

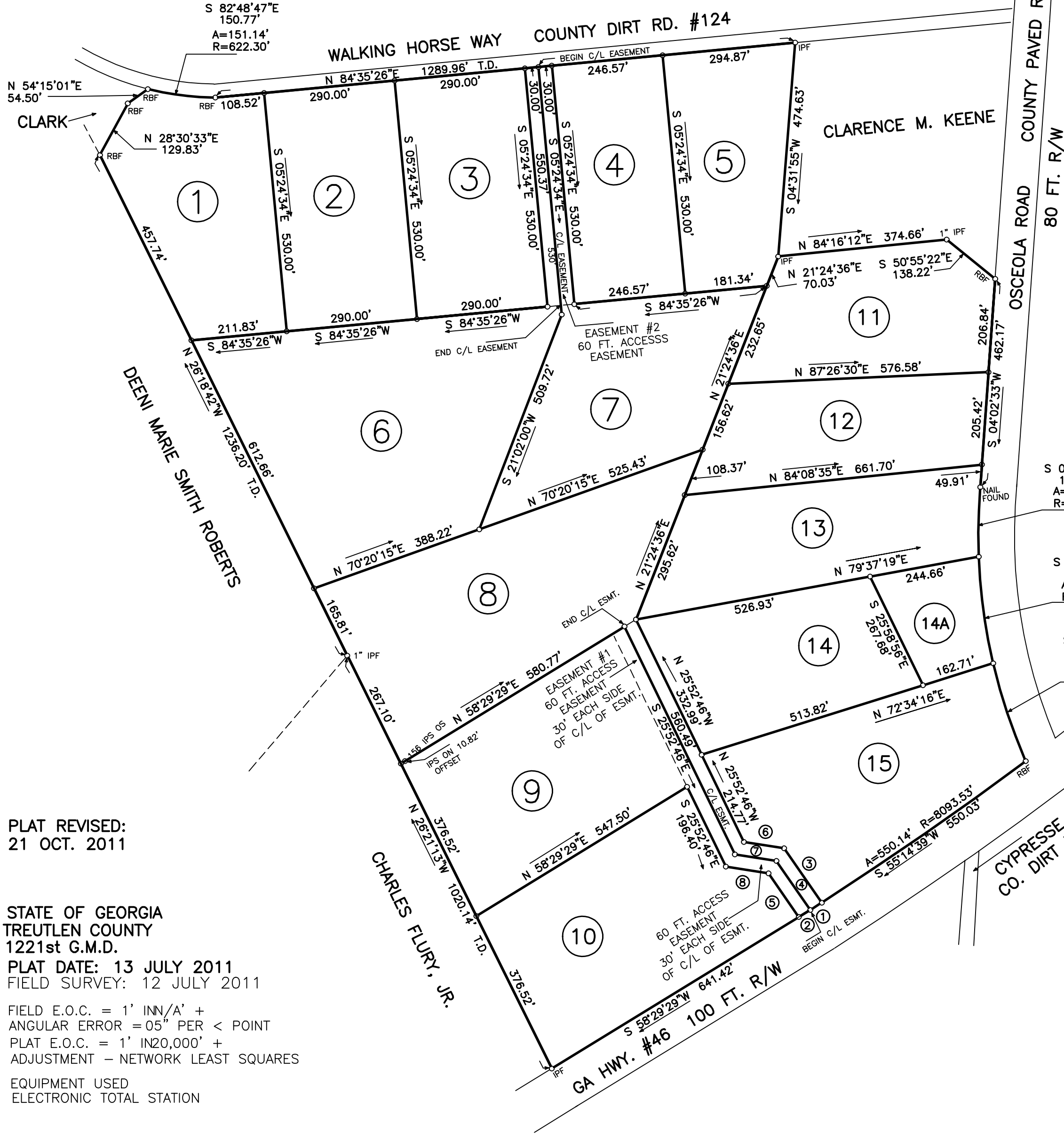
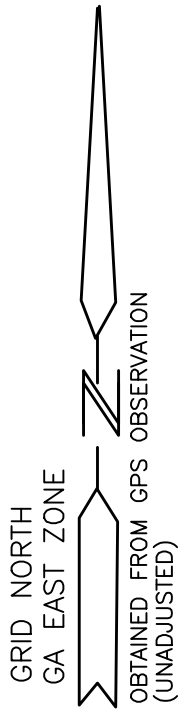
NOTES:  
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS ON THIS SURVEY ARE BASED UPON STATE PLANE COORDINATES—GA EAST ZONE (UNADJUSTED). THE BEARINGS SHOWN MAY DIFFER FROM PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

LOT AREAS	
LOT 1 AREA=	3.75 AC.
LOT 2 AREA=	3.53 AC.
LOT 3 AREA=	3.53 AC.
LOT 4 AREA=	3.00 AC.
LOT 5 AREA=	3.01 AC.
LOT 6 AREA=	7.63 AC.
LOT 7 AREA=	4.59 AC.
LOT 8 AREA=	6.76 AC.
LOT 9 AREA=	5.27 AC.
LOT 10 AREA=	4.99 AC.
LOT 11 AREA=	3.40 AC.
LOT 12 AREA=	3.14 AC.
LOT 13 AREA=	3.75 AC.
LOT 14 AREA=	3.50 AC.
LOT 14A AREA=	1.14 AC.
LOT 15 AREA=	4.58 AC.

EASEMENT NOTES:  
 EASEMENT 1 ACCESS EASEMENT IN FAVOR OF LOTS 8, 9, 10, 14, & 15.  
 EASEMENT 2 ACCESS EASEMENT IN FAVOR OF LOTS 3, 4, 6, & 7.

NOTE: ALL CORNERS ARE IPS UNLESS NOTED OTHERWISE  
 REFERENCE: R. KIM DOLAN PLAT DATED 6/7/11



PROPERTY LINES

COURSE	BEARING	DISTANCE
1	S 57°17'52"W	30.02'
2	S 58°29'29"W	30.05'
3	N 34°39'55"E	146.05'
4	S 34°39'55"E	132.16'
5	S 34°39'55"E	117.64'
6	N 81°05'03"W	90.10'
7	S 81°05'03"E	92.92'
8	S 81°05'03"E	95.74'

RAD.: 8093.53' TAN.: 15.01'  
 LEN.: 30.02' DELTA: 0°12'45"

PLAT REVISED:  
 21 OCT. 2011

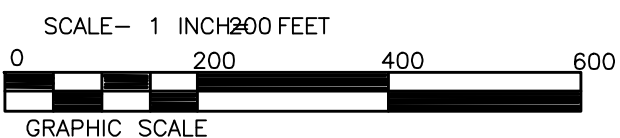
STATE OF GEORGIA  
 TREUTLEN COUNTY  
 1221st G.M.D.  
 PLAT DATE: 13 JULY 2011  
 FIELD SURVEY: 12 JULY 2011

FIELD E.O.C. = 1' INN/A' +  
 ANGULAR ERROR = 05" PER < POINT  
 PLAT E.O.C. = 1' IN20,000' +  
 ADJUSTMENT - NETWORK LEAST SQUARES

EQUIPMENT USED  
 ELECTRONIC TOTAL STATION

SOKKIA GSR2700 ISX GPS UNITS  
 MAX. HORIZONTAL TOLERANCE= 0.05'

IPS= IRON PIN SET  
 IPF= IRON PIN FOUND  
 RBF= REBAR FOUND  
 RBS= REBAR SET  
 CMF= CONCRETE MONUMENT FOUND  
 CMS= CONCRETE MONUMENT SET  
 T.D.= TOTAL DISTANCE



FILE # 110703  
 F.B. # 1104

SURVEY OF:  
**SUGARLAND FARMS**  
 SURVEY FOR:  
**CARDINAL LAND COMPANY, LLC.**

THE ORIGINAL OF THIS PLAT  
 WAS SIGNED AND SEALED  
 BY ABRAHAM D. EASON  
 GA R.L.S. #3127  
 THIS IS NOT A CERTIFIED  
 DOCUMENT. DO NOT RECORD

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

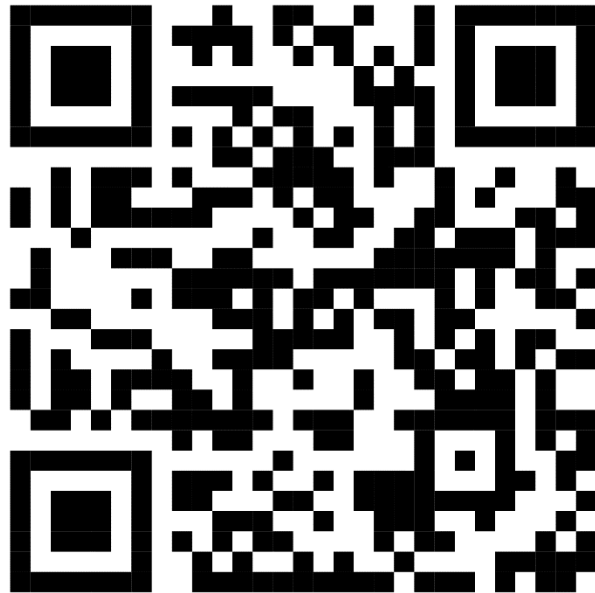
Sugar Land Farms Restrictive Covenants

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.
2. No building shall be erected on any lot to be used as a school, church or kindergarten.
3. Site built homes, modular homes, single wide and double wide homes shall be permitted.
4. No temporary house, shack, tent, or trailer shall be erected.
5. Additional Structures: All additional structures located on any lot including storage houses, pool houses etc., shall be similar in structure or architecturally compatible to the main structure and shall complement the main structure.
6. Any factory-built home placed on any lot must be underpinned within 30 days of placement with a material brick, stone, masonry or such material approved by developer.
7. 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.
8. Any relocated home must be approved by the developer prior to placement on any lot.
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 and goats 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 structures erected shall be completed within one year of when work begins.
14. Motor homes and campers are authorized to be placed on a Lot subject to the following: (i) in the event that home construction has not been completed, an Owner may reside in a camper or a motor home within a Lot for no more than one hundred fifty (150) days within any calendar year. In addition, during any calendar year no period of residency in a motor home or camper may exceed sixty (60) days. Following any continuing residency of sixty (60) days, an Owner must remove the motor home or camper from the Lot for a period of not less than fourteen (14) days. In the event that a home has been constructed within a Lot, the motor home or camper may be kept on the Lot on a permanent basis provided that such motor home or camper shall not be occupied by guests or family members of an Owner on any type of continuing basis and specifically not more than thirty (30) days in any given calendar year.
15. Pecan Trees located in lots 10 & 15 are not to be cut down unless approved by the developer.

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

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

## Scan Me



### GPS Options:

901 Walking Horse Way Soperton GA 30457.

### Directions From Exit 78 I-16:

Take US-221 S 6.2 miles

Turn Right Metter Rd .5 miles

Continue onto GA-46 W 4.9 miles

Turn Right onto Lothair Rd .3

Turn left walking horse way

Please reference Above Plat to find exact lot.