

Lamar County



2 Acreage Properties

- New Survey
- Hard to Find Acreage Property
 - Fields and Wooded Areas
 - Creeks with Pond Site
 - Financing Available

Lamar County, Ga

404-313-1188

Highway 41

Potts Pond Road

1,034 ft

25.312 Acres

1,026 ft

1,483 ft

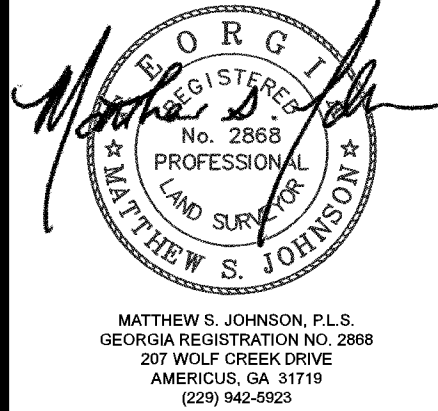
49.409 Acres

1,443 ft

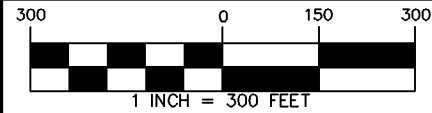
1,447ft

404-313-1188

eFiled & eRecorded
 DATE: 10/24/2019
 TIME: 11:43 AM
 PLAT BOOK: 00016
 PAGE: 00684
 RECORDING FEES: \$8.00
 PARTICIPANT ID: 3110638142
 CLERK: Caleb A. Tyson
 Lamar County, GA



*DIVISION SURVEY FOR
 GEORGIA PROPERTIES INC
 LOCATED IN LAND LOT 248
 7th LAND DISTRICT
 LAMAR COUNTY, GEORGIA
 OCTOBER 8, 2019*



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 1,177,214 feet. The field survey was completed on 10/8/2019.

**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:

DocuSigned by:
Anita Bruce
 048F8F8CFF6C4C...

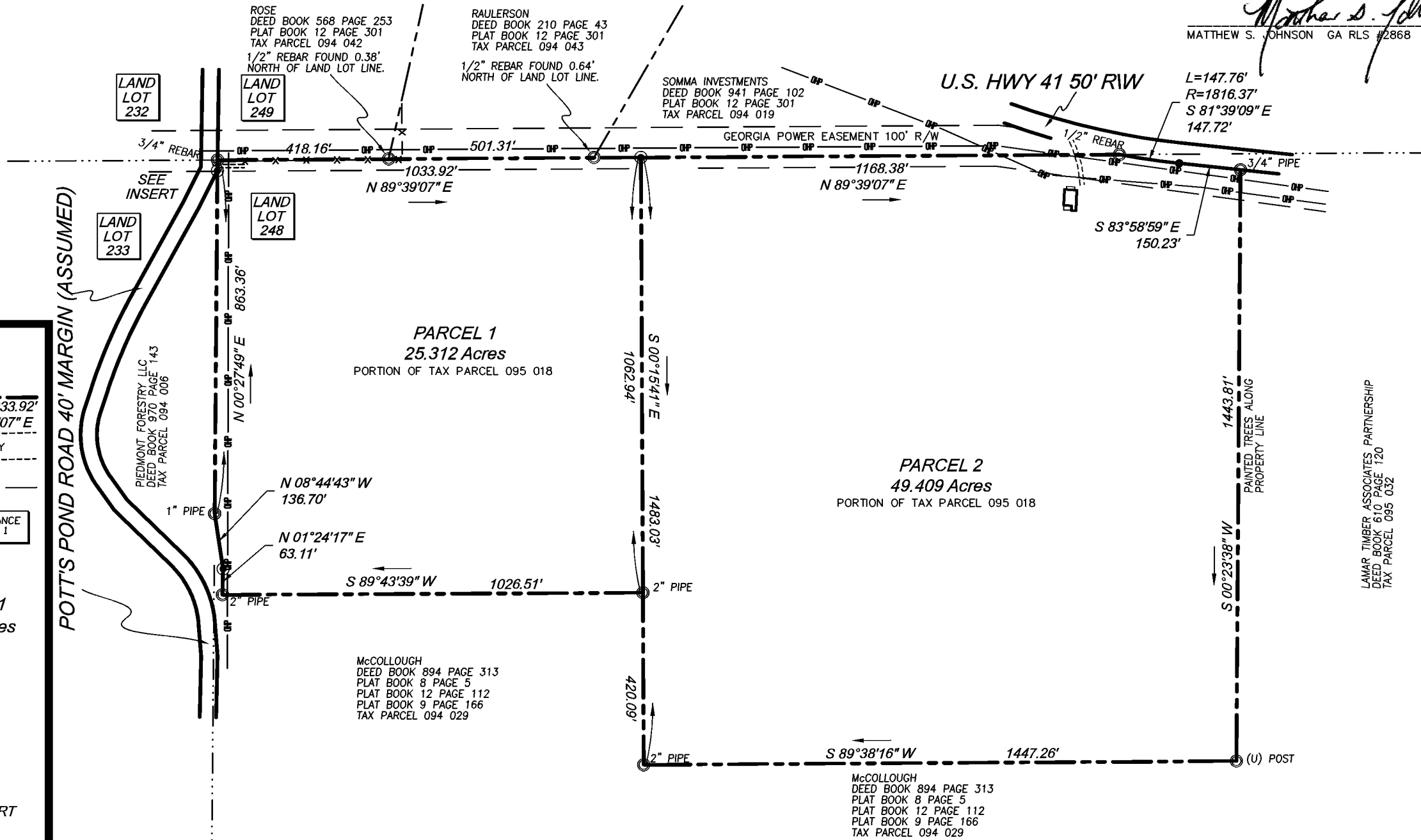
This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

Matthew S. Johnson
 MATTHEW S. JOHNSON GA RLS #2868

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

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

CURRENT PROPERTY OWNER
 GEORGIA PROPERTIES INC
 DEED BOOK 1022 PG 249
 PLAT BOOK 9 PAGE 166
 TAX PARCEL 095 018



From I-75:

Take Exit 193, Johnstonville Road
Turn right (west) go 4.6 Miles to Van Buren
Road on left
Go 1.5 miles turn left on Crawford Road
Go 1 mile turn left on Highway 41
Go .4 miles to property on right

From Barnesville:

Take Highway South toward Forsyth
Go 6.2 miles to property on right

From Forsyth:

Take Highway 41 north toward Barnesville
Go 7.1 Miles to property on left

