

efiled & e-recorded
 DATE: 5/27/2022
 TIME: 11:15 AM
 PLAT BOOK: 00012
 PAGE: 00258
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1519108864
 CLERK: Jackie Dalton
 Laurens County, GA

NOTE: NAMES ON THESE OR ALL
 OWNERS UNLESS NOTED OTHERWISE
 THE BARBERS SHOWN ON THIS SURVEY ARE
 BASED UPON THE NORTH-CAL EAST ZONE
 GRID. BECAUSE THE PROPERTY LINES ARE
 EITHER MEASURED OR DERIVED FROM
 SURVEYORS WHO MADE NO INVESTIGATION
 OR RECORDING SEARCH FOR ENCUMBRANCES
 OR RECORDING SEARCH FOR ENCUMBRANCES
 OF ANY KIND, THE SURVEYOR MAKES NO
 WARRANTY, EXPRESS OR IMPLIED, AS TO
 THE ACCURACY OF THE DISTANCE
 AND CURRENT TITLE SEARCH LAW DISCLOSE.

J.D. WILLIAMS ROAD LINES

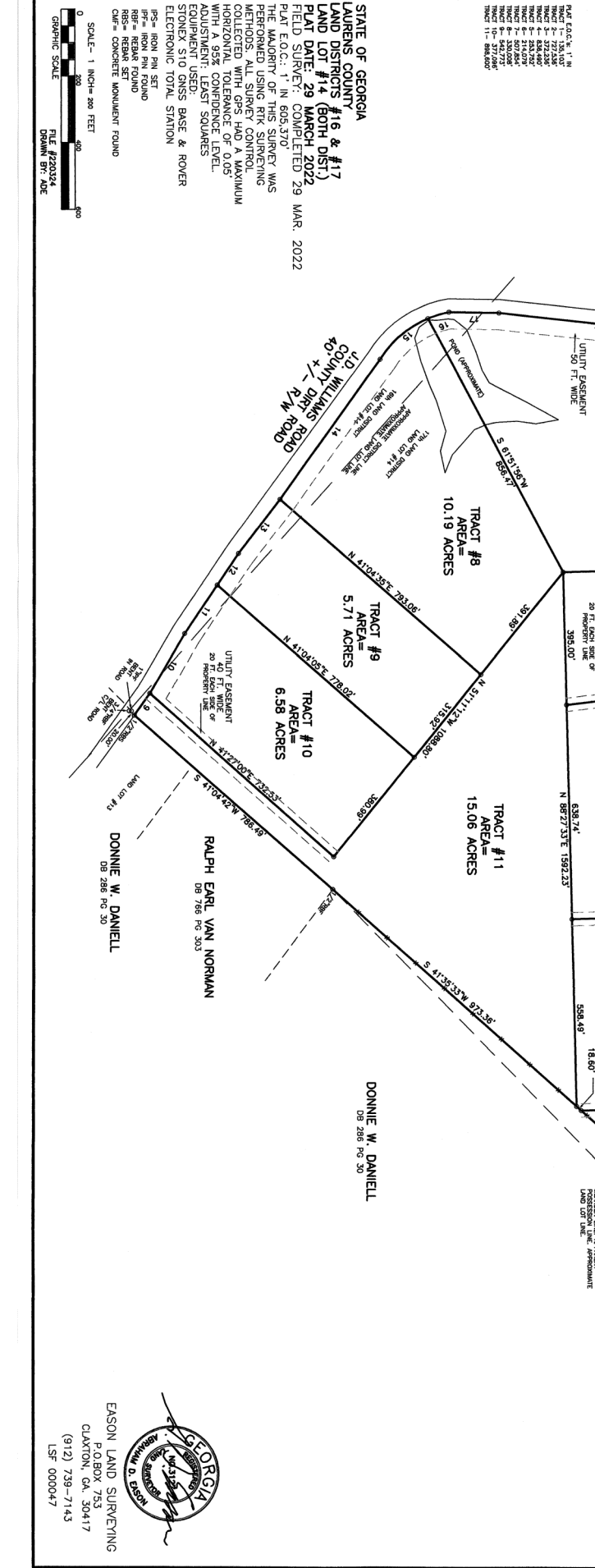
Course	Bearing	Distance
9	N 84°50'50" W	80.13
10	N 84°45'20" W	209.80
11	N 86°07'21" W	113.65
12	N 82°58'51" W	203.47
13	N 84°30'50" W	120.80
14	N 84°30'50" W	120.80
15	N 84°30'50" W	120.80
16	N 84°30'50" W	120.80
17	N 84°30'50" W	120.80
18	N 84°30'50" W	120.80
19	N 84°30'50" W	120.80
20	N 84°30'50" W	120.80
21	N 84°30'50" W	120.80
22	N 84°30'50" W	120.80

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
 OFFICIALS. THE SURVEYOR HAS CONDUCTED A REASONABLE SEARCH FOR ENCUMBRANCES,
 SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS
 SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY
 FUTURE PURCHASER OF ANY PART OF THE SURVEYED LAND. THE SURVEYOR MAKES
 FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT
 COMPLIES WITH THE MANUAL TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN AS
 SET FORTH IN O.C.G.A. SECTION 15-6-67.
 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A.
 SECTION 15-6-67.
Barrett
 COUNTY APPROVAL: _____
 DATE: 4-29-22

GA ROUTE #126 R/W LINES

Course	Bearing	Distance
1	S 70°15'28" E	150.25
2	Rad: 289.48	Arct: 585.67
3	Chd: 11°59'27"	Arct: 510.75
4	Chd: 155.82	Arct: 510.75
5	Chd: 3°52'00" E	Arct: 310.59
6	Chd: 8°58'51" E	Arct: 310.59
7	Chd: 8°58'51" E	Arct: 310.59
8	Chd: 8°58'51" E	Arct: 310.59
9	Chd: 8°58'51" E	Arct: 310.59
10	Chd: 8°58'51" E	Arct: 310.59
11	Chd: 8°58'51" E	Arct: 310.59
12	Chd: 8°58'51" E	Arct: 310.59
13	Chd: 8°58'51" E	Arct: 310.59
14	Chd: 8°58'51" E	Arct: 310.59
15	Chd: 8°58'51" E	Arct: 310.59
16	Chd: 8°58'51" E	Arct: 310.59
17	Chd: 8°58'51" E	Arct: 310.59
18	Chd: 8°58'51" E	Arct: 310.59
19	Chd: 8°58'51" E	Arct: 310.59
20	Chd: 8°58'51" E	Arct: 310.59
21	Chd: 8°58'51" E	Arct: 310.59
22	Chd: 8°58'51" E	Arct: 310.59

SURVEY OF:
CADWELL FARMS
 SURVEY FOR:
COUNTRY LOTS, LLC
 A SUBDIVISION OF THAT AREA SHOWN
 IN PLAT BOOK 10 PAGE 4418
 TOTAL AREA SURVEYED: 98.38 ACRES



STATE OF GEORGIA
 LAURENS COUNTY
 LAND DISTRICTS #16 & #17
 LAND LOT #14 (BOTH DIST.)
 PLAT DATE: 29 MARCH 2022
 FIELD SURVEY: COMPLETED 29 MAR. 2022
 PLAT E.O.C.: 1 IN 605.370
 FIELD SURVEY: THIS SURVEY WAS
 PREPARED USING THE FOLLOWING
 METHODS: ALL SURVEYING
 COLLECTED WITH GPS HAD A MAXIMUM
 HORIZONTAL TOLERANCE OF 0.05'
 WITH A 95% CONFIDENCE LEVEL.
 ADJUSTMENT: LEAST SQUARES
 COURSE: STATION BASE & ROVER
 ELECTRONIC TOTAL STATION
 IPR= IRON PIN FOUND
 RBS= REBAR SET
 CMB= CONCRETE MONUMENT FOUND
 SCALE: 1 INCH= 300 FEET
 GRAPHIC SCALE
 FILE #220324
 DRAWN BY: JOE

Country Lots, LLC
Cadwell 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, single-wide 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. 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 prefabricated storage building may be converted into a residence or guest house/in-law home.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any tract.
7. 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.
8. 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.
9. 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.
10. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
11. No timber may be cut for timber sale on any tract without permission of developer.
12. 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.
13. Easements for the installation and maintenance of utilities are reserved by developer.

Scan Me



GPS Options:

JD Williams and GA-126 Cadwell GA 31009

Directions From Exit 49 I-16

Take GA-257 S 2.6 miles

Turn Left Dublin Eastman Rd 5.1 miles

Turn left onto Ga-338 S 3.9miles

Turn Right onto Reedy Springs Ch.Rd 1.3miles

Turn Right onto GA-126

Please reference Plat to find exact lot.