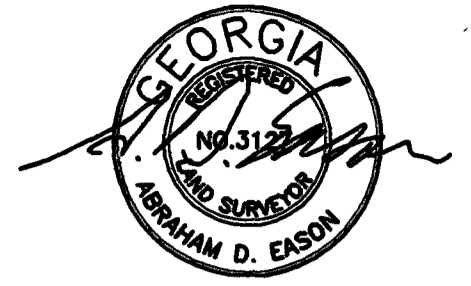


eFiled & eRecorded
 DATE: 11/30/2021
 TIME: 12:09 PM
 PLAT BOOK: 00012
 PAGE: 00085
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1519108864
 CLERK: Jackie Dalton
 Laurens County, GA

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 - GA 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 (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.



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

COUNTY APPROVAL

DATE

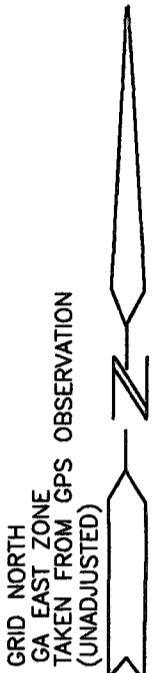
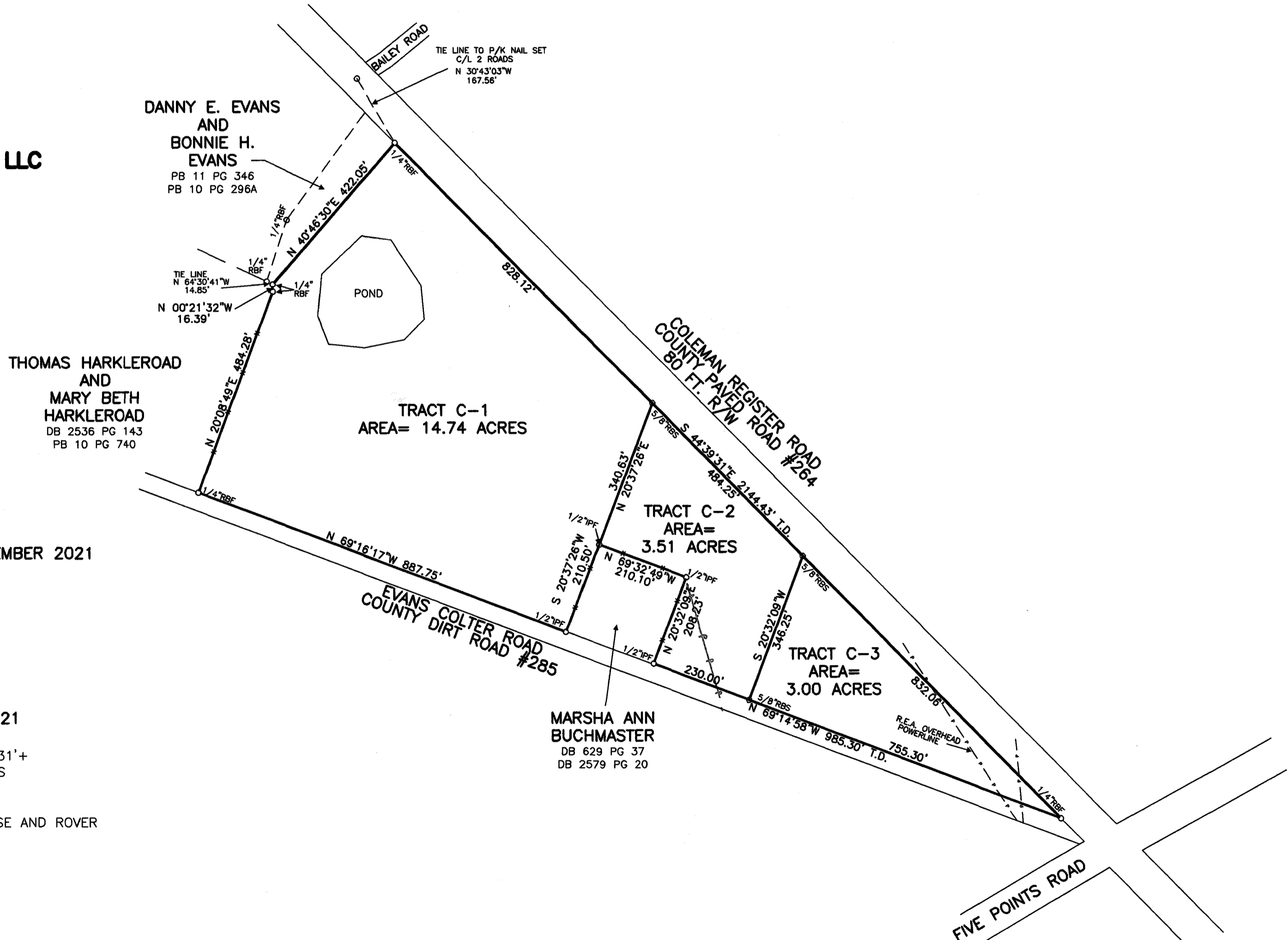
TYPE OF SURVEY: BOUNDARY SURVEY

EXISTING PARCEL DESCRIPTION:
 THE REMAINDER OF TRACT #C AS SHOWN ON PLAT FOUND IN PLAT BOOK 9 PAGE 587A

EXISTING PARCEL TAX ID: 109 12B

CURRENT OWNER:
 FREDIA JEAN EVANS MEEKS

SURVEY FOR:
COUNTRY LOTS, LLC



PLAT REVISED: 01 NOVEMBER 2021
 TO DIVIDE TRACT C

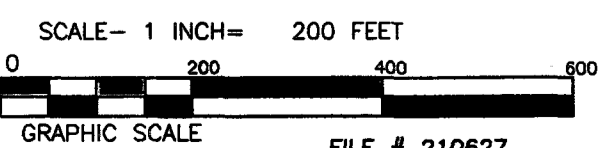
STATE OF GEORGIA
 LAURENS COUNTY
 LAND DISTRICT # 17
 LAND LOT # 66

PLAT DATE: 05 JULY 2021
 FIELD DATE: 01 JULY 2021
 PLAT E.O.C. = 1' IN 440,731'+
 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= REBAR SET
 CMF= CONCRETE MONUMENT FOUND
 CMS= CONCRETE MONUMENT SET



TOTAL AREA SURVEYED=
 21.25 ACRES

FILE # 210627
 DRAWN BY: ADE

Restrictive Covenants
Country Lots, LLC
Coleman Estates
Laurens County, GA

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, 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. No lot may be subdivided.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. No single wide manufactured homes allowed
4. Double wide manufactured homes must be five (5) years old or newer at the time of placement on any lot.
5. All dwellings (manufactured, modular, and site-built homes) must have written approval by the developer prior to placement on any lot, and each dwelling must have a well (unless public water service is available) and septic tank. One (1) single family residence per lot is permitted.
6. No storage building of any kind may be converted into a residence or guest house/in-law home.
7. No campers, travel trailers, fifth-wheels, pop-ups or motor homes of any variation may be used as a dwelling, even on a temporary basis during home construction. They may be parked on the property for storage purposes only.
8. Any factory-built home 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.
9. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
10. 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.
11. a maximum of two (2) horses per tract are permitted. All other livestock, including but not limited to cattle, swine and goats, are specifically prohibited from placement upon any lot, even if regarded as a pet.

12. 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.
13. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
14. No timber may be cut for timber sale on any lot without permission of the developer.
15. 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: _____

Buyer: _____

Scan Me



GPS Options:

Evans Colter Rd Rentz Ga 31075

Directions From Exit 51 I-16

Take US-441 S 5.7 Miles

Turn Right onto JJ Club Rd 4 miles

Turn Right 5 Points Rd 1.8

Turn Right onto Coleman Register Rd 50 ft

Slight left onto Evans Colter Rd.

Please reference Plat to find exact lot.