

FOREST GROVE

First Time on Market!

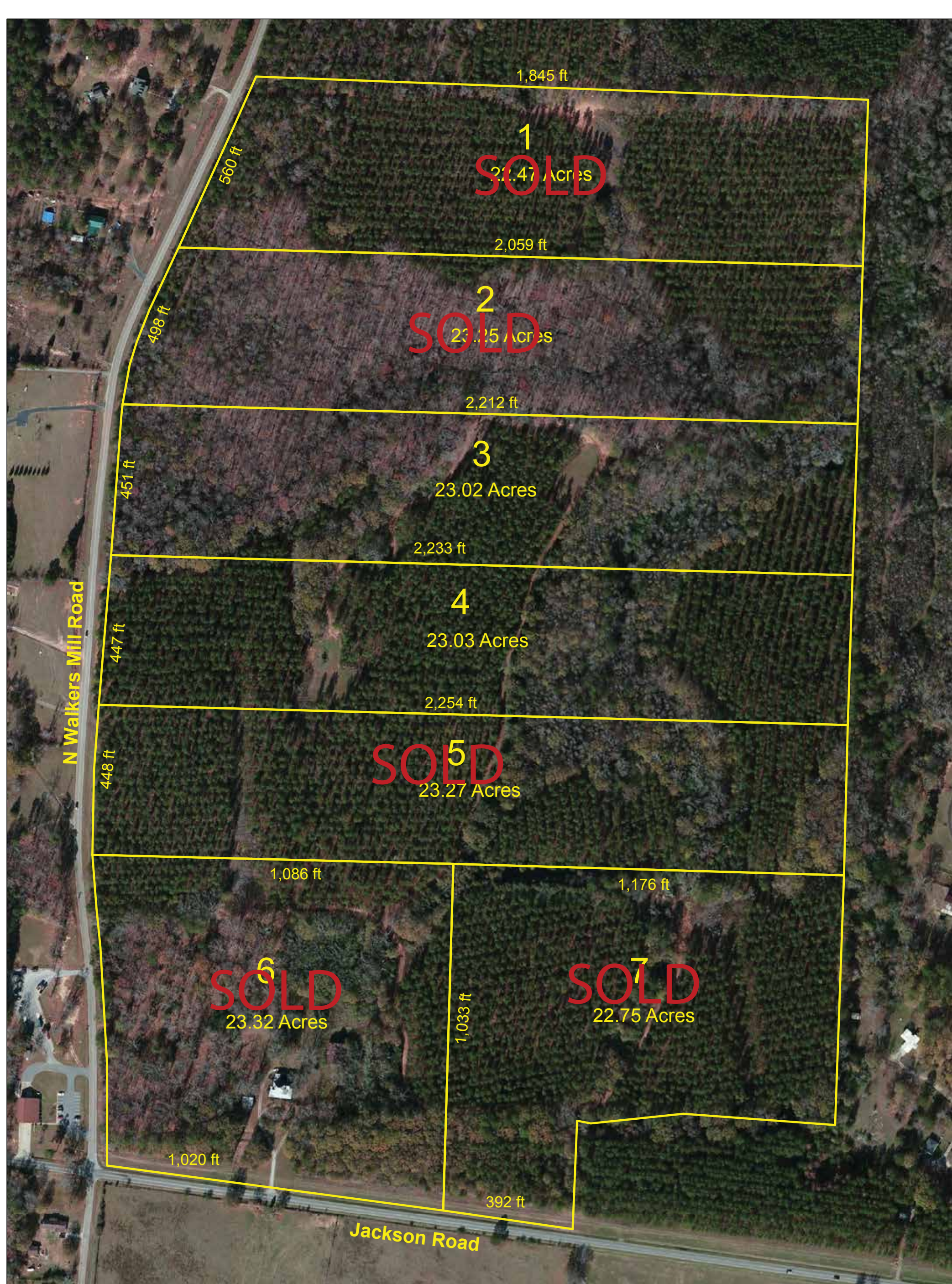


23 Acre Properties

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

Spalding County, Ga

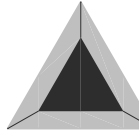
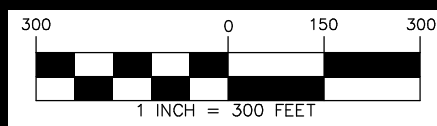
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David 404-313-1188

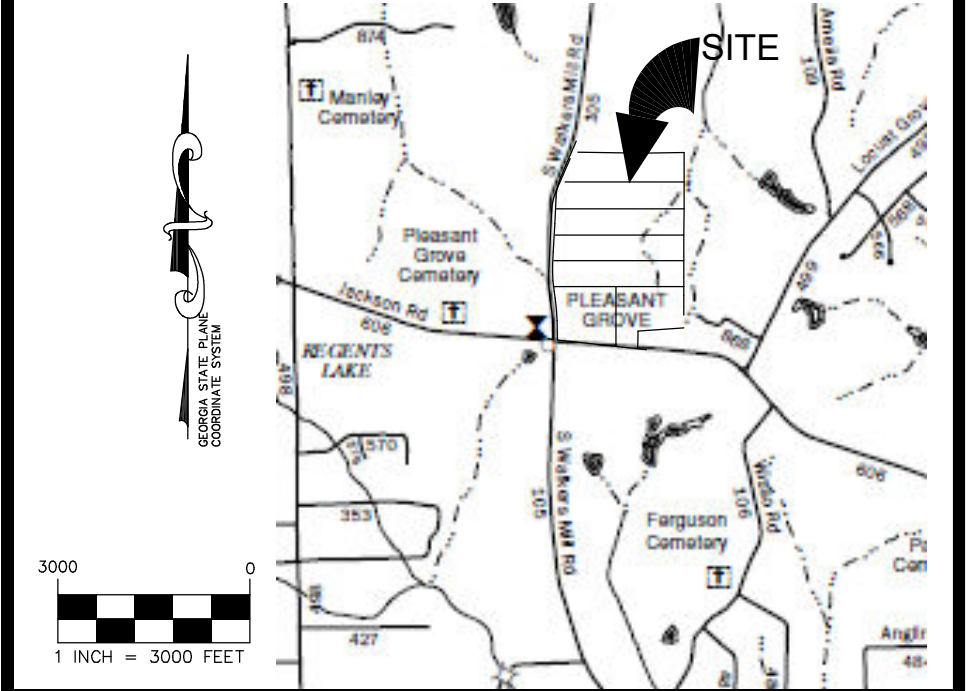


MATTHEW S. JOHNSON, P.L.S.
 GEORGIA REGISTRATION NO. 2868
 261 COUNTY LINE ROAD
 OGLETHORPE, GA 31068
 (229) 942-9923



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

FINAL SUBDIVISION PLAT FOR
 FOREST GROVE SUBDIVISION
 LOCATED IN LAND LOTS 77, 78, 83 & 84
 2nd LAND DISTRICT
 SPALDING COUNTY, GEORGIA
 SEPTEMBER 26, 2017



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

**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

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 613,997 feet. The field survey was completed on 9/29/2017.

LINE	BEARING	DISTANCE
L1	S 00°10'18" W	126.08'
L2	S 82°36'33" W	277.13'
L3	N 83°52'44" W	43.91'
L4	S 00°03'26" E	151.02'
L5	S 00°28'27" W	15.79'
L6	S 00°28'27" W	236.38'
L7	S 00°03'26" E	65.43'
L8	N 23°23'41" E	205.84'
L9	N 02°49'31" E	191.01'
L10	N 08°20'56" W	115.94'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	161.83'	3463.04'	2°40'39"	N 22°03'21" E	161.81'
C2	37.88'	919.30'	2°21'39"	N 04°00'20" E	37.88'
C3	292.15'	919.30'	18°12'31"	N 14°17'25" E	290.93'
C4	257.28'	2157.38'	6°49'58"	N 00°35'28" W	257.13'
C5	163.47'	2157.38'	4°20'29"	N 06°10'42" W	163.43'

NOTES

Total area of subdivided land is 161.076 Acres

CURRENT OWNER
 Nancy Burks Cook
 3951 Jackson Road
 Griffin, GA 30223

DEED REFERENCE
 Book 3315 Page 87

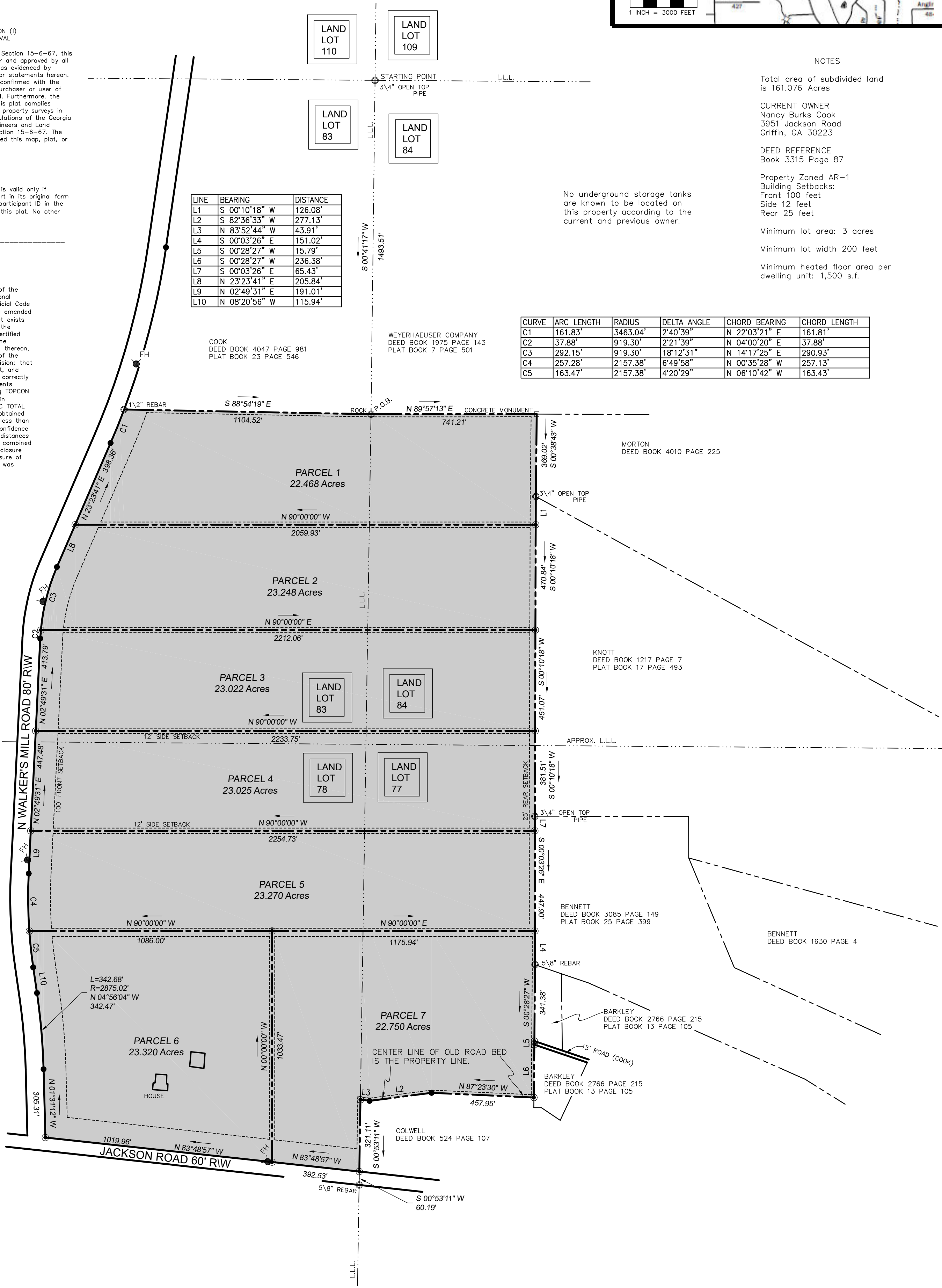
Property Zoned AR-1
 Building Setbacks:
 Front 100 feet
 Side 12 feet
 Rear 25 feet

Minimum lot area: 3 acres

Minimum lot width 200 feet

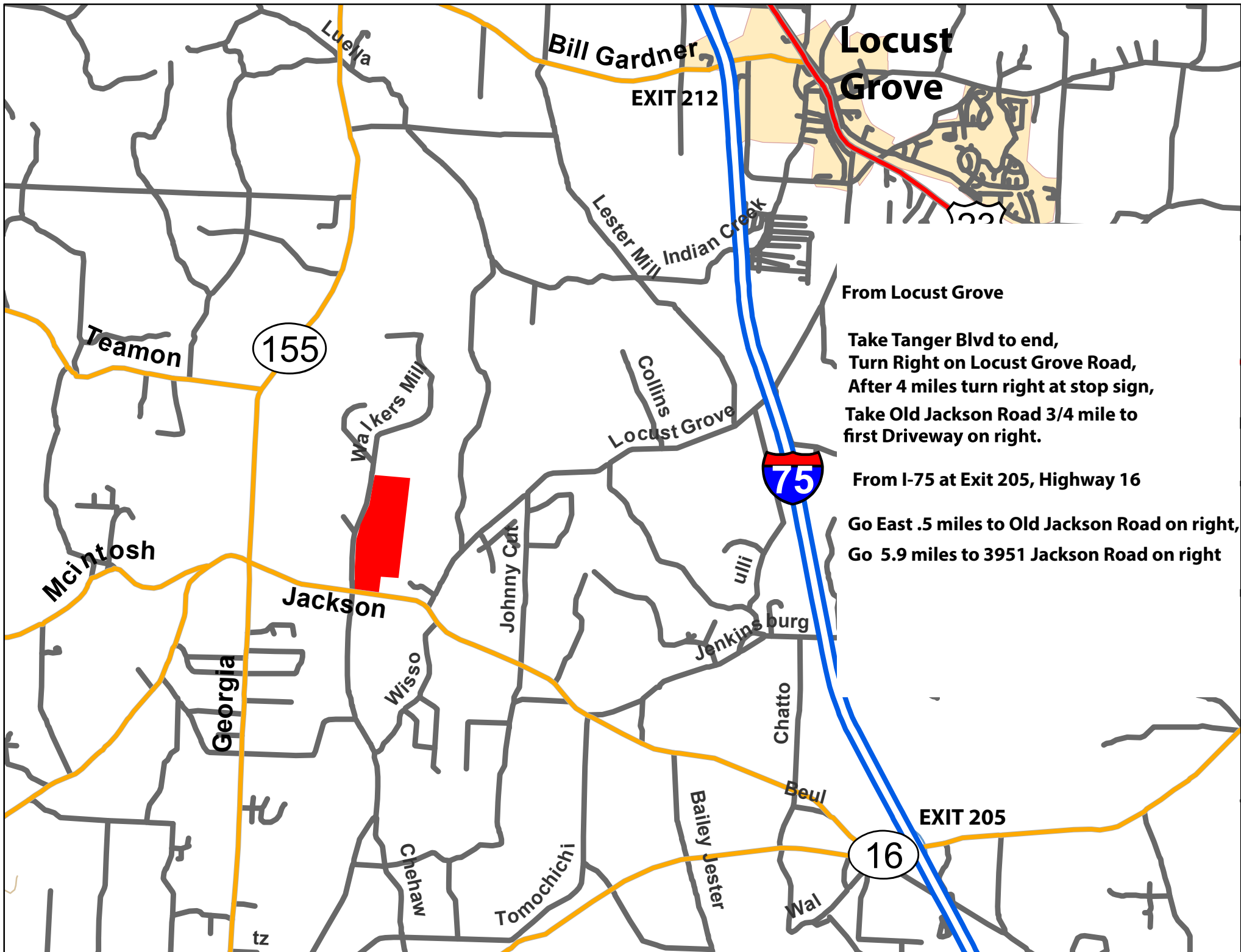
Minimum heated floor area per dwelling unit: 1,500 s.f.

No underground storage tanks are known to be located on this property according to the current and previous owner.



LEGEND

- 1/2" REBAR SET
- x — FENCE
- IRON PIN FOUND
- CONCRETE MONUMENT
- FH FIRE HYDRANT



Locust Grove

From Locust Grove

Take Tanger Blvd to end,
Turn Right on Locust Grove Road,
After 4 miles turn right at stop sign,
Take Old Jackson Road 3/4 mile to
first Driveway on right.

From I-75 at Exit 205, Highway 16

Go East .5 miles to Old Jackson Road on right,
Go 5.9 miles to 3951 Jackson Road on right