

Beautiful Country Home Sites

First Time on Market!

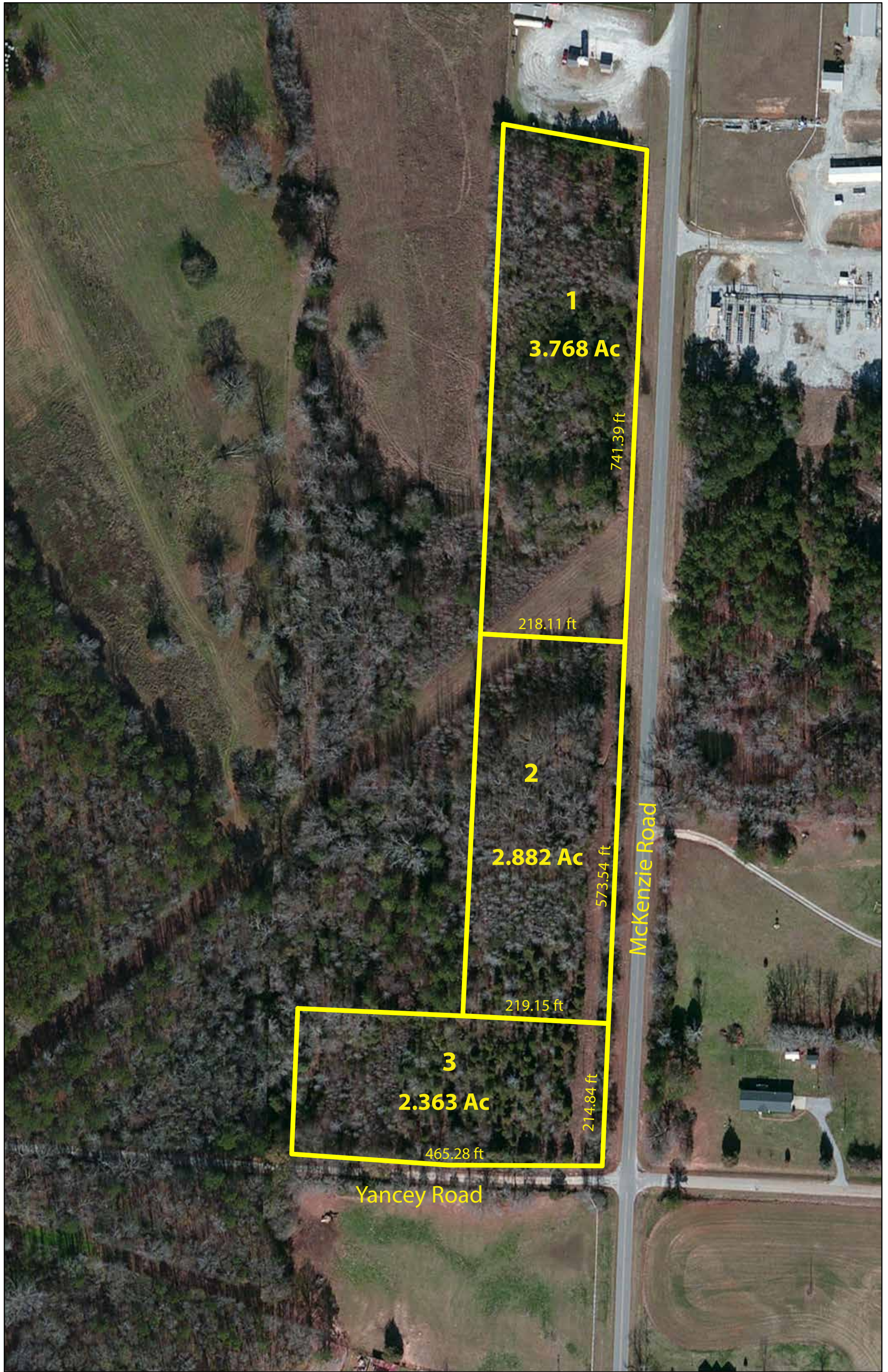


2-3 Acre Properties

- New Survey and Soil Testing
 - All Wooded
- Great Location between Griffin and Barnesville
 - Incredible Acreage Home Sites
 - Its Quiet in the Country

Lamar County, Ga

404-313-1188



1
3.768 Ac

741.39 ft

218.11 ft

2
2.882 Ac

573.54 ft

219.15 ft

3
2.363 Ac

214.84 ft

465.28 ft

Yancey Road

McKenzie Road

SES

**ENGINEERING
PLANNING
SURVEYING**

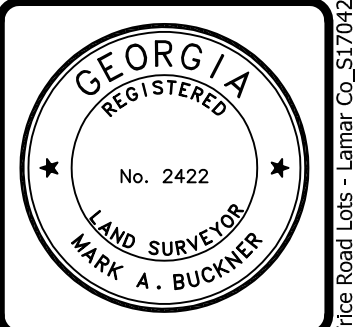
"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

MINOR SUBDIVISION SURVEY FOR
AMERICAN FOREST, INC.
LOCATED IN LAND LOT 228 OF THE
2nd DISTRICT OF LAMAR COUNTY, GEORGIA

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053
★ L.S.E. 000859 ★

Rev.	Description	Date
1		
2		
3		

Project #:	S17042585
Drawn by:	JWS
Review by:	MB
Date:	6/1/2017



SHEET DESCRIPTION
BOUNDARY SURVEY
SHEET NUMBER
416 C
SHEET 1 OF 1

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.

Mark A. Buckner GA RLS 2422 Date _____

THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

The term "Certification" as used in Rule "180-6-09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

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, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

REFERENCES:

CURRENT OWNER:
AMERICAN FOREST, INC.

DEEDS:
D.B. 939 PG. 17

PLATS:
P.B. 16 PGS. 486-487

PROPERTY IS ZONED A-R (AGRICULTURAL / RESIDENTIAL)

TOTAL AREA: 9.013 ACRES

LEGEND

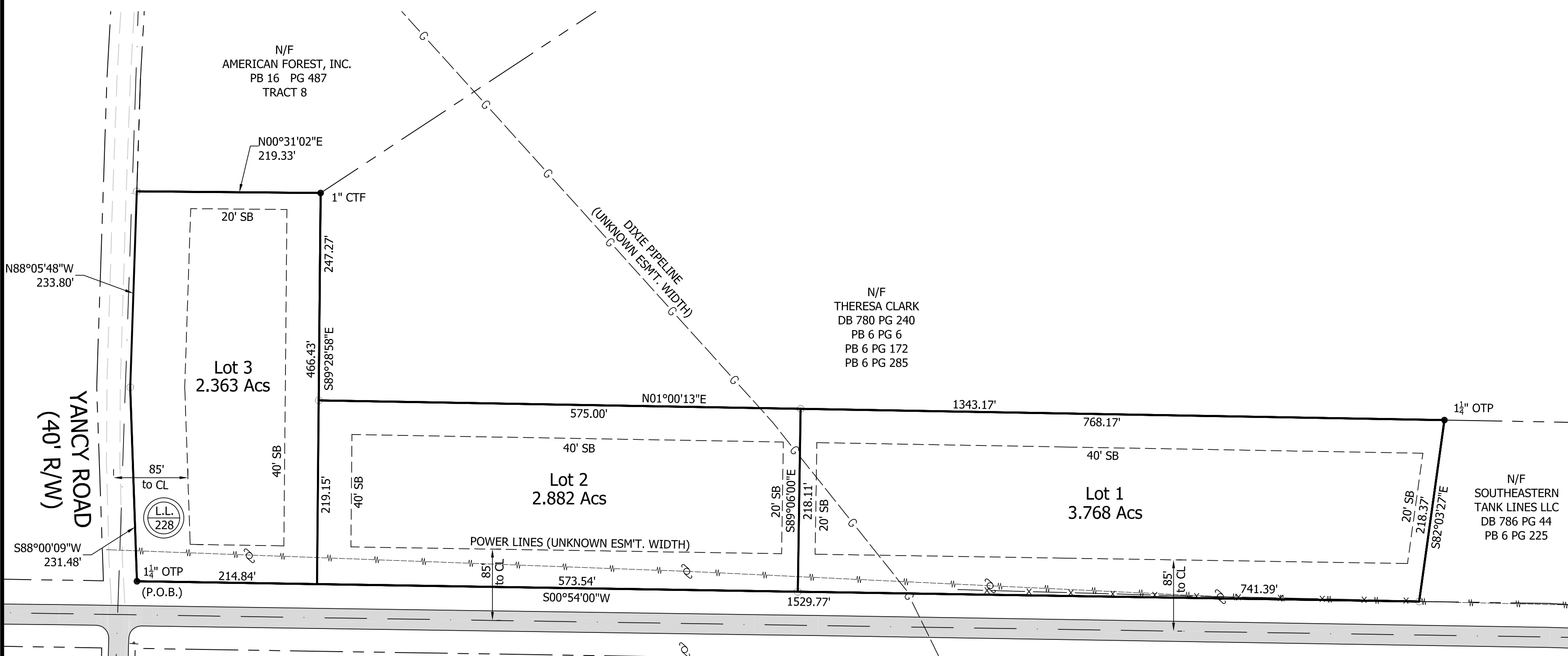
- IRON PIN FOUND
- IRON PIN SET
- F.P. FENCE POST
- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - LAND LOT LINE
- x - x - FENCE LINE
- - - SETBACK LINES
- POWER POLE
- ▒ EXISTING ASPHALT
- ▒ EXISTING CONCRETE

CERTIFICATION

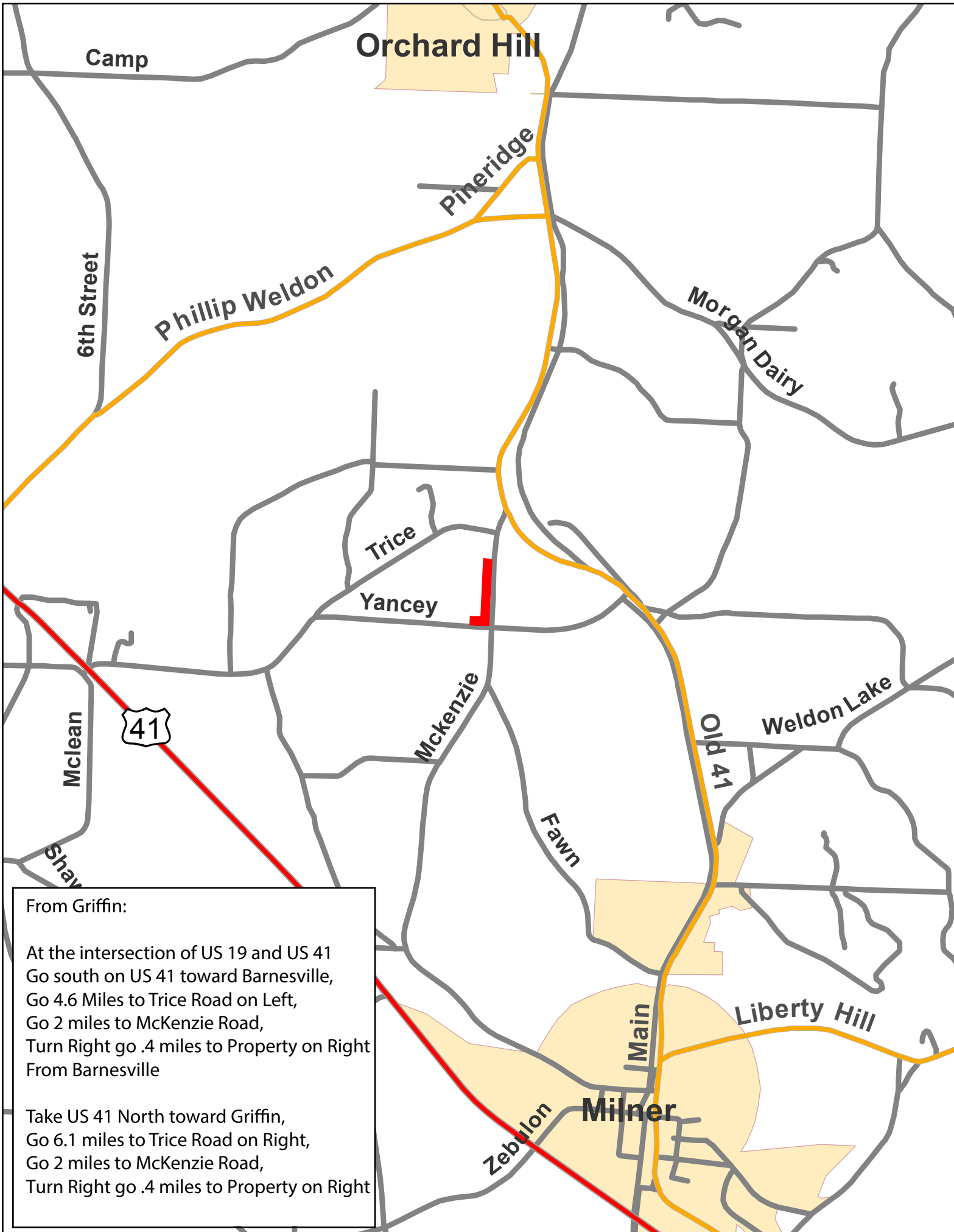
The field data upon which this plat is based has a closure precision of one foot in 10,796 feet and an angular error of 02" per angle point and was not adjusted. This plat has been calculated for closure and is found to be accurate within one foot in 819,277 feet. The linear and angular measurements shown on this plat were obtained using a Topcon APL-1A Robotic total station & Trimble R8 Dual Frequency GPS.

Owner's Certification
State of Georgia, County of Lamar
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and county taxes or other assessments now due on this land have been paid.

American Forest, Inc. Date _____
Agent/Owner



Z:\SES Projects\Misc-Surveying\042\Trace Road Lots - Lamar Co_S17042585\AutoCAD_S17042585\survey\Boundary_Survey_Trace_Lots\Misc.dwg Thursday, July 06, 2017 10:24:44 AM



From Griffin:

At the intersection of US 19 and US 41
Go south on US 41 toward Barnesville,
Go 4.6 Miles to Trice Road on Left,
Go 2 miles to McKenzie Road,
Turn Right go .4 miles to Property on Right
From Barnesville

Take US 41 North toward Griffin,
Go 6.1 miles to Trice Road on Right,
Go 2 miles to McKenzie Road,
Turn Right go .4 miles to Property on Right