

eFiled & eRecorded
 DATE: 6/14/2017
 TIME: 2:18 PM
 PLAT BOOK: 00023
 PAGE: 00065
 RECORDING FEE: 8.00
 PARTICIPANT ID: 1519108864
 CLERK: Kristin C Hall
 EMANUEL County, GA

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.

NOTE: 40' UTILITY EASEMENTS SHOWN ARE FOR
 OVERHEAD POWER SERVICE LINES. LENGTH OF EASEMENT
 WILL BE DETERMINED BY PLACEMENT OF TERMINAL POLE.

ADJACENT OWNERS:

A: DONALD CASEY WILLIFORD & DONALD W.
 WILLIFORD
 PB 17 PG 15
 B: MYRA F. WILLIFORD & DONALD W.
 WILLIFORD
 PB 11 PG 90
 C: AARON T. WILLIFORD
 PB 21 PG 419

CURRENT OWNER: COUNTRY LOTS, LLC
 TAX ID: 019 07A
 TYPE OF SURVEY: MINOR SUBDIVISION
 DESCRIPTION: PB 21 PG 470

PLAT E.O.C.'S:
 TRACT #1 1' IN 1,009,149'
 TRACT #2 1' IN 378,901'
 TRACT #3 1' IN 403,823'
 TRACT #4 1' IN 274,449'
 TRACT #5 1' IN 212,859'
 TRACT #6 1' IN 346,367'
 TRACT #7 1' IN 220,861'

PLAT REVISED: 08 JUNE 2017
 TO ADJUST TRACTS 2 & 3 AND SHOW ACCESS EASEMENT

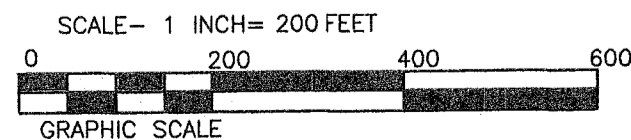
STATE OF GEORGIA
 EMANUEL COUNTY
 1452nd G.M.D.

PLAT DATE: 16 MAY 2017
 FIELD SURVEY: 10 MAY 2017

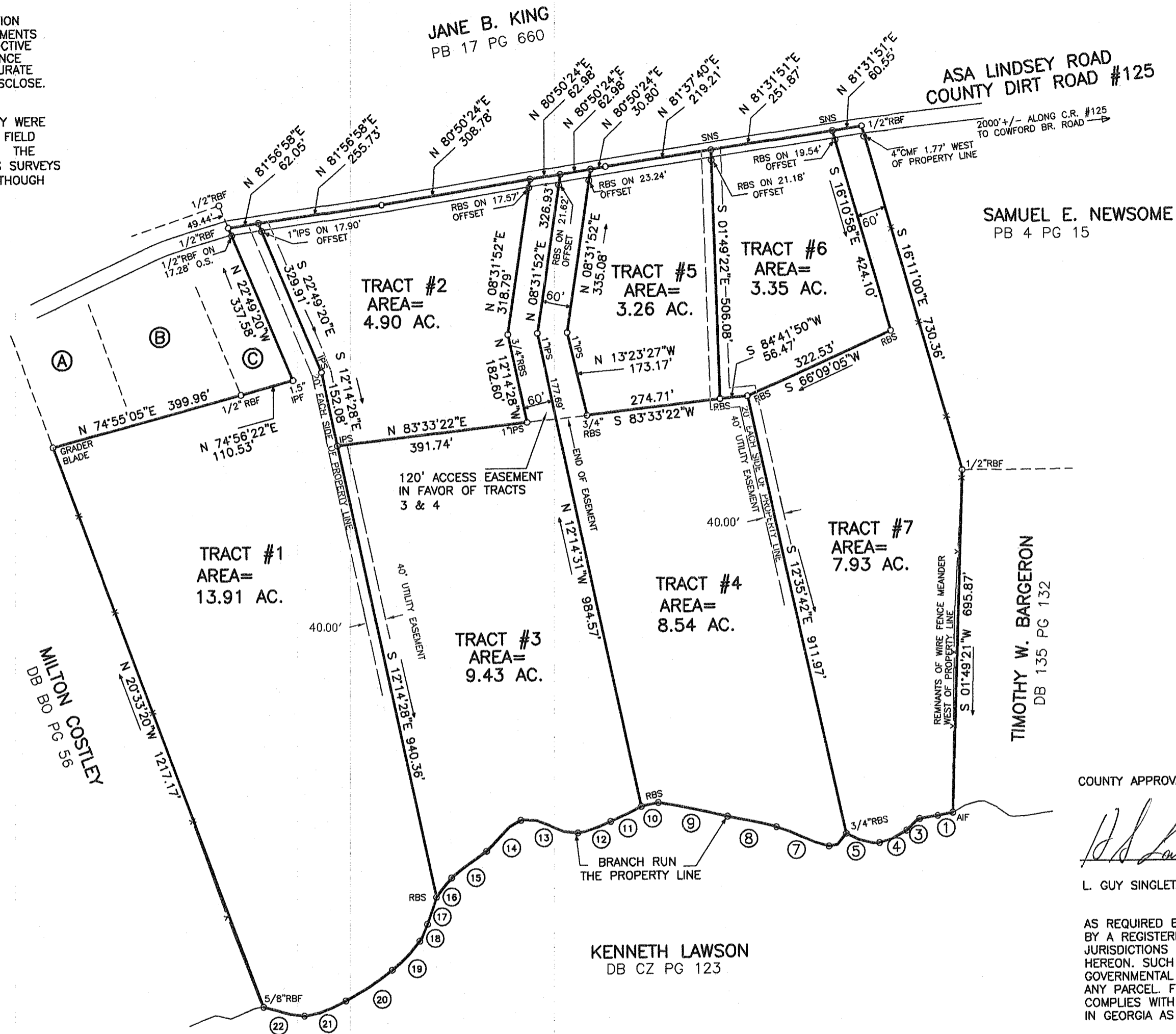
FIELD E.O.C. = 1' IN 85,999' +
 ANGULAR ERROR = 01" PER < POINT
 PLAT E.O.C. = 1' IN SEE NOTE +
 ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED
 ELECTRONIC TOTAL STATION

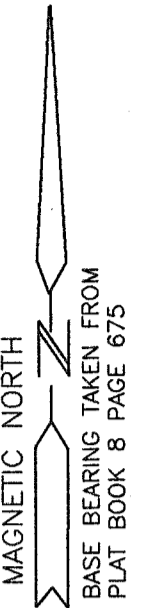
IPS= IRON PIN SET
 IPF= IRON PIN FOUND
 RBF= REBAR FOUND
 RBS= REBAR SET
 CMF= CONCRETE MONUMENT FOUND
 CMS= CONCRETE MONUMENT SET



FILE #170405
 DRAWN BY: ADE
 FB: CARLSON



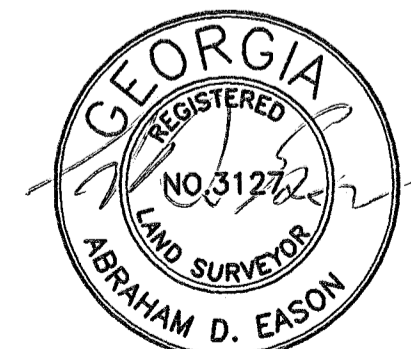
COURSE	BEARING	DISTANCE
1	S 78°28'45"W	31.44'
2	S 81°12'51"W	37.62'
3	S 48°50'50"W	35.51'
4	S 67°06'35"W	61.23'
5	S 74°00'41"W	70.85'
6	S 54°37'23"W	43.42'
7	N 69°31'25"W	114.95'
8	N 78°02'41"W	102.50'
9	N 78°23'39"W	145.11'
10	S 78°18'29"W	35.61'
11	S 64°35'38"W	69.82'
12	S 71°31'30"W	70.82'
13	N 77°38'03"W	119.85'
14	S 48°41'29"W	93.39'
15	S 53°29'40"W	89.89'
16	S 38°25'05"W	50.19'
17	S 18°50'31"W	58.04'
18	S 25°00'49"W	37.54'
19	S 44°19'03"W	81.35'
20	S 57°04'51"W	113.31'
21	S 70°16'55"W	90.52'
22	N 77°27'34"W	85.91'



COUNTY APPROVAL:

[Signature] 6/13/17
 L. GUY SINGLETARY, COUNTY ADMINISTRATOR DATE

AS REQUIRED BY O.C.G.A. SEC. 15-6-67(d), THIS PLAT HAS BEEN PREPARED
 BY A REGISTERED LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
 JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVALS SHOWN
 HEREON. SUCH APPROVALS SHOULD BE CONFIRMED WITH THE APPROPRIATE
 GOVERNMENTAL BODIES BY ANY USER OF THIS PLAT AS TO INTENDED USE OF
 ANY PARCEL. FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THIS PLAT
 COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS
 IN GEORGIA AS SET FORTH BY BOARD RULE AND O.C.G.A. SEC. 15-6-67.



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

SURVEY OF:
 TINSLEY FARMS
 SURVEY FOR:
 COUNTRY LOTS, LLC
 TOTAL AREA SURVEYED: 51.32 ACRES

Country Lots, LLC
Tinsley Farms
Restrictive Covenants

1. All lots shall be known and designated as residential lots, with not structure placed or improved upon any tract or parcel for any type of business or commercial enterprise, other than for agriculture. A tract may be subdivided with developer approval for the purpose of adding additional residential units or homes, provided that each subdivided tract shall contain, at a minimum, no less than three (3) acres.
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 placement on any tract, and each dwelling must have a well and septic tank.
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 accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any tract.
6. 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.
7. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine and goats are specifically prohibited from placement upon any tract, even if regarded as a pet.
8. 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.
9. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
10. No timber may be cut for timber sale on any tract without permission of developer.
11. 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.

Scan Me



GPS Options:

146 Asa Lindsey Rd Kite GA 31049

Directions From Downtown Swainsboro, GA:

Take US-80 W 3.5 miles

Turn Right onto McCleod Br Rd 5.1 Miles

Turn Right onto Cow Ford Bridge Rd 1.9 miles

Turn Left Asa Lindsey Rd. .7 Miles (dirt)

Reference Above Plat to find exact lot.