

eFiled & eRecorded
 DATE: 7/18/2018
 TIME: 4:28 PM
 PLAT BOOK: 00011
 PAGE: 00047
 RECORDING FEE: 8.00
 PARTICIPANT ID: 1519108864
 CLERK: Jackie Dalton
 Laurens County, GA

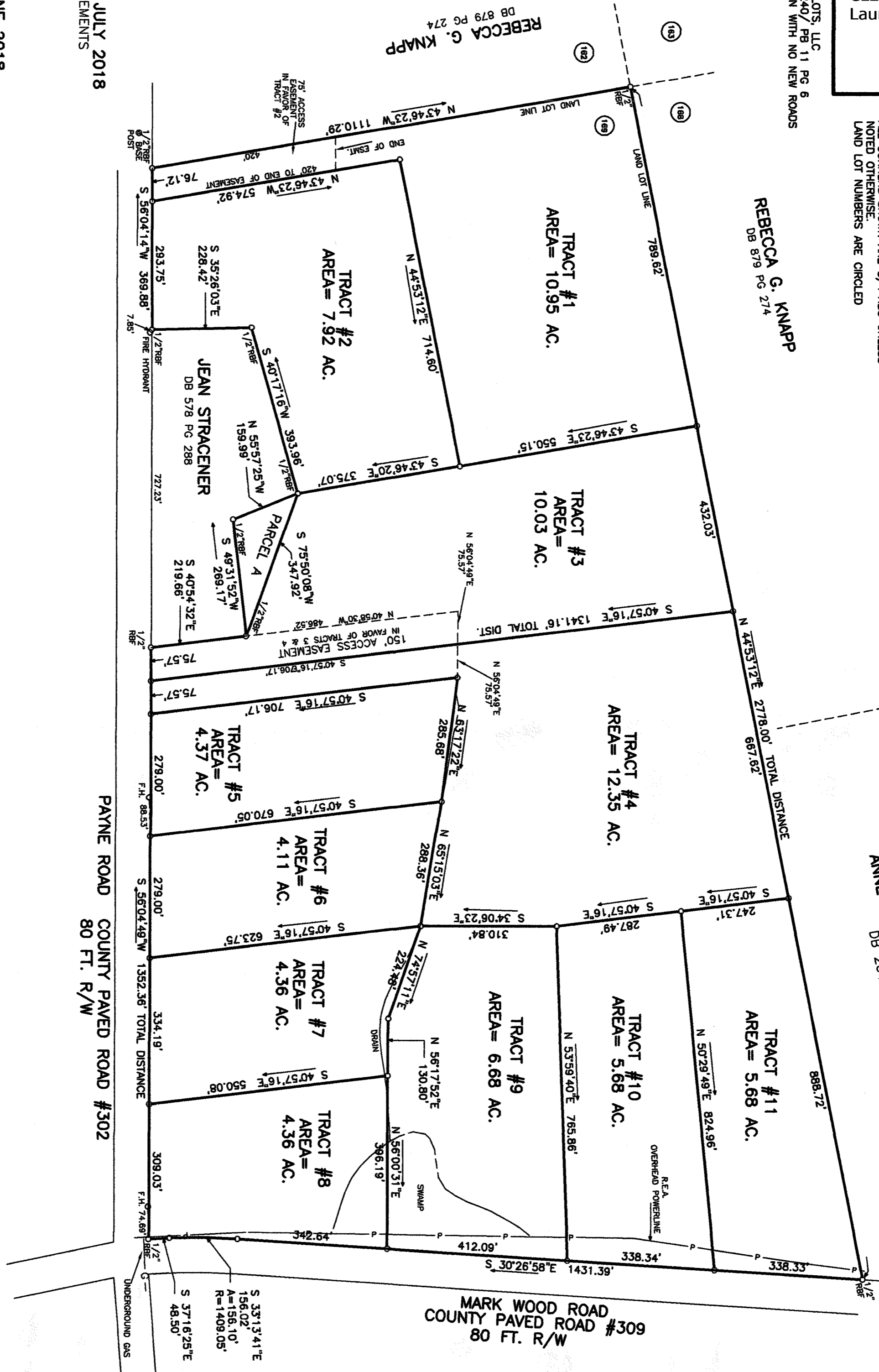
NOTES:
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD ENCUMBRANCES, RESTRICTIONS OR CLAIMS OF INTEREST THAT MAY EXIST OR MAY AFFECT THE TITLE SEARCH. THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

NOTES:
 UNDERGROUND UTILITIES EXIST. CALL 811 BEFORE YOU DIG.
 ALL CORNERS SHOWN ARE 3/4" RBS UNLESS NOTED OTHERWISE.
 LAND LOT NUMBERS ARE CIRCLED

CURRENT OWNER: COUNTRY LOTS, LLC
 DESCRIPTION: DB 2874 PG 240/ PB 11 PG 6
 TYPE OF SURVEY: SUBDIVISION WITH NO NEW ROADS OR STREETS
 TAX MAP 105 PARCEL 026

REBECCA G. KNAPP
 DB 879 PG 274

ANNE BARRETT CHAMLEE, TRUST
 DB 2641 PG 193

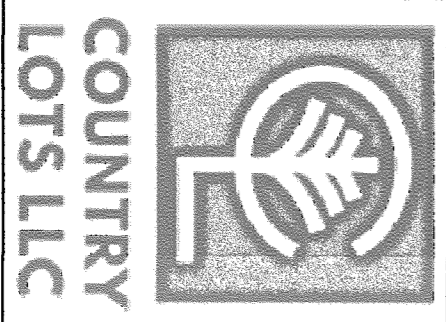
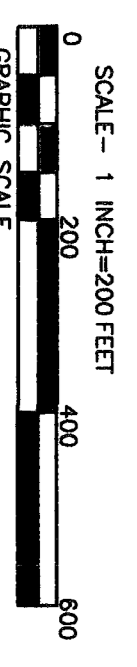


PLAT REVISED: 17 JULY 2018
 TO SHOW ACCESS EASEMENTS

STATE OF GEORGIA
 LAURENS COUNTY
 LL #169 LD #17
 PLAT DATE: 15 JUNE 2018
 FIELD SURVEY: 12 JUNE 2018

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 1,077,985' (boundary)

F.H.= FIRE HYDRANT
 I.P.S.= IRON PIN SET
 I.P.F.= IRON PIN FOUND
 R.B.F.= REBAR FOUND
 R.B.S.= 3/4" REBAR SET
 C.M.F.= CONCRETE MONUMENT FOUND
 C.M.S.= CONCRETE MONUMENT SET



SURVEY FOR:
COUNTRY LOTS, LLC

SURVEY OF:
RENTZ ESTATES

TOTAL AREA SURVEYED: 76.97 ACRES
 PARCEL A TO BE DEEDED TO JEAN STRACENER
 PARCEL A AREA= 0.48 ACRES

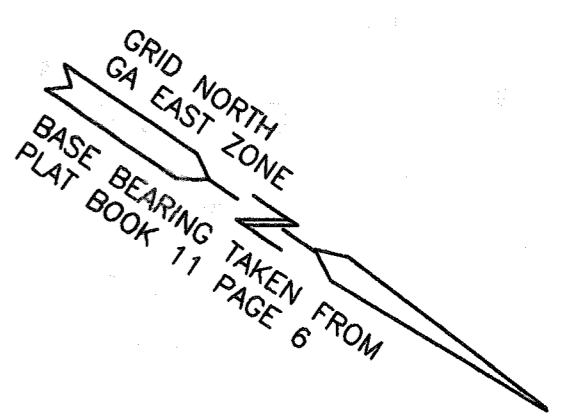
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLEIES 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.

COUNTY APPROVAL

[Signature]

ABRAHAM D. EASON
 GA R.L.S. #3127
 07/16/2018

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



Restrictive Covenants
Country Lots, LLC
Rentz Estates
Laurens County, GA

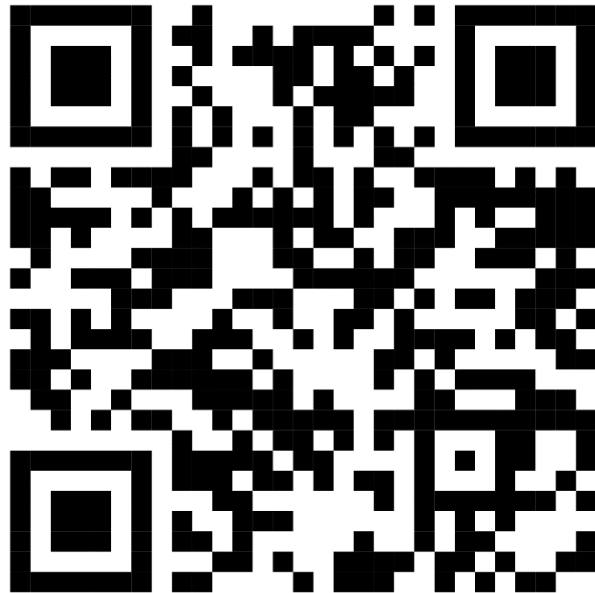
1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with no structure placed or improved upon any tract or lot being used for any type of business or commercial enterprise, other than for agriculture. No lot may be subdivided.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. No single wide manufactured homes allowed
4. All dwellings (manufactured, modular, and site-built homes) must have written approval by the developer prior to placement on any lot, and each dwelling must have a well (unless public water service is available) and septic tank. One (1) single family residence per lot is permitted.
5. No storage building of any kind may be converted into a residence or guest house/in-law home.
6. No campers, travel trailers, fifth-wheels, pop-ups or motor homes of any variation may be used as a dwelling, even on a temporary basis during home construction. They may be parked on the property for storage purposes only.
7. Any factory-built home 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.
8. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
9. 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.
10. Tracts 1-4 are allowed a maximum of two (2) horses per tract. All other livestock, including but not limited to cattle, swine and goats, are specifically prohibited from placement upon any lot, even if regarded as a pet.
11. 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.

12. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
13. No timber may be cut for timber sale on any lot without permission of the developer.
14. 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:

1458 Payne Rd Rentz GA 31075

Directions From Exit 51 I-16

Take GA-441S 3.1 miles

Turn Right Payne Rd 3.1 miles

Please reference Plat to find exact lot.