

Acreage Home Sites



5 Acre Properties

- Great Location between Thomaston and The Rock
 - Beautiful Hardwoods and Pines
 - Paved County Road
 - New Survey
 - Financing with 15% Down

Upson County, Ga
404-313-1188



404-313-1188

Upson County
Meadowbrook Ranchettes Subdivision

<u>Lot</u>	<u>Acreage</u>	<u>Sales Price</u>
1	5.184	38,000.00
2	5.014	35,000.00
3	5.139	32,000.00
4	5.020	35,000.00
5	5.453	35,000.00
6	6.381	42,000.00
7	5.216	38,000.00
8	5.050	35,000.00

Prices are subject to change.

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

BOUNDARY RETRACEMENT SURVEY
MEADOWBROOK RANCHETTES SUBDIVISION
BLOCK F, TRACTS 1-8
LOCATED IN LAND LOT 127
10th LAND DISTRICT
UPSON COUNTY, GEORGIA
JULY 24, 2020

SURVEYOR'S CERTIFICATION (iii)
RETRACEMENT SURVEY

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 as set forth in O.C.G.A. Section 15-6-67.

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

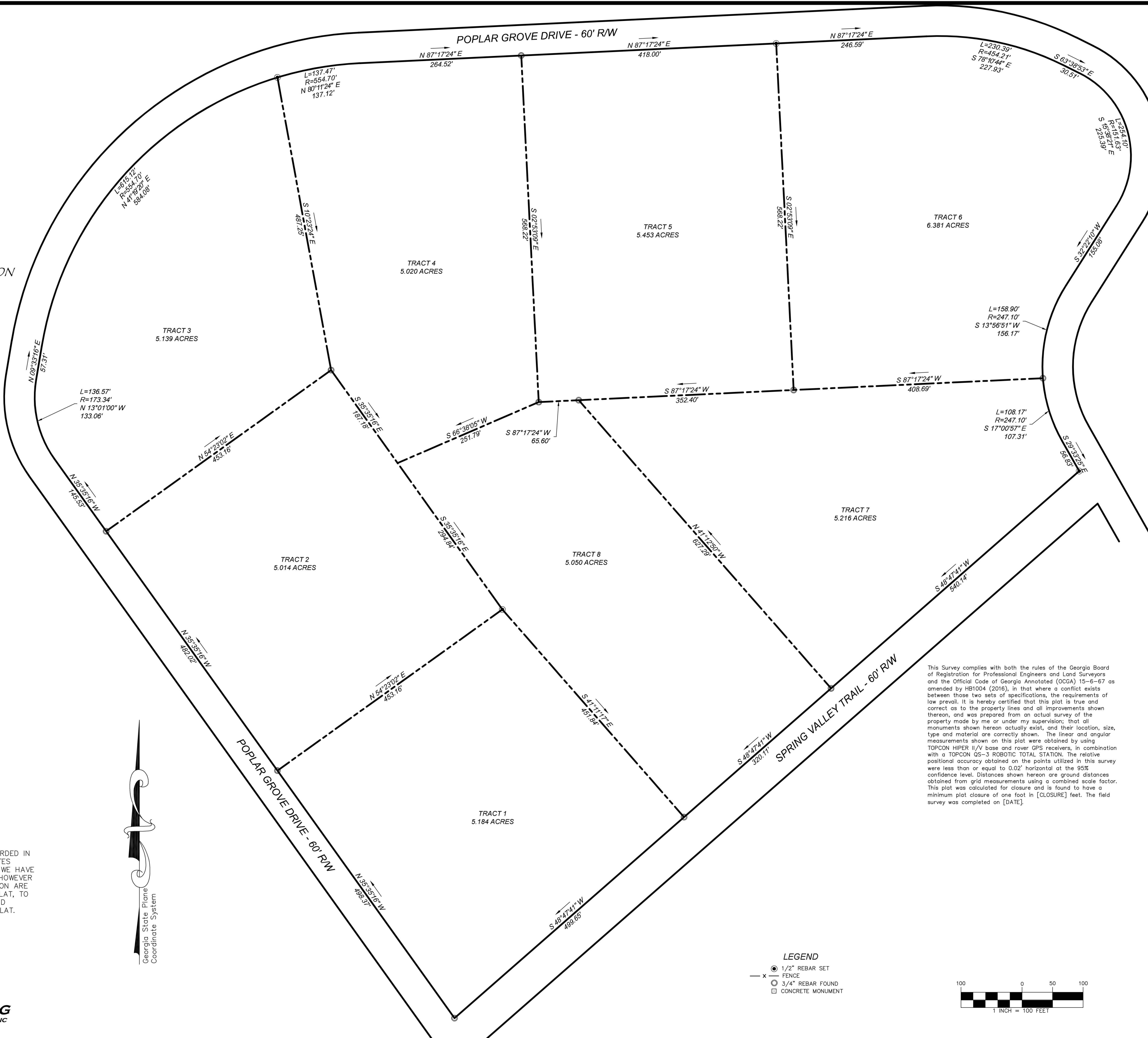


MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
207 WOLF CREEK DRIVE
AMERICUS, GA 31719
(229) 942-5923

REFERENCE IS MADE TO THE SUBDIVISION PLAT RECORDED IN BOOK 5 PAGE 189 OF MEADOWBROOK RANCHETTES SUBDIVISION. THIS PLAT IS NOT COMPLETELY LEGIBLE. WE HAVE MADE EVERY EFFORT TO RETRACE THE LOT LAYOUT, HOWEVER SOME DEVIATION MAY EXIST. THE LOTS SHOWN HEREON ARE INTENDED TO BE THE SAME LOTS SHOWN ON SAID PLAT, TO THE EXTENT POSSIBLE BY EVIDENCE FOUND AND MEASUREMENTS THAT COULD BE READ ON THE PLAT.



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



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 [CLOSURE] feet. The field survey was completed on [DATE].



THE ROCK

THOMASTON

19

36

74

Triple S Lake

Mathews Lake

Smakey Hollow Lake

City Reservoir

Lake Maude

Lake Julia

Trice Lake

Spring Lake

Rocky Bottom

Hill

Johnston

Rockwood Hill

Trinity

The Rock

Mud Bridge

Piedmont

Weather Branch Pond

Andrews Chapel

Knight
Trice

Trice Cemetery

Race Track