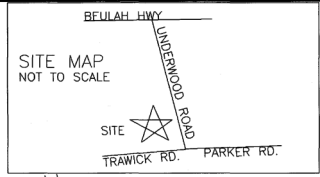


Filed & eRecorded
 DATE: 6/25/2021
 TIME: 3:30 PM
 PLAT BOOK: 00016
 PAGE: 00064
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1519108864
 CLERK: LeShauna R Jackson
 Hancock County, GA

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 PLAT ARE BASED UPON GRID NORTH-GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS NOT ADJUSTED TO GEODETIC MONUMENTATION. THE BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.

TRACT DIVISION CORNERS ARE 1/2"RBS



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.

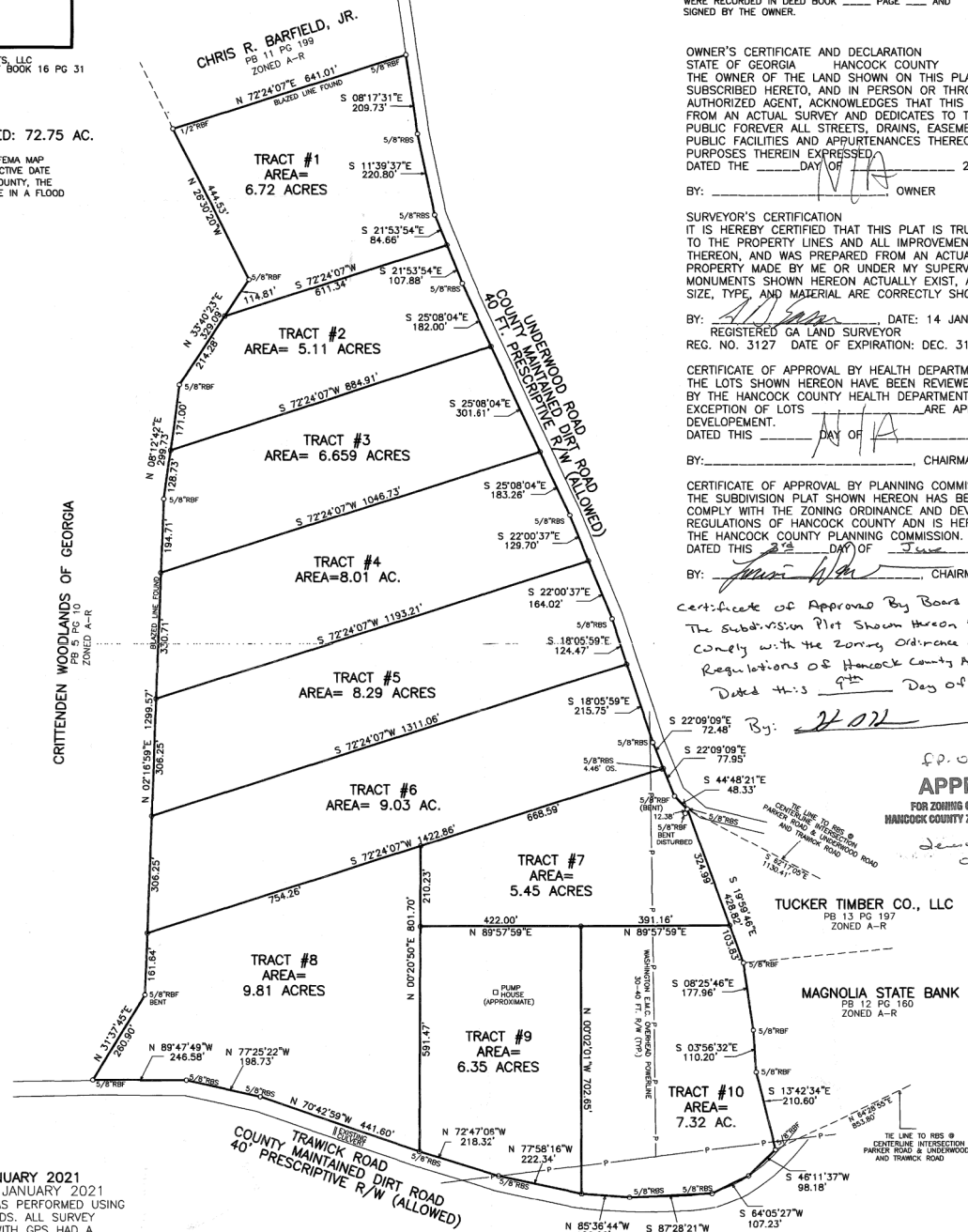
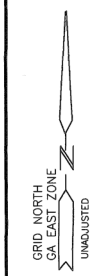
THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT ATTACHED HERETO DATED WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED IN DEED BOOK _____ PAGE _____ AND SIGNED BY THE OWNER.

CURRENT OWNER: COUNTRY LOTS, LLC
 DEED BOOK 556 PG 430; PLAT BOOK 16 PG 31

AREA IS ALSO A REDIVISION OF TAX PARCELS 105 003 & 105 004

TOTAL AREA SURVEYED: 72.75 AC.

FLOOD NOTE: ACCORDING TO FEMA MAP PANEL ID 13141C0400A, EFFECTIVE DATE 9/29/2010, FOR HANCOCK COUNTY, THE AREA SURVEYED DOES NOT LIE IN A FLOOD HAZARD AREA.



OWNER'S CERTIFICATE AND DECLARATION
 STATE OF GEORGIA HANCOCK COUNTY
 THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

DATED THIS _____ DAY OF _____ 2021
 BY: _____ OWNER

SURVEYOR'S CERTIFICATION
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

BY: _____ DATE: 14 JANUARY 2021
 REGISTERED GA LAND SURVEYOR
 REG. NO. 3127 DATE OF EXPIRATION: DEC. 31, 2022

CERTIFICATE OF APPROVAL BY HEALTH DEPARTMENT
 THE LOTS SHOWN HEREON HAVE BEEN REVIEWED AND APPROVED BY THE HANCOCK COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS _____ ARE APPROVED FOR DEVELOPEMENT.

DATED THIS _____ DAY OF _____ 2021
 BY: _____ CHAIRMAN

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION
 THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPEMENT REGULATIONS OF HANCOCK COUNTY AND IS HEREBY APPROVED BY THE HANCOCK COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ 2021
 BY: _____ CHAIRMAN

Certificate of Approved By Board of Commissioners
 The Subdivision Plat Shown Hereon Has Been found to Comply with the zoning Ordinance And Development Regulations of Hancock County And is Herby Approved

Dated this _____ Day of _____, 2021
 By: _____, Chairman

APPROVED
 FOR ZONING COMPLIANCE ONLY
 HANCOCK COUNTY ZONING ADMINISTRATOR
 June 10, 2021

STATE OF GEORGIA
 HANCOCK COUNTY
 117th G.M.D.

PLAT DATE: 14 JANUARY 2021
 FIELD SURVEY: 13 JANUARY 2021
 NOTE: THIS SURVEY WAS PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS HAD A TOLERANCE OF 0.05' WITH A 95% CONFIDENCE LEVEL.

PLAT E.O.C. = 1' IN 418,622' + ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED
 ELECTRONIC TOTAL STATION
 STONEX S10 GNSS BASE AND ROVER.

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

SCALE= 1 INCH=200 FEET

GRAPHIC SCALE FILE #2001002 DRAWN BY: ADE

SURVEY OF:
HANCOCK FARMS

SURVEY FOR:
COUNTRY LOTS, LLC.

P.O. BOX 2115
 LOGANVILLE, GA 30052
 912-253-3294



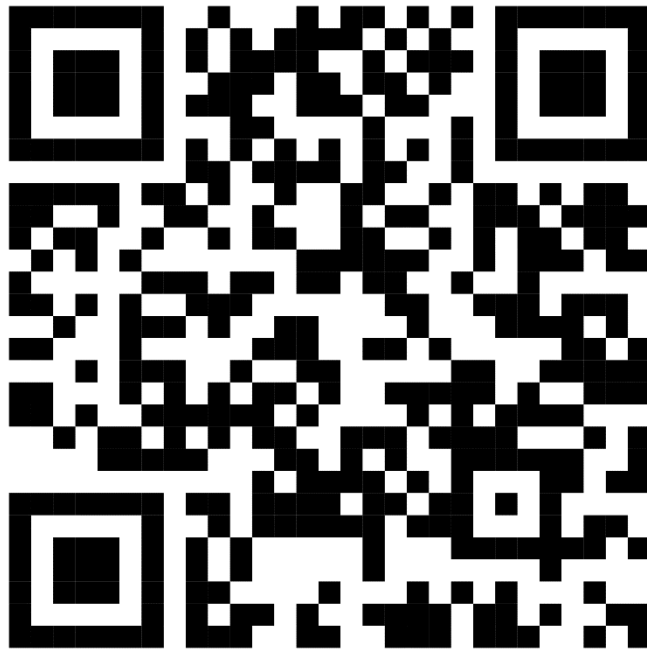
EASON LAND SURVEYING
 P.O. BOX 753
 CLAXTON, GA. 30417
 (912) 739-7143
 LSF 000047

Restrictive Covenants
Hancock Farms
Hancock County, Georgia

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, 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. A lot may be subdivided, with developer approval, for the purpose of adding additional residential units or homes, provided that each subdivided lot shall contain, at minimum, no less than three (3) acres.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. All dwellings must have written approval by the developer prior to the placement on any lot, and each dwelling must have a well and septic tank.
4. Any factory-built homes placed on any lot must be underpinned within thirty (30) days of placement upon any lot and shall be skirted with brick, stone, masonry or such material as may be approved by the developer.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
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 on any lot. All swine and goats are specifically prohibited from placement upon any lot, even if regarded as a pet.
8. 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.
9. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
10. No timber may be cut for timber sale on any lot without permission of developer.
11. 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: _____

Scan Me



GPS Options:

Intersection of Underwood Rd & Arthur Trawick Rd. Milledgeville GA
31061

Directions From Milledgeville GA:

Take GA-22 E 5.6 miles

Slight right onto Linton Rd 4.5 miles

Turn Right onto Underwood Rd. (dirt) 2.5 miles

Please reference Above Plat to find exact lot. Look for Green Metal Lot
signs