

Wooded Acreage



FIRST TIME EVER AVAILABLE!

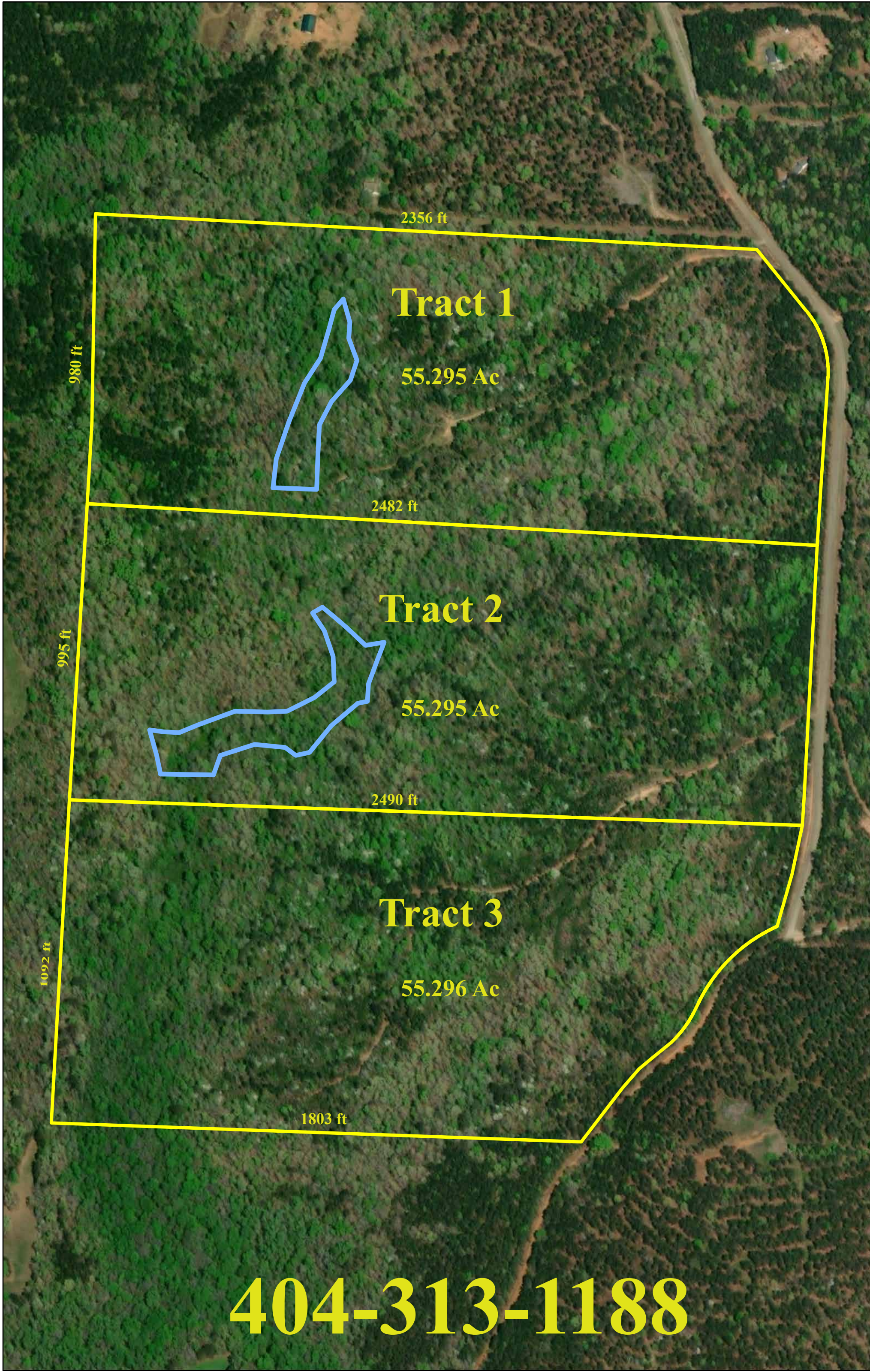
- 3 - 55 Acre Properties
 - New Survey
- Great Location in Lamar County
- Hard to Find Acreage Home Sites
- Absolutely Awesome Creek on all Properties
 - Only 5 miles to I-75
- Excellent Hunting with Mature Hardwoods
 - Financing Available

Lamar County, Ga

404-313-1188







2356 ft

Tract 1

55.295 Ac

980 ft

2482 ft

Tract 2

55.295 Ac

995 ft

2490 ft

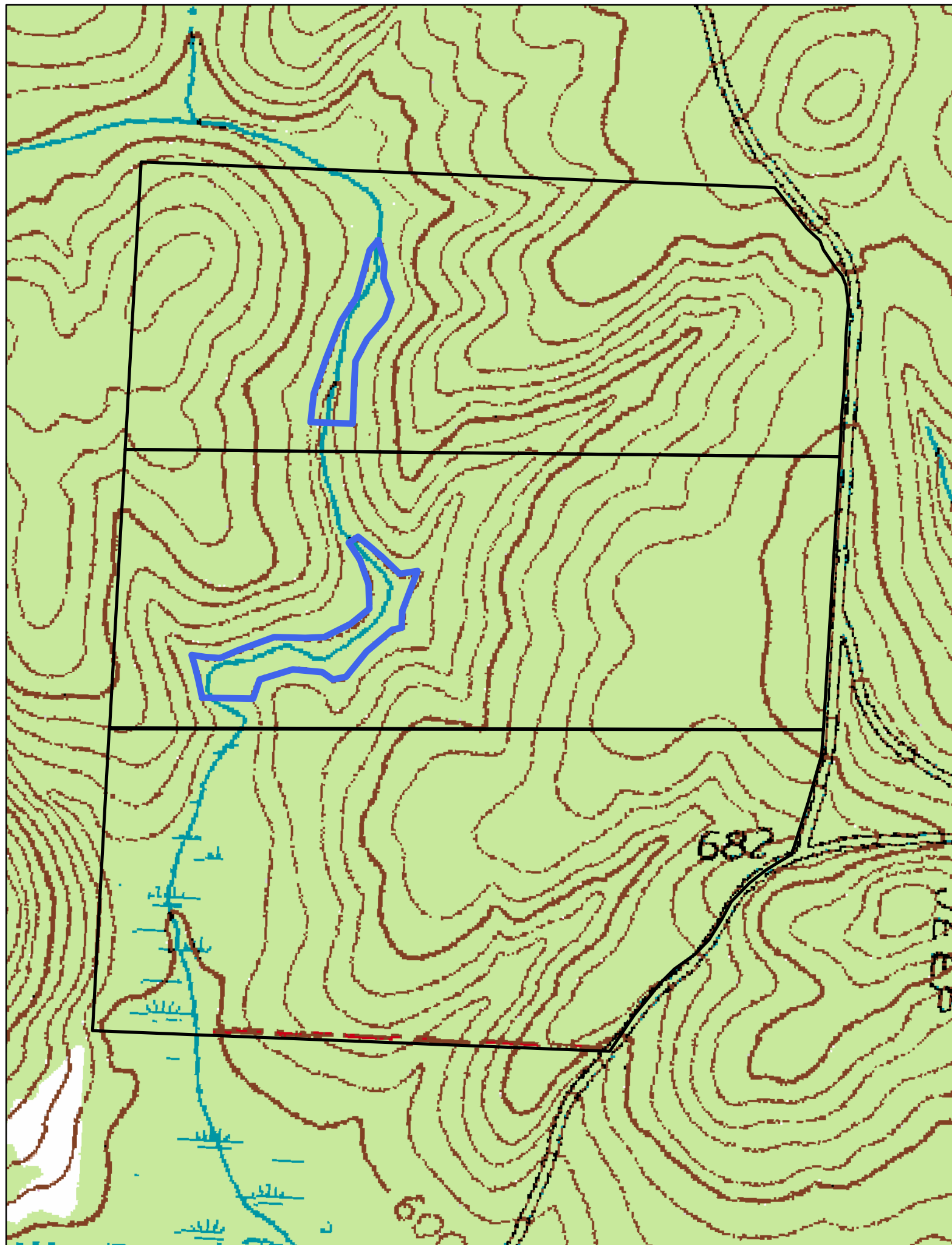
Tract 3

55.296 Ac

1092 ft

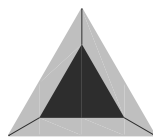
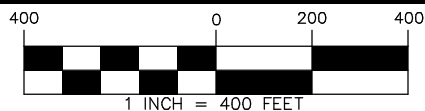
1803 ft

404-313-1188





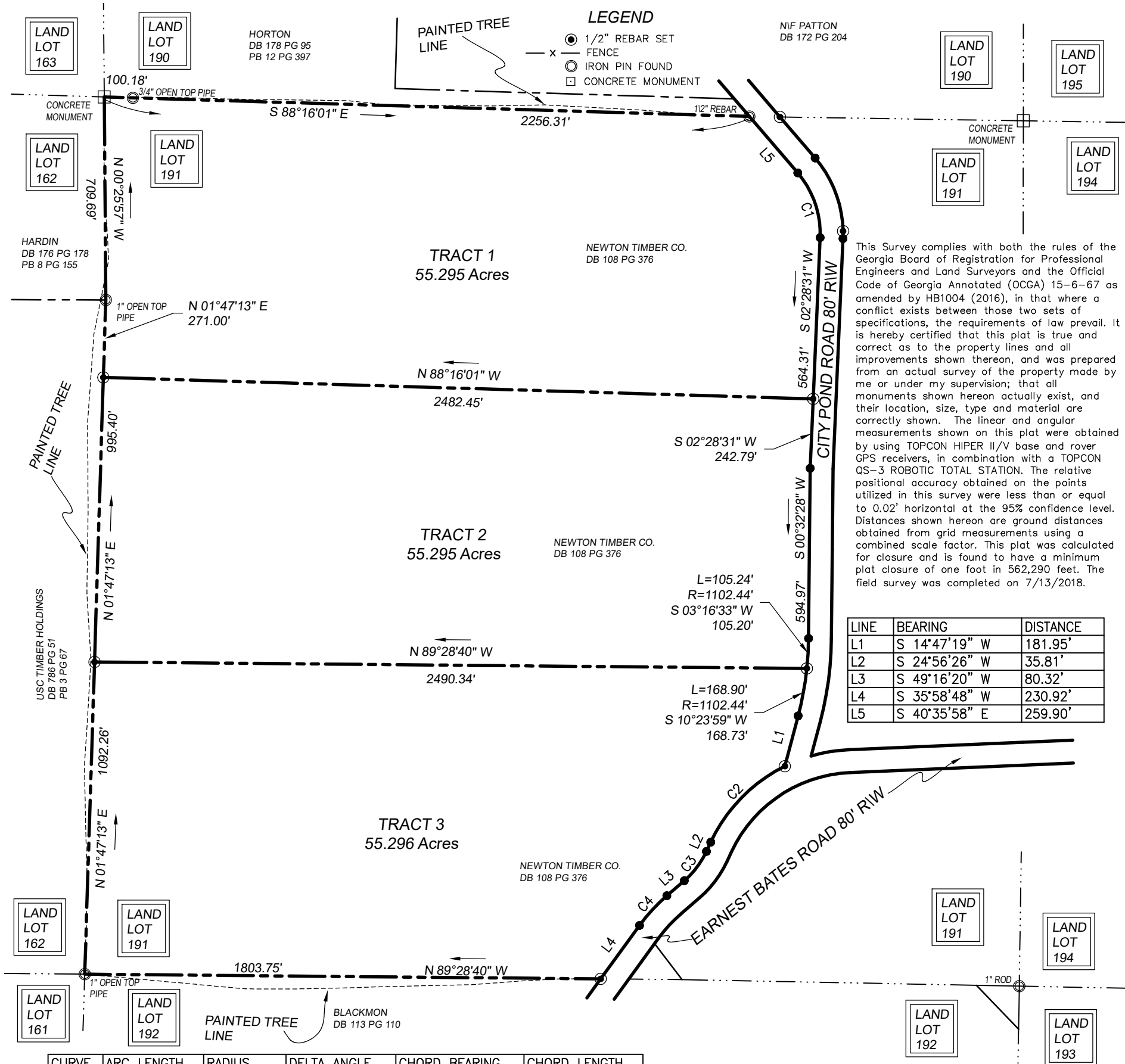
MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
261 COUNTY LINE ROAD
OGLETHORPE, GA 31068
(229) 942-5923



TRINITY LAND SURVEYING
BOUNDARY - SUBDIVISION - ALTA/ACSM - TOPOGRAPHIC

SUBDIVISION SURVEY FOR
GEORGIA PROPERTIES INC.
LOCATED IN LAND LOT 191
3rd LAND DISTRICT
LAMAR COUNTY, GEORGIA
JULY 13, 2018

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plat were obtained by using TOPCON HIPER II/V base and rover GPS receivers, in combination with a TOPCON QS-3 ROBOTIC TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plat was calculated for closure and is found to have a minimum plat closure of one foot in 562,290 feet. The field survey was completed on 7/13/2018.

LINE	BEARING	DISTANCE
L1	S 14°47'19" W	181.95'
L2	S 24°56'26" W	35.81'
L3	S 49°16'20" W	80.32'
L4	S 35°58'48" W	230.92'
L5	S 40°35'58" E	259.90'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	245.12'	326.05'	43°04'29"	S 19°03'44" E	239.39'
C2	378.12'	560.00'	38°41'15"	S 44°17'03" W	370.98'
C3	129.33'	304.55'	24°19'53"	S 37°06'23" W	128.36'
C4	141.51'	610.00'	13°17'31"	S 42°37'34" W	141.20'

SURVEYOR'S CERTIFICATION (i)
JURISDICTIONAL APPROVAL

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 as set forth in O.C.G.A. Section 15-6-67. The following governmental bodies have approved this map, plat, or plan for filing:

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

MATTHEW S. JOHNSON GA RLS #2868



From I-75 take Exit 198, High Falls

Go West 3 miles , Turn left on English Road

Go 200 yads turn right on City Pond Rd.

Go 1.2 Miles to property on right

