



**Thursday,  
December 5,  
2024 at 2:00**

## The C. W. Barrett Estate

1992 & 1966 Rome Rd (Hwy 53), Calhoun, Gordon County, GA

# 145.9 Acres

Closings will be handled by  
Brumlow, Corwin and  
Delashmit.  
1287 Curtis Pkwy- Calhoun,  
GA 30701  
(706) 625-0872  
\$500 closing fee will apply  
to each closing.

10% down on sale day,  
balance due at closing.  
Survey fee of \$800 per tract  
will be applied to each tract

plat book #61  
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For more information  
contact sales manager  
Flipper McDaniel  
(770) 548-3762

Link to Dempsey  
Auction website



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This is a sales sketch, compiled of multiple plats recorded in Gordon County Georgia records. All Property sells as is. Personal on-site inspection is recommended. Announcements from auction stand take precedence over all previously published materials.



**GAL #113**

**Dempsey Auction Company**  
232 Glenn Milner Blvd  
Rome, GA 30161  
(706) 291-0746  
[www.dempseyauction.com](http://www.dempseyauction.com)





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E-Filed By:  
Gordon County Clerks Office  
Clerk of Courts Grant Walraven  
10/31/2024 04:02 PM  
Plat Book: 00061  
Page: 0276  
Participant IDs:  
9262935542  
\$10.00 Base Filing Fee

DATE OF FIELD WORK: AUGUST & SEPTEMBER 2024  
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO  
CURRENT TAX RECORDS SHOW OWNER AS: C.W. BARRETT, ESTATE  
TAX PARCEL 035-039A PROPERTY IS ZONED C-G  
BASED ON FEMA FLOOD MAP 13129C015D (DATED 9/26/2008)  
PROPERTY HEREON IS IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

○ = 1/2" REBAR SET  
● = MONUMENT FD AS NOTED  
■ = CONC R/W MARKER

RETRACEMENT SURVEY FOR

**C.W. BARRETT, ESTATE**  
BEING IN LAND LOT 61 15th DISTRICT  
3rd SECTION GORDON COUNTY GEORGIA

SCALE 1" = 50' PLAT DATE: OCTOBER 31, 2024



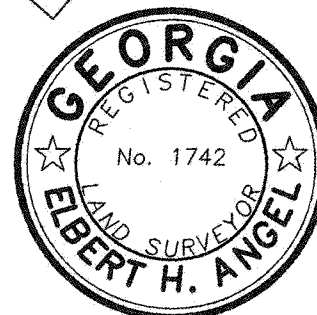
STATE ROUTE 53  
r/w varies

SOUTH CALHOUN BYPASS  
r/w varies



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and is set forth in O.C.G.A. Section 15-6-67

**ELBERT H. ANGEL**  
GEORGIA REG. LAND SURVEYOR - 1742  
958 ADAMS ROAD  
CEDARTOWN, GA. 30125  
(770) 748-0419  
angelsurveying@msn.com



This plat has been calculated for closure and is found to be accurate within one foot in 293,786 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurveCE software. Relative positional accuracy: < 0.04' ( 95% confidence level )

NOTE:  
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

*Elbert H. Angel* 31 OCT 2024  
Elbert H. Angel Georgia RLS #1742 DATE

JOB No. 24-059 / 035-039A / PLAT# P-24-085