

THIS PLAT 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, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE 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 USE OR PURPOSE 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.

ORIGINAL PLAT WAS COUNTY APPROVED 7/21/21 AND RECORDED IN PB 11 PG 971.

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 PLAT ARE BASED UPON GRID NORTH - GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS UNADJUSTED. THE BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

eFiled & eRecorded
DATE: 7/30/2021
TIME: 4:11 PM
PLAT BOOK: 00011
PAGE: 00979
RECORDING FEES: \$10.00
PARTICIPANT ID: 1519108864
CLERK: Jackie Dalton
Laurens County, GA

TYPE OF SURVEY: BOUNDARY SURVEY

EXISTING PARCEL DESCRIPTION:
A PORTION OF TRACT #2, AS SHOWN ON PLAT FOUND IN DEED BOOK 391 PAGE 460.

EXISTING PARCEL TAX ID: 159 039

CURRENT OWNER:
COUNTRY LOTS, LLC

5/8"RB'S AT DIVISION CORNERS

SURVEY OF:
FOUNTAIN FARMS
SURVEY FOR:
COUNTRY LOTS, LLC

PROPERTY LINES

Course	Bearing	Distance
1	Rad: 674.00' Tan: 73.20' Chd.: N 42°32'23" E	Arc: 145.82' CA: 12°23'46" CA: 145.54'
2	Rad: 674.00' Tan: 37.56' Chd.: N 33°09'08" E	Arc: 75.04' CA: 6°22'44" CA: 75.00'
3	S 44°09'46" E	58.53'

N 37°24'32"E
82.64'

Arc 121.37'
Rad 84.87'
N 03°33'46"W
111.29'

PLAT REVISED: 30 JULY 2021
TO ADD EMC EASEMENTS

PLAT REVISED: 20 JULY 2021
TO DIVIDE INTO TRACTS

STATE OF GEORGIA
LAURENS COUNTY
LAND DISTRICT # 17
LAND LOT #s 244

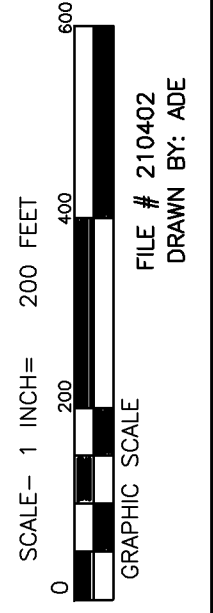
PLAT DATE: 26 APRIL 2021
FIELD DATE: 19 APRIL 2021

PLAT E.O.C. = 1' IN 739,023' +
ADJUSTMENT - LEAST SQUARES

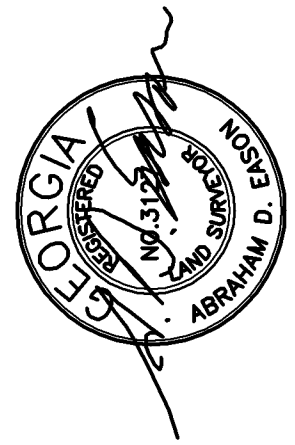
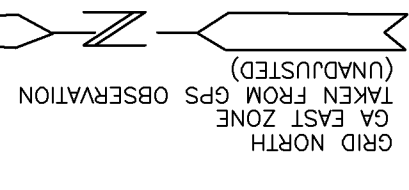
EQUIPMENT USED
ELECTRONIC TOTAL STATION
STONEX S10 GNSS GPS BASE AND ROVER

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.

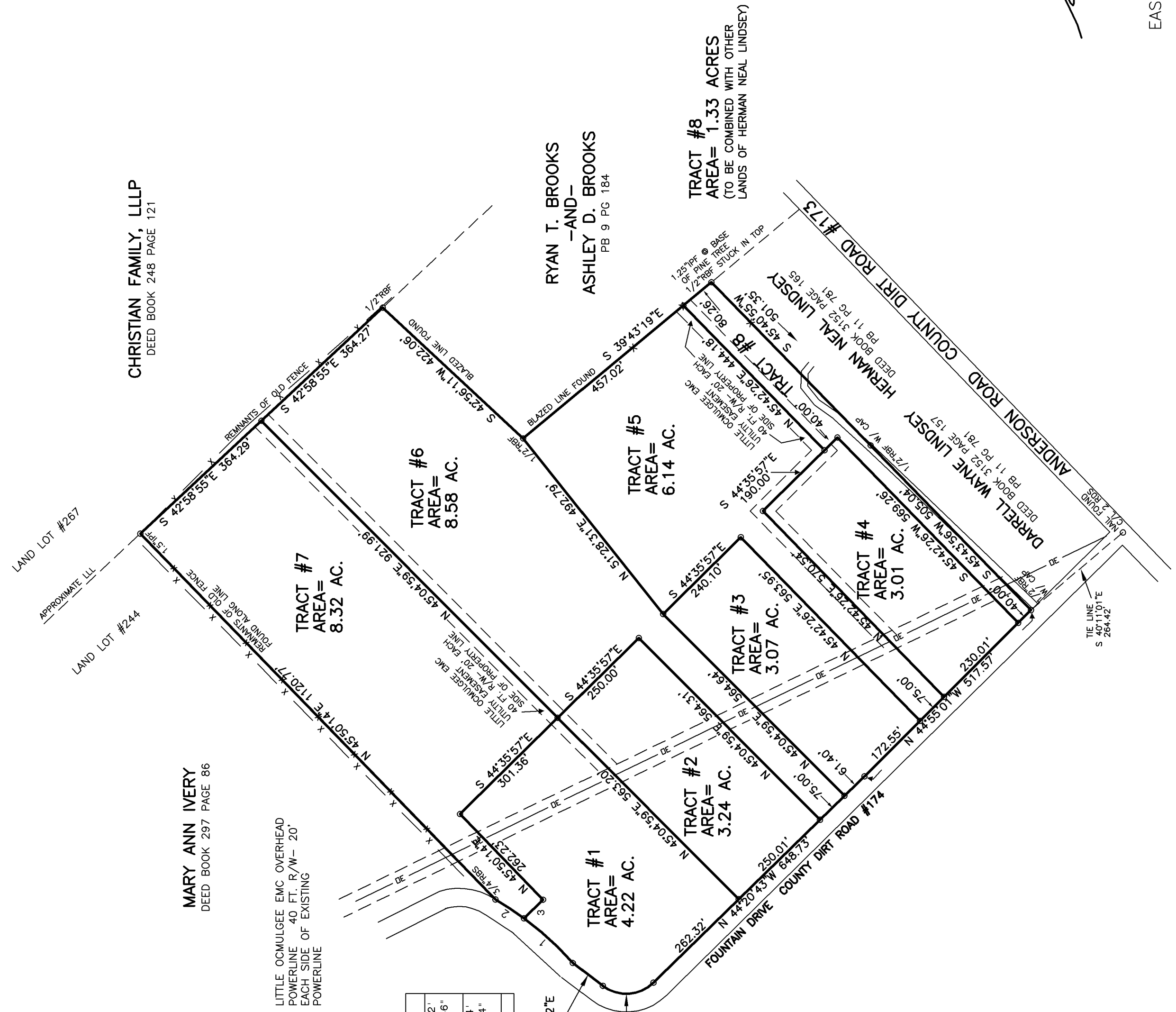
IPS= IRON PIN SET
IPF= IRON PIN FOUND
RBF= REBAR FOUND
RBS= REBAR SET
CMF= CONCRETE MONUMENT FOUND
CMS= CONCRETE MONUMENT SET



TOTAL AREA SURVEYED:
37.91 ACRES



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



Restrictive Covenants
Fountain Farms
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.

Buyer: _____

Scan Me



GPS Options:

Fountain Dr Dublin GA 31021

Directions From Exit 51 I-16

Take US-441 S 2.2 Miles

Turn left Scotland Rd 6.3 miles

Turn left Anderson Rd 1.3 miles

Turn left fountain dr

Please reference Plat to find exact lot.