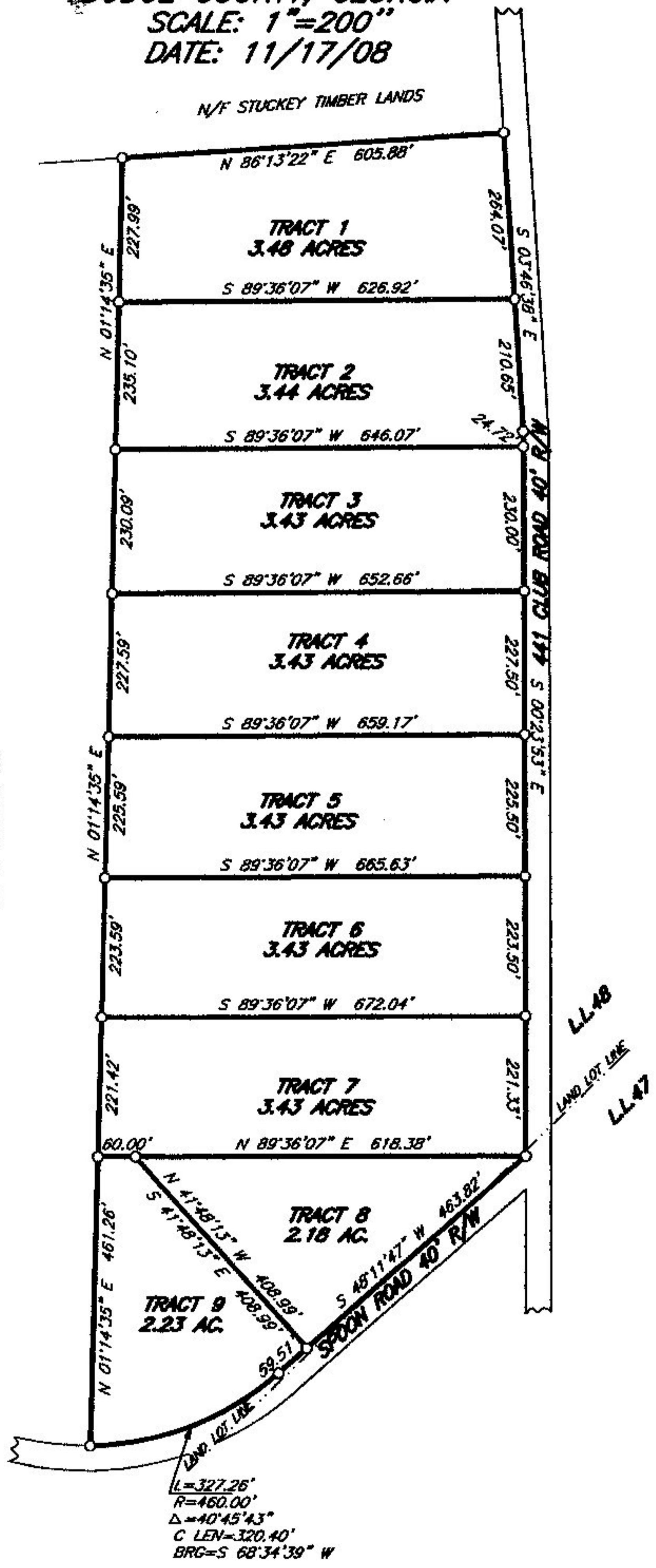


1" = 200' SCALE
 200 0 200 400
 FEET

SURVEY FOR:
SUNRISE FARMS-DIXON/BOWEN LAND CO.
 LAND LOTS 47 & 48, 13TH LAND DISTRICT
 DODGE COUNTY, GEORGIA
 SCALE: 1" = 200'
 DATE: 11/17/08



I CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT IT CONFORMS TO THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING.

ERROR OF CLOSURE: RADIAL
 ANGULAR ERROR: GREATER THAN 17" IN 10,000
 ADJUSTED CLOSURE: 1" = 100,000'
 COMPASS RULE ADJUSTMENT
 FIELD SURVEYOR: MARDY MERCER
 EQUIP. USED: TOPCON GTS 300 TOTAL STATION--TOPCON GPS
 PLAT BY: LARRY EVANS
 COMP. FILE: SUNRISEFARMS-120808

I CERTIFY THAT IN MY OPINION THE PROVISIONS IN O.C.G.A. SECTION 15-08-67(d) DOES NOT REQUIRE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION.

STATEWIDE SURVEYING COMPANY
 521 ETHEL STREET
 DOUGLAS, GEORGIA 31533
 912-384-7723

RESTRICTIVE COVENANTS FOR SUNRISE FARMS

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.
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

BUYER

Scan Me



GPS Options:

Intersection of Irwin Rd and Spoon Rd. McRae-Helena, GA 31037

Directions From Dublin, GA I-16 Exit 51:

Take Hwy 441 S for 21.2 Miles

Turn Right onto Irwin Rd. 1.0 mile (will turn into dirt rd)

Reference Above Plat to find exact lot.