

**REFERENCE:**  
 PLAT ENTITLED "SURVEY FOR ST. REGIS PAPER COMPANY L.L.C. COMPARTMENTS 98A-1, & 98A-2" BY HALLIGAN & ASSOCIATES DATED AUGUST 1, 2007.

LINE	BEARING	DISTANCE	ARC	RADIUS
1	N48 03'00"E	87.84'	301.80'	4798.27'
2	N47 52'04"E	301.85'	301.80'	4798.27'
3	N48 56'36"E	42.84'	42.84'	4798.27'
4	N50 12'09"E	273.80'		
5	N44 27'58"E	310.03'	311.23'	1020.72'
6	N32 43'52"E	65.63'		
7	N28 18'02"E	150.37'	150.88'	932.36'

NO.	DATE	DESCRIPTION	BY
1	4-20-09	REVISION LOTS 5 & 6	PSH

**OWNER / DEVELOPER**  
 ROMANIE BOWEN  
 159 W. HUNTER DRIVE  
 MONROE, GEORGIA  
 30655-5667  
 PHONE: 678-644-0547

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 285,330 FEET, AND AN ANGULAR ERROR OF  $\pm$  64 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 322,704 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEICA 4303R TOTAL STATION & SHIMADZU 50K.

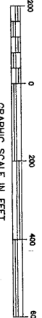


**NOTES**

1. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS AND ENCUMBRANCES, WHETHER OR NOT THEY ARE SHOWN ON THIS PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PREMISES AND HAS ASSURED THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS.
2. REPRESENTATIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL AND ORIGINAL SIGNATURE IN BLACK INK.
3. THE SURVEYOR MAKES NO CLAIM AS TO SUBSURFACE FEATURES OTHER THAN SURFACE EVIDENCE OF SAME AS SHOWN HEREON.
4. THIS SURVEY IS NOT INTENDED TO DELINEATE LOCAL AREAS OF PARTICULAR CONCERN, WETLANDS, OR ANY OTHER GOVERNMENTAL JURISDICTIONAL BOUNDARIES.
5. ALL REFERENCES TO THE PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF EMANUEL COUNTY, GEORGIA.
6. FOR CONFORMANCE.
7. METAL FENCE POSTS ARE SET AT APPROX. 200' INTERVALS ALONG THE DIVISION LINES BETWEEN LOTS 1 THROUGH 6.

**LEGEND:**

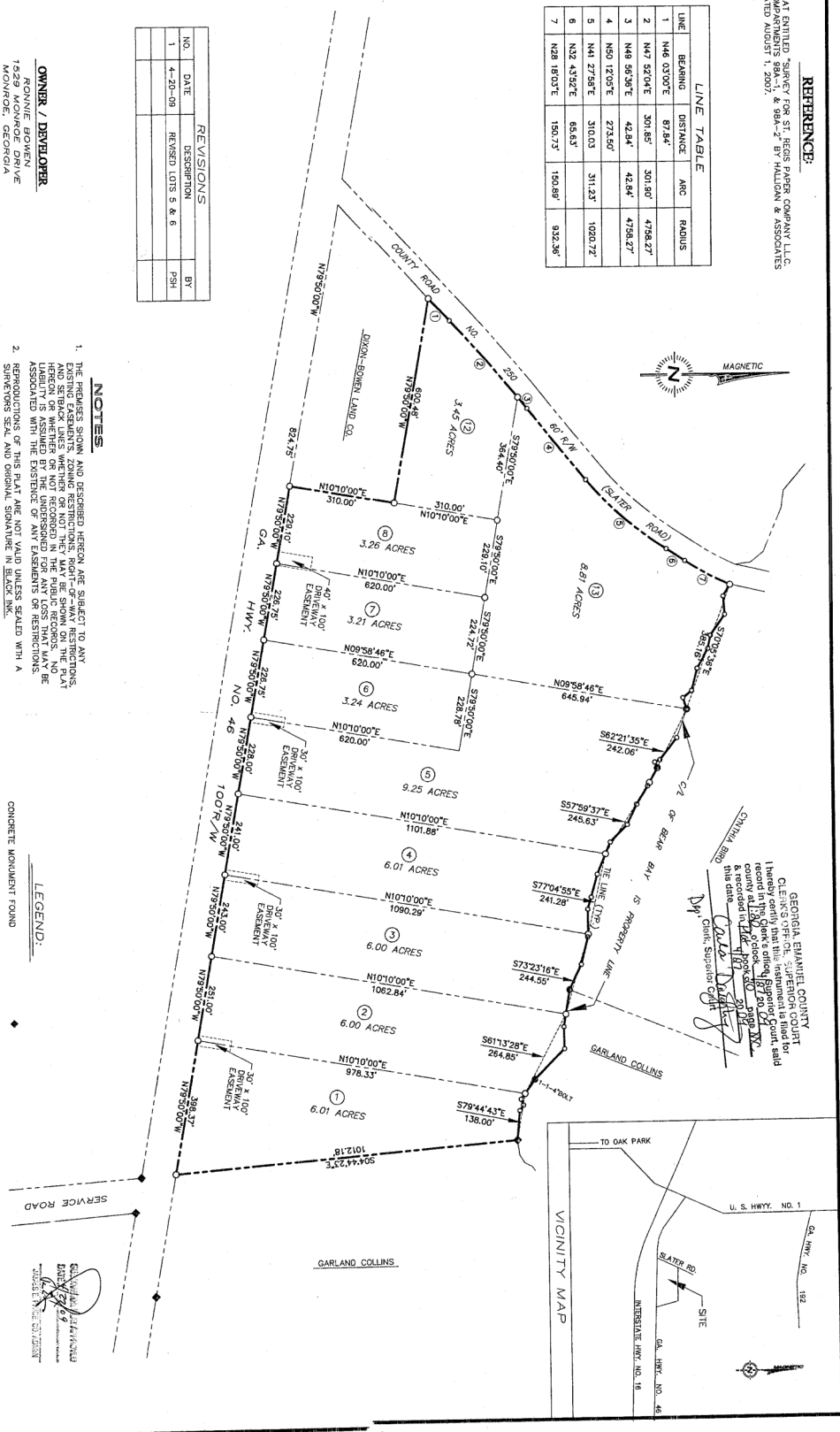
- ◆ CONCRETE MONUMENT FOUND
- IRON PIN FOUND (1/2" BEARS UNLESS NOTED)
- IRON PIN SET (1/2" BEARS)
- COMPUTED POINT



**DIXON-BOWEN LAND COMPANY L.L.C.**  
 PHASE 1  
 5645 C. M. DISTRICT  
 EMANUEL COUNTY, GEORGIA

**HALLIGAN & ASSOCIATES**  
 SURVEYORS & PLANNERS  
 363 PIERCE AVENUE SUITE 101  
 MACON, GEORGIA 31204  
 PHONE: 478-740-3223

DATE	OCTOBER 22, 2007
SCALE	1" = 200'
PROJECT NO.	7071
DRAWING NO.	7071A



**RESTRICTIVE COVENANTS:** Highway 46  
Emanuel County, Georgia  
Dixon Bowen Land Company, LLC

1. All lots shall be for single-family dwelling with customary outbuildings. No building shall be erected on this lot to be used as a school, church, kindergarten, or business.
2. Singlewide mobile homes, doublewide mobile homes and site built homes are permitted, *except that all mobile homes must be 1994 or newer.*
3. Any mobile home placed on this lot must be underpinned before the occupant may move on the lot.
4. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on this lot.
5. No junk vehicles or part of the same shall be permitted on this lot. Any motor vehicle parked on this lot shall be registered and licensed.
6. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited.
7. No dwelling shall be nearer than 50 feet from the road right-of-way or 20 feet from a side line or 15 feet from a rear line. It shall comply with county regulations.
8. The developer reserves the right to adjust lot lines to insure the usability of a lot or group of lots.

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

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

Scan Me



GPS Options:

Intersection Slater Rd. & Hwy 46 Twin City GA 30471

Directions From I-16 Exit 90:

Take US-1 N 500 Ft

Turn Right onto GA-46 E 1.9 miles

Reference Above Plat to find exact lot.