

eFiled & eRecorded  
 DATE: 10/19/2020  
 TIME: 6:15 PM  
 PLAT BOOK: 00028  
 PAGE: 00075  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Jenny H. Grimes  
 Candler County, GA

**WOLFE CREEK LINES**

COURSE	BEARING	DISTANCE
1	N 13°09'37"W	88.38'
2	N 28°19'22"E	118.36'
3	N 61°14'57"E	89.24'
4	N 30°47'08"E	65.17'
5	N 03°52'50"W	69.36'
6	N 21°39'02"E	112.95'
7	N 11°29'07"E	48.09'
8	N 29°20'17"E	74.27'
9	N 09°32'13"E	63.98'
10	N 23°11'39"E	83.25'
11	N 20°59'50"E	77.13'

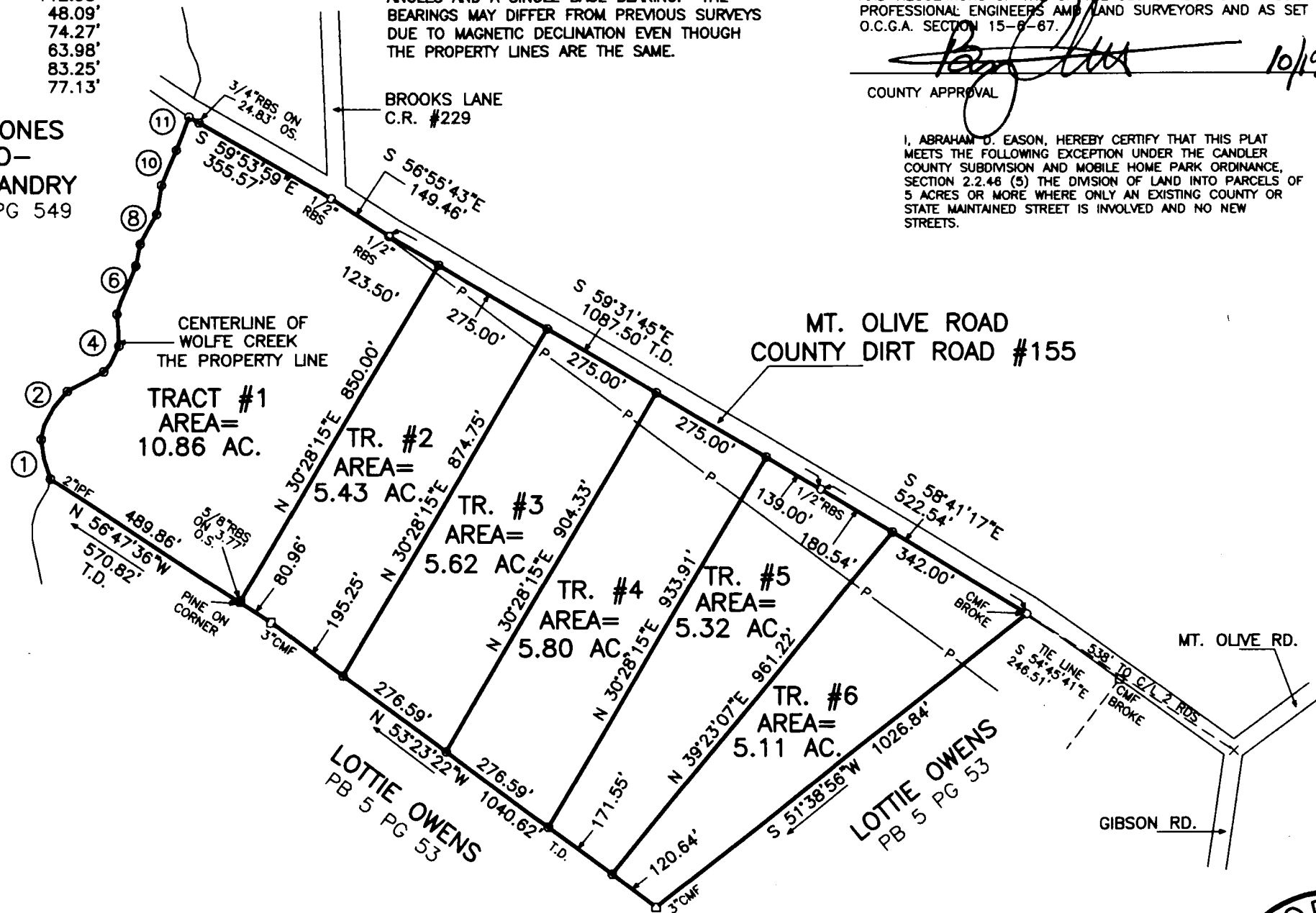
LYNDA JONES  
 -AND-  
 PATSY LANDRY  
 PB 19 PG 549

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 SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

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 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.

*Abraham D. Eason*  
 COUNTY APPROVAL \_\_\_\_\_ DATE 10/19/2020

I, ABRAHAM D. EASON, HEREBY CERTIFY THAT THIS PLAT MEETS 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 5 ACRES OR MORE WHERE ONLY AN EXISTING COUNTY OR STATE MAINTAINED STREET IS INVOLVED AND NO NEW STREETS.

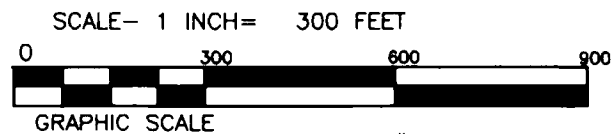


STATE OF GEORGIA  
 CANDLER COUNTY  
 1736th G.M.D.  
 PLAT DATE: 28 AUGUST 2020  
 FIELD SURVEY: 27 AUGUST 2020

FIELD E.O.C. = 1' IN 23,424' +  
 ANGULAR ERROR = 05" PER < POINT  
 PLAT E.O.C. = 1' IN 604,088' + (BOUNDARY)  
 ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED  
 ELECTRONIC TOTAL STATION

- IPS= IRON PIN SET
- IPF= IRON PIN FOUND
- RBF= REBAR FOUND
- RBS= REBAR SET
- CMF= CONCRETE MONUMENT FOUND
- CMS= CONCRETE MONUMENT SET



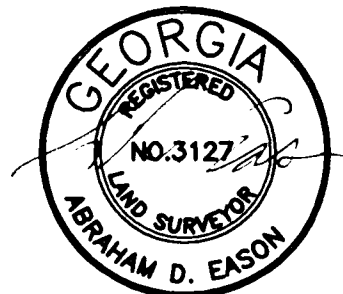
FILE #200820  
 DRAWN BY: ADE

TOTAL AREA= 38.13 AC.

**SURVEY FOR:  
 COUNTRY LOTS, LLC**

CURRENT OWNER: COUNTRY LOTS, LLC  
 TAX PARCEL 020 041  
 DESCRIPTION: A DIVISION OF THAT AREA SHOWN IN PB 28 PG 52.

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



MAGNETIC NORTH  
 BASE BEARING TAKEN FROM  
 PLAT BOOK 5 PAGE 53

**Restrictive Covenants**  
**Country Lots, LLC**  
Mt Olive 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. 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.
4. 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.
5. 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.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
7. 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.
8. A maximum of two (2) large animals per acre are allowed as are chickens. Swine and goats are specifically prohibited from placement upon any lot, even if regarded as a pet.
9. 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.
10. All structures erected on any lot shall be completed within one (1) year of when the construction commences.

11. No timber may be cut for timber sale on any lot without permission 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 of Brock Ln and 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 1.5 miles

Reference Above Plat to find exact lot. Look for Green Metal Lot signs