

# Foreclosed Property

**Monroe County, Georgia  
135 Acres**



- Wooded with Big Timber
- 2 Creeks
- Extensive Road System
- Established Food Plots
- Plenty of Deer and Turkey

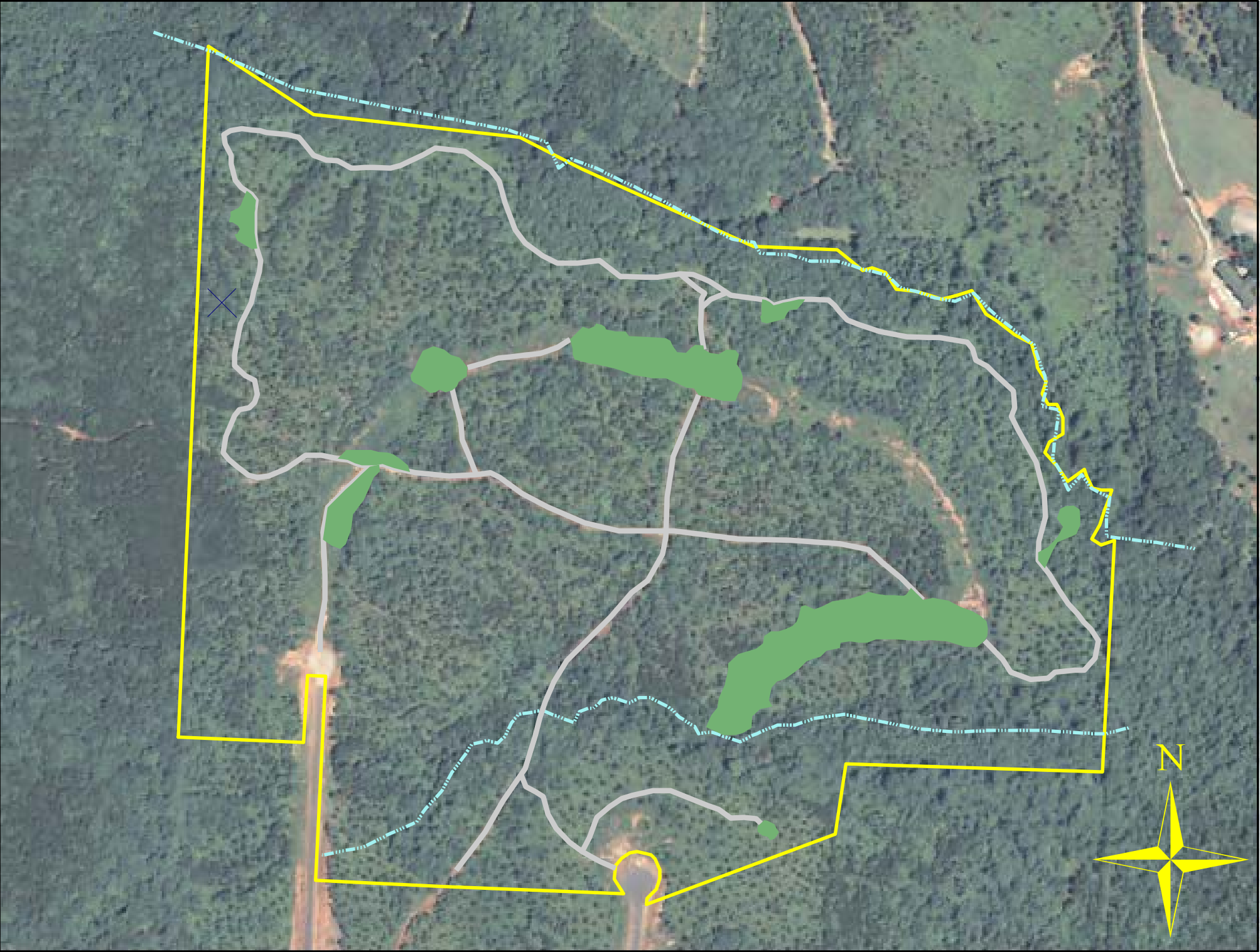
**\$ 1,795 per Acre**

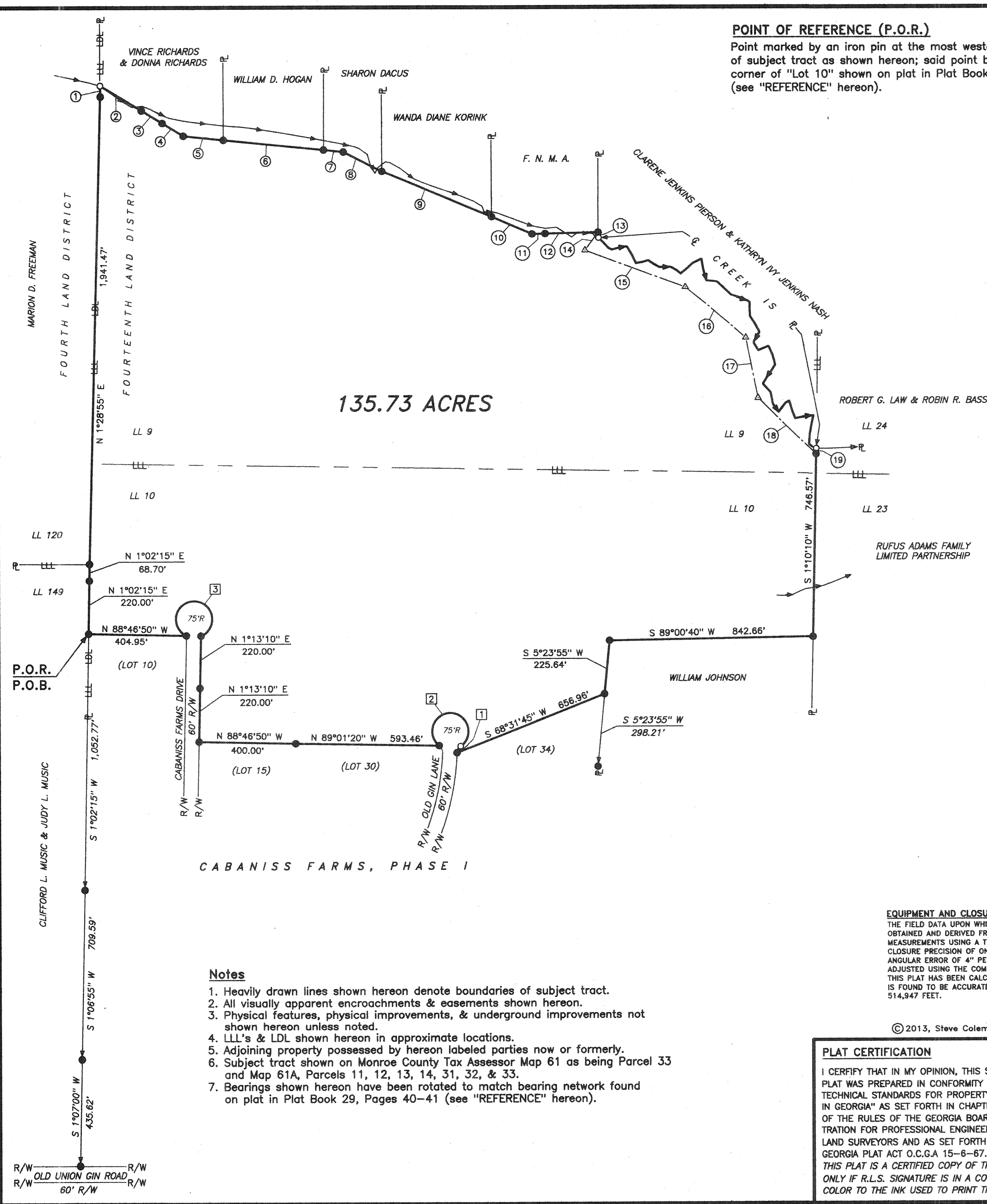
**478-262-3350**









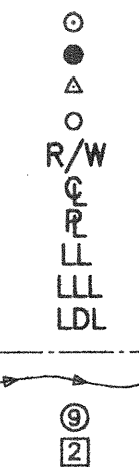


#### POINT OF REFERENCE (P.O.R.)

Point marked by an iron pin at the most westerly southwest corner of subject tract as shown hereon; said point being the northwest corner of "Lot 10" shown on plat in Plat Book 29, Pages 40-41 (see "REFERENCE" hereon).

#### LEGEND

Iron Pin Set (1/2" rebar)  
Iron Pin Recovered (5/8" rebar)  
Traverse Nail Set  
Computed Point (unmonumented)  
Right of Way  
Center Line  
Property Line  
Land Lot  
Land Lot Line  
Land District Line  
Traverse Tie Line  
Branch or Creek (C)  
Line Key  
Curve Key



(See Note 7.)

#### CURVE DATA

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD	BEARING
1	35.00'	32.40'	53°01'55"	31.25'	N 28°47'20"E
2	75.00'	376.40'	287°32'55"	88.64'	N 88°28'10"W
3	75.00'	409.51'	312°50'35"	60.00'	N 88°46'50"W

#### LINE DATA

COURSE	BEARING	DISTANCE
1	N 01°53'00"W	19.54'
2	S 60°29'35"E	196.34'
3	S 59°29'55"E	99.98'
4	S 59°32'00"E	101.22'
5	S 84°07'35"E	166.46'
6	S 84°25'05"E	416.67'
7	S 84°04'45"E	81.70'
8	S 63°32'40"E	178.22'
9	S 67°24'00"E	490.60'
10	S 66°40'50"E	182.37'
11	N 88°39'55"E	54.02'
12	N 88°36'50"E	219.35'
13	S 03°45'40"E	23.00'
14	S 46°44'25"W	76.39'
15	S 69°28'55"E	442.17'
16	S 49°26'05"E	328.79'
17	S 11°20'40"E	253.33'
18	S 46°05'05"E	332.09'
19	N 01°10'10"E	23.14'

#### REFERENCE

MONROE COUNTY SUPERIOR COURT DEED BOOK	PAGE
054	317
100	109
102	629
215	030
533	183
557	148
573	067
1123	136
1370	139
1476	296
1575	111
1583	020

PLAT BOOK	PAGE
04	247
04	265
06	095
08	082
17	297
26	101
29	40-41

#### Notes

1. Heavily drawn lines shown hereon denote boundaries of subject tract.
2. All visually apparent encroachments & easements shown hereon.
3. Physical features, physical improvements, & underground improvements not shown hereon unless noted.
4. LLL's & LDL shown hereon in approximate locations.
5. Adjoining property possessed by hereon labeled parties now or formerly.
6. Subject tract shown on Monroe County Tax Assessor Map 61 as being Parcel 33 and Map 61A, Parcels 11, 12, 13, 14, 31, 32, & 33.
7. Bearings shown hereon have been rotated to match bearing network found on plat in Plat Book 29, Pages 40-41 (see "REFERENCE" hereon).

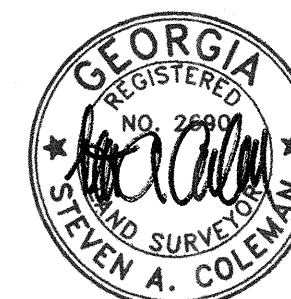
#### EQUIPMENT AND CLOSURE INFORMATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED AND DERIVED FROM LINEAR AND ANGULAR MEASUREMENTS USING A TOPCON GTS-313, HAS A CLOSURE PRECISION OF ONE FOOT IN 18,523 FEET, AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 514,947 FEET.

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#### PLAT CERTIFICATION

I CERTIFY THAT IN MY OPINION, THIS SURVEY AND PLAT WAS PREPARED IN CONFORMITY WITH "THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA" AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. THIS PLAT IS A CERTIFIED COPY OF THE ORIGINAL ONLY IF R.L.S. SIGNATURE IS IN A CONTRASTING COLOR TO THE INK USED TO PRINT THIS PLAT.



TOTAL AREA : 135.73 ACRES

A Boundary Survey For  
**VJA, LLC**

Includes Lots 11, 12, 13, 14, 31, 32, & 33 of  
Cabaniss Farms, Phase I  
Land Lots 9 & 10; Fourteenth Land District  
467th (Cabaniss) Georgia Militia District  
Monroe County, Georgia  
Field Survey: May-June, 2006  
Plat Preparation: November 15, 2013  
Scale : 1"=300'

GRAPHIC SCALE IN FEET



STEVEN A. COLEMAN - GA R.L.S. NO. 2690

DR.BY:SAC/C&GCADD

GA LS FIRM NO. 567

PLAT NO. 13-2687

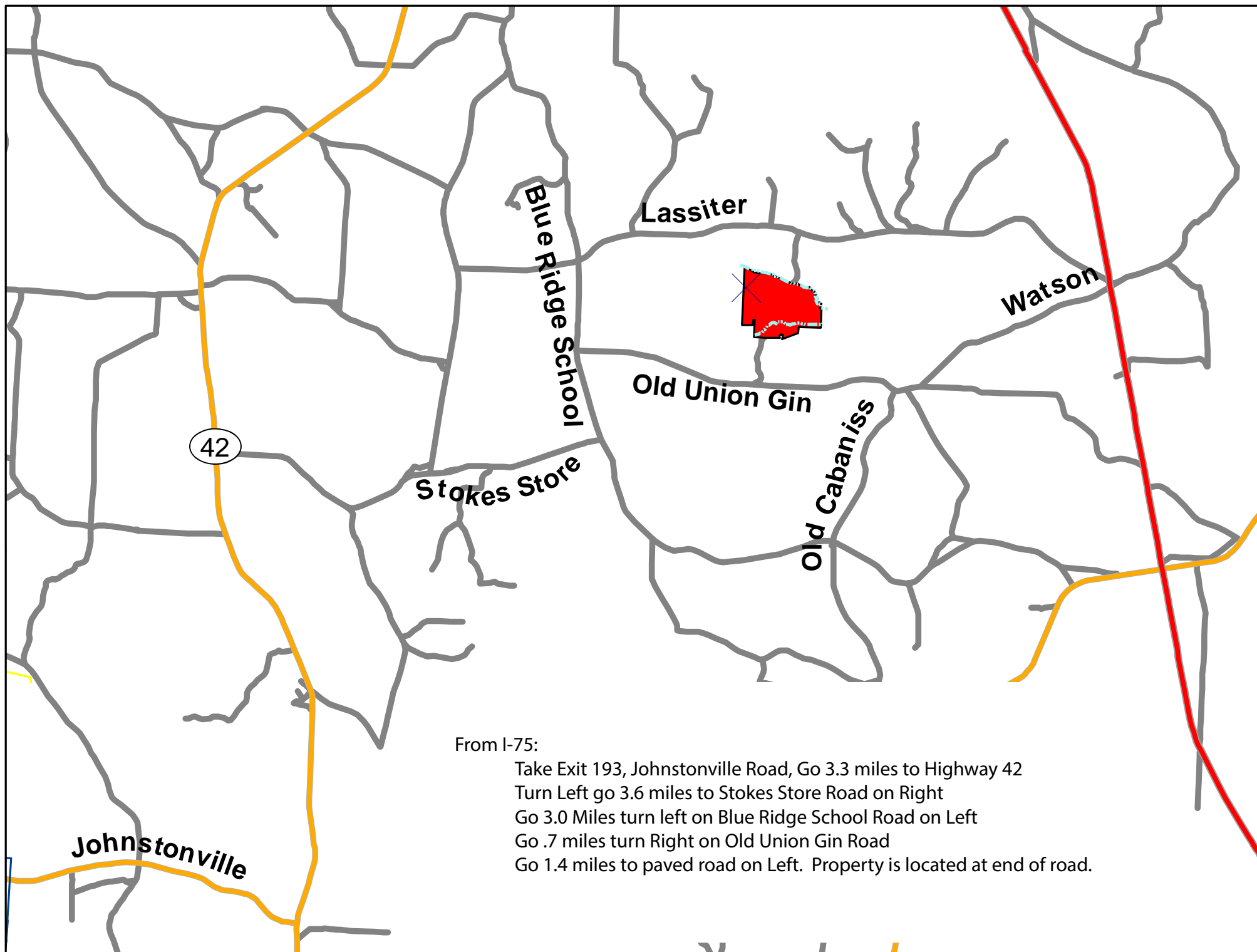
**STEVE COLEMAN & ASSOCIATES, INC.**

P. O. BOX 892, 38 E. JOHNSTON STREET  
FORSYTH, GEORGIA 31029

PHONE: 478-992-9900 FAX: 478-992-9970

MEMBER: SAMSOG - ACSM - NSPS

EMAIL: STEVE@STEVE-COLEMAN.COM



From I-75:

Take Exit 193, Johnstonville Road, Go 3.3 miles to Highway 42  
Turn Left go 3.6 miles to Stokes Store Road on Right  
Go 3.0 Miles turn left on Blue Ridge School Road on Left  
Go .7 miles turn Right on Old Union Gin Road  
Go 1.4 miles to paved road on Left. Property is located at end of road.

