

filed & eRecorded  
 DATE: 3/8/2019  
 TIME: 3:53 PM  
 PLAT BOOK: 00027  
 PAGE: 00010  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Jenny H. Grimes  
 Candler County, GA

NOTE:  
 3/4" REBAR SET  
 ON ALL CORNERS  
 UNLESS NOTED

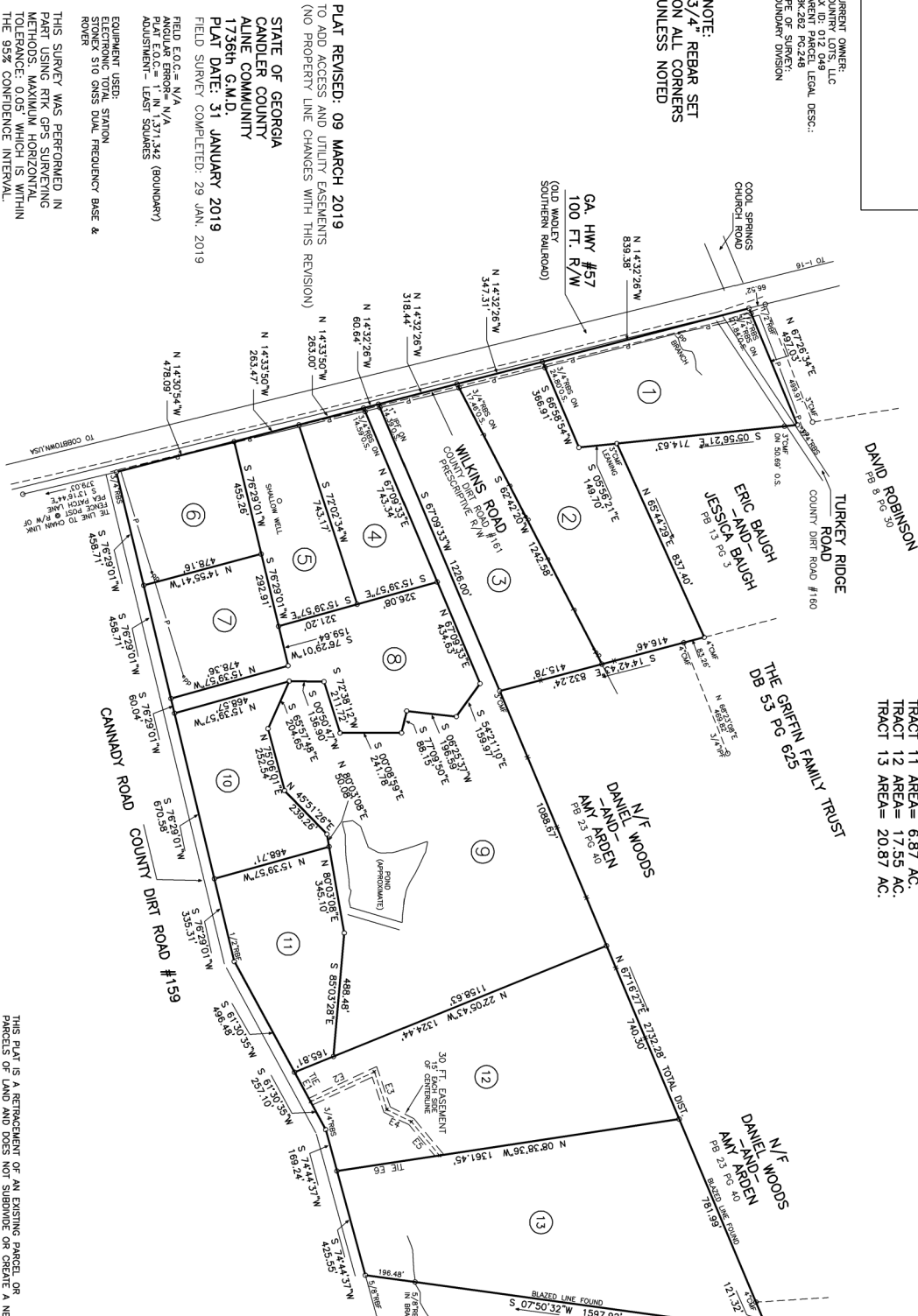
CURRENT OWNER:  
 COUNTY OF Candler  
 TAX ID: 012 049  
 PARENT PARCEL LEQAL DESC:  
 DNR282 P/CS248  
 BOUNDARY DIVISION

NOTES:  
 SURVEYOR HAS MADE NO INVESTIGATION  
 OF RECORD, ENCUMBRANCES, RESTRICTIVE  
 COVENANTS, EASEMENTS, TITLE EVIDENCE  
 AND CURRENT TITLE SEARCH MAY DISCLOSE  
 NOTE: THERE IS A 15' UTILITIES EASEMENT RESERVED  
 ON ALL FRONT, SIDE & REAR PROPERTY LINES.  
 NOTE: ACCESS EASEMENT IS IN FAVOR OF TRACTS 12 & 13.

TRACT 1 AREA= 8.22 AC.  
 TRACT 2 AREA= 11.31 AC.  
 TRACT 3 AREA= 10.22 AC.  
 TRACT 4 AREA= 5.00 AC.  
 TRACT 5 AREA= 5.00 AC.  
 TRACT 6 AREA= 5.02 AC.  
 TRACT 7 AREA= 5.00 AC.  
 TRACT 8 AREA= 7.71 AC.  
 TRACT 9 AREA= 27.68 AC.  
 TRACT 10 AREA= 6.00 AC.  
 TRACT 11 AREA= 6.87 AC.  
 TRACT 12 AREA= 17.55 AC.  
 TRACT 13 AREA= 20.87 AC.

SURVEY OF:  
**CANDLER FARMS**  
 SURVEY FOR:  
**COUNTRY LOTS, LLC**  
 (CURRENT OWNER)

ERNEST DAVID DICKENS  
 -AND-  
 LELA STOKES DICKENS  
 Pg 28 Pg 43



THE LINES AND CENTERLINE OF  
 30 FT. ACCESS EASEMENT

Course	Bearing	Distance
E1	N 61°50'05" E	132.20'
E2	N 81°30'05" E	132.20'
E3	N 71°29'54" E	157.15'
E4	N 26°50'22" E	106.31'
E5	N 50°10'16" E	172.84'
E6	S 08°38'36" E	407.29'

PLAT REVISED: 09 MARCH 2019  
 TO ADD ACCESS AND UTILITY EASEMENTS  
 (NO PROPERTY LINE CHANGES WITH THIS REVISION)

STATE OF GEORGIA  
 CANDLER COUNTY  
 ALIEN COMMUNITY  
 1736th G.M.D.  
 PLAT DATE: 31 JANUARY 2019  
 FIELD SURVEY COMPLETED: 29 JAN. 2019

FIELD E.O.C. = N/A  
 ANGULAR ERROR = N/A  
 ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED:  
 ELECTRONIC TOTAL STATION  
 STOKER S10 GNSS DUAL FREQUENCY BASE &  
 ROVER

THIS SURVEY WAS PERFORMED IN  
 PART USING GPS SURVEYING  
 METHODS. MAXIMUM HORIZONTAL  
 TOLERANCE: 0.05" WHICH IS WITHIN  
 THE 95% CONFIDENCE INTERVAL.

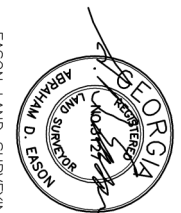
IPS = IRON PIN SET  
 RFB = IRON ROD FOUND  
 RBS = REBAR SET  
 CMF = CONCRETE MONUMENT FOUND  
 CMS = CONCRETE MONUMENT SET

SCALE = 1 INCH = 300 FEET

GRAPHIC SCALE

FILE #190108  
 SCR# FILE #190108A

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR  
 PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW  
 PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY  
 BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS,  
 PARCEL OR PARCELS ARE STATED HEREON. RECORPORATION OF  
 THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL,  
 JURISDICTIONAL AGENCIES OR REQUIREMENTS. THE SURVEYOR  
 UNDERSEEN LAND SURVEYOR CERTIFIES THAT THIS PLAT  
 AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION  
 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS  
 SET FORTH IN O.C.G.A. SECTION 19-9-51.



ERNEST DAVID DICKENS  
 LAND SURVEYOR  
 STATE OF GEORGIA  
 LICENSE NO. 10473

ERNEST DAVID DICKENS  
 LAND SURVEYING  
 P.O. BOX 753  
 CLAXTON, GA. 30417  
 (912) 738-7143  
 LSF 000047



## Restrictive Covenants

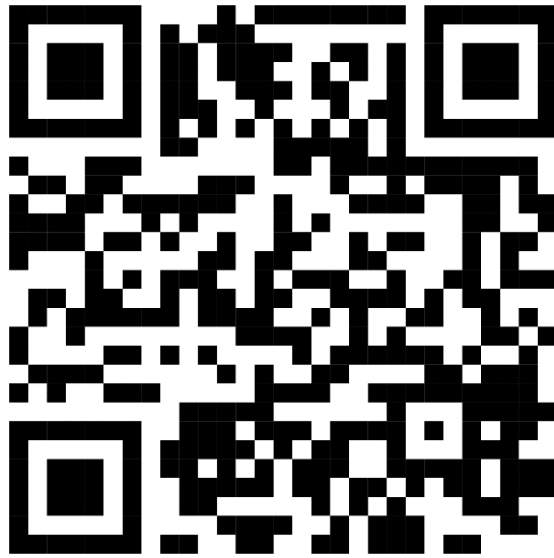
### **Candler Farms**

Candler County, Georgia

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. A lot may be subdivided, with developer approval, for the purpose of adding additional residential units or homes, provided that each subdivided lot shall contain, at minimum, no less than three (3) acres.
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 each dwelling must have a well and septic tank.
4. Any factory-built homes 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.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
6. 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.
7. 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.
8. 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.
9. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
10. No timber may be cut for timber sale on any lot without permission of developer.
11. 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: \_\_\_\_\_

# Scan Me



## GPS Options:

611 Cannady Rd Metter, Ga 30439

-or-

Intersection of Wilkins Rd and Cannady 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 500 ft

Immediate Left Wilkins Rd. (dirt) Go .2 Miles

Reference Above Plat to find exact lot.