

OXFORD FOREST



FIRST TIME EVER AVAILABLE
5-38 Acre Wooded Home Sites

- New Survey
- Great Location in north Spalding County
 - Hard to Find Acreage Home Sites
 - Huge Pine and Hardwood Trees
 - Gentle Rolling Terrian
 - Just minutes to Locust Grove
 - Financing Available

Spalding County, Ga

404-313-1188

An aerial photograph of a dense green forest. A yellow rectangular boundary is drawn across the upper portion of the image. A blue line, possibly a stream or a path, runs diagonally from the top right towards the bottom center, crossing the yellow boundary. The text 'Lot 5' and '12.274 Acres' is centered within the yellow boundary. The text '298 ft' is written vertically on the left side of the yellow boundary. At the bottom of the image, the text 'Oxford Forest' and the phone number '404-313-1188' are displayed in a large, yellow, gothic-style font.

298 ft

Lot 5

12.274 Acres

Oxford Forest
404-313-1188

Oxford Forest



404-313-1188

Oxford Forest

498 ft
Lot: 17
12.638 Acres
560 ft

1911 ft
Lot: 20
7.670 Acres
772 ft
481 ft

Lot: 21
10.676 Acres
1650 ft

Lot: 22
12.385 Acres
1570 ft

1588 ft
Lot: 24
38.412 Acres
1964 ft

404-313-1188

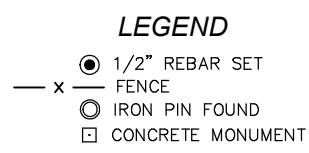
OXFORD FOREST
SPALDING COUNTY

<u>Lot</u>		<u>Acreage</u>	<u>Price/Acre</u>	<u>Sales Price</u>
5	Creek	12.274	6,925/Acre	85,000.00
12		7.625	7,475/Acre	57,000.00
14		8.393	7,032/Acre	59,000.00
17	Creek	12.638	5,900/Acre	69,000.00
20	Creek	7.670	6,389/Acre	49,000.00
21	Creek	10.676	5,526/Acre	59,000.00
22	Creek	12.385	6,863/Acre	85,000.00
24	Creek	38.412	4,400/Acre	169,000.00

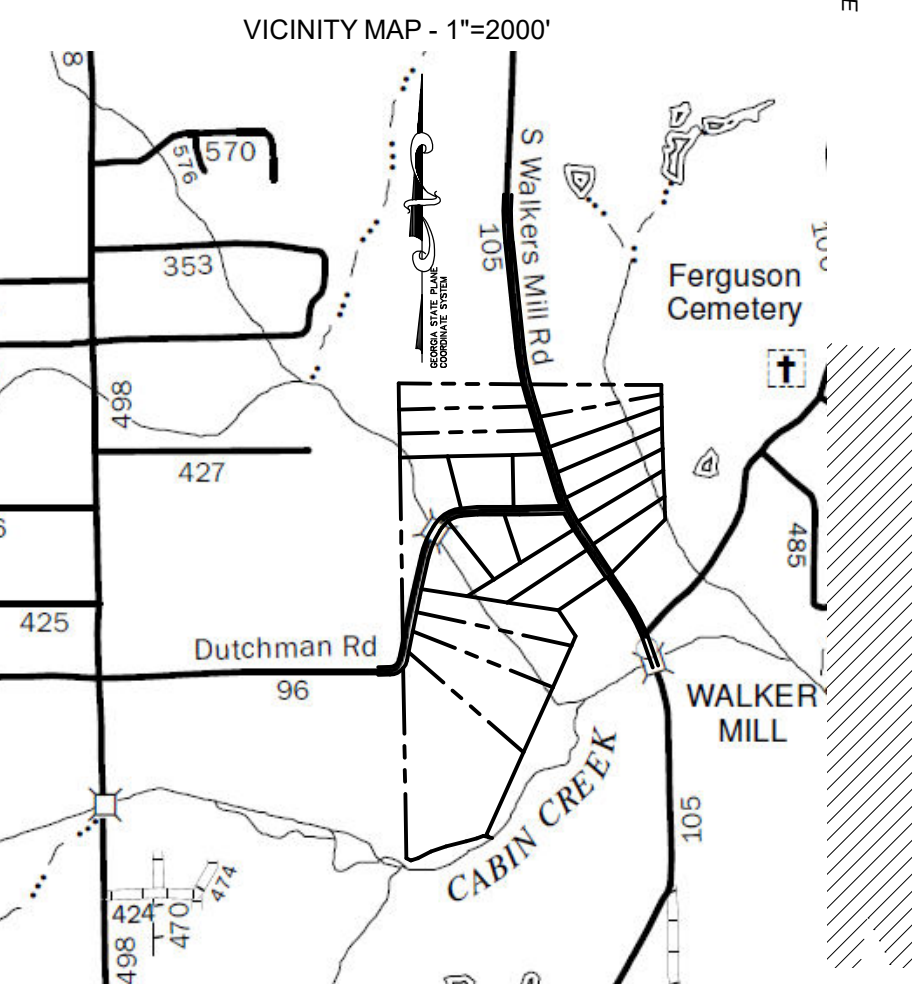
* All Prices Subject to Change

LINE	BEARING	DISTANCE
L1	S 00°17'43" W	74.38'
L2	S 86°50'18" W	168.92'
L3	S 35°02'02" W	34.61'
L4	S 31°11'14" E	34.91'
L5	N 74°51'49" W	55.60'
L6	S 70°43'21" W	72.71'
L7	S 76°35'22" W	116.34'
L8	S 72°53'28" W	167.69'
L9	S 64°08'31" W	151.70'
L10	S 73°47'15" W	67.46'
L11	S 86°14'01" W	8.23'
L12	N 63°26'32" E	53.77'
L13	N 01°01'58" E	14.55'
L14	N 35°02'02" E	34.61'
L15	N 86°50'18" E	165.81'

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the National Society of Professional Surveyors (NSPS) as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of NSPS are followed. The survey was conducted in accordance correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property boundaries. All measurements were taken from monuments shown hereon actually exist, and their location, size, type and material are correctly shown. Lines and angles measured and shown hereon were obtained by means of a TOPCON HIPER II/V base and rover GPS receivers, in combination with a total station, and all points utilized in this survey were less than or equal to 0.002 horizontal at the 95% confidence level. The accuracy of the survey is based on distances obtained from grid measurements using a combined scale factor. This plot was calculated for closure and is found to have a misclosure of 0.0007 feet, or 1/124,650 feet. The field survey was completed on 8/24/2018.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.70	2699.31	2°55'22"	N 14°09'31" W	137.69
C2	174.49	1872.05	6°21'35"	S 18°48'00" W	174.46
C3	162.68	1572.05	9°21'14"	S 28°41'02" W	162.66
C4	89.44	1572.05	28°12'44"	N 27°01'08" E	89.54
C5	193.94	1572.05	7°04'06"	S 28°41'02" W	193.93
C6	93.37	277.11	19°18'22"	N 44°13'11" W	92.82
C7	132.18	277.11	13°32'48"	S 32°28'48" W	130.08
C8	45.35	1492.05	144°29'	S 31°20'51" E	45.35
C9	276.34	1492.05	10°36'42"	S 25°10'15" E	275.94
C10	110.55	279.31	4°14'42"	N 17°44'34" E	110.50
C11	276.31	279.31	2°48'58"	S 17°44'34" E	275.82
C12	247.16	1492.05	5°05'43"	S 09°43'07" E	247.08



SUBDIVISION SURVEY FOR
OXFORD FOREST SUBDIVISION
BEING LOTS 12-33
LOCATED IN LAND LOTS 51 & 52
2nd LAND DISTRICT
SPALDING COUNTY, GEORGIA
OCTOBER 15, 2018

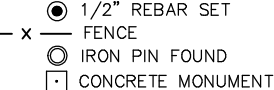
Registered Land Surveying No. 2868

Date 8/24/2018

REVISIONS

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LEGEND



COMMISSION CERTIFICATION

I hereby certify that this Final Plat was approved by the Spalding County Board of Commissioners on ____ / ____ / 2018 and that the required improvements have been constructed and installed in accordance with the approved construction plan or that a satisfactory surety has been filed in a form and amount as prescribed in this Ordinance.

Chairman
Spalding County
Board of Commissioners

OWNER'S CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which was conveyed to me (us) by deed at Book 680 page 183 and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all alleys, walks, easements, parks or other open spaces to public or private as noted.

Owner(s) _____

Date _____

Directions:

From McDonough:

Take Highway 155 South,

Go 10 miles to 4 way Stop

Turn Left on Jackson Road

Go .8 mile turn right on N Walkers Mill Rd

Property .5 miles on Both Sides

GRIFFIN

Directions:

From Locust Grove:

Take Go west on MLK Drive,

Go 5.6 miles to Jackson Road

Turn Right go .5 miles to N Walkers Mill on Left

Property .5 miles on Both Sides

Mcintosh

McDonough

Walker Mill Rd

Bill Gardner

Jackson

LOCUST GROVE

155

23

75

16

EXIT 205