

**Twin City
Restrictive Covenants
Country Lots, LLC**

1. All lots 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.
2. A lot may be subdivided for the purpose of adding additional residential units or homes, provided that each subdivided lot shall contain, at a minimum, no less than three (3.0) acres.
3. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
4. All dwellings must have written approval by the developer prior to placement on any lot, and each dwelling must have a well and septic tank.
5. Any factory-built home 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.
6. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
7. 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.
8. No livestock, swine or goats allowed.
9. 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.
10. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
11. No timber may be cut for timber sale on any lot without permission 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:_____

NOTES:

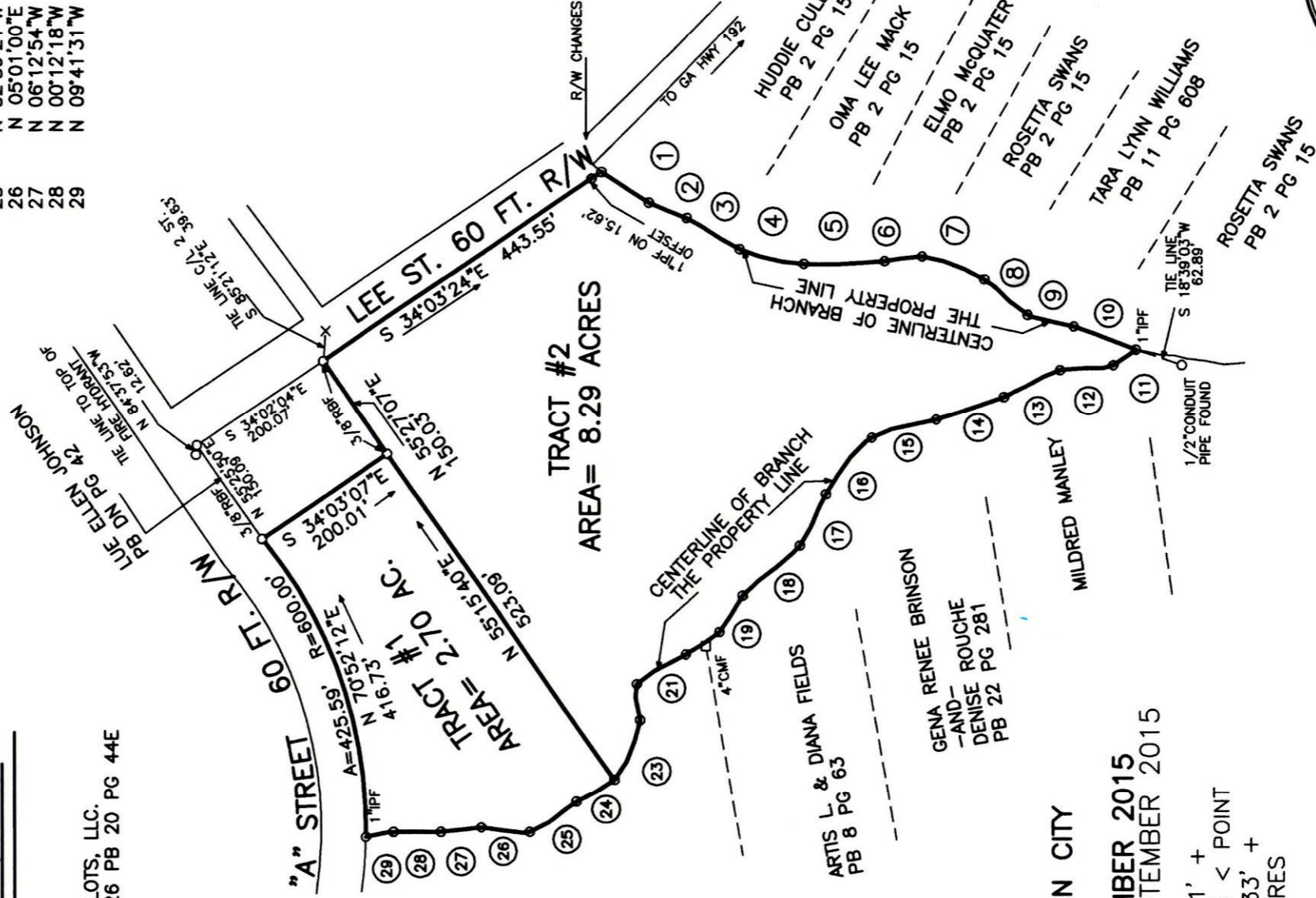
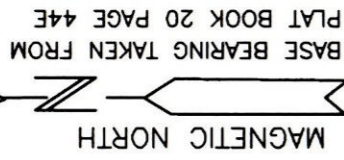
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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.

**SURVEY FOR:
COUNTRY LOTS, LLC.**

CURRENT OWNER: COUNTRY LOTS, LLC.
DESCRIPTION: DB 418 PG 526 PB 20 PG 44E
TAX ID: T02 016

COURSE	BEARING	DISTANCE
1	S 33°19'27"W	73.42'
2	S 22°05'07"W	54.35'
3	S 30°16'03"W	81.80'
4	S 13°03'17"W	85.84'
5	S 01°57'40"E	107.07'
6	S 07°08'00"E	50.08'
7	S 20°31'16"W	86.69'
8	S 39°41'57"W	73.55'
9	S 14°02'33"W	63.66'
10	S 20°30'21"W	87.40'
11	N 35°00'37"W	35.64'
12	N 05°10'18"W	70.95'
13	N 25°22'09"W	83.06'
14	N 18°37'28"W	93.07'
15	N 15°35'10"W	88.83'
16	N 50°48'52"W	96.60'
17	N 63°21'03"W	75.85'
18	N 41°26'06"W	99.41'
19	N 57°07'02"W	57.19'
20	N 32°52'17"W	53.53'
21	N 30°55'49"W	75.77'
22	S 84°57'11"W	47.80'
23	N 67°03'45"W	85.52'
24	N 30°24'46"W	57.30'
25	N 32°59'21"W	74.02'
26	N 05°01'00"E	65.17'
27	N 06°12'54"W	53.00'
28	N 00°12'18"W	61.31'
29	N 09°41'31"W	37.34'



BILLY A. COWART
DB 120 PG 577
PB AV PG 463

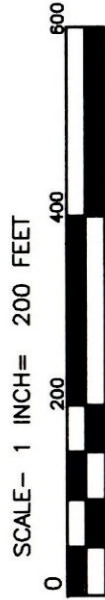
STATE OF GEORGIA
EMANUEL COUNTY -TWIN CITY
1560th G.M.D.

PLAT DATE: 22 SEPTEMBER 2015
FIELD SURVEY: 17 SEPTEMBER 2015

FIELD E.O.C. = 1' IN 42,321' +
ANGULAR ERROR = 00" PER < POINT
PLAT E.O.C. = 1' IN 173,833' +
ADJUSTMENT - LEAST SQUARES

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



FILE #150905
DRAWN BY: ADE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS AND AS SET FORTH IN THE GA PLAT ACT O.C.G.A. 15-6-67

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

Scan Me



GPS Options:

143 Lee St. Twin City, GA 30471

Directions From I-16 Exit 104:

Take GA-23 N 1.6 miles

Turn left onto S E Broad St. .2 miles

Turn Right onto College St. .2 miles

Continue to GA-23 N 14.1 Miles

Turn Left onto A St. 500 Ft.

Please reference Above Plat to find exact lot.