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# O'QUINN PONDS FARM

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**JUST OUTSIDE MILLEDGEVILLE  
CONVENIENT TO MACON, GA**

- ***\$1,250 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

**HURDLE.COM**

**(770) 554-5263 | 1-800-762-4851**

**P.O. Box 9 Loganville, GA 30052**

# O'QUINN PONDS FARM, MILLEDGEVILLE GA

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF BALDWIN COUNTY, GEORGIA, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE BALDWIN COUNTY CODE ENFORCEMENT ADMINISTRATOR ON 12/12/2019. THIS APPROVAL IS CONTINGENT UPON AND SUBJECT TO FULFILLMENT OF THE REQUIREMENTS OF THE CODE, SPECIFICALLY INCLUDING THE COMPLETION OF ALL NECESSARY DRAINAGE IMPROVEMENTS AND UTILITY SYSTEMS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED, PROVISION AND MAINTENANCE OF CONSTRUCTION PERFORMANCE, AND MAINTENANCE GUARANTEE BONDS AND THE REQUIREMENTS OF SAID ORDINANCES AND OTHER ORDINANCES AND PROVISIONS AS REQUIRED, ALONG WITH THE COMPLETION OF THE PROVISIONS FOR WATER SUPPLY, SEWERAGE AND DRAINAGE IMPROVEMENTS AS SHOWN ON THE PRELIMINARY PLAT AND ON THIS PLAT.

*[Signature]* 12/12/19  
ADMINISTRATOR DATE

**SURVEYOR'S CERTIFICATE**  
STATE OF GEORGIA, COUNTY OF BALDWIN  
I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1909, AS AMENDED, AND THAT THE PLAT WAS MADE FROM ACTUAL SURVEY AND NOT FROM A COPY OF ANOTHER PLAT OR RECORD. I HAVE BEEN FULLY COMPLIANT WITH THE REQUIREMENTS OF THE BALDWIN COUNTY LAND SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE BALDWIN COUNTY CODE ENFORCEMENT ADMINISTRATOR.

*[Signature]* 12/12/2019  
DATE

**PROJECT DATA:**  
PROPERTY OWNER: West Georgia Berry Farms, Inc. 20-134, 74 42-43  
P.O. Box 9, Loganville, GA 30057  
SITE ADDRESS: 461 East Highway 54, Loganville, Baldwin County, Georgia  
TAX PARCEL NUMBER: 095 037 155H GAD  
PROJECT AREA: 31.5310 ACRES  
- BLOCK "A" 26.1474 ACRES (LOTS 1-46)  
- BLOCK "B" 44.8201 ACRES (LOTS 47-54)  
- TOTAL NUMBER OF PROPOSED LOTS: 54

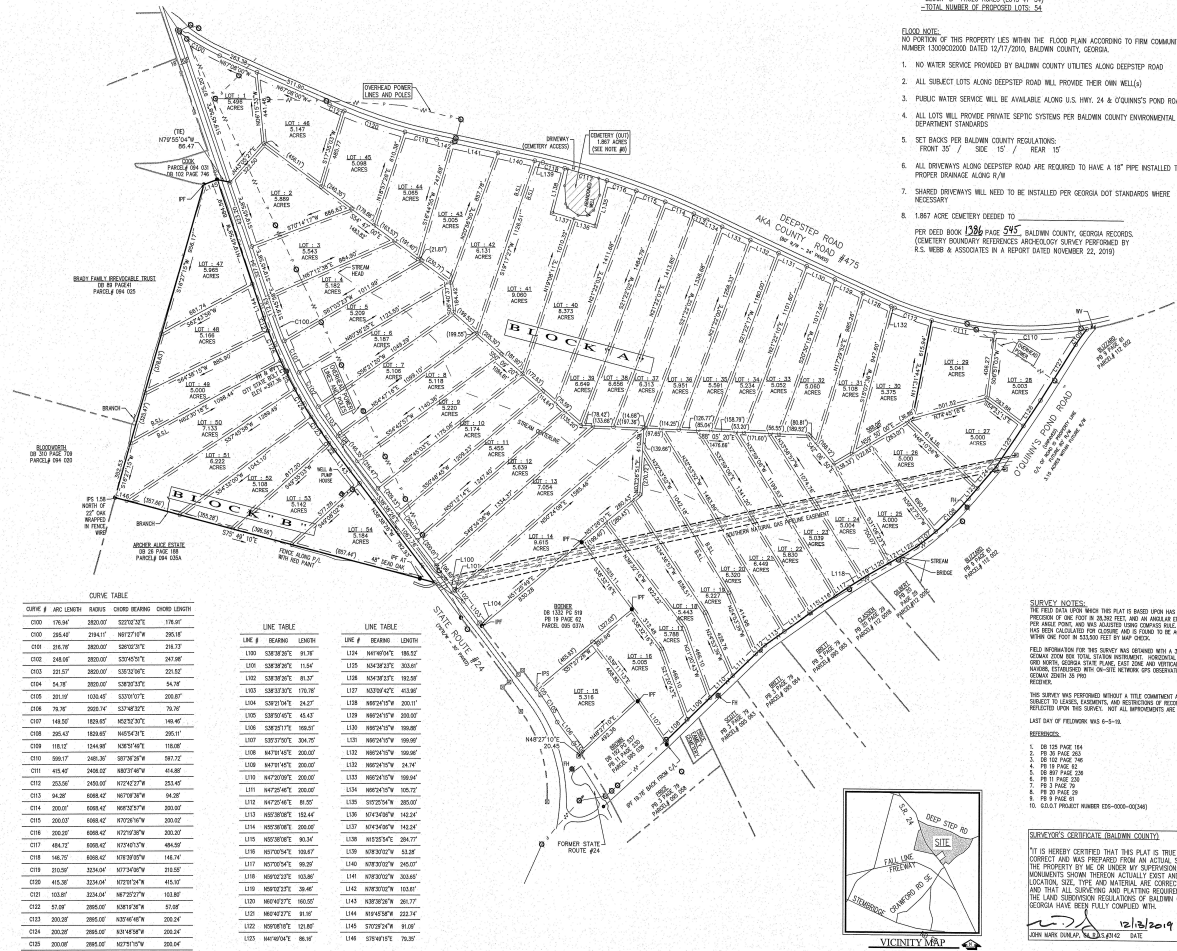
- FLOOD NOTE:**  
NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 130002000I DATED 12/27/2009, BALDWIN COUNTY, GEORGIA.
- NO WATER SERVICE PROVIDED BY BALDWIN COUNTY UTILITIES ALONG DEEPSTEP ROAD
  - ALL SUBJECT LOTS ALONG DEEPSTEP ROAD WILL PROVIDE THEIR OWN WELLS
  - PUBLIC WATER SERVICE WILL BE AVAILABLE ALONG U.S. HWY. 24 & O'QUINN'S POND ROAD
  - ALL LOTS WILL PROVIDE PRIVATE SEPTIC SYSTEMS PER BALDWIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS
  - SET BACKS PER BALDWIN COUNTY REGULATIONS:  
FRONT 35' / SIDE 15' / REAR 15'
  - ALL DRIVEWAYS ALONG DEEPSTEP ROAD ARE REQUIRED TO HAVE A 18" PIPE INSTALLED TO ALLOW PROPER DRAINAGE ALONG R/W
  - SHARED DRIVEWAYS WILL NEED TO BE INSTALLED PER GEORGIA DOT STANDARDS WHERE NECESSARY
  - 1.867 ACRE COUNTRY ZONED TO PER DEPT BOOK 1288 PAGE 295, BALDWIN COUNTY, GEORGIA. COUNTRY ZONING REQUIREMENTS APPLIED QUANTITATIVELY PERFORMED BY R.S. WEBB & ASSOCIATES IN A REPORT DATED NOVEMBER 22, 2019

**COUNTY HEALTH OFFICER'S CERTIFICATE**  
STATE OF GEORGIA, COUNTY OF BALDWIN  
I, THE HEALTH OFFICER, DO HEREBY CERTIFY THAT THE PROPOSED LOTS, STREETS, DRIVEWAYS, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE HEALTH AND SANITATION REGULATIONS OF BALDWIN COUNTY AND THE REQUIREMENTS OF THE BALDWIN COUNTY LAND SUBDIVISION REGULATIONS.

*[Signature]* 12/12/19  
COUNTY HEALTH OFFICER DATE

**COUNTY ENGINEER'S CERTIFICATE**  
STATE OF GEORGIA, COUNTY OF BALDWIN  
I, THE COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PROPOSED LOTS, STREETS, DRIVEWAYS, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALDWIN COUNTY LAND SUBDIVISION REGULATIONS.

*[Signature]* 12/12/19  
COUNTY ENGINEER DATE

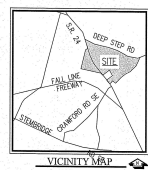


**CLIQUE TABLE**

CURVE #	ARC LENGTH	CHORD BEARING	CHORD LENGTH
000	176.84	S202.07°E	176.84
001	298.42	N072°27'W	298.16
002	298.16	S202.07°E	298.16
003	240.16	S202.07°E	240.16
004	141.38	S202.07°E	141.38
005	201.07	S33°10'W	200.87
006	78.30	S20°42'W	78.30
007	143.52	N22°32'W	143.46
008	202.42	N22°32'W	202.11
009	118.12	N22°32'W	118.06
010	240.16	S20°27'W	240.12
011	429.42	N22°32'W	428.88
012	202.56	N22°32'W	202.47
013	94.28	N22°32'W	94.28
014	200.07	N22°32'W	200.07
015	200.07	N22°32'W	200.07
016	200.07	N22°32'W	200.07
017	200.07	N22°32'W	200.07
018	200.07	N22°32'W	200.07
019	200.07	N22°32'W	200.07
020	200.07	N22°32'W	200.07
021	200.07	N22°32'W	200.07
022	200.07	N22°32'W	200.07
023	200.07	N22°32'W	200.07
024	200.07	N22°32'W	200.07
025	200.07	N22°32'W	200.07
026	200.07	N22°32'W	200.07
027	200.07	N22°32'W	200.07

**LINE TABLE**

LINE #	BEARING	LENGTH
L101	N101°00'00" E	185.52
L102	N43°30'30" E	300.67
L103	N22°32'00" E	193.87
L104	N22°32'00" E	152.88
L105	N22°32'00" E	200.11
L106	N22°32'00" E	200.07
L107	N22°32'00" E	199.87
L108	N22°32'00" E	199.87
L109	N22°32'00" E	199.87
L110	N22°32'00" E	199.87
L111	N22°32'00" E	199.87
L112	N22°32'00" E	199.87
L113	N22°32'00" E	199.87
L114	N22°32'00" E	199.87
L115	N22°32'00" E	199.87
L116	N22°32'00" E	199.87
L117	N22°32'00" E	199.87
L118	N22°32'00" E	199.87
L119	N22°32'00" E	199.87
L120	N22°32'00" E	199.87
L121	N22°32'00" E	199.87
L122	N22°32'00" E	199.87
L123	N22°32'00" E	199.87
L124	N22°32'00" E	199.87
L125	N22°32'00" E	199.87
L126	N22°32'00" E	199.87
L127	N22°32'00" E	199.87
L128	N22°32'00" E	199.87
L129	N22°32'00" E	199.87
L130	N22°32'00" E	199.87
L131	N22°32'00" E	199.87
L132	N22°32'00" E	199.87
L133	N22°32'00" E	199.87
L134	N22°32'00" E	199.87
L135	N22°32'00" E	199.87
L136	N22°32'00" E	199.87
L137	N22°32'00" E	199.87
L138	N22°32'00" E	199.87
L139	N22°32'00" E	199.87
L140	N22°32'00" E	199.87
L141	N22°32'00" E	199.87
L142	N22°32'00" E	199.87
L143	N22°32'00" E	199.87
L144	N22°32'00" E	199.87
L145	N22°32'00" E	199.87
L146	N22°32'00" E	199.87
L147	N22°32'00" E	199.87
L148	N22°32'00" E	199.87
L149	N22°32'00" E	199.87
L150	N22°32'00" E	199.87

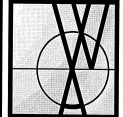


**SURVEYOR'S NOTES:**  
THE SURVEY WAS MADE FROM THIS PLAT BY BALDWIN WITH A CLOSE PRECISION OF ONE FOOT IN 5000 FEET, AND AN ANGULAR ERROR OF 2" PER 1000 FEET. THE SURVEY METHOD, INSTRUMENTS, AND DATA IS SHOWN ON THESE PLANS. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

**REMARKS:**  
1. SEE DEPT BOOK 1288 PAGE 295, BALDWIN COUNTY, GEORGIA. COUNTRY ZONING REQUIREMENTS APPLIED QUANTITATIVELY PERFORMED BY R.S. WEBB & ASSOCIATES IN A REPORT DATED NOVEMBER 22, 2019.

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*[Signature]* 12/12/2019  
DATE



**W&A Engineering**  
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Atlanta, GA 30366  
P: (770) 509-0400 • F: (770) 510-0411  
www.wandaeng.com

481 EAST HIGHWAY 54, LOGANVILLE, GA 30057

1100 G.D. BALDWIN

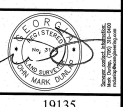
**O'QUINN POND FARM**  
1100 G.D. BALDWIN

DATE: 12/13/2019

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STATE OF GEORGIA, COUNTY OF BALDWIN  
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*[Signature]* 12/13/2019  
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19135  
FINAL PLAT

## Financing Example

**Purchase Price: \$49,995**  
**Down Payment: \$1,250**  
**Financed Amount: \$48,745**  
**Interest Rate: 10.9% Fixed simple interest**  
**Term: 360 Months**  
**Monthly Payment: \$460.53**

**NO PRE-PAYMENT PENALTY**  
You may pay all or part of what you owe above your regularly scheduled payment and 100% of that average will go towards the reduction of your principal balance.

**(770) 554-5263 | 1-800-762-4851**



# DECLARATION OF PROTECTIVE COVENANTS FOR O'QUINN PONDS FARM

This property shall be for one single family private dwelling with customary out-buildings with no structure being used for any type of business or commercial enterprise other than agriculture. The minimum square footage shall follow the Development Regulations of Baldwin County at the time of application for a permit by the property owner.

- 1) No single wide mobile, single wide manufactured or single wide modular homes are permitted. Concrete block houses are prohibited. No camper, shack, tent, trailer or any other type of temporary housing shall be erected on any property for temporary or permanent housing.
- 2) No mobile, manufactured or modular home shall be older than 10 years from the date of placement.
- 3) Any manufactured home placed on any property must be completely underpinned within 60 days of placement with a material of either brick, stone or stucco. No exposed concrete block is permitted.
- 4) No vinyl, aluminum or material other than what has been named will be permitted for underpinning.
- 5) No incomplete or junk type structures shall be permitted on the property. All structures erected shall be fully completed within one year of when a permit from the appropriate governing authorities is issued.
- 6) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 7) No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 8) No property shall be subdivided.
- 9) No property may be used as any type of school for any age other than the homeschooling of only full-time residents of the home.
- 10) No church, synagogue, mosque or other type of religious houses of worship may be built upon any property.
- 11) In the effort to keep a neat and clean community and to promote a healthy lifestyle, any of these Protective Covenants may be enforced by any property owner in the platted community, by the Baldwin County Codes Department or by any closely neighboring property owner of the platted community. Should the platted community ever be annexed into the city limits of a municipality, then that municipality may also enforce these Protective Covenants.
- 12) These Protective Covenants do not apply to lots 15, 16 and 17.

# DIRECTIONS TO O'QUINN PONDS FARM

## **In Milledgeville**

### **From Hwy 24 at the Oconee River Bridge**

After you cross the bridge, turn right onto Kings Road.

Follow Kings Road 5 and 3/10 miles to Hwy. 24.

Turn right onto Hwy 24.

Follow Hwy. 24 for 6/10 of a mile to the split of Hwy. 24 and Deepstep Road.

Farms front Deepstep and Hwy 24. See signs.

### **From W. Church Street and the Fall Line Freeway in Sandersville**

Follow GA-24 N/GA-540 (Fall Line Freeway) towards Milledgeville for 18 miles.

Turn right onto Hwy. 24.

Farms will begin on the right, down O'Quinn's Pond Road and up Deepstep Road. See signs.



**(770) 554-5263 I-800-762-4851**

**P.O. Box 9 Loganville, GA 30052**

**HURDLE.COM**

**landinfo@hurdle.com**