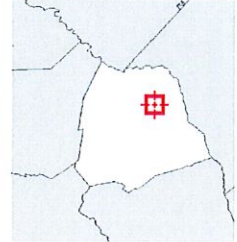





Overview



Legend

-  Parcels
-  Roads

Date created: 6/26/2017
Last Data Uploaded: 6/23/2017 12:05:31 AM

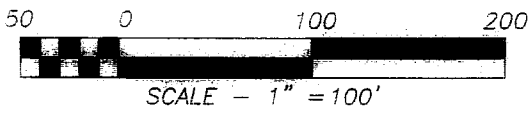
 Developed by
The Schneider Corporation

Said property is conveyed subject to the following restrictive covenants:

1. No dwelling of less than 1200 square feet of heated floor space on the first floor level shall be constructed on the property. All dwellings shall be underpinned with a continuous wall foundation.
2. No mobile home or modular home of any description shall be placed on the property.
3. No used lumber (except for interior decorative use) or old home, or any part thereof, shall be placed on the property.
4. No concrete block dwelling, or concrete block accessory building shall be constructed on the property.
5. No part of any dwelling, accessory building, appurtenance, or extra feature shall be constructed nearer than ten (10) feet from any side property line.
6. No temporary shacks, shanties, or outdoor toilets shall be constructed or placed on the property.
7. No tents or campers shall be placed on the property for longer than two (2) weeks in any one (1) year.
8. No chain-link fence shall be constructed or placed on the property.
9. No above-ground propane gas tank with a capacity of more than twenty (20) pounds shall be placed on the property.
10. No animals, livestock, swine or poultry of any kind shall be raised, bred or kept on the property. Dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose or maintained in such a way as to be an annoyance or nuisance.
11. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done on the property that may become an annoyance or nuisance to the neighborhood.
12. Other than those of the developer of the subdivision, no advertising sign of any kind shall be displayed to the public view on vacant or unimproved lots, including but not limited to, signs advertising the property for sale and signs used by a contractor or subcontractor to advertise the property during a construction period.
13. Only one (1) single family residence shall be constructed on said property and no lot shall be subdivided.
14. The property shall be used for residential purposes only. Enforcement by any property owner in the subdivision or the Grantor shall be by proceedings at law or in equity, either to restrain violation or to recover damages against any person or persons violating or attempting to violate any covenant, condition, reservation or restriction herein. Failure to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so or to claim damages therefore. Invalidation of any one of these covenants by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.
15. There will be no bored or drilled wells placed on the lot. Water is furnished by the Hart County Water Authority.
16. Lot owners never have to build on the property. However once building has begun, completion must be within one (1) year.
17. All builders and building plans must be approved by the Architectural Control Committee. The Architectural Control Committee shall consist of the owners of lots 1-4 until the sale of all subdivision lots at which time said Committee membership shall be determined by The Coves Homeowner's Association, Inc. A majority vote of the Committee is required for all plans.
18. All lot owners are required to be members of The Coves Homeowners Association, Inc. and are subject to the rules and regulations of said Association as set forth from time to time, including the payment of dues and assessments.

TO HAVE AND TO HOLD the real property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FREE SIMPLE.

Plat Doc: PLAT
Recorded 12/11/2017 03:17PM
FRANKIE GRAY
Clerk Superior Court, HART County, Ga.
Bk 07317 Pg 0215
Penalty: \$0.00
Interest: \$0.00
Participants: 5211409351



RESERVED FOR THE CLERK OF COURT

LINE TABLE: PARCEL "B"

Course	Bearing	Distance
L1	Rad: 227.00' Tan: 18.62' Chd: S 12°34'55" E	A: 37.16' CA: 9°22'45" 37.12'
L2	S 19°56'10" W	107.86'
L3	N 64°04'35" W	20.22'
L4	N 20°15'30" E	20.10'
L5	N 19°56'10" E	102.85'
L6	N 20°07'20" E	14.11'

Area Summary:	
Lot #1	1.364 Ac.
Lot #2	1.263 Ac.
Lot #3	1.565 Ac.
Lot #4	2.224 Ac.
Lot #5	1.325 Ac.
Lot #6	1.566 Ac.
Lot #7	0.724 Ac.
Lot #8	0.800 Ac.
Lot #8A	0.742 Ac.
Lot #8B	0.712 Ac.
Lot #9	0.981 Ac.
Lot #10	1.226 Ac.
Lot #11	0.963 Ac.
Buffer	0.795 Ac.
Parcel B	0.056 Ac.
Parcel C	0.501 Ac.
Parcel D	0.068 Ac.
Parcel G	0.205 Ac.
Prop. Rd.	1.655 Ac.
Total	18.736 Ac.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A LEICA TCR405. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,851 FEET AND AN ANGULAR ERROR OF 1 SEC. PER ANGLE POINT AND WAS ADJUSTED USING Least Squares RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,495 FEET.

I HEREBY CERTIFY, THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

HEALTH DEPARTMENT NOTES:
1) ALL LOTS WILL BE SERVED WITH PUBLIC WATER PROVIDED BY THE HART COUNTY WATER AND SEWER AUTHORITY.

REVISIONS: NOVEMBER 27, 2017 - REMOVED PARCELS "E1" AND "E2" AND "F". ADDED LOTS "8A" AND "8B"

SHEET 1 OF 2 - SUBDIVISION PLAT

NAPOLIS LLC

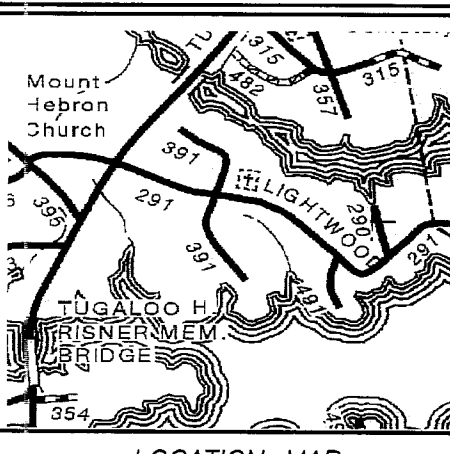
BAUKNIGHT & ASSOCIATES, INC. LAND SURVEYING

W. SLATE BAUKNIGHT

GA RLS #2534 SC RLS #20471
C.O.A #LS000602

109 N. Jackson Street Hartwell, GA 30643
706-376-5946 (office) 888-376-5946 (toll free)
www.lakehartwellsurveyors.com

STATE: GEORGIA
DATE: MARCH 31, 2017
SCALE: 1" = 100'
PARTY CHIEF: P.M.O.
DRAWN BY: W.S.B.
CRD FILE: 16121-LS
DWG FILE: 16121-SUBDLAKE4
TAX PID: W.S.B.
Deed Bk/Pg: 305/752-755
Plat Bk/Pg: 15/139
Revisions:



LEGEND:
● = POINT ONLY
○ = IRON PIN SET
○ = IRON PIN FOUND
IPF = 1/2" REBAR SET
IPF = IRON PIN FOUND
RFB = REBAR FOUND
CTF = CRIMP TOP PIPE FND.
OTF = OPEN TOP PIPE FND.
CMF = CONCRETE MONUMENT FND.
GMF = GRANITE MONUMENT FND.
AIF = ANGLE IRON FOUND
SPK = RAILROAD SPIKE SET
PKS = PK NAIL SET
O/S = OFFSET
P = PROPERTY LINE
C = CENTERLINE
P---P = OVERHEAD POWERLINE
---S---S = SANITARY SEWER
-X-X- = FENCE
P.O.B. = POINT OF BEGINNING
B.S. = BUILDING SETBACK

Course	Bearing	Distance
L1	N 64°57'50" W	12.88'
L2	Rad: 166.00' Chd: N 68°39'15" W	A: 26.60' 26.57'
L3	Rad: 40.51' Chd: S 61°45'10" W	A: 63.63' 57.29'
L4	Rad: 130.00' Chd: S 61°45'10" W	A: 204.20' 183.85'
L5	N 73°14'50" W	25.00'
L6	Rad: 140.00' Chd: S 61°45'10" W	A: 219.91' 197.99'
L7	Rad: 680.00' Chd: S 22°11'30" W	A: 129.07' 128.88'
L8	Rad: 25.00' Chd: S 04°08'00" W	A: 20.50' 19.93'
L9	Rad: 60.00' Chd: S 13°58'10" W	A: 69.81' 65.94'
L10	Rad: 60.00' Chd: S 80°07'05" W	A: 68.73' 65.03'
L11	Rad: 60.00' Chd: N 35°48'25" W	A: 65.47' 62.27'
L12	Rad: 60.00' Chd: N 37°39'50" E	A: 88.41' 80.62'
L13	Rad: 25.00' Chd: N 53°30'30" E	A: 23.01' 22.21'
L14	Rad: 620.00' Chd: N 21°56'55" E	A: 112.42' 112.27'
L15	Rad: 200.00' Chd: N 29°35'05" E	A: 89.58' 88.83'
L16	Rad: 25.00' Chd: N 13°22'35" E	A: 39.27' 35.36'
L17	N 31°37'25" W	88.25'
L18	Rad: 25.00' Chd: N 52°53'20" W	A: 18.56' 18.14'
L19A	Rad: 60.00' Chd: N 42°39'15" W	A: 86.72' 79.37'
L19B	Rad: 60.00' Chd: N 68°27'35" E	A: 146.00' 112.55'
L19C	Rad: 60.00' Chd: N 89°48'20" W	A: 100.48' 89.14'
L19D	Rad: 60.00' Chd: S 13°25'05" E	A: 59.51' 57.10'
L20	Rad: 25.00' Chd: S 03°21'40" E	A: 24.66' 23.68'
L21	S 31°37'25" E	88.25'
L22	Rad: 25.00' Chd: S 76°37'25" E	A: 39.27' 35.36'
L23	Rad: 200.00' Chd: N 84°09'40" E	A: 68.57' 68.24'
L23A	Rad: 200.00' Chd: S 79°37'53" E	A: 44.57' 44.48'
L24	S 73°14'50" E	25.00'
L25	Rad: 70.00' Chd: N 61°45'10" E	A: 109.96' 98.99'
L26	Rad: 100.51' Chd: N 48°43'55" E	A: 112.19' 106.46'

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 Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

NOTES:
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2) 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.

