

# WOODED ACREAGE



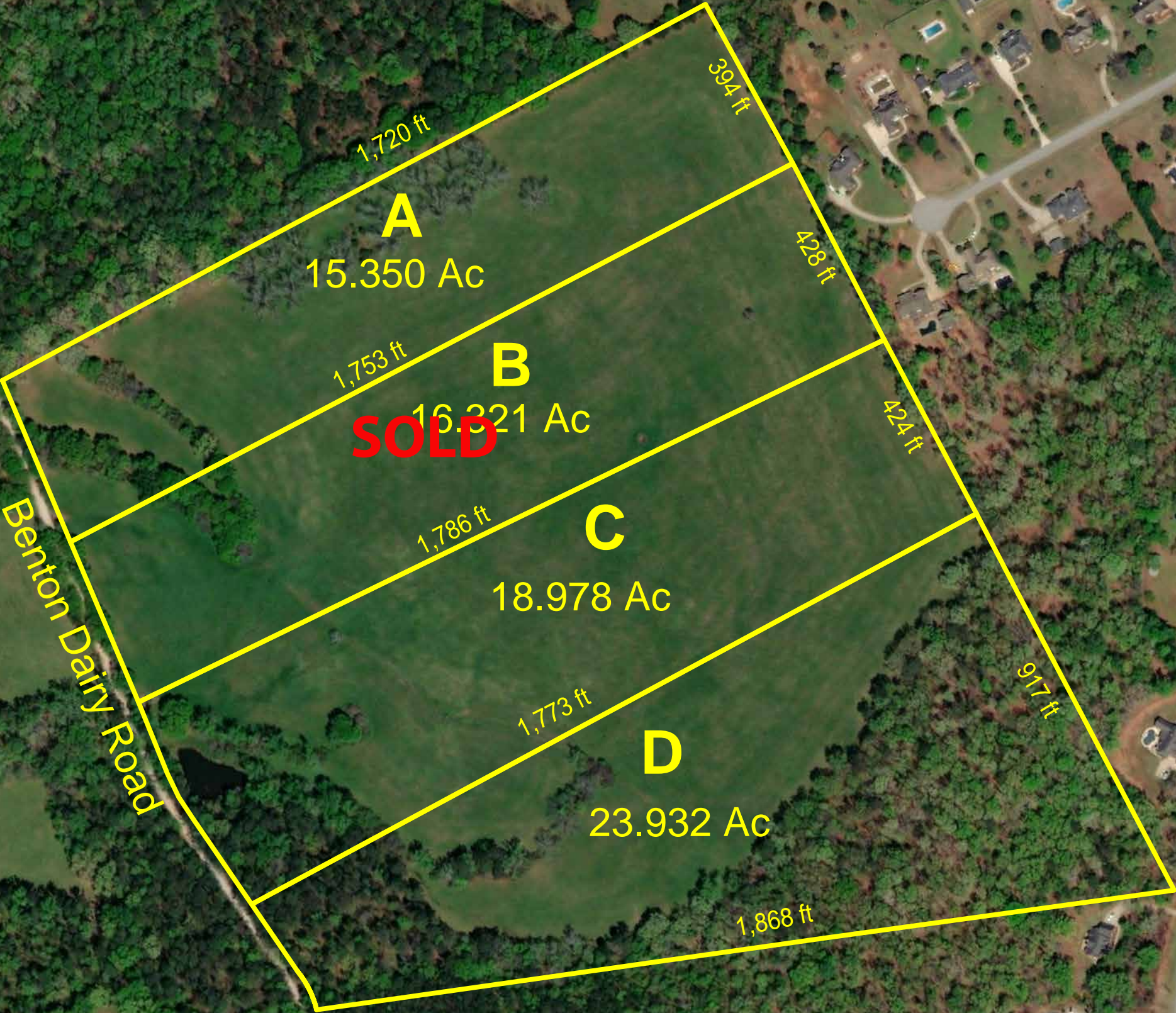
## 15-24 Acre Properties

- Great Location just South of Covington
  - First Time Offered For Sale
  - Incredible Hilltop Views
- Pasture, Pecan Trees and a Pond
  - New Survey
  - Financing Available

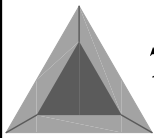
Newton County, Ga  
**404-313-1188**



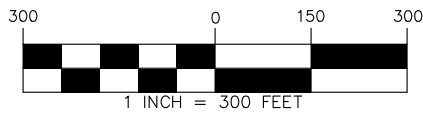
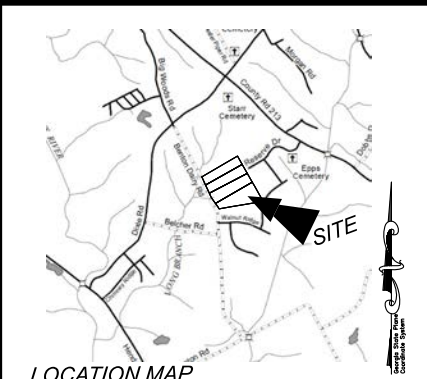
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TRINITY LAND SURVEYING  
BOUNDARY - SUBDIVISION - ALTA/ACSM - TOPOGRAPHIC



SURVEYOR'S CERTIFICATION (I)  
JURISDICTIONAL APPROVAL

As required by subsection (d) 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 as to 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. The following governmental bodies have approved this map, plat, or plan for filing:

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

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 (OCGA) 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 plat 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 plat were obtained by using Carlson BRX6+ base and rover GPS receivers, in combination with a TOPCON QS-3 ROBOTIC 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 plat was calculated for closure and is found to have a minimum plat closure of one foot in 334,581 feet. The field survey was completed on 3/3/2022.

GENERAL NOTES:

TOTAL AREA 74.581 acres

TOTAL LOTS: 4

ZONED: Agricultural

WATERSHED: ALCOVY RIVER &  
BEAR CREEK

15% impervious max in Zone A

WATER: Individual well systems,  
10 acre minimum lot size for  
well.

SEWAGE DISPOSAL BY INDIVIDUAL  
SEPTIC TANKS

Before any building activity or  
building permit is issued, the  
Environmental Health Department  
must approve the building site.  
An extensive soil survey will be  
required on the area of  
construction to make certain  
that soils present are suitable  
for individual sewage disposal.  
Tracts shown are not buildable  
until septic is approved by the  
Environmental Health Department.

ORIGINAL TAX PIN 0103 035A

MIN LOT SIZE Zone A 10 acres

MIN HOUSE SIZE Zone A 1000sf  
heated

MINIMUM SETBACKS:  
60' FRONT  
40' REAR  
25' SIDE

CURRENT OWNER:  
AMERICAN FOREST, INC.  
PO BOX 1970  
JACKSON GA 30233  
404-313-1188

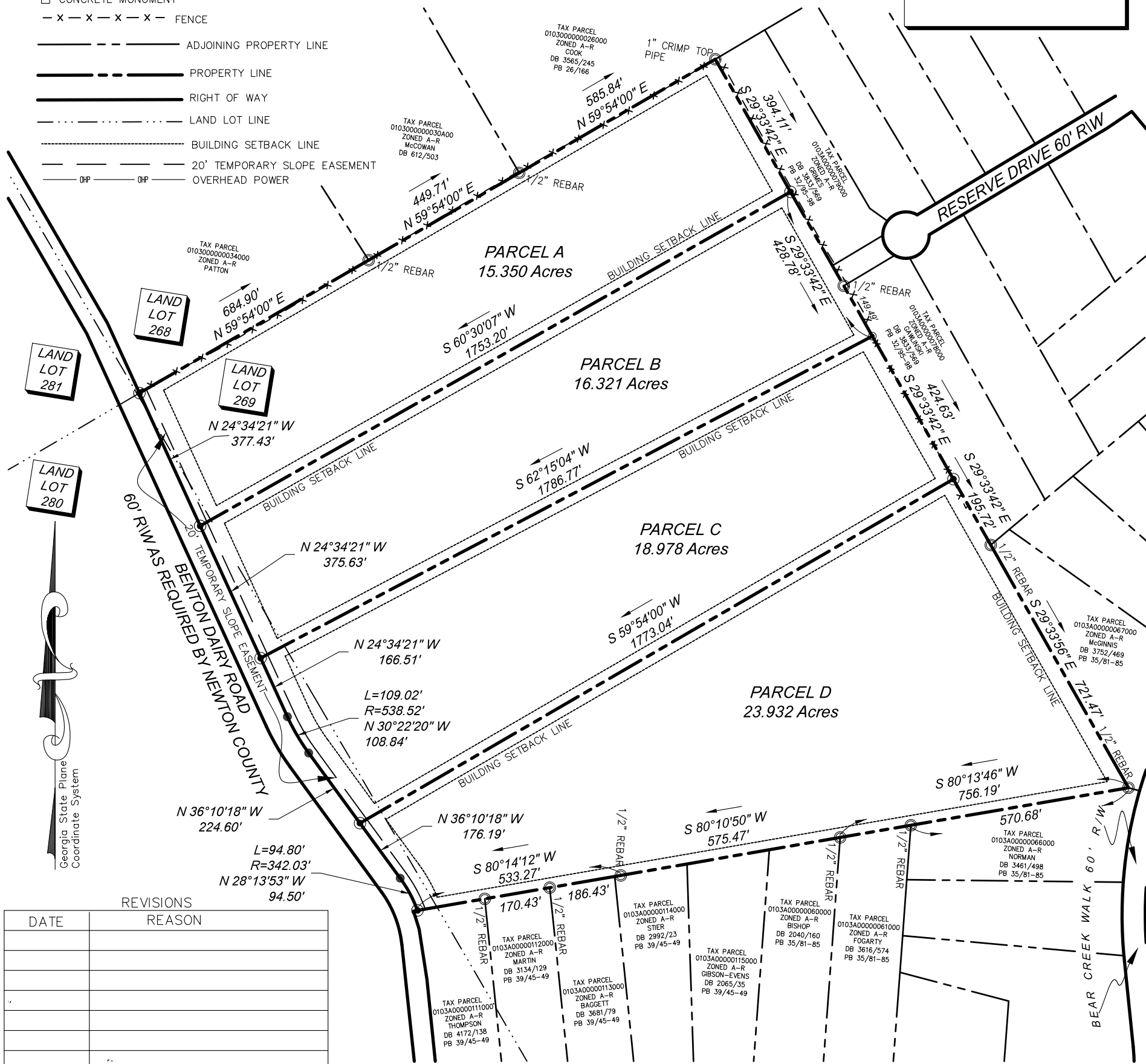
THIS PROPERTY DOES NOT LIE IN  
A DESIGNATED FLOOD HAZARD  
AREA, FIRM MAP 130143 PANEL  
0145D, REVISED MARCH 17, 2014.



MATTHEW S. JOHNSON, P.L.S.  
GEORGIA REGISTRATION NO. 2868  
207 WOLF CREEK DRIVE  
AMERICUS, GA 31719  
(229) 942-5923  
survey@trinitylandsurveying.com

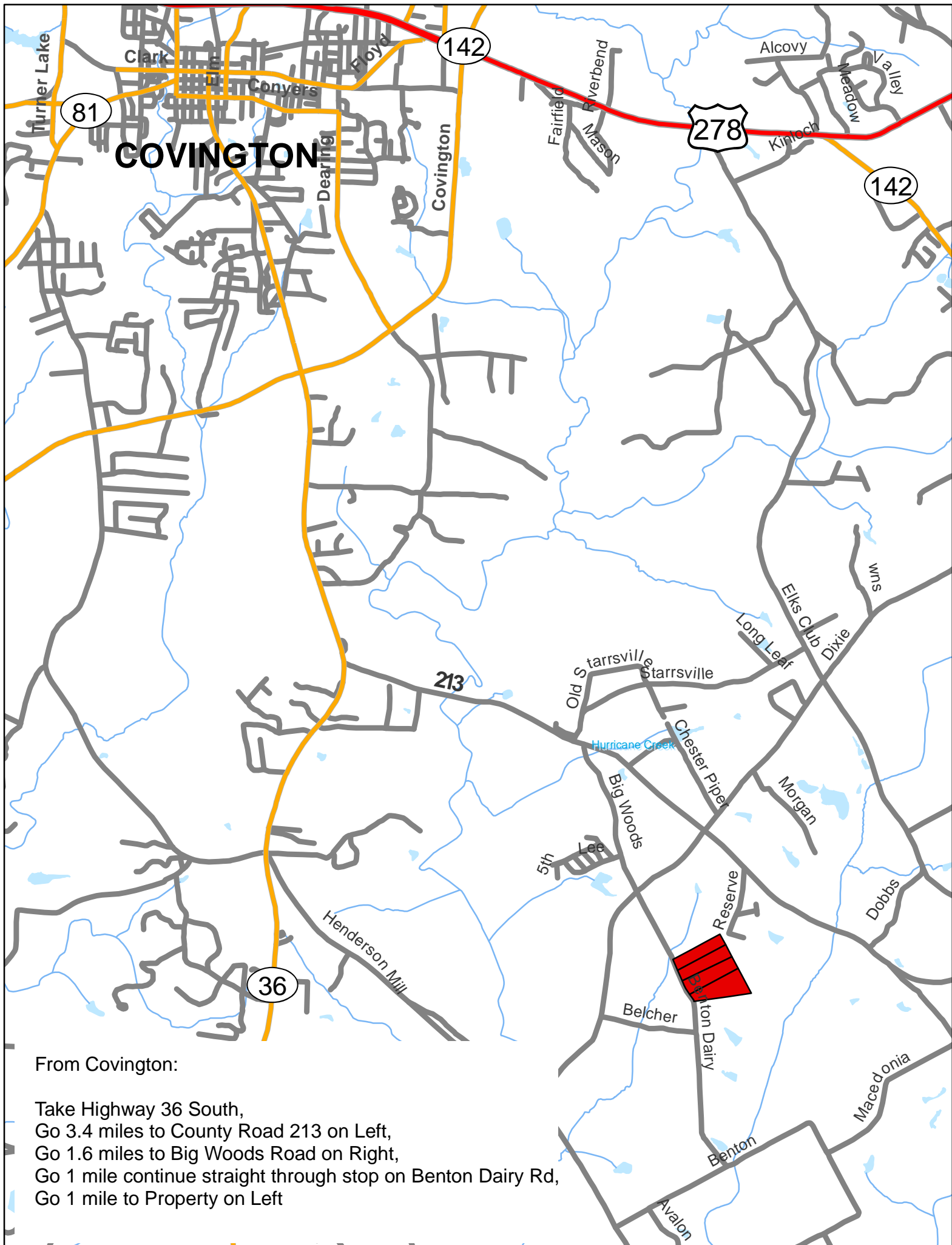
LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- CONCRETE MONUMENT
- FENCE
- ADJOINING PROPERTY LINE
- PROPERTY LINE
- RIGHT OF WAY
- LAND LOT LINE
- BUILDING SETBACK LINE
- 20' TEMPORARY SLOPE EASEMENT
- OVERHEAD POWER



REVISIONS

| DATE | REASON |
|------|--------|
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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 mile to Property on Left