

OXFORD FOREST



FIRST TIME EVER AVAILABLE
5-38 Acre Wooded Home Sites

- New Survey
- Great Location in north Spalding County
 - Hard to Find Acreage Home Sites
 - Huge Pine and Hardwood Trees
 - Gentle Rolling Terrian
 - Just minutes to Locust Grove
 - Financing Available

Spalding County, Ga

404-313-1188

Oxford Forest



404-313-1188



Lot: 14
8.393 Acres

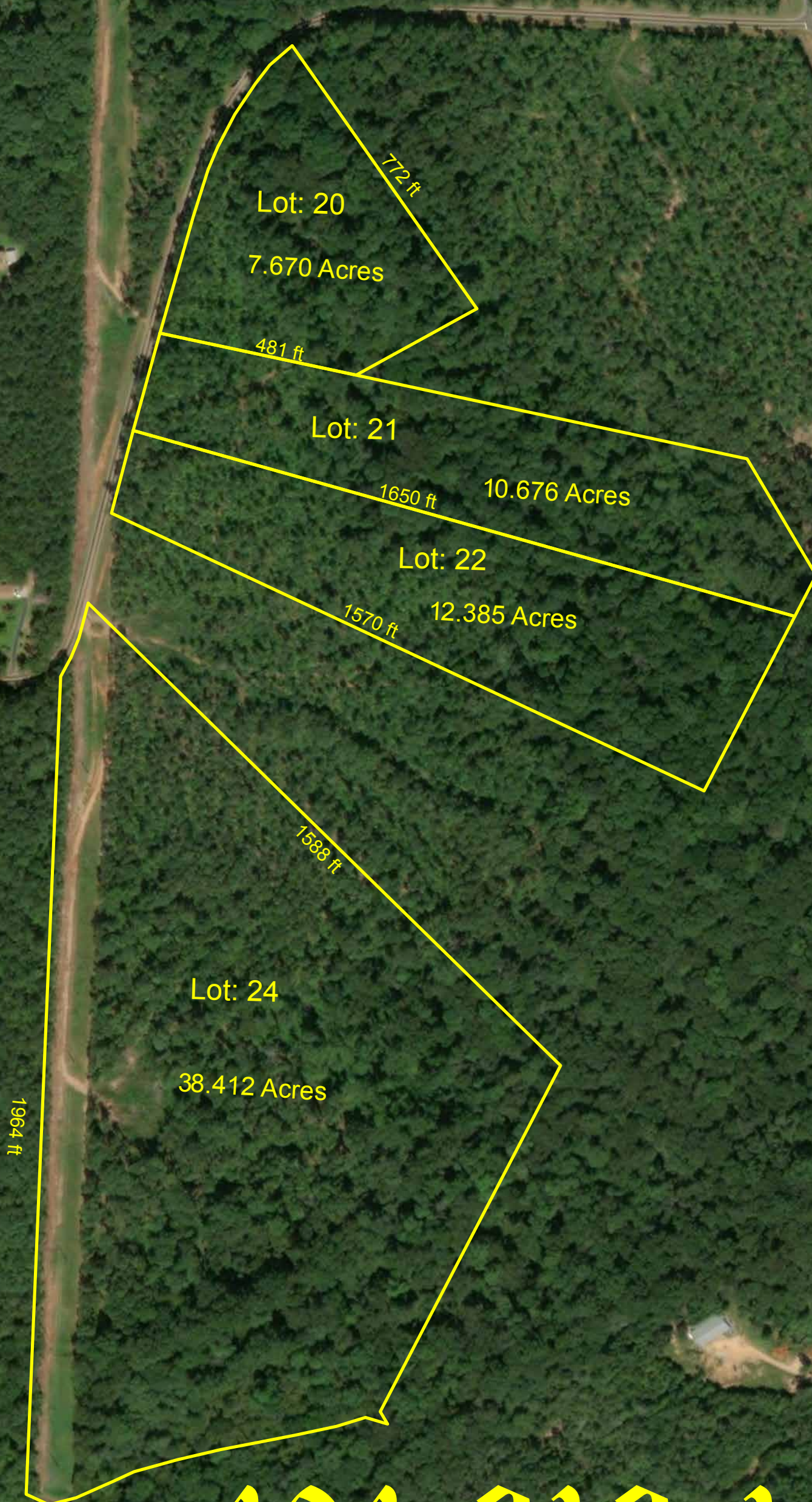
1425 ft

North Walkers Mill Rd

260 ft

Dutchman Road

Oxford Forest



404-313-1188

OXFORD FOREST
SPALDING COUNTY

<u>Lot</u>		<u>Acreage</u>	<u>Price/Acre</u>	<u>Sales Price</u>
1		11.812	6,689/Acre	79,000.00
2		11.823	6,604/Acre	79,000.00
3		11.993	7,004/Acre	84,000.00
14		8.393	7,032/Acre	59,000.00
20	Creek	7.670	6,389/Acre	49,000.00
21	Creek	10.676	5,156/Acre	55,000.00
22	Creek	12.385	5,574/Acre	69,000.00
24	Creek	38.412	4,140/Acre	159,000.00

* All Prices Subject to Change

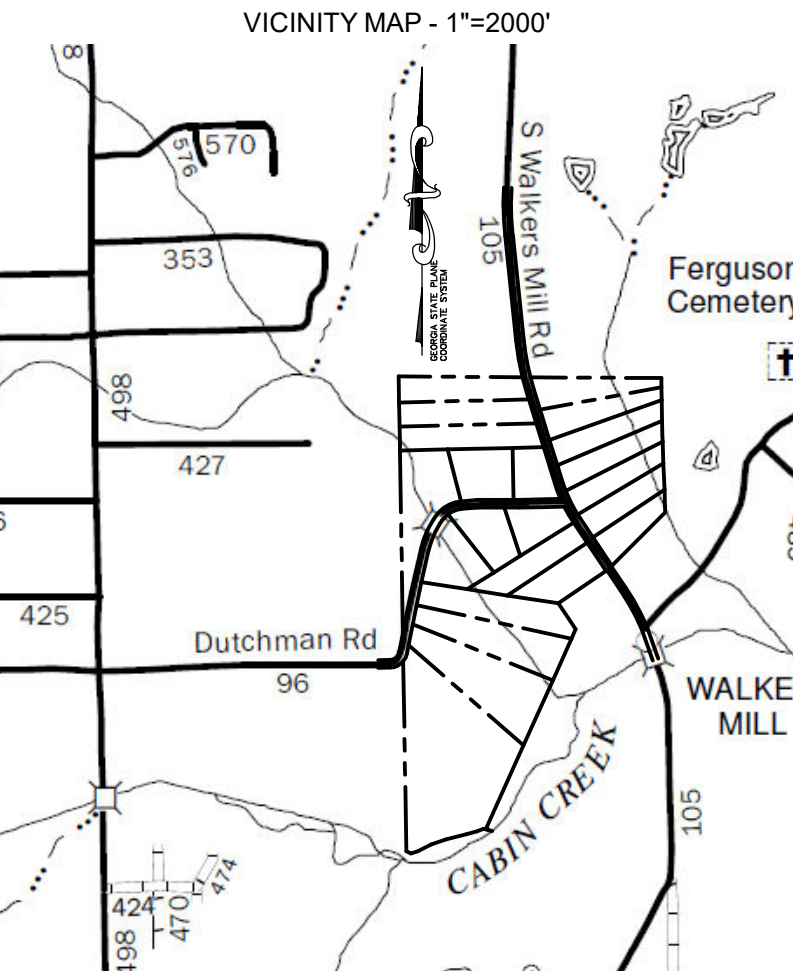
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

LINE	BEARING	DISTANCE
L1	S 00°17'43" W	74.38
L2	S 86°50'18" W	168.92
L3	S 35°02'02" E	34.61
L4	S 31°11'14" E	34.91
L5	N 74°51'49" W	55.60
L6	S 70°43'21" W	72.71
L7	S 76°35'22" W	116.34
L8	S 72°53'28" W	167.69
L9	S 64°08'51" W	151.70
L10	S 73°47'15" W	67.46
L11	S 86°14'01" W	8.23
L12	N 63°26'32" W	53.77
L13	N 01°01'58" E	14.55
L14	N 35°02'02" E	34.61
L15	N 86°50'18" E	165.81

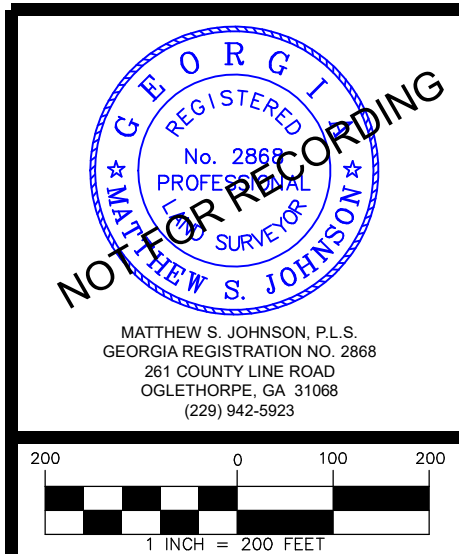
LEGEND
● 1/2" REBAR SET
— FENCE
○ IRON PIN FOUND
□ CONCRETE MONUMENT



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 plot 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 plot were obtained by using TOPCON HIPER II/V base and rover GPS receivers, in combination with a TOPCON GC-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 plot was calculated for closure and is found to have a minimum plot closure of one foot in 524,650 feet. The field survey was completed on 8/24/2018.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.70	2699.31	2°55'22"	N 14°09'31" W	137.69
C2	174.49	1572.05	6°21'35"	S 18°48'00" E	174.40
C3	162.68	2779.31	3°21'14"	S 13°56'36" E	162.66
C4	89.44	181.84	28°12'44"	N 27°01'08" E	88.54
C5	193.94	1572.05	7°04'06"	S 28°41'02" E	193.82
C6	93.37	277.11	19°18'22"	S 44°41'13" W	92.93
C7	157.18	277.11	32°29'54"	S 70°35'21" W	155.08
C8	45.35	1492.05	1°44'29"	S 31°20'51" E	45.35
C9	276.34	1492.05	10°36'42"	S 25°10'15" E	275.94
C10	110.55	1492.05	4°14'42"	S 17°44'34" E	110.52
C11	136.61	2779.31	2°48'58"	S 05°45'47" E	136.60
C12	247.16	2779.31	5°05'43"	S 09°43'07" E	247.08



SUBDIVISION SURVEY FOR
OXFORD FOREST SUBDIVISION
BEING LOTS 12-33
LOCATED IN LAND LOTS 51 & 52
2nd LAND DISTRICT
SPALDING COUNTY, GEORGIA
OCTOBER 15, 2018

LEGEND
● 1/2" REBAR SET
— FENCE
○ IRON PIN FOUND
□ CONCRETE MONUMENT

COMMISSION CERTIFICATION

I hereby certify that this Final Plat was approved by the Spalding County Board of Commissioners on _____ / _____ / 2018 and that the required improvements have been constructed and installed in accordance with the approved construction plan or that a satisfactory surety has been filed in a form and amount as prescribed in this Ordinance.

Chairman
Spalding County
Board of Commissioners

OWNER'S CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which was conveyed to me (us) by deed at Book 680 page 183 and that I (we) hereby consent this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all alleys, walks, easements, parks or other open spaces to public or private as noted.

Owner(s) _____

Date _____

SURVEYOR'S CERTIFICATION (I)

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 approved 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:

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 GA RLS #2868

SURVEYOR'S CERTIFICATION

I hereby certify that this Final Plat is a true representation of the results of an actual survey by me or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia and all monument shown hereon actually exist or are marked as "future" and that all surveying requirements for final plats of the Subdivision Ordinance of Spalding County have been fulfilled.

Registered Land Surveying No. 2868

Date 8/24/2018

REVISIONS

Directions:

From McDonough:

Take Highway 155 South,

Go 10 miles to 4 way Stop

Turn Left on Jackson Road

Go .8 mile turn right on N Walkers Mill Rd

Property .5 miles on Both Sides

GRIFFIN

Directions:

From Locust Grove:

Take Go west on MLK Drive,

Go 5.6 miles to Jackson Road

Turn Right go .5 miles to N Walkers Mill on Left

Property .5 miles on Both Sides

