

eFiled & eRecorded  
 DATE: 7/7/2021  
 TIME: 1:21 PM  
 PLAT BOOK: 00011  
 PAGE: 00943  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Jackie Dalton  
 Laurens County, GA

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.

*[Signature]*  
 COUNTY APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

JOHN E. MULLIS  
 PB 8 PG 40

LAND LINE AGREEMENT:  
 LINES A-B ARE DEFINED BY A COMMONLY HELD FENCE. SAID FENCE MAY FURTHER MEANDER ALONG LINES A-B. KATHY SULLIVAN AND PATRICIA HOLLAND ACCEPT LINES A-B AS THE PROPERTY LINES AND RELINQUISH ALL RIGHTS TO THAT AREA SHOWN SOUTHEAST OF LINES A-B. SHIRLEY C. HOLLAND ACCEPTS LINES A-B AS SHOWN AS THE PROPERTY LINE.

*Kathy Sullivan* 6/17/2021  
 KATHY SULLIVAN DATE  
*Patricia Holland* 6/17/2021  
 PATRICIA HOLLAND DATE  
*Shirley C. Holland* 7-2-2021  
 SHIRLEY C. HOLLAND DATE  
*[Signature]* 7-2-21  
 WITNESS DATE

TYPE OF SURVEY: SUBDIVISION

EXISTING PARCEL DESCRIPTION:  
 A DIVISION OF THAT ARE SHOWN IN DEED BOOK 418 PAGE 627

EXISTING PARCEL TAX ID: 058 044

CURRENT OWNER:  
 RAY HOLLAND

TAYLOR GROCERY ROAD  
 COUNTY PAVED ROAD #291  
 80 FT. R/W

STATE OF GEORGIA  
 LAURENS COUNTY  
 LAND DISTRICT #18  
 LAND LOT # 61

PLAT DATE: 02 JUNE 2021

FIELD DATE: 02 JUNE 2021

PLAT E.O.C. = 1' IN 965,508'+ (BOUNDARY)

ADJUSTMENT-LEAST SQUARES

EQUIPMENT USED

ELECTRONIC TOTAL STATION

FIELD E.O.C. = 1' IN 25,880'

ANGULAR ERROR = 02" PER < PT.

IPS= IRON PIN SET

IPF= IRON PIN FOUND

RBF= REBAR FOUND

RBS= REBAR SET

CMF= CONCRETE MONUMENT FOUND

CMS= CONCRETE MONUMENT SET

SCALE-- 1 INCH= 200 FEET

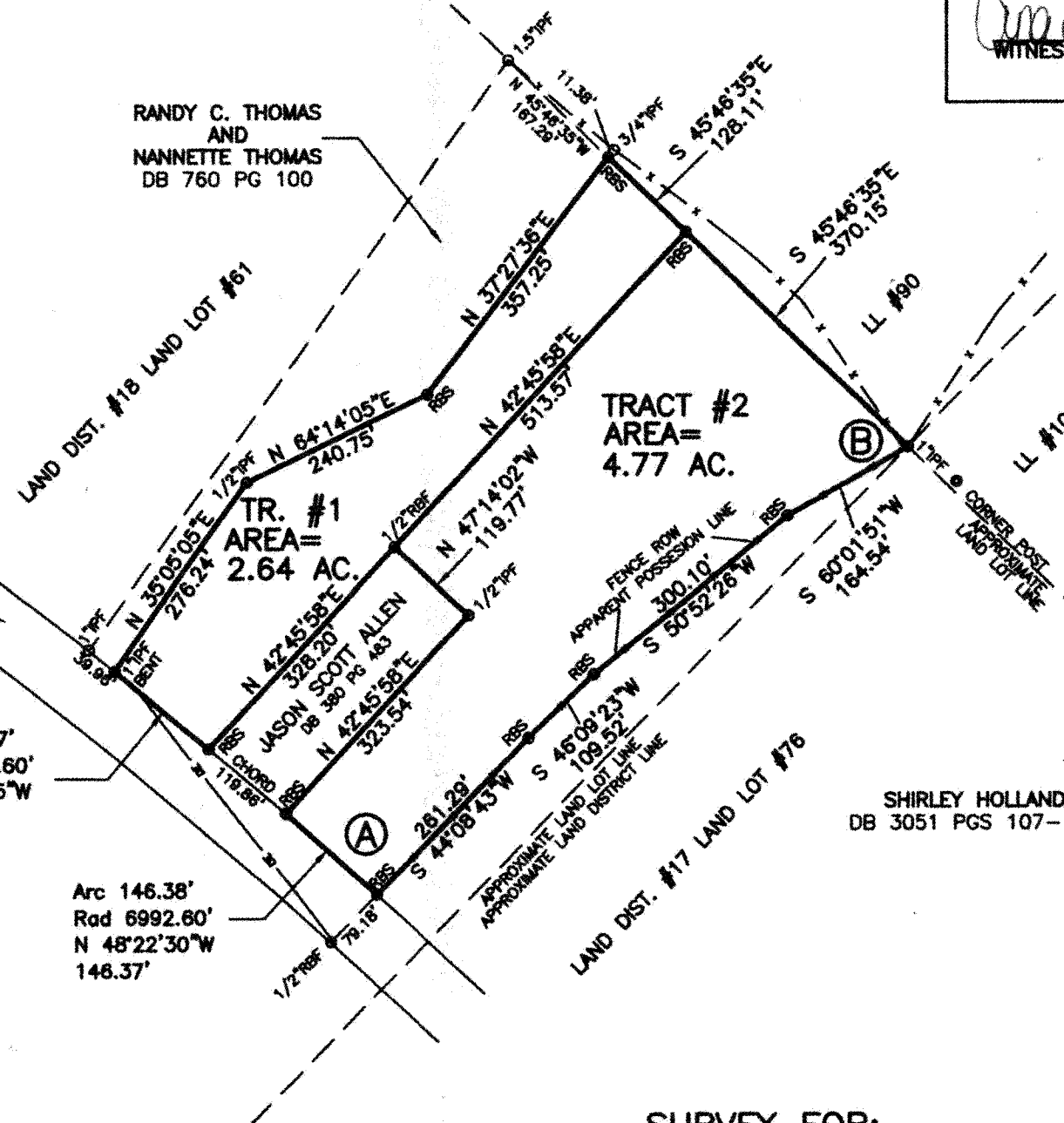


GRAPHIC SCALE

FILE # 210516

DRAWN BY: ADE

RANDY C. THOMAS  
 AND  
 NANNETTE THOMAS  
 DB 760 PG 100



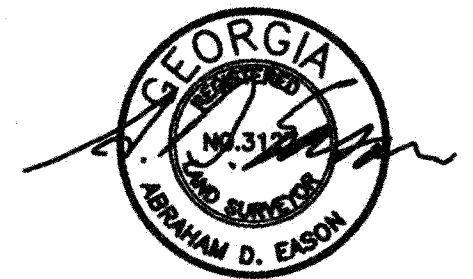
EVANS SOUTH, LLLP  
 DB 1251 PG 213

SHIRLEY HOLLAND  
 DB 3051 PGS 107-108

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

SURVEY FOR:  
**COUNTRY LOTS, LLC**

TOTAL AREA SURVEYED:  
 7.41 ACRES



EASON LAND SURVEYING

P.O. BOX 753

CLAXTON, GA. 30417

(912) 739-7143

LSF 000047

## **Restrictive Covenants**

### **Taylor Grocery 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. All dwellings must be approved by the developer and have a well and septic tank.
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 and goats 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 timber sale on any lot without permission of developer.
10. All mobile homes 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: \_\_\_\_\_

# Scan Me



## GPS Options:

Taylor Grocery Rd. Dexter Ga 31009

### Directions From Exit 49 I-16

Take GA-257 S 2.6 miles

Turn Left Dublin Eastman Rd 3.5 miles

Slight left Antioch Ch. Rd 1.8 miles

Turn Left Taylor Grocery Rd.

Please reference Plat to find exact lot.