



FORESTAR
LAND SALES

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For your *future*. Forestar.

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Carlan Road, Pickens County Georgia (13518)

Located in the foothills of the Appalachians, this scenic property cradles you in natural beauty, from daybreak to gorgeous sunset. The plantation was established in 1983 was thinned in 2006 and includes approximately 20 acres of hardwoods in a streamside management zone. Just one hour north of Atlanta, it's the perfect retreat for the weekend, the summer or forever.

Tract Information:

- County : Pickens Co, GA
- Property ID: 13518
- Total Acres: 137 acres +/-
- Available Parcels: 1
- Price per Acre: See Website
- Total Price: See Website
- Zoning: Agricultural
- Tax Map: 57
- Parcel Number: 11
- Schools: NA
NA
NA

Amenities:

- Mountain Views
- Pine Plantation
- Utility Access
- Water Feature

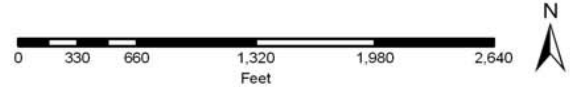
The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.

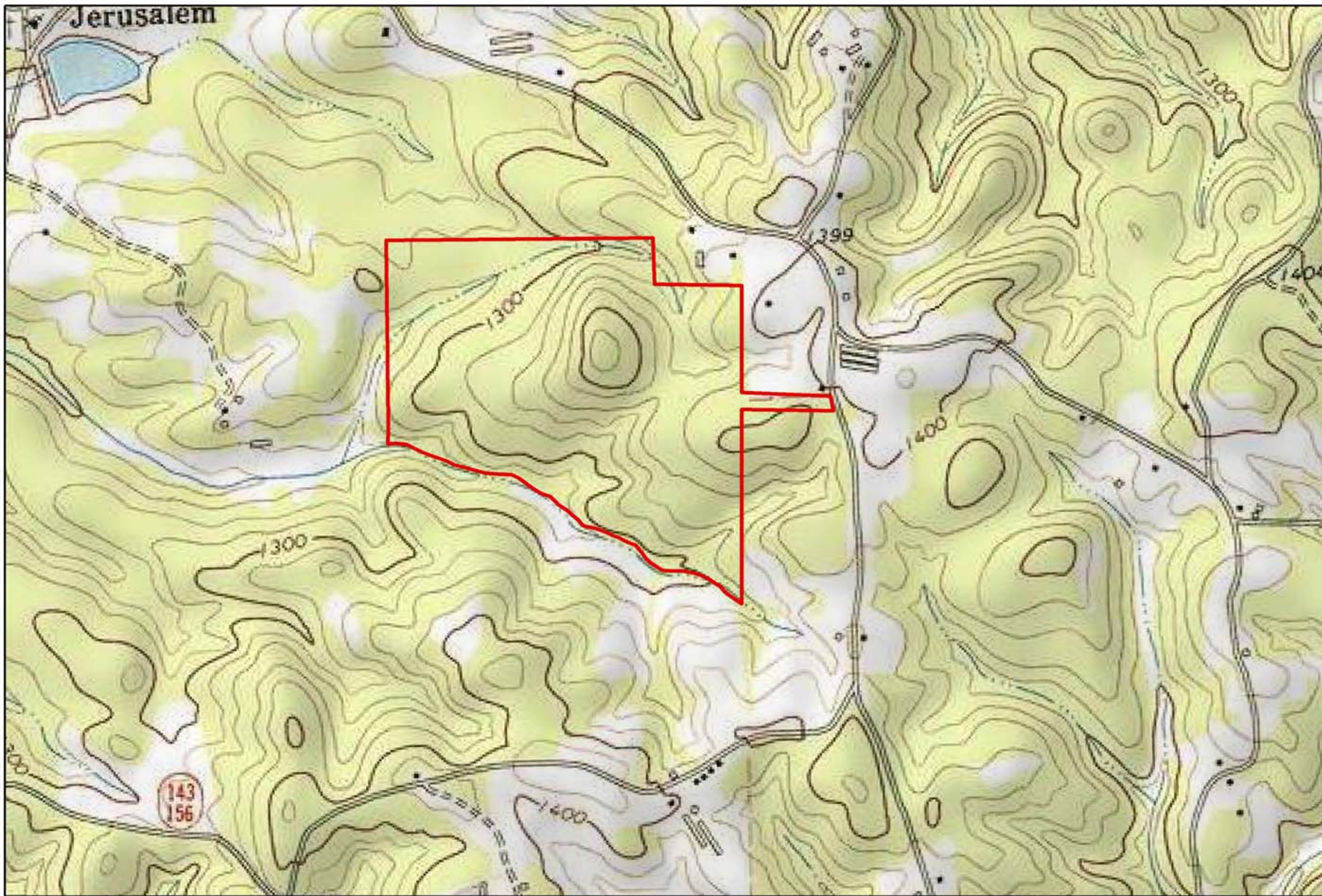


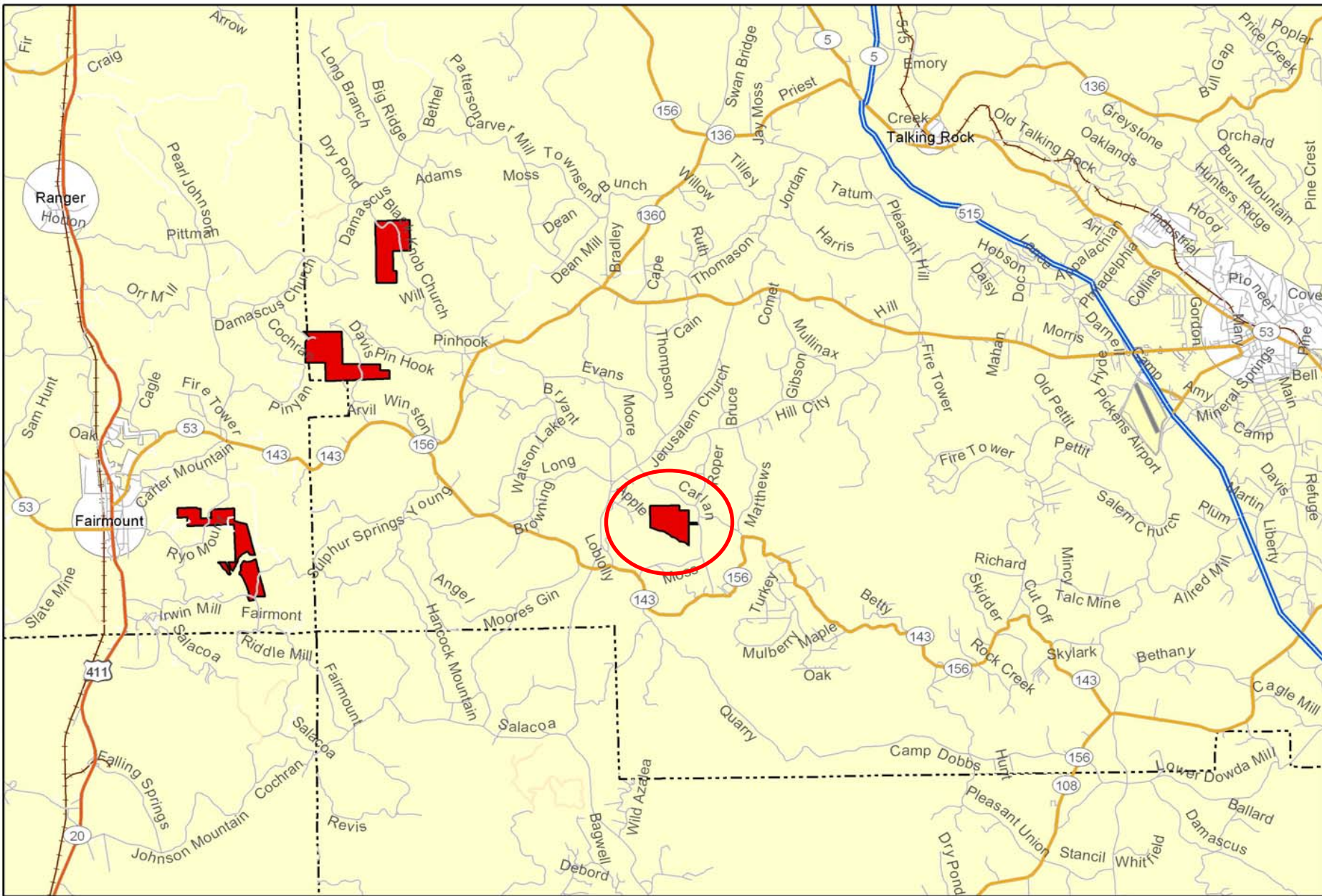


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Carlan Road
Pickens County, Georgia



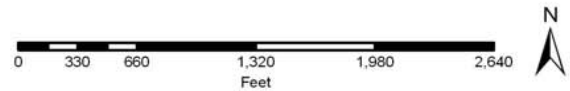


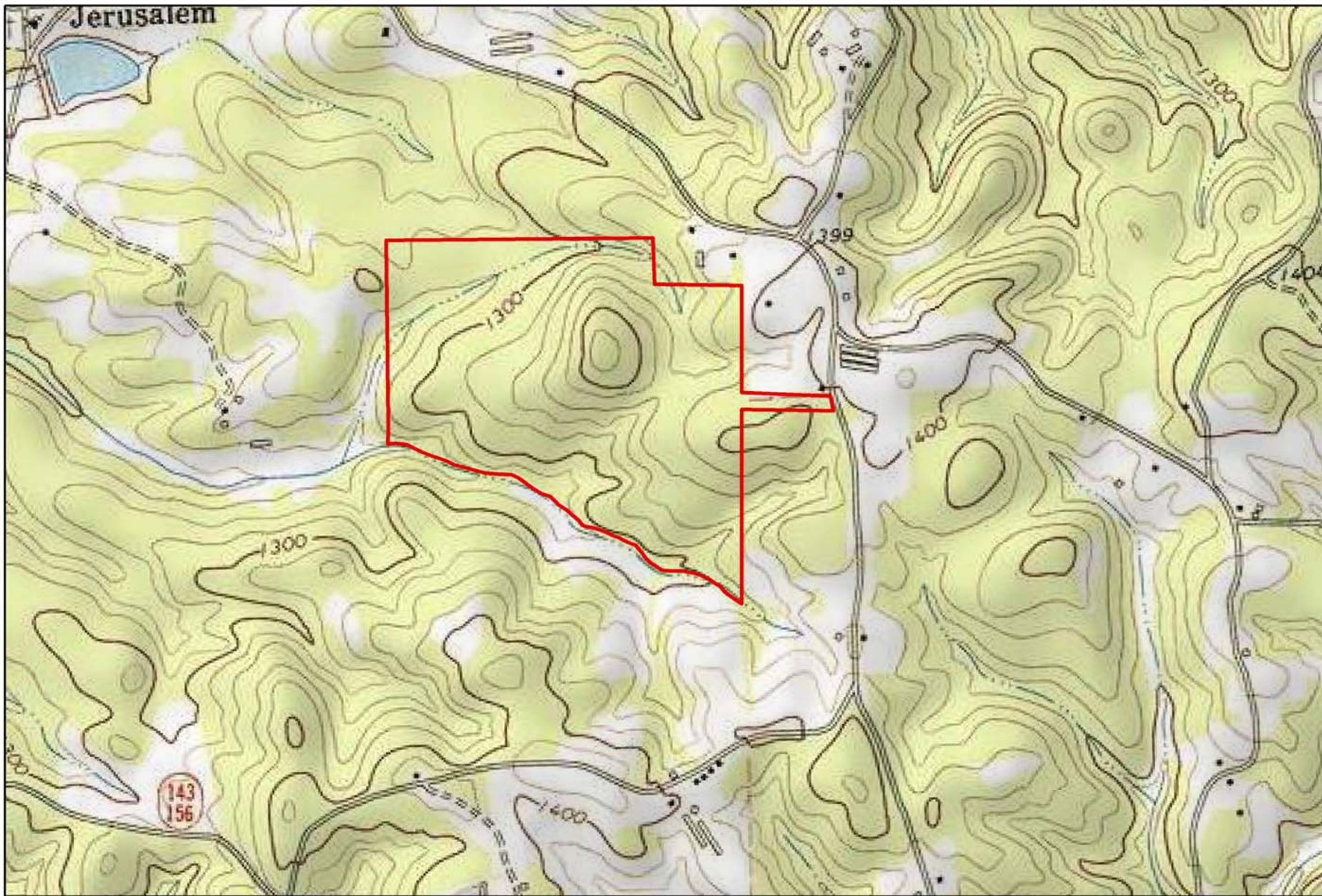


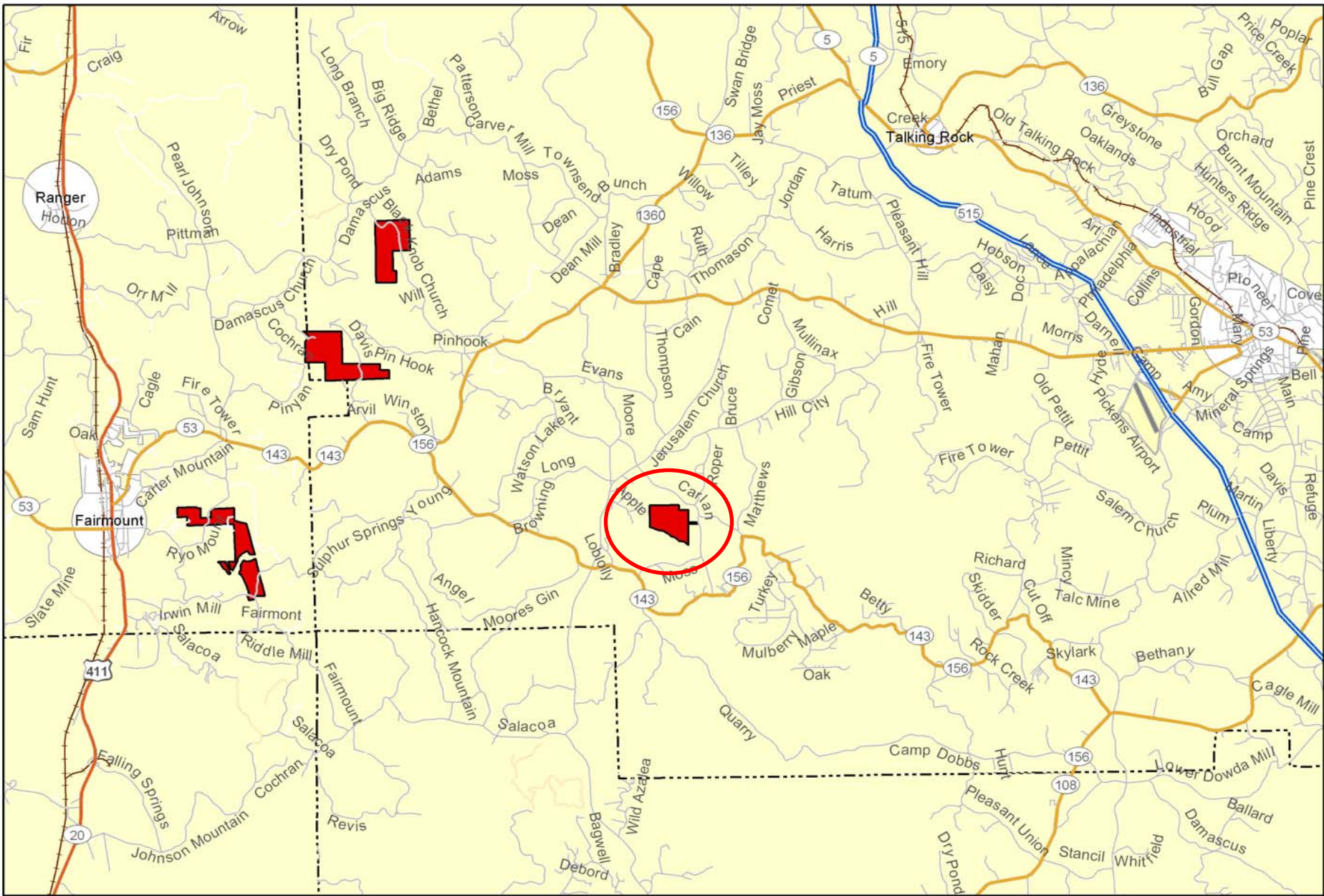


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Carlin Road
Pickens County, Georgia









BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO SURVEY OF PROPERTY OF TAMARA & GARY WENDT (PB II PG 207)

OWNER #	OWNERSHIP LIST NAME	DEED BOOK/PAGE NO.
1	ALISA WIGINGTON	472/558
2	TAMARA J. & GARY D. WENDT	PB II/207
3	BARBARA M. MABRY ET AL	491/810
4	WILLENE M. CODY ET AL	491/812
5	BRYAN JOHNSON ET AL	408/495
6	JEFFERY L. ROLAND	390/314
7	AMY ROLAND	421/355
8	MARSHALL BAGWELL ET AL	115/461
9	LESLIE P. CLARK ET AL	409/678

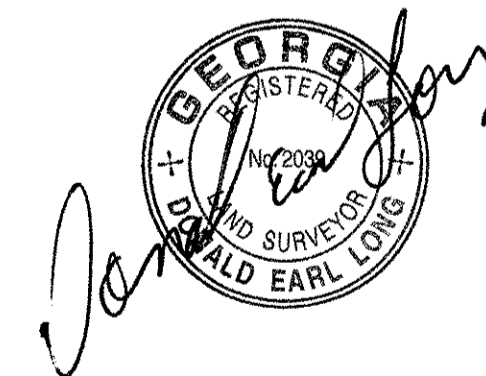
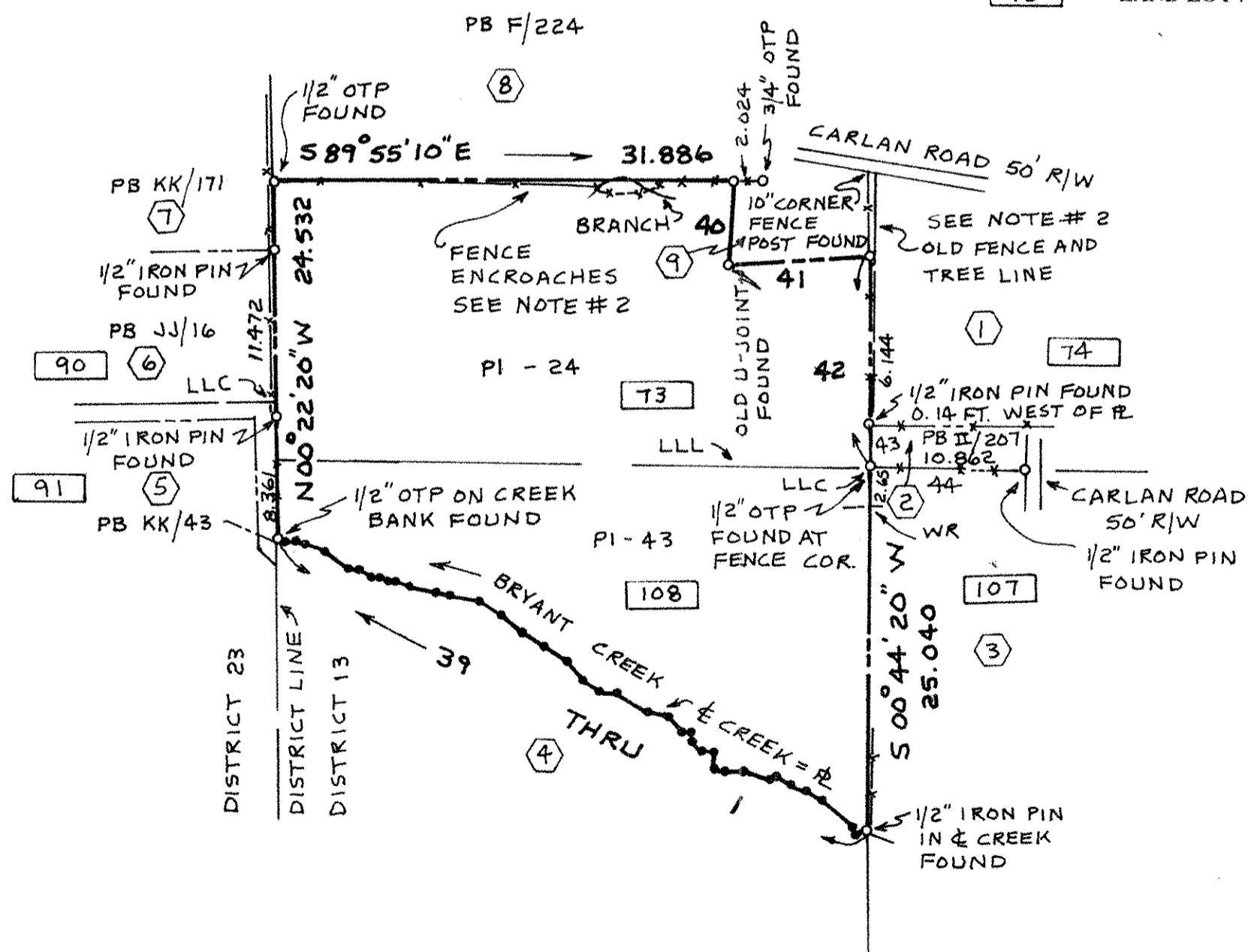
LEGEND	
AC	= ACRE OR ACRES
∠	= ANGLE IRON FOUND
AL	= ARC LENGTH
CTP	= CRIMPED TOP PIPE
CL	= CENTER LINE
DB	= DEED BOOK
FT	= FEET OR FOOT
H	= HIGH
LL	= LAND LOT
LLC	= LAND LOT CORNER
LLL	= LAND LOT LINE
MFP	= METAL FENCE POST
MH	= MANHOLE
NO.	= NUMBER
OL	= OUTDOOR LIGHT
OTP	= OPEN TOP PIPE
PB	= PLAT BOOK
PG	= PAGE
PP	= POWER POLE
P	= POWER LINE
PL	= PROPERTY LINE
RAD	= RADIUS
REF.	= REFERENCE
RP	= ROCK PILE
RR	= RAILROAD
R/W	= RIGHT OF WAY
R/W/L	= RIGHT OF WAY LINE
SS	= SANITARY SEWER
STS	= STORM SEWER
SEC	= SECTION
T	= TELEPHONE
TAB	= TIED AT BASE
UG	= UNDERGROUND
WR	= WOOD ROAD
X	= FENCE
①	= OWNER NO.
73	= LAND LOT NO.

COURSE #	BEARING	DISTANCE
1	S 80° 35' 10" W	0.582
2	N 29° 08' 40" W	0.470
3	N 50° 01' 10" W	2.970
4	N 59° 54' 00" W	1.208
5	N 72° 45' 40" W	1.031
6	N 58° 55' 50" W	1.225
7	S 62° 59' 30" W	0.456
8	N 74° 01' 20" W	1.710
9	S 89° 01' 20" W	1.405
10	N 74° 07' 00" W	0.860
11	N 05° 29' 20" W	1.084
12	N 81° 10' 00" W	0.987
13	N 40° 38' 00" W	0.628
14	N 20° 55' 50" W	0.750
15	N 80° 01' 00" W	0.469
16	N 38° 43' 40" W	1.402
17	N 74° 39' 50" W	1.594
18	N 61° 26' 00" W	2.450
19	N 77° 08' 30" W	1.238
20	N 58° 21' 10" W	1.402
21	N 34° 18' 00" W	1.658
22	N 56° 01' 50" W	1.974
23	N 58° 18' 20" W	1.872
24	N 53° 11' 40" W	1.774
25	N 57° 32' 50" W	1.752
26	N 79° 42' 10" W	2.110
27	N 79° 29' 10" W	0.916
28	N 76° 46' 10" W	1.962
29	N 71° 26' 20" W	0.966
30	N 89° 30' 00" W	0.593
31	N 63° 40' 20" W	0.767
32	S 86° 07' 30" W	0.534
33	N 56° 39' 50" W	1.104
34	N 85° 46' 20" W	0.542
35	N 57° 08' 50" W	1.970
36	N 70° 13' 40" W	1.421
37	N 67° 08' 40" W	0.836
38	S 84° 59' 00" W	0.743
39	N 62° 40' 40" W	0.572
40	S 03° 37' 50" W	5.701
41	N 86° 58' 30" E	9.829
42	S 00° 19' 20" W	14.494
43	S 00° 19' 20" W	3.030
44	N 88° 36' 59" W	10.862

(REFERENCE BEARING)

NOTES

- NO LEGAL DESCRIPTIONS OF EASEMENTS WERE FURNISHED AND NO CERTIFICATION IS GIVEN AS TO THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS EXCEPT AS SHOWN ON THE PLAT.
- MATTERS OF ADVERSE POSSESSION ARE NOT RECONCILED BY THIS SURVEY.
- ALL DISTANCES SHOWN ARE IN CHAINS UNLESS OTHERWISE NOTED.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF A MINIMUM OF ONE FOOT IN 5,000 FEET AND AN ANGULAR ERROR OF NO MORE THAN 12" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN A MINIMUM OF ONE FOOT IN 5,000 FEET.
- NO ATTEMPT WAS MADE TO LOCATE FLOOD EASEMENTS OR WETLANDS AND NO CERTIFICATION IS GIVEN AS TO THEIR EXISTENCE OR NON-EXISTENCE.
- EQUIPMENT USED: GTS 303 100FT. STEEL TAPE
- DENOTES 5/8" IRON PIN W/PLASTIC CAP PLACED UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY AND ANY RESTRICTIONS OF RECORD.
- THIS PLAT SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



DONALD EARL LONG
LAND SURVEYOR
ROME, GEORGIA

THIS PLAT OF SURVEY IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES IS DONE AT THEIR OWN RISK.

DONALD EARL LONG GEORGIA REGISTRATION NO. 2039
137 SIMPSON DRIVE, N.W., ROME, GEORGIA 30165
(706) 235-5963

DATE OF FIELD WORK: FEBRUARY 10, 2004

DATE OF PLAT: FEBRUARY 10, 2004

SCALE: 1" = 660

FILE: PI 2-13-73A



PI-24 SURVEY FOR PI-43	
TEMPLE-INLAND LAND AND TIMBER, INC.	
BEING PART OF LAND LOTS 73 & 108 OF THE 13 TH DISTRICT, 2 ND SECTION PICKENS COUNTY, GEORGIA	
RECORD ACREAGE 133.99 AC	ACTUAL ACREAGE 133.60 AC
FIELD WORK DATE FEB. 10, 2004	DRAWN BY PSL FEB. 10, 2004
SCALE: 1" = 660'	FILE: PI-2-13-73A