

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.
 GRID NORTH TAKEN FROM GPS OBSERVATION AND IS UNADJUSTED. THE BEARINGS SHOWN ON THIS SURVEY MAY DIFFER FROM THOSE SHOWN ON PREVIOUS SURVEYS EVEN THOUGH THE LINES ARE THE SAME.

LAURENS COUNTY:
 TAX PARCEL 142 007A
 DEED BOOK 3256 PAGES 120-123
 PLAT BOOK 9 PAGES 463 A&B
 DODGE COUNTY:
 TAX PARCELS: 095 006C (1,2,3, & 4)
 DEED BOOK 917 PAGES 877-883
 PLAT BOOK 37 PAGES 46, 47 & 72
 NOTE: UTILITY EASEMENTS SHOWN CREATED FOR LITTLE OCMULGEE EMC
 PLAT E.O.C.'S
 LOT# 1" IN:
 1 279,995
 2 844,389
 3 482,192
 4 232,134
 5 180,264
 6 560,402
 7 1,389,868
 8 252,354
 9 393,039
 10 909,134
 11 533,330
 12 323,122
 13 1,140,255
 14 309,867
 15 232,918
 16 265,889
 17 304,272
 18 976,538
 19 615,026

eFiled and eRecorded
 DATE: 11/16/2022
 TIME: 7:19 AM
 PLAT BOOK: 42
 PAGE: 201 - 201
 FILING FEES: \$10.00
 PART ID: 1519108864
 RECORDED BY: DB
 Rhett Walker
 Dodge County, GA



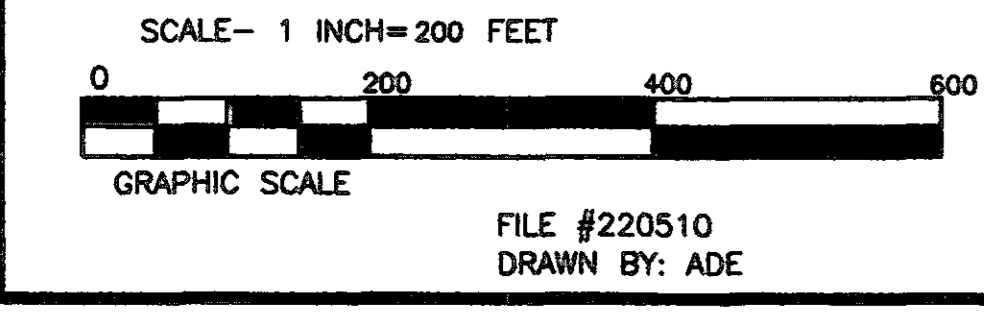
B.E. SPOONS ROAD LINES

| Course | Bearing | Distance |
|--------|---|--|
| 1 | Rod: 460.00' Tan: 60.50' CA: 14°59'04" | A: 120.30' CA: 14°59'04" 119.96' |
| 2 | N 76°03'24" W | 133.36' |
| 3 | Rod: 805.00' Tan: 147.33' CA: 20°44'35" | A: 291.44' CA: 20°44'35" 289.85' |
| 4 | N 55°18'47" W | 638.39' |
| 5 | N 55°18'47" W | 393.18' |
| 6 | N 55°18'47" W | 76.42' |
| 7 | N 55°18'47" W | 76.42' |
| 8 | N 55°18'47" W | 269.75' |
| 9 | Rod: 430.00' Tan: 33.95' CA: 9°01'45" | A: 67.76' CA: 9°01'45" 67.89' |
| 10 | Rod: 430.00' Tan: 37.70' CA: 10°01'11" | A: 75.20' CA: 10°01'11" 75.10' |
| 11 | Rod: 430.00' Tan: 42.89' CA: 11°23'31" | A: 85.50' CA: 11°23'31" 85.36' |
| 12 | N 24°52'22" W | 203.23' |
| 13 | Rod: 360.00' Tan: 91.42' CA: 27°03'16" | A: 178.43' CA: 27°03'16" 177.77' |
| 14 | N 02°10'54" E | 123.47' |
| 15 | Rod: 155.00' Tan: 93.20' CA: 82°02'17" | A: 167.83' CA: 82°02'17" 159.75' |
| 16 | N 59°51'25" W | 102.77' |
| 17 | Rod: 205.00' Tan: 52.80' CA: 28°53'18" | A: 103.36' CA: 28°53'18" 102.27' |
| 18 | Rod: 205.00' Tan: 64.72' CA: 9°43'24" | A: 34.79' CA: 9°43'24" 34.75' |
| 19 | N 21°14'40" W | 129.99' |
| 20 | Rod: 155.00' Tan: 17.44' CA: 45°19'39" | A: 122.62' CA: 45°19'39" 119.45' |
| 21 | N 66°34'14" W | 80.95' |
| 22 | N 66°34'14" W | 80.95' |

PLAT REVISED: 09 NOVEMBER 2022
 TO CORRECT ACREAGE OF TRACT #2

STATE OF GEORGIA
 LAURENS COUNTY LAND LOTS 49 & 48
 DODGE COUNTY LAND LOTS 73 & 48
 LAND DISTRICT #13
 PLAT DATE: 23 JUNE 2022
 FIELD SURVEY: 21 JUNE 2022

NOTE: THIS SURVEY WAS PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS HAD A TOLERANCE OF 0.05" WITH A 95% CONFIDENCE LEVEL.
 ADJUSTMENT - LEAST SQUARES
 EQUIPMENT USED:
 ELECTRONIC TOTAL STATION
 STONEX S10 GNSS BASE AND ROVER.
 IPS= IRON PIN SET
 IPF= IRON PIN FOUND
 RBF= REBAR FOUND
 RBS= REBAR SET
 CPF= 1/2" CONDUIT PIPE FOUND
 CMS= CONCRETE MONUMENT SET



SURVEY FOR:
 COUNTRY LOTS, LLC
 SURVEY OF:
 COUNTY LINE FARMS
 TOTAL AREA SURVEYED= 191.19 ACRES

MAYRA L. SANCHEZ
 -AND-
 ALEXIS R. SANTIAGO
 PB 37 PG 39
 DODGE CO.

TONY THOMPSON
 PB 37 PG 107
 DODGE CO.

EBH PROPERTIES OF
 WHEELER COUNTY, LLC
 PB 37 PG 107
 DODGE CO.

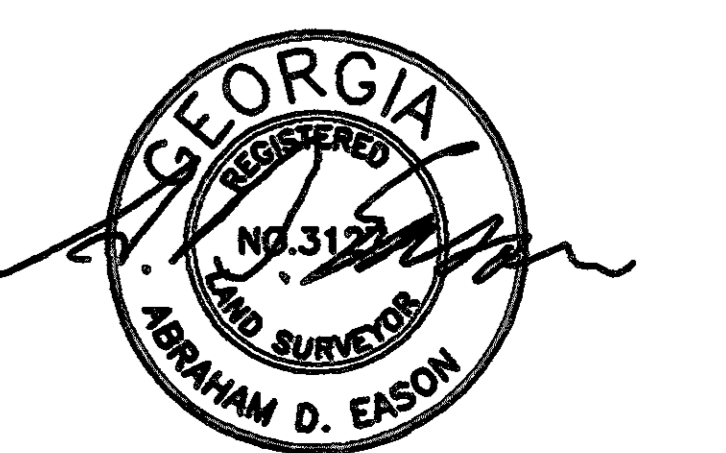
EVA UNDERWOOD
 PB 37 PG 107
 DODGE CO.

DIXON-BOWEN LAND
 COMPANY, LLC
 PB 37 PG 107
 DODGE CO.

DODGE COUNTY:
 THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OF THIS TYPE OF PLAT PRIOR TO RECORDING. 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 COMPLES 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.

AS REQUIRED BY SUBSECTION (a) 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 CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR APPROVATIONS 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 COMPLES 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.

LAURENS COUNTY APPROVAL _____ DATE _____



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



Country Lots, LLC
County Line 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 the placement on any lot, and must meet the standards set forth by all governing authorities. Site-built homes, modular homes, single-wide and double-wide homes shall be permitted on all lots. Each dwelling must have a well and septic tank. One (1) dwelling per lot.
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 prefabricated storage building may be converted into a residence or guest house/in-law home.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any tract.
7. 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.
8. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine are specifically prohibited from placement upon any tract, even if regarded as a pet. A maximum of two (2) goats per acre are permitted.
9. 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.
10. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
11. No timber may be cut for timber sale on any tract without permission of developer.
12. 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.
13. Easements for the installation and maintenance of utilities are reserved by developer.

Buyer: _____

Buyer: _____

Scan Me For Lots 1-8



GPS Options:

13 Austin-Wright Rd. McRae-Helena, GA 31037

Directions From Dublin, GA I-16 Exit 51:

Take Hwy 441 S for 21.2 Miles

Turn Right onto Irwin Rd. .7 miles

Turn Right onto Austin-Wright Rd. .3 miles

Reference Above Plat to find exact lot. Look for Green metal Lot signs

Scan Me For Lots 9-19



GPS Options:

Intersection of Spoon Rd and Joiner Creek Rd. McRae-Helena, GA
31037

Directions From Dublin, GA I-16 Exit 51:

Take Hwy 441 S for 21.2 Miles

Turn Right onto Irwin Rd. 1.2 miles (will turn into dirt rd)

Turn Right onto Spoon Rd. go .5 miles

Reference Above Plat to find exact lot. Look for Green metal Lot signs