

OXFORD FARMS

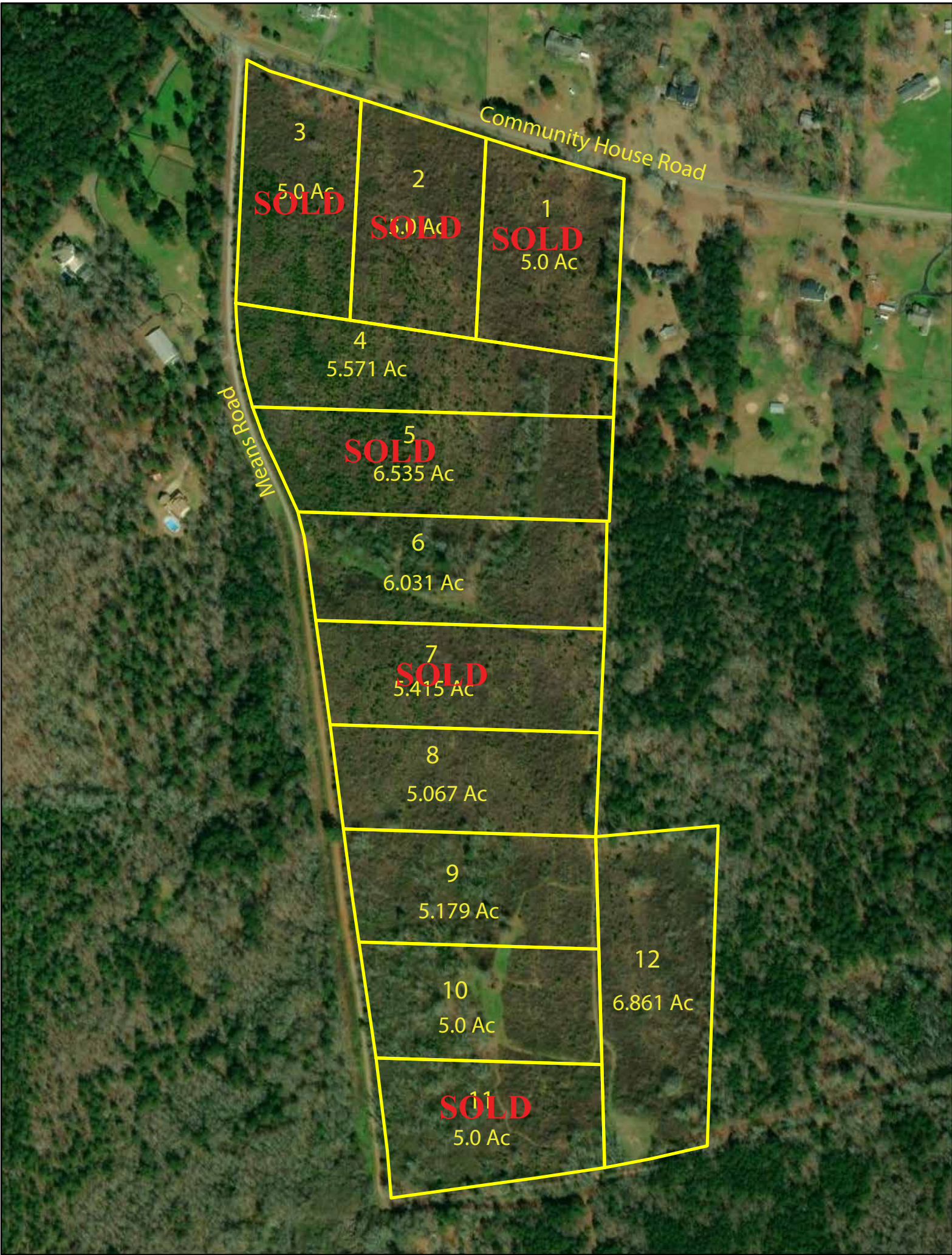


5-7 Acre Homesites

- Great Location Just 10 Minutes From Forsyth and Barnesville
 - New Survey
 - Level 3 Soil Work completed
- Power and High Speed Internet on site
- Driveway installed and home site cleared
 - Financing Available

Lamar County, Ga

404-313-1188



3
5.0 Ac
SOLD

2
5.0 Ac
SOLD

1
5.0 Ac
SOLD

4
5.571 Ac

5
SOLD
6.535 Ac

6
6.031 Ac

7
SOLD
5.415 Ac

8
5.067 Ac

9
5.179 Ac

10
5.0 Ac

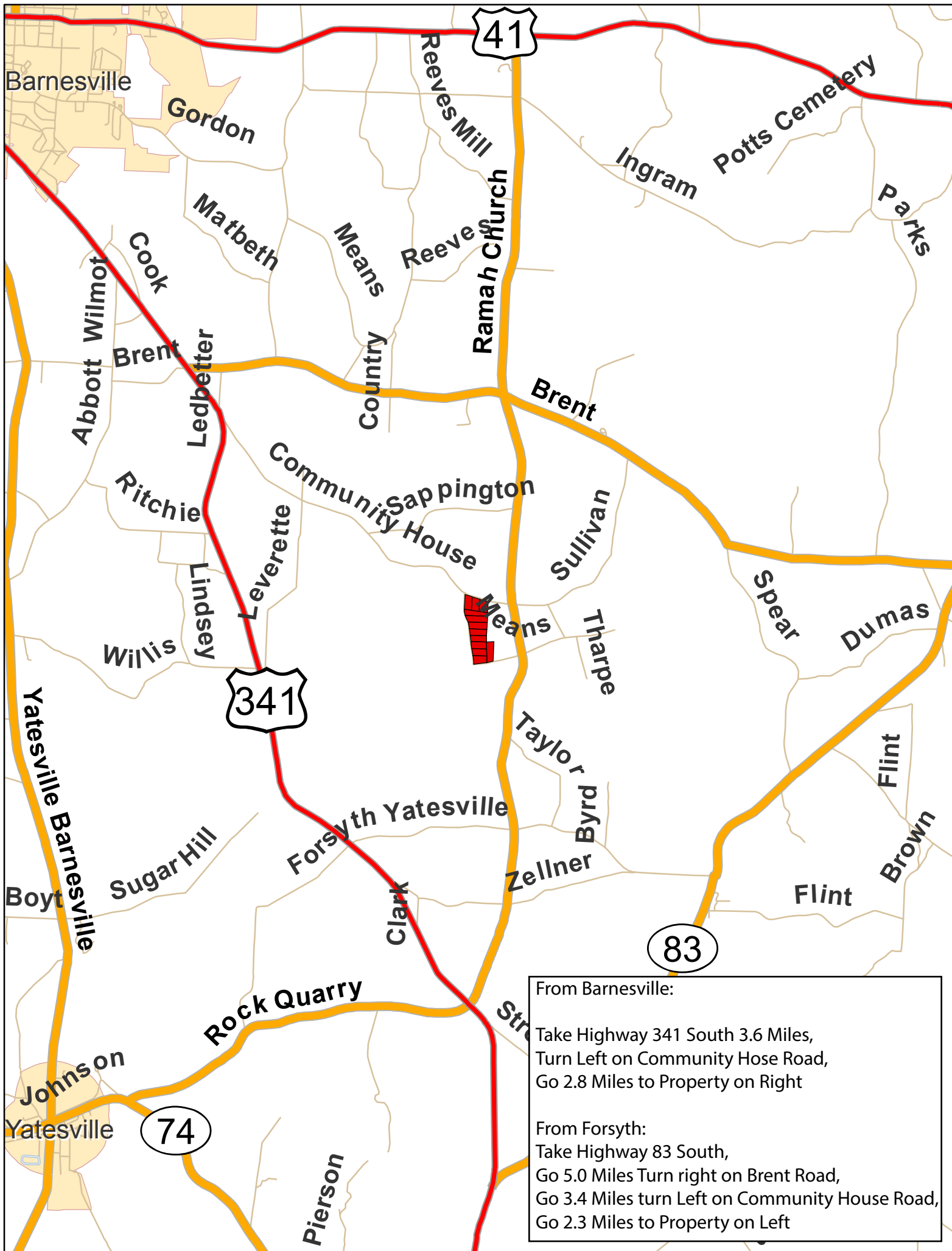
11
SOLD
5.0 Ac

12
6.861 Ac

LAMAR COUNTY
MEANS ROAD

<u>Tract</u>	<u>Acreage</u>	<u>Sales Price</u>
1	5.000	SOLD
2	5.000	SOLD
3	5.000	SOLD
4	5.571	75,000.00
5	6.535	SOLD
6	6.031	79,000.00
7	5.415	SOLD
8	5.067	79,000.00
9	5.179	79,000.00
10	5.000	79,000.00
11	5.000	SOLD
12	6.861	85,000.00

Prices are subject to change.

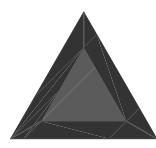


From Barnesville:

Take Highway 341 South 3.6 Miles,
Turn Left on Community Hose Road,
Go 2.8 Miles to Property on Right

From Forsyth:

Take Highway 83 South,
Go 5.0 Miles Turn right on Brent Road,
Go 3.4 Miles turn Left on Community House Road,
Go 2.3 Miles to Property on Left



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

SUBDIVISION SURVEY FOR
OXFORD FARMS
LOCATED IN LAND LOTS 67 & 68
11th LAND DISTRICT
LAMAR COUNTY, GEORGIA
APRIL 23, 2024

NOTE

ALL HOMES SHALL BE AT LEAST 1800 SQUARE FEET.
NO MOBILE OR MODULAR HOMES SHALL BE
ALLOWED ON THE PROPERTY.

PARENT PARCEL
TAX PARCEL 082 003
ZONE A-R
MINIMUM LOT WIDTH: 300'
FRONT YARD SETBACK: 125'
SIDE YARD SETBACK: 20'
REAR YARD SETBACK: 40'

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

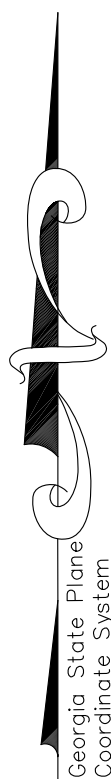
SURVEYOR'S CERTIFICATION (I)
JURISDICTIONAL APPROVAL

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

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 Carlson BRX7 base and rover GPS receivers, in combination with a Geomax CR5 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 plot closure of one foot in 204,085 feet. The field survey was completed on 4/15/2024.



LEGEND

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

