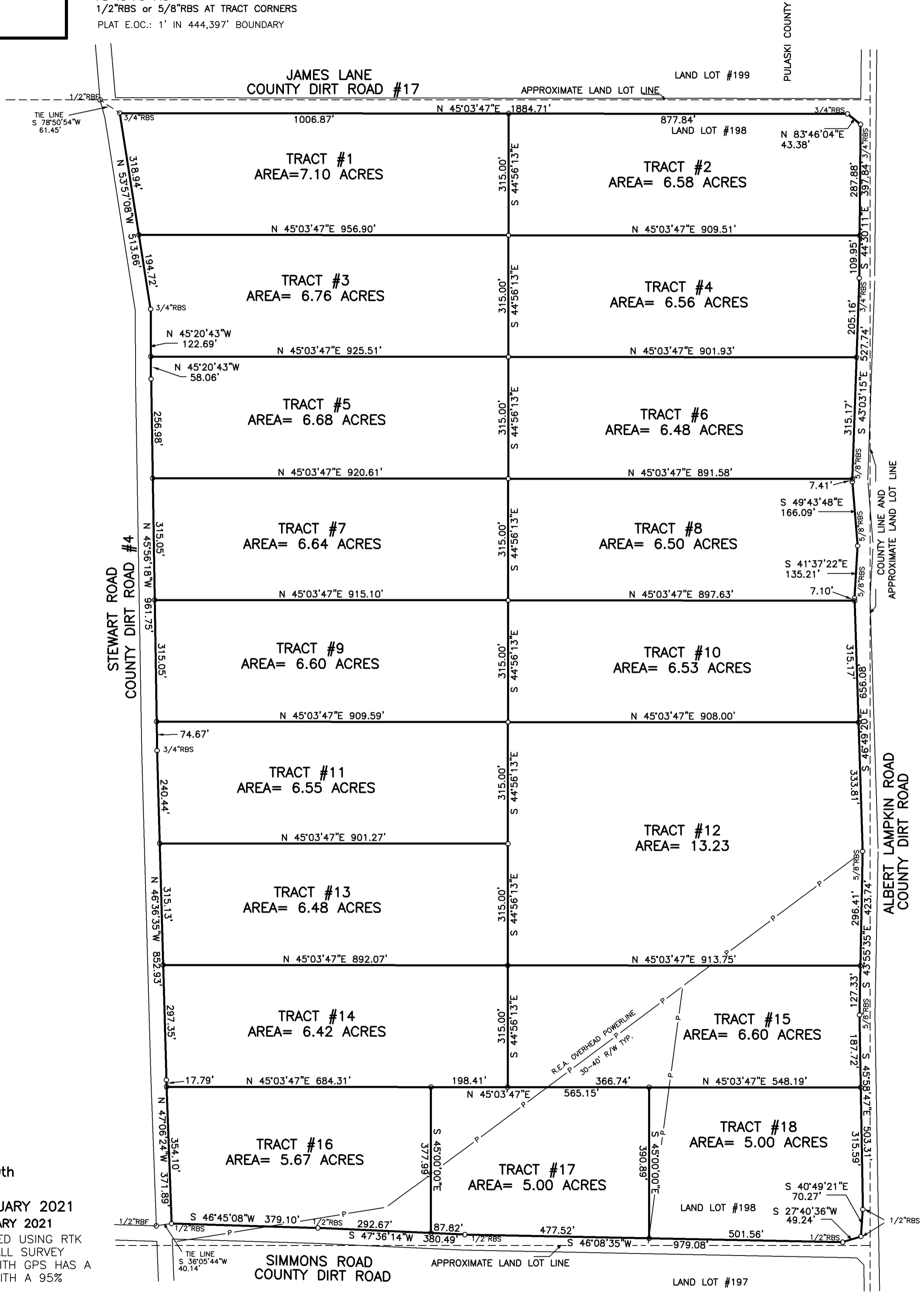
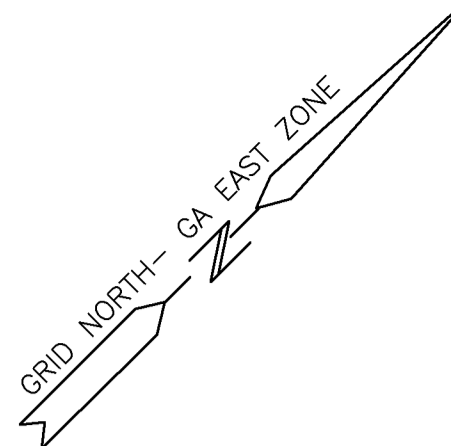


eFiled & eRecorded  
 DATE: 1/20/2021  
 TIME: 4:36 PM  
 PLAT BOOK: 00017  
 PAGE: 00199  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Michael A. King  
 Pulaski County, GA

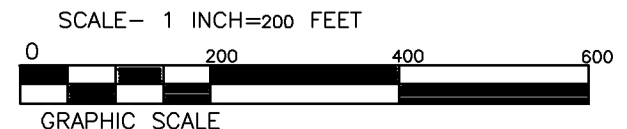
NOTES:  
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
 THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON GRID NORTH-GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS NOT ADJUSTED TO GEODETIC MONUMENTATION.  
 CURRENT OWNERS: COUNTRY LOTS, LLC  
 TAX PARCEL: 3T811980001  
 DB 312 PG 255  
 PLAT REF'S.- PB 17 PG 159, PB 17 PG 185  
 PB 15 PG 143  
 1/2"RBS or 5/8"RBS AT TRACT CORNERS  
 PLAT E.O.C.: 1' IN 444,397' BOUNDARY

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR 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 COMPLIES 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 ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



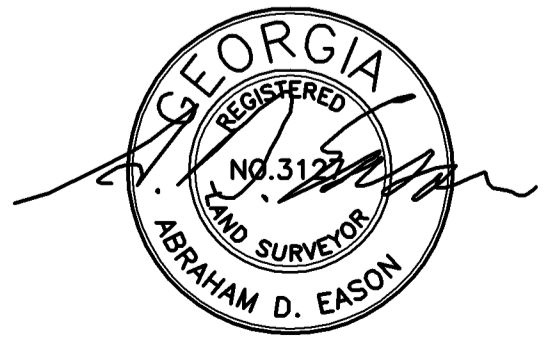
STATE OF GEORGIA  
 PULASKI COUNTY  
 LAND DISTRICT # 20th  
 LAND LOT # 198  
 PLAT DATE: 12 JANUARY 2021  
 FIELD DATE: 05 JANUARY 2021  
 THIS SURVEY PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS HAS A TOLERANCE OF 0.05' WITH A 95% CONFIDENCE LEVEL.  
 EQUIPMENT USED: STONEX S10 GNSS BASE AND ROVER  
 ELECTRONIC TOTAL STATION

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



SURVEY OF:  
**T.J. FARMS**  
 SURVEY FOR:  
**COUNTRY LOTS, LLC**

TOTAL AREA SURVEYED:  
 AREA= 121.38 ACRES



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

FILE #200919  
 DRAWN BY: ADE

## Restrictive Covenants

### **T.J. Farms**

Pulaski County, Georgia

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. A lot may be subdivided, with developer approval, for the purpose of adding additional residential units or homes, provided that each subdivided lot shall contain, at minimum, no less than three (3) acres.
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 each dwelling must have a well and septic tank.
4. Any factory-built homes 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.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
6. 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.
7. 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.
8. 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.
9. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
10. No timber may be cut for timber sale on any lot without permission of developer.
11. 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: \_\_\_\_\_

# Scan Me



## GPS Options:

Intersection of Stewart Rd & Simmons Rd. Eastman GA 31023

### Directions From Eatman Ga:

Take Hwy 341N 5.3 miles

Turn Left onto Powers Rd. .7 miles (dirt)

Powers Rd takes slight right and becomes Albert Lampkin Rd. (dirt)

Turn Left Simmons Rd. (dirt)

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