

BK:2024 PG:78-78

P2024000078

1519108864

PARTICIPANT ID

FILED IN OFFICE

CLERK OF COURT

05/23/2024 05:21 PM

PAIGE D MULLIGAN, CLERK

SUPERIOR COURT

TATTNALL COUNTY, GA

Paige D. Mulligan

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 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.

[Signature]

TATTNALL CO. ENGINEER 05/23/2024

COUNTY APPROVAL

DATE

LALYNN FARM 1905, LLC

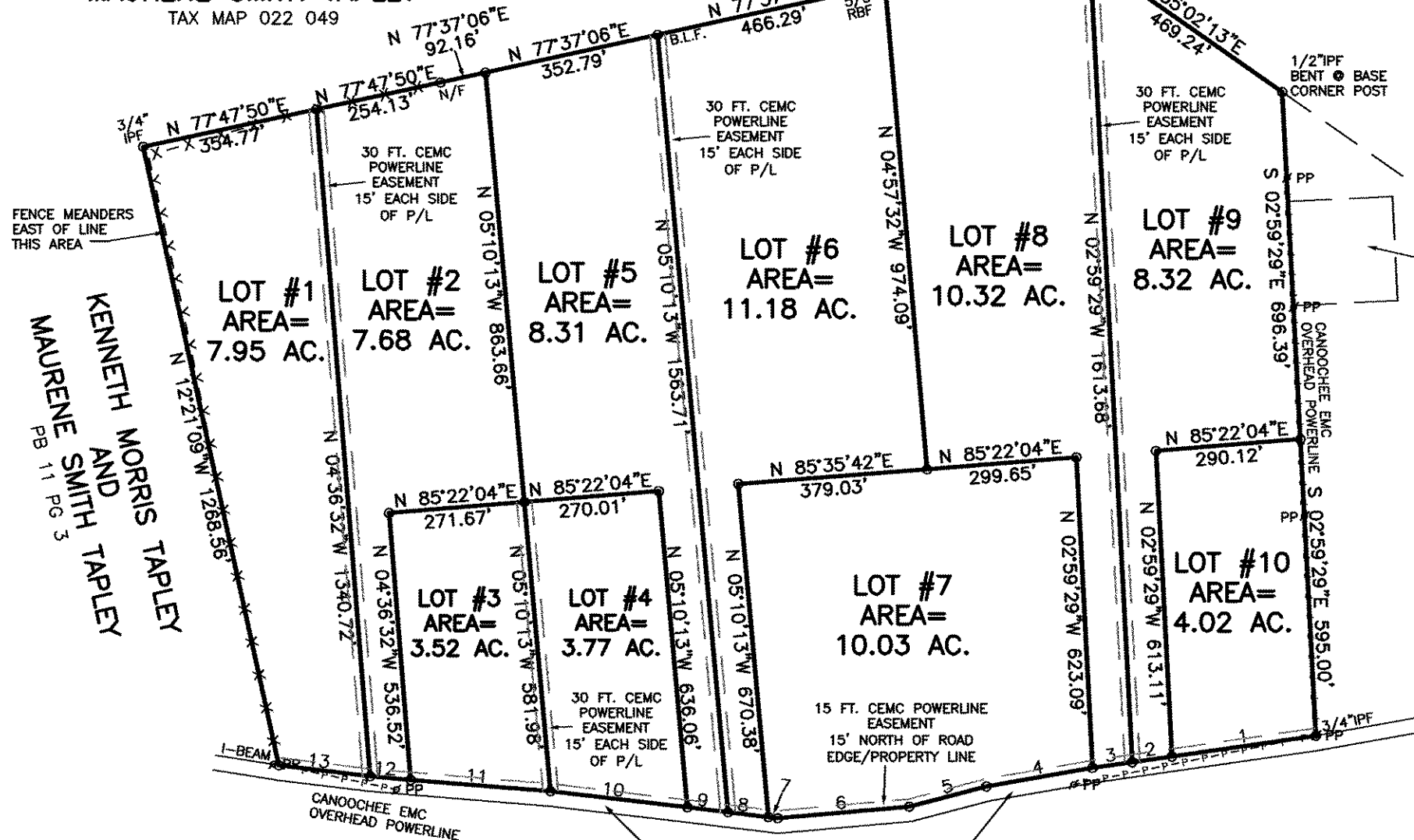
PB 6 PG 197

BGL FARM, LLC

DB 5P PG 17

KENNETH MORRIS TAPLEY AND MAURENE SMITH TAPLEY

TAX MAP 022 049



THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH- GA EAST ZONE. THE BEARINGS MAY DIFFER FROM PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

1/2"RBS AT LOT CORNERS & ALONG ROAD LOTS 1 & 2, 5 & 6, & 8 & 9 SHALL HAVE DOUBLE-PIPE SHARED DRIVEWAY ROAD ENTRANCES. ALL DRIVEWAY ENTRANCES SHALL BE PLACED A MINIMUM OF 250' APART

STATE OF GEORGIA TATTNALL COUNTY 41st G.M.D.

PLAT DATE: 22 MAY 2024 FIELD SURVEY: 21 MAY 2024

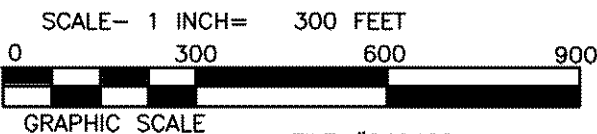
PLAT E.O.C. 1' IN SEE NOTE ADJUSTMENT-LEAST SQUARES

EQUIPMENT USED ELECTRONIC TOTAL STATION CARLSON BRX BASE/ROVER

NOTE: THIS SURVEY WAS PERFORMED USING CARLSON GNSS BASE AND ROVER. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL 0.05" WHICH IS WITHIN 95% CONFIDENCE INTERVAL.

PLAT E.O.C.'S: 1' IN LOT 1 8,204,726' LOT 2 771,184' LOT 3 473,545' LOT 4 1,035,925' LOT 5 655,445' LOT 6 314,664' LOT 7 717,999' LOT 8 827,685' LOT 9 292,756' LOT 10 321,458'

IPS= IRON PIN SET IPF= IRON PIN FOUND RBF= 1/2"-5/8" REBAR FOUND RBS= 5/8" REBAR SET CMF= CONCRETE MONUMENT FOUND CMS= CONCRETE MONUMENT SET



FILE #240422 DRAWN BY: ADE

ROAD LINES

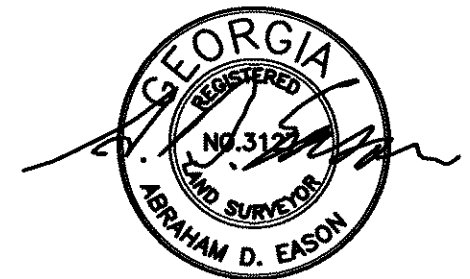
Course	Bearing	Distance
1	S 81°48'17" W	291.20'
2	S 81°48'17" W	80.33'
3	S 81°48'17" W	80.33'
4	S 80°05'12" W	215.60'
5	S 75°20'09" W	159.70'
6	S 84°54'17" W	264.10'
7	N 83°03'42" W	18.89'
8	N 83°03'42" W	81.82'
9	N 83°03'42" W	81.82'
10	N 83°19'38" W	275.87'
11	N 85°19'47" W	281.05'
12	N 85°02'38" W	81.13'
13	N 83°05'10" W	184.45'

SURVEY FOR: COUNTRY LOTS, LLC

CURRENT OWNER

SURVEY OF: TYLER FARMS

A DIVISION OF THAT AREA SHOWN IN PB 13 PG 282. TAX ID 022 083D



EASON LAND SURVEYING P.O. BOX 753 CLAXTON, GA. 30417 (912) 739-7143 LSF 000047

GRID NORTH GA EAST ZONE TAKEN FROM RTK NETWORK OBSERVATION

Country Lots, LLC
Tyler Farms
Restrictive Covenants

1. All lots shall be for one single family private dwelling with customary out buildings with no structure placed or improved upon any tract or lot being used for any type of business or commercial enterprise, other than for agriculture. No lot may be further subdivided.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. All dwellings must have written approval by the developer prior to the placement on any lot, and must meet the standards set forth by all governing authorities. Site-built homes, modular homes, single-wide and double-wide homes shall be permitted on all lots. Each dwelling must have a well and septic tank. One (1) dwelling per lot.
4. Any factory built home placed on any tract must be underpinned within thirty (30) days of placement upon any lot and shall be skirted with brick, stone, masonry, or such material as may be approved by the developer.
5. No prefabricated storage building may be converted into a residence or guest house/in-law home.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any tract.
7. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any tract must be registered and licensed.
8. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine & goats are specifically prohibited from placement upon any tract, even if regarded as a pet.
9. No dwelling placed upon any tract shall be closer than seventy (70') feet from the road right-of-way or thirty (30') feet from an adjoining property line on either side of a tract, when facing a public right-of-way, or fifty (50') feet from a rear property line.
10. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
11. No timber may be cut for timber sale on any tract without permission of developer.
12. No cable or chain may be placed across any path, driveway, or roadway located upon any tract. This restriction shall not prohibit the installation of any gate with a structural frame or fencing.
13. Easements for the installation and maintenance of utilities are reserved by developer.

Scan Me



GPS Options:

186 EUGENE KNIGHT ROAD COLLINS, GA 30421

Directions From Exit 98 I-16

Take GA-57 S for 6.7 miles

Turn Right onto GA-152 go .7 miles

Slight Left onto Lynntown Rd. go 10.2 miles

Turn Left onto Eugene Knight Rd. .4

Property on the left.