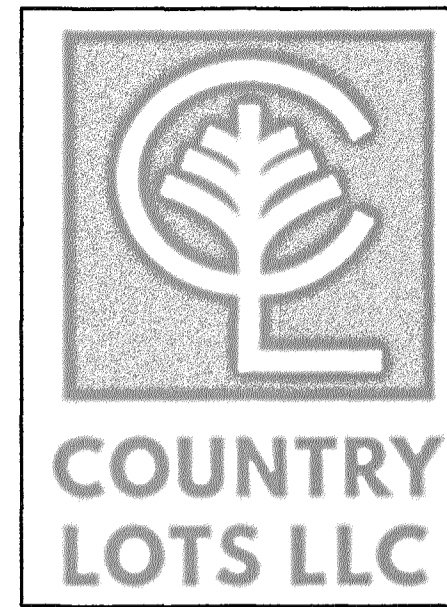


eFiled & eRecorded  
 DATE: 1/30/2018  
 TIME: 5:33 PM  
 PLAT BOOK: 00026  
 PAGE: 00004  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Jenny H. Grimes  
 Candler County, GA



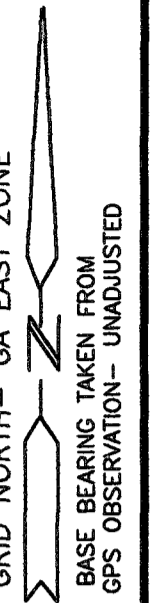
**SURVEY OF:  
 ADALYN ACRES**

**SURVEY FOR:  
 COUNTRY LOTS, LLC**

THE AREA SURVEYED IS A DIVISION OF THE NORTH PORTION OF THAT 118.49 ACRES AS SHOWN IN DEED BOOK 19 PAGE 549 AND SHOWN AS TAX PARCEL 020 021.

I, ABRAHAM D. EASON, HEREBY CERTIFY THAT THIS PLAT MEET THE FOLLOWING EXCEPTION UNDER THE CANDLER COUNTY SUBDIVISION AND MOBILE HOME PARK ORDINANCE: SECTION 2.2.46 (5) THE DIVISION OF LAND INTO PARCELS OF FIVE ACRES OR MORE WHERE ONLY AN EXISTING COUNTY OR STATE MAINTAINED STREET IS INVOLVED AND NO NEW STREETS.

*ABraham D. Eason*  
 COUNTY APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



**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 NOT ADJUSTED. THE BEARINGS ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

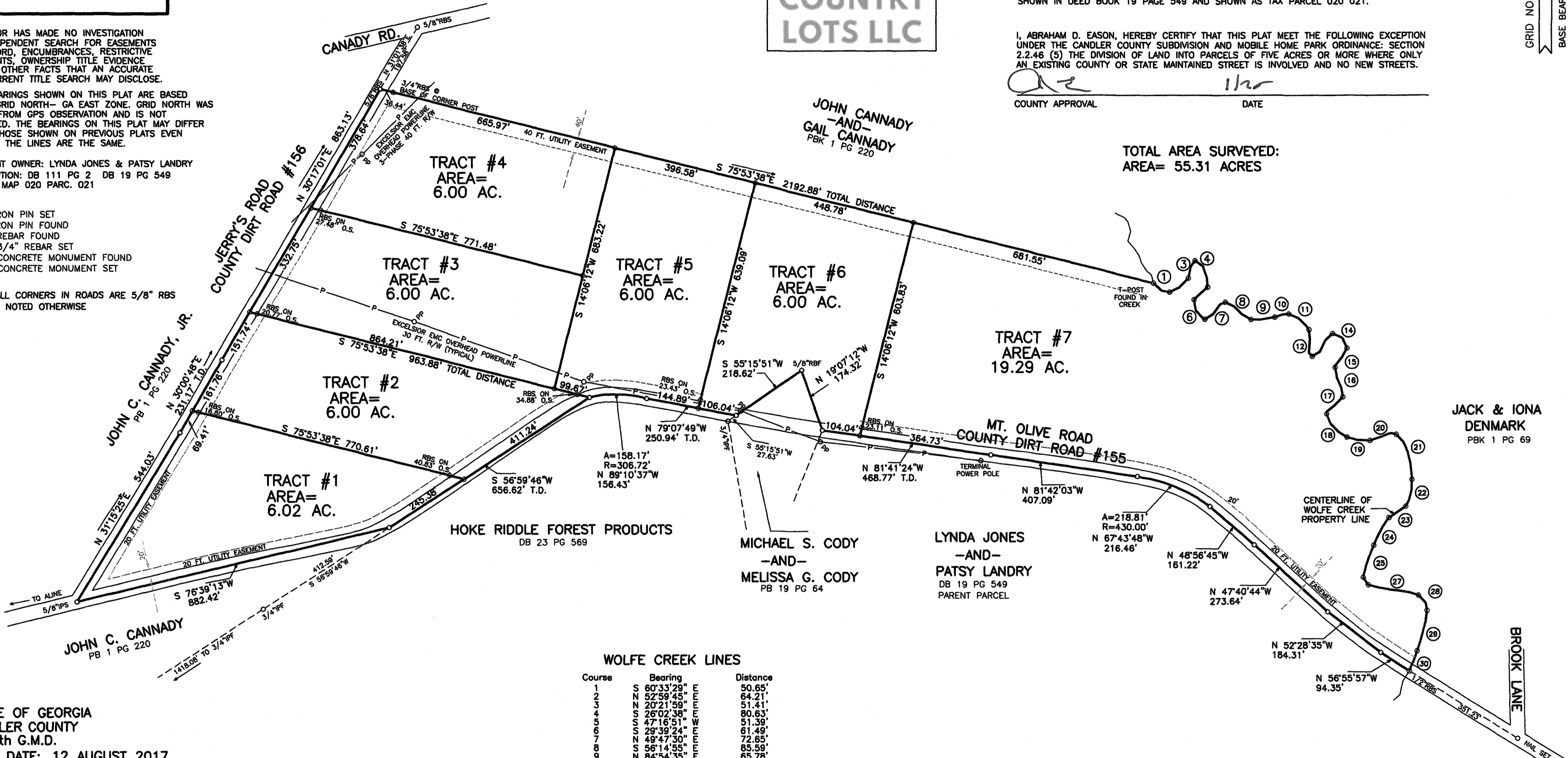
CURRENT OWNER: LYNDA JONES & PATSY LANDRY  
 DESCRIPTION: DB 111 PG 2 DB 19 PG 549  
 TAX ID: MAP 020 PARC. 021

IPF= IRON PIN SET  
 IPF= IRON PIN FOUND  
 RBF= REBAR FOUND  
 RBS= 3/4" REBAR SET  
 CMF= CONCRETE MONUMENT FOUND  
 CMS= CONCRETE MONUMENT SET

NOTE: ALL CORNERS IN ROADS ARE 5/8" RBS UNLESS NOTED OTHERWISE

TOTAL AREA SURVEYED:  
 AREA= 55.31 ACRES

JOHN CANNADY  
 -AND-  
 GAIL CANNADY  
 PBK 1 PG 220



STATE OF GEORGIA  
 CANDLER COUNTY  
 1736th G.M.D.

PLAT DATE: 12 AUGUST 2017  
 FIELD SURVEY: 11 AUGUST 2017

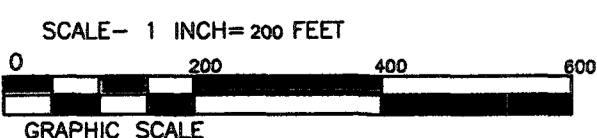
THE MAJORITY OF THIS SURVEY WAS PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS HAD A MAXIMUM HORIZONTAL TOLERANCE OF 0.05' WITH A 95% CONFIDENCE LEVEL. ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED  
 ELECTRONIC TOTAL STATION  
 STONEX S10 GNSS BASE & ROVER  
 PLAT E.O.C.: 1" IN 318,254' (BOUNDARY)

**WOLFE CREEK LINES**

Course	Bearing	Distance
1	S 60°33'29"	50.85'
2	N 52°59'45"	64.21'
3	N 20°21'51"	51.41'
4	S 26°02'38"	80.83'
5	S 47°16'51"	51.39'
6	S 29°39'24"	61.49'
7	N 49°47'30"	72.65'
8	S 56°14'55"	85.59'
9	N 84°54'35"	65.78'
10	N 75°59'42"	40.06'
11	S 51°54'37"	70.35'
12	N 06°56'05"	74.15'
13	N 41°38'48"	83.72'
14	S 44°58'14"	56.53'
15	S 31°55'56"	62.05'
16	S 14°42'07"	83.96'
17	S 43°39'28"	63.93'
18	S 40°47'49"	84.78'
19	S 82°01'58"	64.11'
20	N 77°07'24"	74.46'
21	S 19°07'02"	131.25'
22	S 12°55'58"	75.72'
23	S 56°05'02"	56.34'
24	S 28°28'49"	85.74'
25	S 17°56'14"	93.51'
26	S 33°41'19"	24.28'
27	S 78°00'51"	141.23'
28	S 29°32'50"	48.33'
29	S 13°53'00"	114.58'
30	S 20°21'51"	59.23'

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.



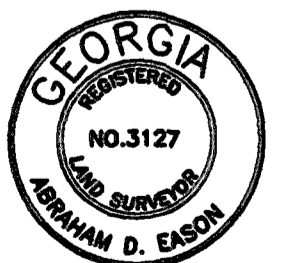
PLAT REVISED: 24 NOV. 2018  
 TO ADD UTILITY EASEMENT

PLAT REVISED: 27 DEC. 2017  
 TO SUBDIVIDE TRACT

FILE #170804 DRAWN BY: ADE

12/26/2017

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



## Restrictive Covenants

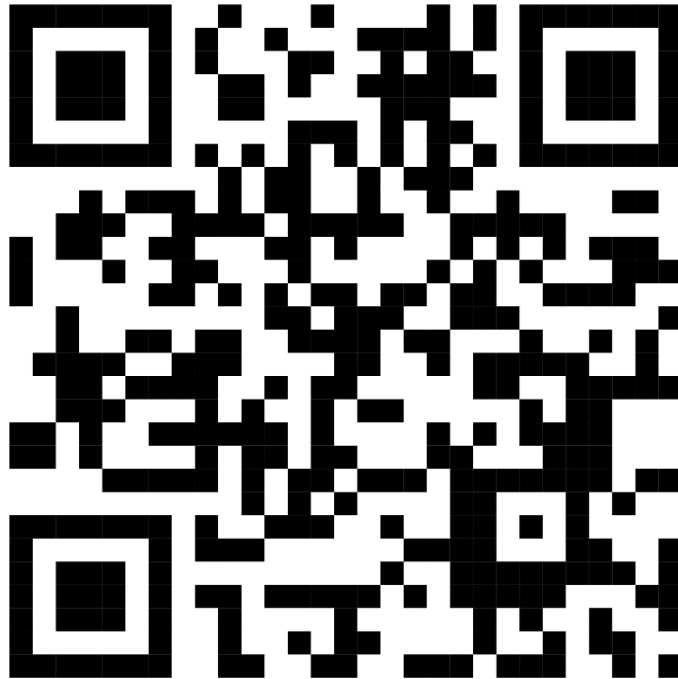
### **Adalyn Acres**

Candler 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:

5384 Mt. Olive Rd. Metter, Ga 30439

### Directions From I-16 Exit 98:

Take GA-57 S for .9 miles

Turn left onto Mt. Olive Rd (dirt) go 1 mile

Reference Above Plat to find exact lot.