

OXFORD FOREST



FIRST TIME EVER AVAILABLE!

6-12 Acre Wooded Home Sites

- New Survey
- Great Location in north Spalding County
 - Hard to Find Acreage Home Sites
 - Huge Pine and Hardwood Trees
 - Gentle Rolling Terrian
 - Just minutes to Locust Grove
 - Financing Available

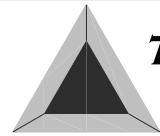
Spalding County, Ga

404-313-1188

Oxford Forest



404-313-1188



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

SURVEYOR'S CERTIFICATION

I hereby certify that this Final Plat is a true representation of the results of an actual survey by me or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia and all monument shown hereon actually exist or are marked as "future" and that all surveying requirements for final plats of the Subdivision Ordinance of Spalding County have been fulfilled.

Matthew S. Johnson
Registered Land Surveying No. 2868
Date 8/24/2018

NOTES

Total area of subdivided land is 60.062 Acres

CURRENT OWNER
MIRIAM OXFORD ELSEY & DR.
MICHAEL OXFORD
110 Joyner Drive
Thomaston, GA 30286

DEED REFERENCE
Book 680 Page 183

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.

OWNER'S CERTIFICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon which was conveyed to me (us) by deed at Book 680 page 183 and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all alleys, walks, easements, parks or other open spaces to public or private as noted.

Owner(s) _____

Date _____

**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:

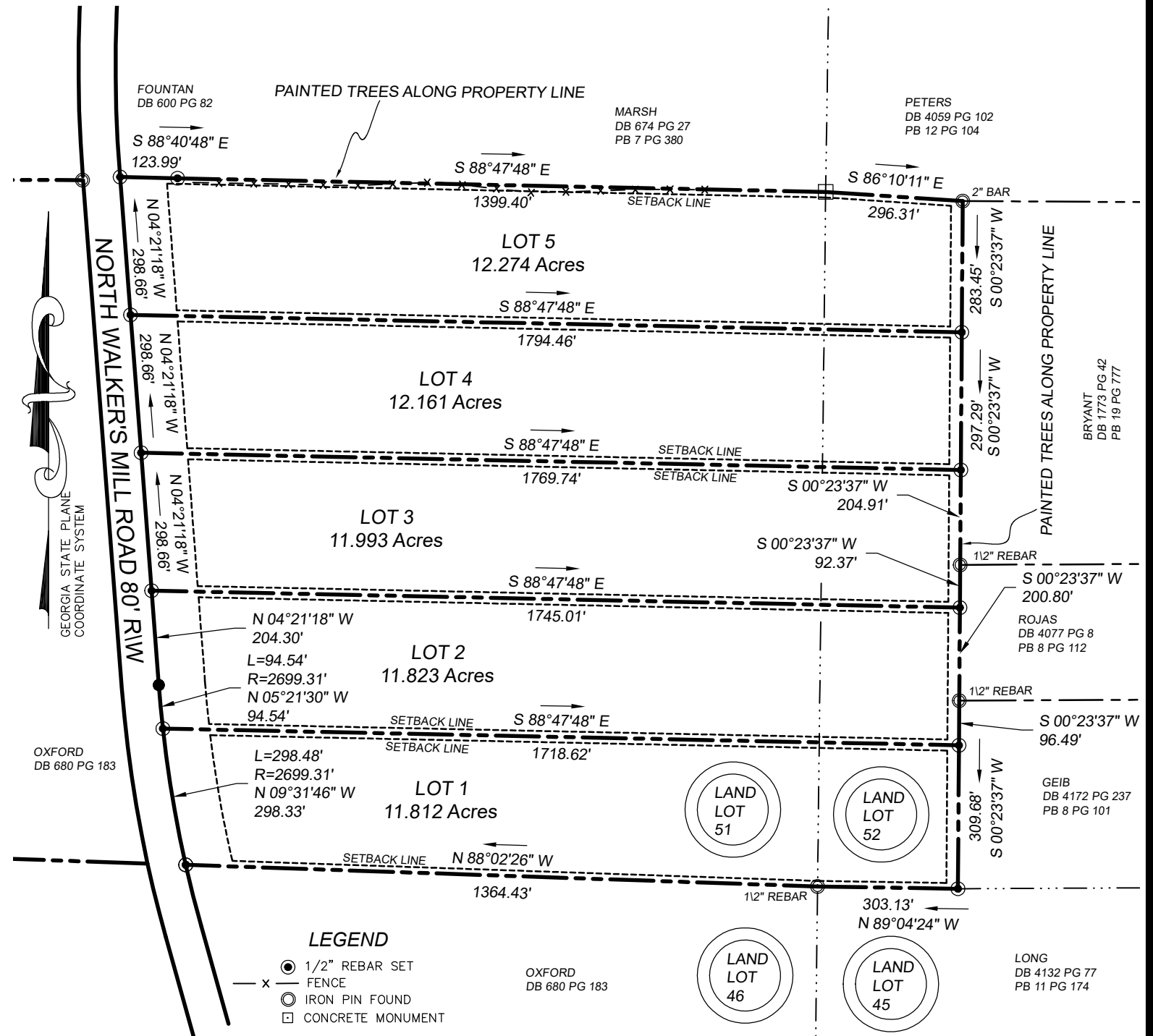
SEE COUNTY COMMISSION CERTIFICATION HEREON

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
MATTHEW S. JOHNSON GA RLS #2868

REVISIONS

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



LEGEND

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

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 435,662 feet. The field survey was completed on 8/24/2018.

COMMISSION CERTIFICATION

I hereby certify that this Final Plat was approved by the Spalding County Board of Commissioners on ____ / ____ / 2018 and that the required improvements have been constructed and installed in accordance with the approved construction plan or that a satisfactory surety has been filed in a form and amount as prescribed in this Ordinance.

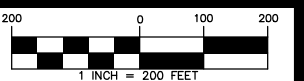
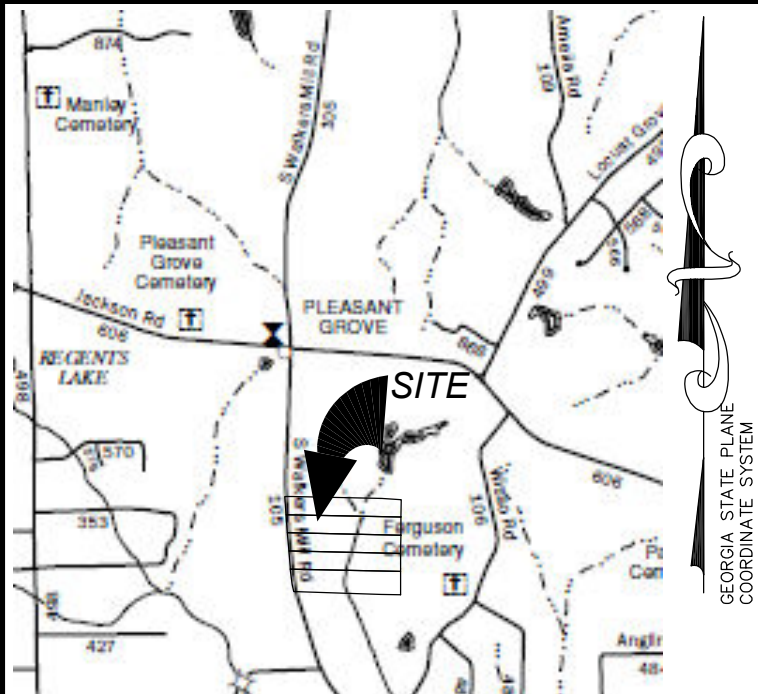
Chairman
Spalding County
Board of Commissioners

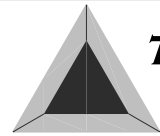
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



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

*FINAL SUBDIVISION PLAT FOR
OXFORD FOREST SUBDIVISION
BEING LOTS 1-5
LOCATED IN LAND LOT 51 & 52
2nd LAND DISTRICT
SPALDING COUNTY, GEORGIA
AUGUST 24, 2018*





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

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Matthew S. Johnson
Registered Land Surveying No. 2868

Date 8/24/2018

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Chairman
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Owner(s) _____

Date _____

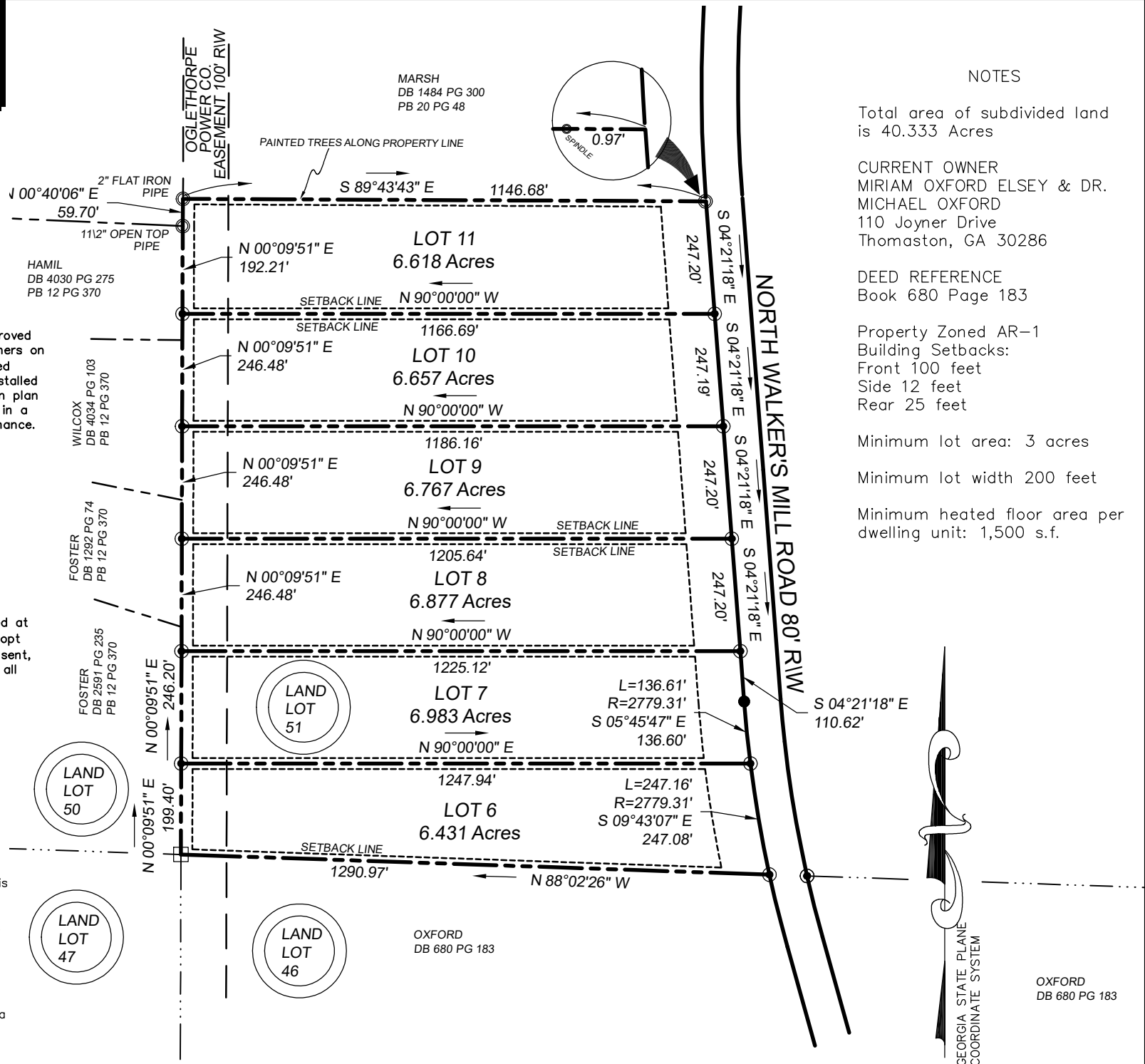
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Matthew S. Johnson
MATTHEW S. JOHNSON GA RLS #2868



NOTES

Total area of subdivided land is 40.333 Acres

CURRENT OWNER
MIRIAM OXFORD ELSEY & DR.
MICHAEL OXFORD
110 Joyner Drive
Thomaston, GA 30286

DEED REFERENCE
Book 680 Page 183

Property Zoned AR-1
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Side 12 feet
Rear 25 feet

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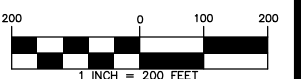
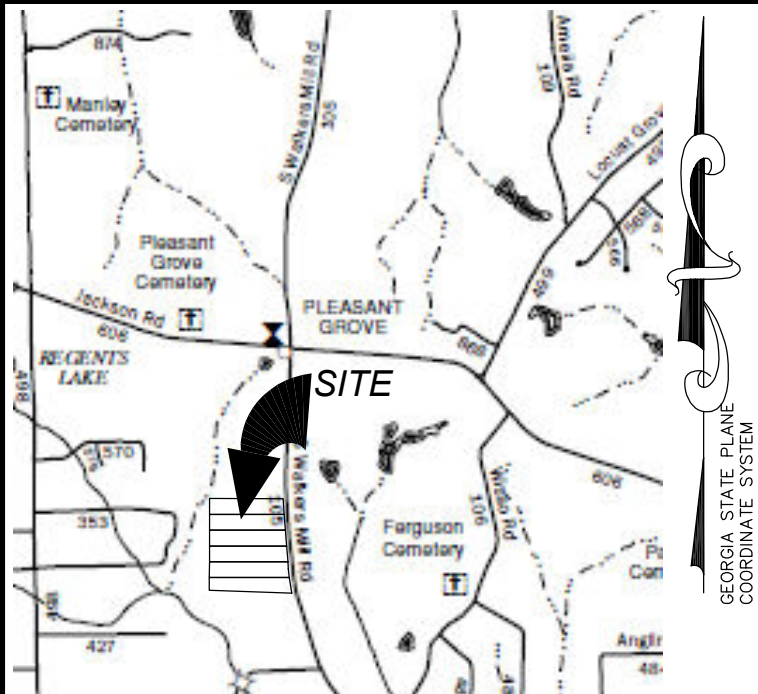
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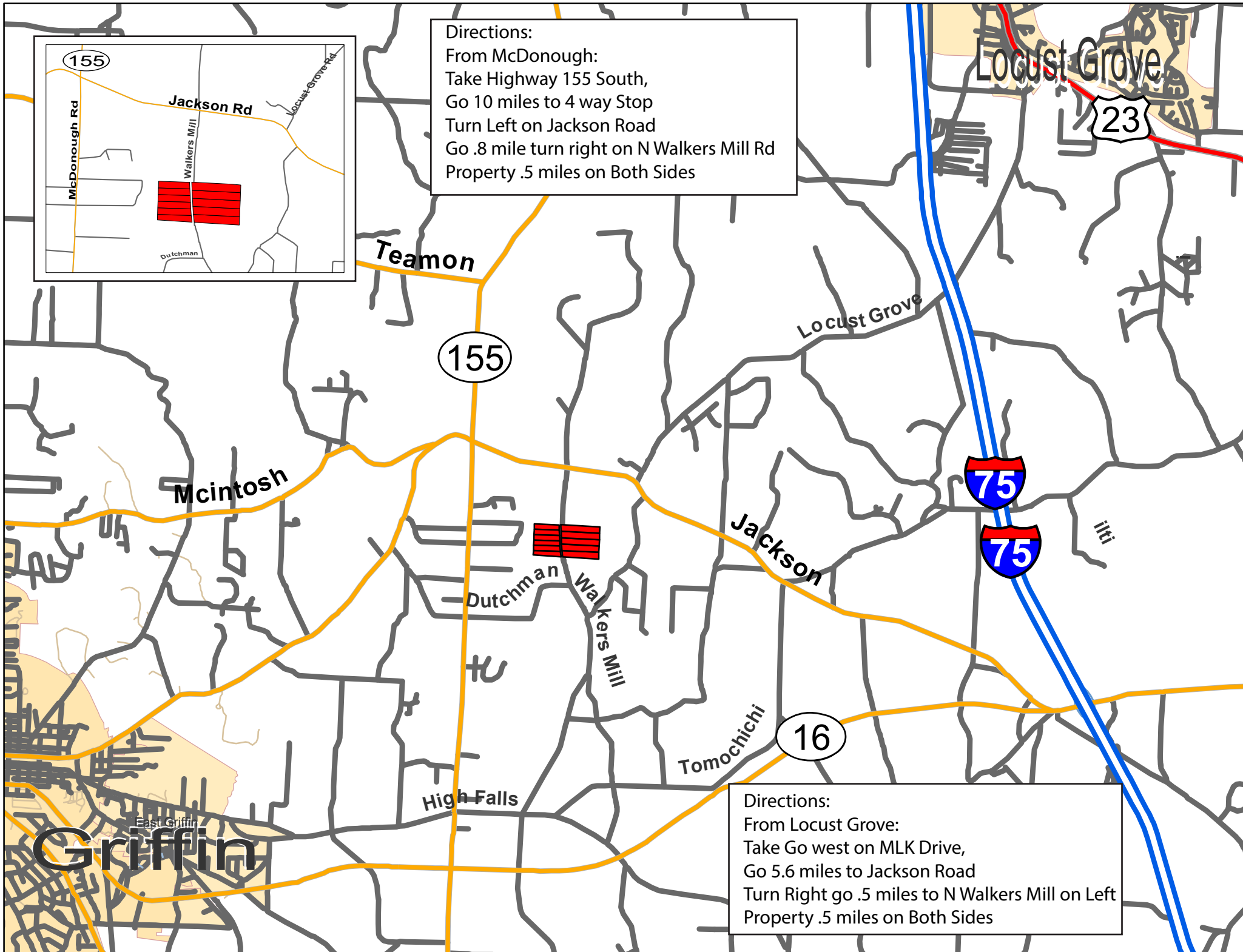
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BEING LOTS 6-11
LOCATED IN LAND LOT 51 & 52
2nd LAND DISTRICT
SPALDING COUNTY, GEORGIA
AUGUST 24, 2018*





Directions:
From McDonough:
Take Highway 155 South,
Go 10 miles to 4 way Stop
Turn Left on Jackson Road
Go .8 mile turn right on N Walkers Mill Rd
Property .5 miles on Both Sides

Directions:
From Locust Grove:
Take Go west on MLK Drive,
Go 5.6 miles to Jackson Road
Turn Right go .5 miles to N Walkers Mill on Left
Property .5 miles on Both Sides