

LITTLE DEER FARMS

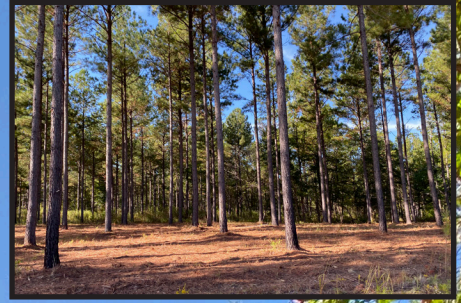


6-19 Acre Properties

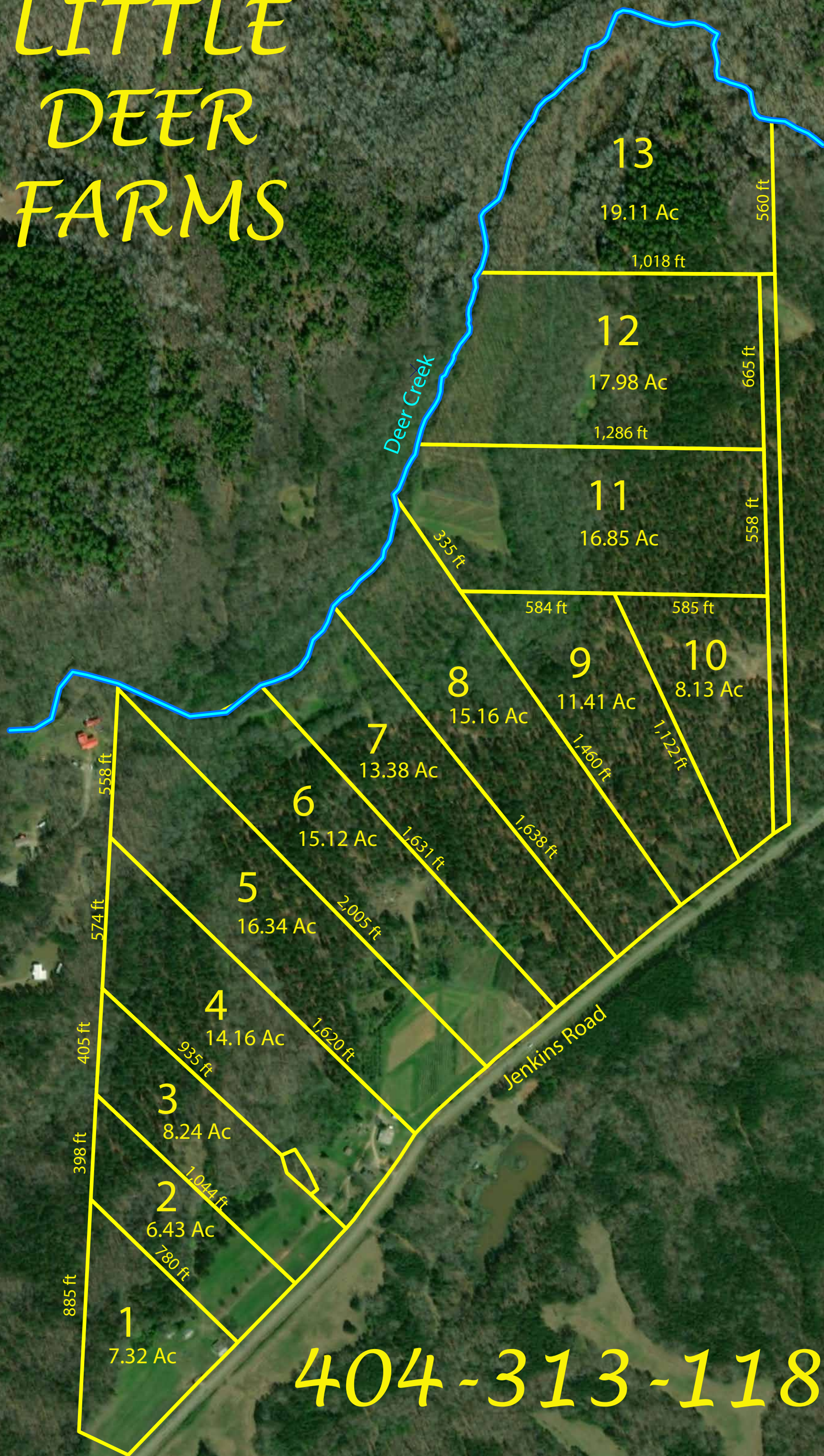
- First Time Ever Offered
- New Survey, Driveways Installed
 - Excellent Schools
 - Incredible Home Sites
- Huge Oaks, Pines and Hardwoods
- Most Properties have Creek Frontage
- Financing Available with 15% Down

Monroe County, Ga

404-313-1188



LITTLE DEER FARMS



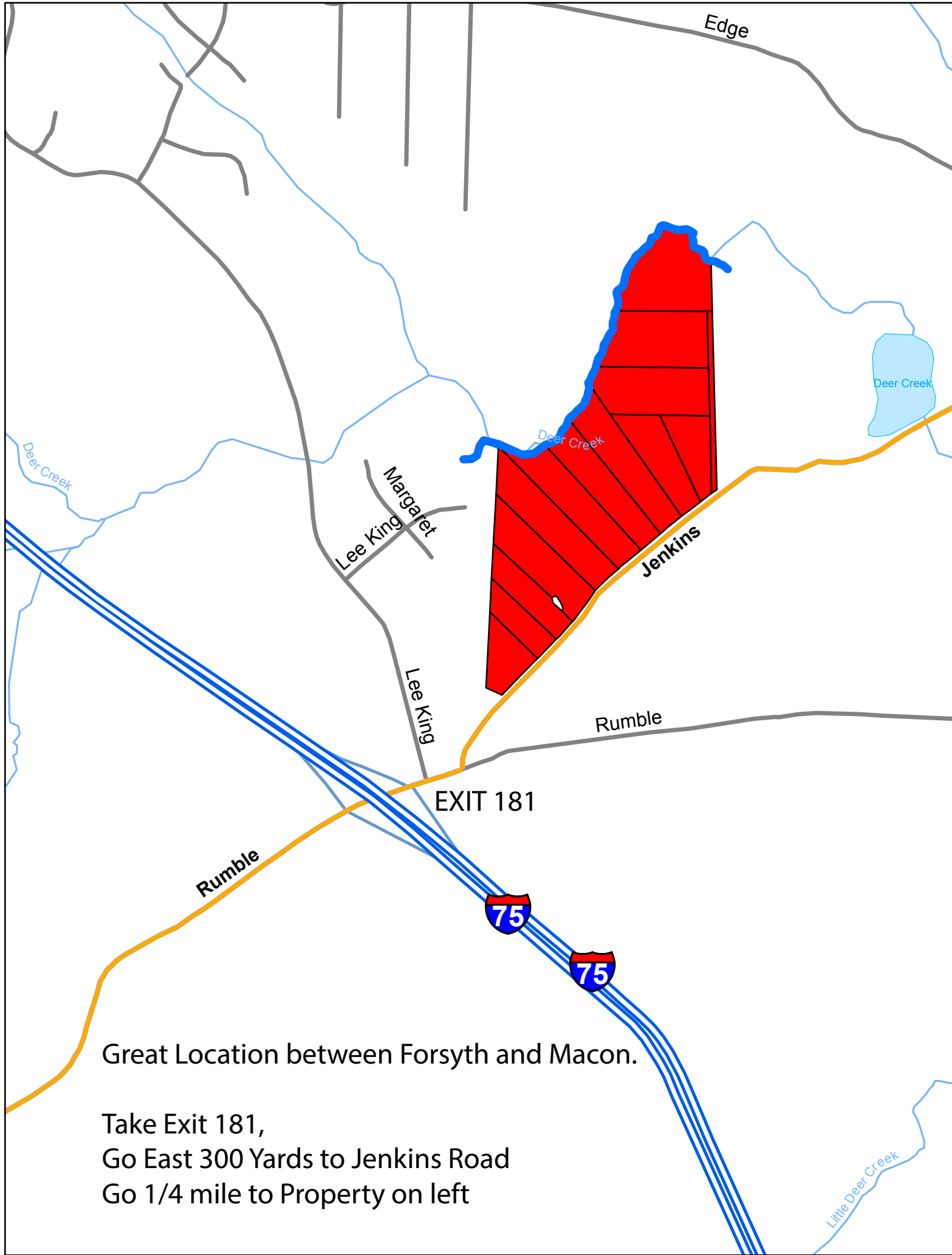
404-313-1188

LITTLE DEER FARMS
MONROE COUNTY

| <u>Lot</u> | <u>Acreage</u> | <u>Approximate Monthly Payment</u> | <u>Sales Price</u> |
|------------|----------------|--|--------------------|
| 1 | 7.320 | 504.000 | 69,000.00 |
| 2 | 6.430 | 453.000 | 62,000.00 |
| 3 | 8.240 | 548.000 | 75,000.00 |
| 4 | 14.160 | 804.000 | 110,000.00 |
| 5 | 16.340 | 892.000 | 122,000.00 |
| 6 | 15.120 | 840.000 | 115,000.00 |
| 7 | 13.380 | 796.000 | 109,000.00 |
| 8 | 15.160 | 826.000 | 113,000.00 |
| 9 | 11.410 | 687.000 | 94,000.00 |
| 10 | 8.130 | 533.000 | 73,000.00 |

*Financing offered through AgSouth Farm Credit (wac)

*Prices Subject to Change



Great Location between Forsyth and Macon.

Take Exit 181,
Go East 300 Yards to Jenkins Road
Go 1/4 mile to Property on left

Filed & eRecorded
DATE: 10/14/2019
TIME: 1:19 PM
PLAT BOOK: 00033
PAGE: 00234
RECORDING FEES: \$8.00
PARTICIPANT ID: 1710946677
CLERK: Lynn W Ham
Monroe County, GA

(Reserved for Clerk of Superior Court)

POINT OF REFERENCE (P.O.R.)
POINT MARKED BY AN IRON PIN AT THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL A
AS SHOWN HEREON; SAID POINT BEING THE SOUTHWEST CORNER OF 19.51 ACRE TRACT
SHOWN ON PLAT IN PLAT BOOK 33, PAGE 178 (SEE "REFERENCE" HEREON).

| LINE DATA | | |
|-----------|--------------|----------|
| COURSE | BEARING | DISTANCE |
| 1 | S 51°00'50"W | 36.44' |
| 2 | S 52°09'20"W | 199.23' |
| 3 | S 52°07'20"W | 78.85' |
| 4 | S 51°58'20"W | 200.09' |
| 5 | S 51°59'50"W | 102.01' |
| 6 | S 49°05'50"W | 102.27' |
| 7 | S 48°44'50"W | 113.42' |
| 8 | S 48°43'20"W | 99.20' |
| 9 | S 48°53'20"W | 199.18' |
| 10 | S 49°53'50"W | 100.40' |
| 11 | S 49°18'50"W | 100.38' |
| 12 | S 49°20'50"W | 101.20' |
| 13 | S 47°35'50"W | 45.20' |
| 14 | S 47°35'50"W | 56.00' |
| 15 | S 47°37'20"W | 100.79' |
| 16 | S 46°27'50"W | 103.64' |
| 17 | S 42°24'20"W | 111.08' |
| 18 | S 31°44'20"W | 105.47' |
| 19 | S 34°35'50"W | 95.65' |
| 20 | S 37°57'50"W | 100.00' |
| 21 | S 34°35'50"W | 98.78' |
| 22 | S 39°42'20"W | 45.97' |
| 23 | S 39°42'20"W | 35.08' |
| 24 | S 41°15'20"W | 98.52' |
| 25 | S 41°49'20"W | 98.80' |
| 26 | S 42°58'20"W | 51.45' |
| 27 | S 42°58'20"W | 47.34' |
| 28 | S 43°32'50"W | 285.66' |
| 29 | S 43°32'50"W | 33.90' |
| 30 | S 43°25'40"W | 264.47' |
| 31 | S 43°08'20"W | 100.73' |
| 32 | S 42°33'20"W | 300.40' |
| 33 | N 66°08'55"W | 209.43' |
| 34 | N 01°54'30"E | 400.96' |
| 35 | N 01°54'30"E | 397.63' |
| 36 | N 01°56'50"E | 147.14' |
| 37 | N 01°54'25"E | 411.15' |
| 38 | N 01°54'25"E | 20.96' |
| 39 | S 56°17'20"E | 132.72' |
| 40 | S 77°54'25"E | 240.06' |
| 41 | N 60°29'35"E | 255.16' |
| 42 | N 52°28'45"E | 1.88' |
| 43 | N 52°28'45"E | 315.97' |
| 44 | N 33°01'00"E | 91.69' |
| 45 | N 33°01'00"E | 73.48' |
| 46 | N 40°34'25"E | 228.53' |
| 47 | N 16°08'15"E | 168.68' |
| 48 | N 16°08'15"E | 39.88' |
| 49 | N 10°18'35"E | 252.07' |
| 50 | N 22°07'35"E | 227.48' |
| 51 | N 24°47'10"E | 163.19' |
| 52 | N 15°43'05"E | 310.29' |
| 53 | N 09°11'00"E | 212.73' |
| 54 | N 22°18'40"E | 130.45' |
| 55 | N 31°03'55"E | 238.88' |
| 56 | N 46°30'00"E | 304.10' |
| 57 | S 80°03'05"E | 156.14' |
| 58 | S 62°36'30"E | 123.73' |
| 59 | S 46°07'15"E | 187.54' |
| 60 | S 40°24'00"E | 130.45' |
| 61 | S 60°49'55"E | 80.70' |
| 62 | N 02°33'15"W | 25.00' |
| 63 | N 43°40'00"W | 37.16' |
| 64 | N 39°58'30"W | 83.80' |
| 65 | N 36°12'10"W | 118.27' |
| 66 | S 18°07'35"E | 68.35' |
| 67 | S 48°41'45"E | 124.31' |
| 68 | S 47°00'00"E | 184.23' |
| 69 | N 51°04'55"E | 32.00' |
| 70 | N 28°00'10"W | 81.71' |
| 71 | N 32°29'55"W | 96.35' |
| 72 | S 61°48'05"W | 56.08' |
| 73 | S 01°54'10"W | 174.90' |
| 74 | N 88°04'50"W | 376.23' |

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 REQUIRE 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.

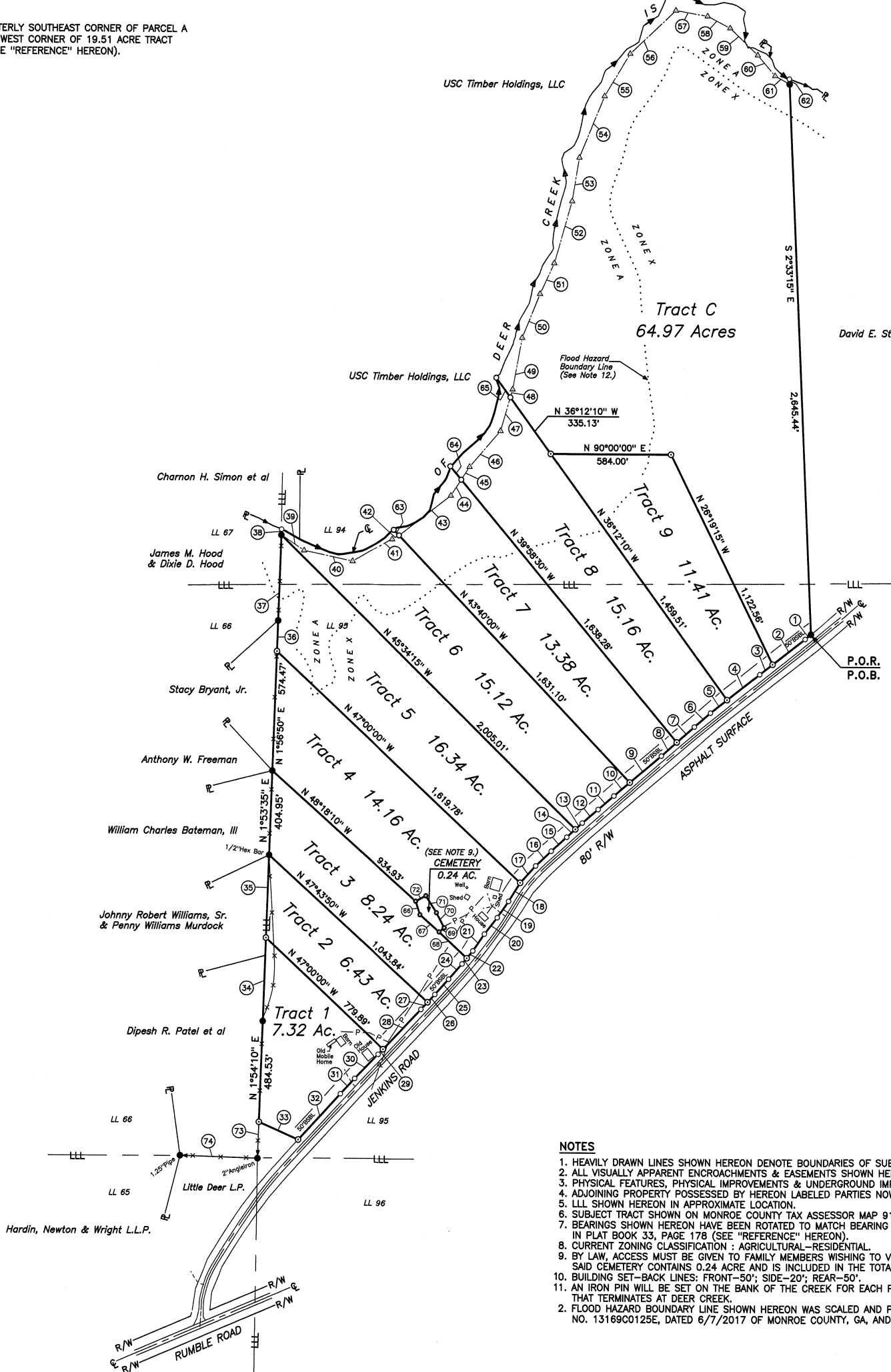
THE FOLLOWING LOCAL JURISDICTION APPROVES THIS PLAT FOR RECORDING:

Kelsoy Dornier 10-14-19

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.

STEVEN A. COLEMAN, GA RLS NO. 2690 DATE 10/9/19



LEGEND

- IRON PIN SET (1/2" REBAR) ○
- IRON PIN RECOVERED (5/8" REBAR) ●
- PK NAIL SET (30d) ○
- COMPUTED POINT (UNMONUMENTED) ○
- RIGHT OF WAY R/W
- CENTER LINE C/L
- PROPERTY LINE P/L
- LAND LOT L/L
- LAND LOT LINE L/L
- OVERHEAD UTILITY WIRES P
- UNPAVED DRIVEWAY (D)
- BRANCH OR CREEK (C)
- WIRE FENCE X-X
- TRAVERSE TIE-LINE T
- LINE KEY K
- BUILDING SET-BACK LINE (BSBL) B
- FLOOD HAZARD BOUNDARY LINE F

REFERENCE

| MONROE COUNTY SUPERIOR COURT | |
|------------------------------|------|
| DEED BOOK | PAGE |
| 0212 | 176 |
| 0319 | 068 |
| 0368 | 058 |
| 0511 | 019 |
| 0696 | 099 |
| 1060 | 173 |
| 1108 | 188 |
| 1623 | 035 |
| 1662 | 225 |
| 1704 | 057 |
| 1918 | 306 |

| PLAT BOOK | PAGE |
|-----------|------|
| 11 | 013 |
| 24 | 119 |
| 24 | 123 |
| 24 | 289 |
| 33 | 178 |

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 18,209 FEET, AN ANGULAR ERROR OF 9" 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 465,709 FEET.

NOTES

- HEAVILY DRAWN LINES SHOWN HEREON DENOTE BOUNDARIES OF SUBJECT PARCELS.
- ALL VISUALLY APPARENT ENCROACHMENTS & EASEMENTS SHOWN HEREON.
- PHYSICAL FEATURES, PHYSICAL IMPROVEMENTS & UNDERGROUND IMPROVEMENTS NOT SHOWN HEREON UNLESS NOTED.
- ADJOINING PROPERTY POSSESSED BY HEREON LABELED PARTIES NOW OR FORMERLY.
- LLL SHOWN HEREON IN APPROXIMATE LOCATION.
- SUBJECT TRACT SHOWN ON MONROE COUNTY TAX ASSESSOR MAP 91 AS BEING PARCEL 1.
- BEARINGS SHOWN HEREON HAVE BEEN ROTATED TO MATCH BEARING NETWORK FOUND ON PLAT IN PLAT BOOK 33, PAGE 178 (SEE "REFERENCE" HEREON).
- CURRENT ZONING CLASSIFICATION: AGRICULTURAL-RESIDENTIAL.
- BY LAW, ACCESS MUST BE GIVEN TO FAMILY MEMBERS WISHING TO VISIT CEMETERY SHOWN HEREON. SAID CEMETERY CONTAINS 0.24 ACRE AND IS INCLUDED IN THE TOTAL AREA SHOWN IN TITLE BLOCK.
- BUILDING SET-BACK LINES: FRONT-50'; SIDE-20'; REAR-50'.
- AN IRON PIN WILL BE SET ON THE BANK OF THE CREEK FOR EACH PROPERTY LINE THAT TERMINATES AT DEER CREEK.
- FLOOD HAZARD BOUNDARY LINE SHOWN HEREON WAS SCALED AND PLOTTED FROM FEMA F.I.R.M. NO. 13169C0125E, DATED 6/7/2017 OF MONROE COUNTY, GA, AND IS SHOWN APPROXIMATELY.

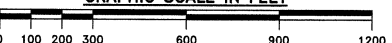
TOTAL AREA : 172.77 ACRES.

A BOUNDARY & PARTITIONING SURVEY OF
Little Deer Farms
FOR
Georgia Properties, Inc.

LAND LOTS 94 & 95; FIFTH LAND DISTRICT
618th (BURGAY) GEORGIA MILITIA DISTRICT
MONROE COUNTY, GEORGIA

FIELD SURVEY : SEPTEMBER 2019
PLAT PREPARATION : OCTOBER 9, 2019
SCALE : 1"=300'

GRAPHIC SCALE IN FEET



STEVEN A. COLEMAN - GA RLS. NO. 2690
DR.BY:SAC/C&GCADD GA LS FIRM NO. 567 PLAT NO. 19-3132B

STEVE COLEMAN & ASSOCIATES, INC.

P. O. BOX 892, 38 E. JOHNSTON STREET
FORSYTH, GEORGIA 31029

PHONE: 478-992-9900 FAX: 478-992-9970

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

eFiled & eRecorded
DATE: 10/14/2019
TIME: 1:19 PM
PLAT BOOK: 00033
PAGE: 00235
RECORDING FEES: \$8.00
PARTICIPANT ID: 1710946677
CLERK: Lynn W Ham
Monroe County, GA

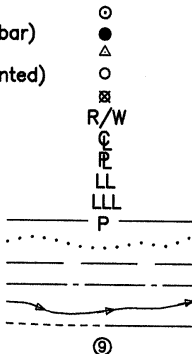
(Reserved for Clerk of Superior Court)

POINT OF REFERENCE (P.O.R.)

Point marked by an iron pin at the southeast corner of the 60' Private Road shown hereon; said point being the southwest corner of a 19.51 acre tract shown on plat in Plat Book 33, Page 178 (see "REFERENCE" hereon).

LEGEND

Iron Pin Set (1/2" rebar) ○
Iron Pin Recovered (1/2" rebar) ●
PK Nail Set (30d) △
Computed Point (unmonumented) ○
Utility Pole □
Right of Way R/W
Center Line CL
Property Line PL
Land Lot LL
Land Lot Line LLL
Overhead Utility Wires P
Flood Hazard Boundary Line
Building Set-Back Line
Traverse Tie-Line
Branch or Creek (C)
Unpaved Driveway (Q)
Line Key



LINE DATA

| COURSE | BEARING | DISTANCE |
|--------|--------------|----------|
| 1 | S 51°00'50"W | 36.44' |
| 2 | S 52°09'20"W | 37.59' |
| 3 | S 52°09'20"W | 161.64' |
| 4 | N 16°06'15"E | 39.88' |
| 5 | N 10°18'35"E | 252.07' |
| 6 | N 22°07'35"E | 0.22' |
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| 18 | S 60°49'55"E | 80.70' |
| 19 | N 89°33'50"E | 60.04' |
| 20 | N 36°12'10"W | 116.27' |
| 21 | N 90°00'00"W | 34.61' |
| 22 | S 89°33'50"W | 53.76' |
| 23 | N 02°33'15"W | 25.00' |

REFERENCE

| MONROE COUNTY SUPERIOR COURT DEED BOOK | COURT PAGE |
|--|------------|
| 0511 | 019 |
| 0696 | 099 |
| 1623 | 035 |
| 1918 | 306 |

| PLAT BOOK | PAGE |
|-----------|------|
| 24 | 119 |
| 24 | 123 |
| 33 | 178 |

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 shown hereon in approximate location.
6. Subject tract shown on Monroe County Tax Assessor Map 91 as being part of Parcel 1.
7. Bearings shown hereon have been rotated to match bearing network found on plat in Plat Book 33, Page 178 (see "REFERENCE" hereon).
8. An iron pin will be set on the bank of Deer Creek for each property line that terminates at the centerline of the creek.
9. Flood hazard boundary line shown hereon was scaled and plotted from FEMA F.I.R.M. 13169C0125E, dated 6/7/2017.
10. Zoning Classification : Agricultural-Residential; building set-back lines: Front-50'; Side-20'; Rear-50'.
11. 60' Private Road shown hereon shall be constructed and maintained by the current or future owners of Tracts 11, 12, & 13 with NO liability to Monroe County for construction or maintenance. Tracts 11, 12, & 13 shall each have a one third interest in said private road and are solely responsible for construction, maintenance, and repairs. Said private road may be brought up to current standards (for paved roads) and then dedicated to and accepted by Monroe County as a public road.

SURVEYOR'S CERTIFICATION

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THE FOLLOWING LOCAL JURISDICTION APPROVES THIS PLAT FOR RECORDING:

Kelsey Jonhson 10-14-19
MONROE COUNTY SUBDIVISION REVIEW OFFICER DATE

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STEVEN A. COLEMAN, GA RLS NO. 2690

DATE



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TOTAL AREA : 64.97 ACRES

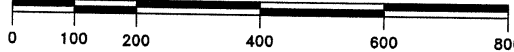
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Little Deer Farms, Phase II
FOR

Georgia Properties, Inc.

LAND LOTS 94 & 95; FIFTH LAND DISTRICT
618th (BURGAY) GEORGIA MILITIA DISTRICT
MONROE COUNTY, GEORGIA

FIELD SURVEY : SEPTEMBER 2019
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STEVEN A. COLEMAN - GA R.L.S. NO. 2690
DR.BY:SAC/C&GCADD GA LS FIRM NO. 567 **PLAT NO. 19-3132C**

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PHONE: 478-992-9900 FAX: 478-992-9970

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