

# 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 Terrain
  - Just minutes to Locust Grove
  - Financing Available

**Spalding County, Ga**

**404-313-1188**

# Oxford Forest



404-313-1188



Lot: 14  
8.393 Acres

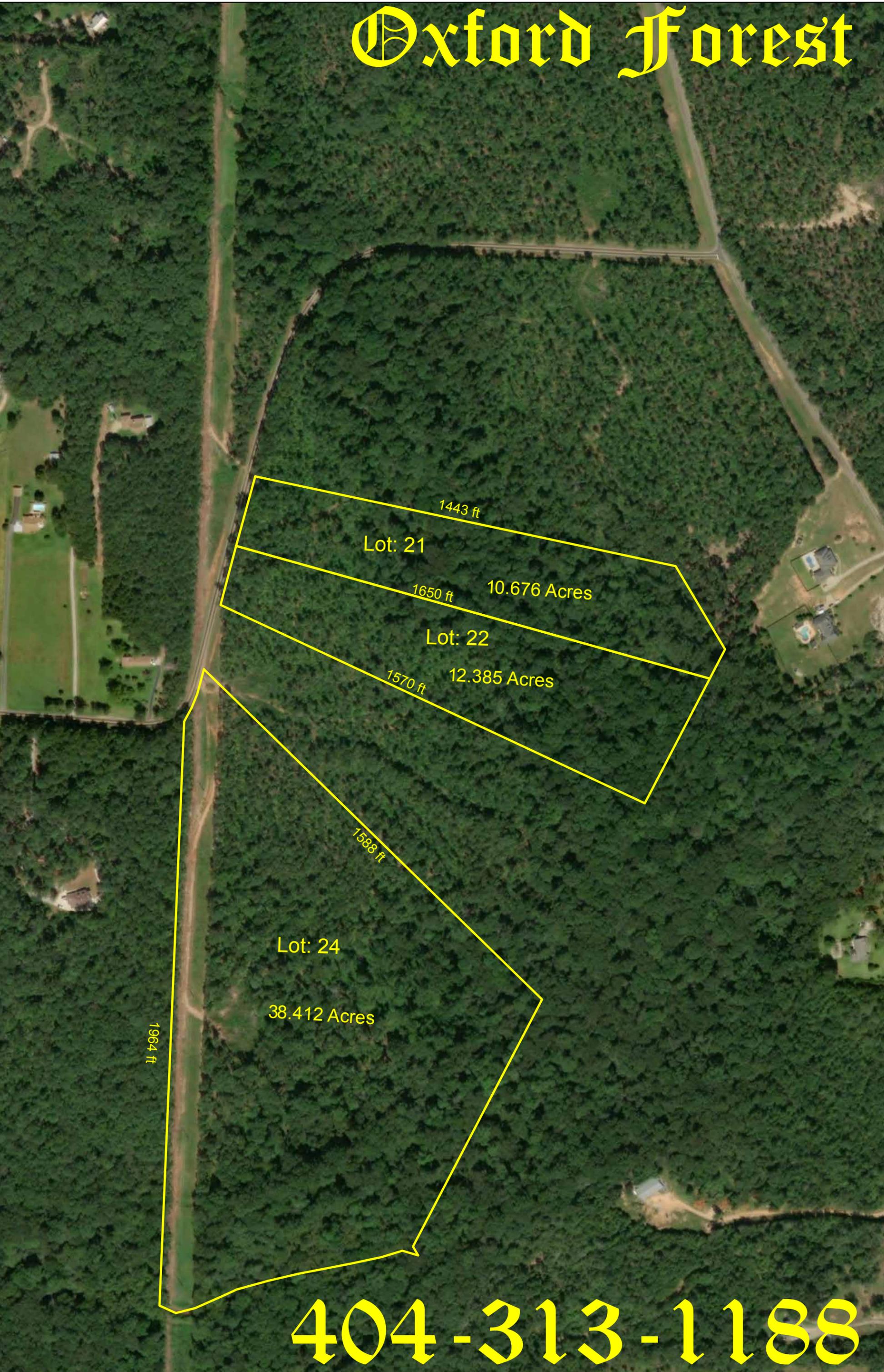
1425 ft

North Walkers Mill Rd

260 ft

Dutchman Road

# Oxford Forest



Lot: 21

1443 ft

10.676 Acres

1650 ft

Lot: 22

12.385 Acres

1570 ft

Lot: 24

38.412 Acres

1588 ft

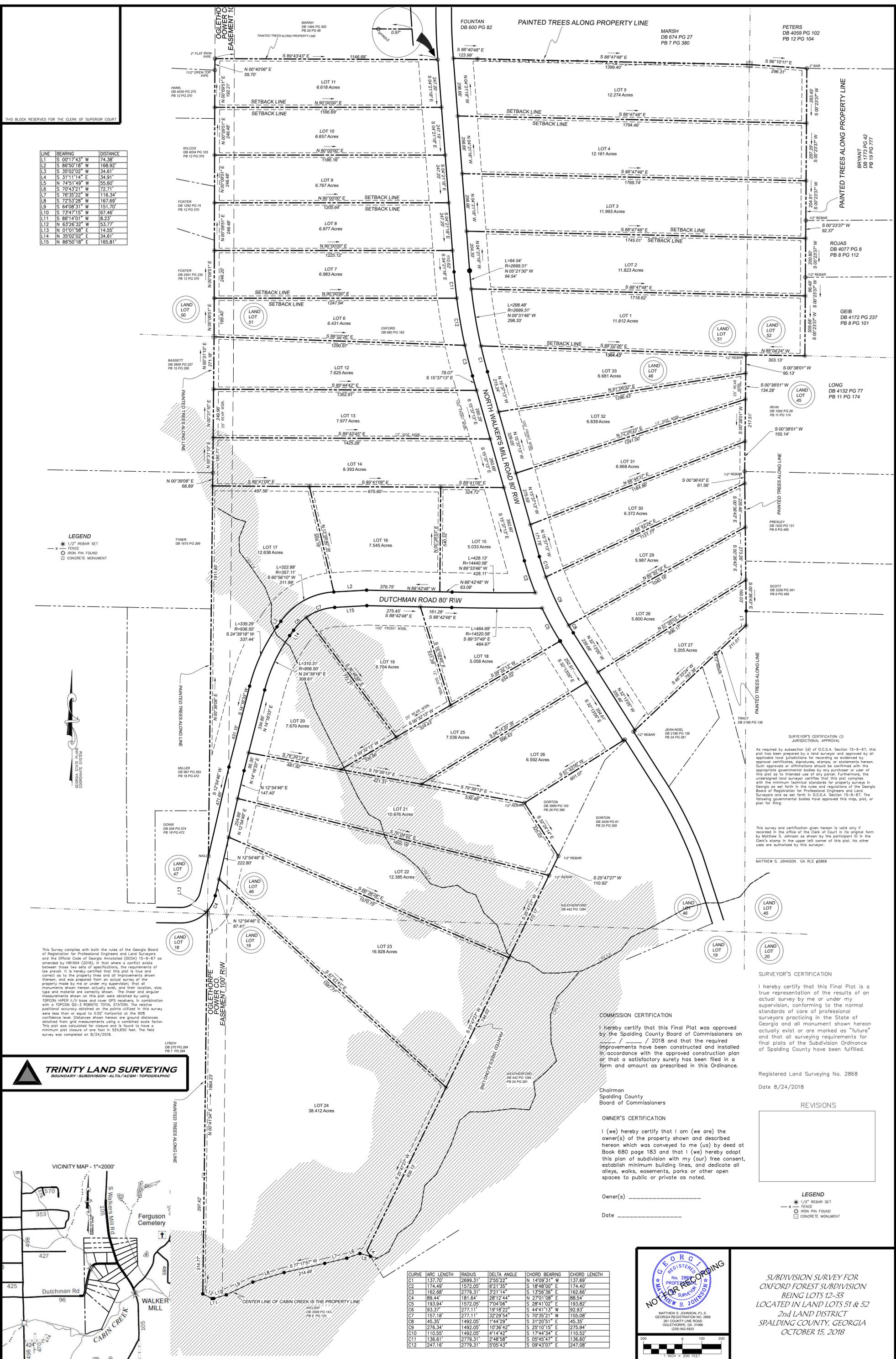
1964 ft

# 404-313-1188

OXFORD FOREST  
SPALDING COUNTY

| <u>Lot</u> |       | <u>Acreage</u> | <u>Price/Acre</u> | <u>Sales Price</u> |
|------------|-------|----------------|-------------------|--------------------|
| 1          |       | 11.812         | 6,689/Acre        | 79,000.00          |
| 2          |       | 11.823         | 6,604/Acre        | 79,000.00          |
| 3          |       | 11.993         | 7,004/Acre        | 84,000.00          |
| 14         |       | 8.393          | 7,032/Acre        | 59,000.00          |
| 21         | Creek | 10.676         | 5,156/Acre        | 55,000.00          |
| 22         | Creek | 12.385         | 5,574/Acre        | 69,000.00          |
| 24         | Creek | 38.412         | 4,140/Acre        | 159,000.00         |

\* All Prices Subject to Change



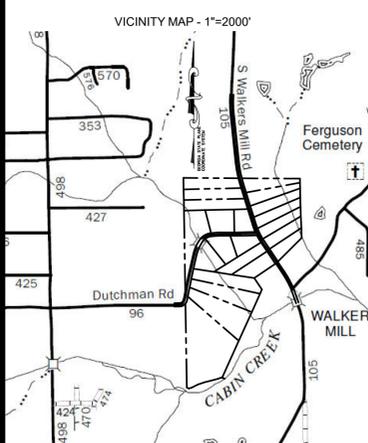
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°17'43" W | 74.38    |
| L2   | S 86°50'18" W | 168.92   |
| L3   | S 35°02'02" W | 34.61    |
| L4   | S 31°11'44" E | 34.91    |
| L5   | N 74°51'49" W | 55.60    |
| L6   | S 70°43'21" W | 72.71    |
| L7   | S 76°35'22" 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   |

**LEGEND**  
 ● 1/2" REBAR SET  
 X FENCE  
 ○ IRON PIN FOUND  
 □ CONCRETE MONUMENT



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 (O.C.G.A.) 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 plot 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 plot were obtained by using TOPCON HIPER II/V base and rover GPS receivers, in combination with a TOPCON (G3+) 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 plot was calculated for closure and is found to have a minimum plot closure of one foot in 524,650 feet. The field survey was completed on 8/24/2018.

**TRINITY LAND SURVEYING**  
 BOUNDARY · SUBDIVISION · ALTA/ACSM · TOPOGRAPHIC



| 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     | 1572.05 | 6°21'35"    | S 18°48'00" E | 174.40       |
| C3    | 162.68     | 2773.31 | 3°21'14"    | S 13°56'36" E | 162.66       |
| C4    | 89.44      | 181.84  | 28°12'44"   | N 27°01'08" E | 88.54        |
| C5    | 193.94     | 1572.05 | 7°04'06"    | S 28°41'02" E | 193.82       |
| C6    | 93.37      | 277.11  | 19°18'22"   | S 44°41'02" E | 92.93        |
| C7    | 157.18     | 277.11  | 32°29'54"   | S 70°35'21" W | 155.08       |
| C8    | 45.35      | 1492.05 | 1°44'29"    | 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     | 1492.05 | 4°14'42"    | S 17°44'54" E | 110.52       |
| C11   | 136.61     | 2779.31 | 2°48'58"    | S 05°45'47" E | 136.60       |
| C12   | 247.16     | 2779.31 | 5°05'43"    | S 09°43'07" E | 247.08       |

**SURVEYOR'S CERTIFICATION (I)**  
 JURISDICTIONAL APPROVAL  
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plot has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by only purchaser or user of this plot as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plot 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, plot, 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 plot. No other uses are authorized by this surveyor.  
 MATTHEW S. JOHNSON GA RLS #2868

**SURVEYOR'S CERTIFICATION**  
 I hereby certify that this Final Plot is a true representation of the results of an actual survey by me or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia and all monument shown hereon actually exist or are marked as "future" and that all surveying requirements for final plots of the Subdivision Ordinance of Spalding County have been fulfilled.

**COMMISSION CERTIFICATION**  
 I hereby certify that this Final Plot was approved by the Spalding County Board of Commissioners on 8/24/2018 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 \_\_\_\_\_

Registered Land Surveying No. 2868  
 Date 8/24/2018

**REVISIONS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

**LEGEND**  
 ● 1/2" REBAR SET  
 X FENCE  
 ○ IRON PIN FOUND  
 □ CONCRETE MONUMENT

**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 SURVEYOR**  
 No. 2868  
**FOR RECORDING**  
 NO FEE  
 M. S. JOHNSON

MATTHEW S. JOHNSON, P.L.S.  
 GEORGIA REGISTRATION NO. 2868  
 281 COUNTY LINE ROAD  
 COLETTORPHE, GA 31068  
 (229) 942-1923

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

Jackson

Bill Gardner

**LOCUST GROVE**

155

23

75

16

**EXIT 205**

