

# Wooded Home Sites



## 3 to 5 Acre Properties

- Great Location in north Monroe County
- Beautiful Mature Hardwoods and Pines
  - Paved County Road
  - Great Schools
- Financing with 15% Down

**Monroe County, Ga**  
**404-313-1188**





404-313-1188

CASTLEBERRY ROAD  
MONROE COUNTY

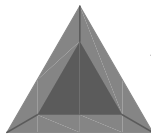
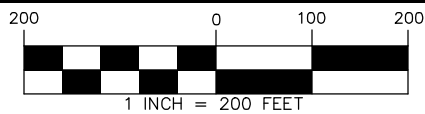
<u>Tract</u>	<u>Acreage</u>	<u>Sales Price</u>
Parcel 1	3.34	27,000.00
Parcel 2	3.34	25,000.00
Parcel 3	3.34	25,000.00
Lot 3	5.00	35,000.00
Lot 4	5.00	35,000.00

**Prices are subject to change.**





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



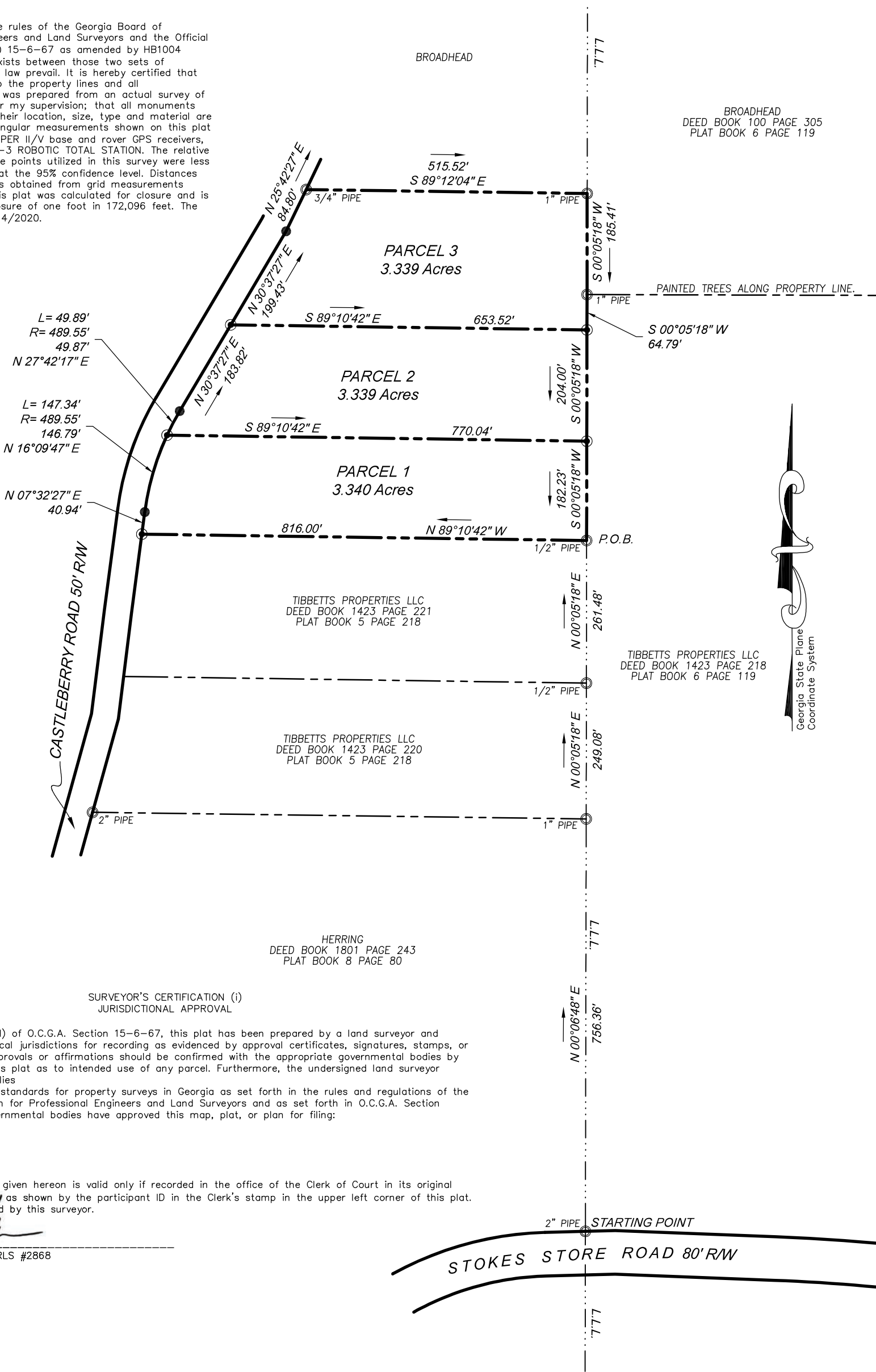
**TRINITY LAND SURVEYING**  
BOUNDARY - SUBDIVISION - ALTA/ACSM - TOPOGRAPHIC

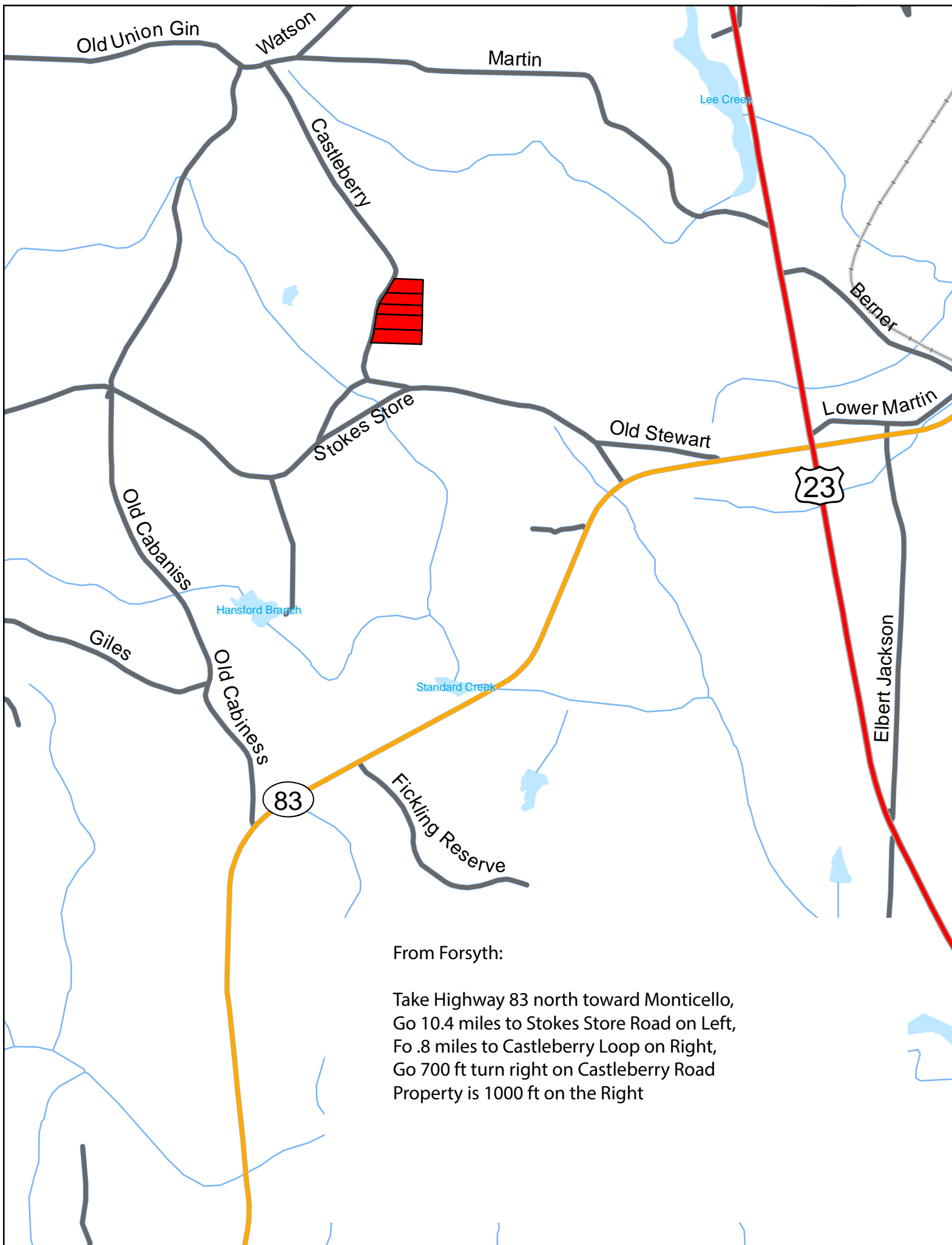
*DIVISION SURVEY FOR  
GEORGIA PROPERTIES INC.  
LOCATED IN LAND LOT 37  
14<sup>th</sup> LAND DISTRICT  
MONROE COUNTY, GEORGIA  
FEBRUARY 14, 2020*

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

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 172,096 feet. The field survey was completed on 2/14/2020.

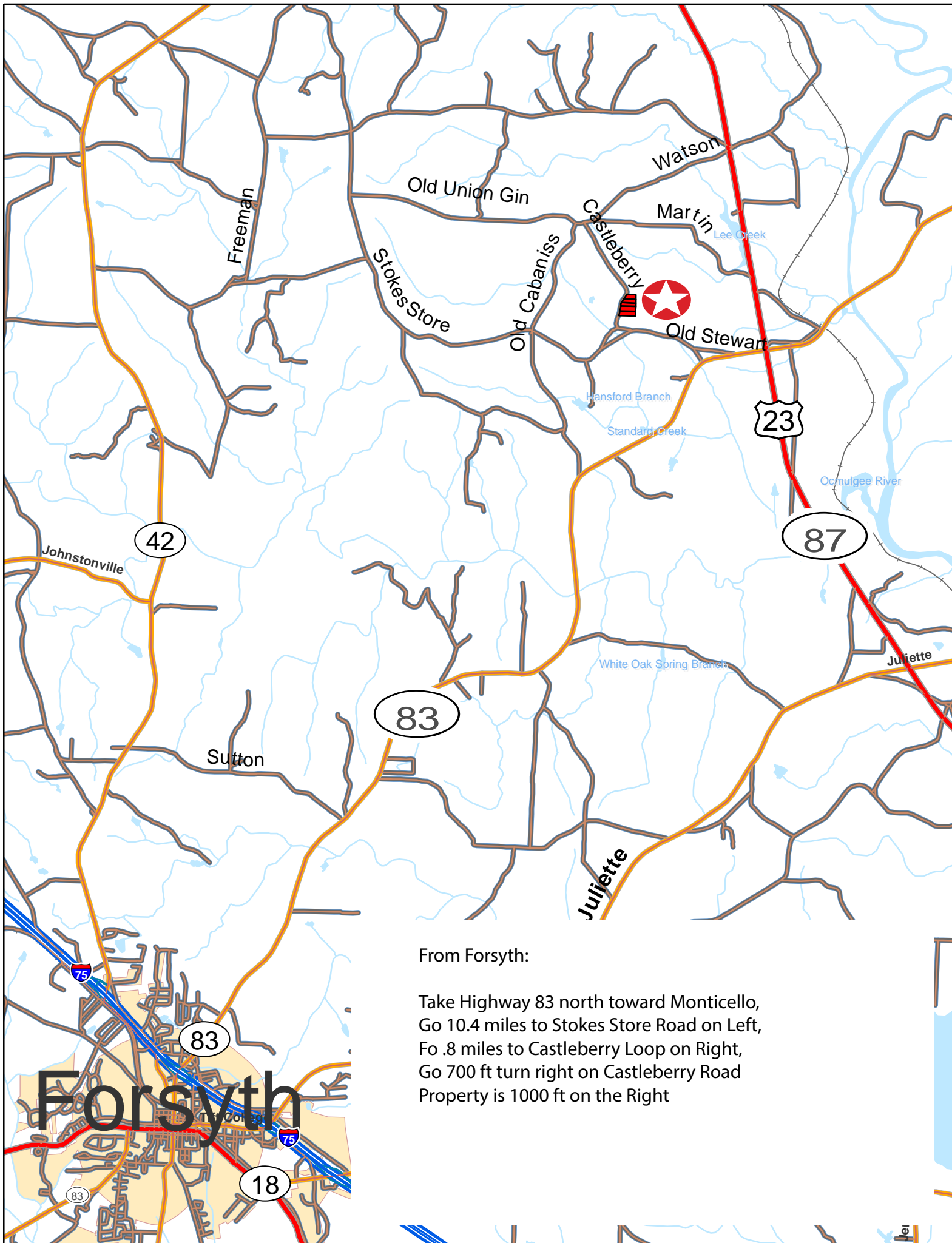
CURRENT OWNERSHIP OF  
PARCELS TO BE SUBDIVIDED:  
TIBBETTS PROPERTIES LLC  
DEED BOOK 1423 PAGE 219  
PLAT BOOK 5 PAGE 218





From Forsyth:

Take Highway 83 north toward Monticello,  
Go 10.4 miles to Stokes Store Road on Left,  
Fo .8 miles to Castleberry Loop on Right,  
Go 700 ft turn right on Castleberry Road  
Property is 1000 ft on the Right



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