



4531 Railroad Street 1.11+/- Acre Oakwood, GA 30566 Lot For Sale



- 1.11 Acres zoned I-1, Hall County
- Metal Building & Outside Storage allowed
- Water, natural gas, power and phone available
- Near Thurmon Tanner Parkway and Tanners Creek Business Park
- Asking \$133,000, Negotiable

Radial Property Group, LLC
Office 770-967-4625
www.radialproperty.com

Alex Wayne
Cell 770-364-1888
alex@wayne-trading.com



**4531 Railroad Street
Oakwood, GA 30566**

**1.11+/- Acre
Lot For Sale**



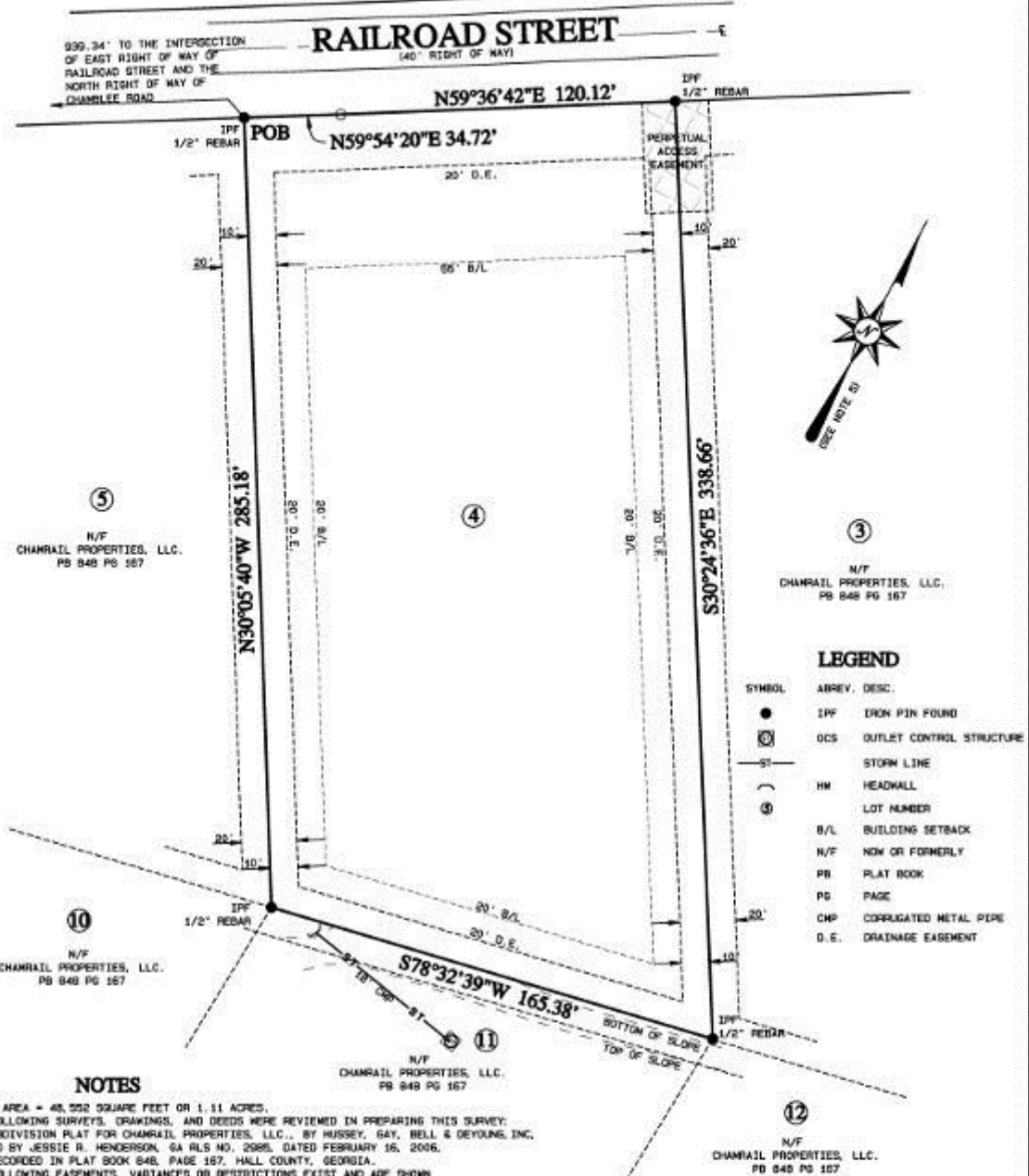
Radial Property Group, LLC
Office 770-967-4625
www.radialproperty.com

Alex Wayne
Cell 770-364-1888
alex@wayne-trading.com

Information contained herein believed to be accurate; however, no liability is assumed for errors/omissions. Offering subject to change/withdrawal without notice.

**1.11+/- Acre
Lot For Sale**

**4537 Railroad Street
Oakwood, GA 30566**



- NOTES**
- TOTAL AREA = 48,552 SQUARE FEET OR 1.11 ACRES.
 - THE FOLLOWING SURVEYS, DRAWINGS, AND DEEDS WERE REVIEWED IN PREPARING THIS SURVEY:
A. SUBDIVISION PLAT FOR CHAMRAIL PROPERTIES, LLC., BY HUSSEY, GAY, BELL & DEYOUNG, INC. SIGNED BY JESSIE R. HENDERSON, GA RLS NO. 2088, DATED FEBRUARY 16, 2006, AND RECORDED IN PLAT BOOK 848, PAGE 167, HALL COUNTY, GEORGIA.
B. PERPETUAL ACCESS EASEMENT SHOWN ON SUBDIVISION PLAT FOR CHAMRAIL PROPERTIES, LLC., AND RECORDED IN PLAT BOOK 848, PAGE 167, HALL COUNTY, GEORGIA.
 - THE FOLLOWING EASEMENTS, VARIANCES OR RESTRICTIONS EXIST AND ARE SHOWN HEREON IF LOCATABLE, OTHERWISE NOTED:
A. 20' DRAINAGE EASEMENT SHOWN ON SUBDIVISION PLAT FOR CHAMRAIL PROPERTIES, LLC., AND RECORDED IN PLAT BOOK 848, PAGE 167, HALL COUNTY, GEORGIA.
B. PERPETUAL ACCESS EASEMENT SHOWN ON SUBDIVISION PLAT FOR CHAMRAIL PROPERTIES, LLC., AND RECORDED IN PLAT BOOK 848, PAGE 167, HALL COUNTY, GEORGIA.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983.
 - THE PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE LOCATED WITHIN A FLOOD HAZARD ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HALL COUNTY, GEORGIA PANEL NUMBER 33139C 0394 E, EFFECTIVE MARCH 21, 2000.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 208,567 FEET.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,004 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.
 - EQUIPMENT USED FOR MEASUREMENT: ANGULAR: LEICA TCR 003
LINEAR: LEICA TCR 003
 - THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
 - THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE GEORGIA PLAT ACT AND TECHNICAL STANDARDS OF THE OFFICIAL CODE OF GEORGIA CHAPTERS 190-1 THROUGH 190-10 AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT COUNTY RECORDS.



LEADING EDGE LAND SERVICES GEORGIA, INC. 5044 S. BOWMAN DRIVE SUITE 100 DUFORD, GEORGIA 30518 PHONE: (770) 904-2472 FAX: (770) 904-2473	BOUNDARY SURVEY		DATE OF DRAWING: 29 JAN 2007
	OF CHAMRAIL PROPERTIES LLC, LOT 4 LAND LOT 68, 8TH DISTRICT HALL COUNTY, GEORGIA FOR Radial Ventures II, LLC & Cornerstone Realty Associates, LLC		MANAGER: DKB CADR: JHP PROJECT NUMBER: 0010-07-003 FIELD BOOK NUMBER: LE 0024 LAST FIELD WORK: 24 JAN 2007 CREW CHIEF (S): BSL COMPUTER FILE: 001007003BN.PRC SCALE: 1" = 40' SHEET 1 OF 1