

eFiled & eRecorded
 DATE: 9/26/2018
 TIME: 9:35 AM
 PLAT BOOK: E2018
 PAGE: 00046
 RECORDING FEE: 8.00
 PARTICIPANT ID: 1519108864
 CLERK: Patricia Glover
 Johnson County, GA

**SURVEY OF:
 PLEASANT GROVE**

**SURVEY FOR:
 COUNTRY LOTS, LLC**

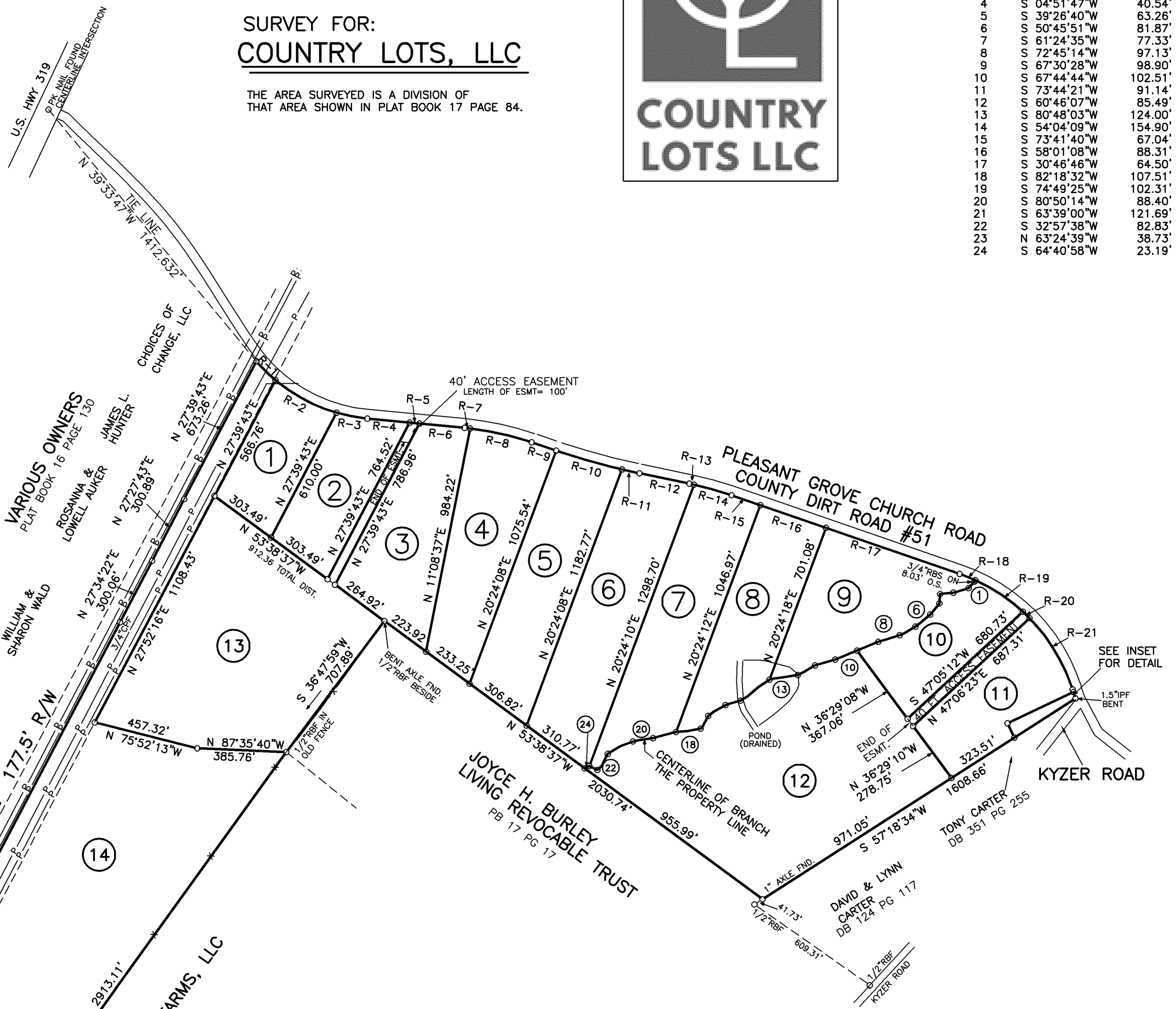
THE AREA SURVEYED IS A DIVISION OF
 THAT AREA SHOWN IN PLAT BOOK 17 PAGE 84.



BRANCH LINES		
COURSE	BEARING	DISTANCE
1	S 40°03'15"W	45.24'
2	S 73°48'18"W	68.65'
3	S 83°54'53"W	57.42'
4	S 04°51'47"W	40.54'
5	S 39°26'40"W	63.26'
6	S 50°45'51"W	81.87'
7	S 61°24'35"W	77.33'
8	S 72°45'14"W	97.13'
9	S 67°30'28"W	98.90'
10	S 67°44'44"W	102.51'
11	S 73°44'21"W	91.14'
12	S 60°46'07"W	85.49'
13	S 80°48'03"W	124.00'
14	S 54°04'09"W	154.90'
15	S 73°41'40"W	67.04'
16	S 58°01'08"W	88.31'
17	S 30°46'46"W	64.50'
18	S 82°18'32"W	107.51'
19	S 74°49'25"W	102.31'
20	S 80°50'14"W	88.40'
21	S 63°39'00"W	121.69'
22	S 32°57'38"W	82.83'
23	N 63°24'39"W	38.73'
24	S 64°40'58"W	23.19'

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: COUNTRY LOTS, LLC
 DESCRIPTION: DB 388 PG 103, PB 17 PG 84
 TAX ID: MAP 015 024

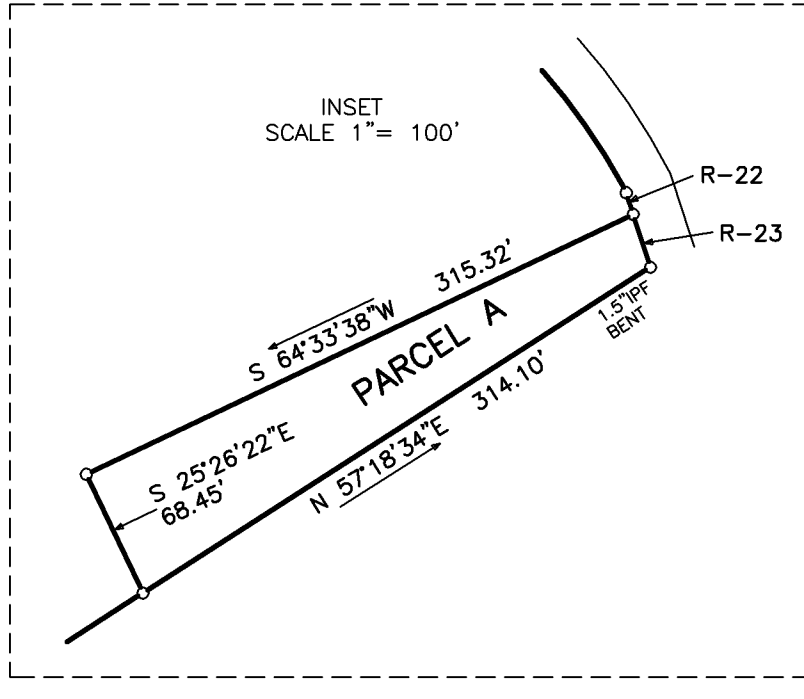


ROAD LINES

COURSE	BEARING	DISTANCE
RAD.: 725.00' TAN.: 57.69' LEN.: 115.14' DELTA: 9°05'59"		
R-1	S 45°20'41"E	115.02'
RAD.: 725.00' TAN.: 153.32' LEN.: 302.19' DELTA: 23°52'55"		
R-2	S 61°50'08"E	300.01'
RAD.: 725.00' TAN.: 68.26' LEN.: 136.11' DELTA: 10°45'25"		
R-3	S 79°09'18"E	135.91'
R-4	S 84°32'05"E	183.50'
R-5	S 84°32'05"E	43.20'
R-6	S 84°32'05"E	195.87'
RAD.: 1280.00' TAN.: 11.85' LEN.: 23.71' DELTA: 1°03'40"		
R-7	S 83°59'42"E	23.71'
RAD.: 1280.00' TAN.: 137.31' LEN.: 273.57' DELTA: 12°14'45"		
R-8	S 77°21'05"E	273.05'
R-9	S 71°13'39"E	112.11'
RAD.: 3020.00' TAN.: 148.12' LEN.: 296.01' DELTA: 5°36'57"		
R-10	S 74°02'09"E	295.89'
RAD.: 3020.00' TAN.: 38.59' LEN.: 77.18' DELTA: 1°27'51"		
R-11	S 77°34'33"E	77.18'
R-12	S 78°18'28"E	220.18'

ROAD LINES

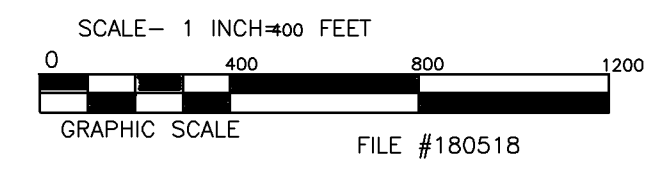
COURSE	BEARING	DISTANCE
RAD.: 1480.00' TAN.: 10.57' LEN.: 21.15' DELTA: 0°49'07"		
R-13	S 77°53'54"E	21.15'
RAD.: 1480.00' TAN.: 84.44' LEN.: 168.70' DELTA: 6°31'52"		
R-14	S 74°13'25"E	168.61'
R-15	S 70°57'28"E	131.98'
R-16	S 70°57'28"E	300.08'
R-17	S 70°57'28"E	611.70'
RAD.: 780.00' TAN.: 36.60' LEN.: 73.15' DELTA: 5°22'23"		
R-18	S 68°16'17"E	73.12'
RAD.: 780.00' TAN.: 124.87' LEN.: 247.64' DELTA: 18°11'26"		
R-19	S 56°29'23"E	246.60'
RAD.: 780.00' TAN.: 20.03' LEN.: 40.06' DELTA: 2°56'33"		
R-20	S 45°55'23"E	40.06'
RAD.: 780.00' TAN.: 185.28' LEN.: 363.82' DELTA: 26°43'29"		
R-21	S 31°05'22"E	360.53'
R-22	S 18°03'44"E	11.77'
R-23	S 18°03'44"E	29.05'



STATE OF GEORGIA
 JOHNSON COUNTY
 1405th G.M.D.
 PLAT DATE: 18 SEPTEMBER 2018
 FIELD SURVEY: 13 SEPTEMBER 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

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



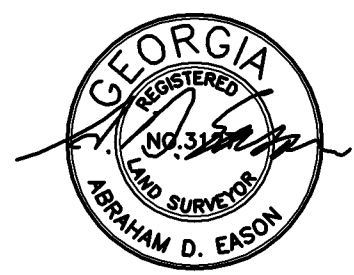
TRACT AREAS:

- TRACT 1 AREA= 3.98 ACRES
- TRACT 2 AREA= 4.70 ACRES
- TRACT 3 AREA= 6.83 ACRES
- TRACT 4 AREA= 7.18 ACRES
- TRACT 5 AREA= 7.63 ACRES
- TRACT 6 AREA= 9.04 ACRES
- TRACT 7 AREA= 7.99 ACRES
- TRACT 8 AREA= 6.15 ACRES
- TRACT 9 AREA= 6.41 ACRES
- TRACT 10 AREA= 4.18 ACRES
- TRACT 11 AREA= 4.92 ACRES
- TRACT 12 AREA= 20.55 ACRES
- TRACT 13 AREA= 18.62 ACRES
- TRACT 14 AREA= 44.99 ACRES
- PARCEL A AREA= 0.35 ACRES

TRACT NO.	PLATE E.O.C. 1' IN (FT)
1	197,497
2	529,808
3	563,188
4	984,135
5	989,093
6	641,690
7	604,691
8	771,980
9	541,494
10	176,845
11	289,750
12	184,423
13	874,071
14	879,214
PARCEL A	143,556

TOTAL AREA SURVEYED= 153.17 ACRES

The property hereon lies completely within a
 jurisdiction which does not review nor approve
 maps or plats prior to recording. RECORDATION
 OF THIS SURVEY DOES NOT IMPLY APPROVAL OF
 THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
 COMPLIANCE WITH LOCAL REGULATIONS OR
 REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR
 PURPOSE OF THE LAND. Further, the undersigned
 land surveyor certifies that this map, plat, or
 plan complies with the minimum technical
 standards for property surveys in Georgia as set
 forth in Chapter 180-7 of the Rules of the
 Georgia Board of Registration for Professional
 Engineers and Land Surveyors and as set forth
 in the Georgia Plat Act OCGA 15-6-67.



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

Country Lots, LLC
Pleasant Grove
Restrictive Covenants

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. No lot may be further subdivided.
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 placement on any tract, and each dwelling must have a well and septic tank.
4. Any factory built home placed on any tract 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 tract.
6. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any tract must be registered and licensed.
7. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine and goats are specifically prohibited from placement upon any tract, even if regarded as a pet.
8. No dwelling placed upon any tract 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 tract, when facing a public right-of-way, or fifty (50') feet from a rear property line.
9. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
10. No timber may be cut for timber sale on any tract without permission of developer.
11. No cable or chain may be placed across any path, driveway, or roadway located upon any tract. This restriction shall not prohibit the installation of any gate with a structural frame or fencing.

Scan Me



GPS Options:

41 Pleasant Grove Ch. Rd Wrightsville, GA 31096

Directions From I-16 Exit 51:

Take US-319 N 4.2 miles

Turn Right onto US-319 N 1.9 miles

Turn Left US-319 N 11.3 miles

Turn Right onto Pleasant Grove Ch. Rd .5 miles (dirt)

Please reference Above Plat to find exact lot. Look for green metal lot signs