

NOTES:

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR 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.

REFERENCE - R/W PLAT PB 141 PAGE 758

NOTE: PROPERTY LINES A-B ESTABLISHED AS LOCATED BY A REPRESENTATIVE OF LITTLE HOUSE INVESTMENTS, LLC

NOTE: ALL PROPERTY CORNERS ARE 3/4" IPS UNLESS NOTED OTHERWISE

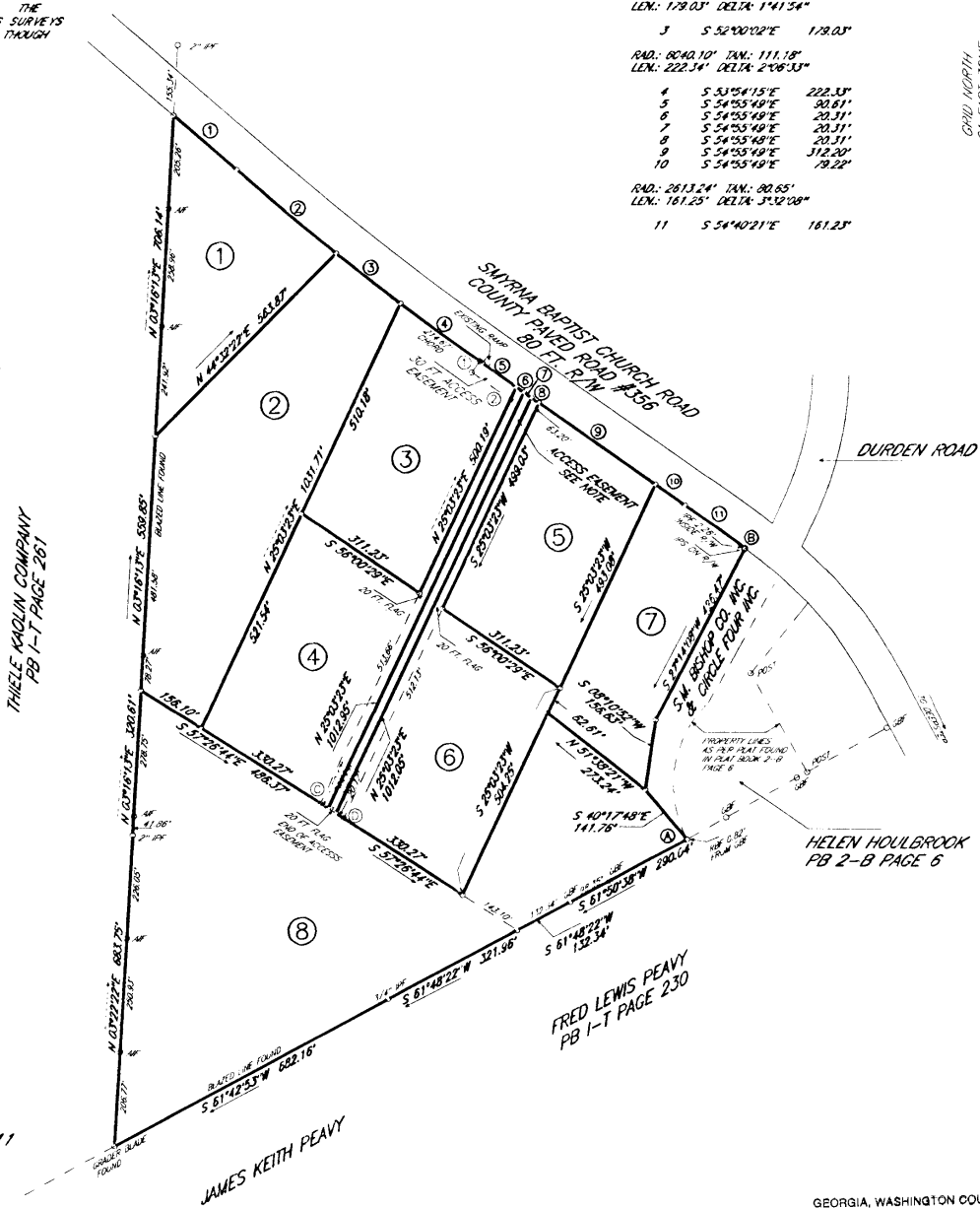
EASEMENT NOTE: 80 FT. ACCESS EASEMENT IN FAVOR OF LOTS 3, 4, 5, 6, AND 8. EASEMENT LINES AT LINE C-D. LINE C-D: S57°28'14"E 80.52'

EASEMENT LINES

COURSE	BEARING	DIS. (FEET)
1	S 35°04'11"W	38.00'
2	S 54°05'49"E	103.52'

ROAD LINES

COURSE	BEARING	DISTANCE
1	S 49°05'59"E	183.02'
RAD: 8040.10' TAN: 142.00' LEN: 283.95' DELTA: 2°41'37"		
2	S 49°48'16"E	203.83'
RAD: 8040.10' TAN: 89.52' LEN: 179.03' DELTA: 1°41'54"		
3	S 52°00'02"E	179.03'
RAD: 8040.10' TAN: 111.18' LEN: 222.34' DELTA: 2°08'33"		
4	S 53°54'15"E	222.33'
5	S 54°05'49"E	20.31'
6	S 54°05'49"E	20.31'
7	S 54°05'49"E	20.31'
8	S 54°05'49"E	20.31'
9	S 54°05'49"E	112.20'
10	S 54°05'49"E	79.22'
RAD: 2813.24' TAN: 89.52' LEN: 161.25' DELTA: 3°52'08"		
11	S 54°40'21"E	161.25'



LOT SIZES:
 LOT 1 AREA= 3.00 AC.
 LOT 2 AREA= 6.32 AC.
 LOT 3 AREA= 3.56 AC.
 LOT 4 AREA= 4.12 AC.
 LOT 5 AREA= 3.50 AC.
 LOT 6 AREA= 4.05 AC.
 LOT 7 AREA= 3.00 AC.
 LOT 8 AREA= 13.01 AC.
 TOTAL AREA SURVEYED= 40.56 ACRES

PLAT REVISED: 09 FEBRUARY 2011
 (TO ADJUST LOTS 7 & 8)

STATE OF GEORGIA
 WASHINGTON COUNTY
 99th G. M. D.
 PLAT DATE: 23 DECEMBER 2010
 FIELD SURVEY: 21 DECEMBER 2010

FIELD E. O. C. = 1" IN 1/4" +
 ANGULAR ERROR = 05" PER 1 POINT
 PLAT E. O. C. = 1" IN 20,000' +
 ADJUSTMENT - NETWORK LEAST SQUARES

EQUIPMENT USED:
 ELECTRONIC TOTAL STATION
 SOKKIA GSP 2700ISX GPS UNITS
 MAX HORIZONTAL TOLERANCE = 0.05'

IPS = IRON PIN SET
 WPF = IRON PIN FOUND
 PBF = PULVER FOUND
 PRS = PULVER SET
 CMF = CONCRETE MONUMENT FOUND
 CMS = CONCRETE MONUMENT SET
 AIF = ANGLE IRON FOUND
 GBF = GRADEP BLADE FOUND



FILE # 101210
 DRAWN BY: ADE, SR

**SURVEY OF:
 BISHOP FARMS**

**SURVEY FOR:
 LITTLE HOUSE INVESTMENTS, LLC**

GEORGIA, WASHINGTON COUNTY
 I hereby certify that the within instrument was filed for record on MAR 17 2011, 2011, at 12:40 o'clock P. M.
 Was recorded in Plat book 2-G on page 297 MAR 17 2011
 Joy H. Connor Clerk S.C. Wash. Co., Ga.



EASON LAND SURVEYING
 P.O. BOX 153
 CLAYTON, GA 30417
 (912) 739-7143

Country Lots, LLC
Restrictive Covenants - Bishop Farms Subdivision
Washington County, Georgia

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with no structure being used for any type of business or commercial enterprise other than agriculture. A lot may be subdivided for the purpose of adding additional residential units or homes provided that each subdivided lot shall contain, at a minimum, no less than three (3.0) acres.
2. No building shall be erected on any lot to be used as a school, church or kindergarten.
3. Site built homes, modular homes, single wide and double wide homes shall be permitted.
4. No temporary house, shack, tent, or trailer shall be erected.
5. Any modular home placed on any lot must be underpinned within 30 days of placement with a material brick, stone, masonry or such material approved by developer.
6. Any factory-built home placed on any lot may not be older than 10 years from the date of placement unless approved by the developer.
7. Any relocated home must be approved by the developer prior to placement on any lot.
8. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
9. 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.
10. No livestock or other animals may be raised or kept for commercial purposes. All swine and goats 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.
11. 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.
12. All structure erected shall be completed within one year of when work begins.
13. Motor homes and campers are authorized to be placed on a Lot subject to the following: (i) in the event that home construction has not been completed, an Owner may reside in a camper or a motor home within a Lot for no more than one hundred fifty (150) days within any calendar year. In addition, during any calendar year no period of residency in a motor home or camper may exceed sixty (60) days. Following any continuing residency of sixty (60) days, an Owner must remove the motor home or camper from the Lot for a period of not less than fourteen (14) days. In the event that a home has been constructed within a Lot, the motor home or camper may be kept on the Lot on a permanent basis provided that such motor home or camper shall not be occupied by guests or family members of an Owner on any type of continuing basis and specifically not more than thirty (30) days in any given calendar year.

Buyer: _____

Scan Me



GPS Options:

Durden Rd Sandersville, GA 31082

Directions From Milledgeville

Take GA-22/GA-24E 3.5 miles

Slight right GA-24E 3.3 miles

Turn left onto Deepstep Rd 1.9 miles

Slight Left to stay on Deepstep Rd.

Continue onto Prosser Rd. 6.3 miles

Turn Right onto Smryna Church Rd. 1.3 miles

Please reference Above Plat to find exact lot.