

Estate Acreage



42 Acre Property

- Great Location just South of Covington
 - Long Paved Road Frontage
- Improved Pasture and Mature Trees
 - Incredible Hilltop Views
- Ready to Build and Bring Your Horses
 - County Water
 - New Survey

Newton County, Ga

404-313-1188



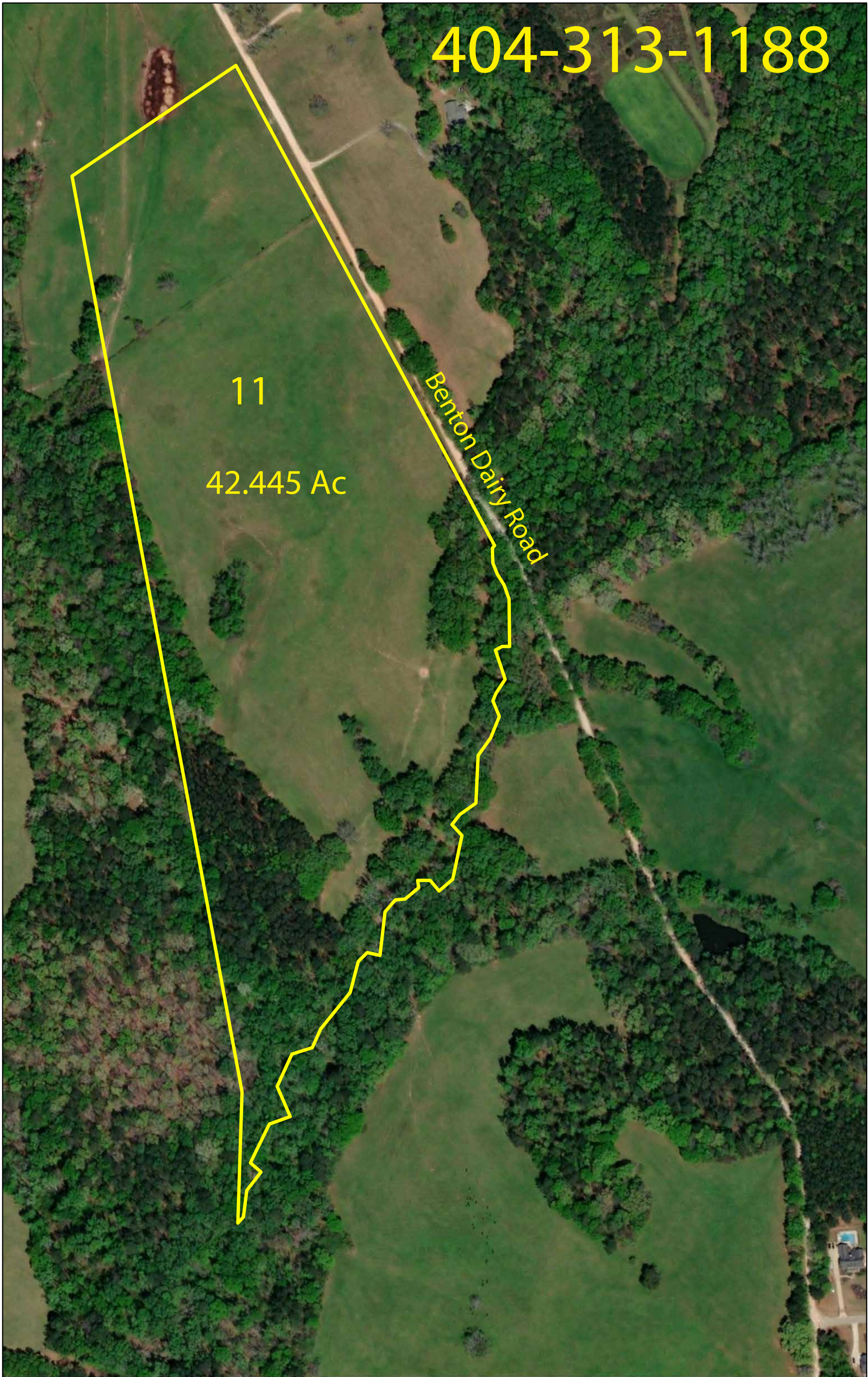
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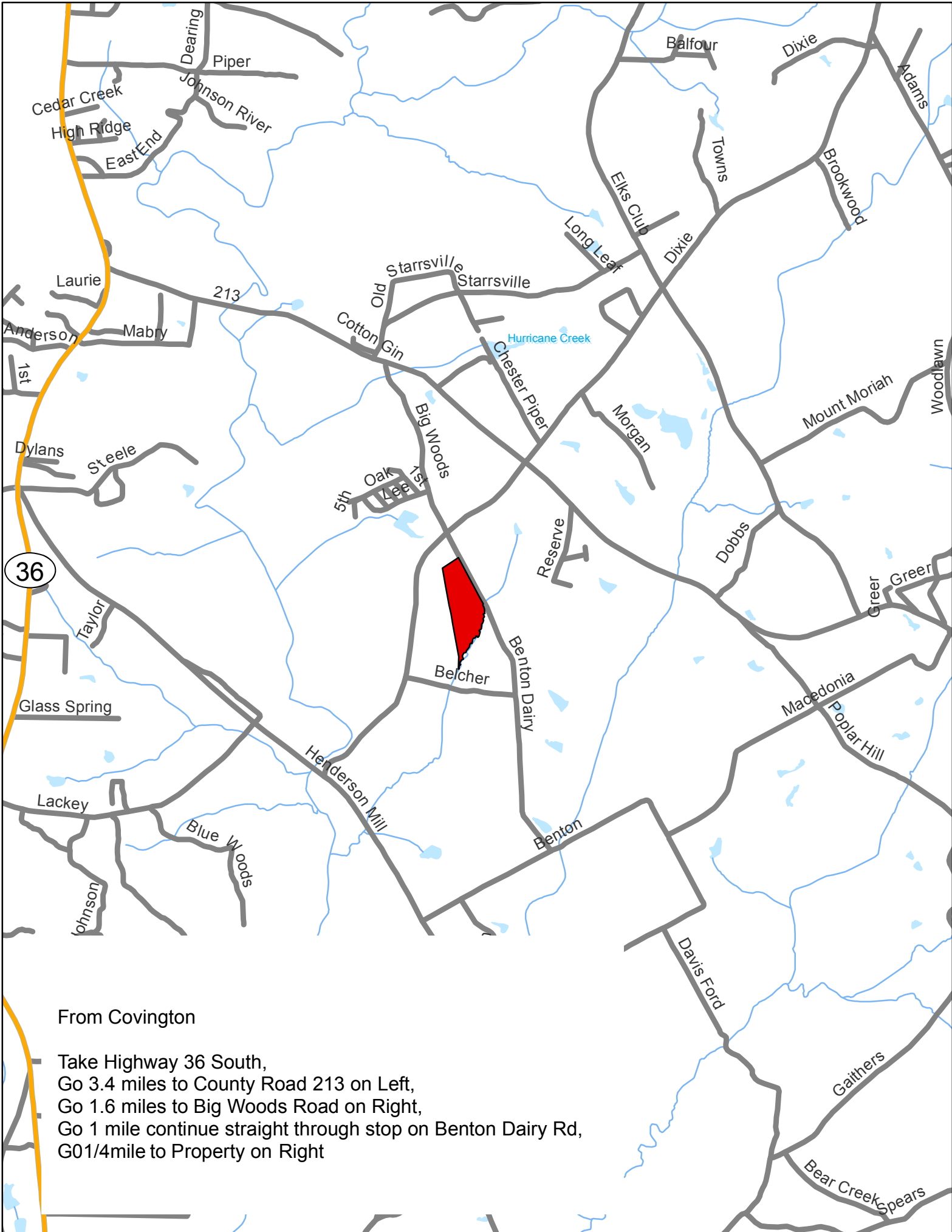
404-313-1188

11

42.445 Ac

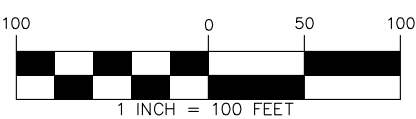
Benton Dairy Road





From Covington

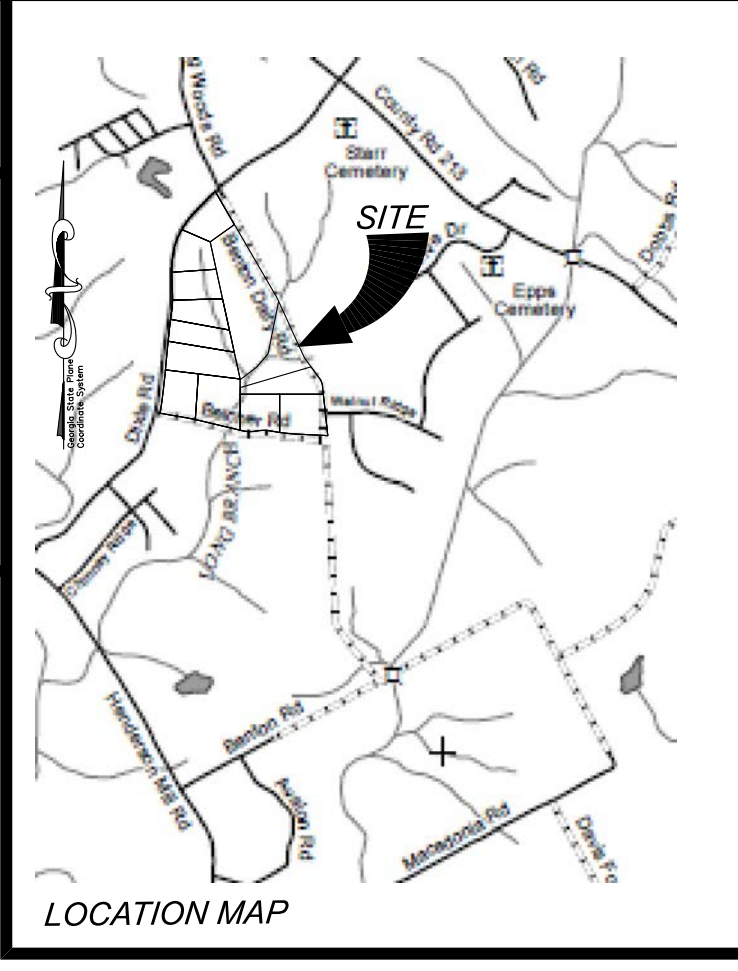
- Take Highway 36 South,
- Go 3.4 miles to County Road 213 on Left,
- Go 1.6 miles to Big Woods Road on Right,
- Go 1 mile continue straight through stop on Benton Dairy Rd,
- Go 1/4 mile to Property on Right



MATTHEW S. JOHNSON, P.L.S.
 GEORGIA REGISTRATION NO. 2868
 287 WOLF CREEK DRIVE
 AMERICUS, GA 31719
 (229) 942-8923

TRINITY LAND SURVEYING
 BOUNDARY - SUBDIVISION - ALTA/ACSM - TOPOGRAPHIC

**REDIVISION PLAT FOR
 RED OAK MEADOWS
 LOTS 10 & 11
 LOCATED IN LAND LOTS 280 & 281
 1st LAND DISTRICT
 NEWTON COUNTY, GEORGIA
 NOVEMBER 7, 2022**



This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (O.C.G.A.) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plot is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision, that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plot were obtained by using Carlson BR406s base and rover GPS receivers, in combination with a TOPCON GS-3 ROBUST TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02 horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plot was calculated for closure and is found to have a minimum plot closure of one foot in 663,820 feet. The field survey was completed on 11/7/2022.

SURVEYOR'S CERTIFICATION (I)
 JURISDICTIONAL APPROVAL

As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat to be intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

It is hereby certified that this plot is true and correct and was prepared from an actual survey by me or under my supervision, that all monuments shown hereon actually exist or are marked "as found" and their size, location, and type material are correctly shown, and that all engineering requirements of the Newton County Development Regulations have been fully complied with.

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

MATTHEW S. JOHNSON, GA RLS #2868

TAX ASSESSOR'S CERTIFICATION
 THE PINS AND ADDRESSES HAVE BEEN ADDED AND APPROVED BY THE NEWTON COUNTY TAX ASSESSOR'S OFFICE

OWNERS CERTIFICATION

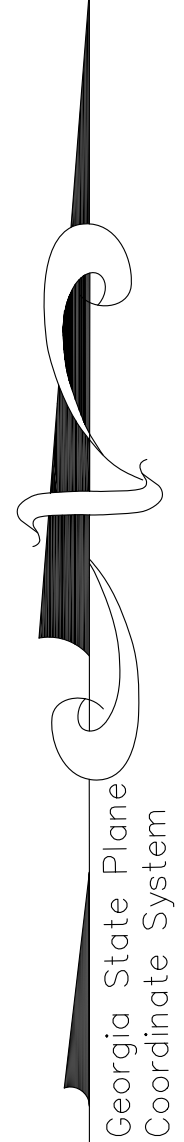
STATE OF GEORGIA, COUNTY OF NEWTON THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID IN FULL.

DEPARTMENT OF DEVELOPMENT SERVICES
 THIS FINAL PLAT HAS BEEN REVIEWED BY PLANNING & DEVELOPMENT STAFF FOR COMPLIANCE WITH THE REQUIREMENTS OF THE NEWTON COUNTY DEVELOPMENT REGULATION AND ZONING ORDINANCE AND IS HEREBY APPROVED BY THE DIRECTOR OR HIS/HER DESIGNEE.

DIRECTOR OF DEVELOPMENT SERVICES

GENERAL NOTES:
 ZONED: Agricultural
 WATERSHED: ALCOUARY RIVER
 15% Impervious max in Zone A
 WATER: All lots shall be served by the County water system.
 SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANKS
 ORIGINAL TAX PIN 0103 035A
 MIN LOT SIZE Zone A 10 acres
 DENSITY 0.06 units/acre
 Wetlands: approximately 5.2 acres per county maps
 MIN HOUSE SIZE Zone A 1000sf heated
 MINIMUM SETBACKS:
 60' FRONT
 40' REAR
 25' SIDE
 CURRENT OWNER:
 GEORGIA PROPERTIES INC
 PO Box 1870
 Jackson GA 30233
 404-315-1188
 THIS PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD AREA, FIRM MAP 130143 PANEL 01450, REVISED MARCH 17, 2014 AND FIRM MAP 130143 PANEL 01400, REVISED MARCH 17, 2014

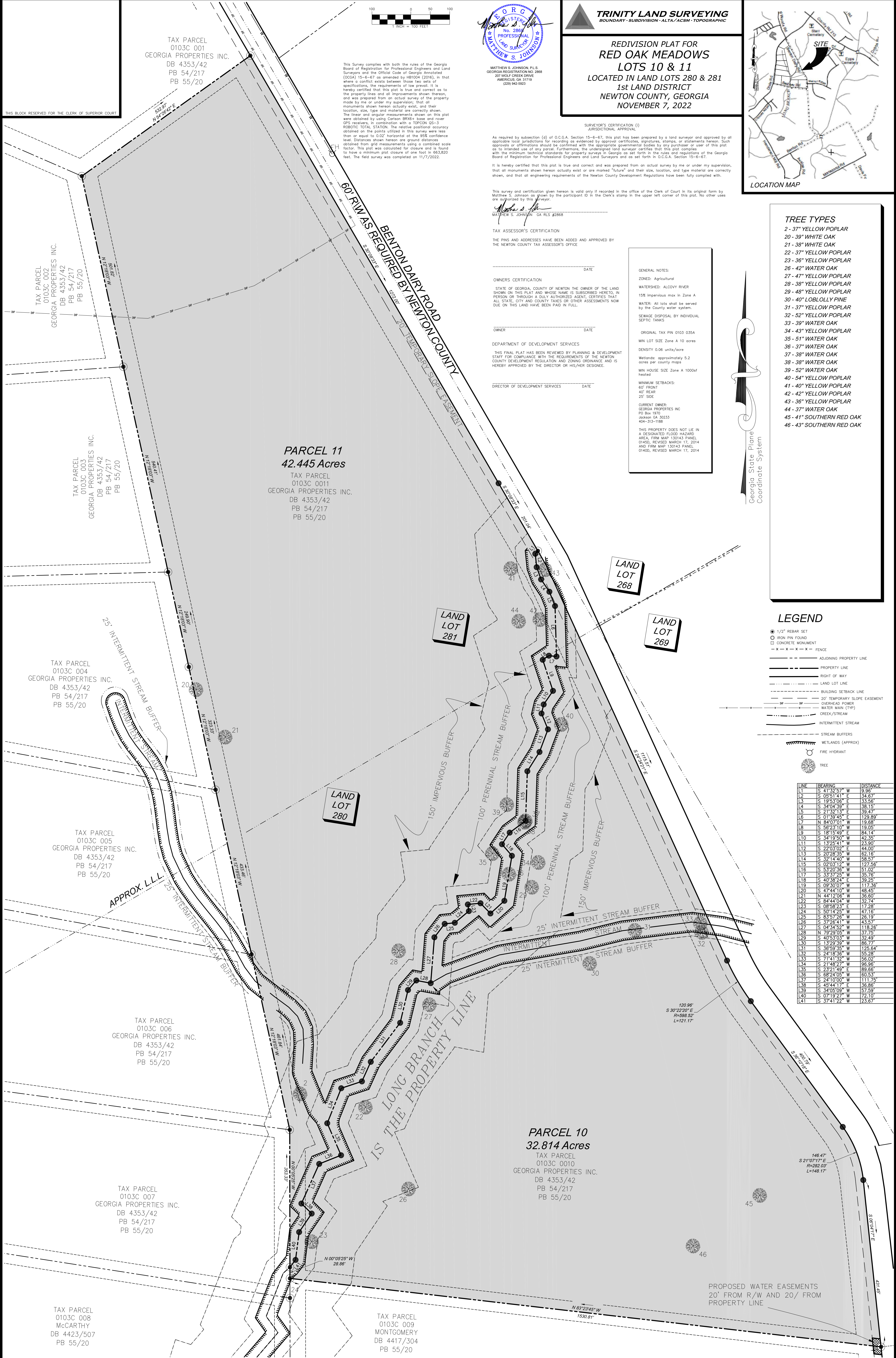
- TREE TYPES**
- 2 - 37" YELLOW POPLAR
 - 20 - 39" WHITE OAK
 - 21 - 38" WHITE OAK
 - 22 - 37" YELLOW POPLAR
 - 23 - 36" YELLOW POPLAR
 - 26 - 42" WATER OAK
 - 27 - 47" YELLOW POPLAR
 - 28 - 38" YELLOW POPLAR
 - 29 - 48" YELLOW POPLAR
 - 30 - 40" LOBLOLLY PINE
 - 31 - 37" YELLOW POPLAR
 - 32 - 52" YELLOW POPLAR
 - 33 - 39" WATER OAK
 - 34 - 43" YELLOW POPLAR
 - 35 - 51" WATER OAK
 - 36 - 37" WATER OAK
 - 37 - 38" WATER OAK
 - 38 - 38" WATER OAK
 - 39 - 52" WATER OAK
 - 40 - 54" YELLOW POPLAR
 - 41 - 40" YELLOW POPLAR
 - 42 - 42" YELLOW POPLAR
 - 43 - 36" YELLOW POPLAR
 - 44 - 37" WATER OAK
 - 45 - 41" SOUTHERN RED OAK
 - 46 - 43" SOUTHERN RED OAK



LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- CONCRETE MONUMENT
- x-x-x-x-x- FENCE
- ADJOINING PROPERTY LINE
- - - PROPERTY LINE
- - - RIGHT OF WAY
- - - LAND LOT LINE
- - - BUILDING SETBACK LINE
- - - 20' TEMPORARY SLOPE EASEMENT
- - - OVERHEAD POWER
- - - CREEK/STREAM
- - - INTERMITTENT STREAM
- - - STREAM BUFFERS
- - - WETLANDS (APPROX)
- FIRE HYDRANT
- TREE

LINE	BEARING	DISTANCE
L1	S 41°32'57" W	9.96'
L2	S 05°14'21" E	34.67'
L3	S 19°53'06" E	33.56'
L4	S 34°04'39" E	38.15'
L5	S 21°32'13" E	39.47'
L6	S 01°39'45" E	129.89'
L7	N 84°07'01" W	19.68'
L8	S 56°23'10" W	19.05'
L9	S 18°15'49" E	84.14'
L10	S 34°19'50" W	42.35'
L11	S 13°25'41" W	23.90'
L12	S 22°03'03" E	44.50'
L13	S 20°28'35" W	62.16'
L14	S 37°14'40" W	58.57'
L15	S 02°03'12" W	127.56'
L16	S 5°20'36" W	51.02'
L17	S 33°37'25" W	35.76'
L18	S 40°38'24" E	39.25'
L19	S 05°30'07" W	117.36'
L20	S 47°44'10" W	48.45'
L21	N 44°12'06" W	36.60'
L22	S 84°44'04" W	32.74'
L23	S 08°58'23" E	172.28'
L24	S 50°14'25" W	47.16'
L25	S 83°57'26" W	26.19'
L26	S 37°25'41" W	43.57'
L27	S 04°34'52" W	118.26'
L28	N 78°29'05" W	37.75'
L29	S 40°03'03" W	32.49'
L30	S 13°29'38" W	86.77'
L31	S 36°59'35" W	125.64'
L32	S 24°18'36" W	55.28'
L33	S 71°41'35" W	56.02'
L34	S 21°48'27" W	96.96'
L35	S 23°21'49" E	89.66'
L36	S 66°24'05" W	60.53'
L37	S 24°10'00" W	111.75'
L38	S 45°44'17" E	36.86'
L39	S 34°05'09" W	57.59'
L40	S 07°19'27" W	72.10'
L41	S 37°41'22" W	23.67'



PARCEL 11
 42.445 Acres
 TAX PARCEL 0103C 0011
 GEORGIA PROPERTIES INC.
 DB 4353/42
 PB 54/217
 PB 55/20

PARCEL 10
 32.814 Acres
 TAX PARCEL 0103C 0010
 GEORGIA PROPERTIES INC.
 DB 4353/42
 PB 54/217
 PB 55/20

TAX PARCEL 0103C 004
 GEORGIA PROPERTIES INC.
 DB 4353/42
 PB 54/217
 PB 55/20

TAX PARCEL 0103C 005
 GEORGIA PROPERTIES INC.
 DB 4353/42
 PB 54/217
 PB 55/20

TAX PARCEL 0103C 006
 GEORGIA PROPERTIES INC.
 DB 4353/42
 PB 54/217
 PB 55/20

TAX PARCEL 0103C 007
 GEORGIA PROPERTIES INC.
 DB 4353/42
 PB 54/217
 PB 55/20

TAX PARCEL 0103C 008
 MCCARTHY
 DB 4423/507
 PB 55/20

TAX PARCEL 0103C 009
 MONTGOMERY
 DB 4417/304
 PB 55/20