

Lamar County

Incredible Pasture Home Sites



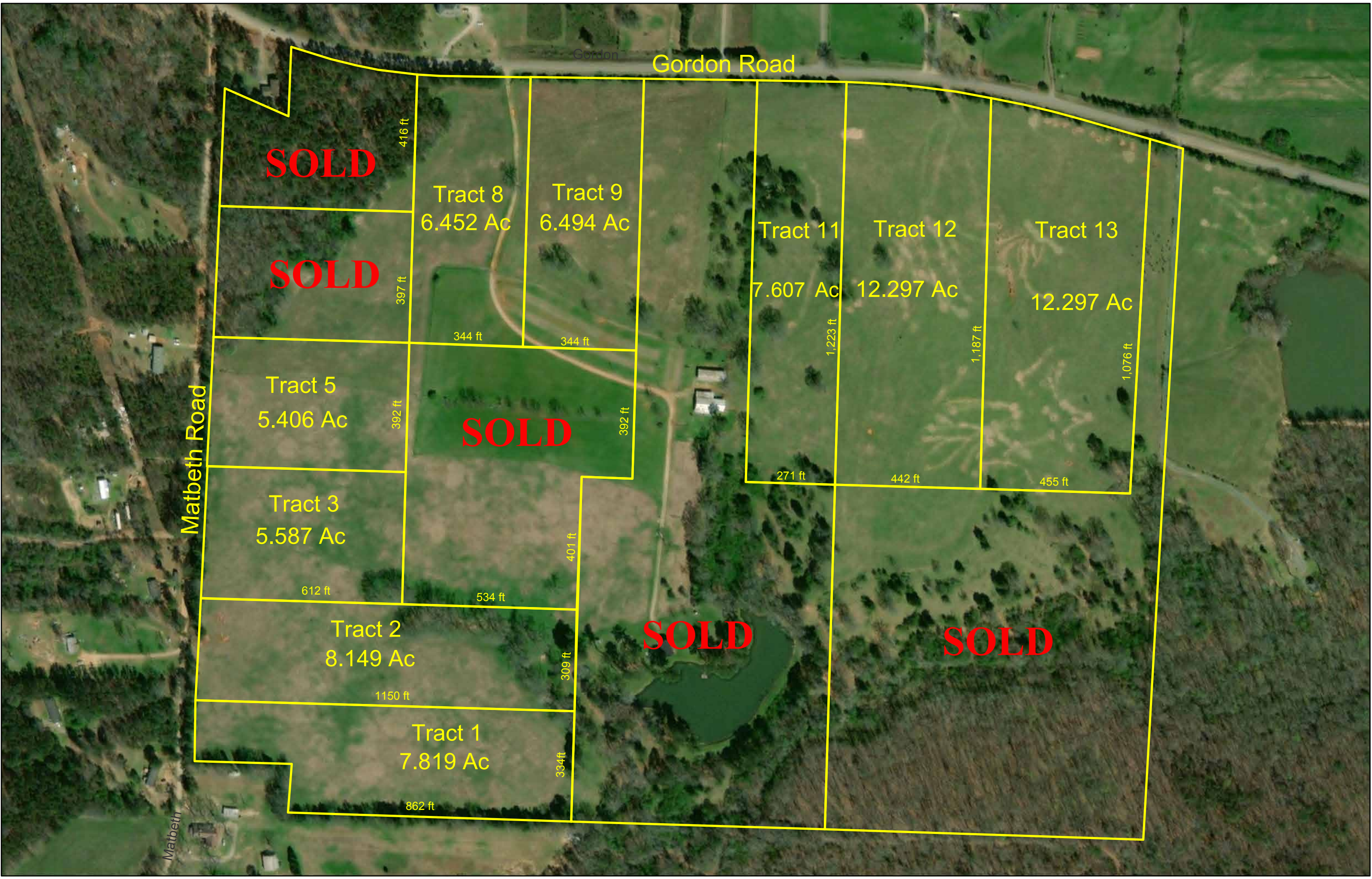
5-12 Acre Properties

- First Time Ever Offered
 - New Survey
 - County Water
- Improved Pasture - Ready for Horses
 - Rare Opportunity
- Financing Available with 15% Down

Lamar County, Ga

404-313-1188





Gordon Road

Matbeth Road

Matbeth

SOLD

SOLD

SOLD

SOLD

SOLD

Tract 8
6.452 Ac

Tract 9
6.494 Ac

Tract 11
7.607 Ac

Tract 12
12.297 Ac

Tract 13
12.297 Ac

Tract 5
5.406 Ac

Tract 3
5.587 Ac

Tract 2
8.149 Ac

Tract 1
7.819 Ac

416 ft

397 ft

392 ft

612 ft

1150 ft

862 ft

344 ft

344 ft

392 ft

534 ft

309 ft

334 ft

401 ft

1,223 ft

271 ft

1,187 ft

442 ft

1,076 ft

455 ft

GORDON MEADOWS
LAMAR COUNTY

<u>Lot</u>	<u>Acreage</u>	<u>Sales Price</u>
1	7.819	55,000.00
2	8.149	57,000.00
3	5.615	42,000.00
5	5.406	39,000.00
8	6.442	46,000.00
9	6.482	46,000.00
11	7.607	55,000.00
12	12.297	79,000.00
13	12.297	79,000.00

Prices are subject to change.

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

THE PROPERTY AS REPRESENTED ON THIS PLAT DOES COMPLY WITH APPLICABLE ZONING CODES AND ORDINANCES AS OF THIS DATE

No mobile or modular homes shall be allowed on the property

ZONING OFFICIAL _____ DATE _____
ZONING DESIGNATION A-R



MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
207 WOLF CREEK DRIVE
AMERICUS, GA. 31719
(229) 942-5923

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

SUBDIVISION SURVEY FOR
GEORGIA PROPERTIES
GORDON MILL MEADOWS SUBDIVISION
LOCATED IN LAND LOT 159
7th LAND DISTRICT
LAMAR COUNTY, GEORGIA
JUNE 13, 2019
REVISED JULY 9, 2019
REVISED SEPTEMBER 12, 2019

NOTE:
TRACT 4 IS TO
BE SOLD TO
THE OWNER OF
PARCEL 10.

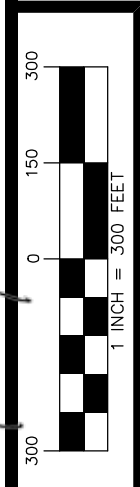
SURVEYOR'S CERTIFICATION (I)
JURISDICTIONAL APPROVAL

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:

SEE COUNTY APPROVAL ABOVE

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.

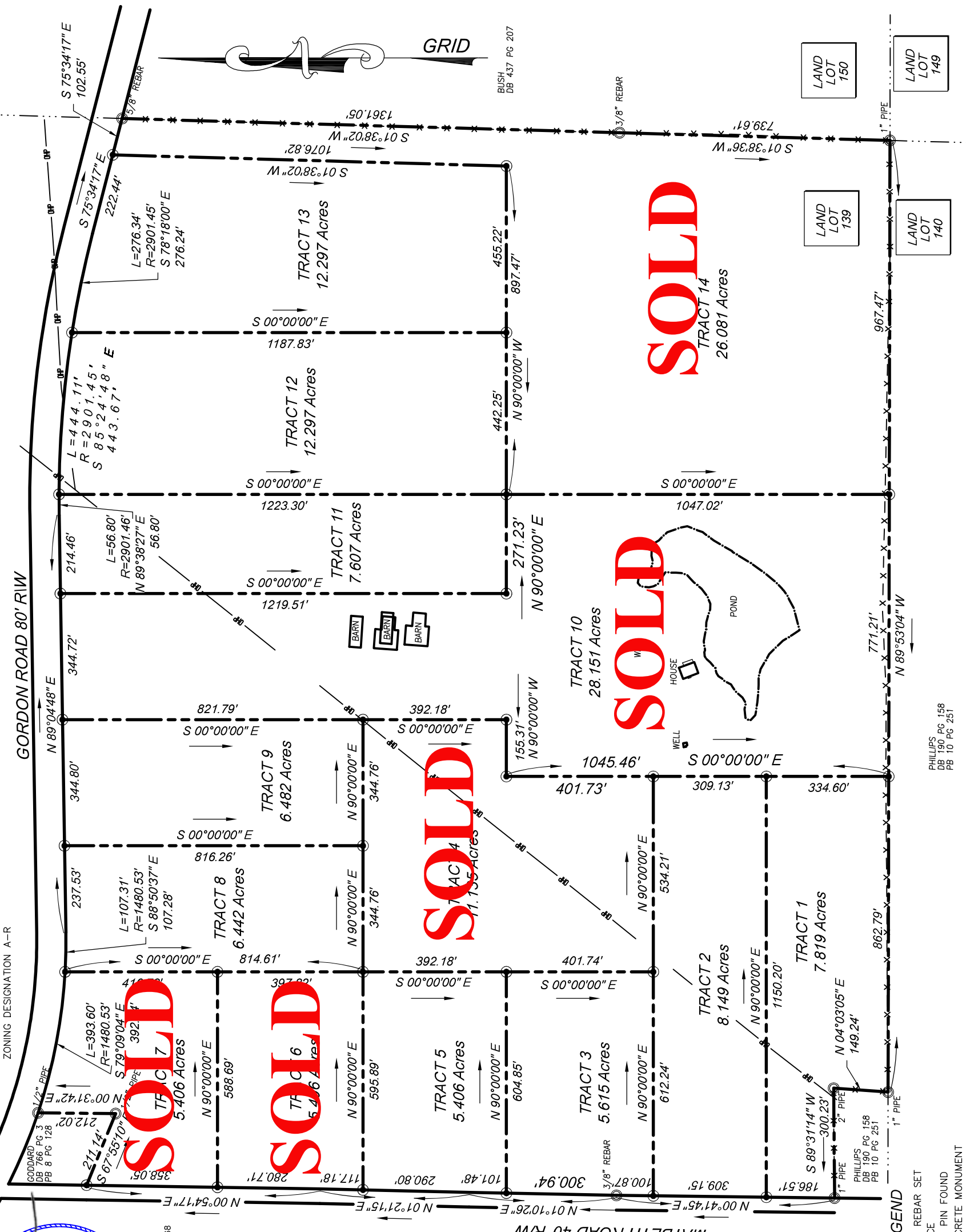
MATTHEW S. JOHNSON GA RLS #2868



PARENT PARCEL REFERENCES
DB 932 PG 334
PB 14 PG 412
PB 14 PG 473

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 TOPCON HIPER II/V base and rover GPS receivers, in combination with a TOPCON QS-3 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 plat closure of one foot in 136,166,651 feet. The field survey was completed on 6/13/2019.

- LEGEND**
- 1/2" REBAR SET
 - x — FENCE
 - IRON PIN FOUND
 - CONCRETE MONUMENT



SOLD
TRACT 14
26.081 Acres

SOLD
TRACT 10
28.151 Acres

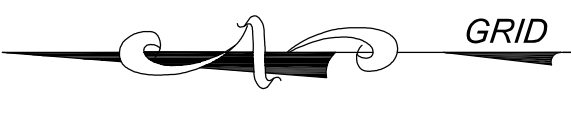
SOLD
TRACT 4
11.155 Acres

SOLD
TRACT 6
5.406 Acres

SOLD
TRACT 7
5.406 Acres

PHILLIPS
DB 190 PG 158
PB 10 PG 251

LAND LOT 150
LAND LOT 149
LAND LOT 139
LAND LOT 140



BUSH
DB 437 PG 207

3/8" REBAR

1" PIPE

1" PIPE

1" PIPE

1" PIPE

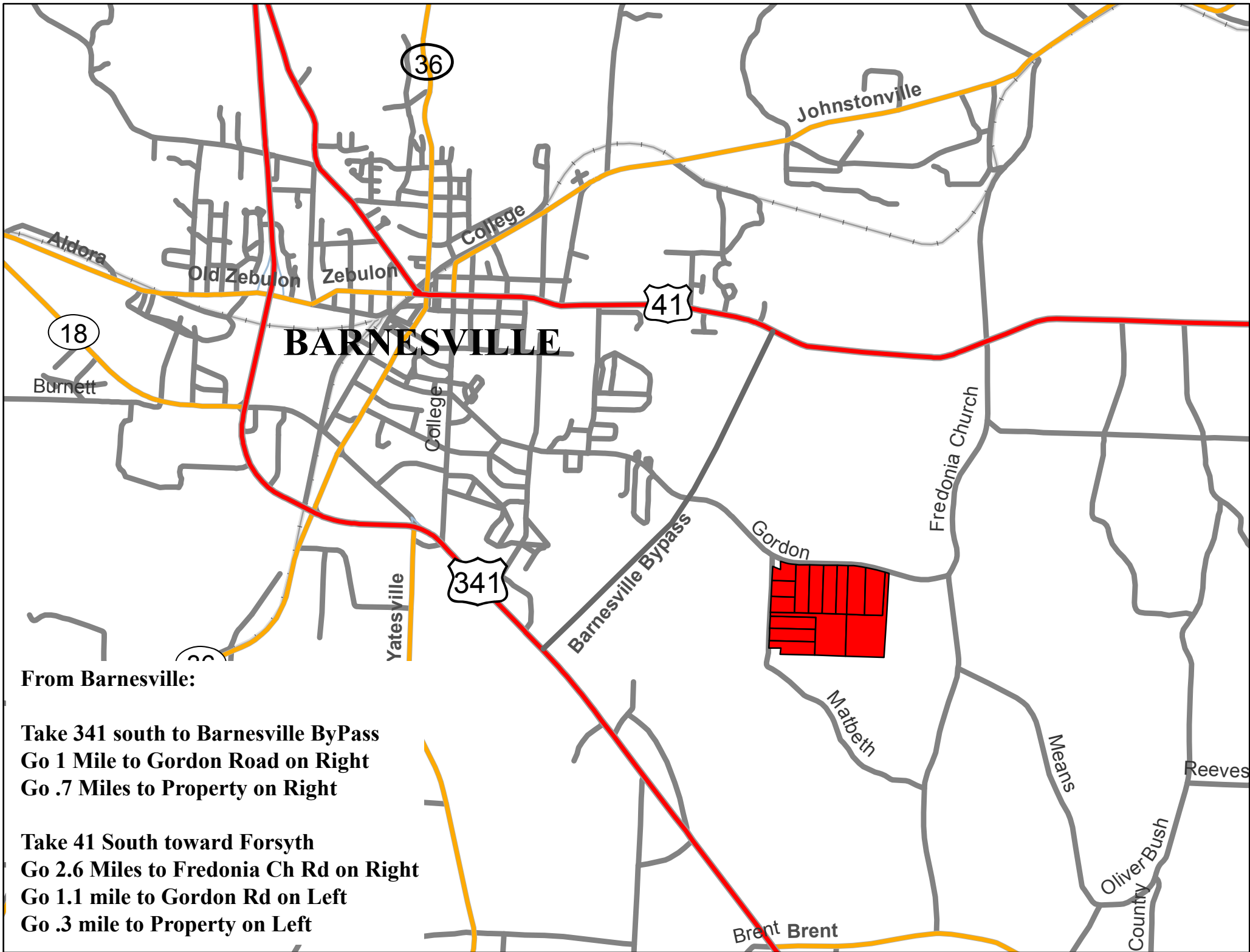
1" PIPE

1" PIPE

1" PIPE

1" PIPE

1" PIPE



From Barnesville:

**Take 341 south to Barnesville ByPass
Go 1 Mile to Gordon Road on Right
Go .7 Miles to Property on Right**

**Take 41 South toward Forsyth
Go 2.6 Miles to Fredonia Ch Rd on Right
Go 1.1 mile to Gordon Rd on Left
Go .3 mile to Property on Left**