

State of Georgia, Laurens County  
CLERK'S OFFICE, SUPERIOR COURT

Filed Feb 26, 2002  
Recorded Feb 26, 2002  
At 9:30 O'clock A M  
In Book 8 Page 238

*Allen Thomas*  
Clerk of Superior Court

LOT ACREAGE

LOT 1 AREA= 5.32 AC.  
LOT 2 AREA= 3.00 AC.  
LOT 3 AREA= 3.00 AC.  
LOT 4 AREA= 3.00 AC.  
LOT 5 AREA= 3.00 AC.  
LOT 6 AREA= 3.00 AC.  
TOTAL AREA= 20.32 AC.



NOTE: ALL CORNERS HAVE IPS EXCEPT AS OTHERWISE NOTED.

COURSE	BEARING	DISTANCE
1	N 37°06'27"W	73.78'
2	N 41°26'39"W	34.73'
3	N 41°26'39"W	52.43'
4	N 45°42'56"W	75.30'
5	N 46°02'18"W	344.53'
6	N 46°02'18"W	205.82'
7	N 43°31'03"W	95.11'
8	N 36°51'20"W	102.01'
9	N 31°30'50"W	108.78'

PLAT REVISED: 22 DECEMBER 2001  
STATE OF GEORGIA  
LAURENS COUNTY  
17th LAND DISTRICT  
LAND LOT 178  
PLAT DATE: 16 NOVEMBER 2001  
FIELD SURVEY: 14 NOVEMBER 2001

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

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

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.

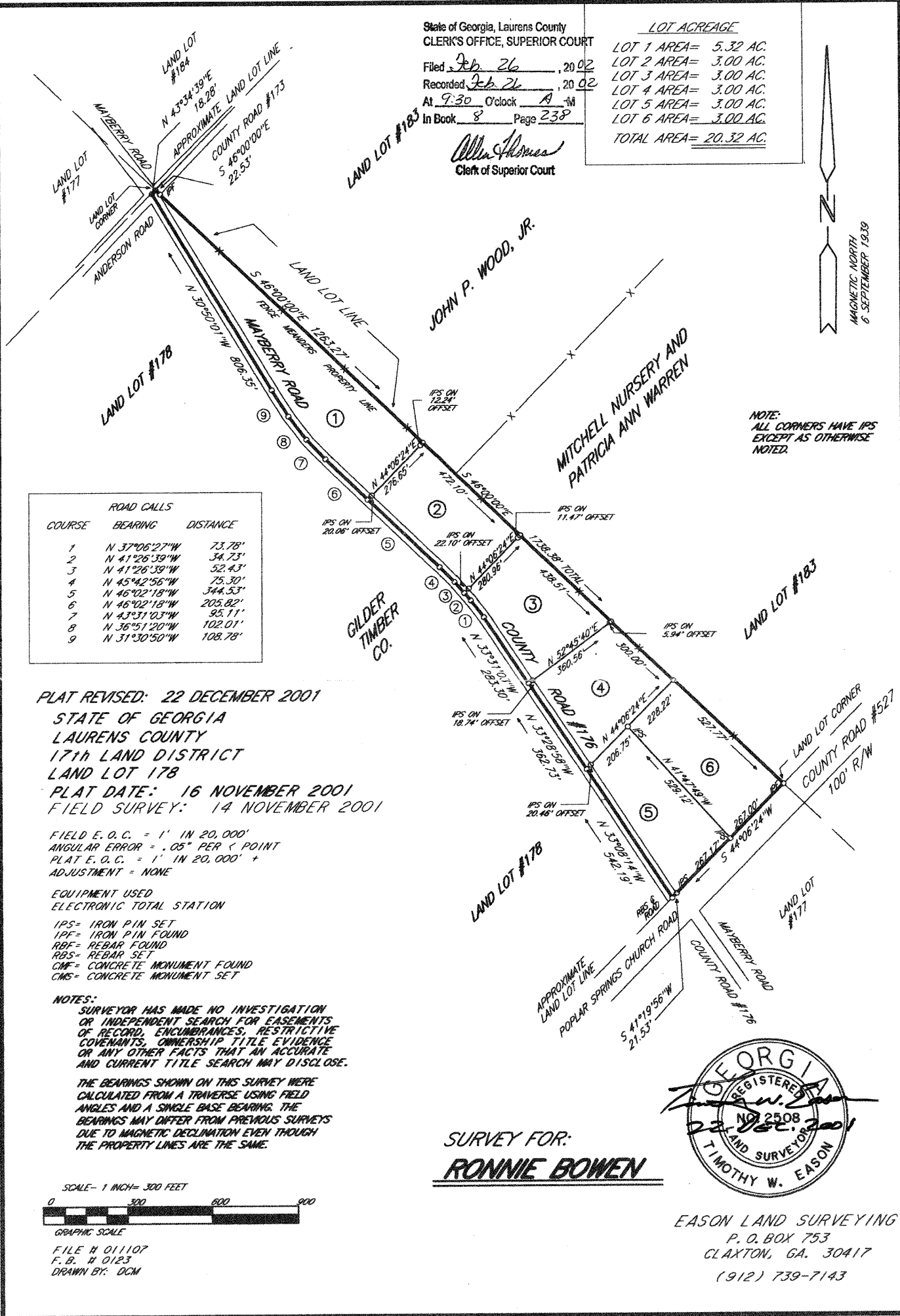


FILE # 011107  
F. B. # 0123  
DRAWN BY: DCM

SURVEY FOR:  
**RONNIE BOWEN**



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



NOTE: SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD REVEAL.

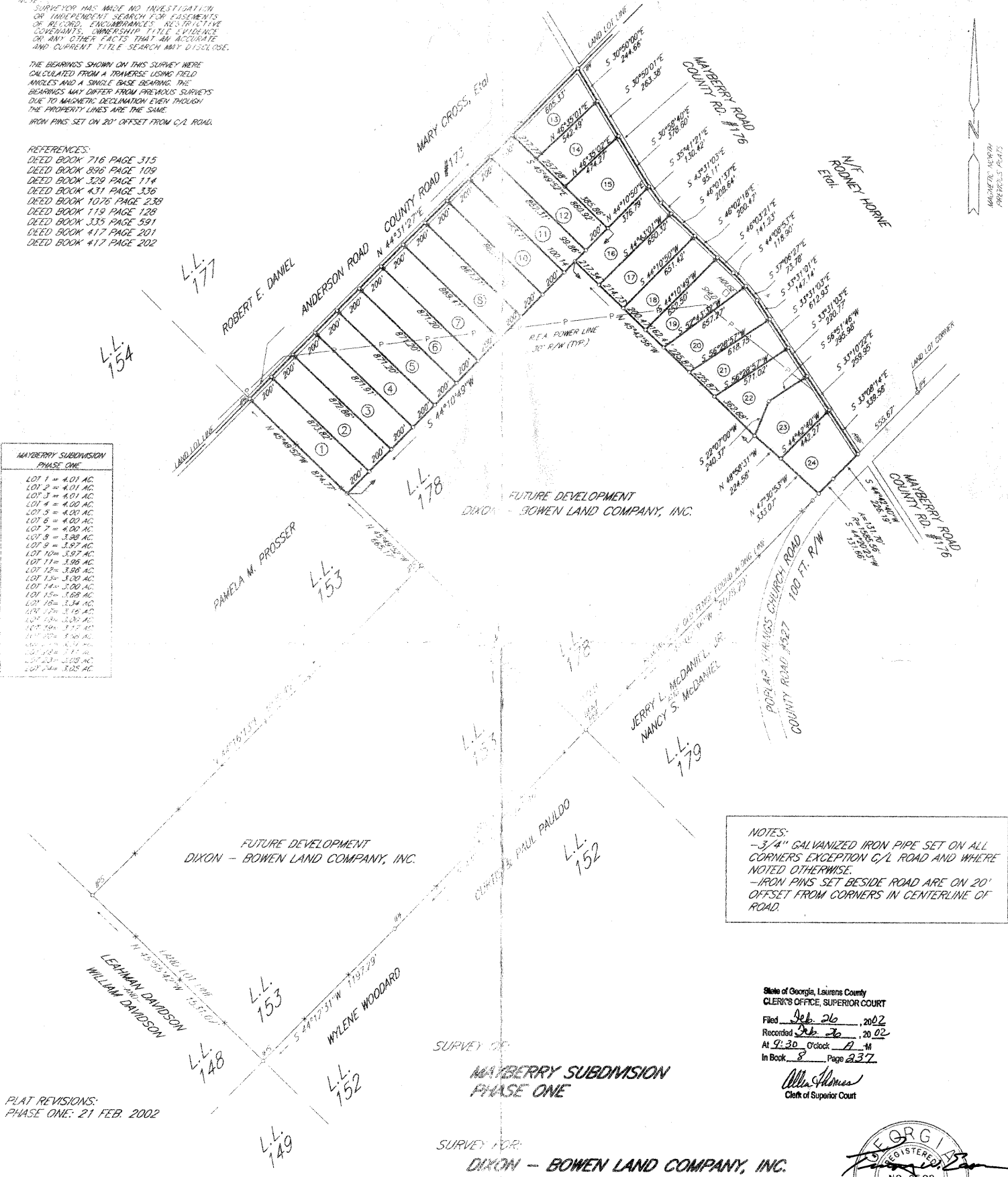
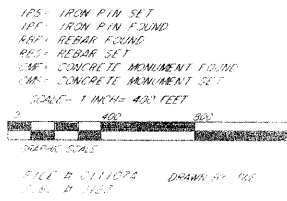
THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRANSVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME. IRON PINS SET ON 20' OFFSET FROM C/L ROAD.

REFERENCES:  
 DEED BOOK 716 PAGE 315  
 DEED BOOK 836 PAGE 109  
 DEED BOOK 329 PAGE 114  
 DEED BOOK 431 PAGE 336  
 DEED BOOK 1076 PAGE 238  
 DEED BOOK 119 PAGE 128  
 DEED BOOK 335 PAGE 591  
 DEED BOOK 417 PAGE 201  
 DEED BOOK 417 PAGE 202

MAYBERRY SUBDIVISION PHASE ONE	
LOT 1 =	4.01 AC.
LOT 2 =	4.01 AC.
LOT 3 =	4.01 AC.
LOT 4 =	4.00 AC.
LOT 5 =	4.00 AC.
LOT 6 =	4.00 AC.
LOT 7 =	4.00 AC.
LOT 8 =	3.99 AC.
LOT 9 =	3.97 AC.
LOT 10 =	3.97 AC.
LOT 11 =	3.98 AC.
LOT 12 =	3.96 AC.
LOT 13 =	3.00 AC.
LOT 14 =	3.00 AC.
LOT 15 =	3.08 AC.
LOT 16 =	3.34 AC.
LOT 17 =	3.15 AC.
LOT 18 =	3.30 AC.
LOT 19 =	3.15 AC.
LOT 20 =	3.15 AC.
LOT 21 =	3.15 AC.
LOT 22 =	3.15 AC.
LOT 23 =	3.15 AC.
LOT 24 =	3.05 AC.

PLAT REVISIONS:  
 PHASE ONE: 21 FEB. 2002

STATE OF GEORGIA  
 LAURENS COUNTY  
 LAND DISTRICT # 17  
 LAND LOT # 178 & 153  
 PLAT DATE: 13 FEB. 2002  
 FIELD DATE: 12 FEB. 2002  
 FIELD E. O. C. = 1" IN 20,000'  
 ANGLE ERROR = .35" PER POINT  
 PLAT E. O. C. = 1" IN 20,000'  
 ADJUSTMENT - NONE  
 INSTRUMENT USED  
 ELECTRONIC TOTAL STATION



NOTES:  
 - 3/4" GALVANIZED IRON PIPE SET ON ALL CORNERS EXCEPTION C/L ROAD AND WHERE NOTED OTHERWISE.  
 - IRON PINS SET BESIDE ROAD ARE ON 20' OFFSET FROM CORNERS IN CENTERLINE OF ROAD.

State of Georgia, Laurens County  
 CLERK'S OFFICE, SUPERIOR COURT  
 Filed Feb 26, 2002  
 Recorded Feb 26, 2002  
 At 9:30 O'clock PM  
 In Book 8 Page 237  
 Allen Holmes  
 Clerk of Superior Court



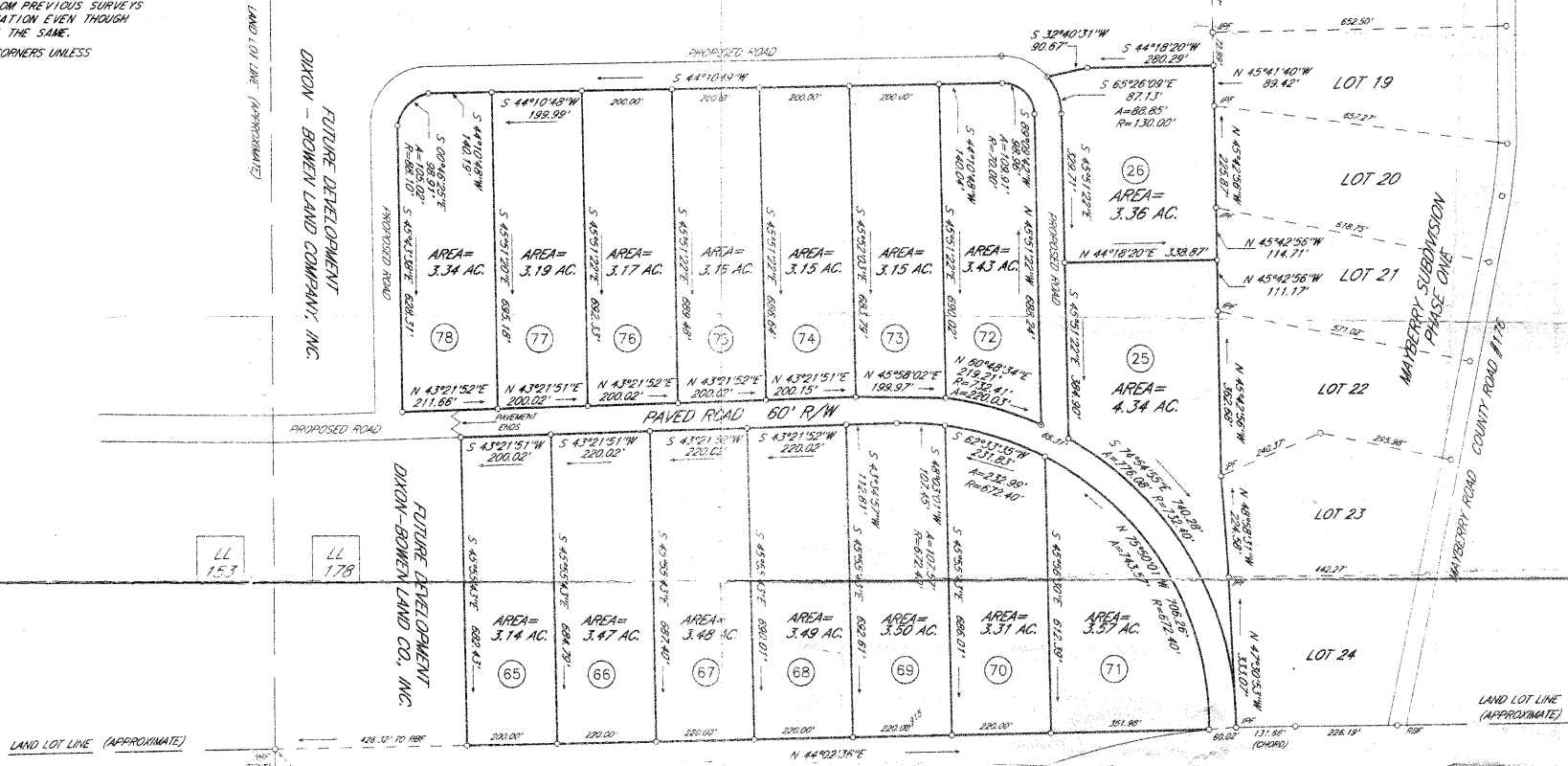
EASON LAND SURVEYING  
 P. O. BOX 753  
 CLAXTON, GA. 30417  
 (912) 799-7142

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.  
 - 3/4" IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

FUTURE DEVELOPMENT  
 DIXON - BOWEN LAND COMPANY, INC.

- REFERENCES:  
 - DEED BOOK 716 PAGE 315  
 - DEED BOOK 846 PAGE 109  
 - DEED BOOK 826 PAGE 114  
 - DEED BOOK 431 PAGE 336  
 - DEED BOOK 1076 PAGE 238  
 - DEED BOOK 119 PAGE 128  
 - DEED BOOK 339 PAGE 591  
 - DEED BOOK 477 PAGE 201, 202



CURTIS PAULDO  
 -AND-  
 PAUL PAULDO

JERRY L. McDANIEL, JR.  
 -AND-  
 NANCY S. McDANIEL

STATE OF GEORGIA  
 LAURENS COUNTY  
 LAND DISTRICT # 17  
 LAND LOT # 178  
 PLAT DATE: 09 DECEMBER 2002  
 FIELD SURVEY: COMPLETED 07 DECEMBER 2002

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

EQUIPMENT USED  
 ELECTRONIC TOTAL STATION  
 IPS - IRON PIN SET  
 IPF - IRON PIN FOUND  
 RPF - REBAR FOUND  
 RBS - REBAR SET  
 CMF - CONCRETE MONUMENT FOUND  
 CMS - CONCRETE MONUMENT SET



FILE # 011107C  
 F. B. # 0123  
 DRAWN BY: DCM

SURVEY FOR:

**DIXON - BOWEN LAND COMPANY, INC.**

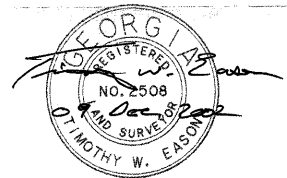
SURVEY OF:

**MAYBERRY SUBDIVISION  
 PHASE TWO**

State of Georgia, Laurens County  
 CLERK'S OFFICE, SUPERIOR COURT

Filed Dec 31, 2002  
 Recorded Dec 31, 2002  
 At 3:50 O'clock P. M.  
 In Book 8 Page 335

*Allen Thomas*  
 Clerk of Superior Court

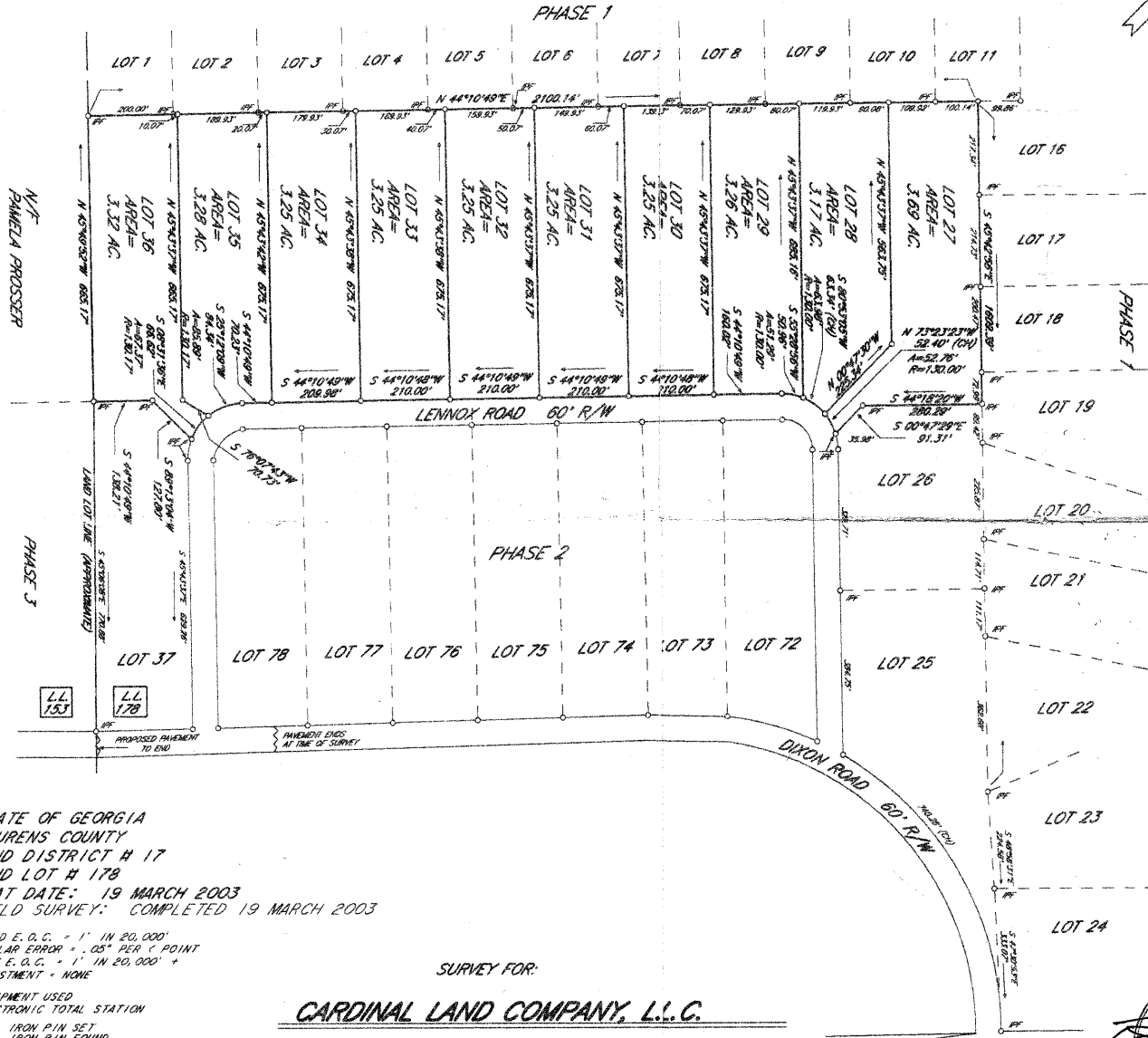
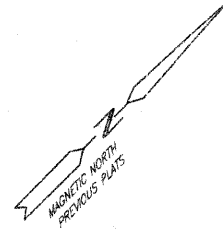


EASON LAND SURVEYING  
 P. O. BOX 753  
 CLAYTON, GA. 30417  
 (912) 739-7143

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.  
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IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

REFERENCES:  
 -DEED BOOK 716 PAGE 315  
 -DEED BOOK 896 PAGE 109  
 -DEED BOOK 329 PAGE 114  
 -DEED BOOK 431 PAGE 336  
 -DEED BOOK 1078 PAGE 238  
 -DEED BOOK 119 PAGE 128  
 -DEED BOOK 335 PAGE 391  
 -DEED BOOK 417 PAGE 201, 202  
 -PLAT BY TIMOTHY W. EASON DATED 09 DECEMBER 2002  
 -PLAT BY TIMOTHY W. EASON DATED 13 FEBRUARY 2002



STATE OF GEORGIA  
 LAURENS COUNTY  
 LAND DISTRICT # 17  
 LAND LOT # 178  
 PLAT DATE: 19 MARCH 2003  
 FIELD SURVEY: COMPLETED 19 MARCH 2003

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  
 IFS = IRON P/N SET  
 IPE = IRON P/N FOUND  
 RBC = REBAR FOUND  
 RBS = REBAR SET  
 CMC = CONCRETE MONUMENT FOUND  
 CMC = CONCRETE MONUMENT SET

SCALE = 1 INCH = 200 FEET

GRAPHIC SCALE  
 FILE # 011107E  
 F.B. # 0123  
 DRAWN BY: DCW

SURVEY FOR:

**CARDINAL LAND COMPANY, L.L.C.**

SURVEY OF:

**MAYBERRY SUBDIVISION  
 PHASE 2 LOTS 27-36**

State of Georgia, Laurens County  
 CLERK'S OFFICE, SUPERIOR COURT  
 Filed March 20, 2003  
 Recorded March 27, 2003  
 At 9:50 O'clock P.M.  
 In Book 8 Page 353

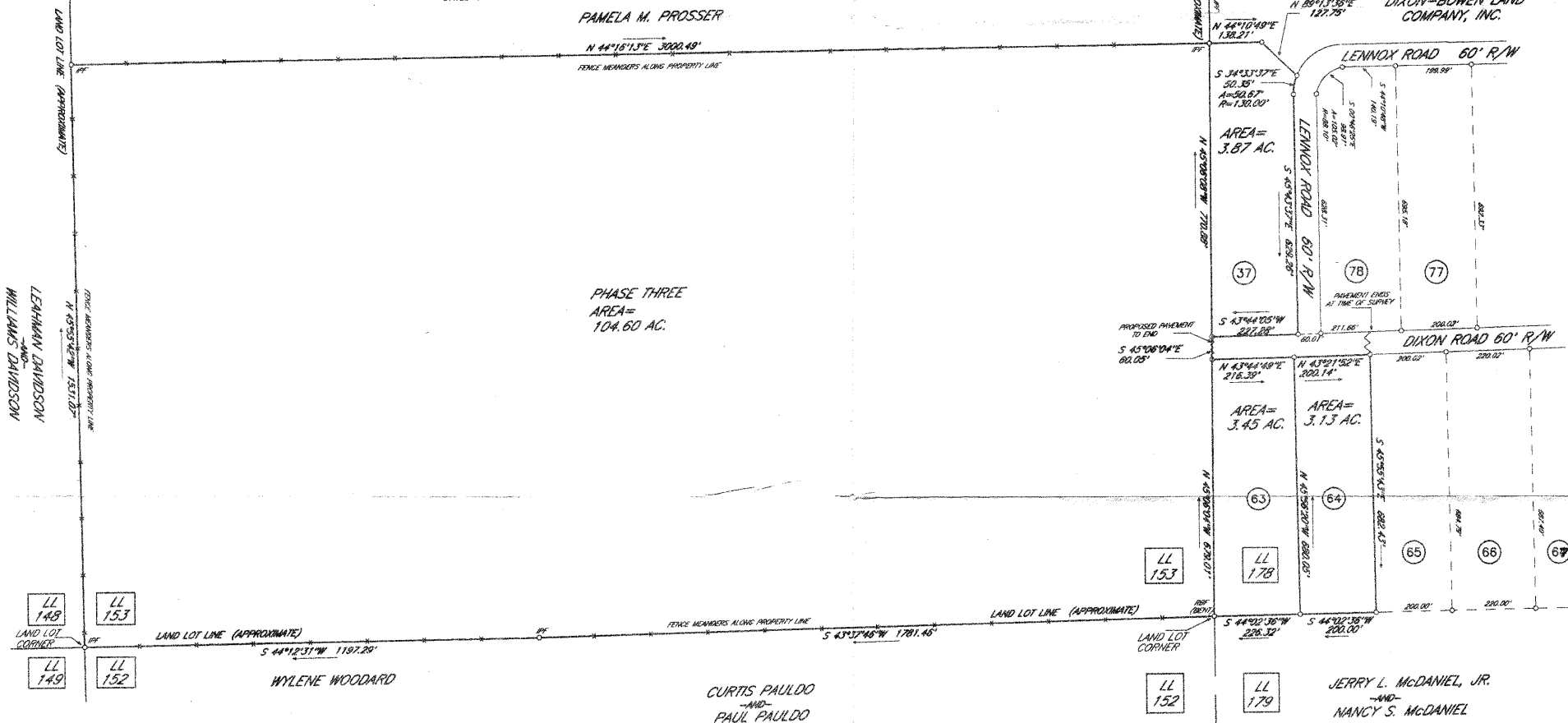
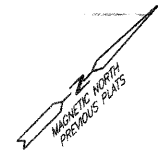
*Allen Adams*  
 Clerk of Superior Court



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

**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.  
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**REFERENCES:**  
 -DEED BOOK 716 PAGE 315  
 -DEED BOOK 894 PAGE 108  
 -DEED BOOK 329 PAGE 114  
 -DEED BOOK 431 PAGE 336  
 -DEED BOOK 1076 PAGE 239  
 -DEED BOOK 119 PAGE 128  
 -DEED BOOK 335 PAGE 391  
 -DEED BOOK 417 PAGE 201, 202  
 -PLAT BY TIMOTHY W. EASON DATED 13 FEBRUARY 2002  
 REVISION DATED 25 MARCH 2002  
 -PLAT BY TIMOTHY W. EASON DATED 08 DECEMBER 2002



STATE OF GEORGIA  
 LAURENS COUNTY  
 LAND DISTRICT # 17  
 LAND LOT # 178  
 PLAT DATE: 11 MARCH 2003  
 FIELD SURVEY: 11 MARCH 2003

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  
 IPS<sup>5</sup> IRON PIN SET  
 IPT<sup>5</sup> IRON PIN FOUND  
 RFB<sup>5</sup> REBAR FOUND  
 RBS<sup>5</sup> REBAR SET  
 CMS<sup>5</sup> CONCRETE MONUMENT FOUND  
 CMS<sup>5</sup> CONCRETE MONUMENT SET



SCALE - 1 INCH = 200 FEET  
 GRAPHIC SCALE  
 FILE # 0111070  
 F.B. # 0123  
 DRAWN BY: DCM

SURVEY FOR:  
**CARDINAL LAND CO., L.L.C.**  
 SURVEY OF:  
**MAYBERRY SUBDIVISION**  
 - PHASE TWO, LOTS 37, 63 & 64  
 - PHASE THREE - 104.60 ACRE TRACT

State of Georgia, Laurens County  
 CLERKS OFFICE, SUPERIOR COURT  
 Filed MARCH 18, 2003  
 Recorded MARCH 18, 2003  
 At 8:35 o'clock A.M.  
 in Book 8 Page 352  
*Allen Thomas*  
 Clerk of Superior Court



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

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.

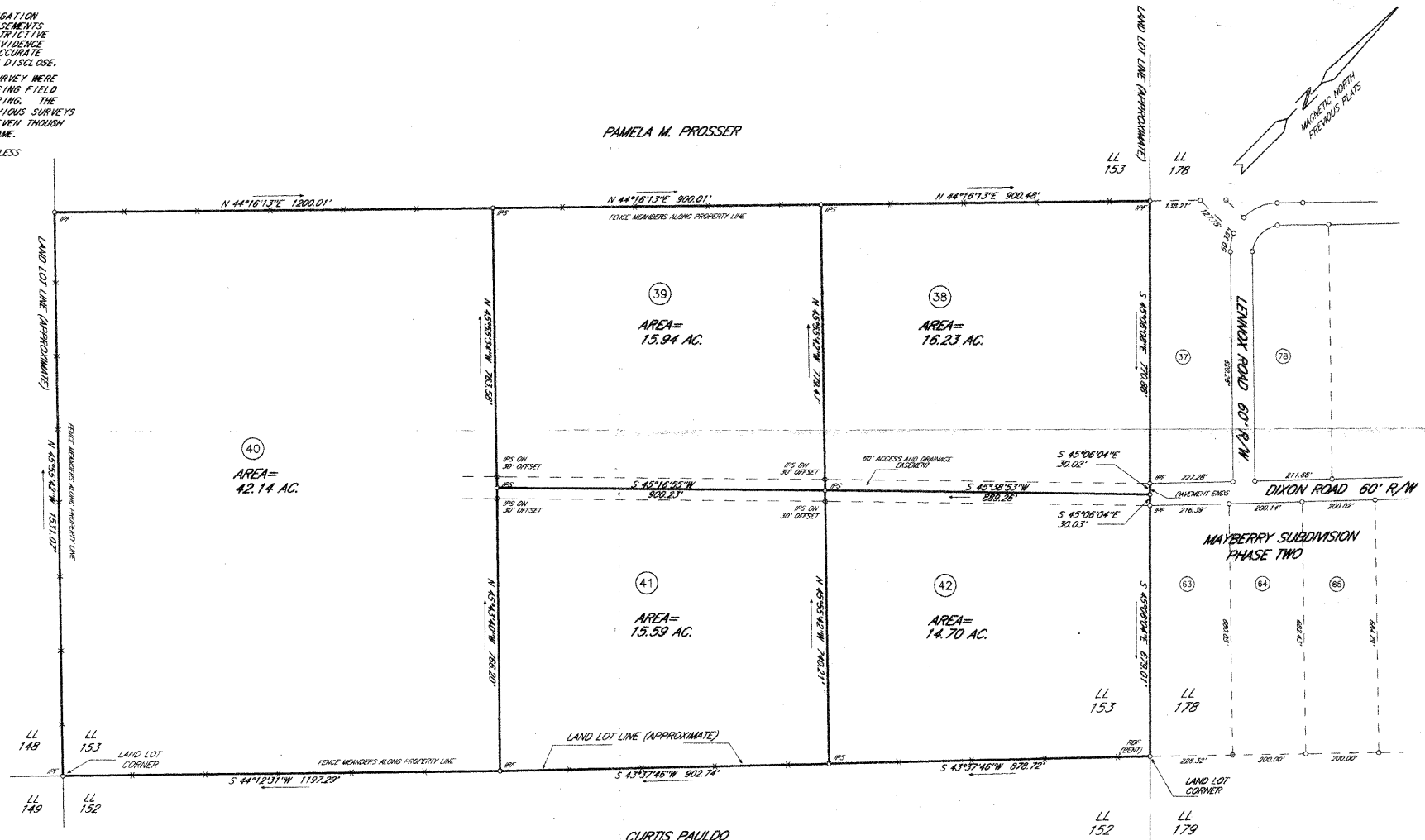
THE BEARINGS SHOWN ON THIS SURVEY WERE CALCULATED FROM A TRAVERSE USING FIELD ANGLES AND A SINGLE BASE BEARING. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

IRON PINS FOUND ON ALL CORNERS UNLESS OTHERWISE NOTED.

REFERENCES:

- PLAT BY TIMOTHY W. EASON DATED 11 MARCH 2003
- PLAT BY TIMOTHY W. EASON DATED 09 DECEMBER 2002
- PLAT BY TIMOTHY W. EASON DATED 13 FEBRUARY 2002
- DEED BOOK 719 PAGE 315
- DEED BOOK 890 PAGE 109
- DEED BOOK 329 PAGE 114
- DEED BOOK 431 PAGE 308
- DEED BOOK 1076 PAGE 308
- DEED BOOK 119 PAGE 128
- DEED BOOK 335 PAGE 391
- DEED BOOK 417 PAGE 201, 202

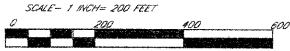
LEHMAN DAVIDSON  
-AND-  
WILLIAMS DAVIDSON



STATE OF GEORGIA  
LAURENS COUNTY  
LAND DISTRICT # 17  
LAND LOT # 153  
PLAT DATE: 19 AUGUST 2003  
FIELD SURVEY: 18 AUGUST 2003

FIELD E.O.C. = 1" IN 20,000'  
ANGULAR ERROR = .03" PER ° POINT  
PLAT E.O.C. = 1" IN 20,000'  
ADJUSTMENT = NONE

- EQUIPMENT USED
- ELECTRONIC TOTAL STATION
- IPS - IRON PIN SET
- IFE - IRON PIN FOUND
- RBF - REBAR FOUND
- IPS - REBAR SET
- CMF - CONCRETE MONUMENT FOUND
- CMS - CONCRETE MONUMENT SET



FILE # 011107F  
F. B. # 0123  
DRAWN BY: DCM

SURVEY OF:  
**MAYBERRY SUBDIVISION  
PHASE 3, LOTS 38 - 42**

SURVEY FOR:  
**CARDINAL LAND CO., L.L.C.**

State of Georgia, Laurens County  
CLERK'S OFFICE, SUPERIOR COURT  
Filed Aug 21, 20 03  
Recorded Aug 21, 20 03  
At 12:10 O'clock P.  
In Book 8 Page 406  
*Allan Thomas*  
Clerk of Superior Court



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

## **RESTRICTIVE COVENANTS FOR MAYBERRY SUBDIVISION**

- 1.** All lots shall be for single-family private dwelling with customary outbuildings. No building shall be erected on this lot to be used as a school, church, kindergarten or business.
- 2.** Singlewide mobile homes, doublewide mobile homes and site built homes are all permitted, *except that all mobile homes must be 1977 or newer.*
- 3.** Any mobile home placed on this lot must be underpinned before the occupant may move on the lot.
- 4.** No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on this lot.
- 5.** No junk vehicles or parts of the same shall be permitted on this lot. Any motor vehicle parked on this lot shall be registered and licensed.
- 6.** No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited.
- 7.** No dwelling shall be nearer than 50 feet from the road right-of-way or 20 feet from a sideline or 15 feet from a rear line.
- 8.** The developer reserves the right to adjust lot lines to insure the usability of a lot or group of lots.

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**BUYER**

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**BUYER**

## Scan Me



### GPS Options:

Dixon Rd. Dublin, GA 31021

### Directions From Exit 51 I-16

Take GA-441S 10.6 miles

Turn Left onto S. Popular Springs Ch. Rd 1.6 miles

Turn left Anderson Rd. .

Please reference Plat to find exact lot.