

Beautiful Country Home Sites

First Time on Market!



5-7 Acre Properties

- New Survey
- Open Pastures, Huge Timber
- Great Location between Griffin and Barnesville
- Incredible Acreage Home Sites
- Creek
- Its Quiet in the Country

Lamar County, Ga

404-313-1188

David
404-313-1188

310 ft

325 ft

1

7.152 Acs

2

7.646 Acs

3

5.553 Acs

4

5.390 Acs

5

5.154 Acs

6

5.110 Acs

7

6.302 Acs

8

5.451 Acs

9

9 Acs

520 ft

400 ft

350 ft

321 ft

320 ft

438 ft

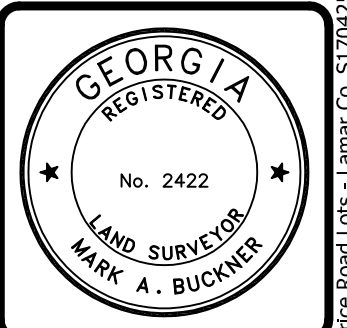
SES

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."

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 ★ LSE 000859 ★ | | | |
| Rev. | Description | Date | Date |
| 1 | | | 6/1/2017 |
| 2 | | | |
| 3 | | | |
| Project #: | S17042585 | Drawn by: | JWS |
| | | Review by: | MB |



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

REFERENCES:
CURRENT OWNER:
LOUISE T. KING ESTATE

DEEDS:
D.B. 803 PG. 192
D.B. 538 PG. 180

PLATS:
P.B. 16 PG 272

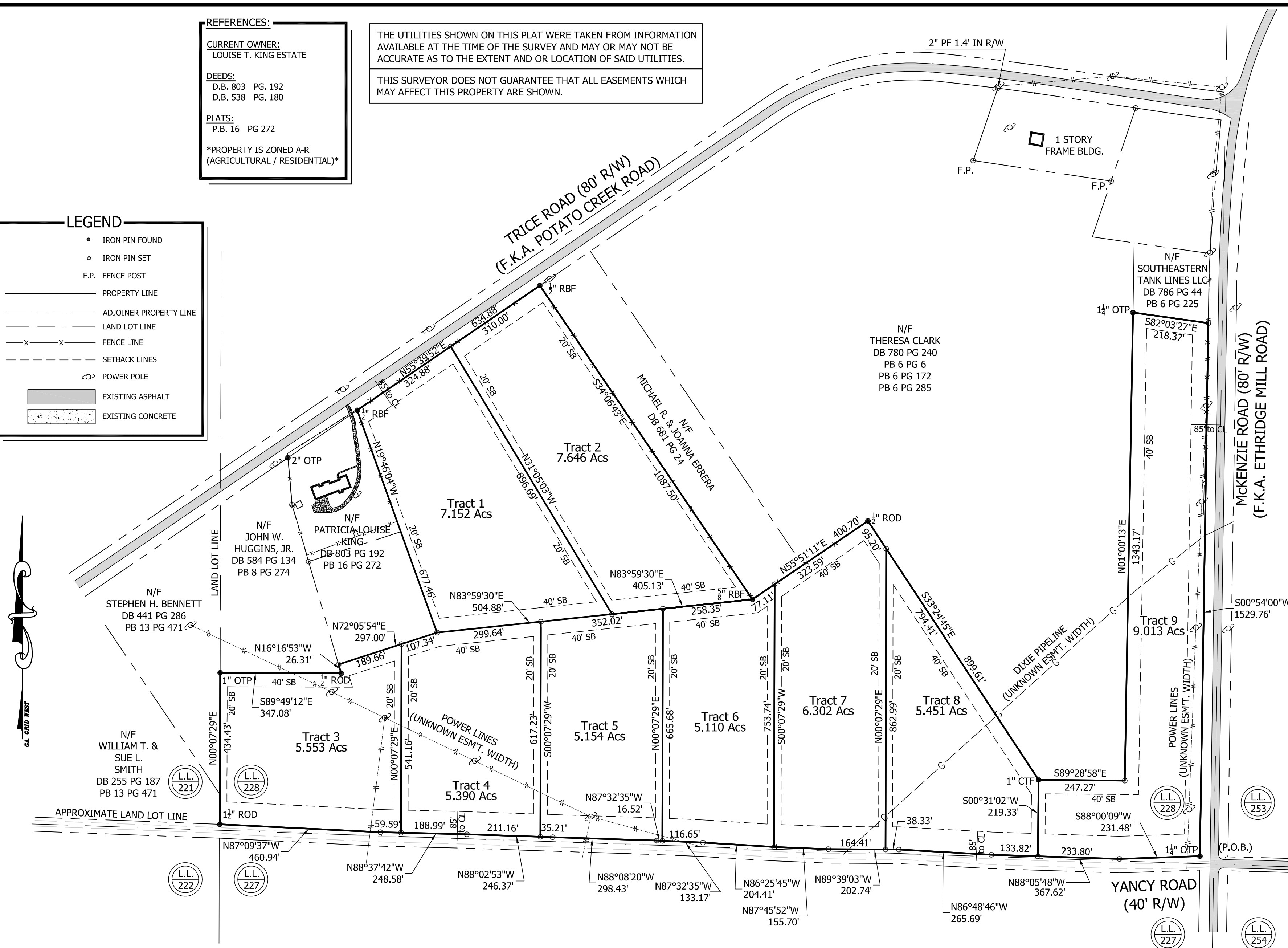
*PROPERTY IS ZONED A-R
(AGRICULTURAL / RESIDENTIAL)*

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.

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



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

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 584,050 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.

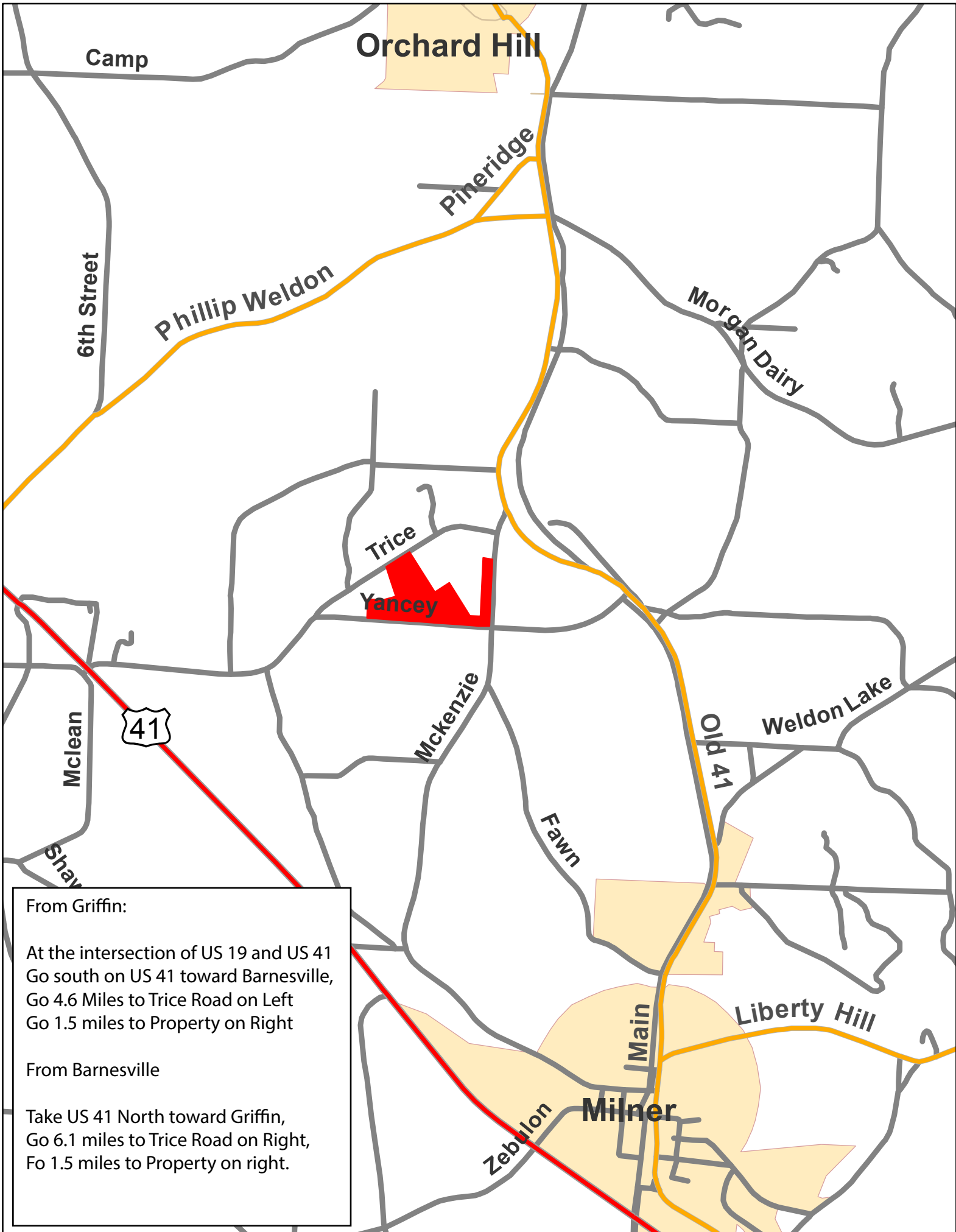
American Forest, Inc. Date
Agent/Owner

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.



Z:\SES Projects\Misc Surveying\0421\Trice Road Lots - Lamar Co_S17042585\AutoCAD_S17042585\survey\Boundary_Survey_Trice_Lots-Revised.dwg Thursday, June 01, 2017 9:12:25 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 1.5 miles to Property on Right

From Barnesville

Take US 41 North toward Griffin,
Go 6.1 miles to Trice Road on Right,
Fo 1.5 miles to Property on right.