



MAGNETIC NORTH  
BASE BRG. TAKEN FROM  
PLAT BOOK 8 PAGE 422

NOTES:  
SURVEYOR HAS MADE AN INVESTIGATION  
OF INSTRUMENT SEARCH FOR EASEMENTS  
OR RECORD ENCUMBRANCES, RESTRICTIONS  
OR ANY OTHER FACTS THAT MAY AFFECT  
AND CURRENT TITLE SEARCH MAY DISCLOSE.  
THE BEARINGS SHOWN ON THIS SURVEY WERE  
CALCULATED FROM A TRAVELER USING FIELD  
ANGLES AND A SINGLE BASE BEARING. THE  
BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS  
DUE TO MAGNETIC DECLINATION EVEN THOUGH  
THE PROPERTY LINES ARE THE SAME.

REFERENCES:  
PLAT BOOK 9 PAGE 422  
PLAT BOOK 2 PAGE 85  
DEED BOOK 82 PAGE 77  
DEED BOOK 102 PAGE 6  
DEED BOOK 108 PAGE 101

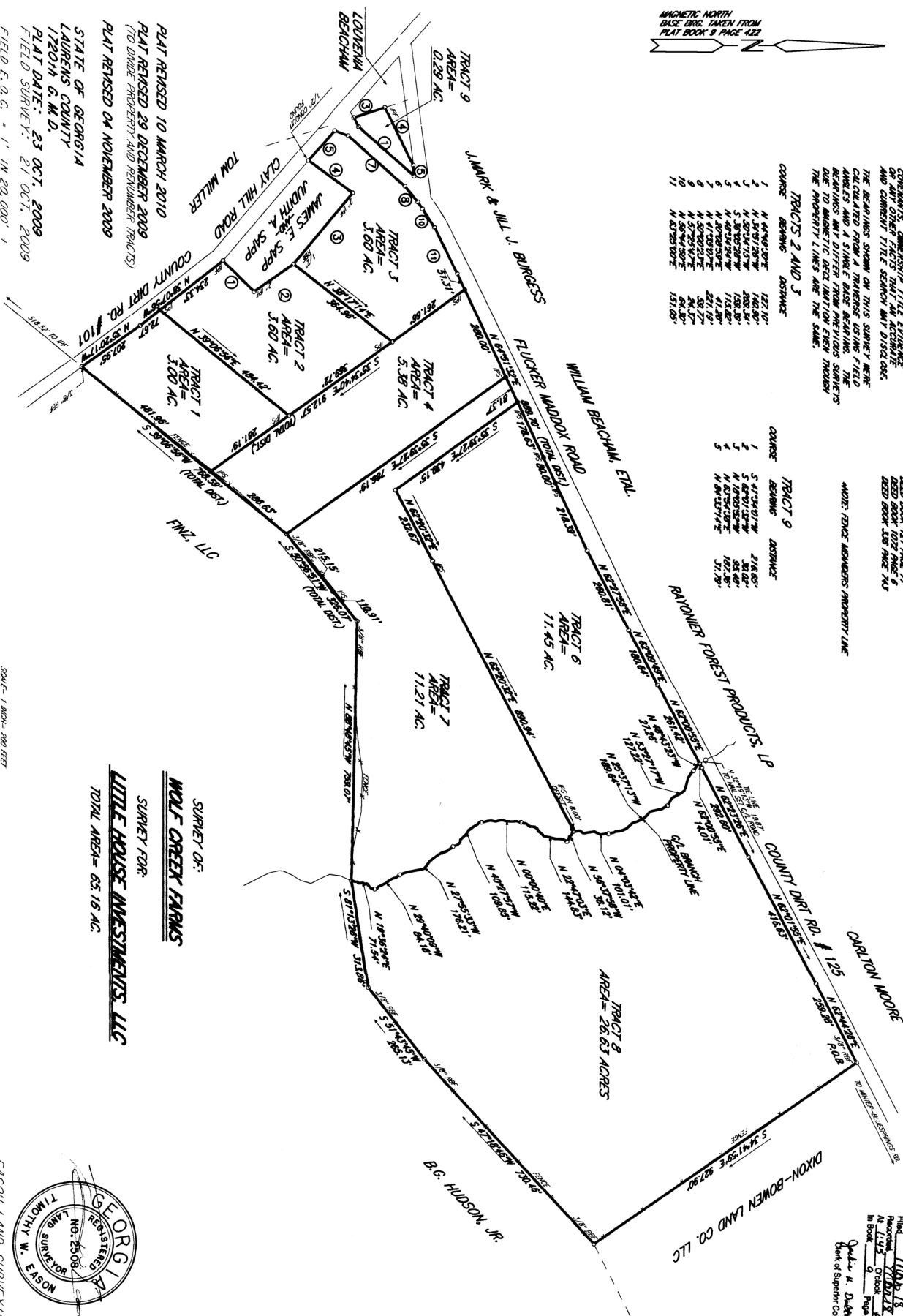
NOTE: FENCE MARKERS PROMPTLY LINE

TRACTS 2 AND 3

COURSE	BEARING	DISTANCE
1	N 64°40'30"E	122.10'
2	N 45°17'20"W	148.80'
3	S 50°54'15"W	108.80'
4	N 40°54'50"W	115.80'
5	N 40°02'58"E	41.80'
6	N 41°15'07"E	291.10'
7	N 52°02'12"E	94.17'
8	N 59°44'50"E	94.30'
9	N 52°02'12"E	94.17'
10	N 40°54'50"W	115.80'
11	N 60°50'00"E	151.05'

TRACT 9

COURSE	BEARING	DISTANCE
1	S 41°54'07"W	216.80'
2	S 62°01'12"W	82.80'
3	N 63°19'12"E	102.20'
4	N 64°12'14"E	31.70'



SURVEY OF:  
**WOLF CREEK FARMS**  
SURVEY FOR:  
**LITTLE HOUSE INVESTMENTS, LLC**  
TOTAL AREA = 65.16 AC.

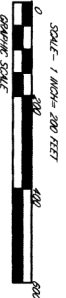
PLAT REVISION 10 MARCH 2010  
PLAT REVISION 29 DECEMBER 2009  
(TO DIVIDE PROPERTY AND RENUMBER TRACTS)  
PLAT REVISION 04 NOVEMBER 2009

STATE OF GEORGIA  
LAURENS COUNTY  
172014 G. M. D.  
PLAT DATE: 23 OCT. 2009  
FIELD SURVEY: 21 OCT. 2009

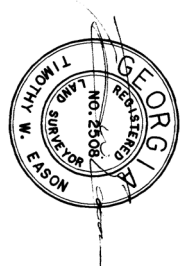
FIELD E. O. C. = 1" IN 20,000' +  
ANGULAR ERROR = 05" PER POINT  
PLAT E. O. C. = 1" IN 20,000' +  
ADJUSTMENT = NONE

EQUIPMENT USED  
ELECTRONIC TOTAL STATION

- 100' - 1000' 241 SET
- 100' - 1000' 174 LAND
- 100' - REBAR FOUND
- 100' - REBAR SET
- 100' - CONCRETE MONUMENT FOUND
- 100' - CONCRETE MONUMENT SET
- FENCE - X



FILE #200910148  
FB #2009



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

Ryan Dixon

State of Georgia, Laurens County  
Clerk of Superior Court  
Filed: 11/06/09, 10:20 AM  
Plat No. 172014  
In Book 9 Page 174

Debra H. Dukes  
Clerk of Superior Court

## Wolf Creek Farms

**State of Georgia**

**Deed Restrictions**

**County of Laurens**

1. All lots shall be for one single family private dwelling with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
2. No building shall be erected on any lot to be used as a school, church or kindergarten.
3. Any mobile home placed on any lot must be underpinned within 1 month of placement with a material such as brick, stone, masonry or such material approved by developer.
4. Any relocated home must be approved by the developer prior to placement on any lot.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
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. All swine are prohibited. No more than two large animals (horses or cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animals per acre limit is observed.
8. No dwelling shall be nearer than 70 feet from the road right-of-way or 30 feet from a side line or 50 feet from a rear line.
9. All structures erected shall be completed within one year of when work begins.
10. No timber may be cut for sale without permission of developer.
11. Lots can be further subdivided but must be a minimum of three acres with only one single-family dwelling per subdivided lot.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

These Covenants are in addition to any other restrictions or conditions imposed by the governmental authorities under their zoning ordinances and the specific conditions of approval as stated in zoning requirements.

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

# Scan Me



## GPS Options:

1049 Flucker Maddox Rd. Rockledge, GA 30454

### Directions From Exit 67 I-16

Take GA-29 N .8 miles

Turn left onto Church Loop Rd .4 miles

Turn Left onto Wilkes Rd.

Continue on Thairdell Rd .8 miles

Turn Right onto Flucker Maddox Rd. 1.8 miles

Please reference Plat to find exact lot.