

**SURVEY FOR:
COUNTRY LOTS, LLC**

**SURVEY OF:
CAMDEN FARMS**

BENNIE V. POWELL AND LEANDORA POWELL
PLAT BOOK 2 PAGE 26

STATE OF GEORGIA
JOHNSON COUNTY

SAV. C.M.D.
PLAT DATE: 02 SEPTEMBER 2015
FIELD SURVEY: 01 SEPTEMBER 2015

FIELD E.O.C. = 1' IN * SEE NOTE * +
ANGULAR ERROR = 01" PER < POINT
PLAT E.O.C. = 1' IN * SEE NOTE * +
ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED
ELECTRONIC TOTAL STATION
SOKKIA GSR2700 ISX GPS BASE AND ROVER
THIS SURVEY PERFORMED USING RTK GPS SURVEY
METHODS AND AN ELECTRONIC TOTAL STATION
MAXIMUM HORIZONTAL TOLERANCE = 0.05'

NOTE: PLAT E.O.C. TRACTS 1-7 1' IN 694.639'
TRACTS 8-12 1' IN 435.282'

TRACTS 1-7 ARE CUT FROM TRACT D PG 17 PG 129
TRACTS 8-12 ARE CUT FROM TRACT C PG 17 PG 129

TYPE OF SURVEY: DIVISION FROM
EXISTING PARCEL OF RECORD
PLAT BOOK 17 PAGE 129
EXISTING PARCEL TPK 10.
058 007

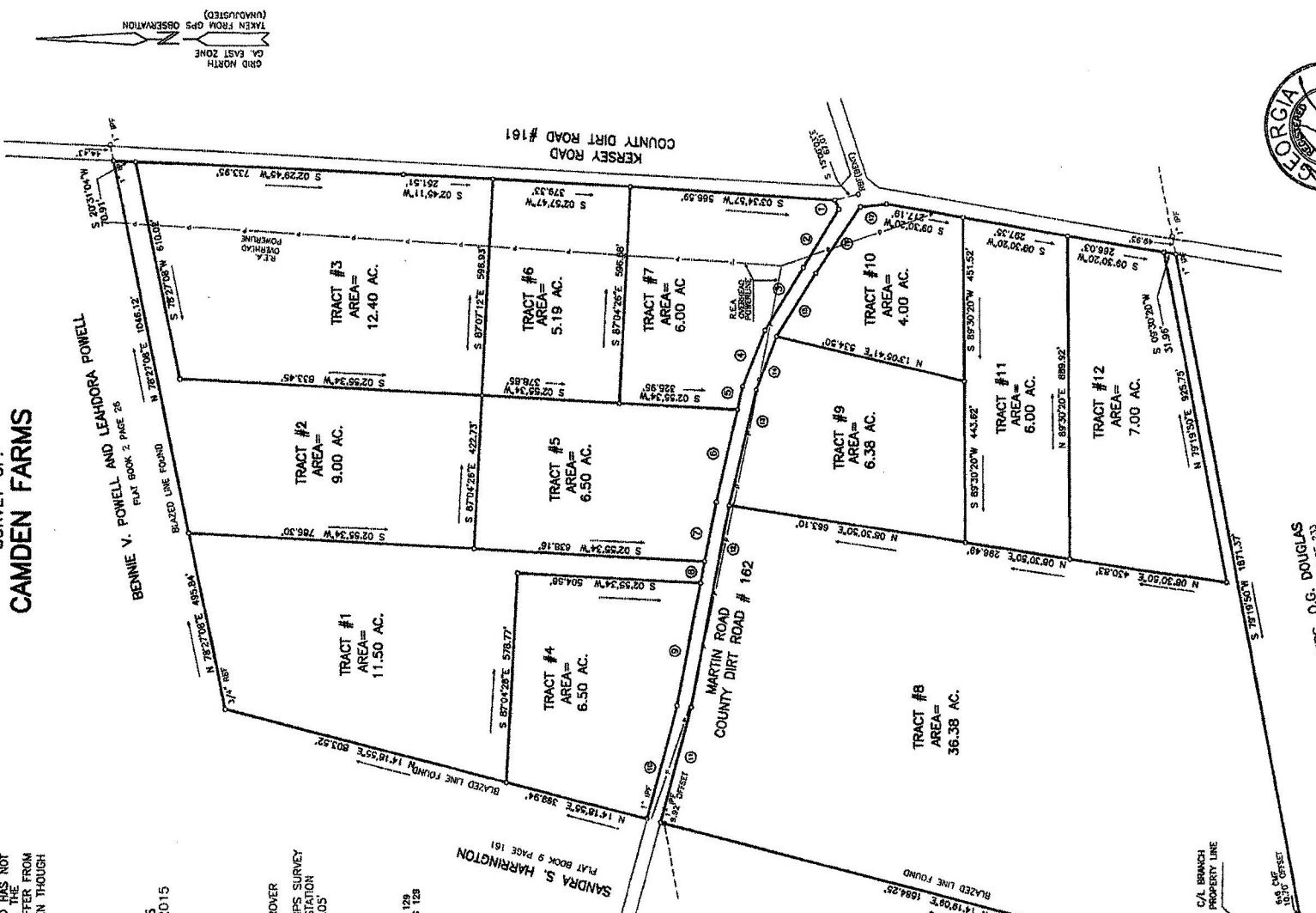
CURRENT OWNER: COUNTRY LOTS, LLC
NOTE: 3/4" IPS ON ALL PROPERTY
CORNERS UNLESS OTHERWISE NOTED.

COURSE	BEARING	DISTANCE
1	S 88161.71°W	98.787
2	N 58148.433°W	187.153
3	N 58131.16°W	203.613
4	N 57131.27°W	187.137
5	N 77133.918°W	280.718
6	N 79140.07°W	167.227
7	N 79140.07°W	342.337
8	N 75222.43°W	323.311
9	S 79137.00°E	567.933
10	S 76441.13°E	327.336
11	S 69110.25°E	158.174
12	S 56121.37°E	220.995
13	S 56121.37°E	220.995
14	S 56121.37°E	220.995
15	S 56121.37°E	220.995
16	S 56121.37°E	220.995
17	S 06532.98°E	71.148

BRANCH LINES	BEARING	DISTANCE
B-1	N 02122.33°W	142.977
B-2	N 59125.30°W	42.527
B-3	N 57133.48°W	78.398
B-4	N 57133.48°W	78.398
B-5	S 50149.29°W	29.887

**JERRY D. BRACEWELL
AND
JANICE BRACEWELL**
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EASON LAND SURVEYING
P.O. BOX 753
CLAYTON, GA 30417
(912) 739-7143

THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR
SURVEYING PRACTICE SET FORTH IN CHAPTER 1800-7 OF
THE OFFICIAL CODE OF GEORGIA FOR PROFESSIONAL
SURVEYORS AND REGISTERED PROFESSIONAL
LAND SURVEYORS AND C.S. 18-2-47

MRS. O.G. DOUGLAS
DEED BOOK 261 PAGE 233

FILE # 1528004
FB # ELEC.

NOTES:
SURVEYOR HAS MADE NO INVESTIGATION
OR RESEARCH INTO THE EXISTENCE
OR RECORD, ENCUMBRANCES, RESTRICTIONS
OR ANY OTHER FACTS THAT MAY AFFECT
AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED
UPON GRID NORTH, GA EAST ZONE. GRID NORTH
WAS TAKEN FROM GPS OBSERVATION AND HAS NOT
BEEN ADJUSTED TO GROUND MONUMENTATION. THE
BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM
THOSE FOUND ON PREVIOUS PLATS EVEN THOUGH
THE LINES ARE THE SAME.

Restrictive Covenants
Camden Farms 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

Right onto Martin Rd.

Please reference Above Plat to find exact lot.