

Awesome Wooded Home Sites



6.41 Acre Property

- New Survey
- Incredible Location just Minutes from I-75
 - Hard to Find Acreage Property
 - Paved Road
- Huge Pine and Hardwood Timber
 - Financing with 15% Down

Lamar County, Ga
404-313-1188

CITY POND ROAD

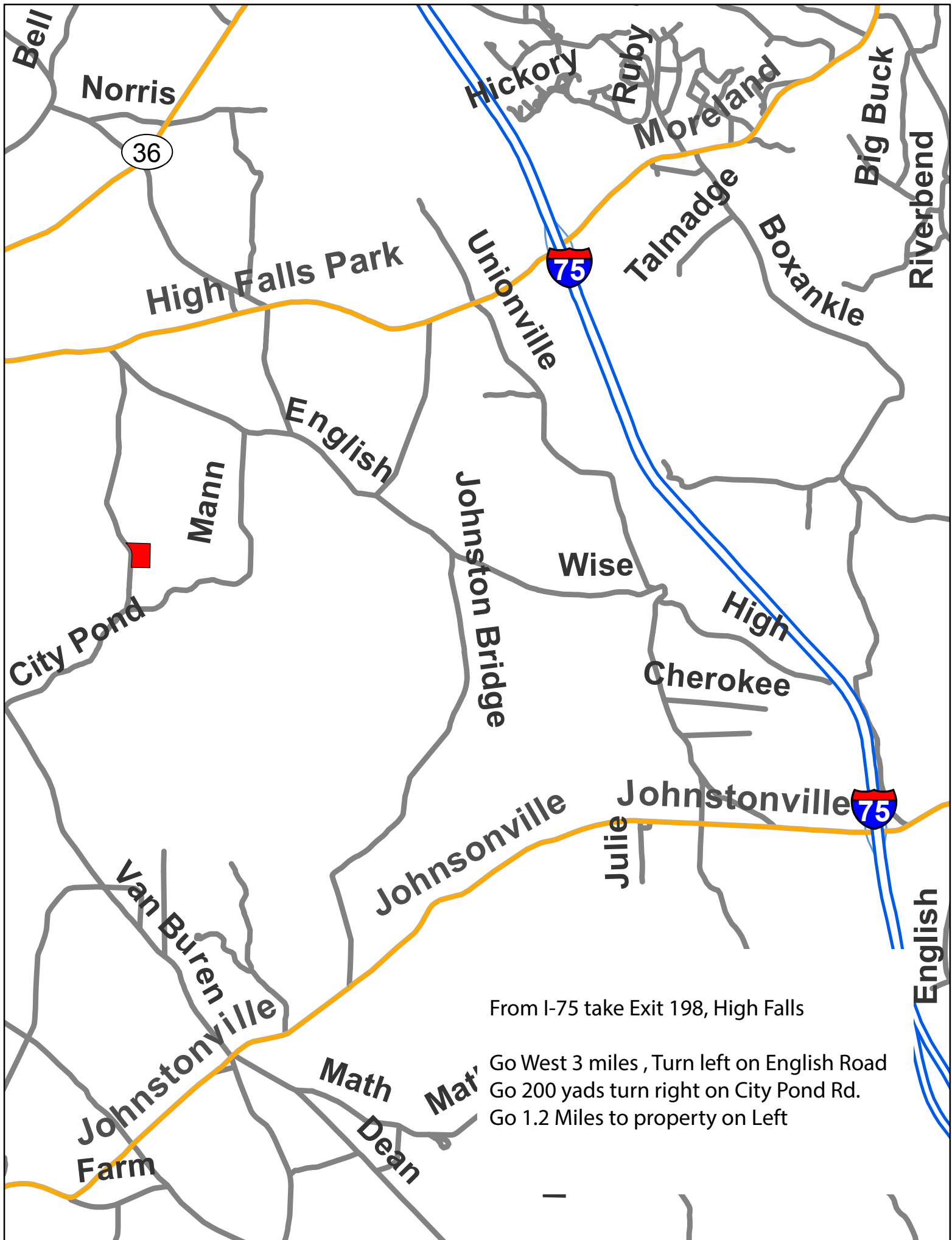
630 ft

5

6.41 Ac

432 ft

648 ft



From I-75 take Exit 198, High Falls

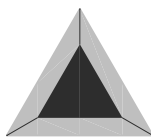
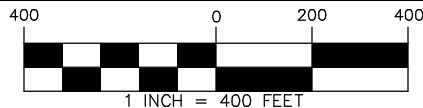
Go West 3 miles , Turn left on English Road

Go 200 yads turn right on City Pond Rd.

Go 1.2 Miles to property on Left



MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
261 COUNTY LINE ROAD
OGLETHORPE, GA 31068
(229) 942-5923



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

SUBDIVISION SURVEY FOR
GEORGIA PROPERTIES INC.
LOCATED IN LAND LOT 191
3rd LAND DISTRICT
LAMAR COUNTY, GEORGIA
JULY 13, 2018

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND

- 1/2" REBAR SET
- FENCE
- IRON PIN FOUND
- CONCRETE MONUMENT

NIF PATTON
DB 172 PG 204

LAND LOT 163

LAND LOT 190

HORTON
DB 178 PG 95
PB 12 PG 397

LAND LOT 162

LAND LOT 191

HARDIN
DB 176 PG 178
PB 8 PG 155

NEWTON TIMBER CO.
DB 108 PG 376

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.29'	406.05'	3°42'37"	N 00°37'12" E	26.29'
C2	278.97'	406.05'	39°21'51"	N 20°55'02" W	273.52'
C3	294.03'	1182.44'	14°14'51"	N 07°39'54" E	293.28'
C4	134.65'	560.00'	13°46'35"	S 80°39'29" W	134.32'

LINE	BEARING	DISTANCE
L1	N 14°47'19" E	123.63'
L2	N 40°35'58" W	189.12'

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:

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

BLACKMON
DB 113 PG 110

PAINTED TREE
LINE

TRACT 4
6.423 Acres

TRACT 5
6.407 Acres

TRACT 6
10.165 Acres

NEWTON TIMBER CO.
DB 108 PG 376

TRACT 7
10.790 Acres

USC TIMBER HOLDINGS
DB 786 PG 51
PB 3 PG 67

Georgia State Plane
Coordinate System

LAND LOT 162

LAND LOT 191

LAND LOT 161

LAND LOT 192

LAND LOT 191

LAND LOT 194

LAND LOT 192

LAND LOT 193

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 232,202 feet. The field survey was completed on 7/13/2018.