

eFiled & eRecorded
DATE: 1/16/2018
TIME: 2:48 PM
PLAT BOOK: 00015
PAGE: 00246
RECORDING FEE: 8.00
PARTICIPANT ID: 1258529844
CLERK: LeShauna R Jackson
Hancock County, GA

POINT OF COMMENCEMENT:
FROM A NAIL & CAP SET AT THE CENTERLINE INTERSECTION
OF THOMPSON RD. AND LINTON ROAD: S75°53'21"E FOR 602.20'
TO A POINT AT THE CENTERLINE OF COUNTY RD. #84; THE POINT OF BEGINNING (POB)



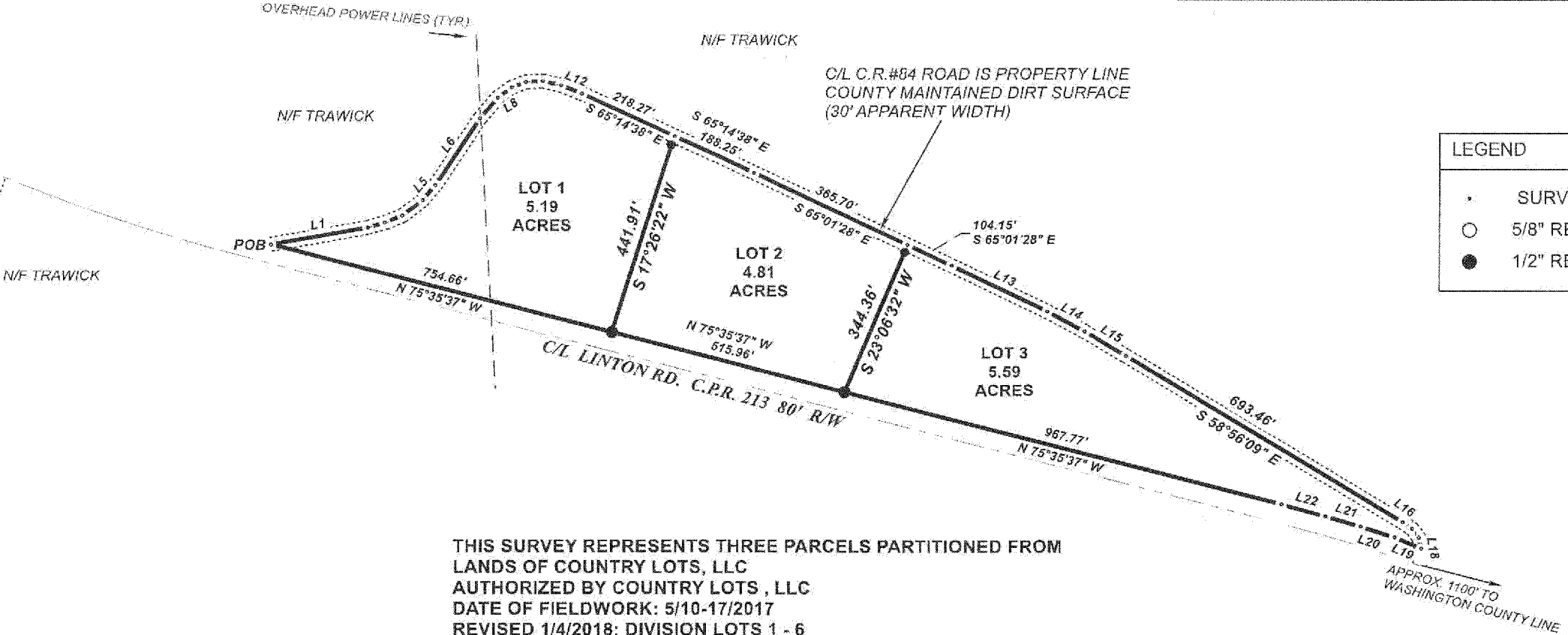
NOTE:
THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-
WAYS, AND COVENANTS OF RECORD.
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF
A TITLE SEARCH.

| LINE CHART | | | | | |
|------------|-------------|------------|-----|-------------|---------|
| LINE | BEARING | HORIZ DIST | | | |
| L1 | N79°58'59"E | 210.67' | L12 | S68°33'20"E | 48.11' |
| L2 | N73°49'08"E | 37.83' | L13 | S64°19'25"E | 228.06' |
| L3 | N68°29'35"E | 41.02' | L14 | S61°48'35"E | 91.43' |
| L4 | N52°51'00"E | 55.26' | L15 | S59°32'01"E | 103.02' |
| L5 | N39°51'05"E | 42.06' | L16 | S56°03'32"E | 24.81' |
| L6 | N33°33'38"E | 171.87' | L17 | S36°53'26"E | 23.83' |
| L7 | N40°21'37"E | 58.46' | L18 | S11°59'34"E | 23.87' |
| L8 | N53°16'38"E | 36.81' | L19 | N67°16'55"W | 62.45' |
| L9 | N67°40'53"E | 32.37' | L20 | N72°46'21"W | 76.42' |
| L10 | N87°02'50"E | 36.55' | L21 | N73°34'55"W | 78.85' |
| L11 | S77°01'15"E | 39.81' | L22 | N74°48'00"W | 98.19' |

| LEGEND | |
|--------|-----------------|
| • | SURVEYED POINT |
| ○ | 5/8" RE-BAR |
| ● | 1/2" RE-BAR SET |

SPACE RESERVED FOR CLERK OF COURT

THOMPSON RD.
COUNTY MAINTAINED DIRT SURFACE
(30' APPARENT WIDTH)



THIS SURVEY REPRESENTS THREE PARCELS PARTITIONED FROM
LANDS OF COUNTRY LOTS, LLC
AUTHORIZED BY COUNTRY LOTS, LLC
DATE OF FIELDWORK: 5/10-17/2017
REVISED 1/4/2018: DIVISION LOTS 1 - 6

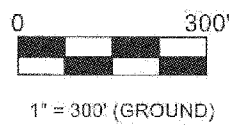
APPROVED
FOR ZONING COMPLIANCE ONLY
HANCOCK COUNTY ZONING ADMINISTRATOR
PT-06-2018 01/16/2018

James M. Andrews, Director
HANCOCK COUNTY PLANNING COMMISSION

AS REQUIRED BY SUBSECTION (D) OCGA 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 PLAT AS TO THE INTEND-
ED USE OF THIS PARCEL. THE UNDERSIGNED SURVEYOR CERTIFIES
THAT THIS PLAT COMPLIES WITH MINIMUM TECHNICAL STANDARDS
FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY THE GA
STATE BOARD OF REG. FOR ENGINEERS & LAND SURVEYORS &
OCGA 15-6-67.



TECHNICAL DATA:
INSTRUMENT: JAVAD GNSS: TRIUMPH 2 & LS (RTK)
TRAVERSE CLOSURE: N/A
RELATIVE POSITIONAL ACCURACY: <= 0.07"/PT.
CHECKED BY REDUNDANT MEASUREMENTS
PLAT CLOSURE: LOT 1: 1/124,848" LOT 2: 1/186,003"
LOT 3: 1/145,211"



A BOUNDARY SURVEY FOR
COUNTRY LOTS, LLC

LINTON (UNINCORPORATED)
118th GMD HANCOCK COUNTY, GEORGIA
JANUARY 4, 2018

SURVEYED BY
SOUTHEAST LAND SURVEYING

JACK E. NEWSOME, RLS
130 W. SHERATON DR.
PO BOX 1025
WASHINGTON, GEORGIA 30673
706-678-7926 706-361-2170
wilcosurveyor@gmail.com

JACK E. NEWSOME, GA RLS #3113

NOTE:
THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-
WAYS, AND COVENANTS OF RECORD.
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF
A TITLE SEARCH.

POINT OF COMMENCEMENT:
FROM A NAIL & CAP SET AT THE CENTERLINE INTERSECTION OF
LINTON ROAD AND THOMPSON ROAD: S65°20'46"E FOR 422.46' TO
A 1/2" RE-BAR SET; THE POINT OF BEGINNING (POB)



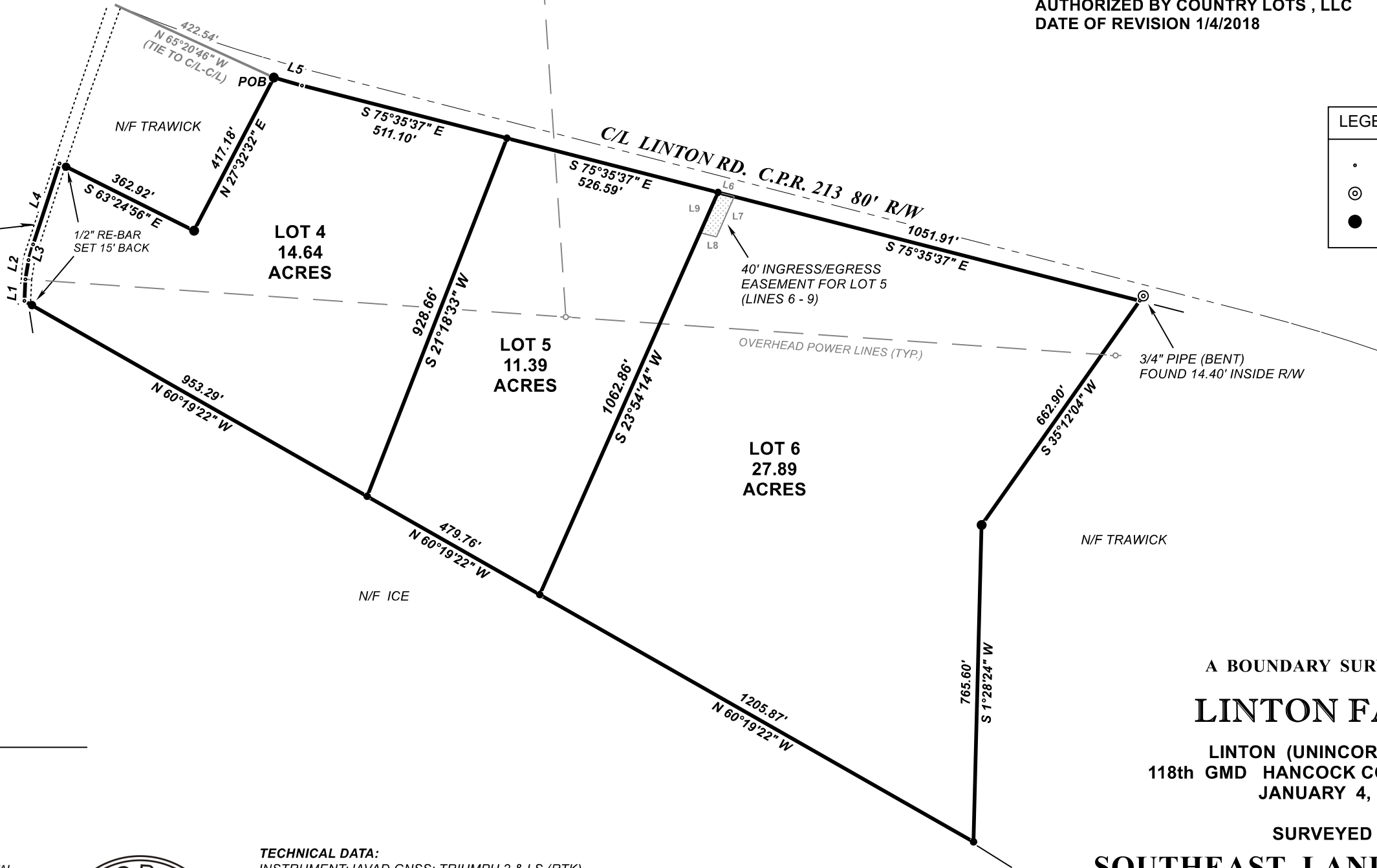
| LINE CHART | | | | | |
|------------|-------------|------------|----|-------------|---------|
| LINE | BEARING | HORIZ DIST | | | |
| L1 | N2°39'01"E | 52.44' | L6 | S75°35'37"E | 40.56' |
| L2 | N9°20'56"E | 47.04' | L7 | S23°54'14"W | 106.69' |
| L3 | N16°04'28"E | 39.34' | L8 | N75°35'37"W | 40.56' |
| L4 | N18°12'14"E | 205.78' | L9 | N23°54'14"E | 106.69' |
| L5 | S74°11'45"E | 70.65' | | | |

THIS SURVEY REPRESENTS THREE PARCELS PARTITIONED FROM
LANDS OF COUNTRY LOTS, LLC
AUTHORIZED BY COUNTRY LOTS , LLC
DATE OF REVISION 1/4/2018

| LEGEND | |
|--------|-----------------|
| • | SURVEYED POINT |
| ⊙ | 3/4" PIPE |
| ● | 1/2" RE-BAR SET |

SPACE RESERVED FOR CLERK OF COURT

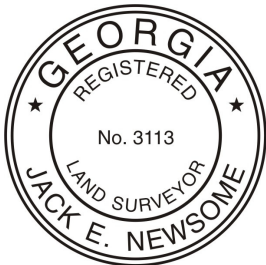
C/L THOMPSON RD. IS PROPERTY LINE
COUNTY MAINTAINED DIRT SURFACE
(30' APPARENT WIDTH)



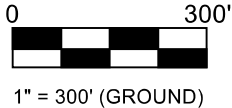
HANCOCK COUNTY PLANNING COMMISSION

AS REQUIRED BY SUBSECTION (D) OCGA 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 PLAT AS TO THE INTEND-
ED USE OF THIS PARCEL. THE UNDERSIGNED SURVEYOR CERTIFIES
THAT THIS PLAT COMPLIES WITH MINIMUM TECHNICAL STANDARDS
FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY THE GA
STATE BOARD OF REG. FOR ENGINEERS & LAND SURVEYORS &
OCGA 15-6-67.

JACK E. NEWSOME, GA RLS #3113



TECHNICAL DATA:
INSTRUMENT: JAVAD GNSS: TRIUMPH 2 & LS (RTK)
TRAVERSE CLOSURE: N/A
RELATIVE POSITIONAL ACCURACY: <= 0.07'/PT.
CHECKED BY REDUNDANT MEASUREMENTS
PLAT CLOSURE: LOT 4: 1'/178,139'
LOT 5: 1'/147,505' LOT 6: 1'/292,763'



A BOUNDARY SURVEY FOR
LINTON FARMS
LINTON (UNINCORPORATED)
118th GMD HANCOCK COUNTY, GEORGIA
JANUARY 4, 2018

SURVEYED BY
SOUTHEAST LAND SURVEYING

JACK E. NEWSOME, RLS
130 W. SHERATON DR.
PO BOX 1025
WASHINGTON, GEORGIA 30673
706-678-7926 706-361-2170
wilcosurveyor@gmail.com

SPACE RESERVED FOR
COURT CLERK

PT-09-2017
May 22, 2017

AS REQUIRED BY SUBSECTION (3) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR CERTIFIES THAT THIS PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL OR COUNTY PLANNING COMMISSIONS AND/OR GOVERNING AUTHORITIES, OR THAT SUCH APPROVAL IS NOT REQUIRED.

[illegible]

0 300' 1" = 300' (980 ft)

2-1 S

[illegible]

**A BOUNDARY RETRACEMENT SURVEY OF LANDS OF:
CLANNAD II LLC
AUTHORIZED BY COUNTRY LOTS, LLC
DATE OF FIELDWORK: 5/10-17/2017**

LEGEND

- SURVEYED POINT
 ○ 5/8" RE-BAR
 ⊙ 1/2" PIPE
 ✱ 36" RED OAK
 ● 1/2" RE-BAR SET
 ⊙ 1 1/2" PIPE
 ⊕ POWER POLE

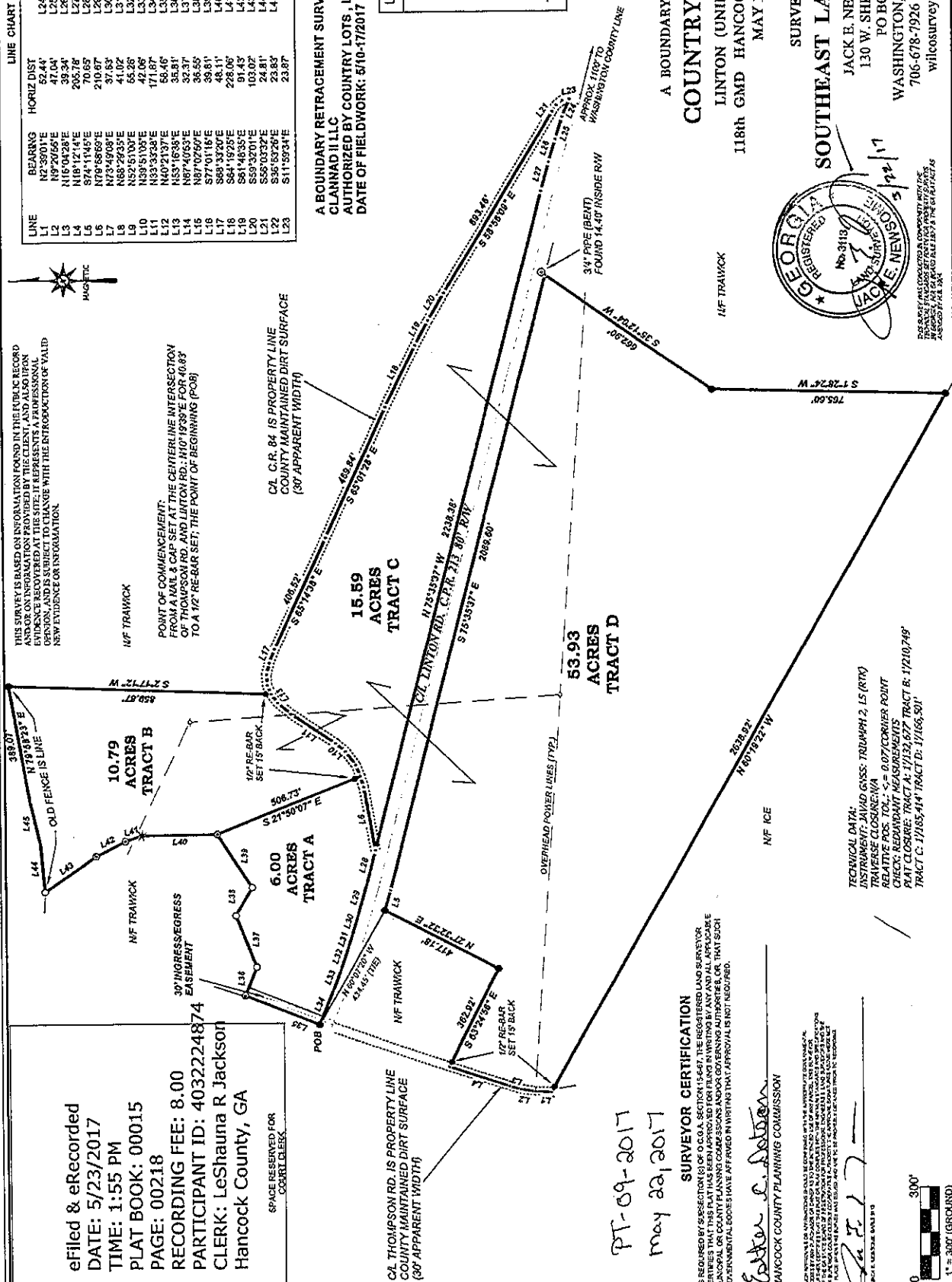
A BOUNDARY SURVEY FOR
COUNTRY LOTS, LLC
LINTON (UNINCORPORATED)
118th GMD HANCOCK COUNTY, GEORGIA
MAY 17, 2017

SURVEYED BY

SOUTHEAST LAND SURVEYING

JACK E. NEWSOME, RLS
130 W. SHERATON DR.
PO BOX 1025
WASHINGTON, GEORGIA 30673
706-678-1926 706-361-2170
wilcosurvevor@gmail.com

THIS SURVEY WAS CONDUCTED IN CONFORMITY WITH THE INTERNATIONAL STANDARDS SET FORTH FOR PROPERTY SURVEYS BY GEORGE L. A. GARDNER FILE 180-7 & THE GRAY ACT AS



Restrictive Covenants

Linton Farms

Hancock 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 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.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
6. 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.
7. 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.
8. 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.
9. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
10. No timber may be cut for timber sale on any lot without permission of developer.
11. 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:

Intersection of Linton Rd. & Cheely Pond Rd Sparta GA 31087

Directions From Milledgeville GA:

Take GA-22 E 5.6 miles

Slight right onto Linton Rd 4.8 miles turns into Beulah Rd

Turn Right onto Beulah Cemetery Rd 1.2 miles

Slight Right Hitchcock Cemetery Rd. 2.5 miles

Turn Right onto Linton Rd .7 miles

Please reference Above Plat to find exact lot.