

STATE OF GEORGIA
JOHNSON COUNTY
55th G.M.D.

PLAT REVISED:
11 JUNE 2010
09 NOV. 2010

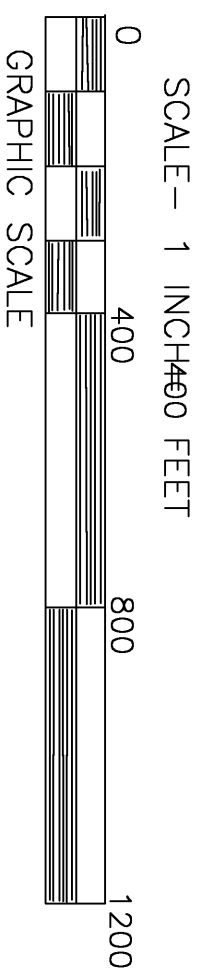
EDDIE & KYLE
HENRY

PLAT DATE: 26 MAY 2010
FIELD SURVEY: 25 MAY 2010

FIELD E.O.C. = 1' IN20,000' +
ANGULAR ERROR = 05" PER < POINT
PLAT E.O.C. = 1' IN20,000' +
ADJUSTMENT - NONE

EQUIPMENT USED
ELECTRONIC TOTAL STATION

SOKKIA GSR 2700 ISX GPS UNITS
GPS-MAXIMUM HORIZONTAL TOLERANCE:0.04'



NOTES:
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.
THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.
3/4" IRON PIPE SET ON ALL CORNERS UNLESS NOTED

REFERENCES:
PLAT BOOK 10 PAGE 41
DEED BOOK 267 PAGE 89
DEED BOOK 214 PAGE 81
PLAT BOOK 12 PAGE 118
DEED BOOK 166 PAGE 227
DEED BOOK 148 PAGE 41
PLAT BOOK 12 PAGE 23
DEED BOOK 124 PAGE 145
PLAT BOOK 11 PAGE 299
DEED BOOK 124 PAGE 142
PLAT BOOK 2 PAGE 26
DEED BOOK 177 PAGE 83
PLAT BOOK 1 PAGE 272
DEED BOOK 263 PAGE 44

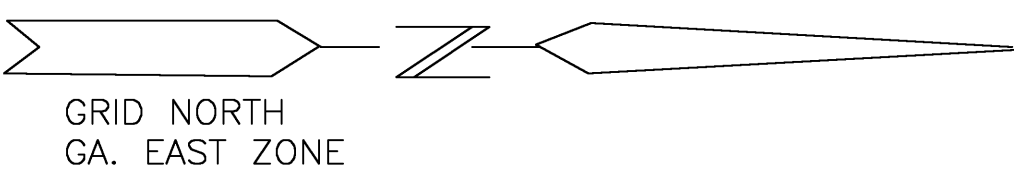
COURSE	BEARING	DISTANCE
1	N 68°02'31"W	301.27'
2	N 14°55'34"E	537.40'
3	S 79°49'37"E	105.09'
4	N 42°07'12"E	187.02'
5	S 65°00'26"E	110.91'

BRANCH LINES	BEARING	DISTANCE
1	N 10°12'17"W	14.94'
2	N 30°03'27"W	55.33'
3	N 22°45'07"W	43.64'
4	N 12°52'41"W	55.88'
5	N 50°58'30"W	28.66'
6	N 03°32'41"E	25.68'
7	N 65°11'48"W	25.24'
8	N 23°42'28"W	37.25'
9	N 17°53'13"W	47.59'
10	N 18°13'41"E	31.34'
11	N 10°24'29"W	41.39'
12	N 03°49'06"E	48.55'
13	N 02°50'09"E	49.19'
14	N 32°33'20"E	42.04'

IPS= IRON PIN SET
IPF= IRON PIN FOUND
RBF= REBAR FOUND
RBS= REBAR SET
CMF= CONCRETE MONUMENT FOUND
CMS= CONCRETE MONUMENT SET

FILE #100510A
F.B.#1003 & ELEC.

BENNIE V. &
LEAH DORA
POWELL



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

SURVEY FOR:
LITTLE HOUSE
INVESTMENTS, L.L.C.
SURVEY OF:
KERSEY FARMS

RESTRICTIVE COVENANTS

Kersey Farms Subdivision

Johnson County, GA

Country Lots, LLC

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with no structure being used for any type of business or commercial enterprise other than agriculture. A lot may be subdivided for the purpose of adding additional residential units or homes provided that each subdivided lot shall contain, at a minimum, no less than three (3.0) acres. All lots shall be used for only one single-family private dwelling with customary out-buildings.
2. No building shall be erected on any lot to be used as a school, church or kindergarten.
3. No single-wide mobile home shall be permitted.
4. No temporary house, shack, tent, or trailer shall be erected.
5. Any modular home placed on any lot must be underpinned within 6 months of placement with a material brick, stone, masonry or such material approved by developer.
6. Any factory-built home placed on any lot may not be older than 5 years from the date of placement unless approved by the developer.
7. Any relocated home must be approved by the developer prior to placement on any lot.
8. Any home erected on any lot or any factory-built 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.
9. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
10. 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.
11. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses or cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animals per acre limit is observed.
12. No dwelling shall be nearer than 70 feet from the road right-of-way or 30 feet from a side line or 50 feet from a rear line.
13. All structure erected shall be completed within one year of when work begins.
14. No timber may be cut for sale without permission of developer.

Buyer: _____

Buyer: _____

Scan Me



GPS Options:

858 Kersey Rd Kite GA 31049

Directions From Kite GA:

Take Go S on Montgomery St.

Immediate Right onto Railroad St.

Railroad St becomes dirt 2.1 miles

Continue Straight on Kersey Rd. (dirt) .3 miles

Please reference Above Plat to find exact lot.