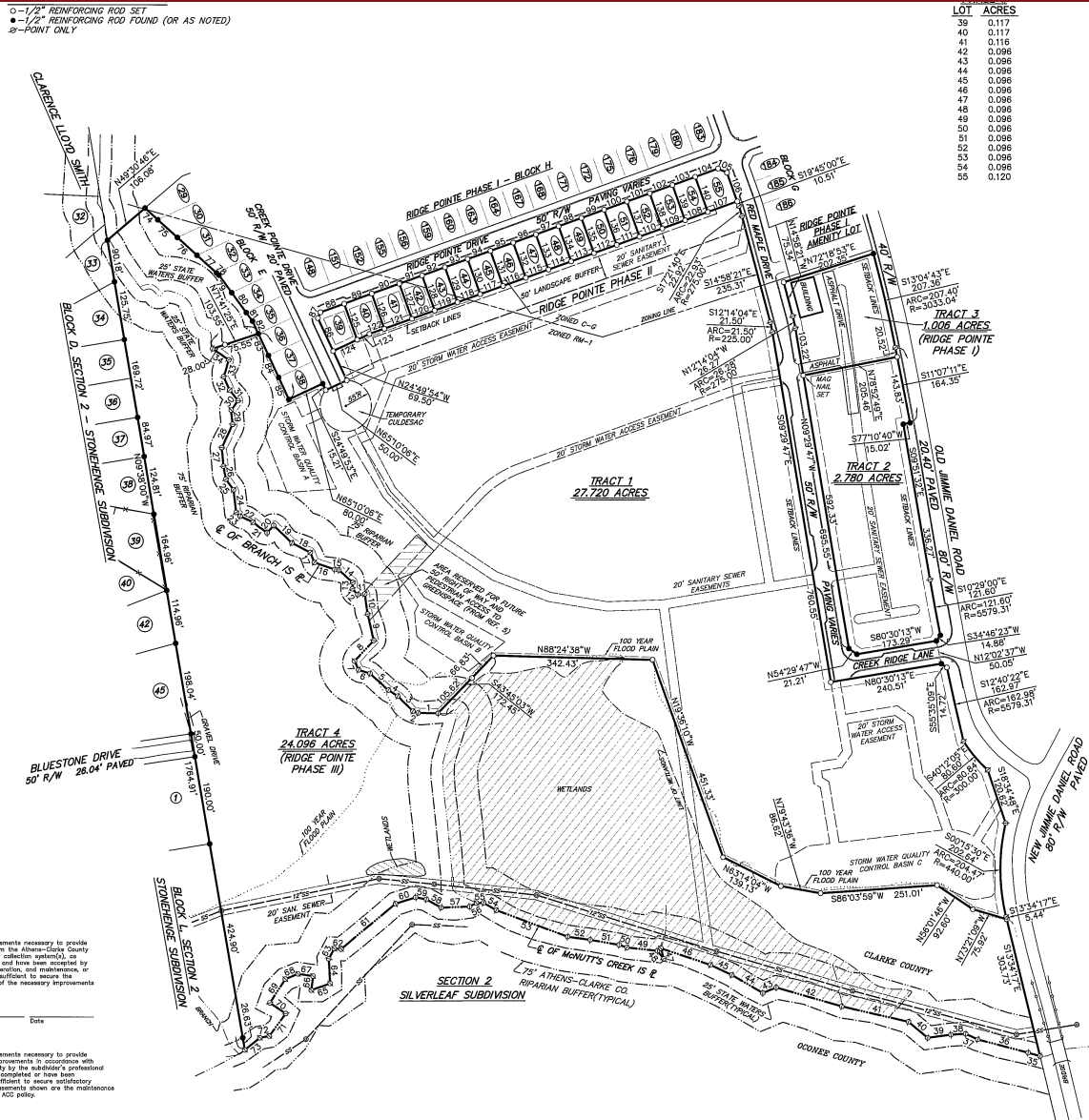
1875 JIMMIE DANIEL RD, BOGART, GA 30622



4	N57°04'43"W	23.70
5	N47°45'20"W	53.43
6	N22°10'58"W	28.77
7	N24°43'40"W	21.21
8	N43°18'39"E	60.45
9	N12°58'31"W	58.32
10	N08°59'34"W	43.49
11	S84°31'20"W	15.03
12	N43°31'01"W	17.32
13	N04°03'50"E	13.69
14	N48°03'36"W	40.31
15	N83°12'15"W	8.96
16	N71°01'44"W	45.82
17	N22°39'18"W	23.50
18	N62°47'50"W	44.36
19	N46°18'03"W	54.34
20	S41°53'57"W	21.15
21	N63°10'47"W	37.60
22	N64°50'17"W	30.37
23	N47°27'11"W	12.04
24	N06°44'15"W	48.75
25	N38°17'08"W	22.82
26	N10°45'12"E	28.18
27	N05°04'16"W	39.97
28	N21°01'30"E	55.04
29	N02°40'33"W	30.56
30	N36°11'19"E	24.92
31	N38°37'54"W	28.15
32	N24°07'38"W	31.48
33	N17°16'52"E	37.88
34	N55°22'18"W	42.44

COURSE	BEARING	DISTANCE
35	N74°39'49"W	26.48
36	N75°02'24"W	111.71
37	N65°05'55"W	28.70
38	S86°41'38"W	31.98
39	S82°17'57"W	50.23
40	N49°59'40"E	53.63
41	N76°48'00"W	147.21
42	N73°48'02"W	146.78
43	S67°31'15"W	31.35
44	N59°40'40"W	77.60
45	N64°32'41"W	50.77
46	N71°23'41"W	112.62
47	S15°31'28"E	23.64
48	N38°28'24"W	21.89
49	N83°40'47"W	65.97
50	N1°03'19"W	17.56
51	N80°08'34"W	62.98
52	N81°44'53"W	48.98
53	N69°38'28"W	163.97
54	N59°34'53"W	31.56
55	S88°21'38"W	15.42
56	S82°28'24"W	16.70
57	S87°57'22"W	61.28
58	N60°28'39"W	36.35
59	N79°27'17"W	23.45
60	S72°23'08"W	45.32
61	S50°13'29"W	152.64
62	N86°14'36"W	14.87
63	S27°47'02"W	24.79
64	S03°00'35"E	53.09
65	S70°14'07"W	42.69
66	N07°07'34"E	36.53
67	N81°38'57"W	32.87
68	S67°32'01"W	29.38
69	S32°58'07"W	61.17
70	S56°00'07"E	41.23
71	S36°07'11"W	60.07
72	S79°56'47"W	20.36
73	S50°57'55"W	41.75

74	N75°02'24"W	111.71
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109	S36°07'11"W	60.07
110	S79°56'47"W	20.36
111	S50°57'55"W	41.75



LOT	ACRES
39	0.117
40	0.117
41	0.116
42	0.096
43	0.096
44	0.096
45	0.096
46	0.096
47	0.096
48	0.096
49	0.096
50	0.096
51	0.096
52	0.096
53	0.096
54	0.096
55	0.120

- NOTES
- (1) OWNER: R316 HOLDINGS LLC, 1000 ALLOGOOD DRIVE, ATHENS, GA 30606
 - (2) USE: MULTIFAMILY RESIDENTIAL
 - (3) ATHENS-CLARKE COUNTY WATER IS AVAILABLE AND CAN SERVE ALL TRACTS
 - (4) ATHENS-CLARKE COUNTY SEWER IS AVAILABLE AND CAN SERVE ALL TRACTS
 - (5) TO THE KNOWLEDGE OF THIS FIRM, NO EXISTING OR ABANDONED LANDFILLS ARE LOCATED ON THIS PROPERTY.
 - (6) FLOOD PLAIN INFORMATION WAS TAKEN FROM FIRM PANEL 13059C 0310 DATED APRIL 2, 2007.
 - (7) ZONING: RM-1
 - (8) SETBACKS:
FRONT - 15'
SIDE - 8' (10' WHEN ADJACENT TO A STREET)
REAR - 10' PLUS 1' FOR EACH FOOT OF BUILDING HEIGHT OVER 20'
MAXIMUM BUILDING HEIGHT: 45H MAXIMUM LOT COVERAGE: 55H
 - (9) ZONING: C-G
SETBACKS: NONE EXCEPT 10' MINIMUM YARD SETBACK WHEN ADJUTING RESIDENTIAL ZONE.
MAXIMUM BUILDING SEPARATION: 12'
MAXIMUM BUILDING HEIGHT: 65' MAXIMUM LOT COVERAGE: 80H
 - (10) THERE IS NO LANDSCAPING OR TREE PLANTING PLAN PROPOSED.
 - (11) THERE ARE NO PUBLIC OR PRIVATE THROUGHFARES OR WALKS LOCATED ON THIS PROPERTY EXCEPT AS SHOWN.
 - (12) THERE ARE NO ENVIRONMENTAL AREAS ON THIS PROPERTY EXCEPT AS SHOWN.
 - (13) THERE ARE NO DESIGNATED OFF-STREET PARKING AREAS LOCATED ON THIS PROPERTY EXCEPT AS SHOWN.
 - (14) THERE IS NO PHYSICAL EVIDENCE OF EASEMENTS FOR WATER LINES, FIRE HYDRANTS, SEWER OR STORM SEWER LINES, OR TRAILS EXCEPT AS SHOWN. THERE IS ALSO NO EVIDENCE OF UNDERGROUND ELECTRIC, GAS, TELEPHONE OR TELEPHONE CABLE LINES EXCEPT AS SHOWN.
 - (15) THERE ARE NO ATHENS-CLARKE COUNTY TREES LOCATED IN THE R/W ADJACENT TO THIS PROPERTY EXCEPT AS SHOWN.
 - (16) TAX PARCEL 044.008 IS BEING DIVIDED INTO TRACT 1, TRACT 4 AND RIDGE POINTE PHASE II LOTS 39-55 AS SHOWN HEREON.
 - (17) TAX PARCEL 044.008 IS BEING DIVIDED INTO TRACTS 2 AND 3 AS SHOWN HEREON.

- REFERENCES
- (1) OUR SURVEY FOR THE GORDY TRACT DATED MARCH 8, 2005.
 - (2) OUR FINAL PLAT FOR RIDGE POINTE PHASE I DATED NOV. 29, 2006.
 - (3) OUR SURVEY FOR RIDGE POINTE PHASE II DATED NOV. 29, 2012.
 - (4) OUR SURVEYS FOR PLACE PROPERTIES DATED SEPTEMBER 26, 2012
 - (5) AMENDED PRELIMINARY PLAT FOR RIDGE POINTE SUBDIVISION DATED NOV. 13, 2012.
- SURVEY NOTES
- (1) EQUIPMENT USED: 01" THEODOLITE AND E.D.M.
 - (2) ANGULAR ERROR: 02" PER STATION, ADJUSTED
 - (3) LINEAR CLOSURE: 1/15,000" BALANCED ARBITRARILY
 - (4) MINIMUM PLAT CLOSURE: 1/51,701

STATEMENT OF THE OWNER:

(1) There are no owner-imposed or deed restrictions unless otherwise noted.

(2) There are no owner-imposed or deed restrictions unless otherwise noted.

(3) There are no owner-imposed or deed restrictions unless otherwise noted.

I, the undersigned, hereby certify that I am (we are) the owner(s) of the property above described and that I (we) hereby agree that the plat of subdivision with my (our) free consent, having established the minimum building separation lines, setbacks of right-of-way, water and sewer easements, drainage easements, utility easements, and other open spaces to public or private use as noted, and agree to provide either directly or indirectly for the maintenance of all common areas and utilities. I (we) further acknowledge that possession of the right-of-way separates away with the subdivision until such time as all lots are released by Athens-Clarke County.

SUBDIVIDER: _____ OWNER: _____

SURVEY FOR:			
RC316 HOLDINGS LLC			
COUNTY:	CLARKE	G.M.D.:	241
DATE:	AUGUST 1, 2013	SCALE:	1"=120'
STATE:	GEORGIA	DWN. BY:	STEPHEN

GRANT WHITWORTH
706.548.9300
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