

THE WOODLANDS



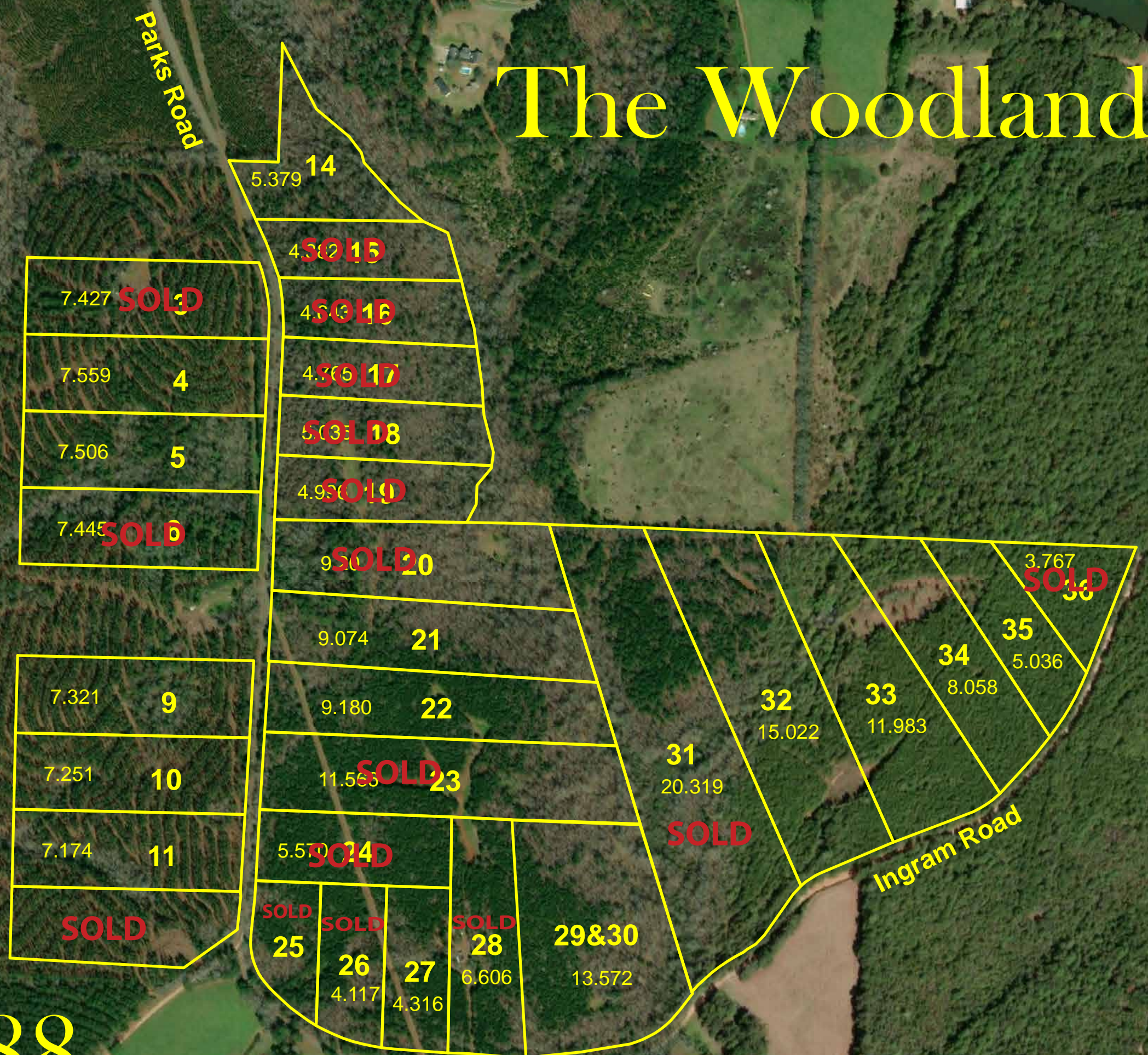
5 to 15 Acre Properties

- Great Location Just 5 Miles from Forsyth
 - Paved Road Frontage
 - New Survey
 - Great Schools
- Beautiful Mature Pine and Hardwoods
 - Several Properties with Creeks
 - Financing with 15% Down

Monroe County, Ga

404-313-1188

The Woodlands



404-313-1188

MONROE COUNTY
THE WOODLANDS

<u>Tract</u>	<u>Acreage</u>	<u>Sales Price</u>
4	7.559	66,000.00
5	7.506	66,000.00
9	7.321	65,000.00
10	7.251	65,000.00
11	7.174	64,000.00
14	5.379	49,000.00
21	9.074	76,000.00
22	9.180	76,000.00
27	4.316	38,000.00
29 & 30	13.572	109,000.00
32	15.022	115,000.00
33	11.983	94,000.00
34	8.058	68,000.00
35	5.036	45,000.00



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

MINOR SUBDIVISION SURVEY OF
THE WOODLANDS
FOR
GEORGIA PROPERTIES, LLC
LOCATED IN LAND LOTS
22, 23, 42, 43 & 54
6th LAND DISTRICT
MONROE COUNTY, GEORGIA
MARCH 29, 2021

SURVEYOR'S CERTIFICATION (1)
JURISDICTIONAL APPROVAL

As required by subsection (c) 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.

CERTIFICATE OF FINAL APPROVAL BY THE BOARD OF COMMISSIONERS

I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF MONROE COUNTY, GEORGIA, AND THE REQUIREMENTS OF THE MONROE COUNTY BOARD OF COMMISSIONERS.

DATE _____ MONROE COUNTY COMMISSION CHAIRMAN

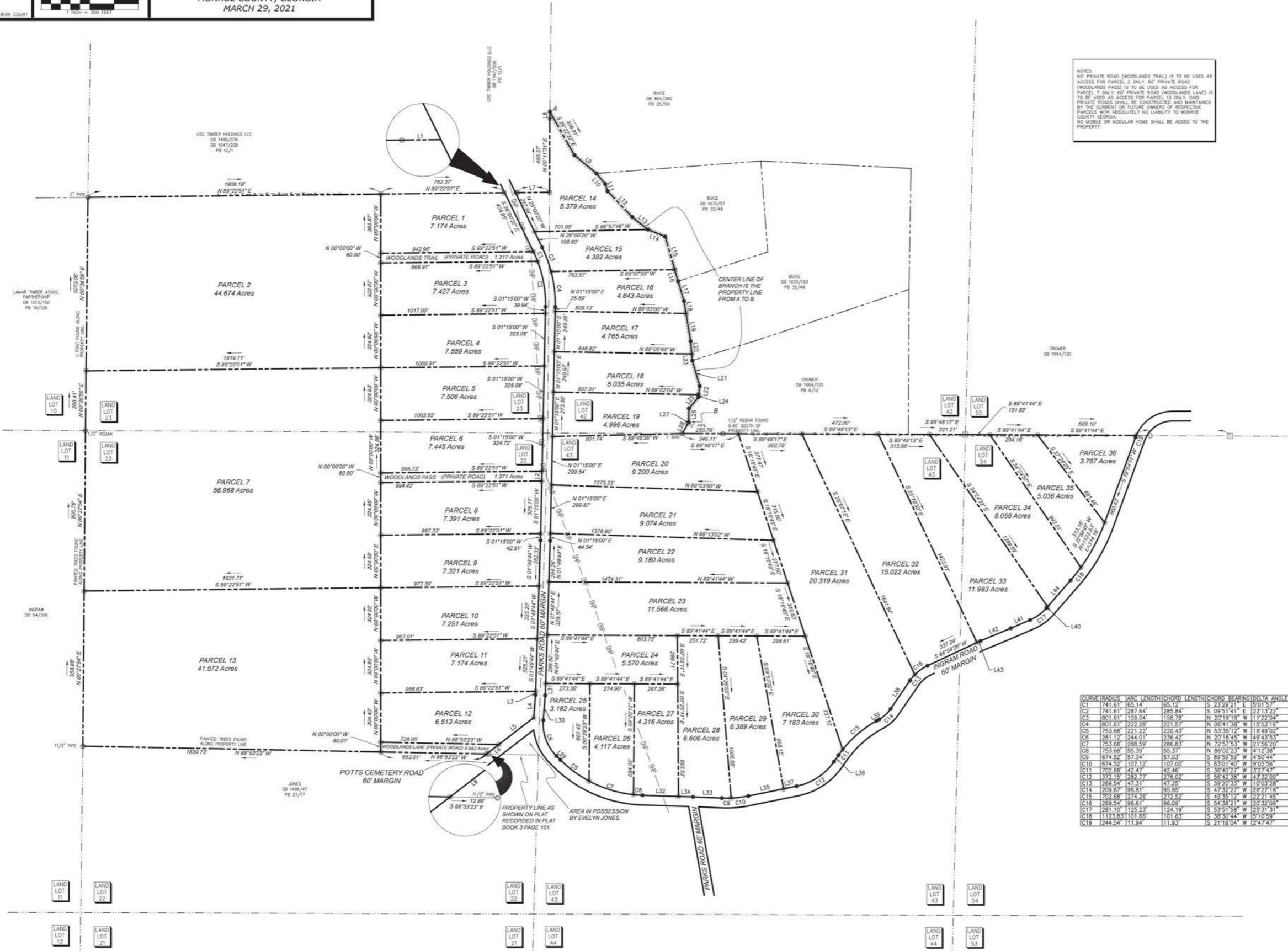
This survey and certification given herein is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

MATTHEW S. JOHNSON GA RLS #2868

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 a Trimble SPP1000 GNSS receiver, 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 plot closure of one foot in 1,263,649 feet. The field survey was completed on 3/26/2021.

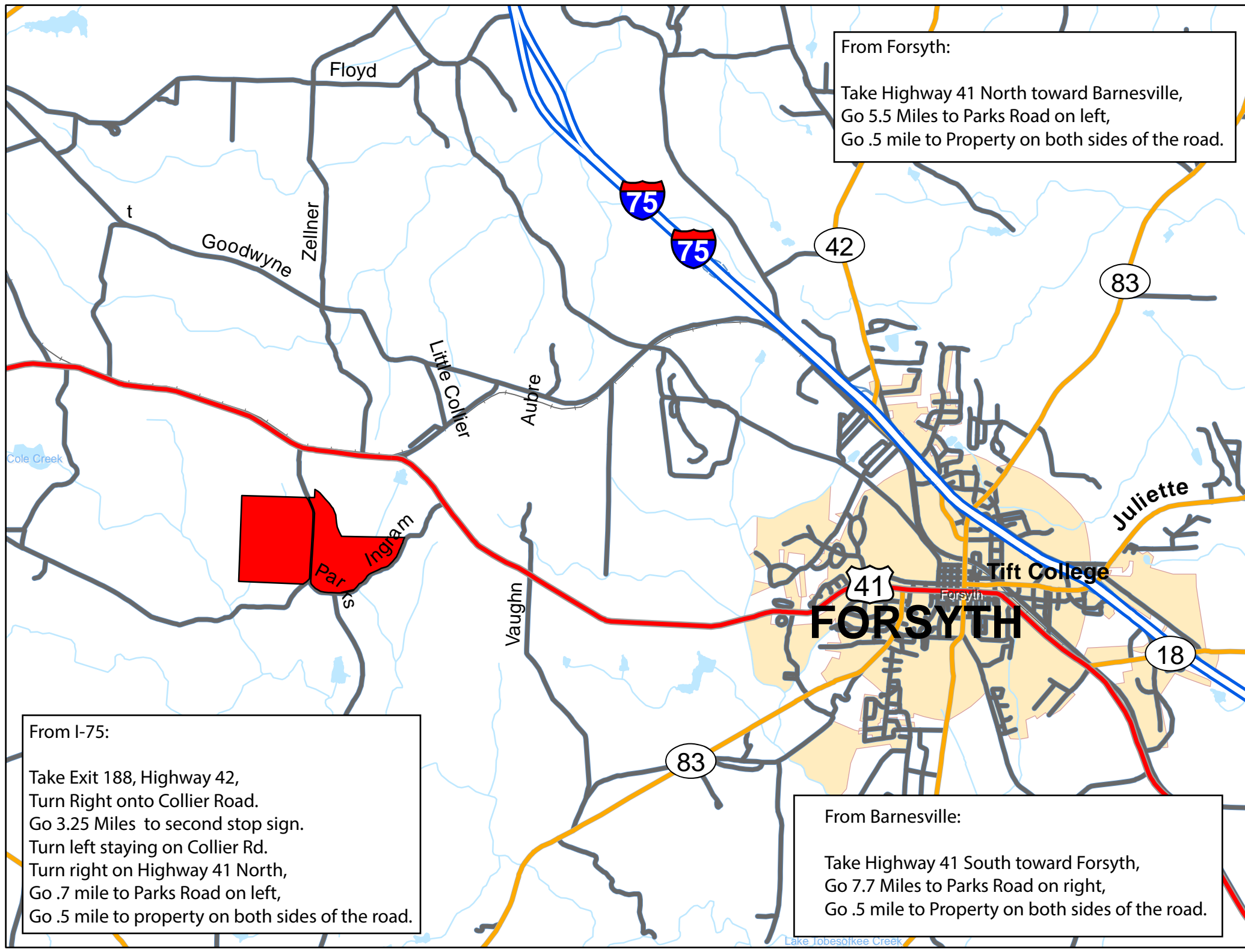
NOTES:
60' PRIVATE ROAD (WOODLANDS TRAIL) IS TO BE USED AS ACCESS FOR PARCELS 2 ONLY. 60' PRIVATE ROAD (WOODLANDS PASS) IS TO BE USED AS ACCESS FOR PARCEL 7 ONLY. 60' PRIVATE ROAD (WOODLANDS LANE) IS TO BE USED AS ACCESS FOR PARCELS 13 ONLY. SAID PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED BY THE CURRENT OR FUTURE OWNERS OF RESPECTIVE PARCELS WITH ABSOLUTELY NO LIABILITY TO MONROE COUNTY, GEORGIA.
NO MOBILE OR MODULAR HOME SHALL BE ADDED TO THE PROPERTY.

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



LINE	BEARING	DISTANCE
L1	N 89°20'19" E	13.02
L2	S 01°11'00" W	63.03
L3	S 01°49'44" W	22.03
L4	S 04°33'12" W	141.20
L5	S 02°24'25" W	172.29
L6	S 02°24'25" W	65.58
L7	N 89°20'19" E	210.75
L8	N 00°42'51" E	42.00
L9	S 02°24'25" W	176.09
L10	S 04°33'12" W	65.54
L11	S 01°39'09" E	48.48
L12	S 43°29'56" E	221.38
L13	S 51°59'27" E	175.11
L14	S 07°42'23" E	114.37
L15	S 16°01'17" E	212.50
L16	S 16°01'17" E	74.82
L17	S 16°33'59" E	172.70
L18	S 09°27'11" E	174.42
L19	S 04°46'53" E	78.98
L20	S 07°11'58" W	52.20
L21	S 07°11'58" W	40.12
L22	S 07°11'58" W	115.50
L23	S 07°11'58" W	83.88
L24	S 32°24'18" W	111.41
L25	S 28°48'28" W	171.21
L26	S 00°31'58" W	83.88
L27	S 32°24'18" W	111.41
L28	N 45°10'41" W	153.10
L29	N 04°33'12" E	153.84
L30	N 01°49'44" E	173.86
L31	N 89°20'19" E	13.02
L32	S 23°23'21" E	6011.57
L33	N 20°19'18" W	1122.04
L34	N 20°19'18" W	1122.04
L35	S 76°28'42" W	221.51
L36	S 44°53'13" W	149.27
L37	S 76°28'42" W	82.73
L38	S 34°18'49" W	211.38
L39	S 60°46'05" W	20.67
L40	S 41°08'13" W	110.97
L41	S 66°37'44" W	1130.26
L42	S 67°22'35" W	202.35
L43	S 64°54'26" W	24.39
L44	S 41°08'13" W	216.74

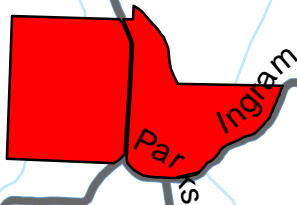
CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	N 74°11'51" E	60.14	65.12	S 23°23'21" E	90°11'57"
C2	N 74°11'51" E	287.64	288.84	S 09°51'41" E	221°13'22"
C3	S 01°11'00" W	159.04	158.78	N 20°19'18" W	112°22'04"
C4	S 01°11'00" W	221.57	221.57	N 08°41'38" W	115°51'18"
C5	S 04°33'12" W	220.43	220.43	N 53°35'12" W	118°49'02"
C6	S 04°33'12" W	336.42	336.42	N 29°18'45" W	49°43'53"
C7	S 04°33'12" W	286.83	286.83	N 72°5'53" W	21°58'20"
C8	S 04°33'12" W	55.37	55.37	N 86°07'23" W	41°2'38"
C9	S 04°33'12" W	57.03	57.03	S 89°59'58" W	4°50'44"
C10	S 04°33'12" W	107.00	107.00	S 83°01'40" W	9°05'56"
C11	S 04°33'12" W	42.46	42.46	S 36°40'27" W	3°27'47"
C12	S 04°33'12" W	276.02	276.02	S 58°42'38" W	43°32'09"
C13	S 04°33'12" W	47.25	47.25	S 39°20'33" W	10°03'28"
C14	S 04°33'12" W	95.50	95.50	S 47°32'27" W	26°27'16"
C15	S 04°33'12" W	272.57	272.57	S 49°35'17" W	22°21'45"
C16	S 04°33'12" W	98.69	98.69	S 54°36'21" W	40°32'09"
C17	S 04°33'12" W	124.19	124.19	S 53°51'58" W	26°31'31"
C18	S 04°33'12" W	101.63	101.63	S 38°30'44" W	5°10'59"
C19	S 04°33'12" W	11.93	11.93	S 21°18'04" W	24°74'7"



From Forsyth:
 Take Highway 41 North toward Barnesville,
 Go 5.5 Miles to Parks Road on left,
 Go .5 mile to Property on both sides of the road.

From I-75:
 Take Exit 188, Highway 42,
 Turn Right onto Collier Road.
 Go 3.25 Miles to second stop sign.
 Turn left staying on Collier Rd.
 Turn right on Highway 41 North,
 Go .7 mile to Parks Road on left,
 Go .5 mile to property on both sides of the road.

From Barnesville:
 Take Highway 41 South toward Forsyth,
 Go 7.7 Miles to Parks Road on right,
 Go .5 mile to Property on both sides of the road.



FORSYTH

Tift College