

Butts County Home Sites

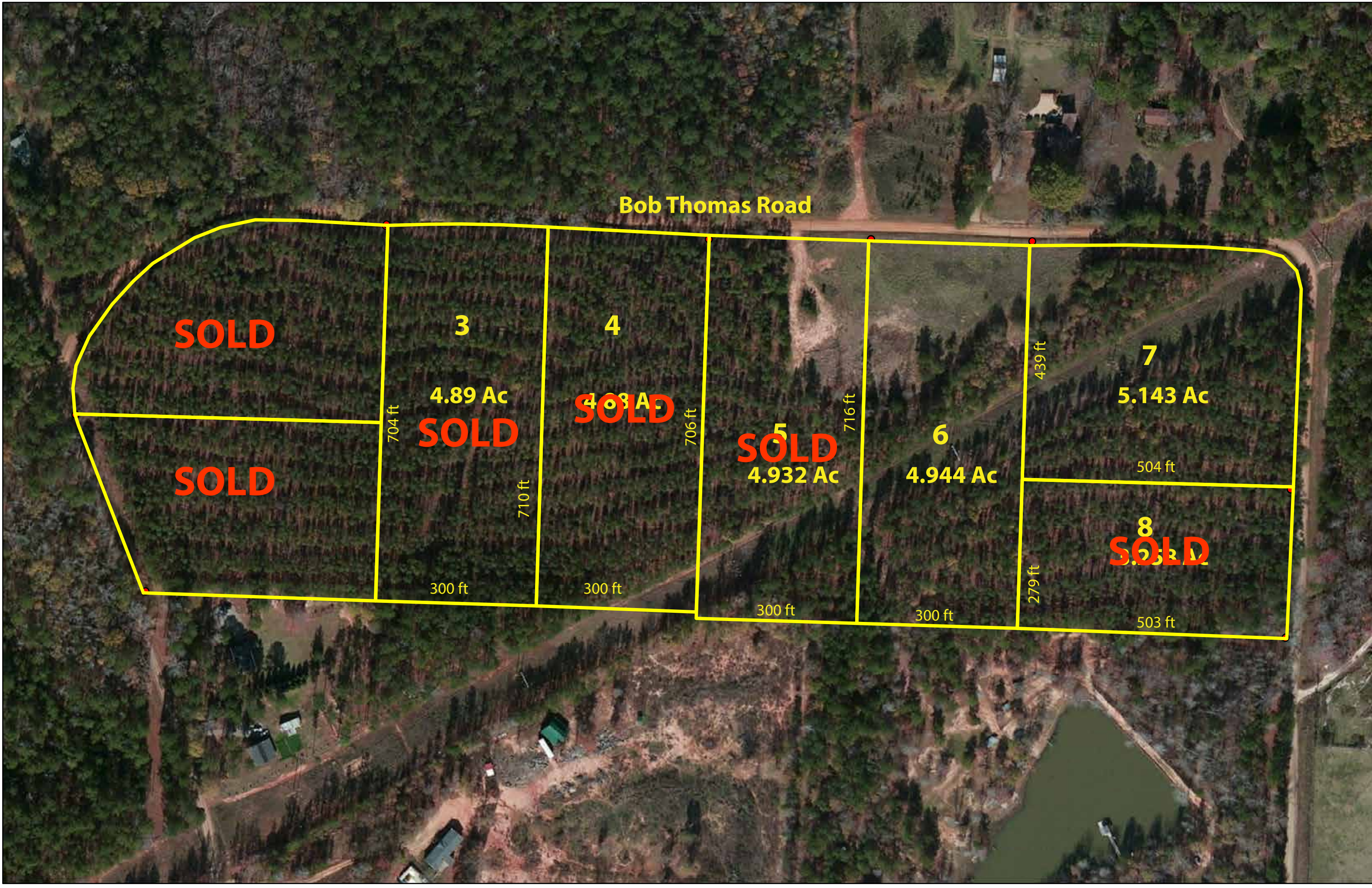


First Time on Market!

- New Survey
- 3-5 Acre Properties
- Incredible Acreage Home Sites
- Open Pasture and Pines
- Quiet in the Country

Butts County, Ga

404-313-1188



Bob Thomas Road

SOLD

3

4.89 Ac

SOLD

4

4.68 Ac

SOLD

5

SOLD

4.932 Ac

6

4.944 Ac

7

5.143 Ac

504 ft

8

SOLD

503 ft

704 ft

710 ft

300 ft

706 ft

300 ft

716 ft

300 ft

300 ft

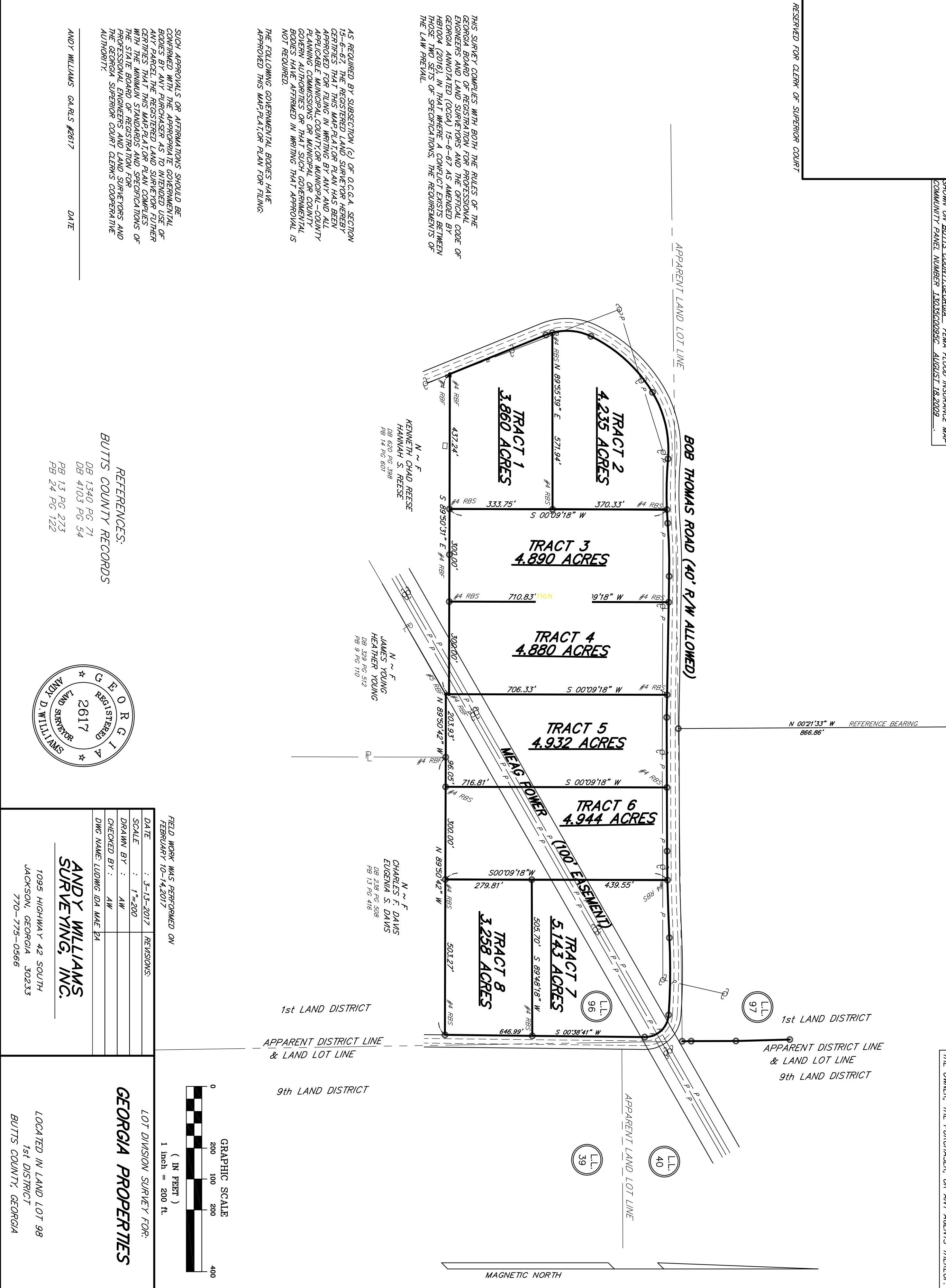
439 ft

279 ft

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,000 ±; ANGULAR PRECISION: 3" ±. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/25,000 ±. MATTERS OF TITLE ARE EXCEPTED. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS SHOWN ON BUTTS COUNTY, GEORGIA, FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 1303500095C, AUGUST 18, 2009.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

RESERVED FOR CLERK OF SUPERIOR COURT



SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP/PLAT OR PLAN COMPLES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP/PLAT OR PLAN FOR FILING:

THIS SURVEY COMPLES 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 THE LAW PREVAIL.

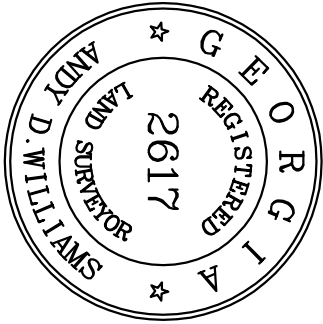
AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP/PLAT OR PLAN HAS BEEN APPROVED FOR FILING AFTER REVIEW BY ANY APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL PLANNING COMMISSIONS OR LOCAL OR COUNTY GOVERNMENTAL BODIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

REFERENCES:
BUTTS COUNTY RECORDS

ANDY WILLIAMS GA.RLS #2617

DATE

DB 1340 PG. 71
DB 4103 PG. 54
PB 13 PG. 273
PB 24 PG. 122



FIELD WORK WAS PERFORMED ON
FEBRUARY 10-14, 2017

DATE	:	3-13-2017	REVISIONS:
SCALE	:	1"=200'	
DRAWN BY :	AW		
CHECKED BY :	AW		
DWG NAME:	LUDWIG IDA MAE 2A		

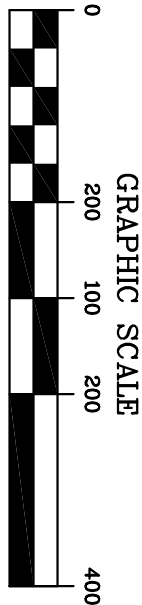
ANDY WILLIAMS
SURVEYING, INC.

1095 HIGHWAY 42 SOUTH
JACKSON, GEORGIA 30233
770-775-0566

LOT DIVISION SURVEY FOR:

GEORGIA PROPERTIES

LOCATED IN LAND LOT 98
1st DISTRICT
BUTTS COUNTY, GEORGIA



MAGNETIC NORTH



From Jackson

Take Highway 16 East toward Monticello
Go 4 miles to Bob Thomas Road on Left by
Pleasant Grove Methodist Church
Go 1 mile to Property on Left.

From Covington:

Take Highway 36 West toward Jackson
Turn Left on Highway 212.
At 4 way stop turn Right on Ga 221
Turn right on Hwy 16 East
Go 3.4 miles to Bob Thomas Road on Right
Go 1 mile to Property on Left