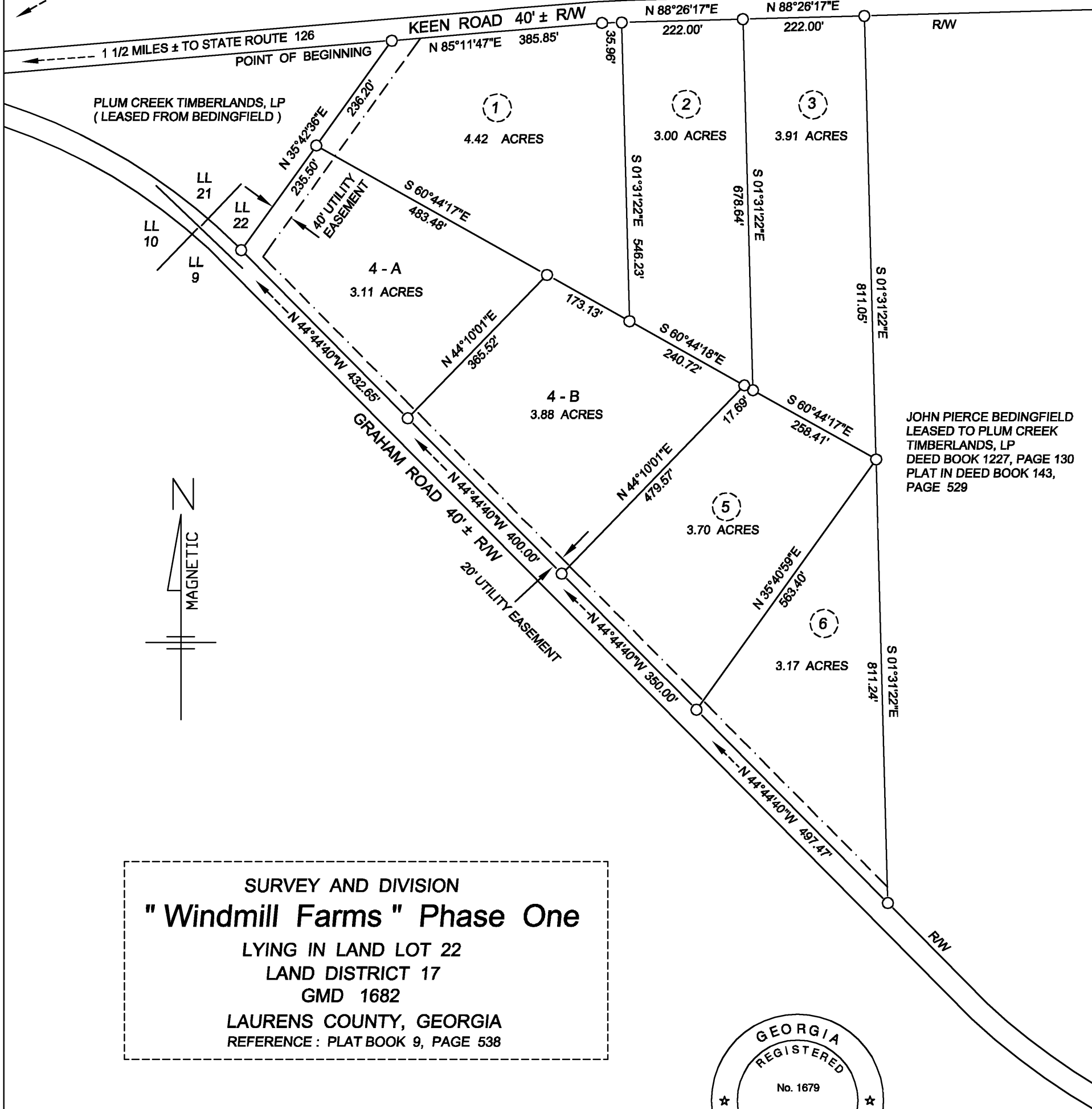


NOTE :  
GRAHAM AND KEEN ROADS HAVE A 40' ± PRESCRIPTIVE RW.

POINT OF REFERENCE (P O R)  
5/8" RE-BAR SET IN THE INTERSECTION  
OF CENTERLINES OF KEEN AND GRAHAM ROADS.

CALL FROM THE P O R TO THE POINT OF BEGINNING : N 86° 01' 02" E, 907.04'



SURVEY AND DIVISION  
**"Windmill Farms" Phase One**  
LYING IN LAND LOT 22  
LAND DISTRICT 17  
GMD 1682  
LAURENS COUNTY, GEORGIA  
REFERENCE : PLAT BOOK 9, PAGE 538

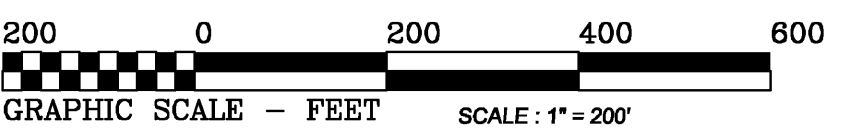


SURVEYOR: BYRON L. FARMER  
259 COUNTY LINE CHURCH ROAD, SW  
MILLEDGEVILLE, GEORGIA 31061  
PHONE: 478-932-5755  
GEORGIA REGISTRATION NUMBER 1679

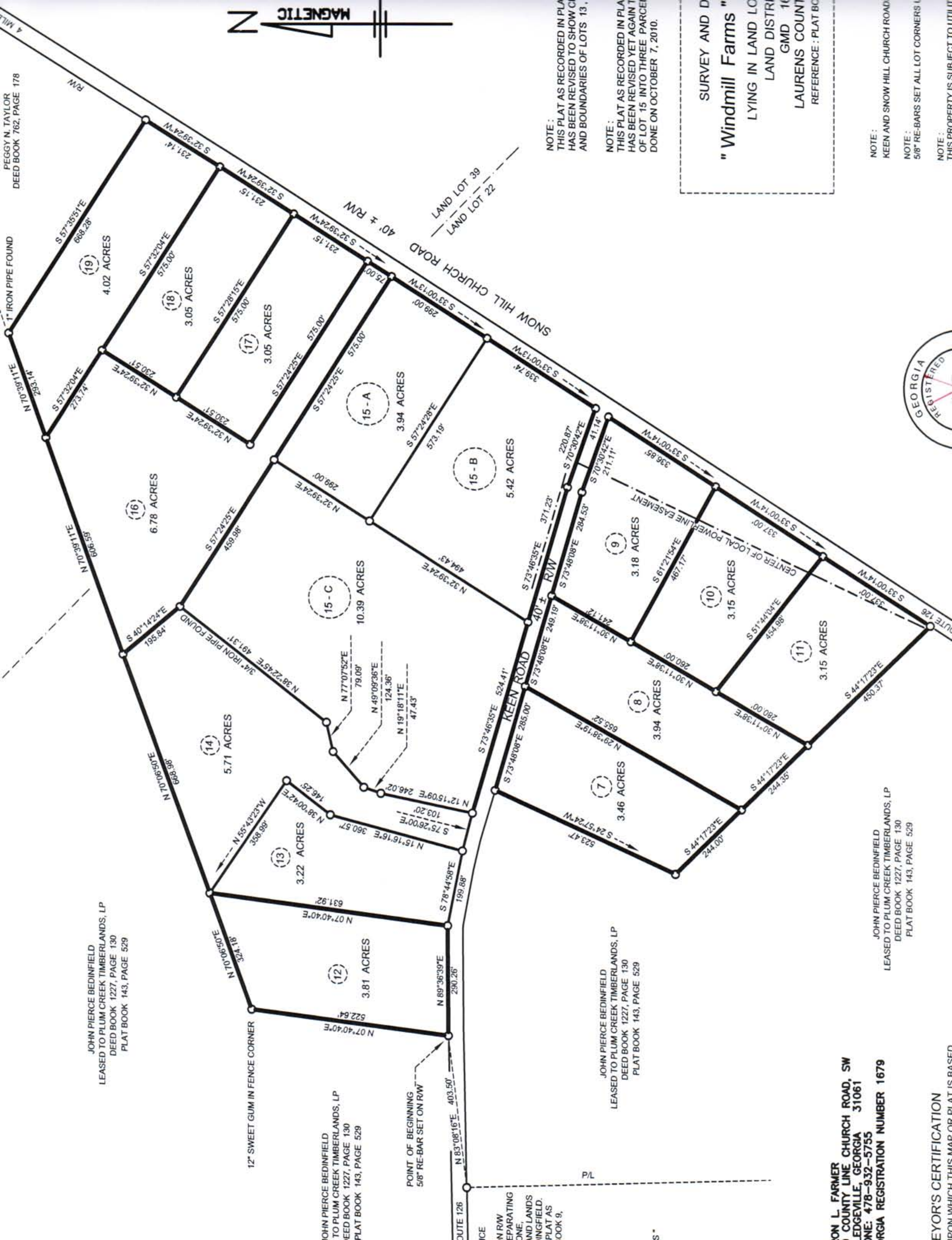
○ --- 5/8" RE-BAR SET ON ALL LOT CORNERS.

**SURVEYOR'S CERTIFICATION**  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED  
HAS A CLOSURE PRECISION OF ONE FOOT IN 22,028' AND  
AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS  
ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT  
HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO  
BE ACCURATE WITHIN ONE FOOT IN 993,427 FEET.

NOTE :  
THIS PROPERTY IS SUBJECT TO UTILITY AND OTHER EASEMENTS  
BOTH VISIBLE AND NOT VISIBLE AT THE TIME OF THE SURVEY.  
THESE EASEMENTS MAY OR MAY NOT BE OF RECORD.



EQUIPMENT USED : TOPCON GPT 3003 JOB NUMBER : 09020L  
SURVEYED : FEBRUARY 10 THRU MARCH 18, 2009 PLAT : MARCH 18, 2009



NOTE:  
THIS PLAT AS RECORDED IN PLAT BOOK 1227, PAGE 130 HAS BEEN REVISED TO SHOW CHANGES AND BOUNDARIES OF LOTS 13, 14, 15 AND 16.

NOTE:  
THIS PLAT AS RECORDED IN PLAT BOOK 1227, PAGE 130 HAS BEEN REVISED YET AGAIN TO SHOW CHANGES AND BOUNDARIES OF LOT 15 INTO THREE PARCELS AS DONE ON OCTOBER 7, 2010.

SURVEY AND DEDICATION OF  
**"Windmill Farms"**  
 LYING IN LAND LOTS 15, 16, 17, 18 AND 19  
 LAND DISTRICT 10  
 LAURENS COUNTY, GEORGIA  
 REFERENCE: PLAT BOOK 1227, PAGE 130

NOTE:  
KEEN AND SNOW HILL CHURCH ROADS ARE 40' ± R/W.

NOTE:  
5/8" RE-BARS SET ALL LOT CORNERS.

NOTE:  
THIS PROPERTY IS SUBJECT TO THE SURVEY AND DEDICATION OF LOT 15 IN PLAT BOOK 1227, PAGE 130.

JOHN PIERCE BEDINFIELD  
 LEASED TO PLUM CREEK TIMBERLANDS, LP  
 DEED BOOK 1227, PAGE 130  
 PLAT BOOK 143, PAGE 529

JOHN PIERCE BEDINFIELD  
 LEASED TO PLUM CREEK TIMBERLANDS, LP  
 DEED BOOK 1227, PAGE 130  
 PLAT BOOK 143, PAGE 529

JOHN PIERCE BEDINFIELD  
 LEASED TO PLUM CREEK TIMBERLANDS, LP  
 DEED BOOK 1227, PAGE 130  
 PLAT BOOK 143, PAGE 529

JOHN PIERCE BEDINFIELD  
 LEASED TO PLUM CREEK TIMBERLANDS, LP  
 DEED BOOK 1227, PAGE 130  
 PLAT BOOK 143, PAGE 529

JOHN L. FARMER  
 COUNTY LINE CHURCH ROAD, SW  
 EDGEVILLE, GEORGIA 31061  
 PHONE: 478-932-5755  
 SURVEY REGISTRATION NUMBER 1679

BY THE SURVEYOR'S CERTIFICATION  
 THAT THIS MAP OR PLAT IS BASED  
 UPON A SURVEY WHICH THIS MAP OR PLAT IS BASED UPON.

# Windmill Farms

**State of Georgia  
County of Laurens**

## **Restrictive Covenants**

1. All lots shall be for one single-family private dwelling with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
2. No building shall be erected on any lot to be used as a school, church or kindergarten.
3. No single wide mobile home shall be permitted.
4. No temporary house, shack, tent, or trailer shall be erected.
5. Any modular home placed on any lot must be underpinned within 6 months of placement with a material such as brick, stone, masonry or other such material approved by developer.
6. Any factory built home place on any lot may not be older than 5 years from the date of placement unless approved by the developer.
7. Any relocated home must be approved by the developer prior to placement on any lot.
8. Any home erected on any lot or any factory home placed on any lot shall have dimensions of at least 24' x 40' (twenty four feet by forty feet) and contain a minimum of 960 square feet of indoor heated area. Any square footage contained in any additions to any factory built home shall not count towards the stated 960 square foot minimum. No two single wide mobile homes may be joined together to meet this 960 square foot minimum.
9. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
10. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any lot must be registered and licensed.
11. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses or cattle) are permitted per acre. Not withstanding the above, cattle and horses raised on property may be sold provided that the two animals per acre limit is observed.
12. No dwelling shall be nearer than 70 feet from the road right-of-way or 30 feet from a side line or 50 feet from a rear line.
13. All structures erected shall be completed within one year of when work begins.
14. No timber may be cut for sale without permission of developer.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

These Covenants are in addition to any other restrictions or conditions imposed by the governmental authorities under their zoning ordinances and the specific conditions of approval as stated in zoning requirements.

Buyer \_\_\_\_\_

Buyer \_\_\_\_\_

**AMENDMENT TO RESTRICTIVE COVENANTS**

**Little House does hereby amend and supplement the Covenants as follows:**

1. The foregoing recitals of fact are agreed to be true and correct and are incorporated herein by reference.
  
2. Where conflicting the terms and provisions of this Supplement shall supersede and control over those set forth in the Declaration.
  
3. Motor homes and campers are authorized to be placed a Lot subject to the following: (i) in the event that home construction has not been completed, an Owner may reside in a camper or a motor home within a Lot for no more than one hundred fifty (150) days within any calendar year. In addition, during any calendar year no period of residency in a motor home or camper may exceed sixty (60) days. Following any continuing residency of sixty (60) days, an Owner must remove the motor home or camper from the Lot for a period of not less than fourteen (14) days. In the event that a home has been constructed within a Lot, the motor home or camper may be kept on the Lot on a permanent basis provided that such motor home or camper shall not be occupied by guests or family members of an Owner on any type of continuing basis and specifically not more than thirty (30) days in any given calendar year.
  
4. Except as herein supplemented, the Declaration shall remain in full force and effect and by execution hereof the same is hereby ratified.

Buyer \_\_\_\_\_

Buyer \_\_\_\_\_

# Scan Me



## GPS Options:

Keen Rd & Snow Hill Ch. Rd Cadwell Ga 31009

### Directions From Exit 51 I-16

Take US-441S 3.9 miles

Slight Right GA-117S 4.7 miles

Slight left Snow hill Church Rd 3.7 miles

Turn Right Keen Rd

Please reference Plat to find exact lot.