

READY TO BUILD

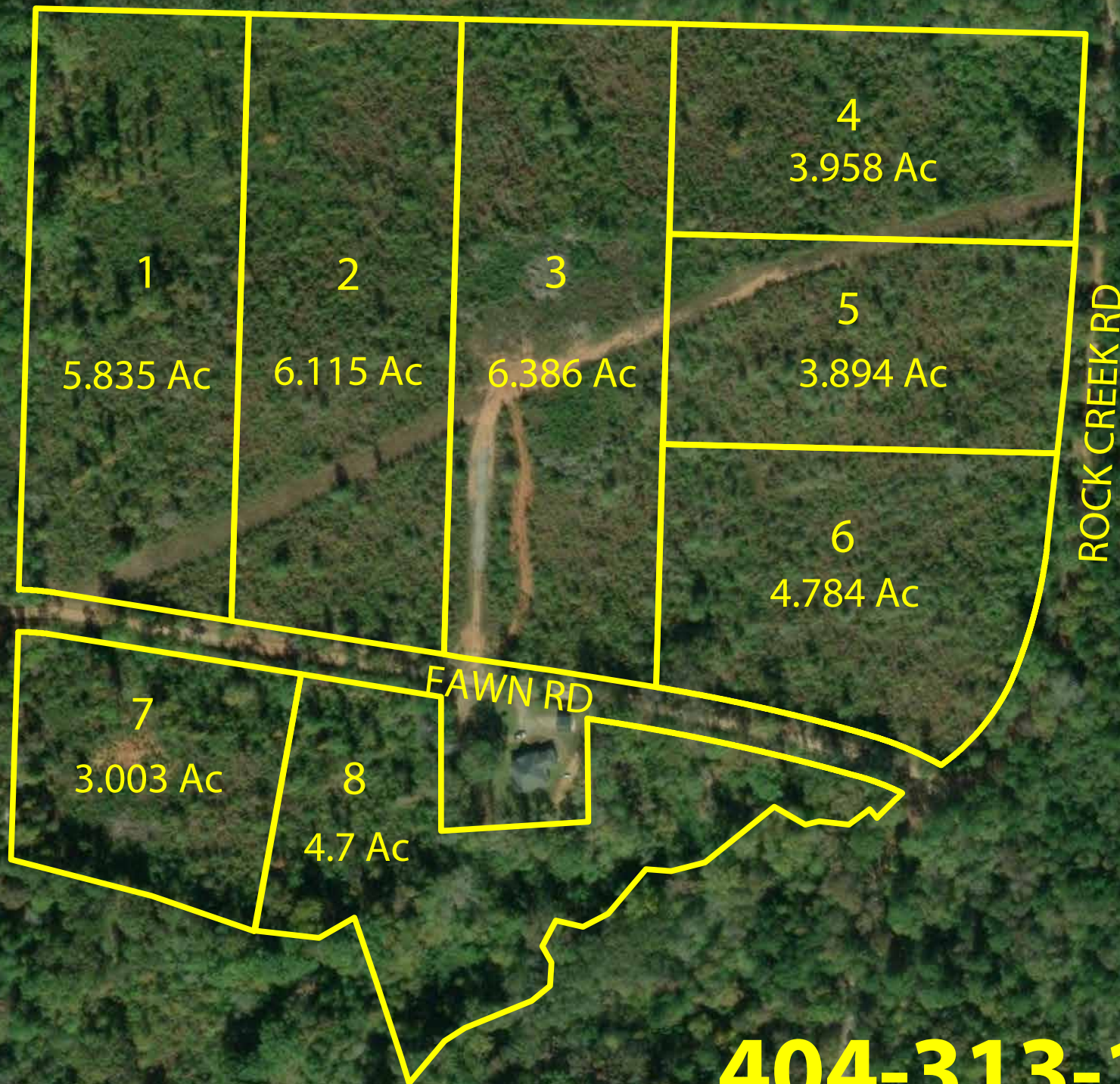


3-6 Acre Properties

- Great Location just South of Indian Springs
 - Wooded
 - Soil Work Completed
 - Driveways Installed
 - New Survey
 - Financing Available

Butts County, Ga

404-313-1188



TORBET RD

ROCK CREEK RD

EAWN RD

404-313-1188

BUTTS County
Fawn Road

<u>Tract</u>	<u>Acreage</u>	<u>Sales Price</u>
1	5.835	75,000.00
2	6.115	75,000.00
3	6.386	75,000.00
4	3.958	55,000.00
5	3.894	55,000.00
6	4.784	55,000.00
7	3.003	45,000.00
8	4.700	45,000.00

Prices are subject to change.



From Jackson

Head South/East on Highway 42
After 3.5 miles bear right onto Hwy 42 South
Go 4.8 Miles to Fawn Road on Left
Go .8 Miles to Property on both sides of Road

From Forsyth

Take Highway 42 North,
Go 11.2 Miles take Right on Fawn Rd
at County Line
Go .8 Miles to Property on both sides of Road

eFiled & eRecorded
DATE: 11/21/2023
TIME: 10:22 AM
PLAT BOOK: 00020
PAGE: 00415
RECORDING FEES: \$10.00
PARTICIPANT ID: 8019797512
CLERK: Morgan V. Ward

Butts County, GA

NOTE:
PLAT BOOK 12 PAGE 594 CALLS FOR THE RIGHT OF WAY OF
ROCK CREEK ROAD & FAWN ROAD TO BE 40'. BUTTS COUNTY
IS REQUIRING A ADDITIONAL 10' RIGHT OF WAY. PARCEL A,B &
C ARE THE ADDITIONAL 10' PARCELS. PARCELS A,B, & C ARE
TO BE DEEDED TO BUTTS COUNTY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	114.90	433.40	114.57	N68°18'44"W
C2	452.97	3216.45	452.60	N72°56'31"W
C3	130.13	4641.60	130.13	N81°02'23"W
C4	50.59	310.45	50.54	N87°02'19"W
C5	52.10	320.45	52.04	N87°01'39"W
C6	155.38	2621.79	155.35	N01°43'59"E
C7	204.52	648.35	203.67	N12°28'04"E
C8	165.95	286.40	163.63	N38°06'13"E
C9	65.42	334.31	65.32	S43°50'54"W
C10	50.43	344.31	50.39	S42°43'36"W
C11	69.48	383.40	69.39	S70°42'57"E
C12	391.60	3176.45	391.36	N79°26'21"W
C13	86.48	393.40	86.30	N69°36'36"W
C14	42.99	260.45	42.94	S87°05'53"E
C15	44.50	270.45	44.45	N87°05'00"W

SURVEYORS CERTIFICATION

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, SIGNATURE 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.

BRAD VAUGHAN
BUTTS COUNTY
ZONING ADMINISTRATOR
DATE 11/20/23



ANDY WILLIAMS GARLS #2617
DATE 11/16/2023

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°22'12"W	581.59
L2	N00°59'59"W	5.58
L3	N00°59'59"W	4.42
L4	N89°52'20"E	10.00
L5	S00°02'07"W	330.47
L6	S03°25'51"W	247.68
L7	N02°41'06"W	4.16
L8	N02°41'06"W	5.98
L9	S01°01'33"E	7.73
L10	N01°01'33"W	2.27
L11	S82°22'12"E	559.37
L12	S02°39'08"E	10.16
L13	N41°55'20"W	15.82
L14	S52°11'21"W	36.26
L15	N84°49'48"W	41.21
L16	S74°21'25"W	20.84
L17	N61°39'06"W	30.82
L18	S49°10'40"W	123.96
L19	S72°47'25"W	49.35
L20	N86°51'58"W	35.48
L21	S37°11'44"W	82.12
L22	S61°37'28"W	40.01
L23	N79°21'16"W	38.76
L24	S26°05'24"W	40.28
L25	S28°40'25"E	27.53
L26	S00°39'08"E	33.03
L27	S48°51'10"W	32.90
L28	S66°03'28"W	101.40
L29	S53°27'45"W	33.20
L30	S37°44'55"W	77.54

N ~ F
RICKY MANGHAM
DB 134 PG 572
PB 3 PG 126

N ~ F
RICKY MANGHAM
DB 134 PG 572
PB 3 PG 126

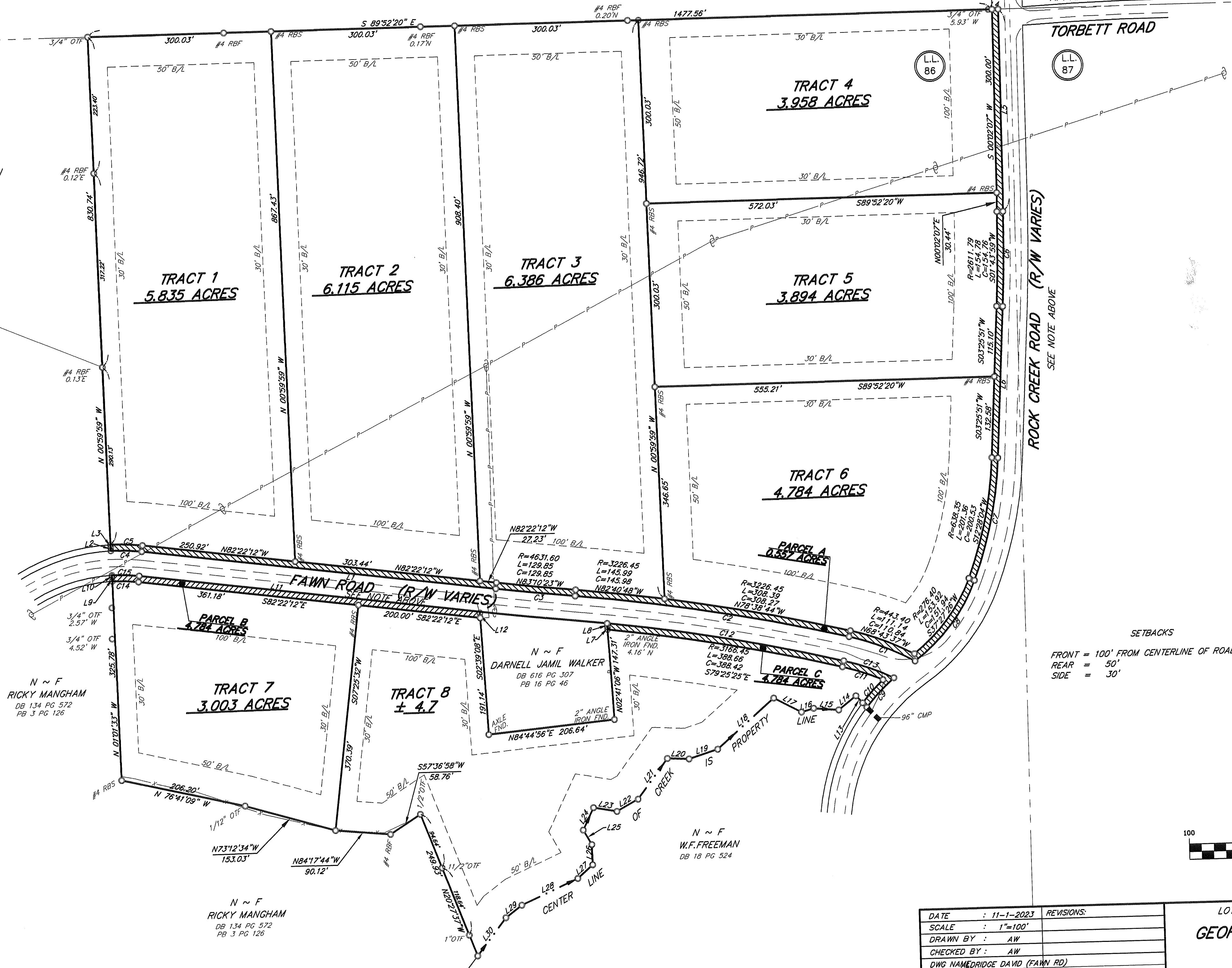
N ~ F
DARNELL JAMIL WALKER
DB 616 PG 307
PB 16 PG 46

N ~ F
DONALD KENNEDY
DB 970 PG 360
PB 12 PG 446

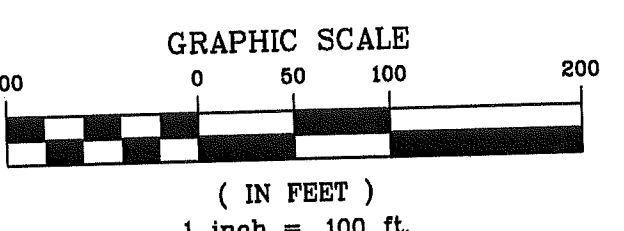
N ~ F
HIRAM PATRICK FRANKLIN
DB 160 PG 533
PB 12 PG 432

N ~ F
HIRAM PATRICK FRANKLIN
DB 160 PG 533
PB 12 PG 432

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS,
PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER
MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED,
OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY
THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



SETBACKS
FRONT = 100' FROM CENTERLINE OF ROAD
REAR = 50'
SIDE = 30'



DATE : 11-1-2023
SCALE : 1"=100'
DRAWN BY : AW
CHECKED BY : AW
DWG NAME: DRIDGE DAVID (FAWN RD)

ANDY WILLIAMS
SURVEYING, INC.

1095 HIGHWAY 42 SOUTH
JACKSON, GEORGIA 30233
770-775-0566

LOT DIVISION SURVEY FOR:
GEORGIA PROPERTIES

LOCATED IN LAND LOT 86
4th DISTRICT
BUTTS COUNTY, GEORGIA