

REFERENCE:
DEED RECORD: D.B. 112, P. 244

PLAT RECORD: P.B. 6, P. 140

TAX RECORD: TAX MAP 89, PARCEL 2

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,023 FEET, AND AN ANGULAR ERROR OF 02" PER ANGULAR POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,147,189 FEET.

FIELD DATA WAS COLLECTED USING LEICA TOTAL STATION, DTM-821 ELECTRONIC TOTAL STATION.

MAY 3, 2004.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 130619 0125 A FOR NEWTON COUNTY, GEORGIA.

THE PROPERTY SHOWN HEREON IS LOCATED IN AN AGRICULTURAL (A) ZONING DISTRICT AS INDICATED BY THE NEWTON COUNTY ZONING ORDINANCE MAP.

CONTACT NEWTON COUNTY PLANNING AND ZONING FOR SETBACK INFORMATION.

LEGEND

- 1" IRON PIPE FOUND
- 3/4" SOLID ROD (REBAR) FOUND
- 1/2" SOLID ROD (REBAR) SET
- BEARING CHANGE (NO PIN SET)
- ADJOINING PROPERTY LINE
- CREEK OR DRAINAGE PATHWAY
- OVERHEAD POWER
- δ POWER POLE
- P.O.B. POINT OF BEGINNING
- D.B. DEED BOOK
- P.B. PLAT BOOK
- B.L. BUILDING LINE
- L.L. LAND LOT

SURVEY FOR:

J.H. HOLDINGS LTD

LAND LOTS 149, 150 AND 151

DISTRICT 9

GEORGIA MILITIA DISTRICT 464
NEWTON COUNTY, GEORGIA

SCALE 1"=400'
0 400 800 1200
APRIL 30, 2004

149.24 ACRES

138.54 ACRES IN TRAVERSE
±10.7 ACRES WITHIN TRAVERSE
AND CL. OF CREEK/POWER

LESS LAND BUDA FILLER
D.B. 306, P. 168



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