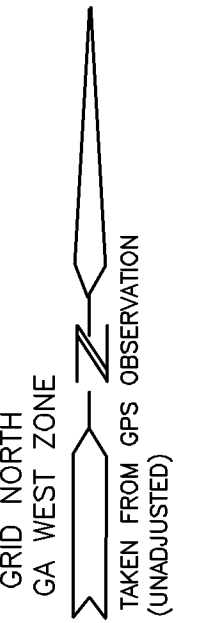


eFiled & eRecorded
 DATE: 1/21/2020
 TIME: 8:41 AM
 PLAT BOOK: 0E149
 PAGE: 00007
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1519108864
 CLERK: Carol Evans
 Bleckley County, GA

NOTES:

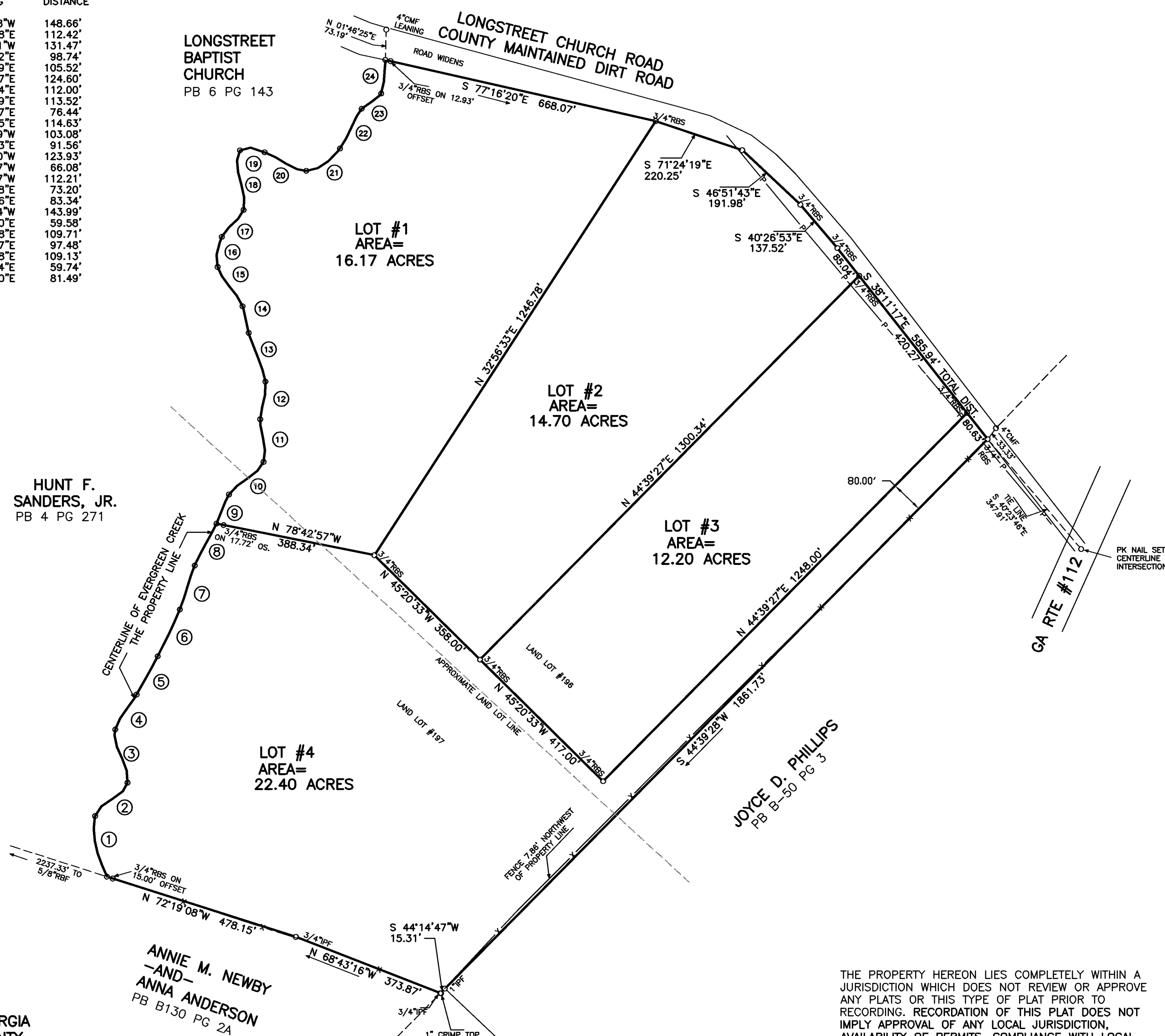
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE, EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON GRID NORTH—GA WEST ZONE. GRID NORTH WAS TAKEN FROM GPS OBSERVATION AND IS UNADJUSTED. THE BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES ARE THE SAME.



RUN OF EVERGREEN CREEK

COURSE	BEARING	DISTANCE
1	N 11°03'48"W	148.66'
2	N 44°10'08"E	112.42'
3	N 13°04'21"W	131.47'
4	N 31°27'42"E	98.74'
5	N 28°54'09"E	105.52'
6	N 25°21'07"E	124.60'
7	N 18°42'34"E	112.00'
8	N 27°21'19"E	113.52'
9	N 23°12'17"E	76.44'
10	N 46°43'45"E	114.63'
11	N 04°25'59"W	103.08'
12	N 07°47'13"E	91.56'
13	N 18°53'10"W	123.93'
14	N 13°09'17"W	66.08'
15	N 32°21'57"W	112.21'
16	N 08°05'18"E	73.20'
17	N 38°52'26"E	83.34'
18	N 03°23'44"W	143.99'
19	S 85°26'40"E	59.58'
20	S 65°59'08"E	109.71'
21	N 56°35'47"E	97.48'
22	N 28°33'38"E	109.13'
23	N 52°03'34"E	59.74'
24	N 07°04'00"E	81.49'



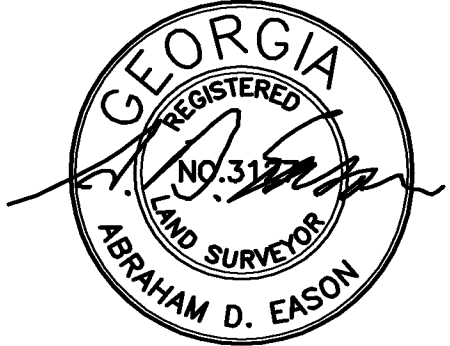
STATE OF GEORGIA
 BLECKLEY COUNTY
 24th LAND DISTRICT
 LAND LOTS: 196 & 197
 PLAT DATE: 02 JANUARY 2020 (DIVISION)
 PLAT DATE: 23 OCTOBER 2017 (BOUNDARY)
 FIELD SURVEY: 19 OCT. 2017 & 16 DEC. 2019
 PLAT E.O.C. = 1' IN 670,933' (BOUNDARY)
 ADJUSTMENT - LEAST SQUARES

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

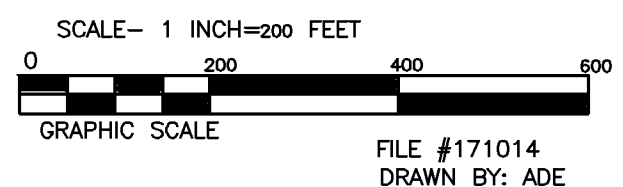
SURVEY FOR:
BOBBY M. DIXON
 (CURRENT OWNER)
 TAX ID: B29 027
 PLAT BOOK 2 PAGE 293
 PLAT BOOK E146 PAGE 24

TOTAL AREA=
65.47 ACRES

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



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



Country Lots, LLC
Longstreet Farms
Restrictive Covenants

1. All lots shall be known and designated as residential lots, with no structure placed or improved upon any tract or parcel for any type of business or commercial enterprise, other than for agriculture. A tract may be subdivided with developer approval for the purpose of adding additional residential units or homes, provided that each subdivided tract shall contain, at a 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 placement on any tract, and each dwelling must have a well and septic tank.
4. Any factory built home placed on any tract 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 tract.
6. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any tract must be registered and licensed.
7. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine and goats are specifically prohibited from placement upon any tract, even if regarded as a pet.
8. No dwelling placed upon any tract 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 tract, when facing a public right-of-way, or fifty (50') feet from a rear property line.
9. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
10. No timber may be cut for timber sale on any tract without permission of developer.
11. No cable or chain may be placed across any path, driveway, or roadway located upon any tract. This restriction shall not prohibit the installation of any gate with a structural frame or fencing.

AMENDMENT TO RESTRICTIVE COVENANTS

Country Lots, LLC does hereby amend and supplement the Covenants as follows:

1. Goats will be permitted on all 4 lots, but will be limited to two (2) goats per acre.

Scan Me



GPS Options:

193 Longstreet Church Rd. Cochran, Ga 31014

Directions From I-16 Exit 24:

Take SR 96 West for 2.2 Miles

Turn Left onto GA-358 E

Immediate Right onto Longstreet Rd. Go 8.8 Miles

Turn left onto Longstreet Church Rd. (Dirt)

Reference Above Plat to find exact lot.

Directions From I-16 Exit 32:

Take GA-112 S 10.6 Miles

Turn Right onto Longstreet Church Rd. (Dirt)

Reference Above Plat to find exact lot.