

40.0—ACRE DEVELOPMENT TRACT AVAILABLE

LIBERTY COUNTY, GEORGIA

LOCATION: Directly across from Yellow Bluff Fish Camp at the end of Highway 38 (Colonels Island Road) in Liberty County, Georgia

SIZE: 40.009 Acres

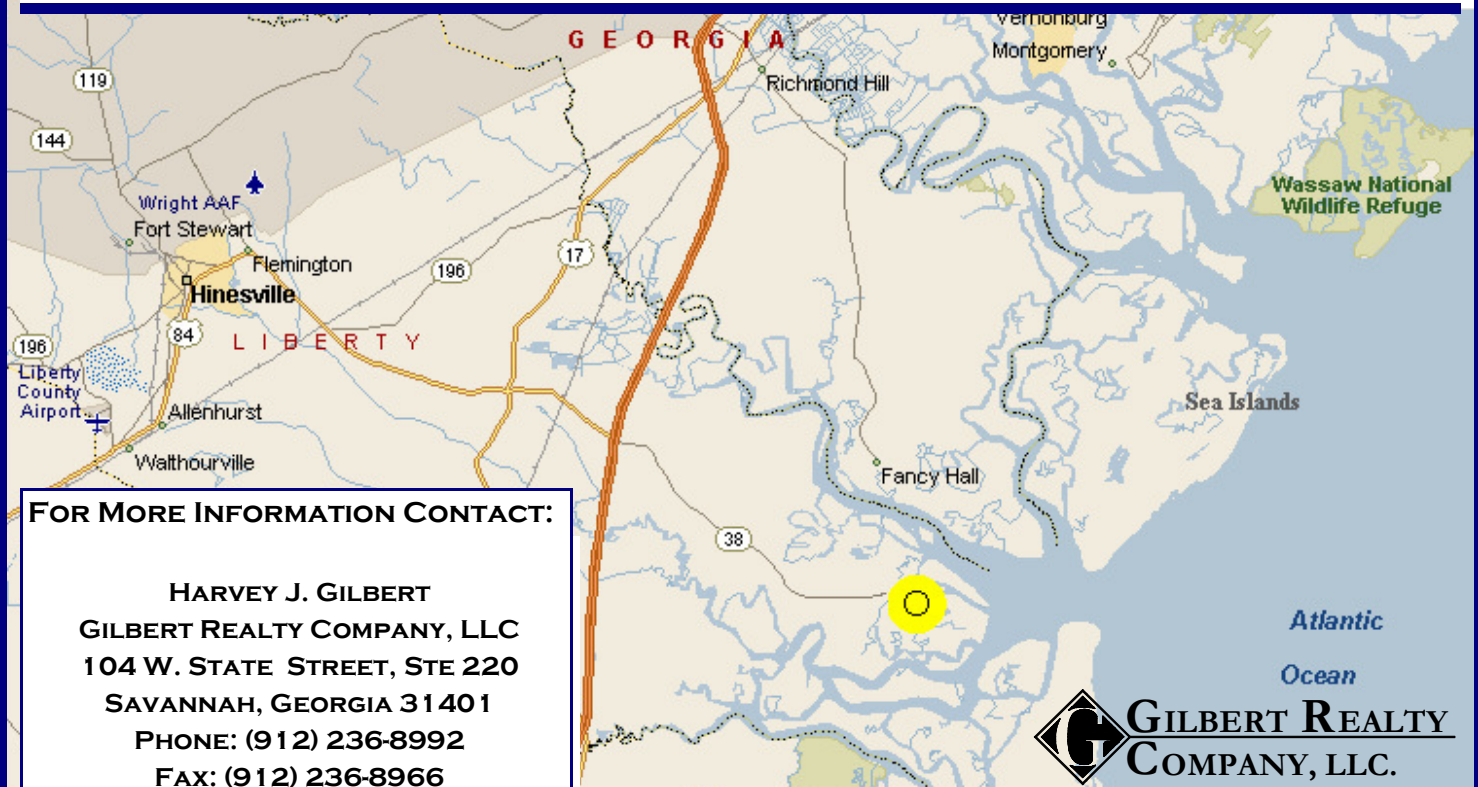
TOPOGRAPHY: High and Level

FRONTAGE: The site enjoys 850 Feet of Frontage on the North Side of Highway 38 (Colonels Island Road) and 2,400 Feet of Frontage on the West side of Youman's Road.

UTILITIES: The site is currently served with electric and phone utilities.

LISTING PRICE: \$62,500 per Acre or \$2,500,000

- **CONTINUED GROWTH ALONG THE COAST OF GEORGIA AND THE CURRENT DEVELOPMENT OF YELLOW BLUFF FISH CAMP WILL INCREASE THE DESIRABILITY OF THIS AREA.**
- **THIS TRACT HAS BEAUTIFUL TREE COVER AND EXCELLENT ROAD ACCESS VIA HIGHWAY 38.**
- **TRACT IS READY FOR IMMEDIATE DEVELOPMENT.**

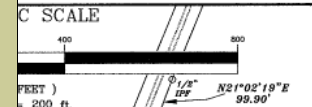


NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice.

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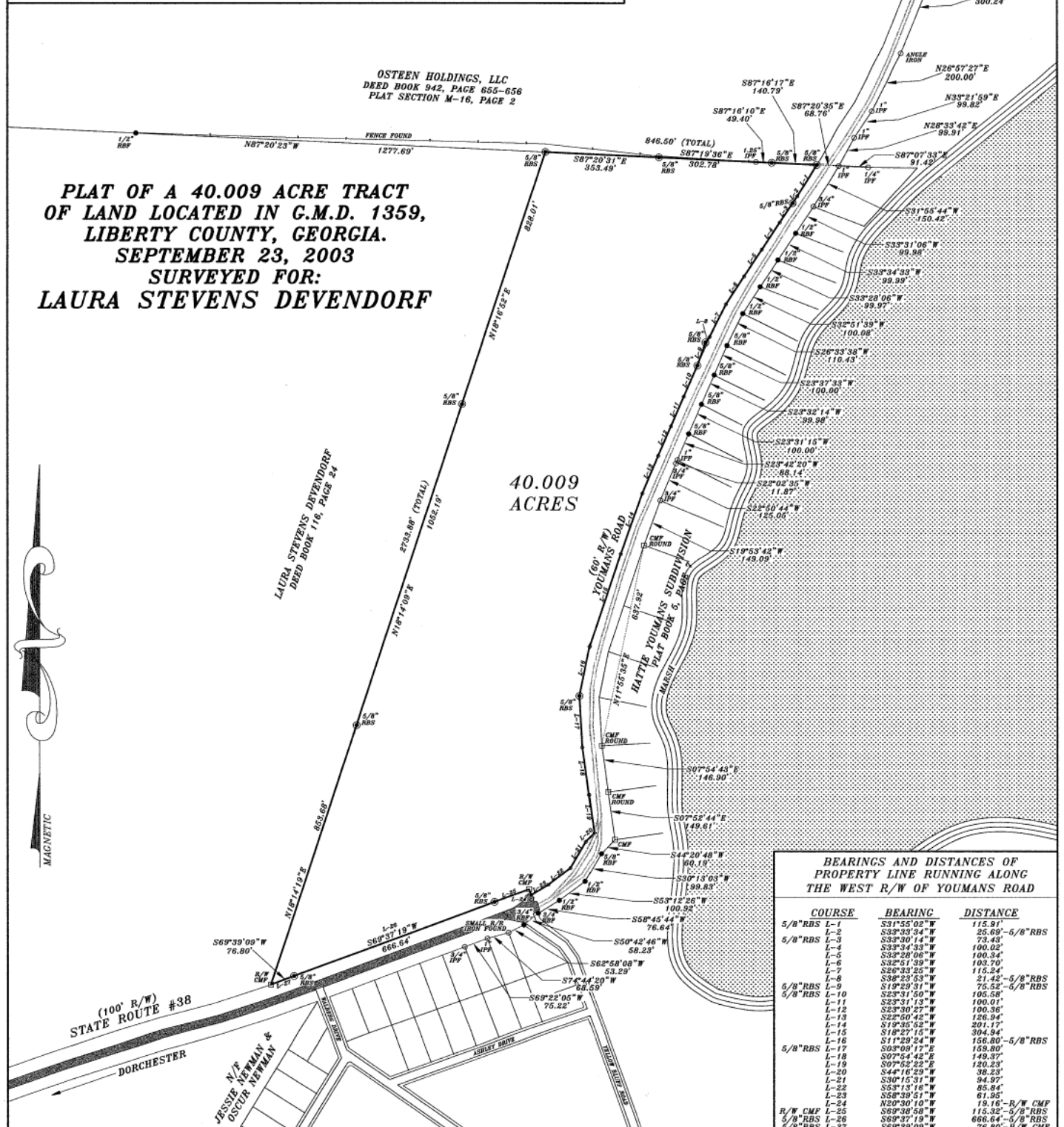
LIBERTY COUNTY, GEORGIA

C-6	240.14'	292.44'	424.22'	101°13'03"	23°51'35"	371.17'	S 66°12'58" W
C-7	300.02'	119.94'	228.20'	43°34'45"	19°05'49"	222.74'	S 37°14'58" W
C-8	300.02'	122.94'	233.36'	44°33'55"	19°05'49"	227.52'	S 81°19'18" W



**PLAT OF A 40.009 ACRE TRACT
OF LAND LOCATED IN G.M.D. 1359,
LIBERTY COUNTY, GEORGIA.
SEPTEMBER 23, 2003
SURVEYED FOR:
LAURA STEVENS DEVENDORF**

**40.009
ACRES**



**BEARINGS AND DISTANCES OF
PROPERTY LINE RUNNING ALONG
THE WEST R/W OF YOUMANS ROAD**

COURSE	BEARING	DISTANCE
5/8" RBS L-1	S31°55'02" W	115.81'
L-2	S33°33'34" W	25.69'-5/8" RBS
L-3	S33°30'14" W	73.43'
L-4	S33°34'33" W	100.02'
L-5	S33°28'06" W	100.34'
L-6	S32°51'39" W	103.70'
L-7	S29°33'25" W	115.24'
L-8	S38°23'53" W	21.42'-5/8" RBS
5/8" RBS L-9	S19°29'31" W	76.52'-5/8" RBS
L-10	S23°31'50" W	105.58'
L-11	S23°31'13" W	100.01'
L-12	S23°30'27" W	100.36'
L-13	S22°50'42" W	125.94'
L-14	S19°35'52" W	201.17'
L-15	S18°27'15" W	304.94'
L-16	S11°29'24" W	156.80'-5/8" RBS
5/8" RBS L-17	S03°09'17" E	159.80'
L-18	S07°54'42" E	149.37'
L-19	S07°02'22" E	120.23'
L-20	S44°16'29" W	38.23'
L-21	S30°15'31" W	94.97'
L-22	S31°13'16" W	85.84'
L-23	S58°39'51" W	61.95'
L-24	N20°30'10" W	19.16'-R/W CMP
5/8" RBS L-25	S16°32'50" W	115.32'-5/8" RBS
5/8" RBS L-26	S69°37'19" W	666.64'-5/8" RBS
5/8" RBS L-27	S69°39'09" W	76.80'-R/W CMP

DONALDSON SURVEYS



478-237-7339
P.O. BOX 1138
SWAINS BORO, GA 30401

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND CONFORMS WITH THE MINIMUM STANDARDS REQUIRED BY LAW.

George William Donaldson
No. 1970
WILLIAM DONALDSON
LAND SURVEYOR

DONALDSON SURVEYS 478-237-7339
P.O. BOX 1138 478-237-3456 (FAX)
SWAINS BORO, GEORGIA 30401

FIELD EQUIPMENT
E.D.M. (GTS-315) 3X
WILD DATA COLLECTOR
T2 THEODOLITE (1")
M1 A THEODOLITE (0.07")
100' STEEL TAPE

PRECISION DATA:
FIELD E.A.C. 1:30.617
ANGULAR ERROR 0.0300"
METHOD OF ADJ. _____
PLAT E.A.C. 1:53.328

MARKER SYMBOL KEY

- CMS CONC. MARKER SET
- CMP CONC. MARKER FOUND
- RBS REBAR SET
- RBS REBAR FOUND
- IPF IRON PIN FOUND
- IPF IRON PIN SET
- NLS NAIL SET
- FENCE LINE