

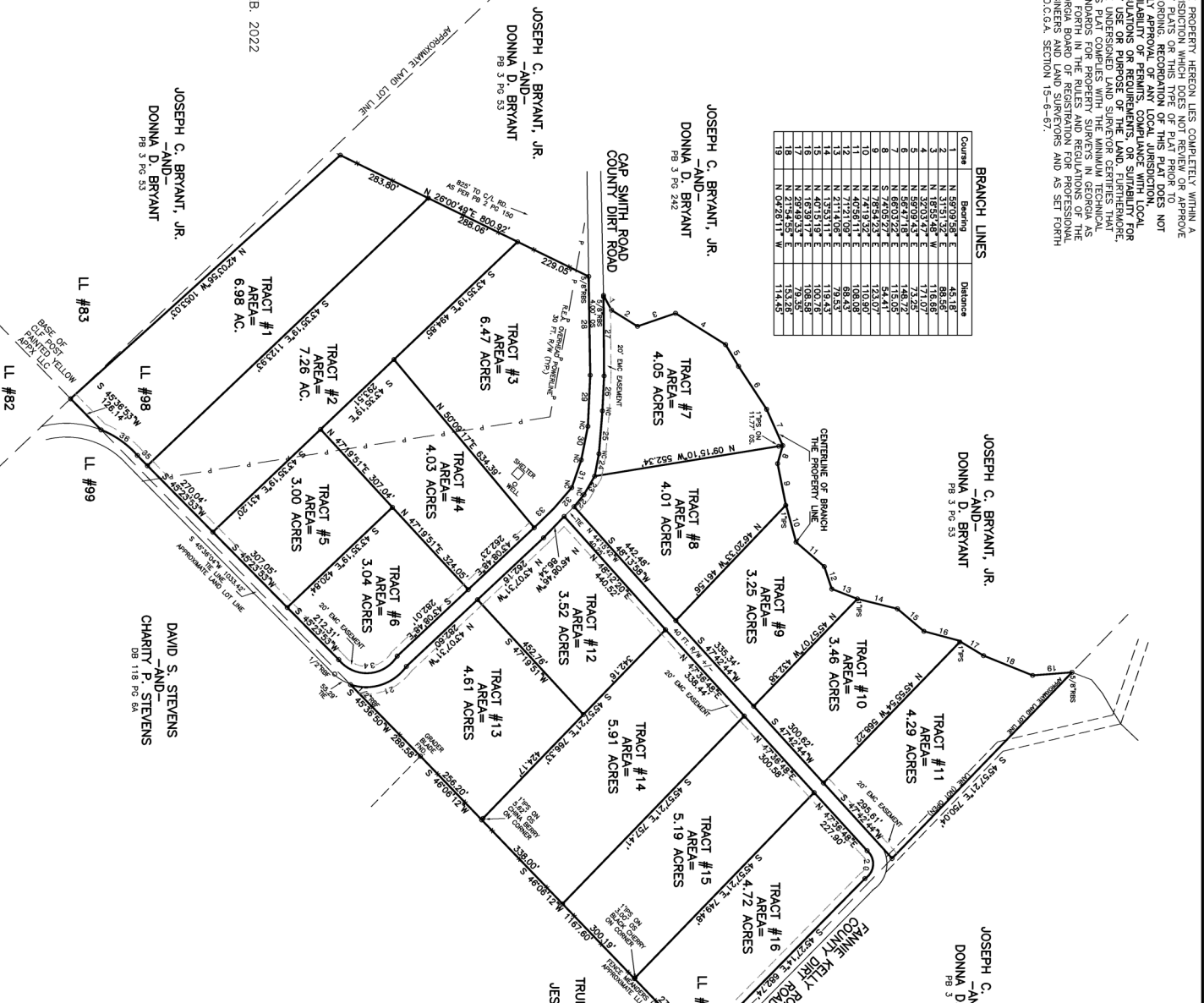
field & recorded
 DATE: 3/29/2022
 TIME: 6:16 PM
 PLAT BOOK: DE150
 PAGE: 00032
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1519108864
 CLIENT: Carol Evans
 Bleckley County, GA

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE RECORDING, RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR THE QUALITY OF THE SURVEY. THE USER OF THIS PLAT AGREES TO HOLD THE SURVEYOR HARMLESS FOR THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. THE SURVEYOR HAS MADE NO INVESTIGATION OF RECORD, EVIDENCE, RESISTANCE OR ANY OTHER MATTER THAT MIGHT AFFECT THE AND CONVEY TITLE SEARCH MAY BE NECESSARY.

BRANCH LINES

Course	Bearing	Distance
1	N 57°07'55" E	43.18
2	N 57°07'55" E	43.18
3	N 18°58'48" W	116.66
4	N 32°03'47" E	171.07
5	N 52°47'18" E	148.72
6	N 65°03'22" E	118.08
7	N 76°03'22" E	154.91
8	N 74°19'59" E	110.90
9	N 42°52'11" E	108.08
10	N 17°53'11" E	118.43
11	N 41°12'11" E	106.46
12	N 42°02'11" E	106.46
13	N 28°49'53" E	79.50
14	N 28°49'53" E	79.50
15	N 01°28'11" W	114.43
16	N 01°28'11" W	114.43
17	N 01°28'11" W	114.43
18	N 01°28'11" W	114.43

STATE OF GEORGIA
 BLECKLEY COUNTY
 LAND DISTRICT #22
 LAND LOT #98
 PLAT DATE: 08 MARCH 2022
 FIELD SURVEY: COMPLETED 24 FEB. 2022
 PLAT E.O.C.: 1' IN 605.370'
 THE MAJORITY OF THIS SURVEY WAS PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS. HAD A MAXIMUM WITH 95% CONFIDENCE LEVEL.
 ADJUSTMENT: LEAST SQUARES
 EQUIPMENT USED: STATION 510 GNSS BASE & ROVER ELECTRONIC TOTAL STATION
 IFS= IRON PIN SET
 IFF= IRON PIN FOUND
 IFR= IRON PIN FOUND
 RBS= REBAR SET
 CWF= CONCRETE MONUMENT FOUND
 SCALE= 1 INCH=200 FEET
 GRAPHIC SCALE



DAVID S. STEVENS
 -AND-
 CHARITY P. STEVENS
 DB 118 PG 6A

TRUITT S. BOATRIGHT
 -AND-
 JESSICA BOATRIGHT
 DB 448 PG 240

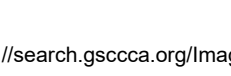
JOSEPH C. BRYANT, JR.
 -AND-
 DONNA D. BRYANT
 PG 3 PG 53

JOSEPH C. BRYANT, JR.
 -AND-
 DONNA D. BRYANT
 PG 3 PG 242

JOSEPH C. BRYANT, JR.
 -AND-
 DONNA D. BRYANT
 PG 3 PG 53

ROAD LINES

Course	Bearing	Distance
20	Rot. 50.00'	Arc: 34.31'
21	Rot. 88.81' E	CA: 108°04'28"
22	Chk. S. 89°31'27" E	Arc: 80.84'58"
23	Rot. 106.11' W	CA: 73°09'18"
24	Chk. N. 18°08'10" W	170.43'
25	Chk. N. 18°08'10" W	170.43'
26	N 59°54'08" W	61.68'
27	N 79°09'08" W	65.99'
28	N 87°17'41" W	124.94'
29	N 87°17'41" W	124.94'
30	S 89°53'04" W	279.50'
31	N 89°05'04" E	288.14'
32	N 77°09'20" E	84.82'
33	S 44°18'18" E	79.50'
34	Rot. 103.37'	Arc: 189.48'
35	Chk. Rot. 148.16' E	CA: 110°33'16"
36	S 42°23'53" W	Arc: 41.97'
37	Rot. 273.28'	CA: 330.01'
38	Chk. S. 38°30'00" W	CA: 27°15'28"



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

Country Lots, LLC
Bleckley Farms
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 the placement on any lot and must meet the standards set forth by all governing authorities. Site-built homes, modular homes and double-wide homes shall be permitted on all lots. Each dwelling must have a well and septic tank. One (1) dwelling per lot.
4. Single-wide manufactured homes are not allowed.
5. The main level of any dwelling must be a minimum of 960 heated square feet.
6. 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.
7. No prefabricated storage building may be converted into a residence or guest house/in-law home.
8. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any tract.
9. 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.
10. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine are specifically prohibited from placement upon any tract, even if regarded as a pet. A maximum of two (2) goats per acre are permitted.
11. 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.
12. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
13. No timber may be cut for timber sale on any tract without permission of developer.

14. 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.
15. Easements for the installation and maintenance of utilities are reserved by developer.

Scan Me



GPS Options:

319 Cap Smith Rd. Cochran, Ga 31014

Directions From I-16 Exit 39:

Take GA-26 towards Cochran for 6.2 Miles

Turn right onto Cap Smith Rd (dirt) go 1.1 miles

Reference Above Plat to find exact lot. Look for Green metal lot number signs.