

Willow Oak Estates

Tract 17 of 51.56 Acres
Burke County, Georgia



VIEW OF THE HARDWOOD
FOREST



VIEW OF PINE STANDS
OF TIMBER



VIEW OF THE ROAD
FRONTAGE

Description: This tract is a marvelous combination of many of the things our buyers clamor for. It is all wooded in large timber and has paved road frontage. It is near Augusta, just a few miles south of Keysville. If you are looking for a home site with lots of character and wilderness, this could be it.

Price: \$128,900.00 cash or terms. No credit check or qualifying. Terms available are \$12,890.00 cash at closing, balance payable in equal monthly installments for terms up to 15 years at 10% interest rate with payments of \$1,246.65 each. There is no prepayment penalty. Any installment more than 15 days overdue shall incur a late fee in the amount of 5% of the overdue installment.

Brashear Realty Corp.
513 Broad Street
Augusta, Georgia 30901

Tel: (706)-722-4308
Fax: (706)-722-4374

<http://www.georgiacountry.com>
e-mail: tice@brashearrealty.com

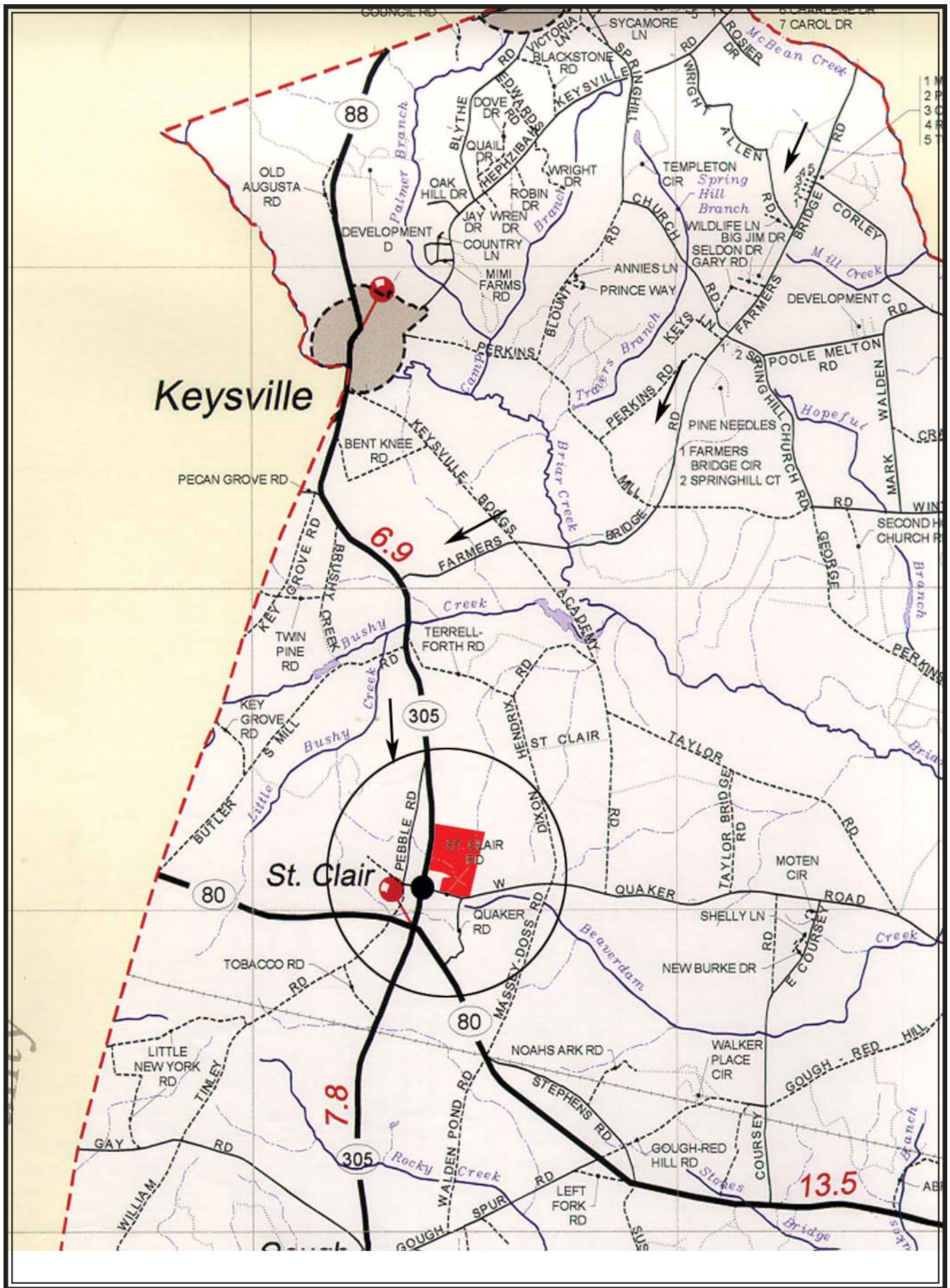


Location of Willow Oak Estates: From Augusta take Hwy 25 (Peach Orchard Rd.) south towards Hephzibah. As you approach Hephzibah veer right onto Hwy 88. Follow Hwy 88 into town and go straight through the red light. Continue one-half mile and turn left onto the Hephzibah Keysville Road. Go one-quarter mile and turn left onto Farmer's Bridge Road. Follow this approximately seven miles until it dead ends into Hwy 305. Take a left and travel four miles. Look for the Brashear Realty signs on your left. If you continue to the intersection of Hwy 305 and St. Clair Road you may take a left on St. Clair Road and



The following covenants will run with the land for a period of 10 years from transfer title for all Lots in Willow Oak Estates:

1. Lots less than 10 acres are limited to one residence per lot. Lots of more than 10 acres may add one additional home upon approval of the Jefferson County authorities.
2. All residences may be either home or mobile home. Any mobile home placed thereon shall be double wides and shall be not more than 10 years old since date of manufacture. Any residence constructed or placed thereon shall have a minimum of 980 square feet or heated floor space of living area.
3. The property shall not be used for the storage of inoperable vehicles, industrial equipment or supplies.
4. No swine may be kept or raised thereon. Other agriculture is permitted.
5. Setback lines for the construction of any buildings shall be 75 feet from the right of way of any roadway; and 15 feet from all side and rear lines.
6. Drainage and utility easements are reserved for 20' from any existing roadway and 15' from any side and rear lines.

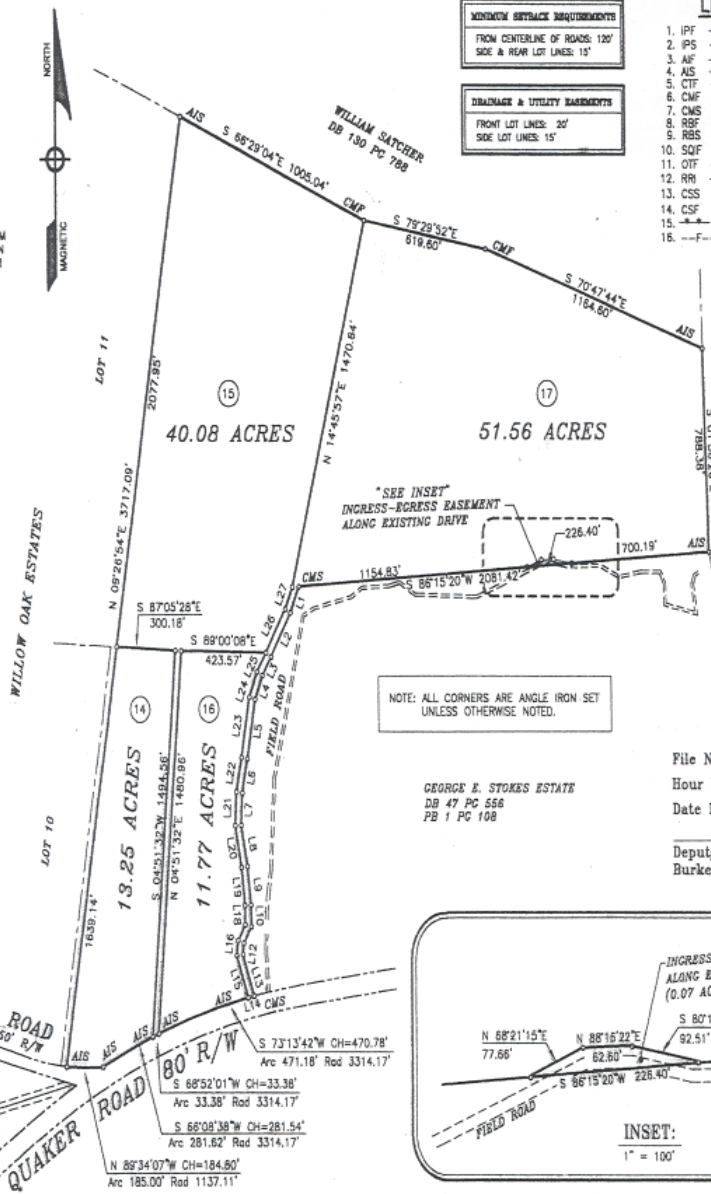




NOTES

1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS 303 TOTAL STATION AND 100' STEEL TAPE.
2. FIELD WORK REQUIRED TO PREPARE THIS PLAT WAS PERFORMED RADICALLY USING CONTROL FROM A PREVIOUS SURVEY WITH A CLOSURE PRECISION OF ONE FOOT IN 25,382 FEET AND AN ANGULAR ERROR OF 00'00"04" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.

Course	Bearing	Distance
L1	S 23°07'47" W	109.55
L2	S 30°38'02" W	184.96
L3	S 31°21'10" W	83.96
L4	S 22°22'51" W	98.44
L5	S 08°50'18" W	234.82
L6	S 10°50'44" W	133.50
L7	S 02°59'48" W	124.04
L8	S 10°30'33" E	161.36
L9	S 06°04'25" E	151.78
L10	S 00°37'28" E	83.79
L11	S 30°13'25" W	73.77
L12	S 07°23'14" W	45.03
L13	S 19°01'30" E	168.82
L14	Rad: 3314.17 Tan: 15.10' Chc: S 77°33'44" W 30.20'	Arc: 30.20' Ck: 0°31'20" 30.20'
L15	N 19°01'30" W	172.40
L16	N 07°23'14" E	58.13
L17	N 30°13'25" E	71.55
L18	N 00°37'28" W	74.08
L19	N 06°04'25" W	149.19
L20	N 10°30'33" W	163.75
L21	N 02°59'48" E	129.65
L22	N 10°50'44" E	135.30
L23	N 08°50'18" E	237.95
L24	N 22°22'51" E	154.08
L25	N 31°21'10" E	86.03
L26	N 30°38'02" E	192.80
L27	N 23°07'47" E	92.39



MENTIONED SURFACE MEASUREMENTS
FROM CENTERLINE OF ROADS: 120'
SIDE & REAR LOT LINES: 15'

DRAINAGE & UTILITY EASEMENTS
FRONT LOT LINES: 20'
SIDE LOT LINES: 15'

LEGEND

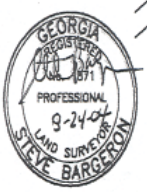
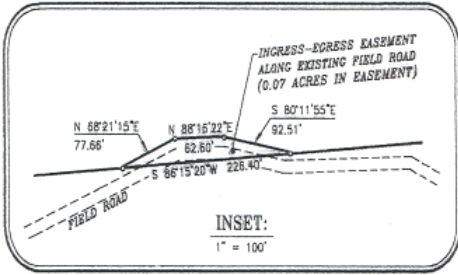
- 1. IPF - IRON PIPE FOUND
- 2. IPS - IRON PIPE SET
- 3. AIF - ANGLE IRON FOUND
- 4. AIS - ANGLE IRON SET
- 5. CTF - CRIMPED TOP PIPE FOUND
- 6. CMF - CONC. MONUMENT FOUND
- 7. CMS - CONC. MONUMENT SET
- 8. RBF - REBAR FOUND
- 9. RBS - REBAR SET
- 10. SQF - SQUARE IRON FOUND
- 11. OTF - OPEN TOP PIPE FOUND
- 12. RRI - RAILROAD IRON
- 13. CSS - COTTON SPIKE SET
- 14. CSF - COTTON SPIKE FOUND
- 15. ---F--- FENCE
- 16. ---F--- FLOOD HAZARD

NOTE: ALL CORNERS ARE ANGLE IRON SET UNLESS OTHERWISE NOTED.

GEORGE E. STOKES ESTATE
DB 47 PG 556
PB 1 PG 108

File No. A 9468
Hour Filed 10:40 AM
Date Filed 8/30/2004

Deputy Clerk Superior Court
Burke County, Georgia



NOTE: THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF COMMISSIONERS OF BURKE COUNTY.

William J. Stevens
COUNTY BUILDING OFFICIAL

PLAT SHOWING
PHASE "II" OF

WILLOW OAK ESTATES

PROPERTY LOCATED IN THE 69th. G.M.D.
BURKE COUNTY, GEORGIA
SCALE: 1" = 400' AUGUST 17, 2004
Prepared by
STEVE BARGERON & ASSOCIATES
WAYNESBORO, GEORGIA (706)554-2582

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MAP 18 PAR 8