

eFiled & eRecorded  
 DATE: 5/2/2022  
 TIME: 11:20 AM  
 PLAT BOOK: 00012  
 PAGE: 00259  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Jackie Dalton  
 Laurens County, GA

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON GRID NORTH-GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS NOT TIED TO GEODETIC MONUMENTATION. THE BEARINGS ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.  
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD. ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, ETC. THAT MAY AFFECT OR BE AFFECTED BY THIS PLAT ARE NOT SHOWN AND CURRENT TITLE SEARCH MAY DISCLOSE.

DELICIA JETT  
 PB 11 PG 886  
 LL 89  
 LL 62  
 LL 61  
 LL 90

JULIAN BLAKE TOWNSEND  
 AND  
 JUDITH MICHELLE TOWNSEND  
 PB 7 PG 406  
 LAND LOT LINE

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 CERTIFICATIONS SIGNATURES, STAMPS, OR STATEMENTS VERIFIED BY AN APPROVED BODY. ANY SIGNATURES, STAMPS, OR STATEMENTS VERIFIED BY AN APPROVED BODY SHALL BE THE PROPERTY OF THE USER OF THIS PLAT AS TO ANY INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN 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  
 DATE

NOTE: 5/8" RBS OR 1/2" RBS ON ALL CORNERS UNLESS NOTED OTHERWISE  
 CURRENT OWNER: COUNTRY LOTS, LLC  
 TAX ID: 058 066  
 DESCRIPTION: PB 10 PG 567

DEXTER-CADWELL HIGHWAY  
 GA HWY #338 80 FT. R/W

TRACT #12  
 AREA= 9.92 ACRES

TRACT #13  
 AREA= 7.51 ACRES

TRACT #14  
 AREA= 6.79 ACRES

SURVEY FOR:  
 COUNTRY LOTS, LLC  
 DEXTER FARMS, PHASE II  
 TOTAL AREA= 33.17 ACRES

TAYLOR GROCERY ROAD R/W LINES

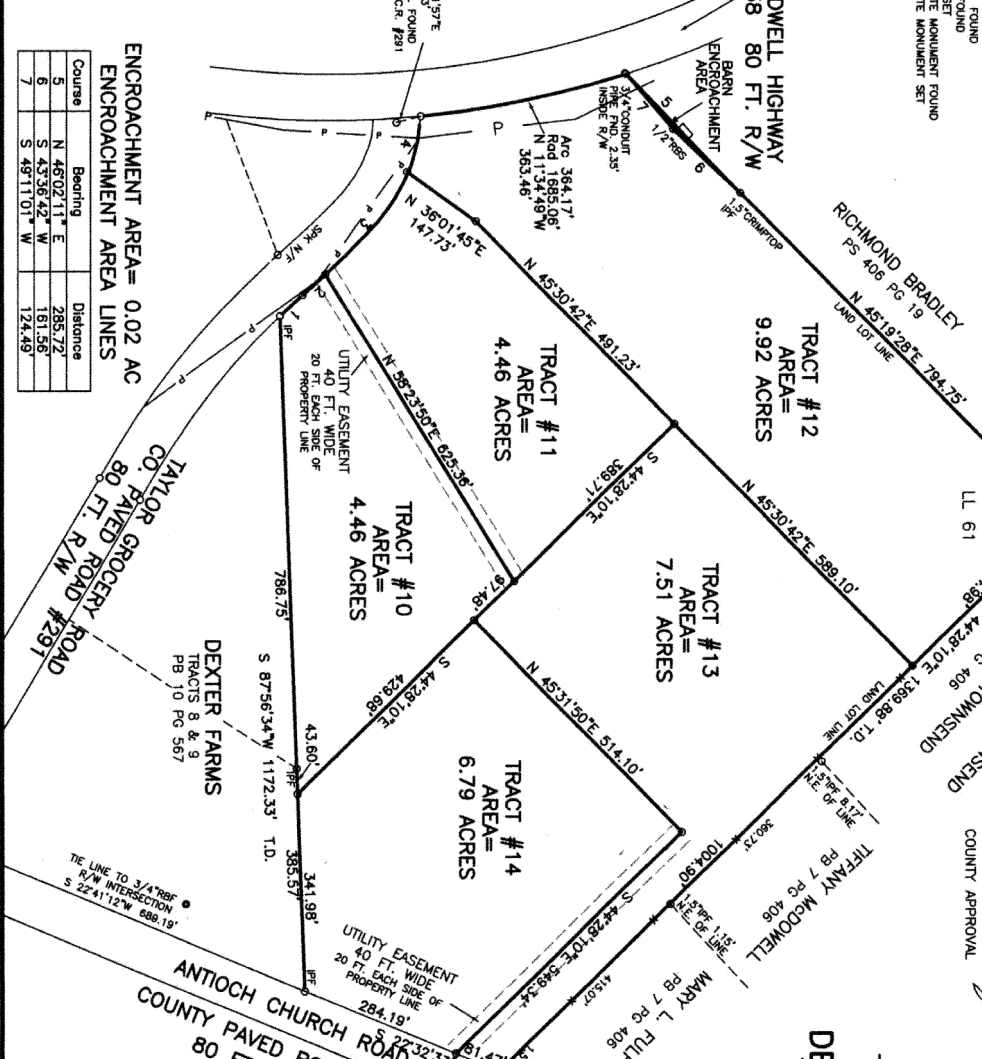
Course	Bearing	Distance
1	Rod: 1337.827 Chd: N 43°00'13" W Ton: 28.76	Acc: 53.52 Ck: 2717.32 53.52
2	N 42°15'57" W	52.91
3	Rod: 382.83 Chd: N 51°21'24" W Ton: 119.16	Acc: 231.03 Ck: 3434.39 227.54
4	Rod: 382.83 Chd: N 76°03'49" W Ton: 49.83	Acc: 99.10 Ck: 1449.55 98.83

STATE OF GEORGIA  
 LAURENS COUNTY  
 LAND DISTRICT # 18  
 LAND LOT # 61  
 PLAT DATE: 11 APRIL 2022  
 FIELD DATE: 11 APRIL 2016  
 FIELD E.O.C. = 1' IN 15,352'+  
 ANGULAR ERROR = 05" PER < POINT  
 ADJUSTMENT-LEAST SQUARES  
 EQUIPMENT USED  
 ELECTRONIC TOTAL STATION  
 SOKKIA GSR2700 ISX GPS BASE AND ROVER  
 MAXIMUM HORIZONTAL TOLERANCE- 0.05'

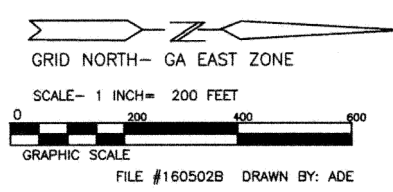
ENCROACHMENT AREA= 0.02 AC

ENCROACHMENT AREA LINES

Course	Bearing	Distance
5	N 46°02'11" E	285.72'
6	S 43°36'42" W	181.26'
7	S 49°11'01" W	124.49'



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



FILE #160502B DRAWN BY: ADE

# **Restrictive Covenants**

## **Dexter Farms**

### **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.
13. Easements for the installation and maintenance of utilities are reserved by developer.

Buyer: \_\_\_\_\_

# Scan Me



## GPS Options:

Taylor Grocery Rd & Antioch Ch. Rd Dexter GA 31019

### 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 right onto Taylor Grocery Rd

Please reference Plat to find exact lot.