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# **CEDARTOWN FARMS**

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## **CONVENIENT TO ATLANTA**

- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

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

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

# CEDARTOWN FARMS, POLK COUNTY GA

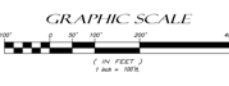
MARKETING PLAT  
 'CEDARTOWN FARMS' SUBDIVISION  
 POLK COUNTY, GEORGIA  
 LAND LOTS 258, 259, 260, 317, 318,  
 319, 330, & 331  
 2nd DISTRICT 4th SECTION  
 FOR: WEST GEORGIA BABY FARMS, LLC



**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	S 00° 00' 00" E	100.00
4	N 00° 00' 00" E	100.00
5	N 89° 15' 00" E	100.00
6	S 89° 15' 00" E	100.00
7	S 00° 00' 00" E	100.00
8	N 00° 00' 00" E	100.00
9	N 89° 15' 00" E	100.00
10	S 89° 15' 00" E	100.00
11	S 00° 00' 00" E	100.00
12	N 00° 00' 00" E	100.00
13	N 89° 15' 00" E	100.00
14	S 89° 15' 00" E	100.00
15	S 00° 00' 00" E	100.00
16	N 00° 00' 00" E	100.00
17	N 89° 15' 00" E	100.00
18	S 89° 15' 00" E	100.00
19	S 00° 00' 00" E	100.00
20	N 00° 00' 00" E	100.00

**ZONING NOTES**  
 SUBJECT PROPERTY ZONED A-1 AGRICULTURAL  
 MINIMUM LOT SIZE = 43,560 S.F.  
 MINIMUM LOT WIDTH = 120'  
 LOTS NOT TO EXCEED WIDTH TO DEPTH RATIO OF 1:5  
 BUILDING SETBACKS:  
 FRONT = 40'  
 SIDE = 15'  
 REAR = 50'



DEVELOPER:  
 GUYF HADZEL  
 WEST GEORGIA BABY FARMS, LLC  
 P.O. BOX 8  
 LOGANVILLE, GA 30052  
 770-554-5263

SURVEYOR / PLAT PREPARER:  
 TOMPKINS SURVEYING & MAPPING, LLC  
 162 W. MAIN ST. #306  
 CARTERSVILLE, GA 30130  
 CLARY TOMPKINS (866-979-1845)

**Tompkins**  
 SURVEYING & MAPPING  
 162 W. MAIN STREET, SUITE 306  
 CARTERSVILLE, GA 30130  
 PHONE: 866-979-1845 FAX: 866-979-1988  
 LAND SURVEYING 3D MODELING GIS CONSULTING & SUPPORT  
 LASER SCANNING & SUPPORT  
 www.TompkinsSurveying.com

## Financing Example

**Purchase Price:** \$29,995  
**Down Payment:** \$295  
**Financed Amount:** \$29,700  
**Interest Rate:** 7.9% Fixed simple interest  
**Term:** 360 Months  
**Monthly Payment:** \$215.86

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

# PROTECTIVE COVENANTS FOR CEDARTOWN FARMS

- 1)** This property 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. The minimum square footage shall follow the Development Regulations of Polk County at the time of application for a permit by the property owner.
- 2)** 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 or storage.
- 3)** No mobile, manufactured or modular home shall be older than 10 years from the date of placement.
- 4)** Any manufactured home placed on any property must be completely underpinned within 6 months of placement with a material of either brick, stone or stucco. No exposed concrete block is permitted. 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 house 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 Polk 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.

# DIRECTIONS TO CEDARTOWN FARMS

## 1) From Bremen:

Follow US-27 North for 22 miles to Jud Kin Mill Road on the left.  
Turn Left onto Jud Kin Mill Road.  
Follow for 2 miles to Johnson Lake Road on the left.  
Turn Left onto Johnson Lake Road.  
Follow for 1 mile to Pine Bower Road on the right.  
Turn Right onto Pine Bower Road.  
Follow for 1 mile to Akes Station Road on the left.  
Turn left onto Akes Station and look for signs. The property will be on the right side of the road.

## 2) From Rockmart:

Head northwest on US-278 for 9 miles to Cedartown Bypass/Syble West Brannon Parkway.  
Turn left on Cedartown Bypass/Syble West Brannon Parkway.  
Follow 1 ½ miles to US-278W/M.L. King Blvd.  
Turn right onto US-278W/M.L. King Blvd.  
Follow 3 miles and turn left to continue along US-278.  
Follow for 3 miles to Akes Station Road on the right.  
Look for signs approx. 1 mile down on the right.

## 3) From Rome:

Head southwest on US-27/US 411 for 17 miles to US 278/M.L. King Blvd.  
Turn right onto US-278/M.L. King Blvd.  
Follow 3 miles and turn left to continue along US-278.  
Follow for 3 miles to Akes Station Road on the right.  
Look for signs approx. 1 mile down on the right.



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**landinfo@hurdle.com**