

FRED BOHANNAN RD.
COUNTY RD. #267

SURVEY OF:
DIXON MANOR

GEORGIA, DODGE COUNTY
CLERK'S OFFICE SUPERIOR COURT
Filed for record _____ day
of Sept 11 2011 M and
recorded in Book 34 Page 151
Sept 15, 2011
Clerk

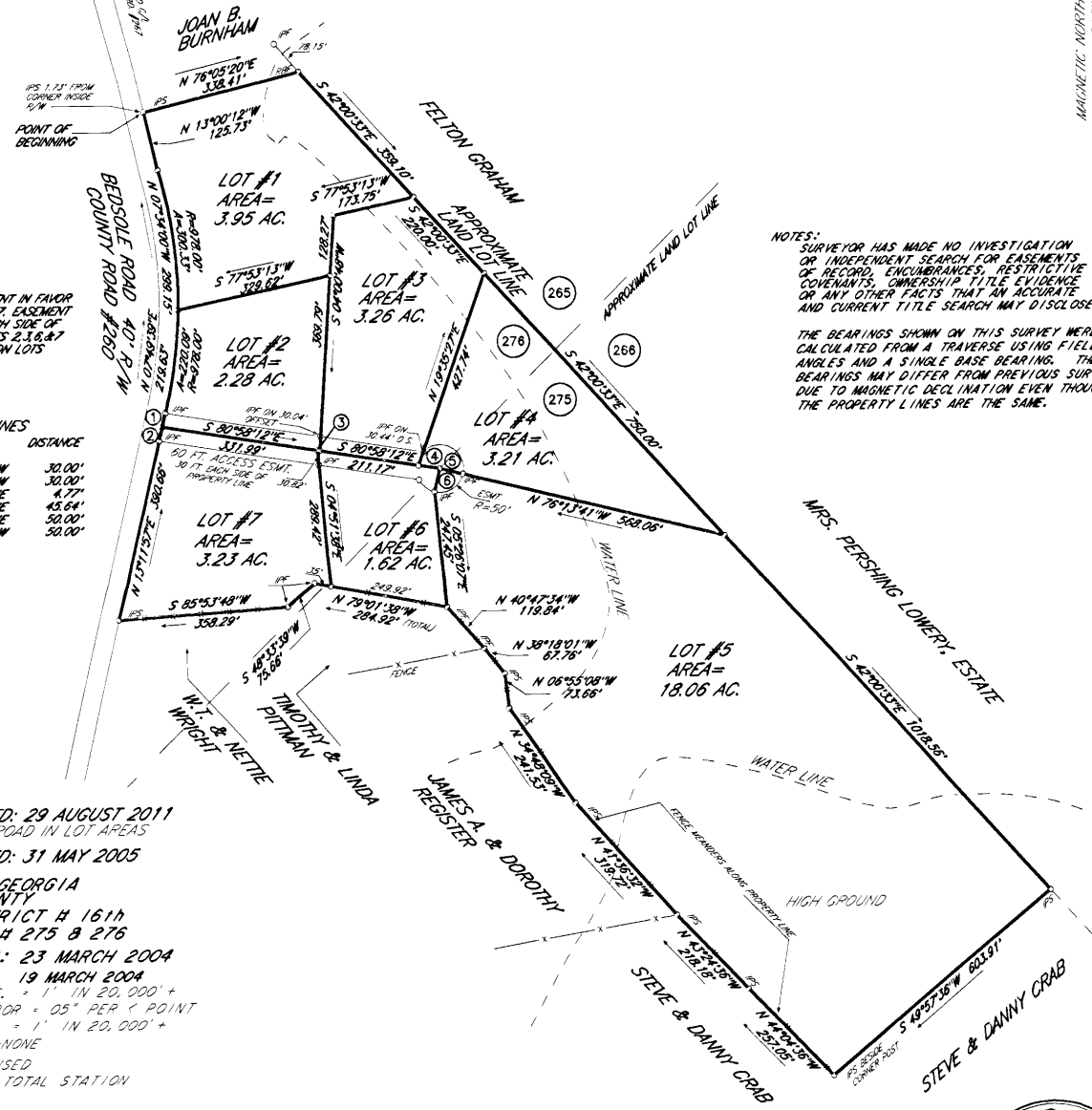
MAGNETIC NORTH
MISC. INFO: TAKEN FROM
PLAT BOOK 34 PAGE 47

EASEMENT NOTE:
60 FT. ACCESS EASEMENT IN FAVOR
OF TRACTS 2, 3, 4, 6, & 7. EASEMENT
LIES ALONG 30 FT. EACH SIDE OF
PROPERTY LINE OF LOTS 2, 3, 6, & 7
AND A 50 FT. RADIUS ON LOTS
4, 5, & 8 AS SHOWN.

PROPERTY LINES	BEARING	DISTANCE
1	S 13°11'57"W	30.00'
2	S 13°11'57"W	30.00'
3	S 80°58'12"E	4.77'
4	S 80°58'12"E	43.64'
5	S 76°13'41"E	50.00'
6	S 13°48'19"W	50.00'

NOTES:
SURVEYOR HAS MADE NO INVESTIGATION
OR INDEPENDENT SEARCH FOR EASEMENTS
OR RECORD, ENCUMBRANCES, RESTRICTIVE
COVENANTS, OWNERSHIP, TITLE EVIDENCE
OR ANY OTHER FACTS THAT AN ACCURATE
AND CURRENT TITLE SEARCH MAY DISCLOSE.

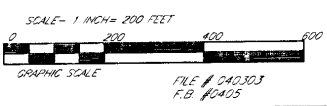
THE BEARINGS SHOWN ON THIS SURVEY WERE
CALCULATED FROM A TRAVERSE USING FIELD
ANGLES AND A SINGLE BASE BEARING. THE
BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS
DUE TO MAGNETIC DECLINATION EVEN THOUGH
THE PROPERTY LINES ARE THE SAME.



PLAT REVISED: 29 AUGUST 2011
TO INCLUDE ROAD IN LOT AREAS
PLAT REVISED: 31 MAY 2005
STATE OF GEORGIA
DODGE COUNTY
LAND DISTRICT # 1611
LAND LOT # 275 & 276
PLAT DATE: 23 MARCH 2004
FIELD DATE: 19 MARCH 2004
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
RPF= REBAR FOUND
PSS= PEGSAP SET
CMF= CONCRETE MONUMENT FOUND
CMS= CONCRETE MONUMENT SET

REFERENCES:
PLAT BOOK 34 PAGE 47
PLAT BOOK 15 PAGE 254
DEED BOOK 465 PAGE 157-158
DEED BOOK 201 PAGE 484
PLAT BOOK 25 PAGE 87
DEED BOOK 156 PAGE 373
DEED BOOK 138 PAGE 178
DEED BOOK 228 PAGE 128
DEED BOOK 218 PAGE 320



EASON LAND SURVEYING
P. O. BOX 153
CLAXTON, GA. 30417
19121 739-7143



RESTRICTIVE COVENANTS: Dixon Manor Subdivision
Dodge County, Georgia

1. All lots shall be for single-family dwelling with customary outbuildings. No building shall be erected on this lot to be used as a school, church, kindergarten, or business.
2. Single-wide mobile homes, double-wide mobile homes and site built homes are permitted, except that all mobile homes must be 1994 or newer.
3. Any mobile home placed on this lot must be underpinned before the occupant may move on the lot.
4. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on this lot.
5. No junk vehicles or part of the same shall be permitted on this lot. Any motor vehicle parked on this lot shall be registered and licensed.
6. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited.
7. No dwelling shall be nearer than 50 feet from the road right-of-way or 20 feet from a side line or 15 feet from a rear line. It shall comply with county regulations.
8. The developer reserves the right to adjust lot lines to insure the usability of a lot or group of lots.

Signature: _____

Scan Me



GPS Options:

Flint Dr Eastman, GA 31023

Directions From Dublin, GA I-16 Exit 51:

Take Hwy 441 S for 4.2 Miles

Slight Right onto GA-117 S 8 Miles

Turn Left onto Old Eastman Rd. 5.6 miles

Continue onto Airport Rd. 6.3 Miles

Turn Right GA-46 W

Turn left onto Bedsole Rd .8 miles

Flint Dr on the left.

Reference Above Plat to find exact lot.