

FIELD EOC = 1" IN 150.715'
 ANGULAR ERROR = 01" / 4 P.I.
 ADJUSTED BY COMPASS RULE
 PLAT EOC = 1" IN 237,868'
 EQUIPMENT USED:
 TOPCON GTS-313
 FC-88 DATA COLLECTOR
 MAGNETIC LOCATOR

LEGEND
 CMF CONCRETE MONUMENT FOUND
 IPF IRON PIPE FOUND
 N/F NOW OR FORMERLY
 RBF REBAR FOUND
 RBS REBAR SET
 RRF RAILROAD IRON FOUND

OWNER
 SWAMP RAT, LLC
 C/O JIM GOOLSBY
 4108 ANHWRIGHT ROAD
 SUITE 1
 MACON, GA 31209

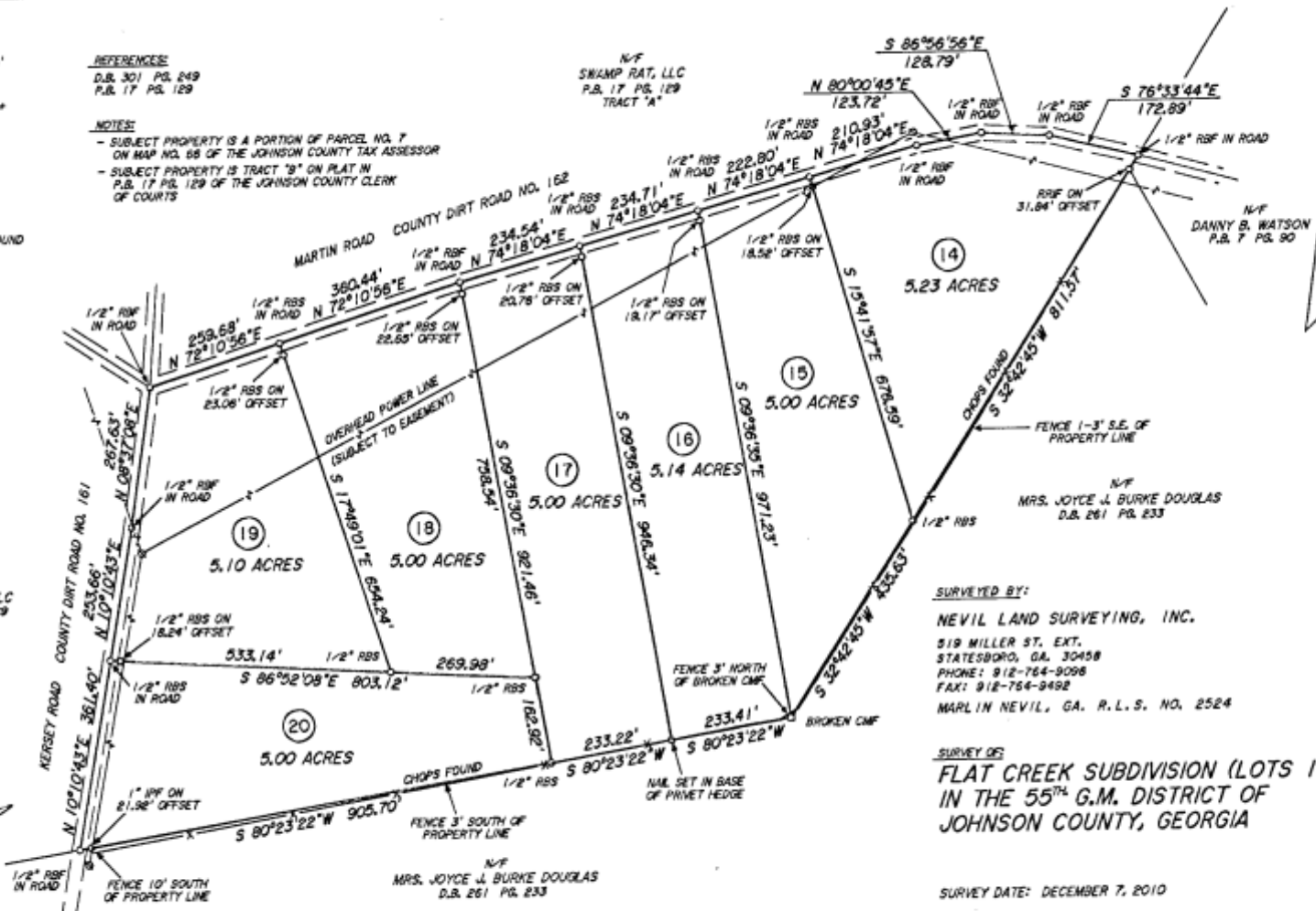
N/F
 SWAMP RAT, LLC
 P.B. 17 PG. 129
 TRACT "C"



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REFERENCES
 D.B. 301 PG. 249
 P.B. 17 PG. 129

NOTES
 - SUBJECT PROPERTY IS A PORTION OF PARCEL NO. 7 ON MAP NO. 88 OF THE JOHNSON COUNTY TAX ASSESSOR
 - SUBJECT PROPERTY IS TRACT "B" ON PLAT IN P.B. 17 PG. 129 OF THE JOHNSON COUNTY CLERK OF COURTS



N/F
 SWAMP RAT, LLC
 P.B. 17 PG. 129
 TRACT "A"

N/F
 DANNY B. WATSON
 P.B. 7 PG. 90

SURVEYED BY:
 NEVIL LAND SURVEYING, INC.
 519 MILLER ST. EXT.
 STATESBORO, GA. 30458
 PHONE: 912-754-9098
 FAX: 912-754-9492
 MARLIN NEVIL, GA. R.L.S. NO. 2524

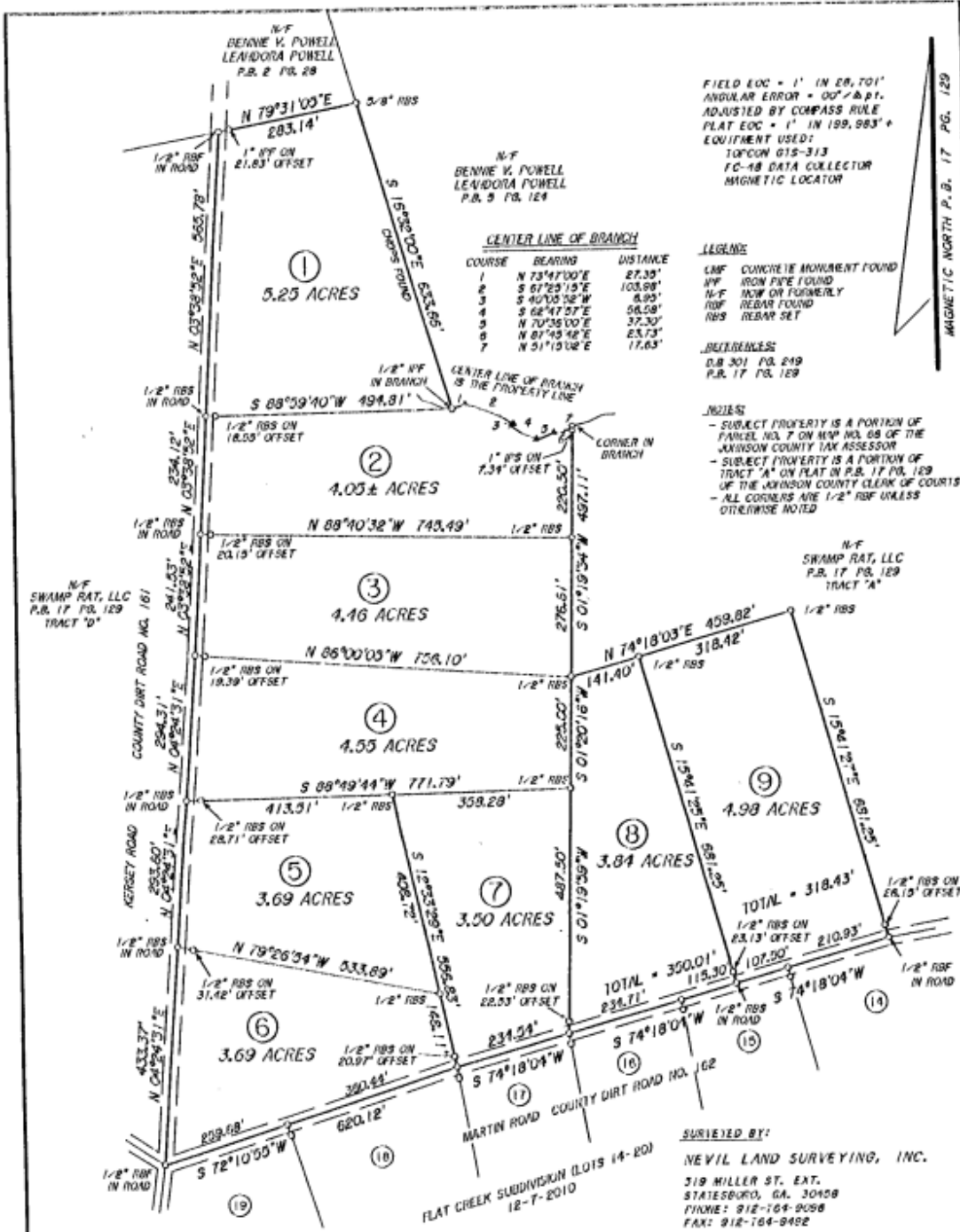
SURVEY OF:
 FLAT CREEK SUBDIVISION (LOTS 14-20)
 IN THE 55TH G.M. DISTRICT OF
 JOHNSON COUNTY, GEORGIA

SURVEY DATE: DECEMBER 7, 2010
PLAT DATE: DECEMBER 8, 2010



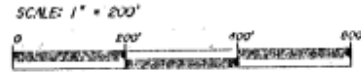
MAGNETIC NORTH P.B. 17 PG. 129

F.M. 061008UG
 PLAT 101208UG



SURVEY OF:
FLAT CREEK SUBDIVISION (LOTS 1-9)
IN THE 55TH G.M. DISTRICT OF
JOHNSON COUNTY, GEORGIA

SURVEY DATE: MARCH 2, 2011
PLAT DATE: MARCH 3, 2011



OWNER:
 SWAMP RAT, LLC
 C/O JIM DOUGSBY
 4108 HORNWRIGHT ROAD
 SUITE 1
 MACON, GA 31209

SURVEYED BY:
 NEVIL LAND SURVEYING, INC.
 319 MILLER ST. EXT.
 STATESBORO, GA. 30109
 PHONE: 912-164-2098
 FAX: 912-164-9482
 MARLIN NEVIL, GA. R.L.S. NO. 2524



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
 F.N. 06100900
 PLAT 11030300

MAGNETIC NORTH P.B. 17 PG. 129

Restrictive Covenants
Flat Creek Subdivision
Country Lots, LLC

1. All lots shall be for one single family private dwelling with customary out buildings 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.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. No temporary house, shack, tent, or trailer shall be erected.
4. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
5. 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.
6. No livestock or other animals may be raised or kept for commercial purposes on any lot. All swine are specifically prohibited from placement upon any lot, even if regarded as a pet.
7. 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.
8. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
9. No timber may be cut for timer sale on any lot without permission of developer.
10. All mobile homes must be approved by the developer prior to placement on any lot. If approved said mobile home must be underpinned within thirty (30) days of the placement of said mobile home on any tract or lot.
11. No lot or tract shall be divided without the prior written approval of the 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: _____

Buyer: _____

Scan Me



GPS Options:

Intersection Martin Rd & Kersey Rd Kite GA 31049

Directions From Kite GA:

Take Go S on Montgomery St.

Immediate Right onto Railroad St.

Railroad St becomes dirt 2.1 miles

Continue Straight on Kersey Rd. (dirt) 1.6 miles

Left onto Martin Rd.

Please reference Above Plat to find exact lot.