

eFiled & eRecorded
 DATE: 9/23/2020
 TIME: 8:09 AM
 PLAT BOOK: 00011
 PAGE: 00640
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 151910886
 CLERK: Jackie Dalton
 Laurens County, GA

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 SIGNATURES 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 COMPLETES 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.

COUNTY APPROVAL

[Signature]

CURRENT OWNER: COUNTRY LOTS, LLC
 TAX PARCEL: 243 005
 DESCRIPTION: PB 11 PG 543; DB 3072 PG 218
 NOTE: 5/8" OR 3/4" RBS ON TRACT CORNERS
 UNLESS NOTED OTHERWISE.

N/E
 JEFFREY C. HAYWOOD
 PB 7 PG 230

1. KENNETH TERRYL AUTRY, JR.
 AND NATALIE B. AUTRY
 DB 415 PG 757
 2. KENNETH T. AUTRY
 AND GRACE AUTRY
 DB 415 PG 757

TRACT 10
 AREA= 1.47 AC.
 TRACT 11
 AREA= 0.33 AC.
 TRACTS 10 & 11 ARE INTENDED TO BE COMBINED WITH OTHER LANDS OWNED BY KENNETH T. AUTRY AND GRACE AUTRY

BRANCH LINES			INDIAN BRANCH LINES		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S 36°00'28"W	35.91'	39	N 52°17'07"W	69.29'
2	S 07°54'02"E	43.26'	40	N 72°44'56"W	28.90'
3	S 46°49'43"W	32.27'	41	N 49°12'46"W	26.24'
4	S 79°21'55"W	32.77'	42	N 54°22'53"W	47.20'
5	N 39°47'16"W	45.37'	43	N 68°45'47"W	57.31'
6	N 26°59'38"W	50.11'	44	N 88°54'53"W	90.36'
7	S 54°51'16"W	36.74'	45	N 52°18'58"W	77.88'
8	S 11°36'42"E	35.95'	46	N 13°38'32"E	35.15'
9A	S 22°20'57"W	31.36'	47	N 42°41'19"W	52.34'
10	S 34°15'05"W	62.09'	48	N 63°50'53"W	135.28'
11	S 35°32'55"W	51.85'	49	N 82°47'42"W	74.08'
12	S 10°14'17"W	44.16'	50	S 86°17'57"W	65.71'
13	S 23°42'30"E	67.53'	51	S 46°16'47"W	72.16'
14	S 38°22'05"E	49.41'	52	S 76°07'57"W	100.11'
15	S 19°40'17"E	44.11'	53	S 87°34'42"W	94.82'
16A	S 76°04'23"E	54.21'	54	S 59°36'54"W	67.39'
17	S 18°28'09"W	26.49'			
18	S 58°32'57"W	37.98'			
19	N 23°20'03"W	34.09'			
20	N 67°14'32"W	80.33'			
21	S 13°53'47"E	38.95'			
22	S 00°59'06"E	84.02'			
23	S 12°15'10"E	37.05'			
24	S 64°47'08"E	37.65'			
25	S 21°54'15"E	37.05'			
26	S 09°56'12"E	80.85'			
27	S 26°19'54"W	88.90'			
28A	S 27°21'59"E	82.90'			
28B	S 27°21'59"E	82.90'			
29	S 14°36'44"E	68.80'			
30	S 08°08'14"W	68.80'			
31	S 09°03'12"W	51.97'			
32	S 01°08'54"E	44.23'			
33	S 15°30'04"E	42.24'			
34	S 19°20'04"E	30.16'			
35	S 37°22'53"E	24.93'			
36	S 07°46'08"W	67.46'			
37	S 24°05'43"W	34.97'			
38	S 24°05'43"W	34.97'			

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON GRID NORTH - GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS NOT ADJUSTED TO GEODETIC MONUMENTATION.

GRID NORTH
 GA EAST ZONE
 UNADJUSTED

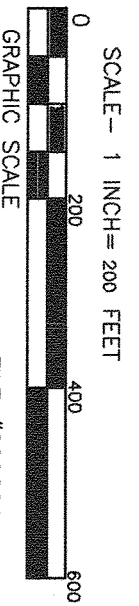
NOTES:
 SURVEYOR HAS MADE NO INVESTIGATION OF RECORD, ENCUMBRANCES, EASEMENTS OR OTHER FACTS THAT MAY AFFECT OR AFFECT THE SURVEY. THE SURVEYOR HAS MADE NO SEARCH FOR RECORDS AND CURRENT TITLE SEARCH MAY DISCLOSE.

SUBDIVISION PLAT OF:
ST. PAUL ESTATES
 SURVEY FOR:
COUNTRY LOTS, LLC
 TOTAL AREA SURVEYED:
AREA= 78.41 ACRES



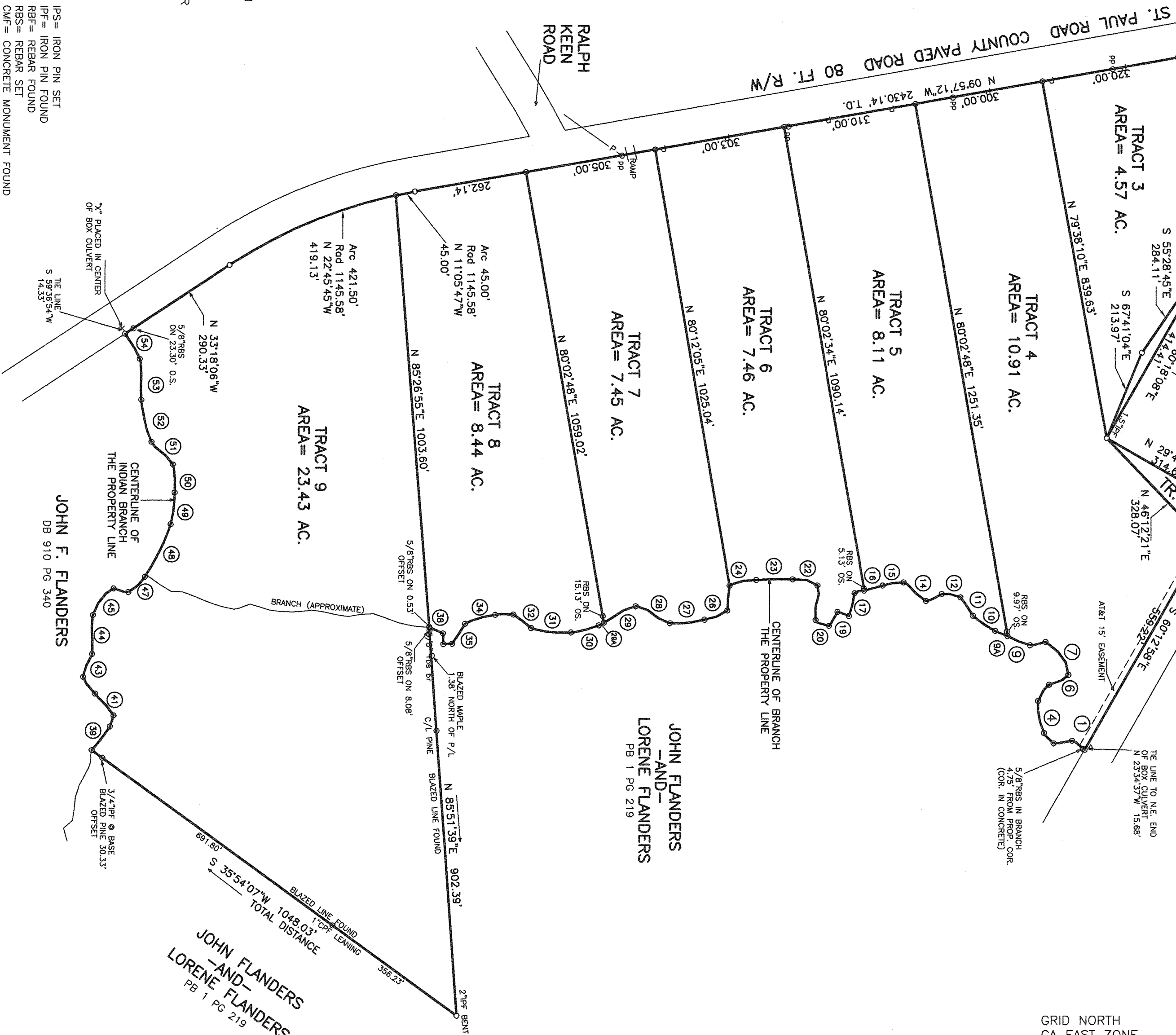
EASON LAND SURVEYING
 P.O. BOX 753
 CLAXTON, GA. 30417
 (912) 739-7143
 LSF 000047

STATE OF GEORGIA
 LAURENS COUNTY
 1412th G.M.D.
 PLAT DATE: 16 SEPTEMBER 2020
 FIELD SURVEY: 10 SEPTEMBER 2020
 FIELD E.O.C. = 1' IN 10,235' + (BRANCHES)
 ANGULAR ERROR = 04" PER < POINT
 PLAT E.O.C. = 1' IN 1,327,085' + (BOUNDARY)
 ADJUSTMENT - LEAST SQUARES
 EQUIPMENT USED
 ELECTRONIC TOTAL STATION
 STONEX S10 GNSS DUAL FREQUENCY BASE & ROVER
 THIS SURVEY WAS PERFORMED IN PART USING RTK GPS SURVEYING METHODS. MAXIMUM HORIZONTAL TOLERANCE: 0.05' WHICH IS WITHIN THE 95% CONFIDENCE INTERVAL.



FILE #200604
 DRAWN BY: ADE

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



JOHN FLANDERS
 -AND-
 LORENE FLANDERS
 PB 1 PG 219

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 LORENE FLANDERS
 PB 1 PG 219

Restrictive Covenants
Country Lots, LLC
St Paul Estates
Laurens County, GA

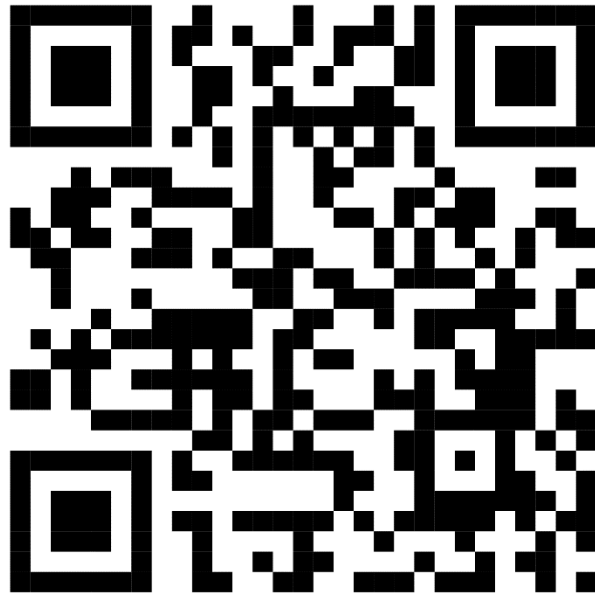
1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with no structure placed or improved upon any tract or lot being used for any type of business or commercial enterprise, other than for agriculture. No lot may be subdivided.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. No single wide manufactured homes allowed
4. All dwellings (manufactured, modular, and site-built homes) must have written approval by the developer prior to placement on any lot, and each dwelling must have a well (unless public water service is available) and septic tank. One (1) single family residence per lot is permitted.
5. The main level of any dwelling must be a minimum of 960 heated square feet.
6. No campers, travel trailers, fifth-wheels, pop-ups or motor homes of any variation may be used as a dwelling, even on a temporary basis during home construction. They may be parked on the property for storage purposes only.
7. Any factory-built home 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.
8. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
9. 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.
10. A maximum of two (2) large animals per tract are allowed as are chickens. Swine and goats are specifically prohibited from placement upon any lot, even if regarded as a pet.
11. 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.

12. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
13. No timber may be cut for timber sale on any lot without permission of the developer.
14. 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: _____

Buyer: _____

Scan Me



GPS Options:

St. Paul East Dublin, GA 31027

Directions From Exit 58 I-16

Take GA-199 N .5 miles

Turn Right onto J W Warren Rd 2.3 miles

Turn Right onto Arthur Graham Rd .7 miles

Turn Left onto Bush Ln. 1.4 miles

Turn Right onto GA-86 E 2 miles

Turn Left onto Vernon Woodard Rd./St Paul Rd 1.7 miles

Please reference Plat to find exact lot.