

THE PECAN ORCHARD



FIRST TIME EVER AVAILABLE!

- New Survey
- Great Location in north Lamar County
 - Hard to Find Acreage Home Sites
 - Pasture, Pecans and Woods
 - 11 Acres With Home and Barn
 - 6 Acres with Pond
 - Financing Available

Lamar County, Ga

404-313-1188



The Pecan Orchard

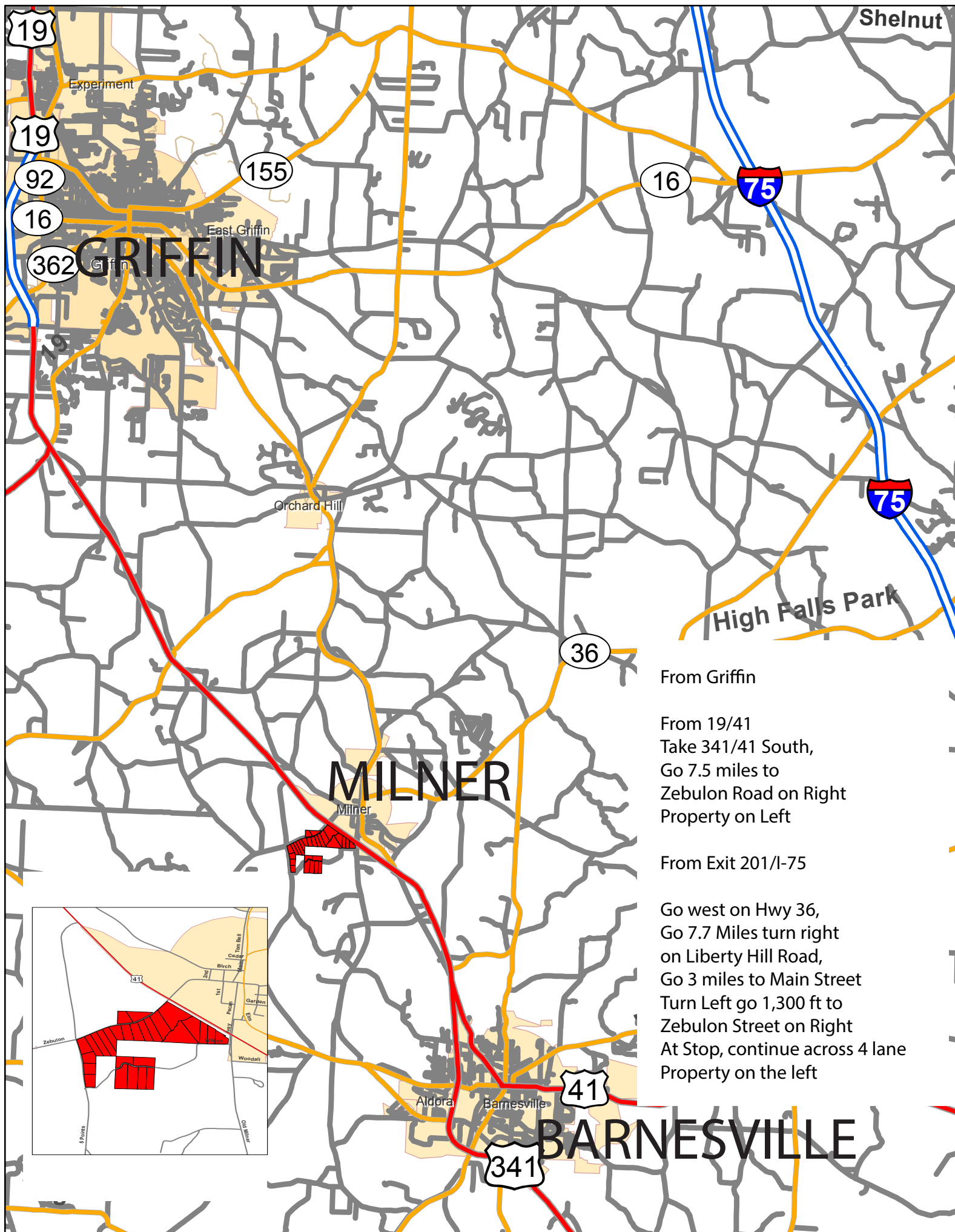


404-313-1188

PECAN ORCHARD SUBDIVISION
LAMAR COUNTY - MILNER

<u>Lot</u>	<u>Acreage</u>	<u>Sales Price</u>
Lot 1	5.828	SOLD
Lot 2 (Pond)	6.165	SOLD
Lot 3	18.385	SOLD
Lot 4 (House & Barn)	11.359	SOLD
Lot 5	8.026	SOLD
Lot 6	6.304	52,000.00
Lot 7	6.545	SOLD
Lot 8	5.969	49,000.00
Lot 9	5.631	49,000.00
Lot 10	5.552	49,000.00
Lot 11	7.312	57,000.00
Lot 12	6.760	55,000.00
Lot 13	6.030	49,000.00
Lot 14	6.448	SOLD
Lot 15	5.467	SOLD
Lot 16	5.225	39,000.00
Lot 17	5.331	39,000.00
Lot 18	16.136	89,000.00
Lot 19	10.551	69,000.00
Lot 20	6.207	48,000.00
Lot 21	5.110	43,000.00
Lot 22	5.106	43,000.00

Prices are subject to change.



From Griffin

From 19/41
Take 341/41 South,
Go 7.5 miles to
Zebulon Road on Right
Property on Left

From Exit 201/I-75

Go west on Hwy 36,
Go 7.7 Miles turn right
on Liberty Hill Road,
Go 3 miles to Main Street
Turn Left go 1,300 ft to
Zebulon Street on Right
At Stop, continue across 4 lane
Property on the left

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2868
MATTHEW S. JOHNSON
MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
281 COUNTY LINE ROAD
OSLETHORPE, GA 31068
(229) 942-5923

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

SUBDIVISION SURVEY FOR
THE PECAN ORCHARD SUBDIVISION
LOCATED IN LAND LOT 2
7th LAND DISTRICT
LOCATED IN LAND LOTS 2, 3, 30 & 31
8th LAND DISTRICT
LAMAR COUNTY, GEORGIA
MAY 29, 2018

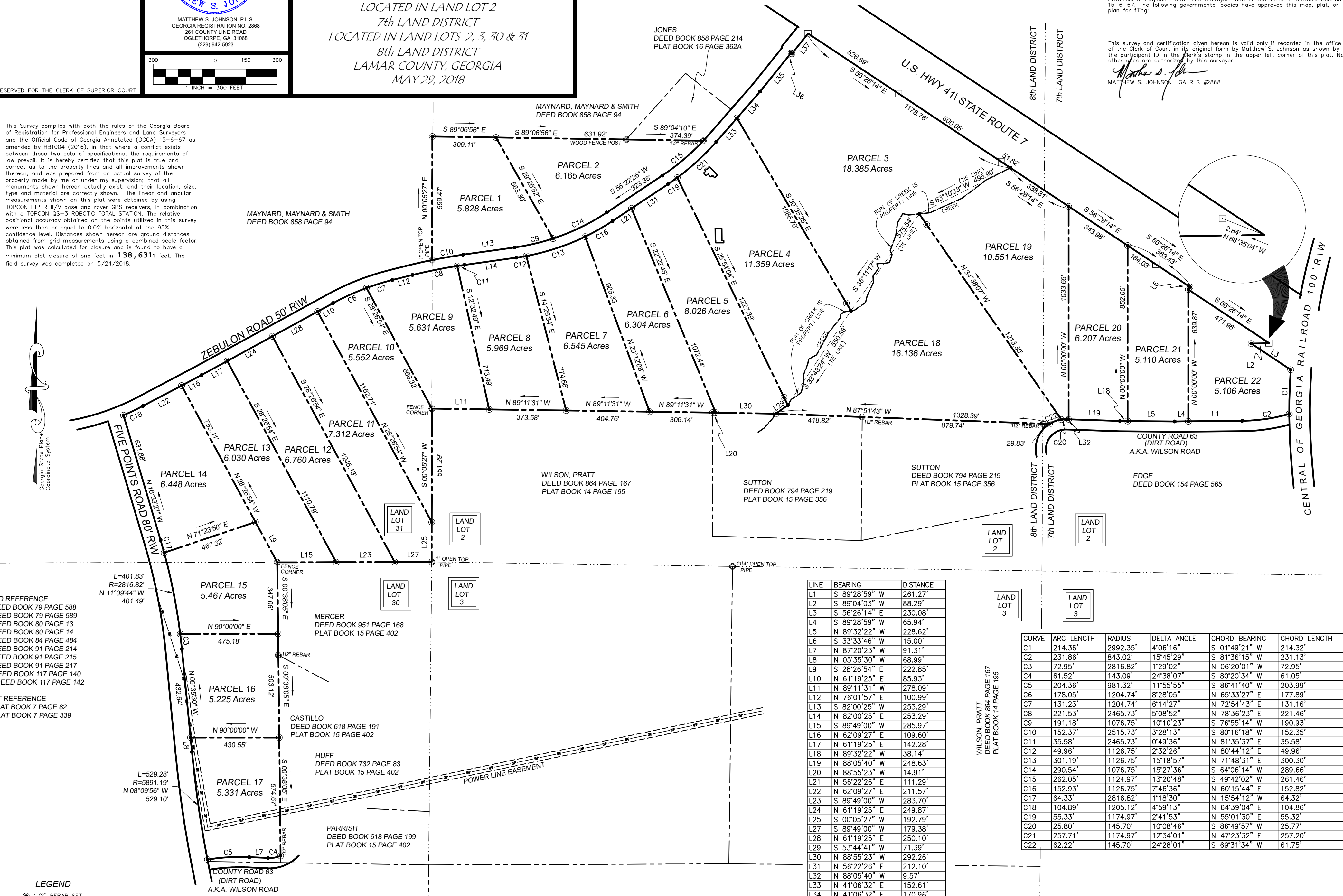
SURVEYOR'S CERTIFICATION (1)
JURISDICTIONAL APPROVAL

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 138,631 feet. The field survey was completed on 5/24/2018.



- DEED REFERENCE
1. DEED BOOK 79 PAGE 588
 2. DEED BOOK 79 PAGE 589
 3. DEED BOOK 80 PAGE 13
 4. DEED BOOK 80 PAGE 14
 5. DEED BOOK 84 PAGE 484
 6. DEED BOOK 91 PAGE 214
 7. DEED BOOK 91 PAGE 215
 8. DEED BOOK 91 PAGE 217
 9. DEED BOOK 117 PAGE 140
 10. DEED BOOK 117 PAGE 142
- PLAT REFERENCE
1. PLAT BOOK 7 PAGE 82
 2. PLAT BOOK 7 PAGE 339

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

LINE	BEARING	DISTANCE
L1	S 89°28'59" W	261.27'
L2	S 89°04'03" W	88.29'
L3	S 56°26'14" E	230.08'
L4	S 89°28'59" W	65.94'
L5	N 89°32'22" W	228.62'
L6	S 33°33'46" W	15.00'
L7	N 87°20'23" W	91.31'
L8	N 05°35'30" W	68.99'
L9	S 28°26'54" E	222.85'
L10	N 61°19'25" E	85.93'
L11	N 89°11'31" W	278.09'
L12	N 76°01'57" E	100.99'
L13	S 82°00'25" W	253.29'
L14	N 82°00'25" E	253.29'
L15	S 89°49'00" W	285.97'
L16	N 62°09'27" E	109.60'
L17	N 61°19'25" E	142.28'
L18	N 89°32'22" W	38.14'
L19	N 88°05'40" W	248.63'
L20	N 88°55'23" W	14.91'
L21	N 56°22'26" E	111.29'
L22	N 62°09'27" E	211.57'
L23	S 89°49'00" W	283.70'
L24	N 61°19'25" E	249.87'
L25	S 00°05'27" W	192.79'
L27	S 89°49'00" W	179.38'
L28	N 61°19'25" E	250.10'
L29	S 53°44'41" W	71.39'
L30	N 88°55'23" W	292.26'
L31	N 56°22'26" E	212.10'
L32	N 88°05'40" W	9.57'
L33	N 41°06'32" E	152.61'
L34	N 41°06'32" E	170.96'
L35	N 38°46'15" E	239.17'
L36	S 56°26'14" E	5.04'
L37	N 38°46'15" E	125.52'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	214.36'	2992.35'	4°06'16"	S 01°49'21" W	214.32'
C2	231.86'	843.02'	15°45'29"	S 81°36'15" W	231.13'
C3	72.95'	2816.82'	1°29'02"	N 06°20'01" W	72.95'
C4	61.52'	143.09'	24°38'07"	S 80°20'34" W	61.05'
C5	204.36'	981.32'	11°55'55"	S 86°41'40" W	203.99'
C6	178.05'	1204.74'	8°28'05"	N 65°33'27" E	177.89'
C7	131.23'	1204.74'	6°14'27"	N 72°54'43" E	131.16'
C8	221.53'	2465.73'	5°08'52"	N 78°36'23" E	221.46'
C9	191.18'	1076.75'	10°10'23"	S 76°55'14" W	190.93'
C10	152.37'	2515.73'	3°28'13"	S 80°16'18" W	152.35'
C11	35.58'	2465.73'	0°49'36"	N 81°35'37" E	35.58'
C12	49.96'	1126.75'	2°32'26"	N 80°44'12" E	49.96'
C13	301.19'	1126.75'	15°18'57"	N 71°48'31" E	300.30'
C14	290.54'	1076.75'	15°27'36"	S 64°06'14" W	289.66'
C15	262.05'	1124.97'	13°20'48"	S 49°42'02" W	261.46'
C16	152.93'	1126.75'	7°46'36"	N 60°15'44" E	152.82'
C17	64.33'	2816.82'	1°18'30"	N 15°54'12" W	64.32'
C18	104.89'	1205.12'	4°59'13"	N 64°39'04" E	104.86'
C19	55.33'	1174.97'	2°41'53"	N 55°01'30" E	55.32'
C20	25.80'	145.70'	10°08'46"	S 86°49'57" W	25.77'
C21	257.71'	1174.97'	12°34'01"	N 47°23'32" E	257.20'
C22	62.22'	145.70'	24°28'01"	S 69°31'34" W	61.75'



LINE	BEARING	DISTANCE
L1	N 58°57'44" W	22.30'
L2	S 84°27'56" W	24.42'
L3	S 12°55'43" W	58.78'
L4	S 60°16'08" W	2.30'
L5	S 82°46'44" E	43.74'
L6	S 58°57'44" E	22.30'
L7	N 84°21'11" E	23.63'
L8	N 00°31'29" E	19.80'
L9	N 60°16'08" E	26.96'
L10	N 12°55'43" E	58.78'
L11	N 84°27'56" E	21.13'

— x — 1/2" REBAR SET
 FENCE
 ○ IRON PIN FOUND
 □ CONCRETE R\W MONUMENT

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. The undersigned land surveyor certifies that the following governmental bodies have approved this map, plat, or plan for filing:

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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 (OCGA 15-6-67.1) in that no 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, that the same are shown from the 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; that the measurements shown on this plot were obtained by using TOPCON HIBER II/V base and rover GPS receivers, in combination with a TOPCON GS-3 ROBOTIC TOTAL STATION. The relative positional accuracy of the measurements shown on 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 is to be used to establish a minimum plot closure of one foot in **181,133 feet**. The field survey was completed on 5/24/2018.

DEED REFERENCE

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3. DEED BOOK 80 PAGE 13
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