

Awesome Wooded Home Site



8.18 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

404-313-1188

8.18 Acres

410 FT

483 FT

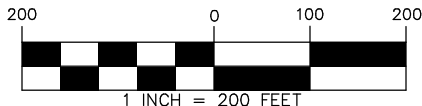
819 FT

Silver Dollar Road

Matthews Road







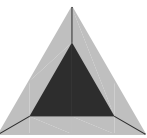
LEGEND

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



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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	186.86'	348.08'	30°45'29"	S 37°23'11" E	184.63'
C2	127.81'	272.88'	26°50'08"	S 39°20'52" E	126.65'
C3	122.18'	1157.96'	6°02'43"	S 06°58'01" E	122.12'
C4	104.71'	272.88'	21°59'08"	S 14°56'14" E	104.07'
C5	64.77'	332.88'	11°08'55"	N 09°31'07" W	64.67'



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

EVANS
DB 666 PG 178

HAWKINS
DB 760 PG 135
PB 7 PG 182

LINE	BEARING	DISTANCE
L1	N 03°56'40" W	143.43'
L2	N 03°56'40" W	112.58'
L3	N 52°45'56" W	31.49'

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

BOUNDARY SURVEY
PROPERTY OF
MICHAEL R. & WILLIAM NELSON GRAHAM
LOCATED IN LAND LOTS 34 & 63
3rd LAND DISTRICT
LAMAR COUNTY, GEORGIA
JANUARY 8, 2018

SURVEYOR'S CERTIFICATION (iii)
RETRACEMENT SURVEY

LEWIS
DB 871 PG 186

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

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 908,585 feet. The field survey was completed on 1/4/18.

