

NOTES:
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE 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.

Course	Bearing	Distance
1	Rod: 9339.18' Tan: 38.50'	Arc: 77.00' CA: 0°28'21"
2	Chd: N 44°33'32" E Rod: 9339.18' Tan: 58.07'	Arc: 116.13' CA: 0°42'45"
	Chd: N 43°57'59" E	116.13'

TYPE OF SURVEY: EXISTING PARCEL OF RECORD
 EXISTING PARCEL DESCRIPTION: DEED BOOK 1119 PAGE 128
 EXISTING PARCEL TAX ID: 135 068

CURRENT OWNER: MARGARET H. PROSSER
 NOTE: ALL CORNERS SET ON SUBDIVISION ARE 3/4" IRON PINS

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS AND AS SET FORTH IN THE GA PLAT ACT O.C.G.A. 15-6-67

NOTE: ANDERSON ROAD R/W INFORMATION TAKEN FROM DEED BOOK 1813 PAGE 10

PLAT E.O.C.'S:
 LOT 1: 1' IN 231645'
 LOT 2: 1' IN 289723'
 LOT 3: 1' IN 797194'
 LOT 4: 1' IN 725331'
 LOT 5: 1' IN 400909'
 LOT 6: 1' IN 814319'

PLAT REVISED: 15 JANUARY 2016 TO ADD EASEMENT ACROSS LOT 5

PLAT REVISED: 27 OCTOBER 2015 TO ADJUST LOTS 1 & 2

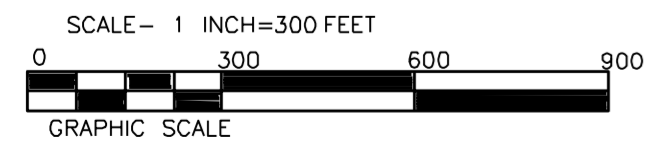
PLAT REVISED: 15 OCTOBER 2015 TO SUBDIVIDE PROPERTY

STATE OF GEORGIA
 LAURENS COUNTY
 LAND DISTRICT # 17
 LAND LOT # 153
 PLAT DATE: 23 JUNE 2015
 FIELD SURVEY: 18 JUNE 2015

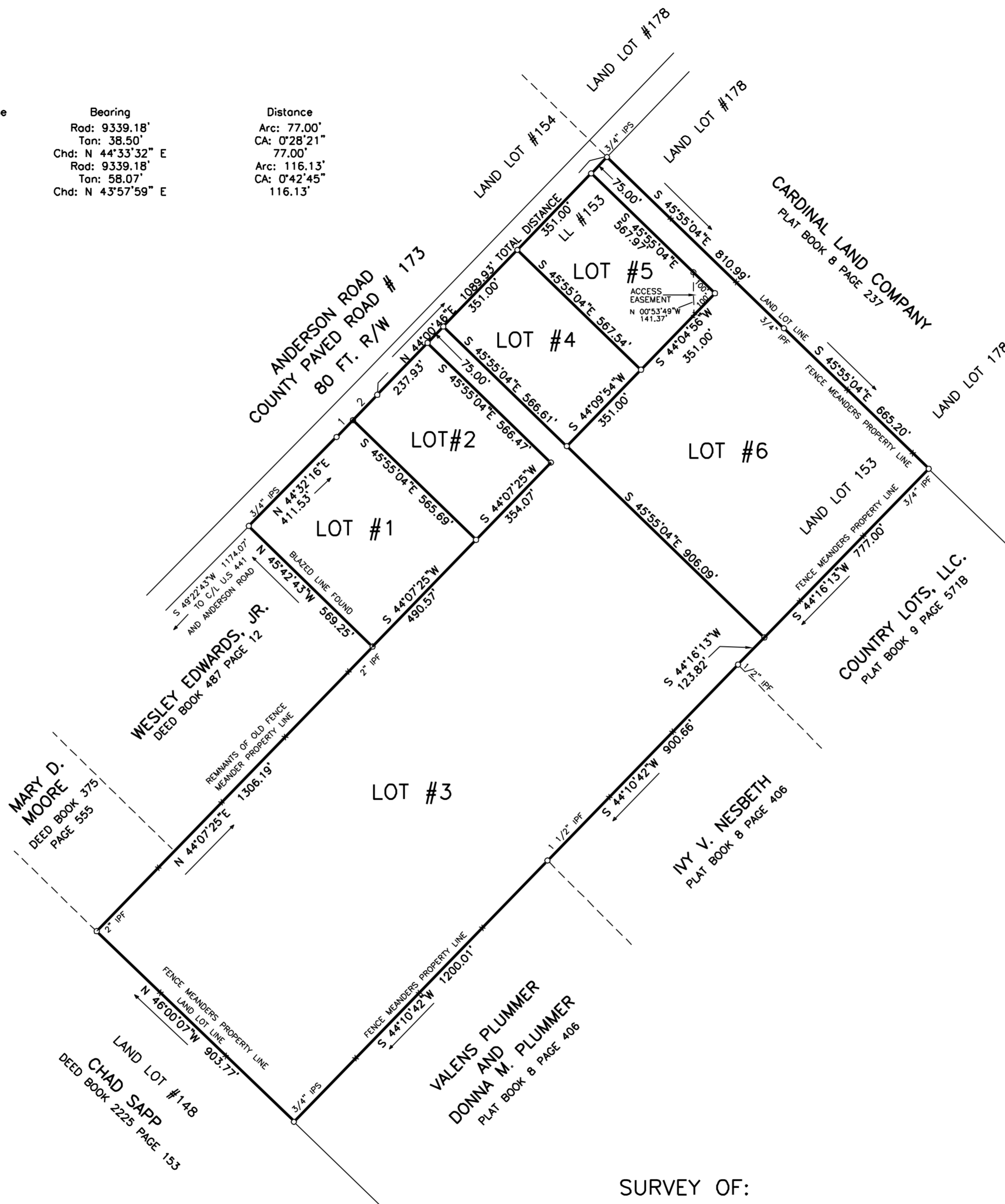
FIELD E.O.C. = 1' IN 28,520'
 ANGULAR ERROR = 01" PER < POINT
 PLAT E.O.C. = 1' IN 1,382,696' +
 ADJUSTMENT = LEAST SQUARES

EQUIPMENT USED
 ELECTRONIC TOTAL STATION

IPS= IRON PIN SET
 IPF= IRON PIN FOUND
 RBF= REBAR FOUND
 RBS= REBAR SET
 CMF= CONCRETE MONUMENT FOUND
 CMS= CONCRETE MONUMENT SET



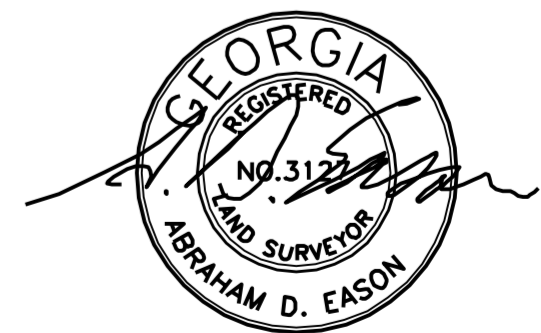
FILE # 150611
 FB # 1502
 DRAWN BY: TWE JR.



LOT AREAS—
 LOT #1 AREA= 6.38 ACRES
 LOT #2 AREA= 4.60 ACRES
 LOT #3 AREA= 47.19 ACRES
 LOT #4 AREA= 4.57 ACRES
 LOT #5 AREA= 4.58 ACRES
 LOT #6 AREA= 17.15 ACRES

TOTAL AREA= 84.47 ACRES

SURVEY OF:
TIMOTHY FARMS
 SURVEY FOR:
COUNTRY LOTS, LLC.



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



Restrictive Covenants

Timothy Farms

Country Lots, LLC

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.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. All dwellings must be approved by the developer and have a well and septic tank.
4. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
5. 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.
6. 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.
7. 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.
8. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
9. No timber may be cut for timer sale on any lot without permission of developer.
10. All mobile homes must be underpinned within thirty (30) days of the placement of said mobile home on any tract, or lot.
11. No lot or tract shall be divided without the prior written approval of the developer.
12. 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.

Scan Me



GPS Options:

Anderson Rd. Dublin, GA 31021

Directions From Exit 51 I-16

Take GA-441S 9.7 miles

Turn left Anderson Rd. .5 miles

Please reference Plat to find exact lot.