

WATER AVAILABLE FROM A PREVIOUSLY APPROVED PRIVATE SYSTEM

BUILDINGS WILL BE SET BACK 50' FROM SANDY BEACH ROAD

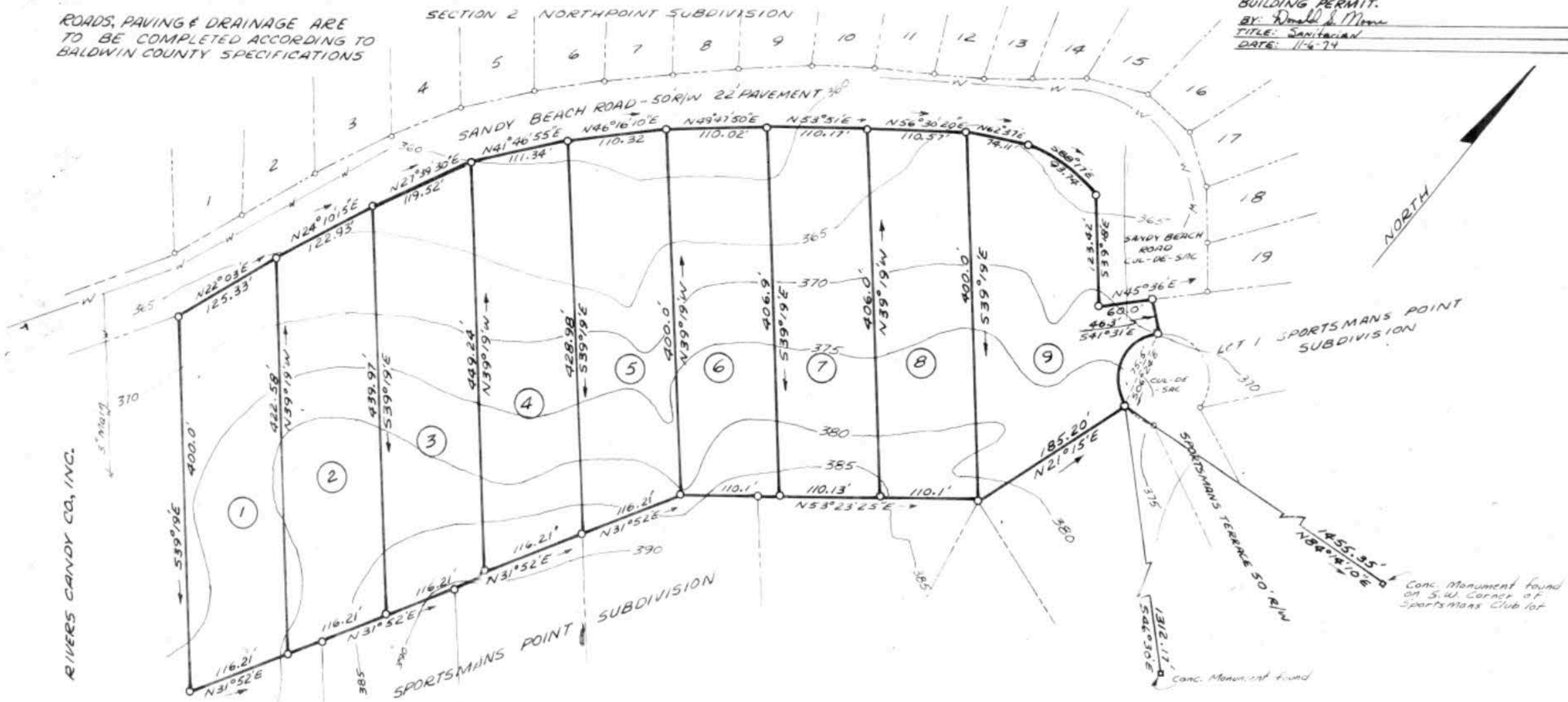
CONTOURS & ELEVATIONS ARE BASED ON THE 340' CONTOUR (U.S.C. & G. DATUM)

SECTION FOUR IS GENERALLY APPROVED FOR INDIVIDUAL SEWERAGE DISPOSAL SYSTEMS. HOWEVER EACH INDIVIDUAL SYSTEM WILL REQUIRE ADDITIONAL PERCOLATION DATA FOR A BUILDING PERMIT.

BY: Donald J. Moore
TITLE: SANITARIAN
DATE: 11-8-74

ROADS, PAVING & DRAINAGE ARE TO BE COMPLETED ACCORDING TO BALDWIN COUNTY SPECIFICATIONS

SECTION 2 NORTHPOINT SUBDIVISION



RIVERS CANDY CO., INC.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, AND TYPE MATERIAL ARE CORRECTLY SHOWN. THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF BALDWIN COUNTY GEORGIA HAVE BEEN FULLY COMPLETED.



OWNERS' CERTIFICATE
STATE OF GEORGIA, COUNTY OF BALDWIN
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERE TO, IN PERSON, OR THROUGH DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. THAT ALL STATE AND COUNTY TAXES, OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.
RIVERS CANDY COMPANY, INC. OWNER
By: *[Signature]* DATE: 11/8/74
in V.P.

**SURVEY OF - SECTION FOUR
NORTHPOINT SUBDIVISION**

318 G.M.D. BALDWIN COUNTY, GEORGIA
RIVERS CANDY CO., INC.
OWNER & DEVELOPER
131 WEST WASHINGTON ST.
MILLEDGEVILLE, GEORGIA

PURSUANT TO THE LAND SUBDIVISIONS REGULATIONS OF BALDWIN COUNTY, GEORGIA, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION ON 11-8-74. THIS APPROVAL IS CONTINGENT UPON AND SUBJECT TO FULFILLMENT OF THE REQUIREMENTS OF ARTICLES 11 & 12 OF THIS RESOLUTION ALONG WITH THE COMPLETION OF THE PROVISIONS FOR WATER SUPPLY, SEWERAGE AND DRAINAGE IMPROVEMENTS AS SHOWN ON THE PRELIMINARY PLAT.

11-8-74
DATE: *[Signature]*
CHAIRMAN, MILLEDGEVILLE
BALDWIN COUNTY PLANNING AND ZONING COMMISSION

IRON PINS SET ON ALL LOT CORNERS

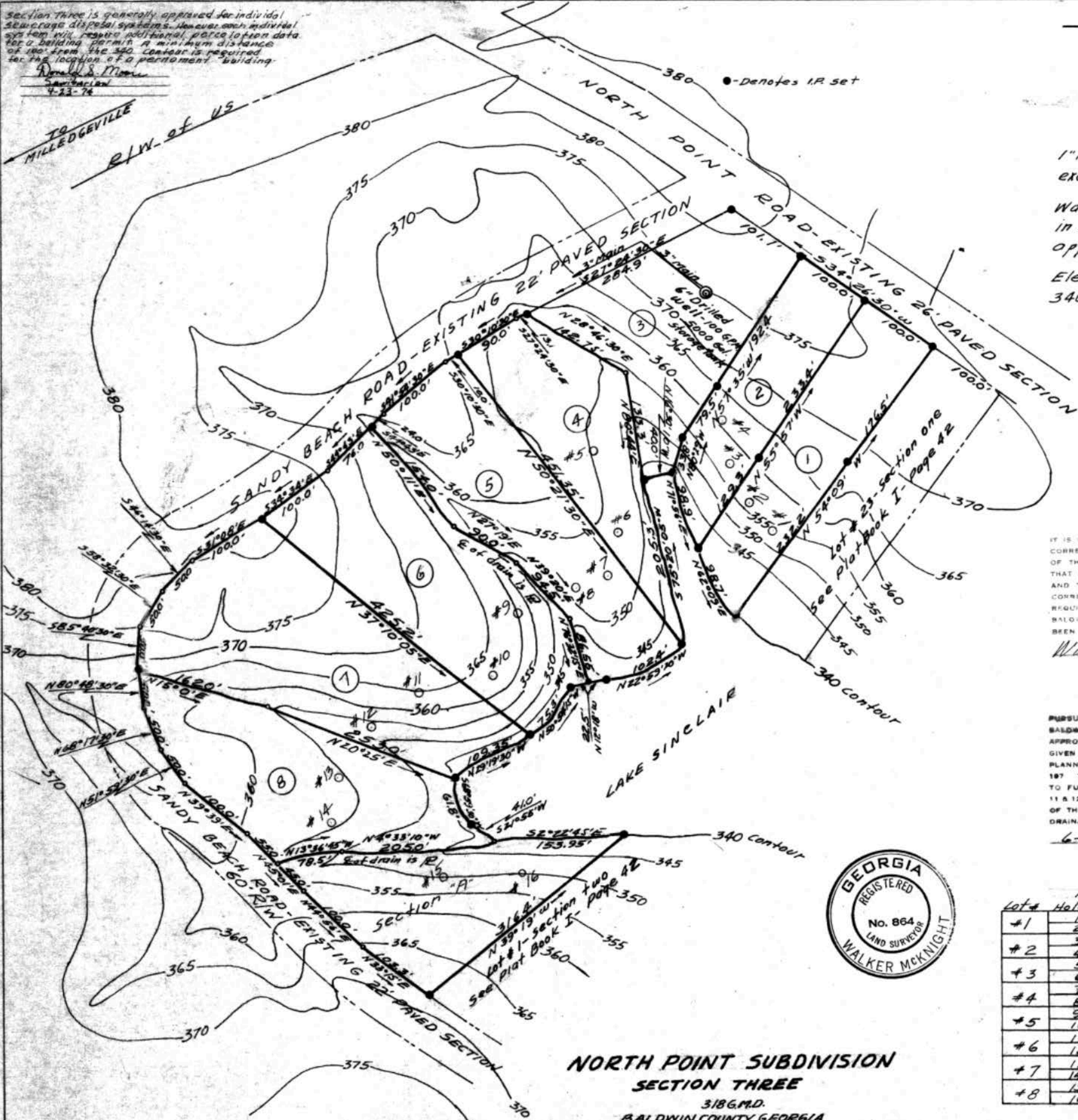
GRAPHIC SCALE 1"=100'



Section Three is generally approved for individual sewerage disposal systems. However each individual system will require additional precise location data for a building permit. A minimum distance of 100' from the 340' contour is required for the location of a permanent building.

Donald S. Moore
Surveyor
4-23-74

NORTH



1" iron pins set on all lot corners except as noted on plat.
Water is available for the lots in Section Three from a previously approved community system.
Elevations are based on the 340 Contour of Lake Sinclair.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, AND TYPE MATERIAL ARE CORRECTLY SHOWN. THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF BALDWIN COUNTY AND MILLEDGEVILLE, GEORGIA HAVE BEEN FULLY COMPLETED.

Walker Mcknight

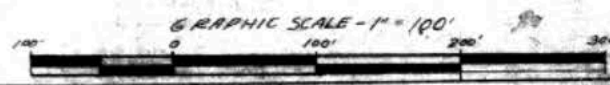
PURSUANT TO THE LAND SUBDIVISIONS REGULATIONS OF BALDWIN COUNTY, GEORGIA, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION ON 6-19-74. THIS APPROVAL IS CONTINGENT UPON AND SUBJECT TO FULFILLMENT OF THE REQUIREMENTS OF ARTICLES 11 & 12 OF THIS RESOLUTION ALONG WITH THE COMPLETION OF THE PROVISIONS FOR WATER SUPPLY, SEWERAGE AND DRAINAGE IMPROVEMENTS AS SHOWN ON THE PRELIMINARY PLAT.

6-20-74
DATE
John M. Lewis
CHAIRMAN, MILLEDGEVILLE-BALDWIN COUNTY PLANNING AND ZONING COMMISSION



PERCOLATION DATA

Lot #	Hole #	Min Perl"	Depth	Type sub-soil
*1	1	40	36"	Clay & Sand
	2	42	✓	✓
*2	3	39	✓	✓
	4	38	✓	✓
*3	5	40	✓	✓
	6	40	✓	✓
*4	7	40	✓	✓
	8	35	✓	✓
*5	9	36	✓	✓
	10	32	✓	✓
*6	11	35	✓	✓
	12	32	✓	✓
*7	13	38	✓	✓
	14	41	✓	✓
*8	15	40	✓	✓
	16	40	✓	✓



SURVEY & PLAT - APRIL, 1974
WALKER MCKNIGHT SURVEYORS, INC.

NORTH POINT SUBDIVISION
SECTION THREE
3186.M.D.
BALDWIN COUNTY, GEORGIA
RIVERS CANDY COMPANY, DEVELOPER
PO. BOX 450, MACON, GEORGIA 31201

Also conveyed hereby without warranty are those easements and interest in the lake access areas of Lake Sinclair as set forth in that certain deed recorded in Deed Book 140, pages 314-315, aforesaid Clerk's office.


Said property is the same as that conveyed to Troy R. Reynolds by Warranty Deed from June I. Fuqua, dated May 15, 2007, and recorded in Deed Book 890, pages 267-268, aforesaid Clerk's office.

Said property is conveyed subject to and with notice of the following matters: (a) Drainage easements, building set back lines, and other matters shown on the aforesaid plats of record; (b) General utility grants and easements and road right of way grants and easements of record, including easements of record in Deed Book 102, page 433; and, Deed Book 142, page 38, aforesaid Clerk's office; (c) Restrictions of record in Deed Book 99, pages 550-551; and Deed Book 118, pages 738-, aforesaid Clerk's office; and, (d) Terms, conditions, reservations and restrictions set forth in agreements with Georgia Power Company recorded in Deed Book 54, pages 605-, and Deed Book 70, pages 536-, including Georgia Power Company flood easement to the 350 foot contour line.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee, her heirs, and assigns forever, in Fee Simple.


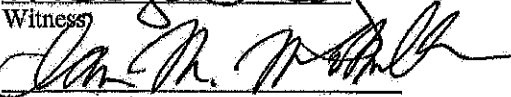
AND THE SAID GRANTOR, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, her heirs, successors, and assigns, against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.



TROY R. REYNOLDS (SEAL)

Signed, Sealed and Delivered
this 5th day of July, 2018
in the presence of:


Witness

Notary Public
My Commission Expires:

