

eFiled & eRecorded  
 DATE: 1/4/2023  
 TIME: 3:36 PM  
 PLAT BOOK: 00012  
 PAGE: 00489  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Jackie Dalton  
 Laurens County, GA

THIS IS A RETRACEMENT OF AN EXISTING PARCEL 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 WHICH CREATED THIS PARCEL 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 PURPOSE OR USE 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.

**SURVEY FOR:  
 COUNTRY LOTS, LLC**

A RETRACEMENT SURVEY OF PARCEL 9 AS SHOWN IN DEED BOOK 418 PAGE 705. CURRENT OWNER: SHIRLEY L. THOMPSON TAX PARCEL 136 041

**PROPERTY AND RIGHT-OF-WAY LINES**

Course	Bearing	Distance
1	N 44°17'58" W	213.95'
2	Rad: 452.62' Tan: 79.03' Chd: N 34°39'57" W	Arc: 156.49' CA: 19°48'33" 155.71'
3	N 41°59'24" W	56.15'
4	N 44°15'02" W	219.89'

GRID NORTH  
 GA EAST ZONE  
 TAKEN FROM GPS OBSERVATION  
 (UNADJUSTED)

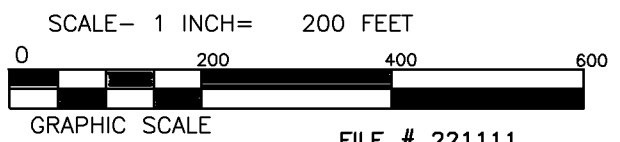
RIGHT-OF-WAY NOTE:  
 NO RIGHT-OF-WAY DEED FOUND BY THE UNDERSIGNED.  
 PARCEL CORNERS ARE 5/8"RBS

PLAT REVISED: 04 JAN. 2023  
 TO ADD EMC EASEMENT (NO OTHER CHANGES MADE TO PLAT RECORDED IN PB 12 PG 479)  
 PLAT REVISED: 20 DEC. 2022  
 TO DIVIDE TRACT

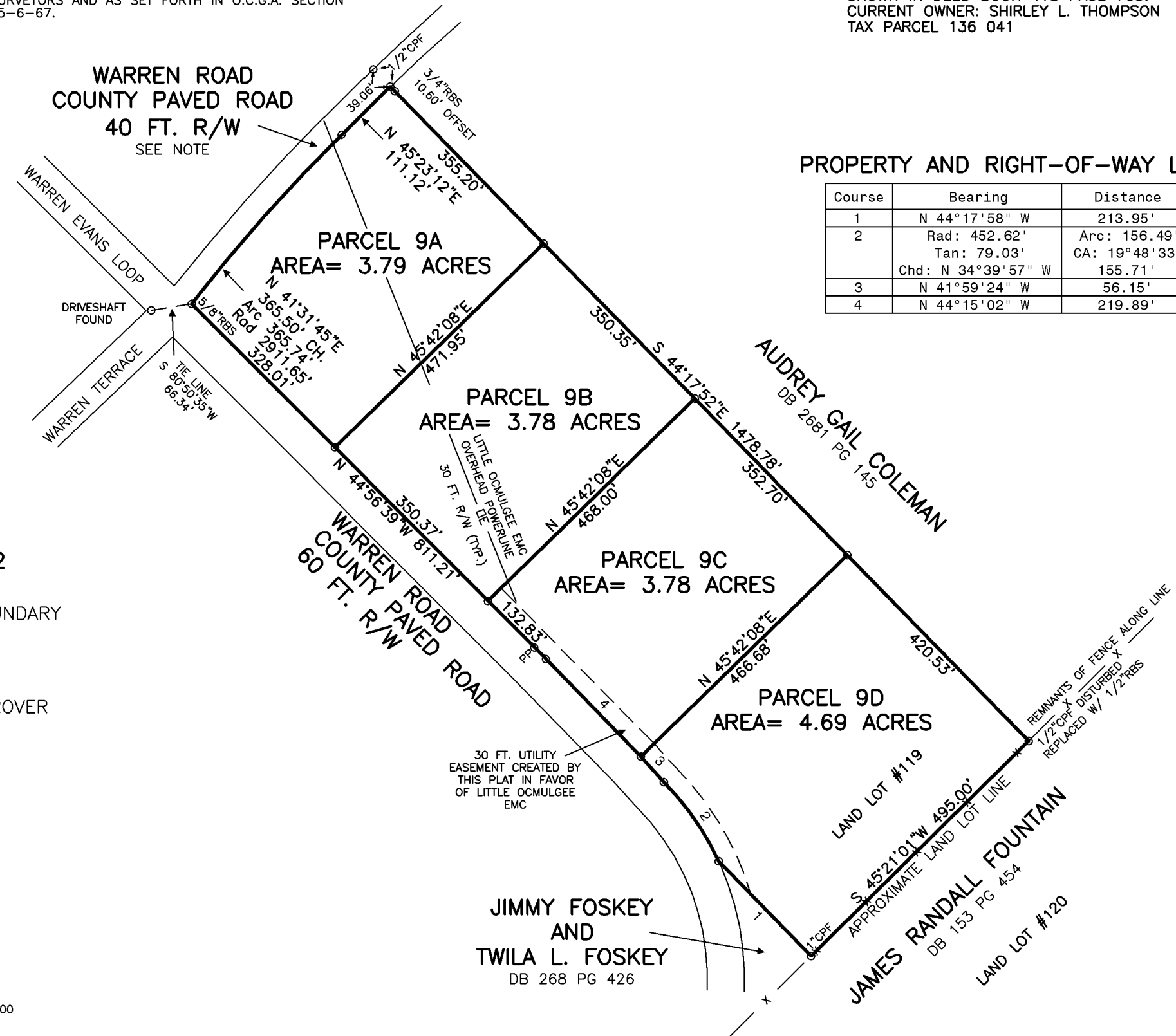
STATE OF GEORGIA  
 LAURENS COUNTY  
 LAND DISTRICT #17  
 LAND LOT #119  
 PLAT DATE: 17 NOVEMBER 2022  
 FIELD DATE: 16 NOVEMBER 2022  
 PLAT E.O.C. = 1' IN 535,397'+ BOUNDARY ADJUSTMENT-LEAST SQUARES  
 EQUIPMENT USED  
 ELECTRONIC TOTAL STATION  
 STONEX S10 GNSS GPS BASE AND ROVER

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

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

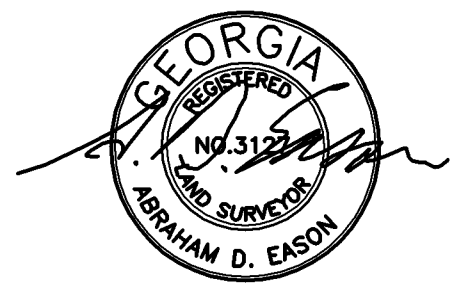


FILE # 221111  
 DRAWN BY: ADE



JIMMY FOSKEY  
 AND  
 TWILA L. FOSKEY  
 DB 268 PG 426

JAMES RANDALL FOUNTAIN  
 DB 153 PG 454



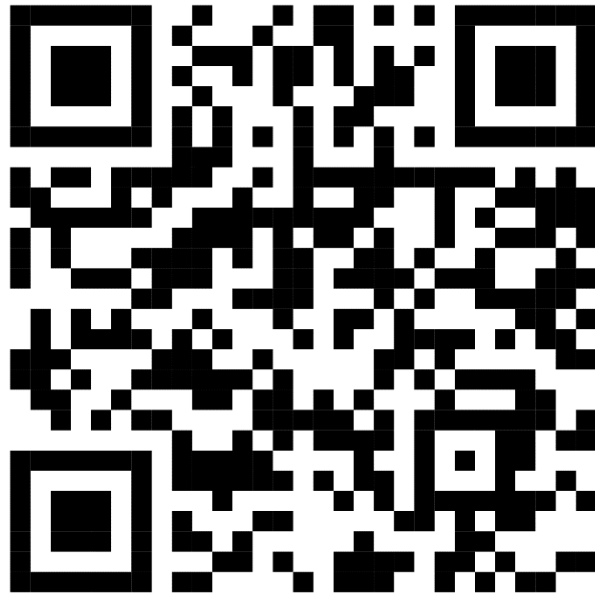
EASON LAND SURVEYING  
 P.O. BOX 753  
 CLAXTON, GA. 30417  
 (912) 739-7143  
 LSF 000047

**Restrictive Covenants**  
**Warren Road**  
Laurens County, Georgia

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as single family residential lots, 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.
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 each dwelling must have a well and septic tank. One (1) dwelling per lot.
4. Any home erected on any lot or any factory home placed on any lot shall have dimensions of at least 24' x 40' (twenty four feet by forty feet) and contain a minimum of 960 square feet of indoor heated area. Any square footage contained in any additions to any factory built home shall not count towards the stated 960 square foot minimum. No two single wide mobile homes may be joined together to meet this 960 square foot minimum.
5. Any factory-built homes placed on any lot 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.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
7. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any lot must be registered and licensed.
8. No livestock or other animals may be raised or kept for commercial purposes on any lot. All swine and goats are specifically prohibited from placement upon any lot, even if regarded as a pet.
9. No dwelling placed upon any lot 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 lot, when facing a public right-of-way, or fifty (50') feet from a rear property line.
10. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
11. No timber may be cut for timber sale on any lot without permission of developer.
12. No cable or chain may be placed across any path, driveway, or roadway located upon any lot. 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.

Buyer: \_\_\_\_\_

# Scan Me



## GPS Options:

Warren Rd Rentz, GA 31075

## Directions From Exit 51 I-16

Take GA-441 S 11.5 miles

Turn Right onto Baker Church Rd. .6 miles

Turn Left onto Warren Rd. .3 miles

Stay left onto Warren Rd.

Please reference Plat to find exact lot.