



# SURVEYOR CERTIFICATION

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.

1/26/2024

Ronald C. Smith

Ronald Calvin Smith, Ga. R.L.S. no. 2921

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13217C0210D DATED 3/17/2014

APPROVED *Clayton L. Reynolds*  
DISTRICT ENGINEER

JAN 31 2024

THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

Course	Bearing	Distance
L1	S 13°54'03" E	37.14'
L2	S 09°42'42" W	28.20'
L3	S 35°58'10" W	84.13'
L4	S 33°36'26" W	95.98'
L5	S 33°19'25" W	134.28'
L6	S 35°41'30" W	93.87'
L7	S 38°30'40" W	113.20'
L8	S 88°32'38" W	34.58'

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TWO EQUIPMENT AND eGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TWO DUAL FREQUENCY RECEIVER WITH A SCEPTER TWO DATA COLLECTOR RUNNING CARLSON SURVCE SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

A GEOMAX Z90 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,254 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 152645 FEET.

## SITE NOTES:

- PARENT PARCEL IS 0033 067, ZONED A-R and R1, PER NEWTON COUNTY REVIEW.
- TOTAL AREA IS 9.580 ACRES.
- SITE IS SERVED BY SEPTIC SYSTEM, AND NEWTON COUNTY WATER AND SEWERAGE AUTHORITY.
- MINIMUM LOT SIZE IS 1.0 ACRES.
- MINIMUM HOUSE SIZE IS 1,800 SQ.FT.
- BUILDING SET BACK LINES ARE: FRONT 60', REAR 40' AND SIDE 15'.
- PROPERTY IS IN THE SOUTH RIVER WATERSHED.
- NUMBER OF LOTS = 2.
- THERE ARE NO BURN/BURY PITS, CEMETERIES OR OTHER CULTURAL FEATURES ON THIS PROPERTY.

ELLIOT LORNE JACK, SR.  
AMANDA MARIE JACK  
2940 HWY 212  
TAX PARCEL 0033 064  
DB. 4517, PG. 709  
PB. 23, PG. 35  
ZONED A-R

OWNER  
GEORGE T. GARRETT &  
MATTHEW SULLINS

TRACT 2  
8.080 ACRES  
#2910  
PIN 33-67a

DWAYNE L. BETHUNE  
ANGELA C. BETHUNE  
2900 HWY 212  
TAX PARCEL 0033 066A  
DB. 1782, PG. 274  
ZONE A-R

## TAX ASSESSOR'S CERTIFICATION

THE PINS AND ADDRESSES HAVE BEEN ADDED AND APPROVED BY THE NEWTON COUNTY TAX ASSESSORS OFFICE.

GIS TECHNICIAN

2/13/24  
DATE:

## DEVELOPMENT SERVICES DEPARTMENT

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

DIRECTOR

2/28/24  
DATE:

## SURVEYORS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM ANS ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MADE "FUTURE" AND THEIR SIZE, LOCATION, AND TYPE MATERIAL ARE CORRECTLY SHOWN, AND THAT APPLICABLE REQUIREMENTS OF THE NEWTON COUNTY DEVELOPMENT REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

Ronald C. Smith

1/27/2024

## OWNER 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.

OWNER

2/18/2024  
DATE:

## ENVIRONMENTAL HEALTH DEPARTMENT

I CERTIFY THAT THE LOT(S) SHOWN ON THIS PLAT ARE APPROVED BY THE NEWTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR INDIVIDUAL SEPTIC SYSTEMS. SEE NOTES FOR ADDITIONAL INFORMATION PERTAINING TO EACH LOT.

DIRECTOR

2/13/24  
DATE:

THE PURPOSE OF THIS PLAT IS TO DIVIDE PARENT TAX PARCEL 0033 067.

MINOR SUBDIVISION PLAT FOR:

GEORGE T. GARRETT AND MATTHEW SULLINS

PARENT TAX PARCEL 0033 067

FIELD WORK DATE: 11/10/2023

DATE OF PLAT PREPARATION: 11/11/2023

LAND LOT(S) 69 & 92

8th DISTRICT ROCKY PLAINS G.M.D. NEWTON COUNTY, GEORGIA



RONALD CALVIN SMITH, LLC

146 MLK JR. BLVD. BOX 254 MONROE GA. 30655  
Phone 770-289-4175

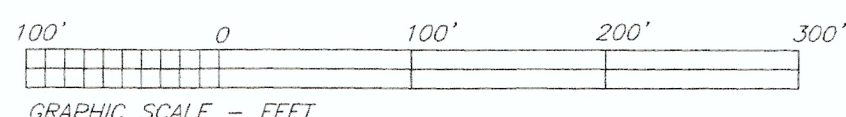
SCALE: 1" = 100'

JOB NO. 2920HWY212

## LEGEND

- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R/W = RIGHT OF WAY
 P.L. = PROPERTY LINE |- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- M.H. = MANHOLE
- D.I. = DRAIN INLET
- F.H. = FIRE HYDRANT
- L.P. = LIGHT POLE
- P.P. = POWER POLE
- P.L. = POWER LINE
- X- = FENCE LINE
- W- = WATER LINE
- G- = GAS LINE
- V. = VALVE
- W. = WELL

(DISTANCE) = DEED OR PLAT CALL  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING



TRACT 1 USABLE SOILS = 52,176 SQUARE FEET  
TRACT 2 USABLE SOILS = 55,987 SQUARE FEET

REVISION	DATE	REVISION
REVISION 4	1/23/2024	GA DOT REVIEW COMMENTS AND NEWTON COUNTY REVIEW
REVISION 3	12/14/2023	REVIEW COMMENTS AND DRIVEWAY REVISION (INSET A)
REVISION 2	12/4/2023	SHOW SOILS REPORT INFORMATION
REVISION 1	11/16/2023	DEVELOPMENT SERVICE REVIEW COMMENTS 11/15/2023
REVISION NO.	DATE	REVISION