

# LITTLE COLLIER FARMS

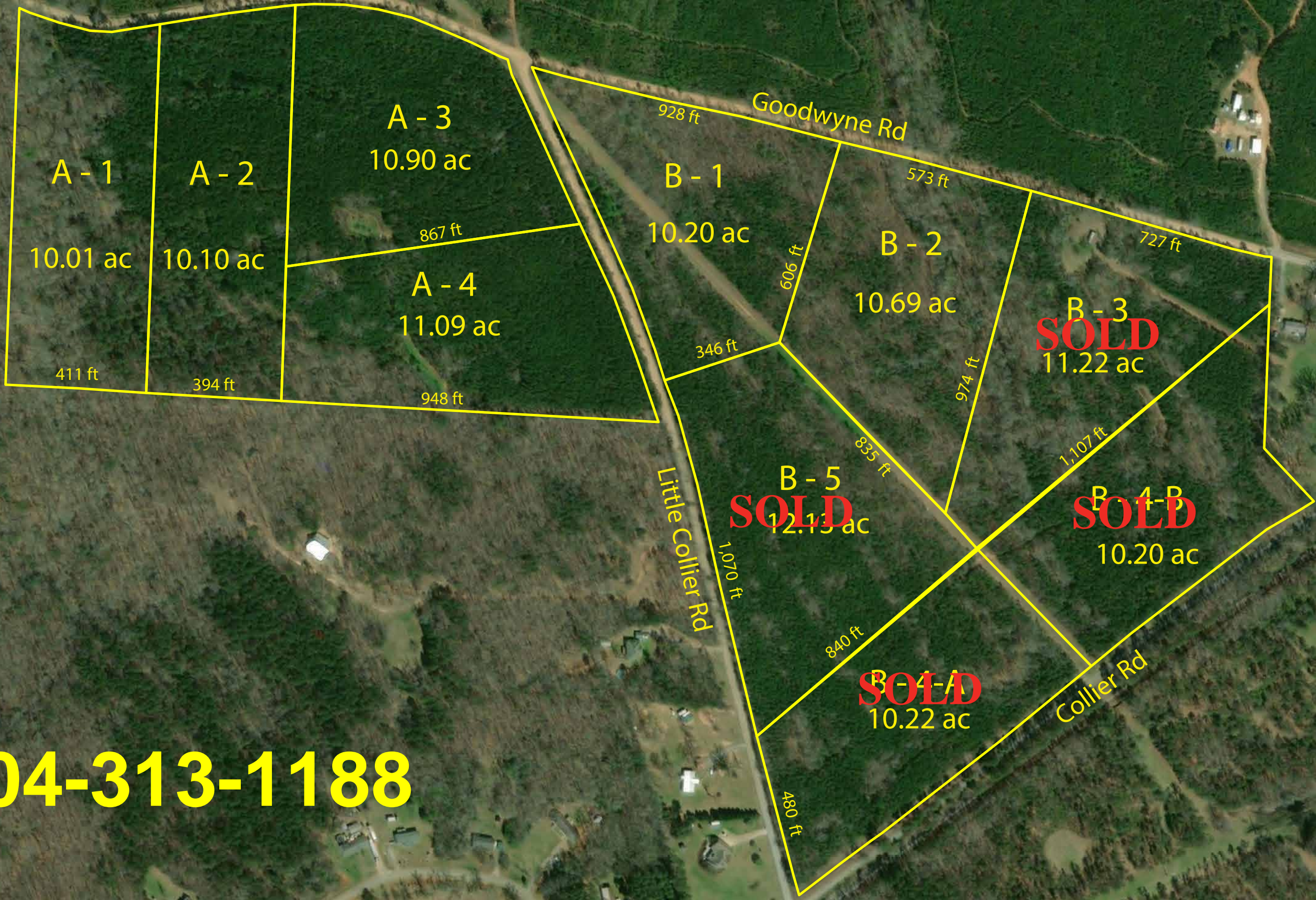


## 10-12 Acre Properties

- First Time Ever Offered
  - New Survey
  - Excellent Schools
  - Incredible Home Sites
- Huge Oaks, Pines and Hardwoods
  - Close to Town and Shopping
- Financing Available with 15% Down

**Monroe County, Ga**

**404-313-1188**



**404-313-1188**

LITTLE COLLIER FARMS  
MONROE COUNTY

<u>Tract</u>	<u>Acreage</u>	<u>Sales Price</u>
A-1	10.01(Creek)	65,000.00
A-2	10.10	65,000.00
A-3	10.90	71,000.00
A-4	11.09	72,000.00
B-1	10.20	65,000.00
B-2	10.69(Creek)	69,000.00
B-3		<b>SOLD</b>
B-4-A		<b>SOLD</b>
B-4-B		<b>SOLD</b>
B-5		<b>SOLD</b>

**Prices are subject to change.**

eFiled & eRecorded  
 DATE: 1/8/2020  
 TIME: 2:49 PM  
 PLAT BOOK: 00033  
 PAGE: 00268  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1710946677  
 CLERK: Lynn W Ham  
 Monroe County, GA

COURSE			BEARING			DISTANCE			COURSE			BEARING			DISTANCE				
1	S	68°55'40"E	11.07'	16	S	71°04'05"E	24.09'	31	S	56°11'40"W	55.02'	46	N	20°42'55"W	87.51'	61	N	88°35'55"W	215.45'
2	S	72°55'25"E	113.05'	17	S	72°40'15"E	73.35'	32	S	54°33'50"W	100.96'	47	N	22°38'00"W	196.37'	62	S	88°36'00"E	2.09'
3	S	77°41'05"E	92.65'	18	S	75°54'40"E	98.48'	33	S	51°54'15"W	225.78'	48	N	26°37'10"W	206.41'	63	N	00°29'05"E	9.81'
4	S	88°37'00"E	63.49'	19	S	78°46'10"E	309.74'	34	S	51°54'15"W	74.29'	49	N	26°49'15"W	410.58'	64	N	69°09'10"E	346.63'
5	N	78°53'30"E	140.84'	20	S	79°48'30"E	217.31'	35	S	50°21'15"W	200.42'	50	N	24°52'50"W	90.32'	65	S	45°41'45"E	356.04'
6	N	78°53'30"E	203.79'	21	S	77°21'50"E	302.47'	36	S	48°50'25"W	153.11'	51	S	17°42'35"E	45.46'	66	S	45°28'20"E	346.94'
7	N	80°21'30"E	163.58'	22	S	77°42'35"E	210.40'	37	S	51°06'00"W	41.16'	52	S	24°52'50"E	95.50'	67	S	45°28'20"E	131.74'
8	N	84°51'10"E	32.77'	23	S	76°54'40"E	362.86'	38	S	51°32'15"W	108.81'	53	S	26°49'15"E	386.13'	68	S	45°28'20"E	481.26'
9	N	84°51'10"E	55.16'	24	S	78°54'40"E	172.88'	39	S	51°32'45"W	154.63'	54	S	26°49'15"E	25.37'	69	S	48°50'25"W	345.48'
10	N	89°34'40"E	91.30'	25	S	75°37'35"E	432.29'	40	N	16°32'35"W	204.22'	55	S	26°37'10"E	204.22'	70	S	50°24'05"W	145.37'
11	S	84°12'25"E	93.61'	26	S	78°05'45"E	97.72'	41	N	16°21'05"W	424.87'	56	S	22°38'00"E	193.28'	71	S	50°24'05"W	281.81'
12	S	77°53'50"E	102.84'	27	S	77°37'00"E	24.12'	42	N	15°40'25"W	439.56'	57	S	20°42'55"E	199.14'				
13	S	70°03'35"E	97.62'	28	S	00°29'05"W	136.50'	43	N	14°44'30"W	309.19'	58	N	88°36'20"W	154.92'				
14	S	67°54'30"E	91.37'	29	S	00°29'05"W	418.56'	44	N	17°28'10"W	208.91'	59	N	88°36'20"W	393.81'				
15	S	66°54'30"E	92.30'	30	S	45°14'20"E	211.35'	45	N	20°42'55"W	112.57'	60	N	88°36'20"W	195.30'				

(Reserved for Clerk of Superior Court)



George Ogden Persons III,  
 James G. Persons,  
 & Katherine L. Persons Kelly



**LEGEND**

- Iron Pin Set (1/2" rebar) ○
- Iron Pin Recovered (1/2" rebar) ●
- Concrete Monument Recovered ■
- Computed Point (unmonumented) ○
- Right of Way R/W
- Center Line C/L
- Property Line P/L
- Land Lot LL
- Land Lot Line LLL
- Overhead Utility Wires P
- Natural Gas/Petroleum Pipeline G
- Wire Fence X-X-X
- Branch or Creek (C) C
- Line Key ⑨

**REFERENCE**

MONROE COUNTY SUPERIOR COURT	
DEED BOOK	PAGE
0979	069
1104	237
1104	238
1718	298
1904	184

PLAT BOOK	PAGE
11	045
18	270
19	002
19	270
20	278
31	137
33	175
33	265

**POINT OF REFERENCE (P.O.R.)**

Point marked by an iron pin at the southwest corner of Tract A as shown hereon; said point being the southeast corner of "Parcel 1" shown on plat in Plat Book 33, Page 175 (see "REFERENCE" hereon).

**EQUIPMENT AND CLOSURE INFORMATION**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED AND DERIVED FROM LINEAR AND ANGULAR MEASUREMENTS USING A TOPCON GTS-313, HAS A CLOSURE PRECISION OF ONE FOOT IN 18,740 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 725,526 FEET.

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A REGISTERED LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTIONS THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY, OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING LOCAL JURISDICTION APPROVES THIS PLAT FOR RECORDING:

*Kelsun Jordan* 1/7/2020  
 MONROE COUNTY SUBDIVISION REVIEW OFFICER DATE

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67. THE APPROVAL SIGNATURES SHOWN ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING. THE HEREON SIGNED LAND SURVEYOR IS NOT RESPONSIBLE FOR OBTAINING SAID SIGNATURES NOR RECORDING THIS PLAT. THIS SURVEYOR'S CERTIFICATE IS A STATEMENT OF PROFESSIONAL OPINION BASED ON EXISTING FIELD EVIDENCE AND DATA AND THE AVAILABLE WRITTEN EVIDENCE FOUND IN THE CLERK'S OFFICE AND/OR FROM CLIENT. SAID CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE, WHERE A CONFLICT EXISTS BETWEEN GEORGIA BOARD RULES AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.



**PLAT REVISION**

1-3-20: Subdivided Tract B-4 into Tracts B-4-A & B-4-B.

**Notes**

1. Heavily drawn lines shown hereon denote boundaries of subject tracts.
2. All visually apparent encroachments & easements shown hereon.
3. Physical features, physical improvements, & underground improvements not shown hereon unless noted.
4. Adjoining property possessed by hereon labeled parties now or formerly.
5. LLL's shown hereon in approximate location.
6. Subject tract shown on Monroe County Tax Assessor Map 28 as being Parcel 13A.
7. Bearings shown hereon have been rotated to match bearing network found on plat in Plat Book 33, Page 175 (see "REFERENCE" hereon).

**TOTAL AREA : 106.76 ACRES**

A BOUNDARY & PARTITIONING SURVEY OF  
**Little Collier Farms**  
 FOR  
**Forest Grove, LLC**

LAND LOTS 56, 57, 72 & 73; SIXTH LAND DISTRICT  
 595th (EVERS) GEORGIA MILITIA DISTRICT  
 MONROE COUNTY, GEORGIA  
 FIELD SURVEY : OCTOBER 2019  
 PLAT PREPARATION : DECEMBER 6, 2019  
 SCALE : 1"=300'

**GRAPHIC SCALE IN FEET**

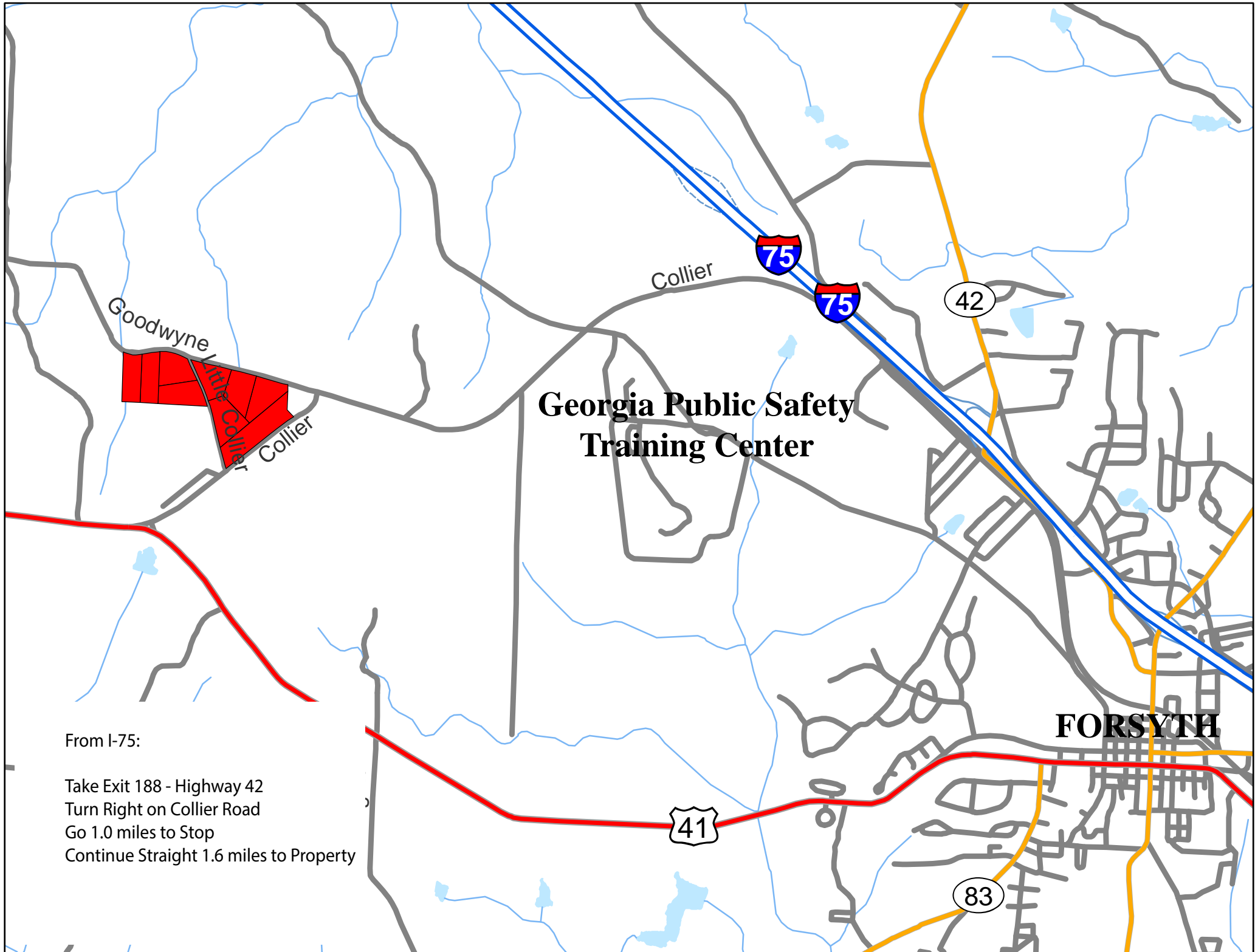


STEVEN A. COLEMAN - GA R.L.S. NO. 2690 REVISED: 1-3-20  
 DR.BY:SAC/C&GCADD GA LS FIRM NO. 567 PLAT NO. 19-3136C

**STEVE COLEMAN & ASSOCIATES, INC.**

P. O. BOX 892, 36 E. JOHNSTON STREET  
 FORSYTH, GEORGIA 31029  
 PHONE: 478-992-9900 FAX: 478-992-9970

MEMBER : NSPS - SAMSOG EMAIL : STEVE@STEVE-COLEMAN.COM



# Georgia Public Safety Training Center

**FORSYTH**

From I-75:  
Take Exit 188 - Highway 42  
Turn Right on Collier Road  
Go 1.0 miles to Stop  
Continue Straight 1.6 miles to Property

41

83

42

75

75