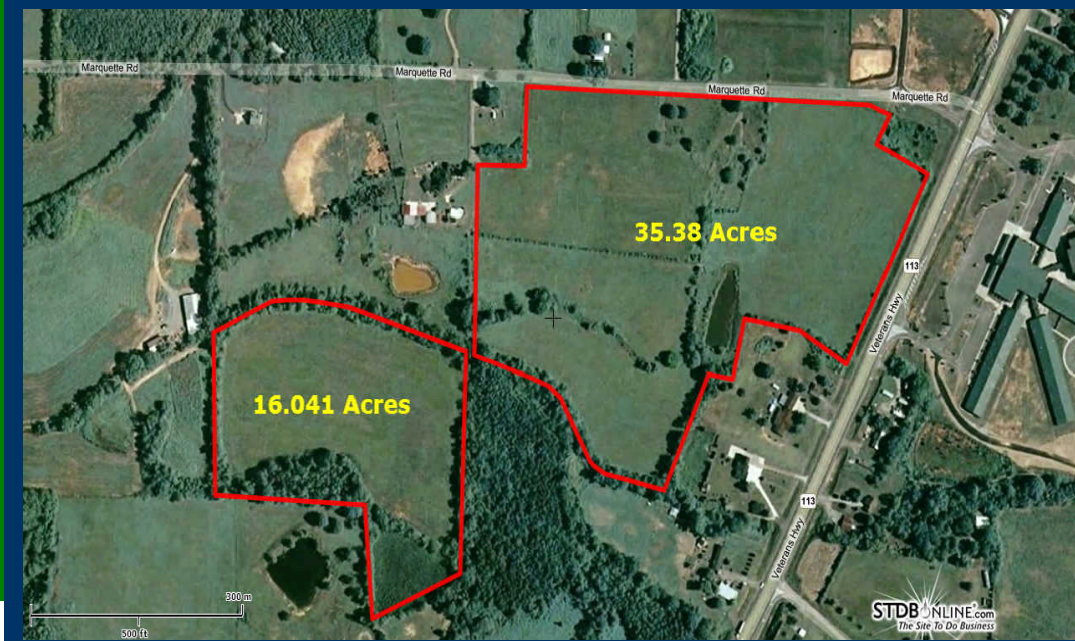


FOR SALE – BANK OWNED



51.42 +/- Acres Highway 113 Rockmart, Georgia

Lee Hemmer, CCIM

Brian T. Hughs

lee@simpsoncompany.com

brian@simpsoncompany.com



425 Spring Street
Gainesville, GA 30501

Main: 770.532.9911

Fax: 770.535.6622

www.simpsoncompany.com



Individual
Member



Property Features:

- 51.42 +/- Acres
- Divisible
- Zoned: PD (Planned Development)
- Located in the City of Rockmart
- Excellent road frontage at corner of Marquette Road & Highway 113
- Across from Rockmart High School
- Utilities: Water, Sewer, Gas, & Power
- Asking Price: \$25,000 Per Acre



SURVEY FOR
WILLIAM F. COLLUM ESTATE
 BEING IN LAND LOTS 642, 643, 644 AND 654 18TH DISTRICT
 3RD SECTION POLK COUNTY GEORGIA

SCALE 1" = 200' AUGUST 31, 2004



"I, the undersigned, do hereby certify that this plat is true and correct, prepared from an actual survey of the property made under my supervision on the ground."

ELBERT H. ANGEL Registered Land Surveyor #1742

Date: _____

"The undersigned, as Planning and Zoning Director of Polk County, Georgia, hereby approve this plat for the recording of same in the Office of the Clerk of the Superior Court of Polk County."

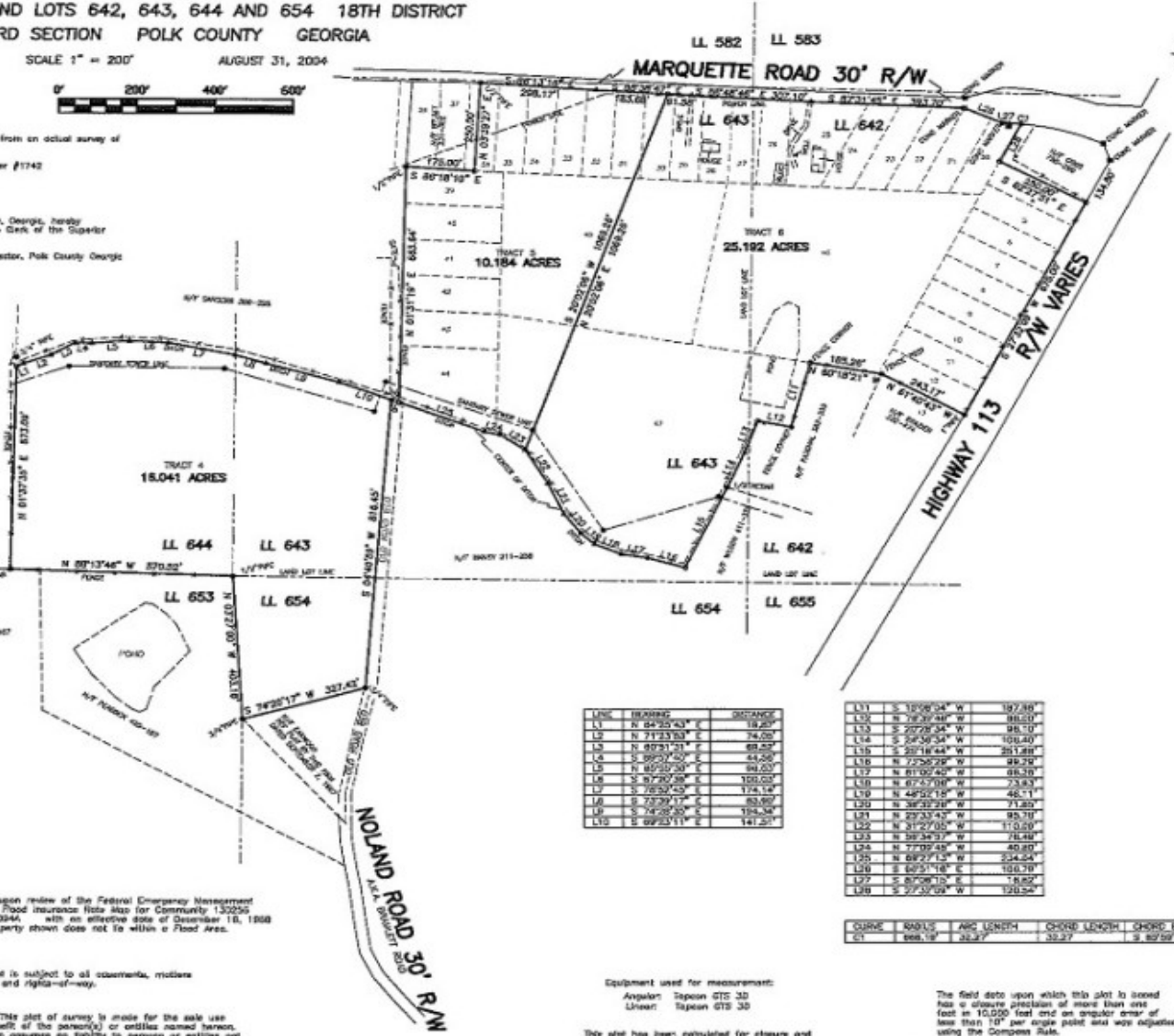
_____, Planning and Zoning Director, Polk County, Georgia

Date: _____

51.417 TOTAL ACRES
 DIVIDED INTO 3 TRACTS NOTE: THIS PLAT HAS AN AREA 1, 2, & OF 3
 AS NEW PLOTS / ALL TRACTS ARE SHOWN AS NEW
 @ = 1/2" EQUALS 100'

OWNERS/CO-OWNERS:
 WILLIAM F. COLLUM, TRUST
 275 MONROE ST. SEWELL AVE
 311 S. COLLINS ST.
 CEDARTOWN, GA 30125
 (770) 748-8722

LL 645 LL 644
 LL 652 LL 653



PROPERTY IS ZONED BY:
 HERE, ANY RE-DEVELOPMENT OF A TRACT ON THIS PLAT
 REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.
 CORPORATION POLK COUNTY WATER AUTHORITY
 FIELDS BATES & ASSOCIATES FOR ALL PROPOSED TRACTS.
 ALL CITY CONTRACTORS/INTERESTED
 THE PROPOSED TRACTS, REVIEW FOR EACH USE AND FULLY
 MEET STATE REQUIREMENTS.

Based upon review of the Federal Emergency Management Agency Flood Insurance Rate Map for Community 132030, Panel 034A, with an effective date of December 18, 1988, the property shown does not lie within a Flood Area.

NOTE:
 This plat is subject to all easements, matters of title and right-of-way.

NOTE: This plat of survey is made for the sole use and benefit of the person(s) or entities named herein. This firm assumes no liability to persons or entities not named herein, and any use by unnamed parties is done at their own risk.

LINE	BEARING	DISTANCE
L1	N 84°35'43" E	18.25'
L2	N 71°33'03" E	74.00'
L3	N 89°51'21" E	89.45'
L4	S 89°32'40" E	44.58'
L5	S 89°32'30" E	89.20'
L6	S 89°32'30" E	105.00'
L7	S 76°22'43" E	174.14'
L8	S 73°39'17" E	83.89'
L9	S 74°22'30" E	104.34'
L10	S 69°23'11" E	141.25'

L11	S 10°08'04" W	157.89'
L12	N 78°28'46" W	181.00'
L13	S 20°28'34" W	98.10'
L14	S 20°30'34" W	109.40'
L15	S 20°18'44" W	251.28'
L16	N 72°26'22" W	94.92'
L17	N 81°00'42" W	88.30'
L18	N 87°43'08" W	23.83'
L19	N 48°24'15" W	46.11'
L20	N 36°32'21" W	71.80'
L21	N 29°33'42" W	95.78'
L22	N 21°27'00" W	110.00'
L23	N 38°34'37" W	74.48'
L24	N 77°09'48" W	40.80'
L25	N 69°27'13" W	234.24'
L26	S 69°27'18" E	104.78'
L27	S 87°28'10" E	74.82'
L28	S 77°32'08" W	120.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	666.19'	22.37'	32.27'	S 82°59'28" E

Equipment used for measurement:
 Anaplan Tapeson GTS 3D
 Uman Tapeson GTS 3D

This plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.

The field data upon which this plat is based has a closure precision of more than one foot in 10,000 feet and an angular error of less than 10" per angle point and was adjusted using the Coopers Rule.

ELBERT H. ANGEL
 GEORGIA REG. LAND SURVEYOR - 1742
 955 ADAMS ROAD
 CEDARTOWN, GA. 30125
 (770) 748-0419