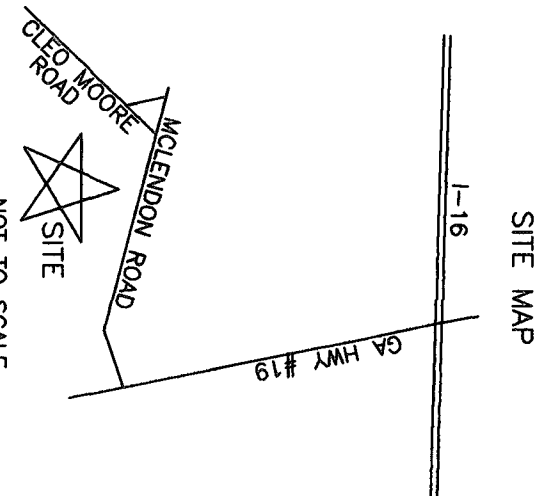


eFiled & eRecorded
DATE: 1/20/2021
TIME: 4:32 PM
PLAT BOOK: 00011
PAGE: 00756
RECORDING FEES: \$10.00
PARTICIPANT ID: 1519108864
CLERK: Jackie Dalton
Laurens County, GA

SURVEY OF:
JACKSON FARMS
SURVEY FOR:
COUNTRY LOTS, LLC

GRID NORTH- GA EAST ZONE

BASE BEARING TAKEN FROM
GPS OBSERVATION- UNADJUSTED



NOTES:

SURVEYOR HAS MADE NO INVESTIGATION
OR INDEPENDENT SEARCH FOR EASEMENTS
OR RECORDS. ENCUMBRANCES, RESTRICTIVE
COVENANTS, EASEMENTS, OR OTHER FACTS
OR ANY OTHER FACTS THAT MAY AFFECT
AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED
UPON GRID NORTH- GA EAST ZONE. GRID NORTH WAS
TAKEN FROM GPS OBSERVATION AND IS NOT
ADJUSTED. THE BEARINGS ON THIS PLAT MAY DIFFER
FROM THOSE SHOWN ON PREVIOUS PLATS EVEN
THOUGH THE LINES ARE THE SAME.

CURRENT OWNER: COUNTRY LOTS, LLC
DESCRIPTION: DB 1327 PG 254
TAX ID: MAP 184 PARC. 035

NOTE: 150' ACCESS EASEMENT ALONG THE
"PLUGS" OF LOTS 9 & 10, ACCESS
EASEMENT IN FAVOR OF LOTS 8, 9, 10, &
11 & 12.

ALL TRACT CORNERS ARE 1/2"RBS UNLESS
OTHERWISE NOTED

TRACT NO.'S ARE CIRCLED
40' EASEMENTS ARE FOR INGRESS/EGRESS ACCESS

-TRACT 7A IS TO BE RECONVEYED WITH
TRACT 7 AND CANNOT BE RECONVEYED
EXCEPT AS A PART OF AN ADJACENT
PARCEL.

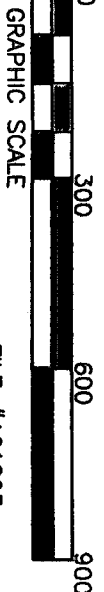
PLAT REVISED: 28 DECEMBER 2020
TO CREATE TRACT 7A

STATE OF GEORGIA
LAURENS COUNTY
LAND DISTRICT # 17
LAND LOT # 296
PLAT DATE: 28 JULY 2018
FIELD DATE: 28 JULY 2018

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
SINO S10 GNSS BASE & ROVER
PLAT E.O.C.: 1 IN 6,306.734 (BOUNDARY)

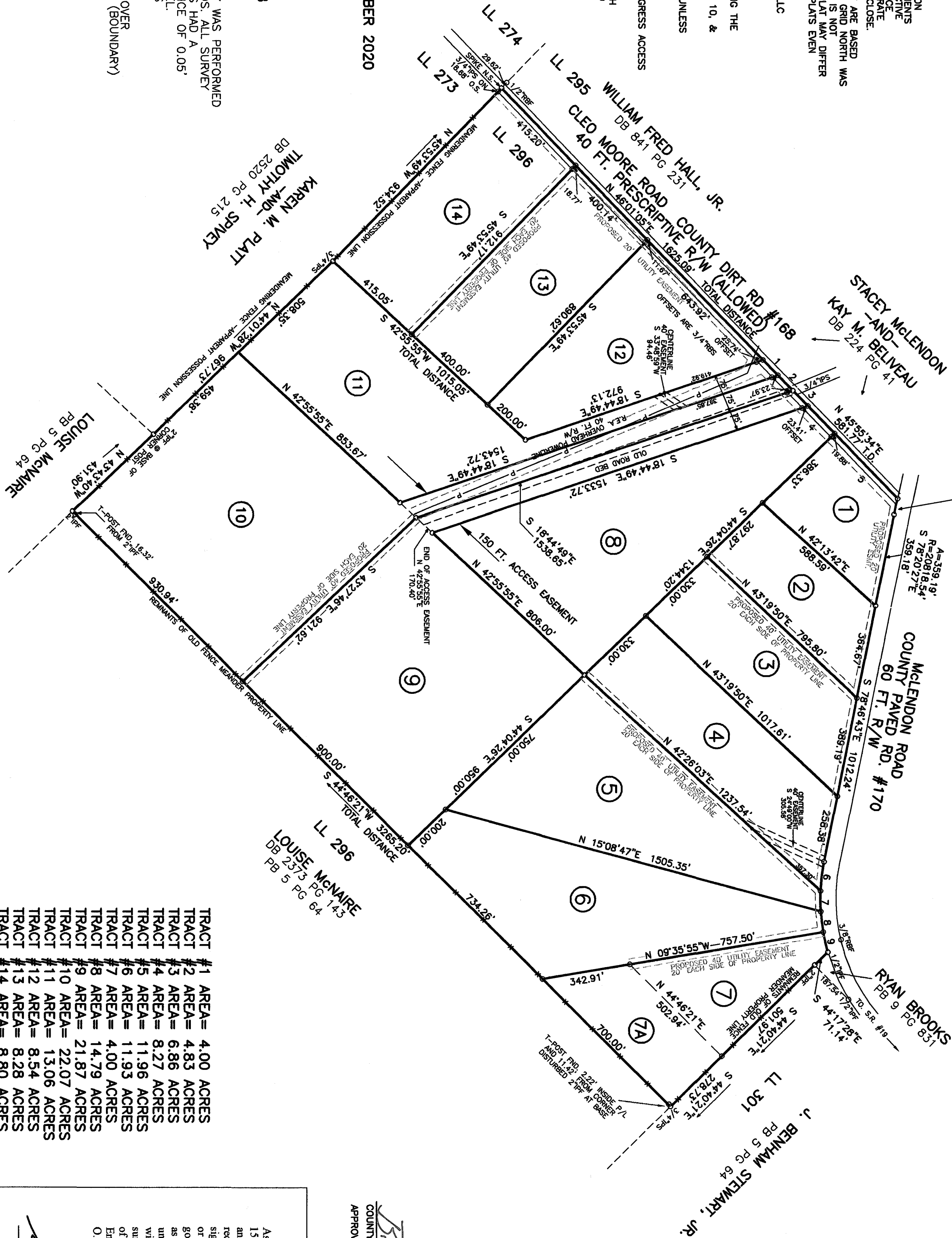
IPS= IRON PIN SET
IPF= IRON PIN FOUND
RBS= REBAR FOUND
CMF= CONCRETE MONUMENT FOUND
CMS= CONCRETE MONUMENT SET

SCALE- 1 INCH= 300 FEET



FILE #161203
DRAWN BY: ADE

NOTE: 40' UTILITY EASEMENTS SHOWN ARE FOR
OVERHEAD POWER SERVICE LINES. LENGTH OF EASEMENT
WILL BE DETERMINED BY PLACEMENT OF TERMINAL POLE.



TRACT #1 AREA= 4.00 ACRES
TRACT #2 AREA= 4.83 ACRES
TRACT #3 AREA= 6.86 ACRES
TRACT #4 AREA= 8.27 ACRES
TRACT #5 AREA= 11.96 ACRES
TRACT #6 AREA= 11.93 ACRES
TRACT #7 AREA= 4.00 ACRES
TRACT #8 AREA= 14.79 ACRES
TRACT #9 AREA= 21.87 ACRES
TRACT #10 AREA= 22.07 ACRES
TRACT #11 AREA= 13.06 ACRES
TRACT #12 AREA= 8.54 ACRES
TRACT #13 AREA= 8.28 ACRES
TRACT #14 AREA= 8.80 ACRES
TRACT #7A AREA= 3.85 ACRES
TOTAL AREA SURVEYED:
AREA= 153.11 ACRES

ROAD LINES		
COURSE	BEARING	DISTANCE
1	N 46°01'05"E	82.91'
2	N 46°01'05"E	82.91'
3	N 45°55'34"E	148.80'
4	N 45°55'34"E	350.00'
5	N 45°55'34"E	350.00'
6	S 83°05'54"E	113.65'
7	N 89°23'01"E	80.00'
8	N 83°10'28"E	80.00'
9	N 76°57'51"E	80.00'

Bill R. R. R. R.
COUNTY APPROVAL
APPROVED BY THE LAURENS COUNTY COMMISSIONERS
DATE: 1-14-21

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

A. D. Eason
07/31/17



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