

RUM CREEK FOREST



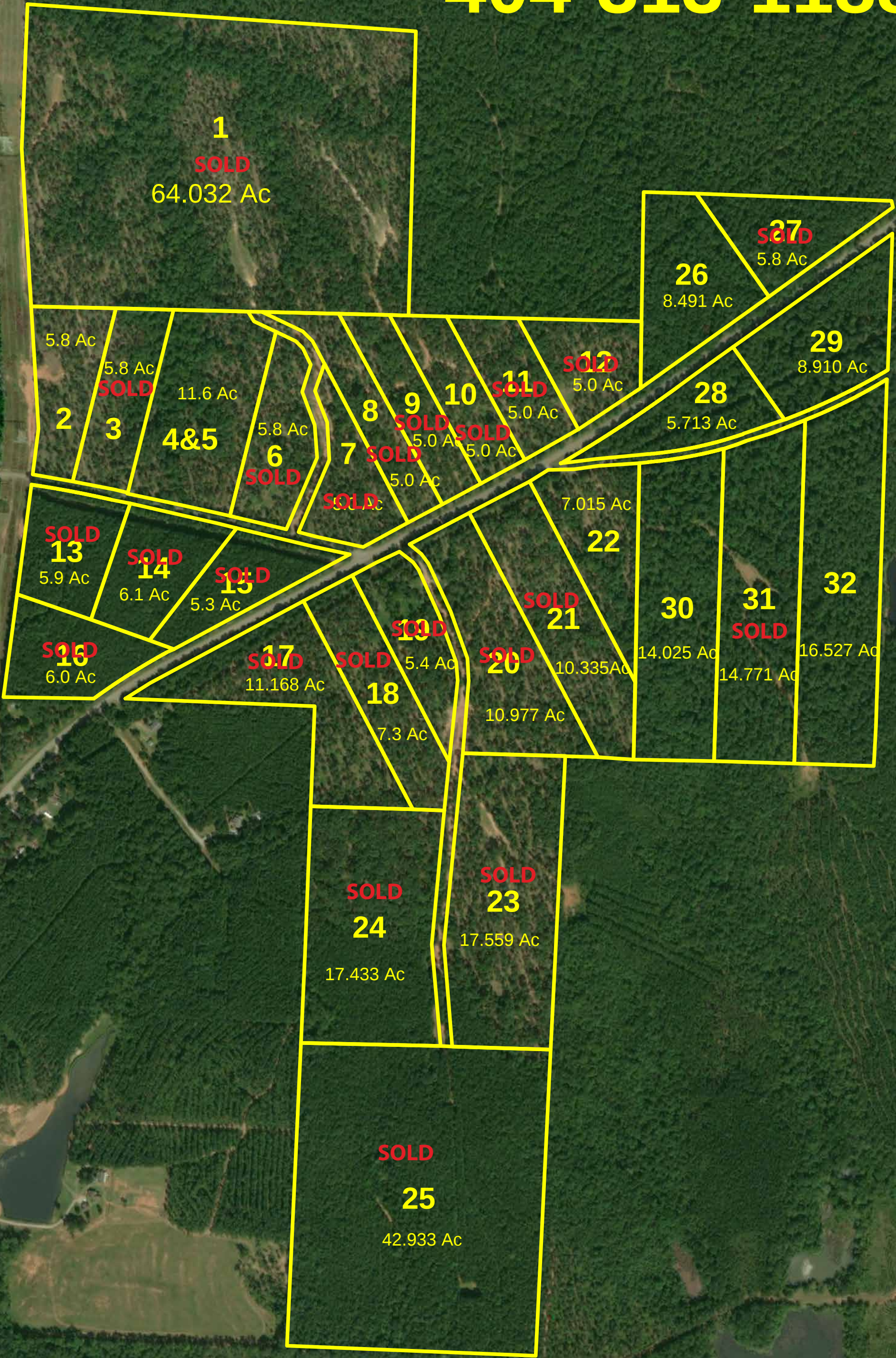
5 to 17 Acre Properties

- Great Location Just 5 Miles from Forsyth
 - Paved Road Frontage
 - New Survey
 - Great Schools
- Beautiful Mature Pine and Hardwoods
 - Several Properties with Creeks
 - Financing with 15% Down

Monroe County, Ga

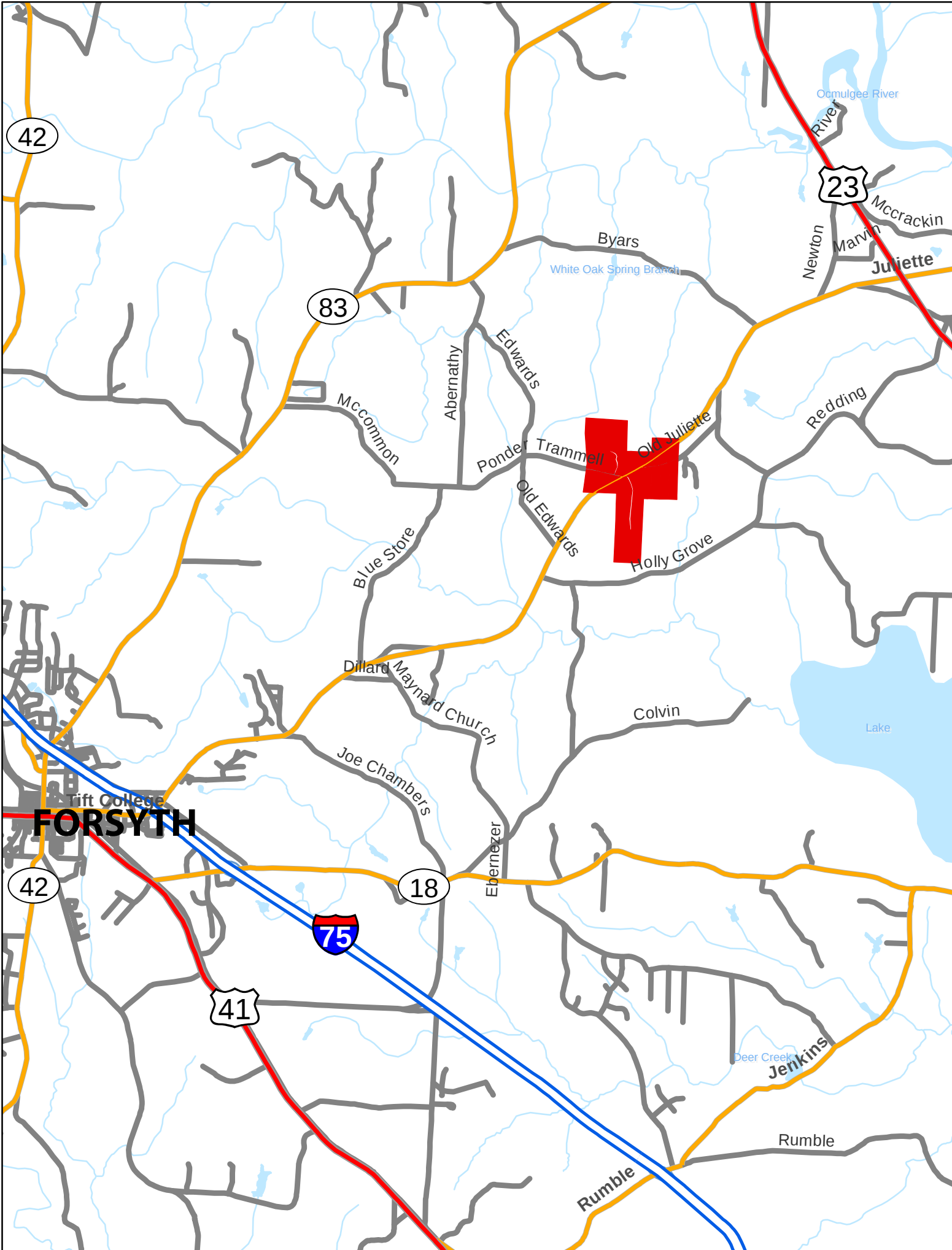
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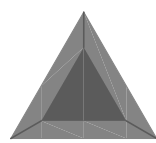
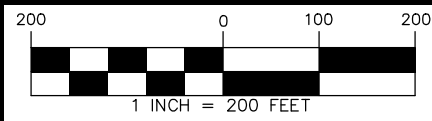
MONROE COUNTY
RUM CREEK FOREST

<u>Tract</u>	<u>Acreage</u>	<u>Sales Price</u>
2	5.801	52,000.00
4&5	11.600	79,000.00
22	7.015	59,500.00
26	8.491	68,000.00
28	5.713	49,000.00
29	8.910	59,000.00
30	14.025	109,000.00
32	16.527	107,000.00





MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
207 WOLF CREEK DRIVE
AMERICUS, GA 31719
(229) 942-9923



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

MINOR SUBDIVISION SURVEY OF
RUM CREEK FOREST SUBDIVISION
FOR
GEORGIA PROPERTIES, LLC
LOCATED IN LAND LOTS 52 & 53
5th LAND DISTRICT
MONROE COUNTY, GEORGIA
FEBRUARY 8, 2021
SHEET 1 OF 3

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.

CERTIFICATE OF FINAL APPROVAL BY THE BOARD OF COMMISSIONERS

I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF MONROE COUNTY, GEORGIA, AND THE REQUIREMENTS OF THE MONROE COUNTY BOARD OF COMMISSIONERS.

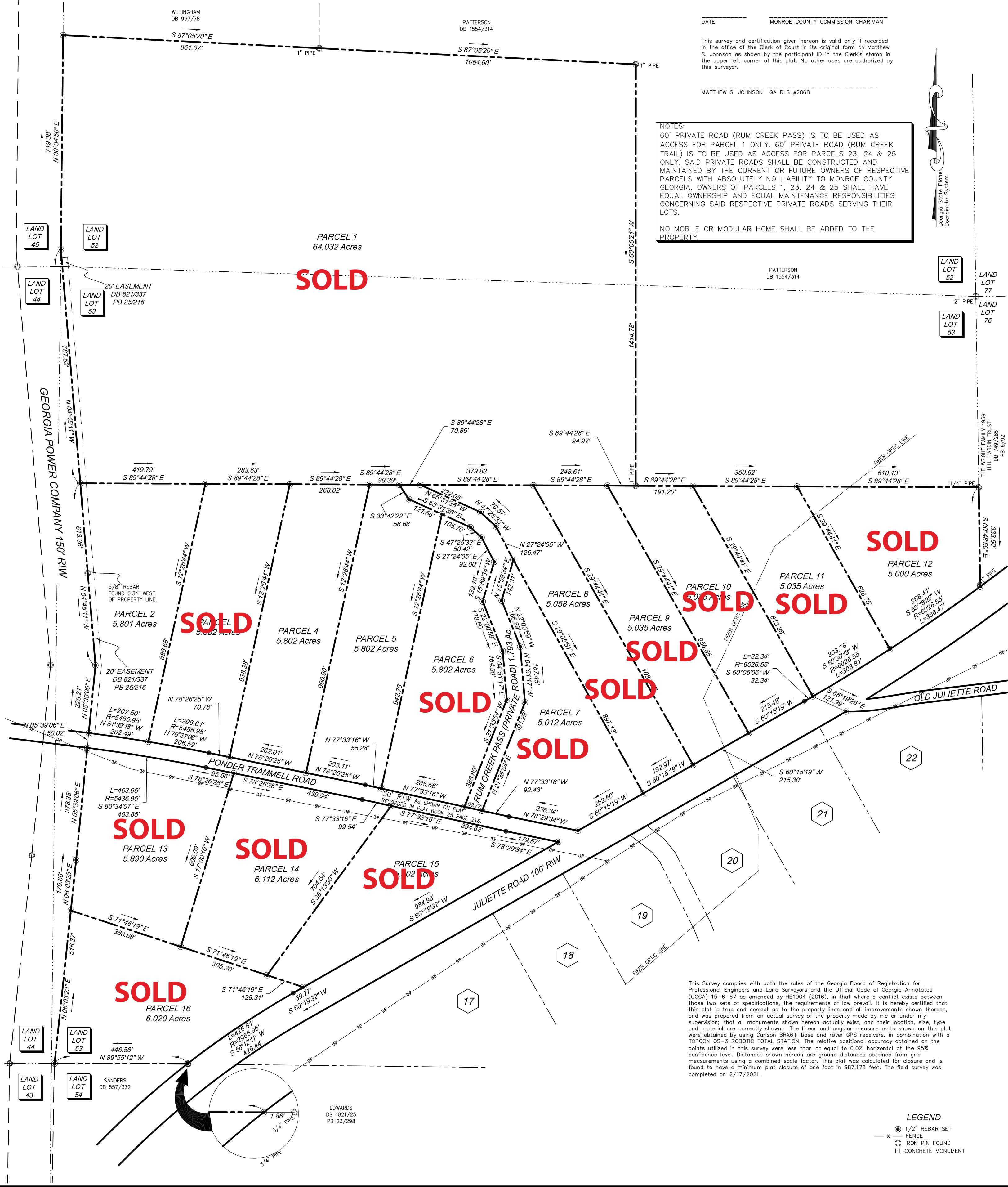
DATE _____ MONROE COUNTY COMMISSION CHAIRMAN _____

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

NOTES:
60' PRIVATE ROAD (RUM CREEK PASS) IS TO BE USED AS ACCESS FOR PARCEL 1 ONLY. 60' PRIVATE ROAD (RUM CREEK TRAIL) IS TO BE USED AS ACCESS FOR PARCELS 23, 24 & 25 ONLY. SAID PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED BY THE CURRENT OR FUTURE OWNERS OF RESPECTIVE PARCELS WITH ABSOLUTELY NO LIABILITY TO MONROE COUNTY GEORGIA. OWNERS OF PARCELS 1, 23, 24 & 25 SHALL HAVE EQUAL OWNERSHIP AND EQUAL MAINTENANCE RESPONSIBILITIES CONCERNING SAID RESPECTIVE PRIVATE ROADS SERVING THEIR LOTS.
NO MOBILE OR MODULAR HOME SHALL BE ADDED TO THE PROPERTY.

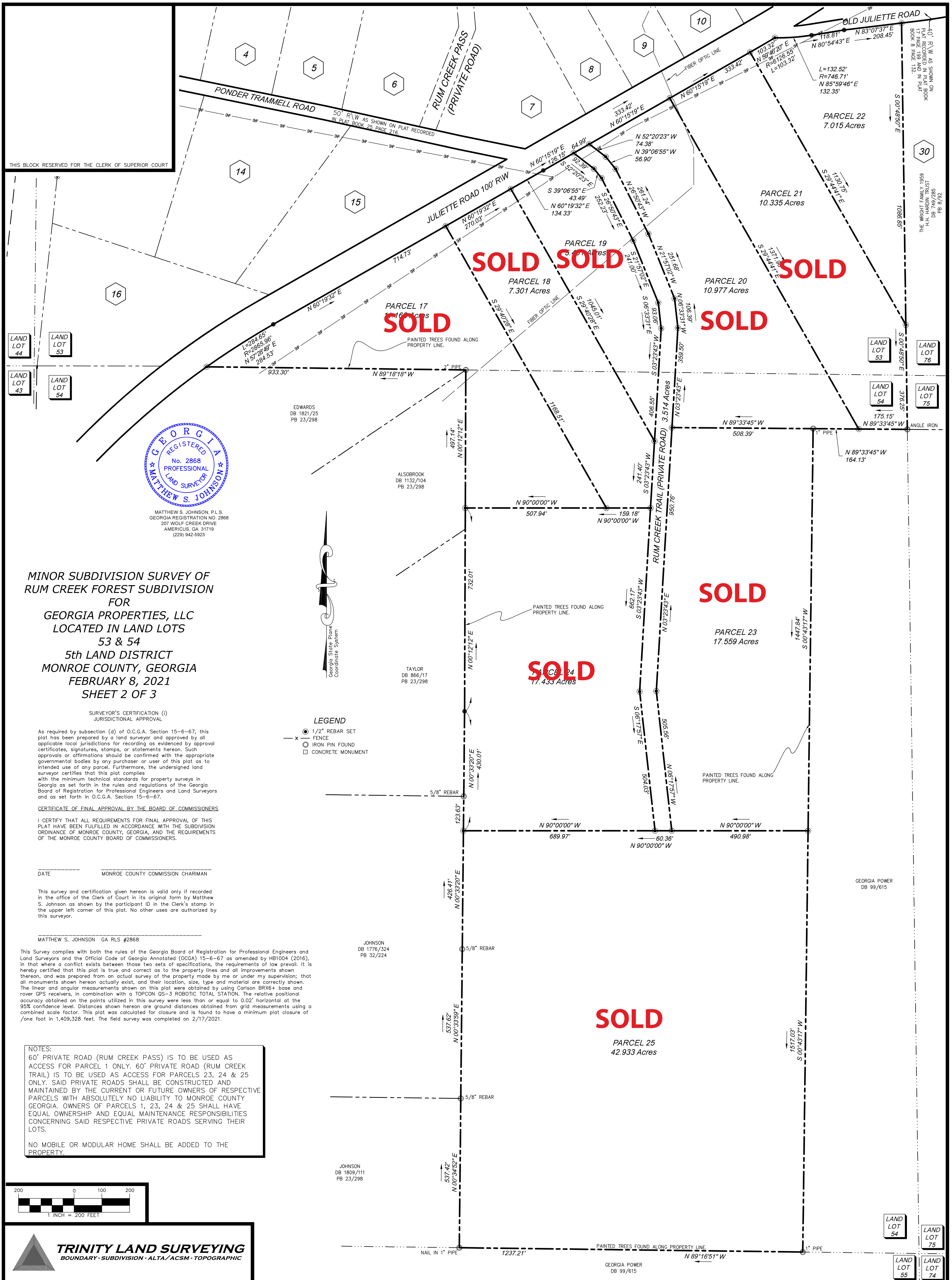
Georgia State Plane
Coordinate System



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 these 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 Carlson BRX+ 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 987,178 feet. The field survey was completed on 2/17/2021.

LEGEND

- 1/2" REBAR SET
- FENCE
- IRON PIN FOUND
- CONCRETE MONUMENT





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207 WOLF CREEK DRIVE
AMERICUS, GA 31719
(229) 942-5923

**MINOR SUBDIVISION SURVEY OF
RUM CREEK FOREST SUBDIVISION
FOR
GEORGIA PROPERTIES, LLC
LOCATED IN LAND LOTS
53, 75 & 76
5th LAND DISTRICT
MONROE COUNTY, GEORGIA
FEBRUARY 8, 2021
SHEET 3 OF 3**

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JURISDICTIONAL APPROVAL**

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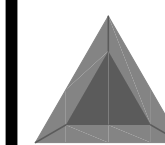
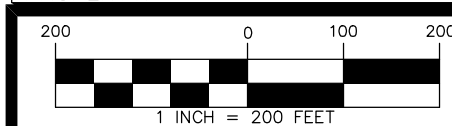
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