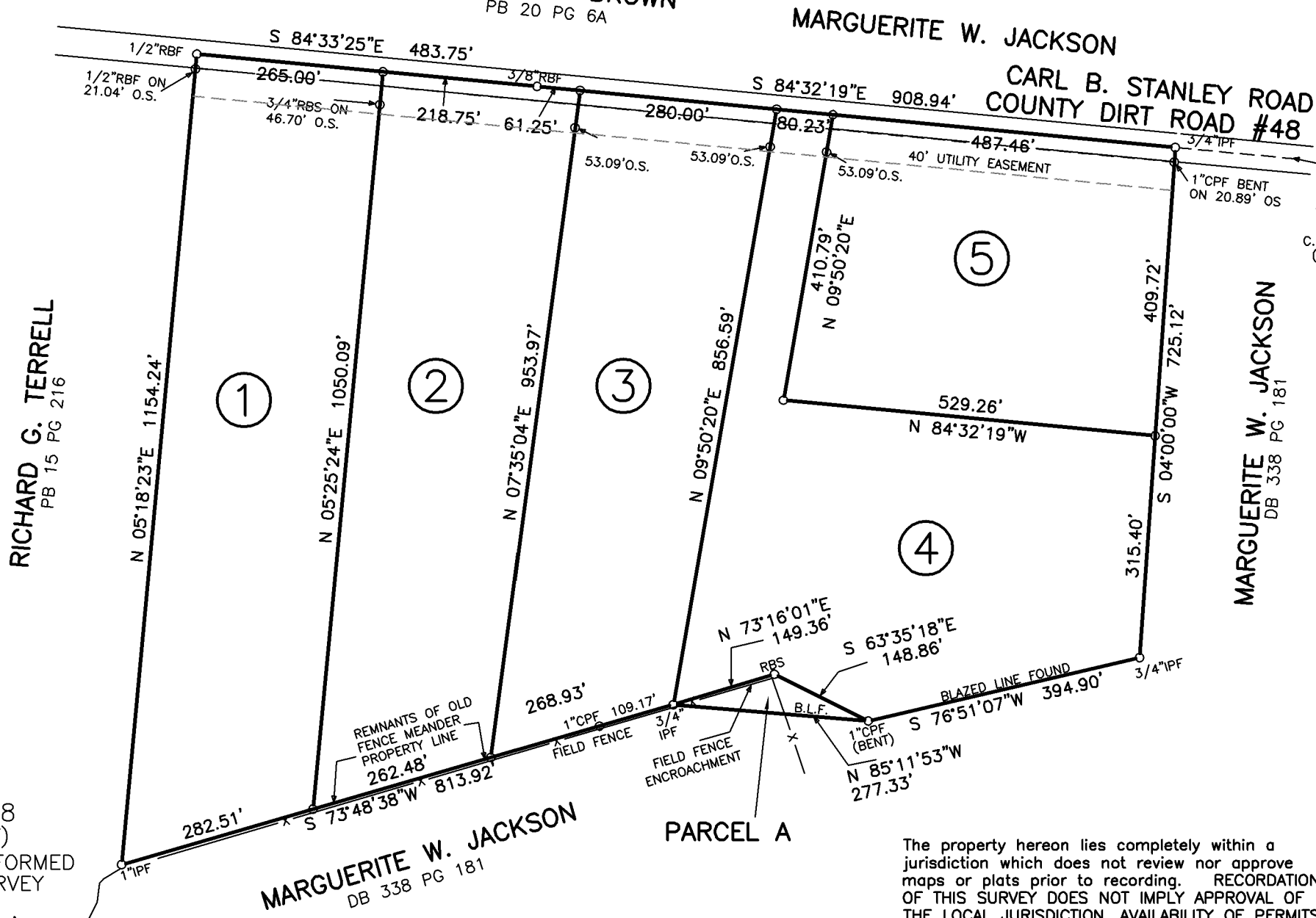


eFiled & eRecorded  
 DATE: 9/26/2018  
 TIME: 9:30 AM  
 PLAT BOOK: E2018  
 PAGE: 00045  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Patricia Glover  
 Johnson County, GA

CUMMING BROWN, ETAL  
 PB 3 PG 200

ANTHONY K. BROWN  
 PB 20 PG 6A

SURVEY OF:  
**GABRIEL FARMS**  
 SURVEY FOR:  
**COUNTRY LOTS, LLC**



NOTES:  
 PROPERTY CORNERS SET ARE 3/4" OR 5/8" REBAR  
 PROPERTY CORNERS FOUND ARE NOTED  
 CURRENT OWNER: COUNTRY LOTS, LLC  
 TAX PARCEL: 021 013A  
 DESCRIPTION: PB 15 PG 204  
 TRACT NUMBERS ARE CIRCLED

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.

STATE OF GEORGIA  
 JOHNSON COUNTY  
 1405th G.M.D.  
 PLAT DATE: 20 SEPTEMBER 2018  
 FIELD SURVEY: 19 SEPTEMBER 2018  
 PLAT E.O.C.: 1' IN 2,550,800' (BOUNDARY)

THE MAJORITY OF THIS SURVEY WAS PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS HAD A MAXIMUM HORIZONTAL TOLERANCE OF 0.05' WITH A 95% CONFIDENCE LEVEL. ADJUSTMENT - LEAST SQUARES

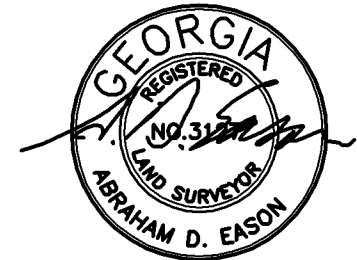
EQUIPMENT USED  
 ELECTRONIC TOTAL STATION  
 STONEX S10 GNSS BASE & ROVER  
 SCALE- 1 INCH= 200 FEET



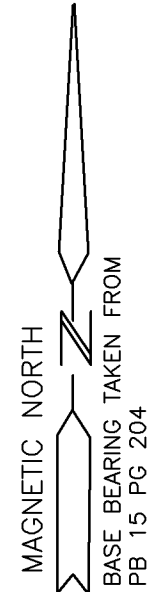
IPS= IRON PIN SET  
 IPF= IRON PIN FOUND  
 RBF= REBAR FOUND  
 RBS= REBAR SET  
 CMF= CONCRETE MONUMENT FOUND  
 CMS= CONCRETE MONUMENT SET

TRACT AREAS:  
 TRACT #1 AREA= 6.68 AC.  
 TRACT #2 AREA= 6.00 AC.  
 TRACT #3 AREA= 5.44 AC.  
 TRACT #4 AREA= 6.45 AC.  
 TRACT #5 AREA= 4.78 AC.  
 PARCEL A AREA= 0.175 AC.  
 TOTAL AREA SURVEYED: 29.525 ACRES

The property hereon lies completely within a jurisdiction which does not review nor approve maps or plats prior to recording. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.



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



**Country Lots, LLC**  
**Gabriel Farms**  
**Restrictive Covenants**

1. All lots shall be for one single family private dwelling with customary out buildings 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 further subdivided.
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.

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

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

Scan Me



GPS Options:

101 Carl B. Stanley Rd Wrightsville, GA 31096

Directions From I-16 Exit 51:

Take US-319 N 14.9 miles

Turn Right onto Carl B. Stanley Rd 1.6 miles (dirt)

Please reference Above Plat to find exact lot. Look for green metal lot signs