

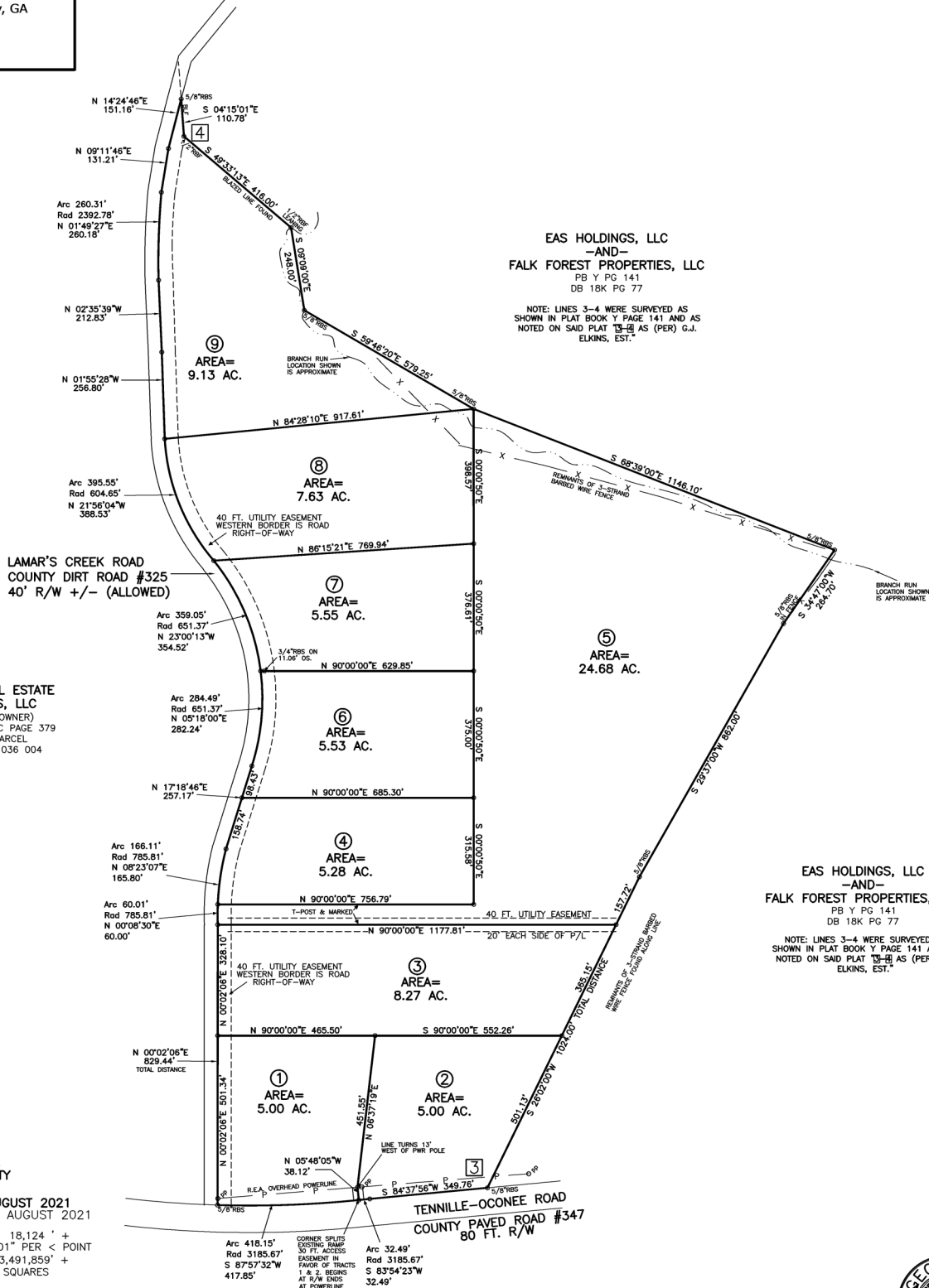
eFiled & eRecorded  
 DATE: 9/21/2021  
 TIME: 8:17 AM  
 PLAT BOOK: 02021  
 PAGE: 00090  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1519108864  
 CLERK: Megan Cramer  
 Washington County, GA

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

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 SUITABILITY FOR ANY USE OR PURPOSE OF 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 REGULATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



NOTE: CORNERS SHOWN ALONG LAMAR'S CREEK ROAD ARE 5/8" RBS



EAS HOLDINGS, LLC  
 -AND-  
 FALK FOREST PROPERTIES, LLC  
 DB 18K PG 77

NOTE: LINES 3-4 WERE SURVEYED AS SHOWN IN PLAT BOOK Y PAGE 141 AND AS NOTED ON SAID PLAT 13-4 AS (PER) G.J. ELKINS, EST. \*

EAS HOLDINGS, LLC  
 -AND-  
 FALK FOREST PROPERTIES, LLC  
 PB Y PG 141  
 DB 18K PG 77

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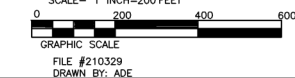
ELKINS REAL ESTATE HOLDINGS, LLC  
 (CURRENT OWNER)  
 DEED BOOK 15C PAGE 379  
 PARENT PARCEL  
 TAX PARCEL 036 004

STATE OF GEORGIA  
 WASHINGTON COUNTY  
 90th G.M.D.  
 PLAT DATE: 27 AUGUST 2021  
 FIELD SURVEY: 26 AUGUST 2021

FIELD E.O.C. = 1' IN 18,124' +  
 ANGULAR ERROR = 01" PER < POINT  
 PLAT E.O.C. = 1' IN 3,491,859' +  
 ADJUSTMENT - LEAST SQUARES

EQUIPMENT USED  
 ELECTRONIC TOTAL STATION

IPFS = IRON PIN SET  
 IPFF = IRON PIN FOUND  
 RBF = REBAR FOUND  
 RBS = REBAR SET  
 CMF = CONCRETE MONUMENT FOUND  
 CMS = CONCRETE MONUMENT SET



AREA = 76.08 ACRES

SURVEY FOR:  
**COUNTRY LOTS, LLC**  
 SURVEY OF:  
**LAMAR'S CREEK FARMS**



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

**Restrictive Covenants**  
**Lamar's Creek Farms**  
Washington County, Georgia

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as single family 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.
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 must meet the standards set forth by all governing authorities. Site-built homes, modular homes, single-wide and double-wide homes shall be permitted on all lots. Each dwelling must have a well and septic tank. One (1) dwelling per lot.
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:

Lamars Creek Rd & Tennille Oconee Rd Sandersville Ga 31089

Directions From Sandersville, GA

Take GA-15 S 2.4 miles

Turn right onto Matthews Rd 1.2 miles

Continue onto Tennille Oconee Rd 8.4 miles

Turn right onto Lamars Creek Rd.

Please reference Plat to find exact lot.