

eFiled & eRecorded
DATE: 10/12/2021
TIME: 4:20 PM
PLAT BOOK: 00012
PAGE: 00041
RECORDING FEES: \$10.00
PARTICIPANT ID: 1519108864
CLERK: Jackie Dalton
Laurens 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 - CA EAST ZONE. GRID
NORTH WAS TAKEN FROM GPS OBSERVATION AND
IS UNADJUSTED. THE BEARINGS SHOWN ON THIS
PLAT MAY DIFFER FROM THOSE SHOWN ON
PREVIOUS PLATS EVEN THOUGH THE LINES ARE
THE SAME.

AS REQUIRED BY SUBSECTION(G) 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
PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS
PLAT COMPLES 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.

[Signature]
COUNTY APPROVAL DATE OF APPROVAL

TRACT AREAS:

TRACT #1 AREA= 4.74 ACRES
TRACT #2 AREA= 4.87 ACRES
TRACT #3 AREA= 4.80 ACRES
TRACT #4 AREA= 4.77 ACRES
TRACT #5 AREA= 3.07 ACRES
TRACT #6 AREA= 3.00 ACRES
TRACT #7 AREA= 3.32 ACRES
TRACT #8 AREA= 3.51 ACRES
TRACT #9 AREA= 3.47 ACRES
TRACT #10 AREA= 3.83 ACRES
TRACT #11 AREA= 5.76 ACRES
TRACT #12 AREA= 5.41 ACRES
TRACT #13 AREA= 3.42 ACRES
TRACT #14 AREA= 6.51 ACRES
TRACT #15 AREA= 6.77 ACRES
TRACT #16 AREA= 4.27 ACRES
TRACT #17 AREA= 3.16 ACRES
TRACT #18 AREA= 3.27 ACRES
TRACT #19 AREA= 3.27 ACRES
TRACT #20 AREA= 7.36 ACRES
TRACT #21 AREA= 3.27 ACRES

SURVEY FOR:
COUNTRY LOTS, LLC

SURVEY OF:
ROUNDTREE ACRES

A SUBDIVISION OF THOSE TWO TRACTS
SURVEYED BY THE UNDERSIGNED AND
RECORDED IN PLAT BOOK 11 PAGE 970

TOTAL AREA SURVEYED:
91.87 ACRES

J.C. LOYD, JR.
-AND-
MARION H. LOYD
DB 595 PG 208

VARIOUS OWNERS
PB 8 PG 7118

BRADLEY ALEXANDER SUTTON
PB 10 PG 354A

NICHOLOUS MAURICE SUTTON
PB 10 PG 354A



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

EXISTING PARCEL TAX ID: 134-003A
CURRENT OWNER:
COUNTRY LOTS, LLC
DB 3199 PG 27

SURVEYED TO EDGE OF ROAD
AS PER COUNTRY LOTS, LLC
5/8" RBS AT DIVISION CORNERS
UNLESS NOTED OTHERWISE

STATE OF GEORGIA
LAURENS COUNTY
LAND DISTRICT #17
LAND LOT #158

PLAT DATE: 04 OCTOBER 2021

FIELD DATE: 01 OCTOBER 2021

PLAT E.O.C. = 1' IN 739,023' + BOUNDARY
ADJUSTMENT-LEAST SQUARES

EQUIPMENT USED

ELECTRONIC TOTAL STATION
STONEX S10 GNSS GPS BASE AND ROVER

NOTE: THIS SURVEY WAS
PERFORMED USING STONEX GNSS
BASE AND ROVER. MAXIMUM
HORIZONTAL TOLERANCE FOR
SURVEY CONTROL 0.05' WHICH IS
WITHIN 95% CONFIDENCE
INTERVAL.

IPS= IRON PIN SET
IPF= IRON PIN FOUND

RBF= REBAR FOUND

RBS= 5/8" REBAR SET

CWF= CONCRETE MONUMENT FOUND

CMS= CONCRETE MONUMENT SET

SCALE- 1 INCH= 200 FEET

GRAPHIC SCALE
FILE # 210719
DRAWN BY: ADE

PROPERTY LINES

Course	Bearing	Distance
1	S 58°13'13" W	55.25'
2	N 68°06'49" W	52.30'
3	N 40°49'25" W	62.00'
4	N 02°29'39" W	31.61'
5	N 42°47'55" E	66.00'
6	N 50°03'59" E	96.38'
7	N 80°05'59" E	52.30'
8	N 73°52'23" E	41.12'
9	N 84°03'59" E	89.49'
10	S 84°39'21" E	62.72'

Course	Bearing	Distance
11	S 80°11'28" E	89.49'
12	S 80°11'28" E	77.34'
13	S 80°11'28" E	77.34'
14	S 04°18'46" E	268.79'
15	S 04°18'46" E	221.94'
16	S 04°18'46" E	175.08'

GRID NORTH
CA EAST ZONE
TAKEN FROM GPS OBSERVATION
(UNADJUSTED)