

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 NOT TIED TO GEODETIC MONUMENTATION, THE BEARINGS ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

ALL CORNERS SHOWN ARE 3/4" TIPS UNLESS NOTED OTHERWISE

**SURVEY FOR:  
 COUNTRY LOTS, LLC**

TOTAL AREA SURVEYED= 57.35 ACRES

**SURVEY OF:  
 DEXTER FARMS**

**LAURENS COUNTY, GEORGIA**  
 Filed for Record on 17 Aug 2016 at 01:10PM

**PLAT BOOK : 00010**

**Page: 00567**

**Approved by CO Admin Bryan Rogers**

*Jackie H. Dalton*

**JACKIE H. DALTON  
 CLERK SUPERIOR COURT**

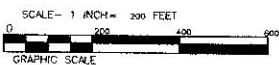
CURRENT OWNERS:  
 COUNTRY LOTS, LLC  
 TAX ID: 059 043  
 DESCRIPTION: DB 2210 PG 117, DB 368 PG 121

PLAT REVISED: 23 JUNE 2016  
 TO DIVIDE INTO 9 TRACTS

STATE OF GEORGIA  
 LAURENS COUNTY  
 LAND DISTRICT #18  
 LAND LOT #61

PLAT DATE: 16 MAY 2016  
 FIELD DATE: 11 MAY 2016  
 FIELD E.O.C. = 1" IN 15,352'+  
 ANGULAR ERROR = 05" PER < POINT  
 PLAT E.O.C. = 1" IN 515,614'+ (BOUNDARY)  
 ADJUSTMENT-LEAST SQUARES  
 EQUIPMENT USED  
 ELECTRONIC TOTAL STATION  
 SOKKIA GSR2700 ISX GPS BASE AND ROVER  
 MAXIMUM HORIZONTAL TOLERANCE- 0.05'

IPS= 3/4" IRON PIN SET  
 IPF= IRON PIN FOUND  
 RBF= REBAR FOUND  
 RBS= REBAR SET  
 CMF= CONCRETE MONUMENT FOUND  
 CMS= CONCRETE MONUMENT SET



FILE #160502 DRAWN BY: ADE

ADJACENT OWNER:  
 VIRGINIA R. LEWIS  
 PB 8 PG 791B

ROBERT L. BROWN  
 TRACT D  
 DEED BOOK 368 PAGE 121



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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 LAND SURVEYORS AND AS SET FORTH IN THE GA PLAT ACT O.C.G.A. 15-6-67

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

# **Restrictive Covenants**

## **Dexter Farms Country Lots, LLC**

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.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. All dwellings must be approved by the developer and have a well and septic tank.
4. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
5. 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.
6. 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.
7. 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.
8. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
9. No timber may be cut for timber sale on any lot without permission of developer.
10. All mobile homes must be underpinned within thirty (30) days of the placement of said mobile home on any tract, or lot.
11. No lot or tract shall be divided without the prior written approval of the 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: \_\_\_\_\_

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

# Scan Me



## GPS Options:

Taylor Grocery Rd & Antioch Ch. Rd Dexter GA 31019

### Directions From Exit 49 I-16

Take GA-257 S 2.6 miles

Turn Left Dublin Eastman Rd 3.5 miles

Slight left Antioch Ch. Rd 1.8 miles

Turn right onto Taylor Grocery Rd

Please reference Plat to find exact lot.