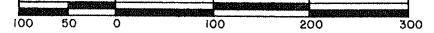


FINAL PLAT OF
BIRD'S CROSSING
 UNIT ONE
 LAND LOTS 98 & 99 8th DISTRICT
NEWTON COUNTY, GEORGIA
 SCALE: 1" = 100' DATE: SEPTEMBER 2, 1993



- GENERAL NOTES:
- WATER PROVIDED BY NEWTON COUNTY WATER & SEWER AUTHORITY
 - SEWER BY SEPTIC TANK
 - AREA: 15.4 ACRES
 - TOTAL NO. OF TRACTS: 11
 - IRON PINS MARK ALL LOT LINES UNLESS OTHERWISE INDICATED.
 - AN EASEMENT BEING 20' IN WIDTH AND CENTERED ALONG ALL LOT LINES UNLESS OTHERWISE SPECIFIED HEREBY FOR THE PURPOSE OF MAINTAINING DRAINAGE SWALES IS DEDICATED TO NEWTON COUNTY, GEORGIA.
 - THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS.
 - ZONED: TRACTS 2 - 5 - AR
TRACTS 1 & 6 - 11 - HC
 - NOTE: TRACTS 1 & 6 - 11 ARE SUBJECT TO ALL NEWTON COUNTY ZONING REQUIREMENTS INCLUDING:
 40' FRONT SETBACKS
 40' SIDE SETBACKS AGAINST RESIDENTIAL
 10' SIDE SETBACKS AGAINST COMMERCIAL
 40' REAR SETBACKS
 PROPERTY LINES ADJOINING RESIDENTIAL ARE SUBJECT TO VISUAL BUFFERS AS REQUIRED BY NEWTON COUNTY.
 SITE PLANS INCLUDING HYDROLOGIC STUDIES ARE REQUIRED.
 THE GEORGIA DEPARTMENT OF TRANSPORTATION WILL ALLOW ONE MORE DRIVE TO ACCESS TRACTS 6 - 11. THESE TRACTS WILL ALSO BE SERVED BY A CROSS ACCESS EASEMENT.

OWNER/DEVELOPER:
 TONY ALLEN
 4848 HWY. 162
 COVINGTON, GEORGIA 30209
 PHONE: 766-4005

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.
Tony Allen 9-8-93
 OWNER DATE

DEDICATION CERTIFICATION
 STATE OF GEORGIA, COUNTY OF NEWTON,
 IT IS HEREBY CERTIFIED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAT AND DESIGNATED AS BEING "DEDICATED TO PUBLIC USE", ARE HEREBY DEDICATED TO THE COUNTY OF NEWTON, STATE OF GEORGIA, FOR PUBLIC USE.
Tony Allen 9-8-93
 OWNER DATE

SURVEYORS CERTIFICATION
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREBY ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR SIZE, LOCATION, AND TYPE MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE NEWTON COUNTY SUBDIVISION ORDINANCE HAVE BEEN FULLY COMPLIED WITH.
Louie D. Patrick
 GA. R.L.S. NO. 1757

PURSUANT TO THE NEWTON COUNTY SUBDIVISION ORDINANCE, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE NEWTON COUNTY PLANNING COMMISSION.

Bobbie R. Parks 10/19/93
 SECRETARY DATE
Robert Allen 10/19/93
 CHAIRMAN DATE

FILED Oct. 6, 1993
 TIME 9:45 AM
 RECORDED Oct. 6, 1993
 BOOK 27 PAGE 126
 LINDA D. HAYS
 CLERK SUPERIOR COURT
 NEWTON COUNTY, GEORGIA



PA
 PREPARED BY:
 PATRICK & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 928 BLACKLAWY ROAD
 CONYERS, GA 30207
 PHONE: (404)-483-9743

THIS PLAT HAS BEEN APPROVED BY THE NEWTON COUNTY HEALTH DEPARTMENT.
See letter DATE

JOB NO. 2798 DWG. NO. 11612