

REFERENCE:

PLAT BY HALLIGAN & ASSOCIATES ENTITLED " SURVEY FOR DIXON-BOWEN LAND COMPANY, LLC." DATED SEPTEMBER 29, 2000.

PLAT BY HALLIGAN & ASSOCIATES ENTITLED " SUBDIVISION FOR DIXON-BOWEN LAND COMPANY, LLC., PHASE ONE" DATED NOVEMBER 7, 2000.

TAX MAP 13 PARCEL 30

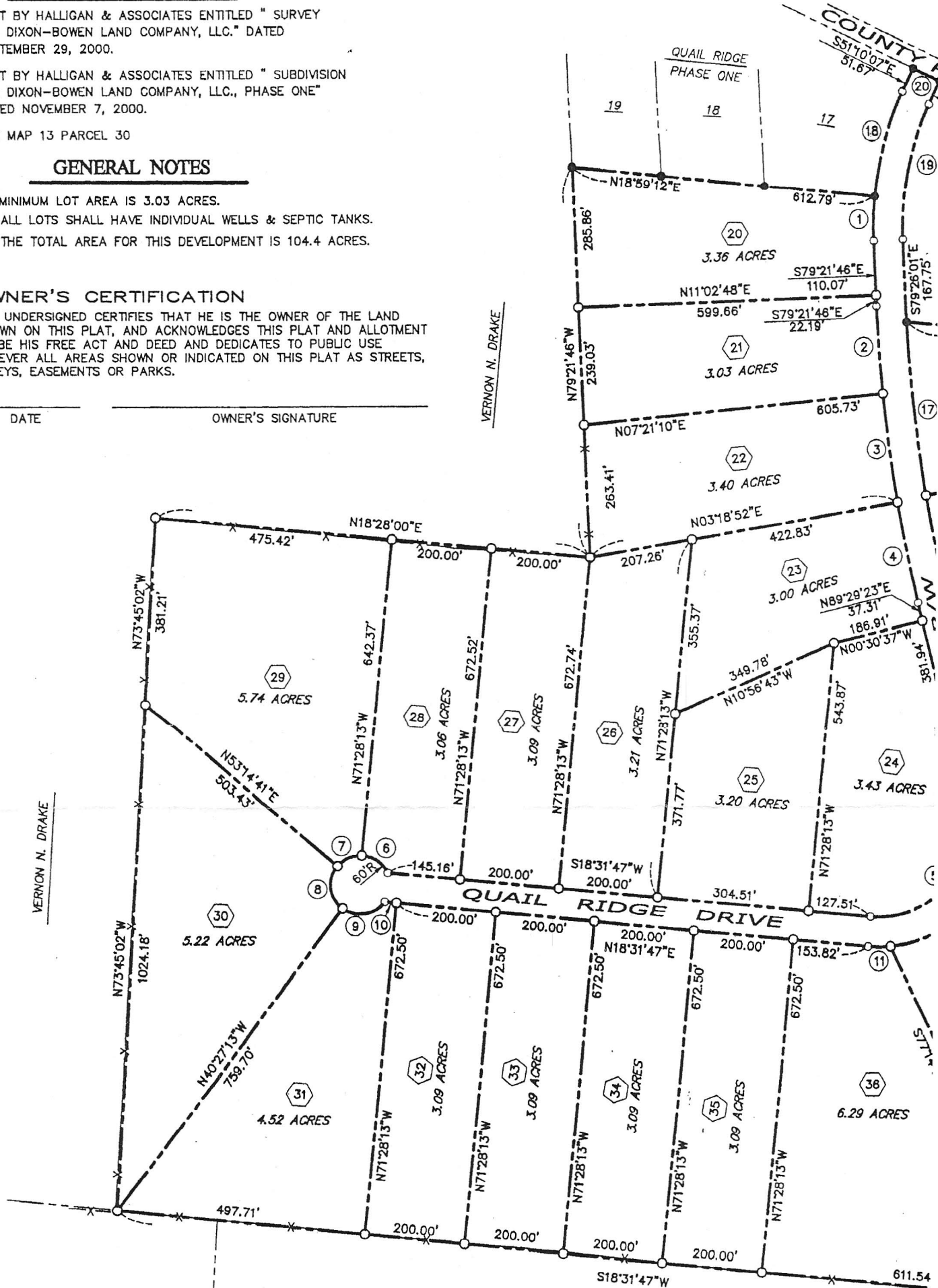
GENERAL NOTES

1. MINIMUM LOT AREA IS 3.03 ACRES.
2. ALL LOTS SHALL HAVE INDIVIDUAL WELLS & SEPTIC TANKS.
3. THE TOTAL AREA FOR THIS DEVELOPMENT IS 104.4 ACRES.

OWNER'S CERTIFICATION

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

DATE _____ OWNER'S SIGNATURE _____



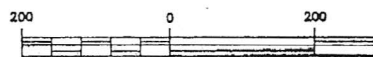
THE RAW FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,163 FEET, AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 166,562 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON 303D TOTAL STATION & DATA COLLECTOR.



REBECCA & J.R. ROUNTREE



GRAPHIC SCALE IN 1 inch = 200

State
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File
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D " SURVEY
DATED
D " SUBDIVISION
PHASE ONE"

LS & SEPTIC TANKS.
ENT IS 104.4 ACRES.

THE OWNER OF THE LAND
S THIS PLAT AND ALLOTMENT
CATES TO PUBLIC USE
' ON THIS PLAT AS STREETS,

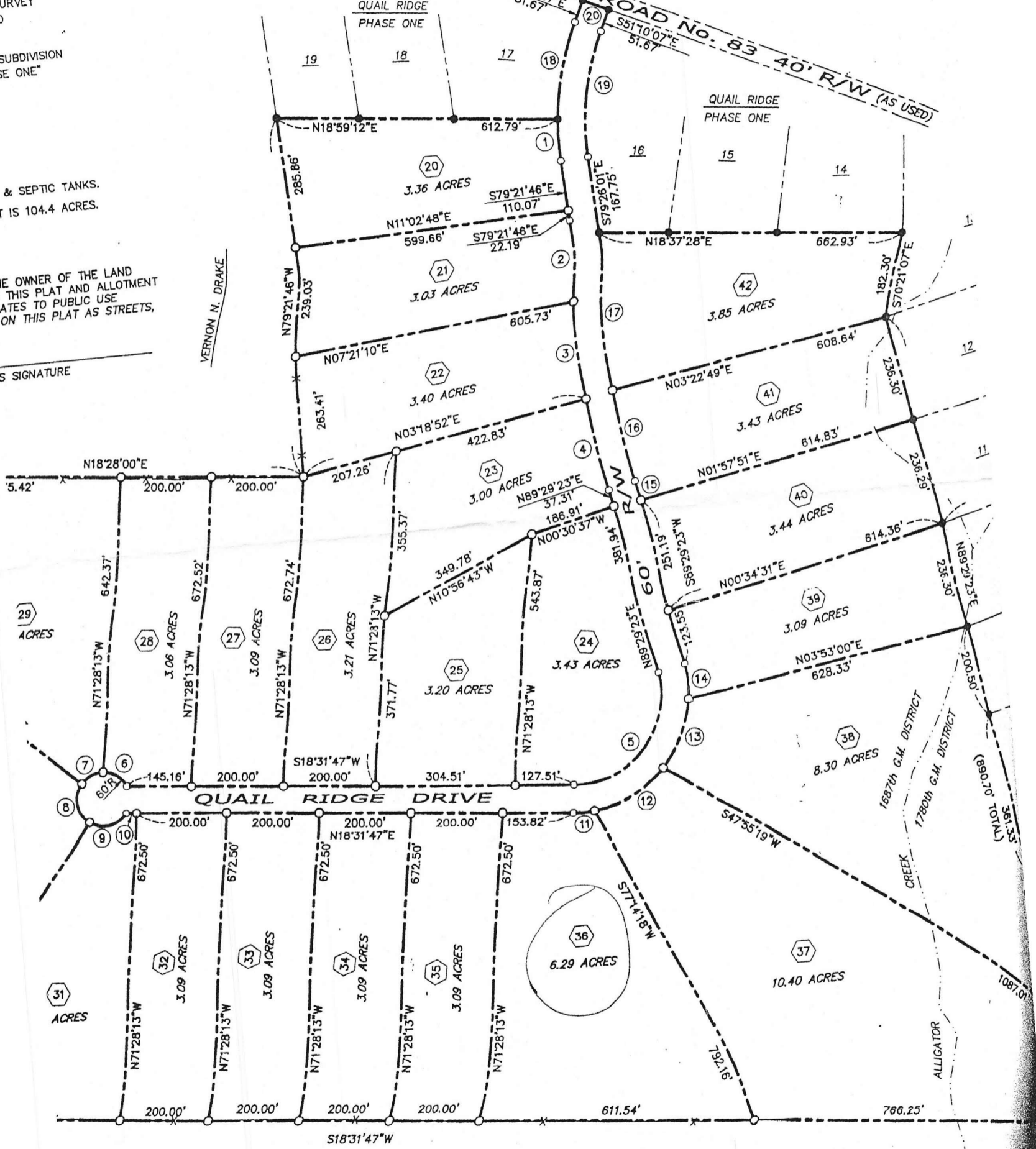
S SIGNATURE

VERNON N. DRAKE

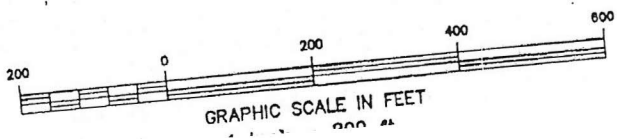
COUNTY ROAD No. 83 40' R/W (AS USED)
S51°10'07"E 51.87'
S51°10'07"E 51.87'

QUAIL RIDGE
PHASE ONE

QUAIL RIDGE
PHASE ONE



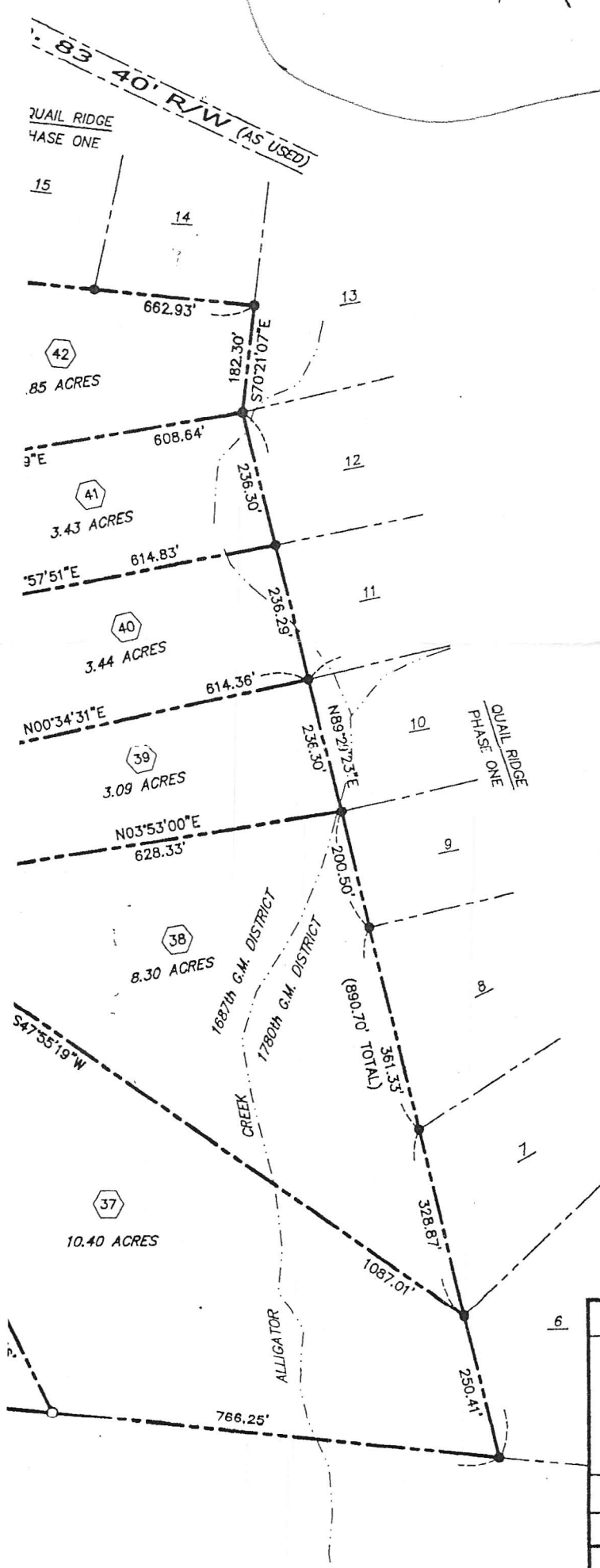
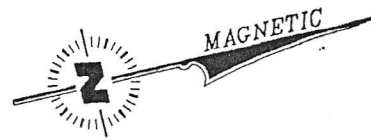
REBECCA & J.R. ROUNTREE III



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State of Georgia, Treutlen County
 CLERK'S OFFICE, SUPERIOR COURT
 Filed Oct 3, 2008 at 2 O'clock P
 Recorded Oct 3, 2008 In Book 8 Page 80
Conie Newman, Deputy Clerk

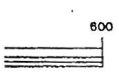


LINE TABLE				
LINE	BEARING	DISTANCE	ARC	RADIUS
1	S75°11'17"E	91.33'	91.42'	627.30'
2	S81°00'18"E	177.92	177.95'	3104.19'
3	S84°39'59"E	218.73'	218.77'	3104.19'
4	S88°35'52"E	207.18'	207.22'	3104.19'
5	S35°59'25"E	299.39'	349.85'	183.83'
6	S47°09'23"W	62.47'	65.71'	60.00'
7	S10°29'10"E	53.11'	55.02'	60.00'
8	S83°36'16"E	87.55'	98.12'	60.00'
9	N04°02'17"E	85.60'	95.31'	60.00'
10	N18°31'47"E	23.36'	95.31'	60.00'
11	N13°03'32"E	46.49'	46.56'	243.83'
12	N13°31'52"W	175.71'	179.75'	243.83'
13	N53°28'07"W	157.31'	160.17'	243.83'
14	N81°23'55"W	77.22'	77.55'	243.83'
15	S89°29'23"W	44.50'		
16	N88°33'54"W	206.67'	206.71'	3044.19'
17	N83°19'31"W	349.88'	350.07'	3044.19'
18	S61°05'28"E	216.18'	217.27'	627.30'
19	N65°15'57"W	276.35'	279.16'	567.30'
20	N38°49'53"E	60.00'		

LEGEND

- PROPERTY LINE -----
- IRON PIN FOUND (1/2" REBAR UNLESS NOTED) ●
- IRON PIN TO BE SET (1/2" REBAR) ○
- COMPUTED POINT ○
- FENCE -----X-----
- CREEK -----

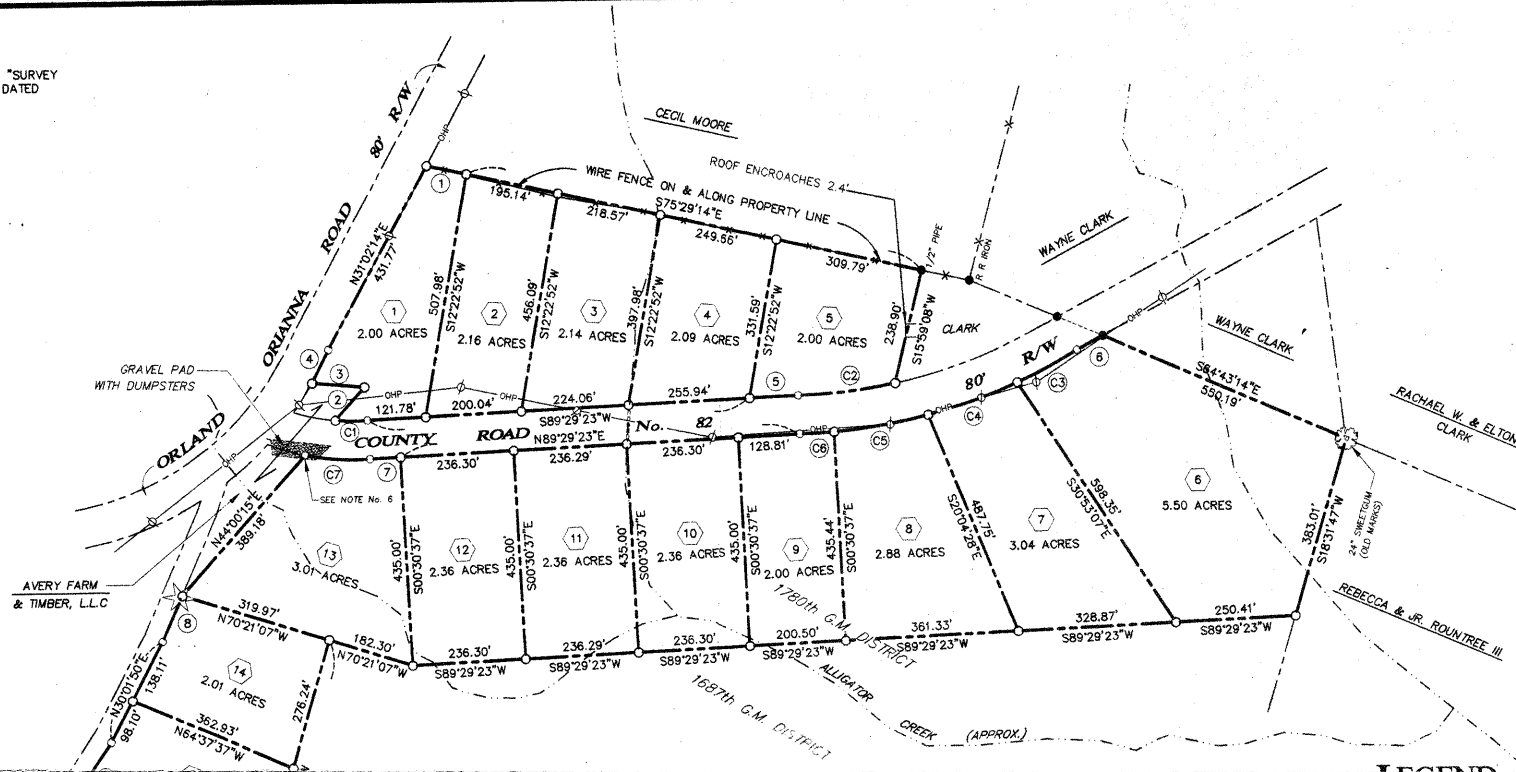
SUBDIVISION	
QUAIL RIDGE	
PHASE TWO	
1687th & 1780th G.M. DISTRICTS	
TRUETLEN COUNTY,	GEORGIA
HALLIGAN & ASSOCIATES SURVEYORS & PLANNERS 363 PIERCE AVENUE, SUITE 101 MACON, GEORGIA 31204 PHONE (478) 745-3223 FAX (478) 745-4744	
DATE:	DECEMBER 7, 2001
SCALE:	1" = 200'
PROJECT NO.	130
DRAWING NO.	130-2F



REFERENCE:

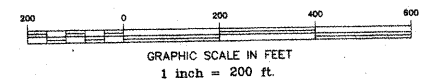
PLAT BY HALLIGAN & ASSOCIATES ENTITLED "SURVEY FOR DIXON-BOWEN LAND COMPANY, L.L.C." DATED SEPTEMBER 29, 2000.

LINE	BEARING	DISTANCE
1	S75°29'14"E	85.25'
2	N44°00'15"E	91.83'
3	N83°02'26"W	109.55'
4	N29°27'12"E	76.09'
5	S89°29'23"W	101.69'
6	N64°05'34"E	60.79'
7	N89°29'23"E	63.75'
8	N25°51'23"E	104.75'
9	N37°05'41"E	128.32'
10	N51°10'08"W	51.67'
11	N38°37'12"E	48.99'
12	S51°10'07"E	51.67'
13	N38°49'52"E	48.14'



LEGEND

- PROPERTY LINE
- IRON PIN FOUND (2" PIPE UNLESS NOTED)
- IRON PIN TO BE SET (1/2" REBAR)
- COMPUTED POINT
- FENCE
- OVERHEAD POWER LINE
- UTILITY POLE
- PINE TREE



GENERAL NOTES

1. MINIMUM LOT AREA IS 2 ACRES.
2. IRON PINS SET AT ALL LOT CORNERS.
3. HALLIGAN AND ASSOCIATES AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
4. ALL LOTS SHALL HAVE INDIVIDUAL WELLS & SEPTIC TANKS.
5. THIS PROPERTY IS DESIGNATED TAX MAP 13 PARCEL 30.
6. UNABLE TO SET IRON PIN - DUMPSTER ENCROACHMENT.

CURVE TABLE

CURVE	BEARING	DISTANCE	ARC	RADIUS
C1	N87°21'52"W	66.99'	67.07'	403.21'
C2	S85°35'49"W	204.13'	204.42'	1098.28'
C3	N64°37'29"E	140.65'	140.73'	1178.28'
C4	N72°51'51"E	197.91'	198.15'	1178.28'
C5	N82°32'14"E	199.47'	199.71'	1178.28'
C6	N89°08'10"E	71.69'	71.70'	1178.28'
C7	S83°54'42"E	135.80'	136.25'	483.21'
C8	N65°15'57"W	276.35'	279.16'	567.30'
C9	S61°05'28"E	216.18'	217.27'	627.30'

Plat
P-13



THE RAW FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,163 FEET, AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,427 FEET.

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A WILD TC-500 TOTAL STATION & DATA COLLECTOR.

SUBDIVISION
FOR
DIXON-BOWEN LAND COMPANY, L.L.C.
PHASE ONE

1687th & 1780th G.M. DISTRICTS

TRUETLEN COUNTY, GEORGIA

HALLIGAN & ASSOCIATES
SURVEYORS & PLANNERS
363 PIERCE AVENUE, SUITE 101
MACON, GEORGIA 31204
PHONE (912) 745-3223 FAX (912) 745-4744

DATE: NOVEMBER 7, 2000
SCALE: 1" = 200'
PROJECT NO. 130
DRAWING NO. 130C

RESTRICTIVE COVENANTS FOR QUAIL RIDGE SUBDIVISION

1. All lots shall be for single-family private dwelling with customary outbuildings. No building shall be erected on this lot to be used as a school, church, kindergarten or business.
2. Singlewide mobile homes, doublewide mobile homes and site built homes are all permitted, *except that all mobile homes must be 1977 or newer.*
3. Any mobile home placed on this lot must be underpinned before the occupant may move on the lot.
4. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on this lot.
5. No junk vehicles or parts of the same shall be permitted on this lot. Any motor vehicle parked on this lot shall be registered and licensed.
6. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited.
7. No dwelling shall be nearer than 50 feet from the road right-of-way or 20 feet from a sideline or 15 feet from a rear line.
8. The developer reserves the right to adjust lot lines to insure the usability of a lot or group of lots.

BUYER

Scan Me



GPS Options:

Intersection of Anderson Pond Rd. & Gopher Ridge Rd.

Directions From Exit 67 I-16:

Take GA-29 N

Turn right onto I-16 access road/Gopher Ridge Rd. 4.2 miles

Please reference Above Plat to find exact lot.