

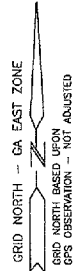
Plat Doc: PLAT
Recorded 09/26/2017 04:09PM

S. KEITH HAMILTON
Clerk Superior Court, MONTGOMERY County, Ga.
Bk 00014 Pg 0044
Penalty: \$0.00
Interest: \$0.00
Participants: 0449837501

NOTES:
SURVEYOR HAS MADE NO INVESTIGATION
ON 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 AREA SHOWN HEREON IS EXCEPTED FROM THE MONTGOMERY COUNTY
SUBDIVISION ORDINANCE UNDER SECTION 26-6; SUBDIVISION (3) THE
DIVISION OF LAND INTO PARCELS OF FIVE ACRES OR MORE WHERE ONLY AN
EXISTING CITY, COUNTY, OR STATE MAINTAINED STREET IS INVOLVED AND NO
NEW STREETS.

COURTY APPROVAL _____ DATE 9/5/17

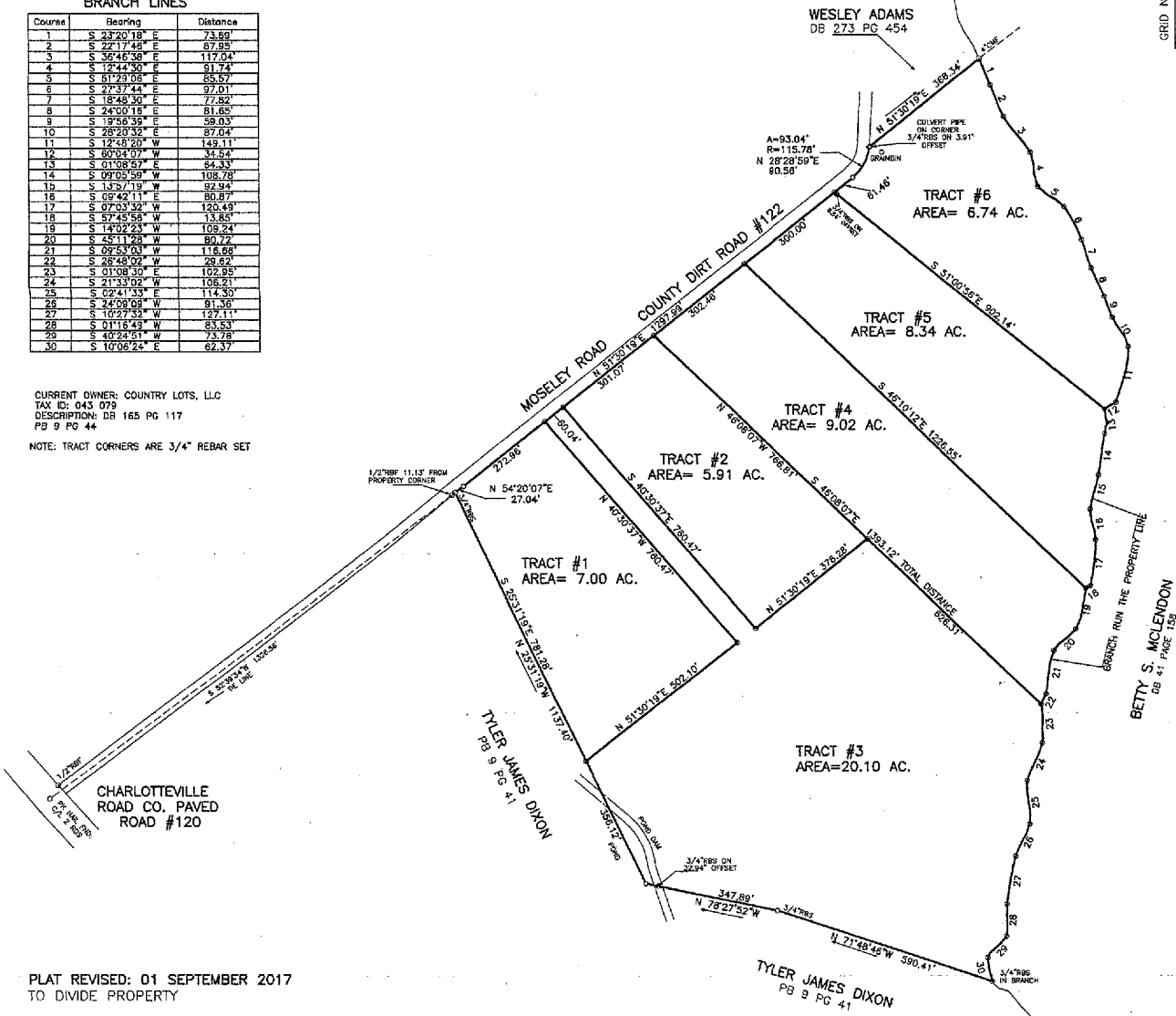


BRANCH LINES

Course	Bearing	Distance
1	S 23°20'18" E	73.89
2	S 22°17'46" E	87.95
3	S 36°42'38" E	117.04
4	S 12°44'30" E	91.74
5	S 61°29'06" E	65.57
6	S 27°37'44" E	97.01
7	S 18°43'30" E	77.82
8	S 24°00'15" E	81.65
9	S 19°56'35" E	58.03
10	S 25°20'32" E	87.04
11	S 12°45'20" W	143.11
12	S 60°24'07" W	34.54
13	S 01°08'57" E	64.33
14	S 09°05'59" W	108.78
15	S 13°19'19" W	92.94
16	S 09°42'11" E	80.87
17	S 07°03'32" W	120.49
18	S 57°45'58" W	13.83
19	S 14°02'23" W	108.24
20	S 45°11'28" W	80.72
21	S 09°53'03" W	116.66
22	S 28°43'02" W	28.62
23	S 01°08'30" E	102.85
24	S 21°33'02" W	106.21
25	S 02°41'33" E	114.30
26	S 24°09'09" W	91.36
27	S 10°27'52" W	127.11
28	S 01°18'49" W	83.53
29	S 40°22'09" W	73.98
30	S 10°06'24" E	62.37

CURRENT OWNER: COUNTRY LOTS, LLC
TAX ID: 043 079
DESCRIPTION: DB 165 PG 117
PB 9 PG 44

NOTE: TRACT CORNERS ARE 3/4" REBAR SET



PLAT REVISED: 01 SEPTEMBER 2017
TO DIVIDE PROPERTY

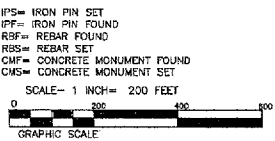
STATE OF GEORGIA
MONTGOMERY COUNTY
1810th G.M.D.
PLAT DATE: 18 JULY 2017
FIELD SURVEY: 18 JULY 2017
THE MAJORITY OF THIS SURVEY WAS PERFORMED
USING RTK SURVEYING METHODS. ALL SURVEY
CONTROL COLLECTED WITH GPS HAD A
MAXIMUM HORIZONTAL TOLERANCE OF 0.05'
WITH A 95% CONFIDENCE LEVEL.
ADJUSTMENT - LEAST SQUARES
EQUIPMENT USED
ELECTRONIC TOTAL STATION
STONEX S10 GNSS BASE & ROVER
PLAT E.O.C.: 1" IN 1,196,866" BOUNDARY

PLAT OF:
LONE OAK FARMS

SURVEY FOR:
COUNTRY LOTS, LLC

TOTAL AREA
AREA= 57.11 ACRES

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 jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



FILE #170705 DRAWN BY: ADE

A.D. EASON
GA R.L.S. #3127

07/18/17
DATE

EASON LAND SURVEYING
P.O. BOX 753
CLAXTON, GA. 30417
(912) 739-7143
LSF 000047



Restrictive Covenants
Lone Oak Farms Subdivision
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. No temporary house, shack, tent, or trailer shall be erected.
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 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 approved by the developer prior to placement on any lot. If approved said mobile home 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.

Buyer: _____

Buyer: _____

Scan Me



GPS Options:

202 Mosley Rd. Uvalda, GA 30473

Directions From Lyons Ga:

Take GA-135 S 5.6 miles

Turn Left onto Charlotteville Rd .4 miles

Turn Left Mosley Rd. (dirt)

Please reference Above Plat to find exact lot.