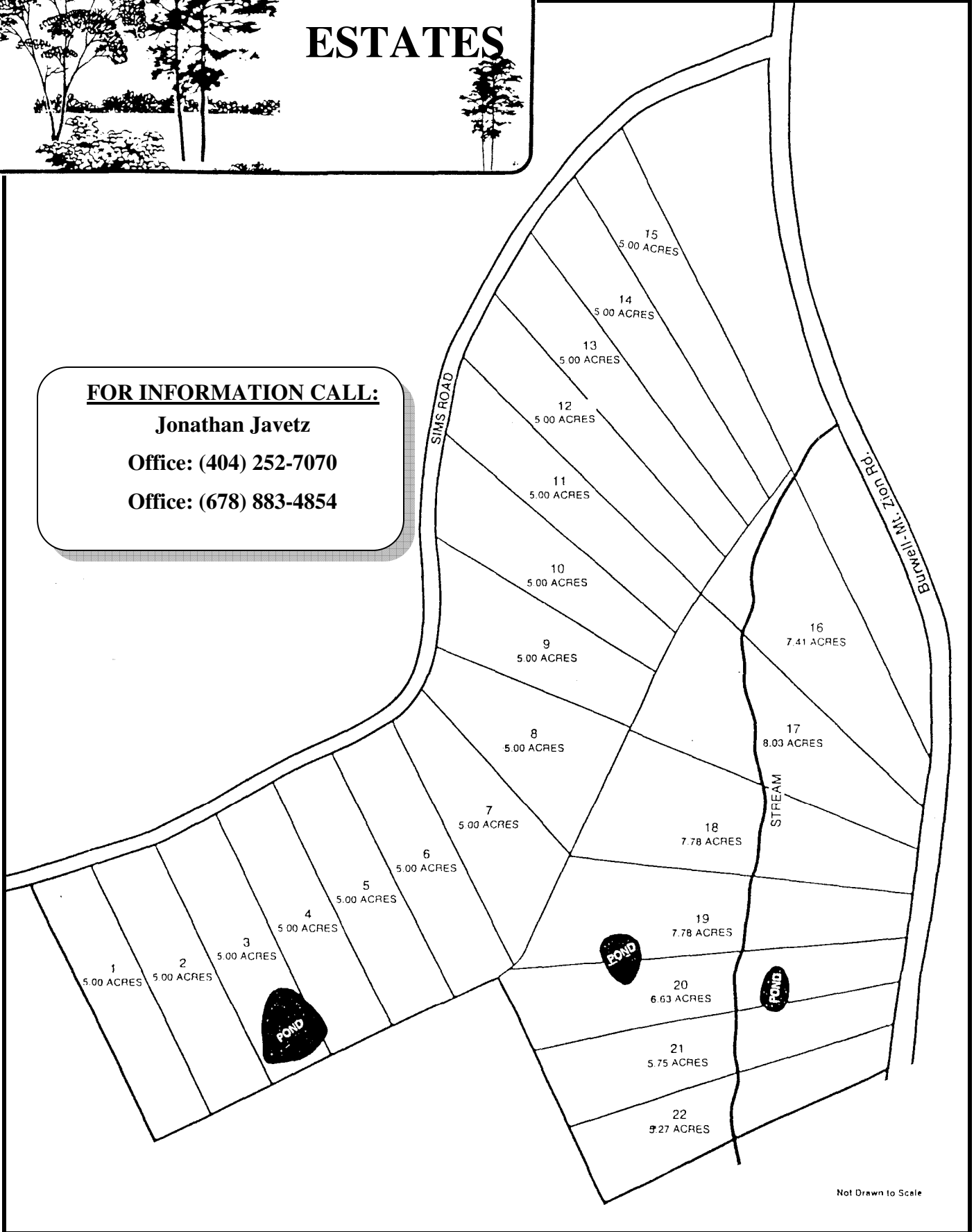




**FOR INFORMATION CALL:**  
**Jonathan Javetz**  
**Office: (404) 252-7070**  
**Office: (678) 883-4854**



Not Drawn to Scale

# Realty Resources Corporation

102 Hammond Drive ♦ Atlanta, Georgia 30328 ♦ (404) 252-7070

## SIMS ROAD ESTATES (Carroll County)

<u>LOT#</u>	<u>ACREAGE</u>	<u>TOTAL</u>	<u>SPECIAL FEATURES</u>	<u>MINIMUM DOWN PAYMENT</u>	<u>MIN PAYMENT 0% - 1 YEAR</u>	<u>EST PAYMENT 9 % - 14 YEARS</u>
26/27	22.63	\$89,900	Privacy, Creeks And Trails	\$1000	\$495	\$880
32	11.85	\$49,950	Private, w/ Trails	\$500	\$299	\$485
34	5.76	\$28,950	County Water	\$500	\$199	\$275
37	5.98	\$29,950	Drilled Well and Septic	\$500	\$199	\$289

**ALL LOTS NOT LISTED HAVE BEEN SOLD!!!!**

**U/C MEANS UNDER CONTRACT**

**10% DISCOUNT FOR CASH**

**9% INTEREST**

**NO PREPAYMENT PENALTY**

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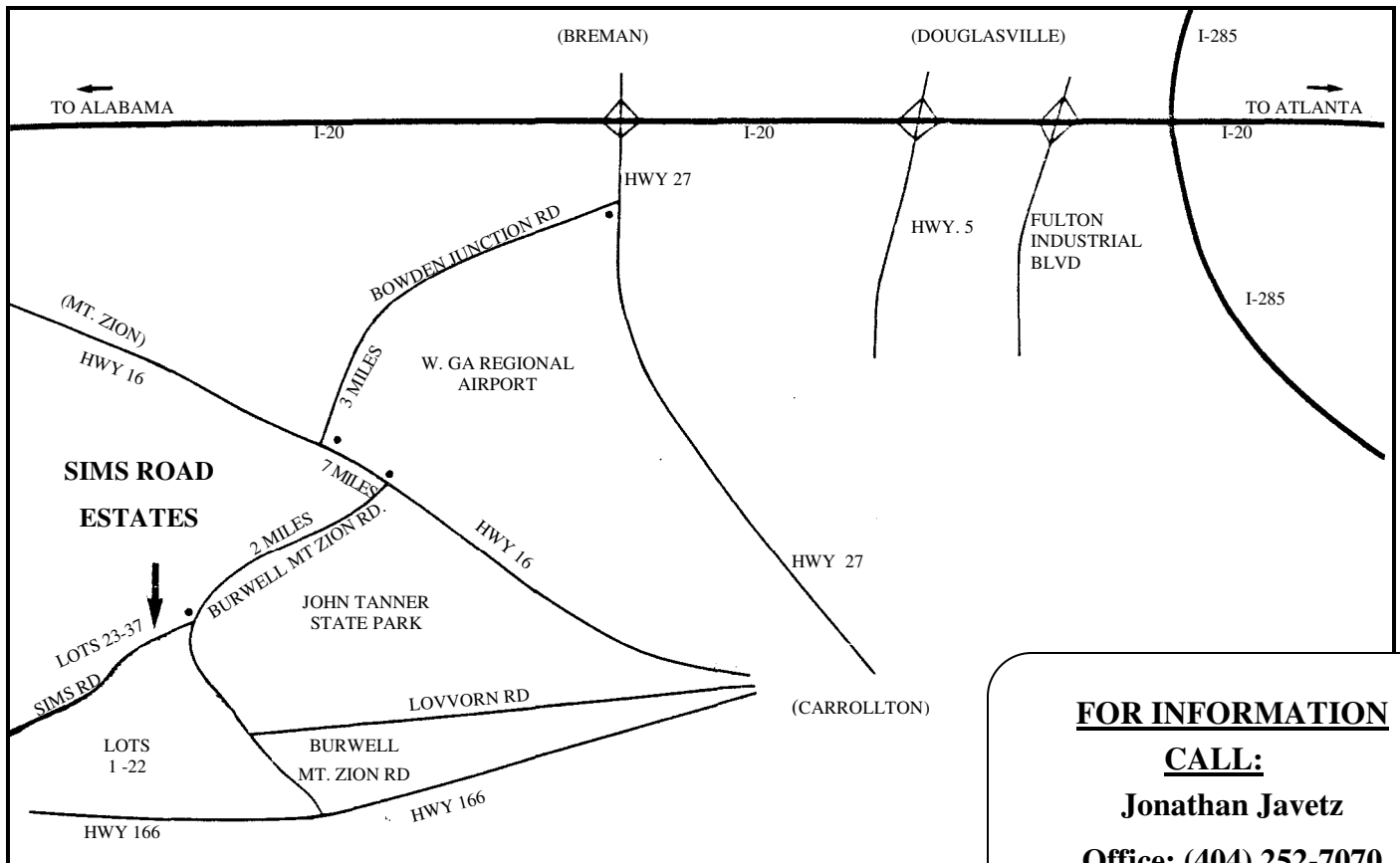


**DIRECTIONS**

Take I-20 West beyond Douglasville and Villa Rica to the Breman Exit, Highway 27  
 Turn Left and go ½ mile to Bowden Junction Road and turn Right  
 Go 3 miles to dead end at Highway 16  
 Turn Left and go 7/10ths of a mile to Burwell Mt. Zion Road and turn Right  
 Go 2 miles to Sims Road and you will see the lots clearly marked on Sims Road

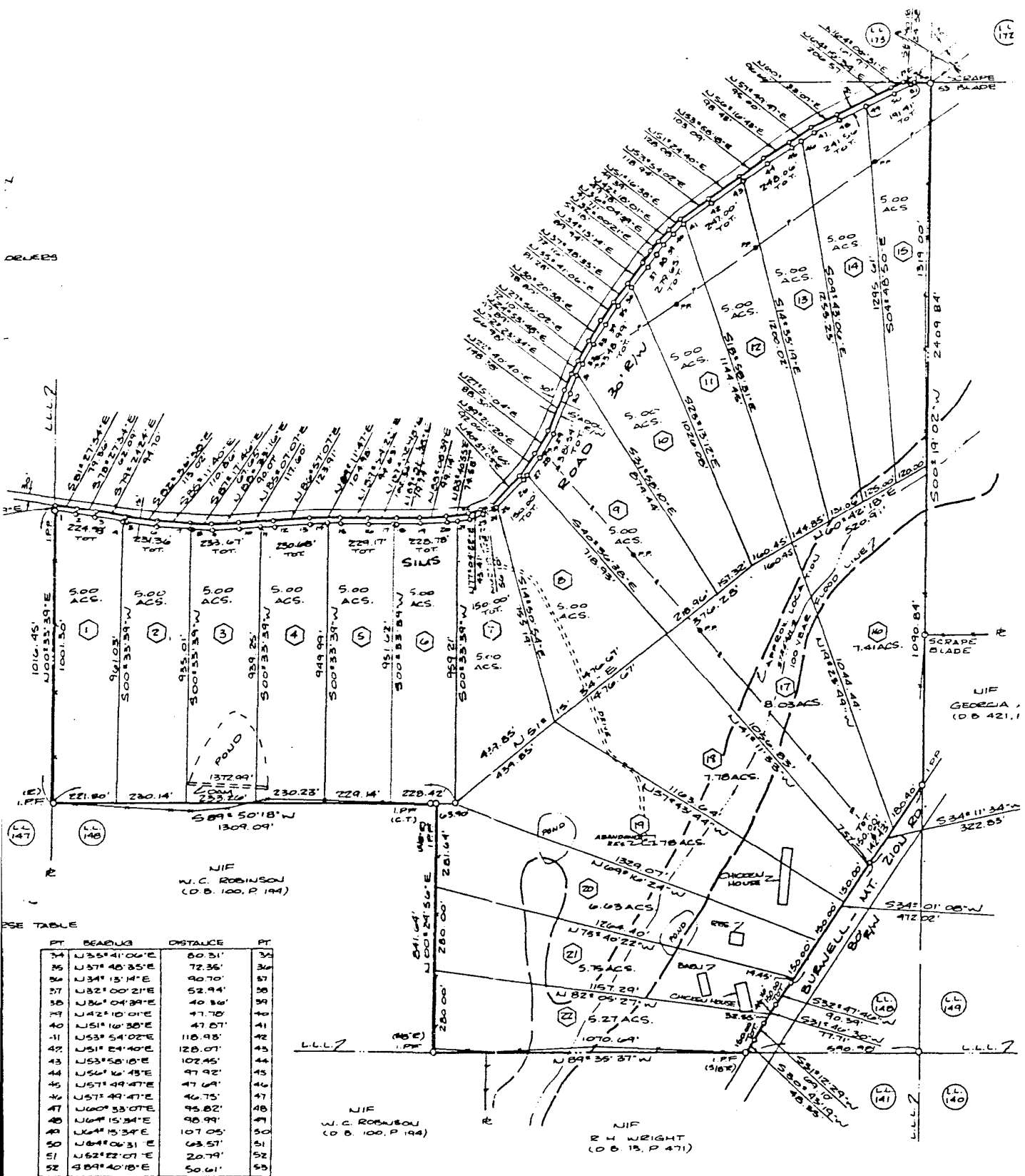
***FROM CARROLLTON***

Go West from Carrollton on Lovvorn Road to Burwell Mt. Zion Road and turn Right  
 Turn Left on Sims Road



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DELETS



POSE TABLE

PT	BEARING	DISTANCE	PT
34	N 35° 41' 06" E	80.31'	32
35	N 37° 48' 35" E	72.36'	36
36	N 34° 15' 34" E	90.70'	37
37	N 32° 00' 21" E	52.94'	38
38	N 36° 04' 39" E	40.86'	39
39	N 42° 10' 01" E	47.70'	40
40	N 51° 16' 30" E	47.07'	41
41	N 53° 54' 02" E	118.98'	42
42	N 51° 24' 40" E	128.07'	43
43	N 53° 58' 18" E	102.45'	44
44	N 56° 16' 43" E	97.92'	45
45	N 57° 49' 47" E	47.69'	46
46	N 57° 49' 47" E	46.75'	47
47	N 60° 53' 07" E	95.82'	48
48	N 64° 15' 34" E	98.99'	49
49	N 64° 15' 34" E	107.05'	50
50	N 64° 06' 31" E	63.57'	51
51	N 62° 22' 07" E	20.79'	52
52	N 64° 40' 18" E	50.61'	53

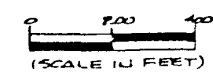
- LEGEND**
- 1 I.P.P. - IRON PIN PLACED (1/2" REINFORCING BAR)
  - 2 I.P.F. - IRON PIN FOUND
  - 3 CT - CRIMP TOP PIN
  - 4 OT - OPEN TOP PIN
  - 5 L.L.L. - LAND LOT LINE
  - 6 R/W - RIGHT OF WAY
  - 7 P.L. - PROPERTY LINE
  - 8 C.L. - CENTERLINE
  - 9 X-X - FENCE LINE
  - 10 PINS PLACED ON LINE

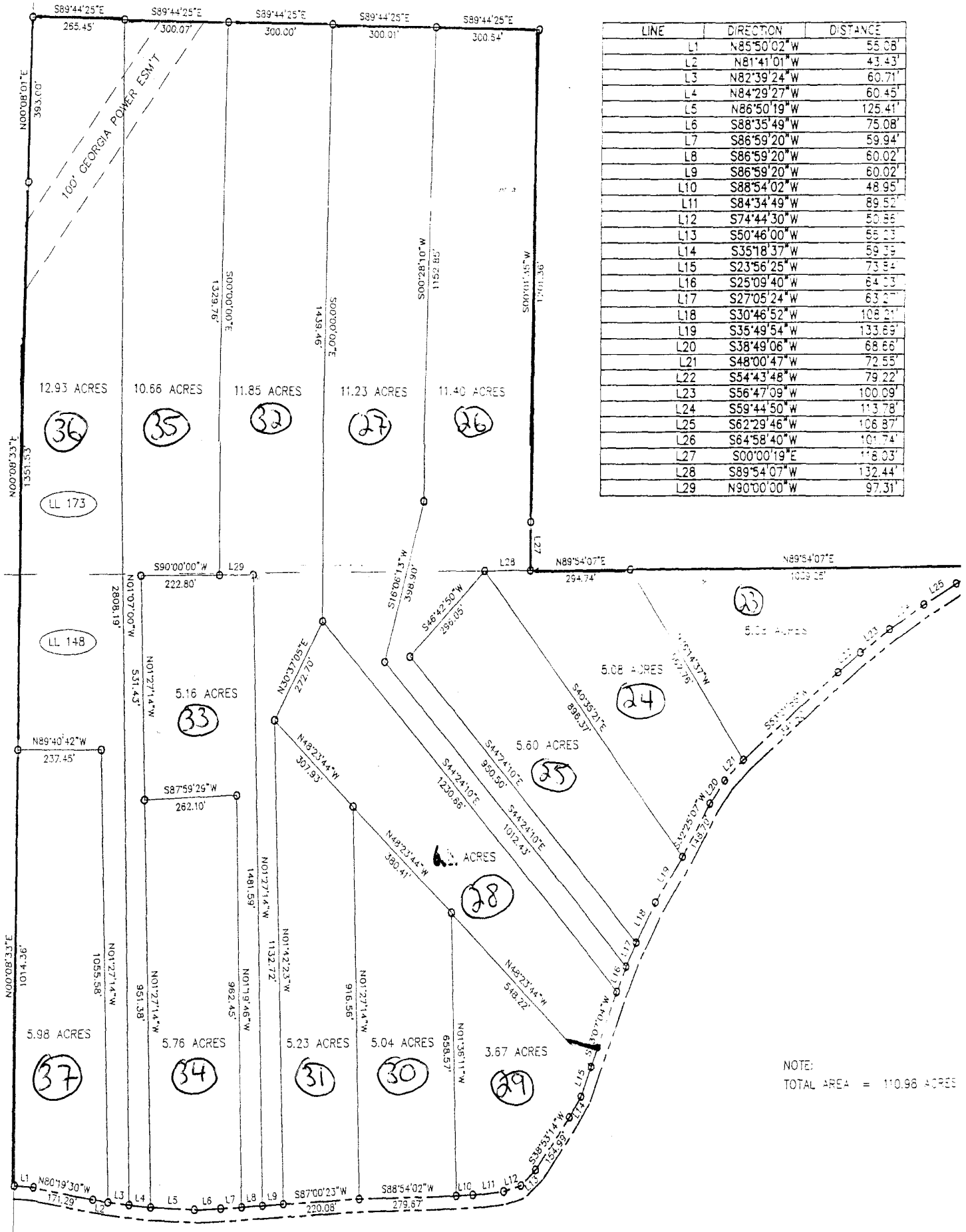
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 243,549 FEET.

THIS PLAT HAS BEEN PREPARED USING A THEODOLITE READING DIRECTLY TO 1 SECOND AND AN ELECTRONIC DISTANCE MEASURING DEVICE READING DIRECTLY TO 1 ONE THOUSANDTH OF A FOOT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 9119 FEET AND AN ANGULAR ERROR OF 2.67" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

**OWNER - DEVELOPER**  
 CARROLLTON TWENTY LAND PARTNERSHIP  
 JAMES K. CHEWEN - SOLE GRANTOR  
 4501 CIRCLE 75 PARKWAY  
 SUITE E - 5550  
 ATLANTA GEORGIA 30339  
 404.956.1441





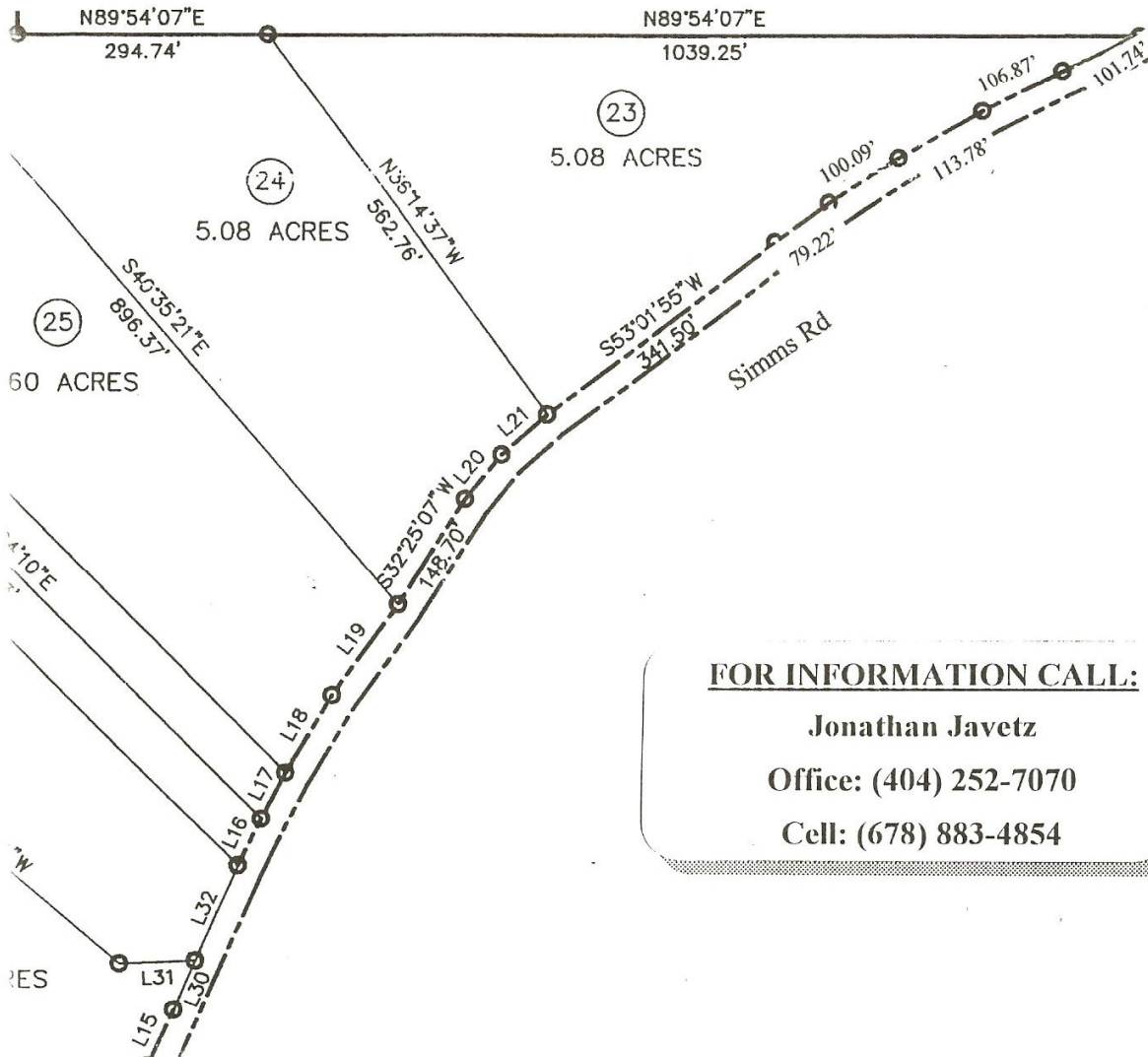
LINE	DIRECTION	DISTANCE
L1	N85°50'02"W	55.08'
L2	N81°41'01"W	43.43'
L3	N82°39'24"W	60.71'
L4	N84°29'27"W	60.45'
L5	N86°50'19"W	125.41'
L6	S88°35'49"W	75.08'
L7	S86°59'20"W	59.94'
L8	S86°59'20"W	60.02'
L9	S86°59'20"W	60.02'
L10	S88°54'02"W	48.95'
L11	S84°34'49"W	89.52'
L12	S74°44'30"W	55.86'
L13	S50°46'00"W	55.25'
L14	S35°18'37"W	59.39'
L15	S23°56'25"W	73.84'
L16	S25°09'40"W	64.03'
L17	S27°05'24"W	63.21'
L18	S30°46'52"W	108.21'
L19	S35°49'54"W	133.69'
L20	S38°49'06"W	68.66'
L21	S48°00'47"W	72.55'
L22	S54°43'48"W	79.22'
L23	S56°47'09"W	100.09'
L24	S59°44'50"W	113.78'
L25	S62°29'46"W	106.87'
L26	S64°58'40"W	101.74'
L27	S00°00'19"E	116.03'
L28	S89°54'07"W	132.44'
L29	N90°00'00"W	97.31'

NOTE:  
TOTAL AREA = 110.98 ACRES

# GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



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