

eFiled & eRecorded
 DATE: 4/21/2021
 TIME: 3:58 PM
 PLAT BOOK: 00011
 PAGE: 00866
 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.
 5/8"-3/4"RBS SET ON ALL TRACT CORNERS
 OCONEE EMC POWERLINE EASEMENT NOTE: RIGHT OF WAY EASEMENTS ARE 40' WIDE 20' EACH SIDE OF POLE LINE.

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.

NOTE: INGRESS/EGRESS ACCESS EASEMENT A-B-C IN FAVOR OF TRACTS 11, 12, 13, & 14. EASEMENT WIDTH A-B= 225' (ENCOMPASSES FLAGS OF TRACTS 12, 13, AND 14). EASEMENT WIDTH B-C= 150' (ENCOMPASSES REMAINING LENGTH OF FLAGS FOR TRACTS 12 & 13).

Billy R. Kight
 COUNTY APPROVAL DATE 4-21-21

WATKINS-HALL ROAD LINES

Course	Bearing	Distance
13	N 36°46'45" E	219.94'
14	Rad: 655.57'	A: 111.08'
	Tan: 55.67'	CA: 9°42'29"
	Chd: S 78°00'25" E	110.95'
15	S 79°43'40" E	78.31'
16	S 79°43'40" E	294.83'
17	S 79°43'40" E	75.03'
18	S 79°43'40" E	375.11'
19	S 79°43'40" E	376.11'
20	S 79°43'40" E	75.02'
21	S 79°43'40" E	75.02'
22	S 79°43'40" E	75.02'
23	S 79°43'40" E	293.09'
24	S 79°43'40" E	290.08'
25	S 79°43'40" E	290.08'
26	S 79°43'40" E	105.57'
27	Rad: 1647.20'	A: 174.57'
	Tan: 87.37'	CA: 6°04'20"
	Chd: S 79°21'28" E	174.49'
28	Rad: 1647.20'	A: 507.88'
	Tan: 255.97'	CA: 17°39'58"
	Chd: S 67°29'19" E	505.88'
29	Rad: 1647.20'	A: 76.83'
	Tan: 38.42'	CA: 2°40'21"
	Chd: S 57°19'09" E	76.82'

TYPE OF SURVEY: SUBDIVISION

EXISTING PARCEL DESCRIPTION:
 PLAT BY THE UNDERSIGNED DATED 17 NOVEMBER 2020
 EXISTING PARCEL TAX ID: 020 038
 CURRENT OWNER:
 COUNTRY LOTS, LLC
 NOTE: ALL LOTS HAVE A PLAT E.O.C. OF > 1" IN 100,000'

CEMETERY PARCEL "A"
 AREA= 0.59 ACRES

Course	Bearing	Distance
8	Rad: 1186.00'	Arc: 145.03'
	Tan: 72.60'	CA: 7°00'22"
	Chd: N 41°55'43" W	144.94'
9	N 43°08'01" E	194.61'
10	N 50°27'33" W	144.54'
11	S 37°17'05" W	190.00'
12	Rad: 1186.00'	Arc: 125.00'
	Tan: 62.56'	CA: 6°02'20"
	Chd: S 48°27'04" E	124.95'

5/8"RBS ON CEMETERY CORNERS

CEMETERY PARCEL "B"
 AREA= 1.49 ACRES

Course	Bearing	Distance
1	N 50°54'12" E	115.66'
2	N 20°08'36" W	101.50'
3	N 47°04'36" W	309.72'
4	S 09°29'04" W	252.91'
5	S 44°13'45" E	201.00'
6	N 48°45'32" E	64.49'
7	S 41°32'41" E	37.65'

5/8"RBS ON CEMETERY CORNERS

PLAT REVISED: 20 APRIL 2021
 TO SHOW EMC EASEMENTS

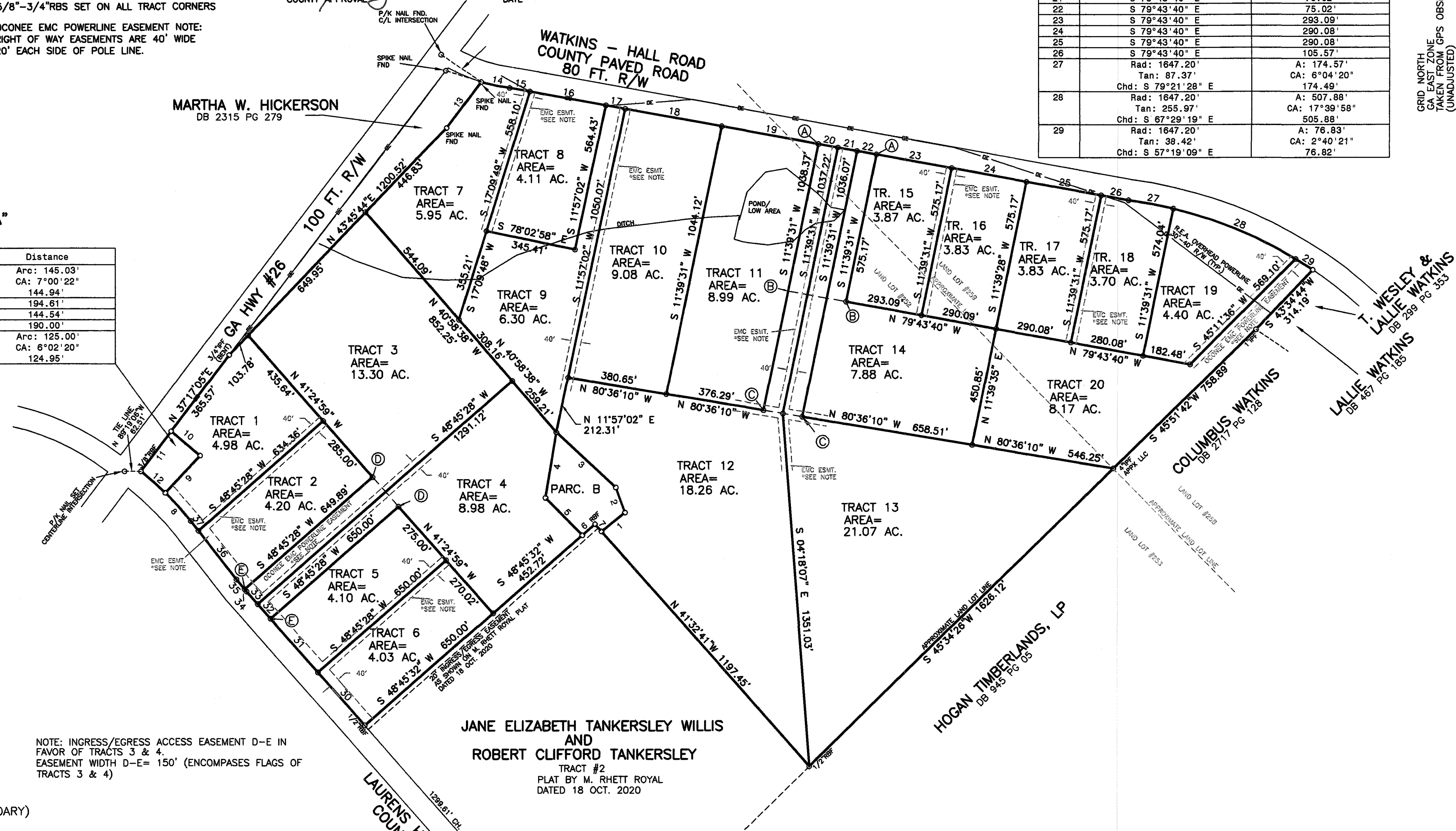
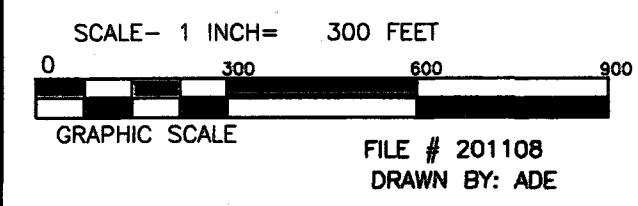
STATE OF GEORGIA
 LAURENS COUNTY
 LAND DISTRICT #22
 LAND LOT #'s 252 & 259
 PLAT DATE: 17 MARCH 2021
 FIELD DATE: 11 MARCH 2021
 PLAT E.O.C. = 1' IN 965,508'+ (BOUNDARY)
 ADJUSTMENT-LEAST SQUARES

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= REBAR SET
 CMF= CONCRETE MONUMENT FOUND
 CMS= CONCRETE MONUMENT SET

NOTE: INGRESS/EGRESS ACCESS EASEMENT D-E IN FAVOR OF TRACTS 3 & 4. EASEMENT WIDTH D-E= 150' (ENCOMPASSES FLAGS OF TRACTS 3 & 4)

LAURENS HILL ROAD LINES

Course	Bearing	Distance
30	N 41°24'59" W	270.00'
31	N 41°24'59" W	275.00'
32	N 41°24'59" W	75.00'
33	N 41°24'59" W	64.38'
34	Rad: 1106.00'	A: 10.62'
	Tan: 5.31'	CA: 0°33'00"
	Chd: N 40°48'20" W	10.62'
35	Rad: 1106.00'	A: 49.01'
	Tan: 24.51'	CA: 2°32'21"
	Chd: N 39°15'40" W	49.01'
36	N 38°05'49" W	236.38'
37	N 38°05'49" W	47.29'



JANE ELIZABETH TANKERSLEY WILLIS
 AND
 ROBERT CLIFFORD TANKERSLEY
 TRACT #2
 PLAT BY M. RHETT ROYAL
 DATED 18 OCT. 2020

SURVEY OF:
PINE RIDGE ESTATES
 SURVEY FOR:
COUNTRY LOTS, LLC
 TOTAL AREA SHOWN:
 149.03 ACRES
 (EXCLUDES CEMETERY AREAS)



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

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

Restrictive Covenants
Pine Ridge Estates
Laurens County, Georgia

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. A lot may be subdivided, with developer approval, for the purpose of adding additional residential units or homes, provided that each subdivided lot shall contain, at 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 the placement on any lot, and each dwelling must have a well and septic tank.
4. Any home erected on any lot or any factory home placed on any lot shall have dimensions of at least 24' x 40' (twenty four feet by forty feet) and contain a minimum of 960 square feet of indoor heated area. Any square footage contained in any additions to any factory built home shall not count towards the stated 960 square foot minimum. No two single wide mobile homes may be joined together to meet this 960 square foot minimum.
5. Any factory-built homes 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.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
7. 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.
8. No livestock or other animals may be raised or kept for commercial purposes on any lot. All swine and goats are specifically prohibited from placement upon any lot, even if regarded as a pet.
9. 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.
10. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
11. No timber may be cut for timber sale on any lot without permission of developer.
12. 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: _____

Scan Me



GPS Options:

Watkins Hall Rd Montrose Ga 31022

Directions From Exit 51 I-16

Take GA-26 W .8 miles

Turn left onto Watkins Hall Rd

OR

Turn Left onto Laurens Hill Ch. Rd

Please reference Plat to find exact lot.