

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 SURVEY WERE  
 CALCULATED FROM A TRAVERSE USING FIELD  
 ANGLES AND A SINGLE BASE BEARING. THE  
 BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS  
 DUE TO MAGNETIC DECLINATION EVEN THOUGH  
 THE PROPERTY LINES ARE THE SAME.

NOTE: PROPERTY CORNERS ARE RBS UNLESS NOTED OTHERWISE

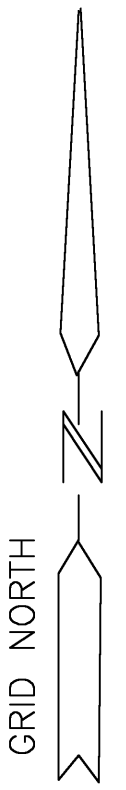
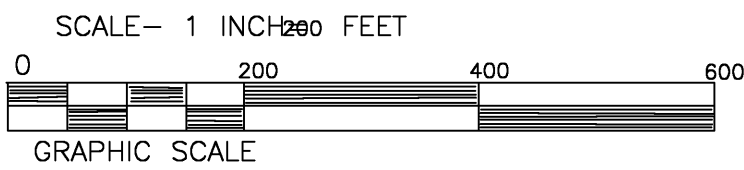
SURVEY FOR:  
 LITTLE HOUSE INVESTMENTS, LLC.

SURVEY OF:  
 HUNTER'S RIDGE

STATE OF GEORGIA  
 DODGE COUNTY  
 LAND DISTRICT # 19  
 LAND LOT # 249  
 PLAT DATE: 24 JUNE 2010  
 FIELD DATE: 21 JUNE 2010  
 FIELD E.O.C. = 1' IN 20,000'+  
 ANGULAR ERROR = 05" PER < POINT  
 PLAT E.O.C. = 1' IN 20,000'+  
 ADJUSTMENT-NONE  
 EQUIPMENT USED  
 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

ROAD LINES		
COURSE	BEARING	DISTANCE
1	N 34°25'29"W	30.17'
2	N 34°24'31"W	30.17'
3	N 34°03'47"W	80.50'
4	N 30°41'18"W	78.99'
5	N 26°39'37"W	109.08'
6	N 32°49'36"W	73.13'
7	N 37°20'41"W	105.50'
8	N 41°02'23"W	89.73'
9	N 44°04'09"W	88.58'
10	N 45°37'40"W	52.18'
11	N 44°45'21"W	307.29'
12	N 44°39'21"W	30.00'
13	N 44°39'21"W	30.00'



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

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NOTE:  
 ALL PROPERTY CORNERS ARE 3/4" IRON PIPE SET UNLESS NOTED OTHERWISE

GRID NORTH  
 BASE BRC TAKEN FROM PLAT BOOK 34 PAGE 37

BRANCH LINES

COURSE	BEARING	DISTANCE
1	N 88°19'51" E	39.22'
2	S 73°42'50" E	37.74'
3	S 65°56'33" E	63.31'
4	S 84°14'31" E	101.44'
5	N 31°16'22" E	37.36'
6	N 82°32'55" E	84.32'
7	N 67°07'30" E	91.45'
8	N 13°19'07" E	59.51'
9	N 19°06'41" E	62.58'
10	S 74°15'01" E	95.08'
11	S 86°53'17" E	58.26'
12	S 64°28'20" E	69.74'
13	N 88°45'06" E	120.35'
14	N 73°24'02" E	71.31'
15	N 52°12'16" E	99.52'
16	S 72°37'37" E	69.27'
17	N 85°57'26" E	163.21'
18	N 50°32'02" E	68.46'
19	N 54°45'34" E	81.16'
20	N 13°22'58" E	71.04'
21	N 81°54'38" E	45.04'
22	S 78°30'32" E	121.94'
23	S 89°35'01" E	147.36'
24	N 48°33'14" E	44.52'

SURVEY FOR:  
 LITTLE HOUSE INVESTMENTS, INC.

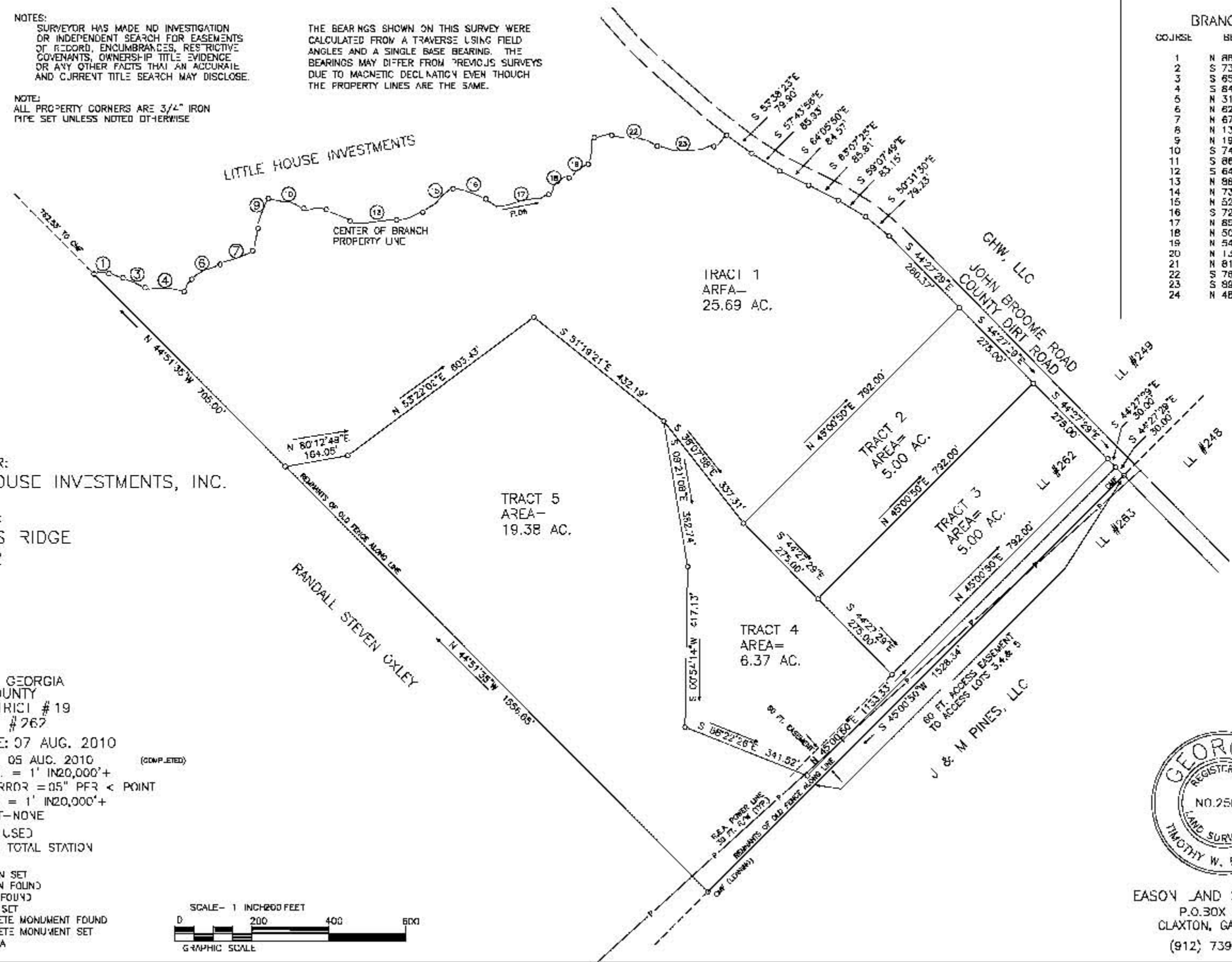
SURVEY OF:  
 HUNTER'S RIDGE  
 PHASE 2

STATE OF GEORGIA  
 DODGE COUNTY  
 LAND DISTRICT #19  
 LAND LOT #267  
 PLAT DATE: 07 AUG. 2010  
 FIELD DATE: 05 AUG. 2010 (COMPLETED)  
 FIELD E.O.C. = 1' IN 20,000'+  
 ANGULAR ERROR = 05" PER POINT  
 PLAT E.O.C. = 1' IN 20,000'+  
 ADJUSTMENT—NONE  
 EQUIPMENT USED  
 ELECTRONIC TOTAL STATION

IPS= IRON PIN SET  
 IP= IRON PIN FOUND  
 REF= REBAR FOUND  
 RDS= REBAR SET  
 CMF= CONCRETE MONUMENT FOUND  
 CMS= CONCRETE MONUMENT SET  
 FILE #100906A  
 TB.#116C



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



STATE OF GEORGIA  
 DODGE COUNTY  
 LAND DISTRICT # 19  
 LAND LOT # 262  
 PLAT DATE: 21 SEPT. 2010  
 FIELD DATE: 21 SEPT. 2010  
 FIELD E.O.C. = 1' IN20,000'+  
 ANGULAR ERROR = 05" PER < POINT  
 PLAT E.O.C. = 1' IN20,000'+  
 ADJUSTMENT-NONE  
 EQUIPMENT USED  
 ELECTRONIC TOTAL STATION

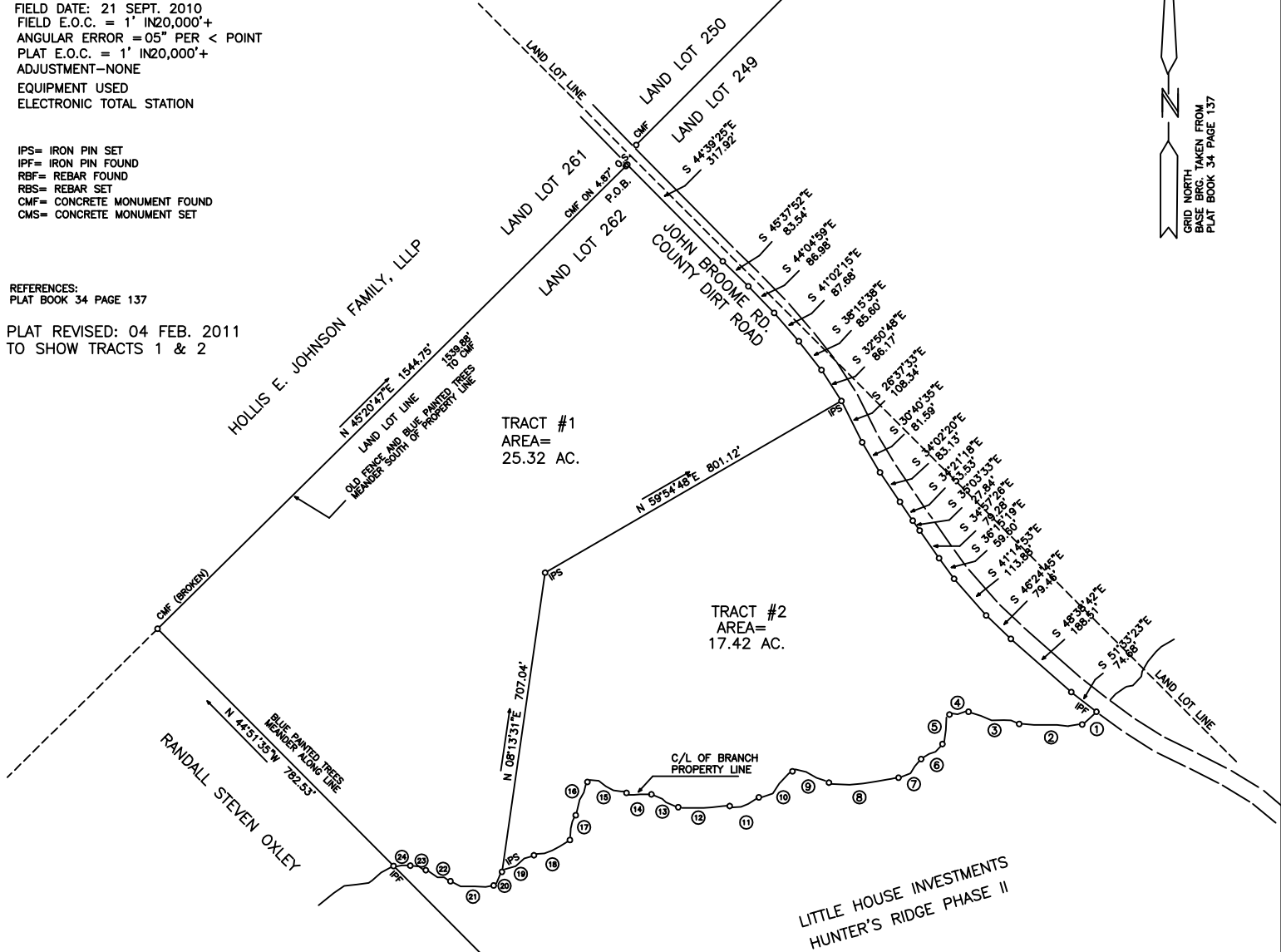
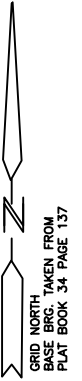
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 CMS= CONCRETE MONUMENT SET

REFERENCES:  
 PLAT BOOK 34 PAGE 137

PLAT REVISED: 04 FEB. 2011  
 TO SHOW TRACTS 1 & 2



TRACT #1  
 AREA=  
 25.32 AC.

TRACT #2  
 AREA=  
 17.42 AC.

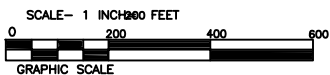
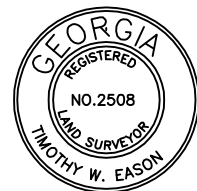
LITTLE HOUSE INVESTMENTS  
 HUNTER'S RIDGE PHASE II

BRANCH LINES

COURSE	BEARING	DISTANCE
1	S 48°33'14"W	44.52'
2	N 89°35'01"W	147.36'
3	N 76°30'32"W	121.94'
4	S 81°54'36"W	45.04'
5	S 13°22'58"W	71.04'
6	S 54°45'34"W	61.16'
7	S 50°32'02"W	68.45'
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19	S 62°32'55"W	84.32'
20	S 31°15'22"W	37.35'
21	N 84°14'31"W	101.44'
22	N 65°58'33"W	63.31'
23	N 73°42'50"W	37.74'
24	S 88°49'53"W	39.22'

SURVEY OF:  
HUNTER'S RIDGE PHASE III

SURVEY FOR:  
LITTLE HOUSE INVESTMENTS, LLC.



FILE #100606B  
 FB #ELEC

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

**Restrictive Covenants**  
**Hunter's Ridge Subdivision**  
Dodge County, GA

1. All parcels are designated as residential lots for one single family private dwelling with customary outbuildings 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. Any mobile homes placed upon any lot must be underpinned within one (1) month of placement. Said underpinning shall be brick, stone, masonry or such other material approved by developer.
4. Any relocated home must be approved by the developer prior to placement on any lot.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
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. All swine are prohibited. No more than two (2) large animals (horses or cattle) are permitted per acre, and only two goats per lot are allowed. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animals per acre limit is observed.
8. 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.
9. All structure erected shall be completed within one year of when work begins.
10. No timber may be cut for sale without permission of developer.

Buyer \_\_\_\_\_

Buyer \_\_\_\_\_

## Scan Me



### GPS Options:

139 John Broome Rd Cochran GA 31014

### Directions From I-16 Exit 49:

Take GA-257 S towards Chester 13.6 Miles

Continue onto Old Bethel Rd. 5.1 Miles

Turn Left to stay on Old Bethel Rd .8 miles (dirt)

Turn left onto Bedsole Rd .8 miles (dirt)

Take Bill Mullis Rd 3.1 miles

Turn right John Broome Rd.

Reference Above Plat to find exact lot.