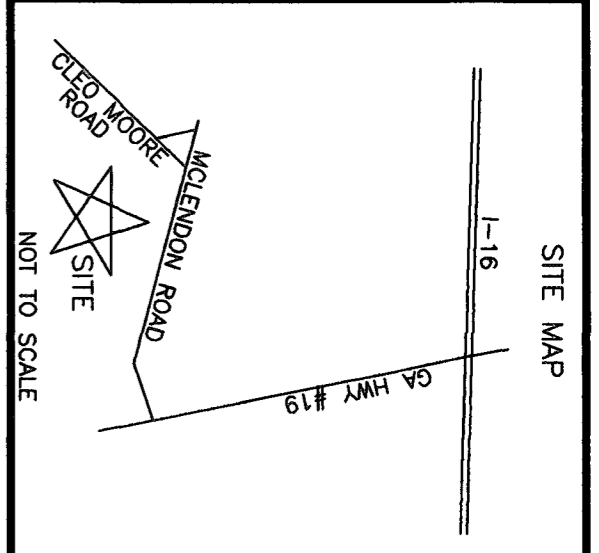


eFiled & eRecorded
 DATE: 1/20/2021
 TIME: 4:32 PM
 PLAT BOOK: 00011
 PAGE: 00756
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1519108864
 CLERK: Jackie Dalton
 Laurens County, GA

SURVEY OF:
JACKSON FARMS
 SURVEY FOR:
COUNTRY LOTS, LLC

GRID NORTH - GA EAST ZONE
 BASE BEARING TAKEN FROM
 GPS OBSERVATION - UNADJUSTED

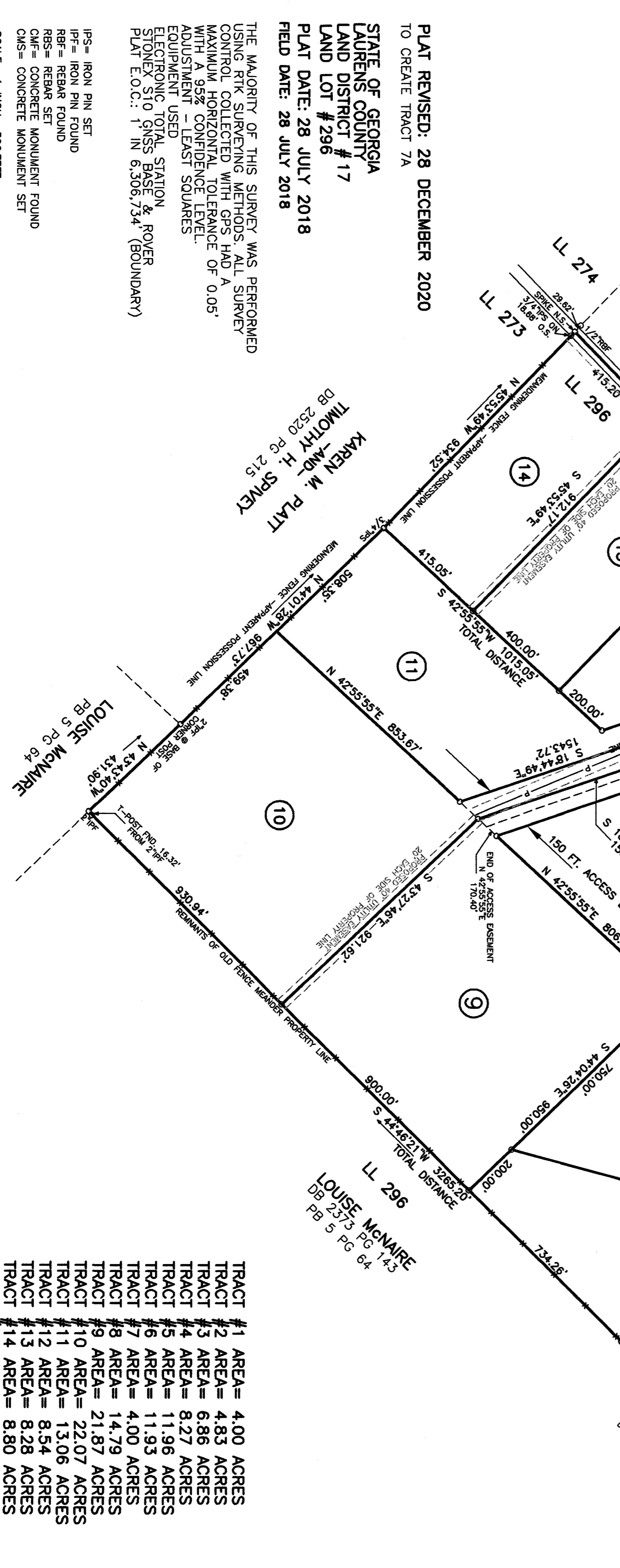


ROAD LINES

COURSE	BEARING	DISTANCE
1	N 46°01'05"E	82.91'
2	N 46°01'05"E	82.91'
3	N 45°55'34"E	82.98'
4	N 45°55'34"E	148.80'
5	N 45°55'34"E	350.00'
6	S 83°05'54"E	113.85'
7	N 89°23'01"E	80.00'
8	N 83°10'28"E	80.00'
9	N 76°57'51"E	80.00'

NOTES:

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORDS, ENCUMBRANCES, RESTRICTIONS OR ANY OTHER FACTS THAT MAY AFFECT 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. THE BEARINGS ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.
 CURRENT OWNER: COUNTRY LOTS, LLC
 DESCRIPTION: DB 1327 PG 254
 TAX ID: MAP 184 PARC. 035
 NOTE: 150' ACCESS EASEMENT ALONG THE "PLUGS" OF LOTS 9 & 10. ACCESS EASEMENT IN FAVOR OF LOTS 9, 9, 10, & 11 & 12.
 ALL TRACT CORNERS ARE 1/2" RBS UNLESS OTHERWISE NOTED
 TRACT NO.'S ARE CIRCLED
 40' EASEMENTS ARE FOR INGRESS/EGRESS ACCESS
 -TRACT 7A IS TO BE RECONVEYED WITH TRACT 7 AND CANNOT BE RECONVEYED EXCEPT AS A PART OF AN ADJACENT PARCEL.



PLAT REVISED: 28 DECEMBER 2020
 TO CREATE TRACT 7A

STATE OF GEORGIA
 LAURENS COUNTY
 LAND DISTRICT # 17
 LAND LOT # 296
 PLAT DATE: 28 JULY 2018
 FIELD DATE: 28 JULY 2018

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' ADJUSTMENT - LEAST SQUARES ADJUSTMENT USED
 ELECTRONIC TOTAL STATION
 SINOVA S10 GNSS BASE & ROVER
 PLAT E.O.C.: 1 IN 6,306.734' (BOUNDARY)

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



FILE #161203
 DRAWN BY: ADE

NOTE: 40' UTILITY EASEMENTS SHOWN ARE FOR OVERHEAD POWER SERVICE LINES. LENGTH OF EASEMENT WILL BE DETERMINED BY PLACEMENT OF TERMINAL POLE.

TRACT #1 AREA= 4.00 ACRES
 TRACT #2 AREA= 4.83 ACRES
 TRACT #3 AREA= 6.86 ACRES
 TRACT #4 AREA= 8.27 ACRES
 TRACT #5 AREA= 11.96 ACRES
 TRACT #6 AREA= 11.93 ACRES
 TRACT #7 AREA= 4.00 ACRES
 TRACT #8 AREA= 14.79 ACRES
 TRACT #9 AREA= 21.87 ACRES
 TRACT #10 AREA= 22.07 ACRES
 TRACT #11 AREA= 13.06 ACRES
 TRACT #12 AREA= 8.54 ACRES
 TRACT #13 AREA= 8.28 ACRES
 TRACT #14 AREA= 8.80 ACRES
 TRACT #7A AREA= 3.85 ACRES
 TOTAL AREA SURVEYED:
 AREA= 153.11 ACRES

Bill R. K. [Signature]
 COUNTY APPROVAL
 APPROVED BY THE LAURENS COUNTY COMMISSIONERS
 DATE: 1-14-21

As required by subsection (d) 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 affirmations 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 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 Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

07/31/17

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



Country Lots, LLC
Jackson Farms
Restrictive Covenants

1. All lots shall be known and designated as residential lots, with no structure placed or improved upon any tract or parcel for any type of business or commercial enterprise, other than for agriculture. A tract may be subdivided with developer approval for the purpose of adding additional residential units or homes, provided that each subdivided tract shall contain, at a 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 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:

Spivey Ln Dublin, GA 31021

Directions From Exit 54 I-16

Take GA-19 S 6.3 miles

Turn Right onto McLendon Rd .8 miles

Turn Left on Cleo Moore Rd.

Please reference Plat to find exact lot.