

GOLDEN WAY TRACTS

GOLDEN WAY, WATKINSVILLE, GA 30677



OFFERING SUMMARY

Sale Price:	\$1,185,000
Price /Tract	\$395,000
Lot Size:	Total 18.82 ± Acres Lot 1/6.0 ac, Lot 2/6.47, Lot 3/6.35
Lot Frontage:	881 ft Golden Way 701 ft Jimmy Daniel Rd
Zoning:	O-B-P
Market:	Oconee County
Submarket:	Athens Clarke County
Traffic Count:	28,800 Atlanta Hwy 4,680 Jimmy Daniel Rd

PROPERTY OVERVIEW

The property consists of three tracts which may be sold separately or as a whole tract (Tract 1-6.0 ac, Tract 2-6.47 ac, and Tract 3- 6.35 ac). Tract 1 has frontage on both Golden Way & Jimmy Daniel Rd. The other 2 tracts front along Golden Way. The Tracts are wooded with rear boundary being McNutt Creek. The area is high growth and good traffic volume. All tracts are served by water, gas and sewer.

LOCATION OVERVIEW

The property is located on Golden Way which runs off of Jimmy Daniel Rd roughly half way between Atlanta Hwy and Hwy 316.

PROPERTY HIGHLIGHTS

- Easily accessible to Athens-Clarke & Oconee County and Hwy 316
- Good traffic volume with frontage on Golden Way & Jimmy Daniel roads
- High growth area
- Tracts may be sold separately or as a whole
- Creek near boundary.
- Ideal for medical office development

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Revised: 3-29-2022

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LOCATION MAP



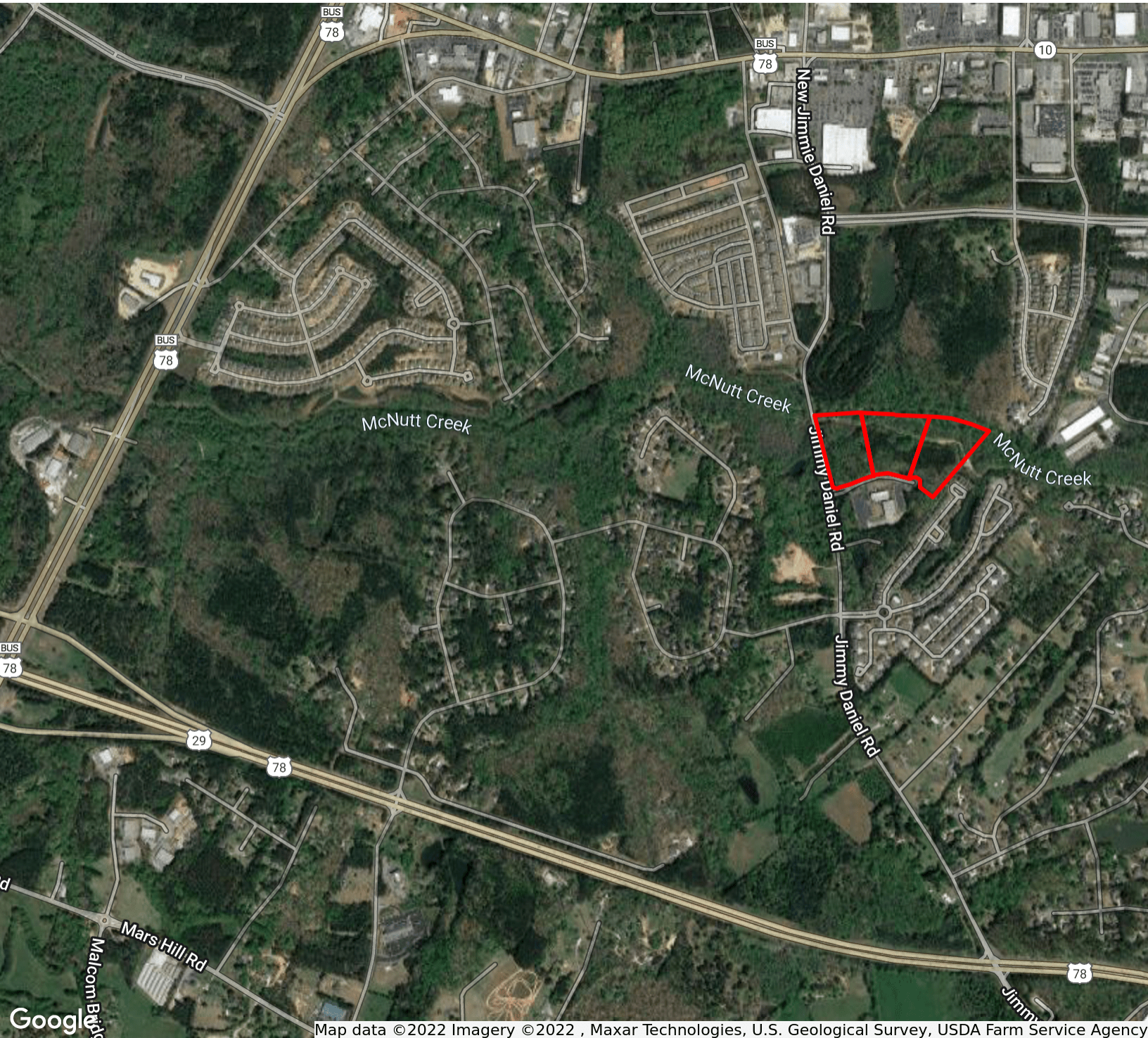
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AERIAL MAP



Map data © 2022 Imagery © 2022, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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DESIGN AND CONSTRUCTION CERTIFICATION
 I HEREBY CERTIFY THAT ALL IMPROVEMENTS HAVE BEEN DESIGNED AND CONSTRUCTED IN STRICT ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS, PREPARED BY ME OR UNDER MY SUPERVISION, IN FULL COMPLIANCE WITH THE LAND SUBDIVISION REGULATIONS OF OCONEE COUNTY, GEORGIA, LATEST EDITION, AND ANY AMENDMENTS THEREOF AND/OR USUAL AND CUSTOMARY PROFESSIONAL PRACTICE.

BY: *[Signature]*
 PROFESSIONAL REGISTRATION NO. 1100
 P.E. R.L.S. u

SURVEYORS CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY: *[Signature]* GEORGIA LAND SURVEYOR REGISTRATION NO. 2905

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, HALWAYS, WALKS, AND WELL LOTS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

DATE: 6/18/07
[Signature]
 OWNER

NOTICES OF PRIVATE STREET

THE STREETS DESIGNATED AS "PRIVATE STREETS" ON THIS PLAT ARE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF THIS DEVELOPMENT AND ARE NOT OWNED OR MAINTAINED BY OCONEE COUNTY. NO PUBLIC FUNDS OF OCONEE COUNTY ARE TO BE USED TO BUILD, REPAIR OR MAINTAIN THESE PRIVATE STREETS. THE OWNERS, PURCHASER, LIENOR, HEIRS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN ANY PORTION OF THIS PROPERTY ARE HEREBY NOTIFIED OF THIS FACT.

OWNER'S CERTIFICATION:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

CERTIFICATION OF FINAL APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF OCONEE COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE OCONEE COUNTY CODE ENFORCEMENT DEPARTMENT FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF OCONEE COUNTY, GEORGIA.

DATE: 6-18-07
[Signature]
 CODE ENFORCEMENT DIRECTOR

CERTIFICATION OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED IN THE SUBDIVISION SHOWN ON THE PLAT ATTACHED HERETO MEETS THE REQUIREMENTS OF THE UTILITY DEPARTMENT.

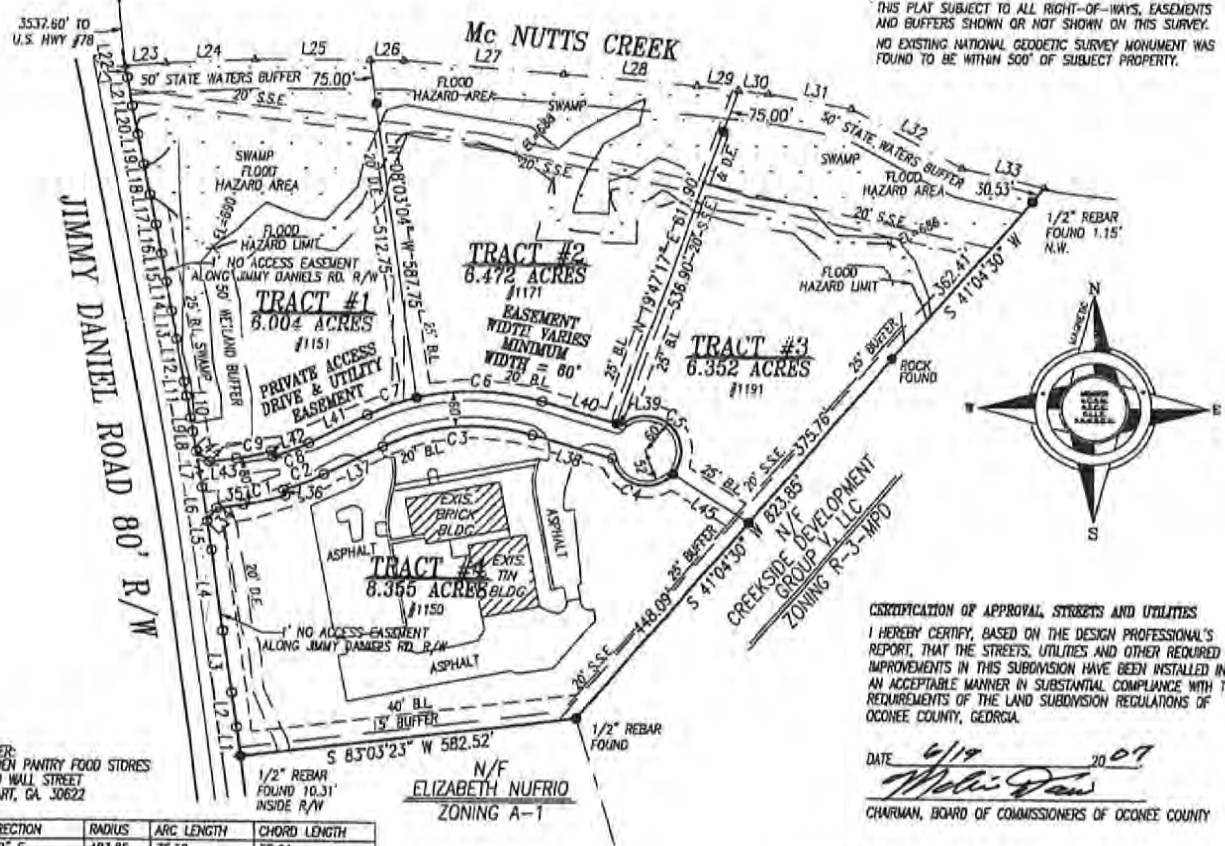
DATE: 6/18/07
[Signature]
 DEPARTMENT HEAD, OCU

CERTIFICATION OF WATER SYSTEM

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM INSTALLED OR TO BE INSTALLED, AND/OR THE PLANS FOR PRIVATE WATER SUPPLIES IN THE SUBDIVISION PLAT ATTACHED HERETO MEET THE REQUIREMENTS OF THE OCONEE CO. UTILITY DEPARTMENT.

DATE: 6/18/07
[Signature]
 DEPARTMENT HEAD, OCU

DISTANCE
50.24'
59.63'
106.69'
140.54'
50.41'
57.83'
61.76'
34.65'
24.72'
37.36'
25.70'
74.52'
50.92'
51.21'
49.41'
50.81'
52.19'
52.08'
52.41'
50.79'
49.88'
20.32'
67.67'
151.43'
199.35'
57.02'
277.63'
230.90'
70.22'
52.56'
144.69'
215.70'
143.09'
27.61'
42.70'
10.00'
112.05'
143.00'
9.69'
133.31'
112.05'
10.00'
43.98'
28.35'
154.64'



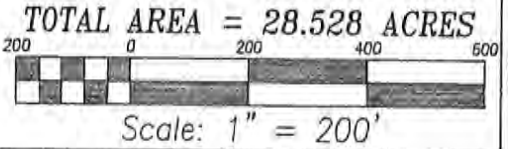
EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND BUFFERS SHOWN OR NOT SHOWN ON THIS SURVEY. NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

CERTIFICATION OF APPROVAL STREETS AND UTILITIES
 I HEREBY CERTIFY, BASED ON THE DESIGN PROFESSIONAL'S REPORT, THAT THE STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER IN SUBSTANTIAL COMPLIANCE WITH THE REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF OCONEE COUNTY, GEORGIA.

DATE: 6/18/07
[Signature]
 CHAIRMAN, BOARD OF COMMISSIONERS OF OCONEE COUNTY

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 77°25'10" E	483.85	75.69	75.61
C2	N 68°27'26" E	473.85	74.12	74.05
C3	N 85°10'12" E	358.84	264.00	258.02
C4	S 76°30'21" E	60.00	131.67	106.80
C5	N 45°30'21" W	60.00	182.48	119.85
C6	N 88°40'42" W	416.84	218.88	216.37
C7	S 70°07'39" W	416.84	89.51	89.34
C8	S 68°27'26" W	413.85	64.74	64.67
C9	S 77°25'10" W	403.85	63.17	63.11

BEING ALL OF C-01-007, ZONING OBP
 THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO, WHICH HEREBY BECOME A PART OF THIS PLAT AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.



FINAL PLAT OF:

300 INSURANCE RATE MAPS AND PINION, THE AREA AS SHOWN ON THIS DESIGNATED FLOOD HAZARD AREA. 4530030C EFFECTIVE DATE: 4/17/1995.

6/1/2006 - 2/16/2007 - 4/26/2007

FILE # _____

SURVEYORS CERTIFICATION

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,564 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
- THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 458,378 FEET AND WAS ADJUSTED BY THE COMPASS RULE.
- ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY TOPCON GTS 201.

WALL STREET

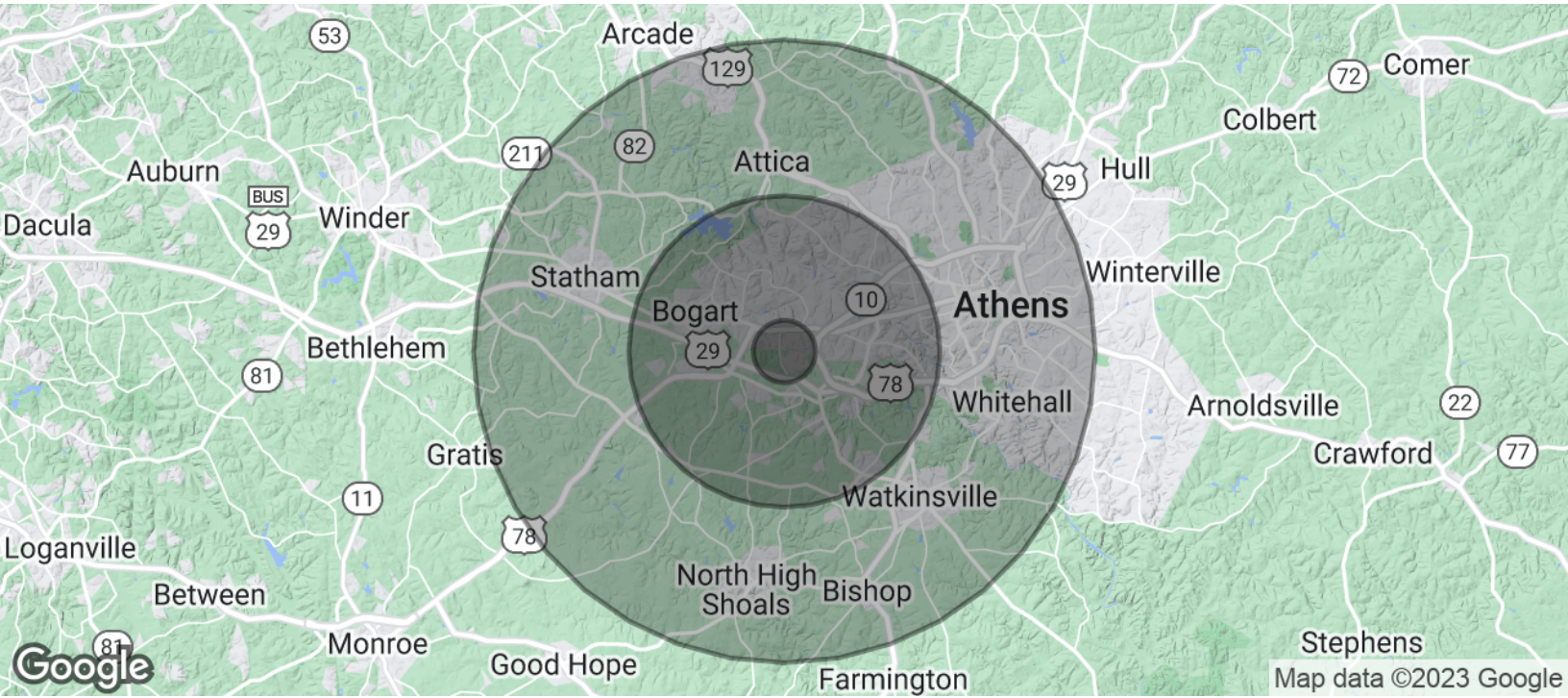
STATE	COUNTY	CITY	PLAT NO.
GEORGIA	OCONEE		1331
DISTRICT	LAND LOT	SCALE	DATE
		1"=200'	2/2/2006

John Brewer & Associates

Land Surveying, Land Planning, Construction Staking

107 Davis Street
 Monroe, Georgia 30655
 tel (770) 267-3337
 fax (770) 266-7980

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,059	30,060	154,361
Average Age	35.7	33.3	30.4
Average Age (Male)	33.8	32.3	29.4
Average Age (Female)	37.0	34.2	31.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	343	10,873	55,996
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$90,014	\$81,156	\$59,992
Average House Value	\$253,853	\$263,256	\$218,435

* Demographic data derived from 2020 ACS - US Census