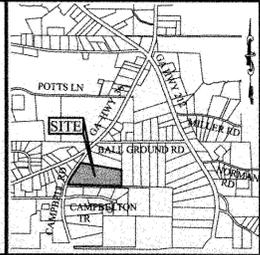


BK: 57 PG: 102-102
 Filed and Recorded
 05-15-2025 02:38 PM
 DOC# P2025-000057



OWNER:
 TAX PARCEL 0072 064
 SALVATORE CASTELLANA
 MELINDA CASTELLANA
 23316 HWY 11 N
 MANSFIELD, GA 30054
 DB 4349, PG 294

ZONING NOTE:
 Newton County Board of Commissioners Meeting of January 8, 1985:
 Petition of T.N. Norton to rezone property located at the corner of
 Ballground Road and Highway 36 from A-R zoning to C-H zoning to
 permit a small shopping center. The Planning Commission recommended
 granting. Commissioner Ayers made motion petition be granted,
 seconded by Commissioner Gray and approved unanimously.

ZONING NOTE 2:
 Parcel 0072 064A was included in a property located at the corner of
 Ballground Road and Hwy 36 rezoned from A-R to C-H to permit a small
 shopping center approved by the Newton County Board of
 Commissioners on January 8, 1985.

TEXT LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
NS	NAIL SET
RB	REBAR
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
FH	FIRE HYDRANT
JB	JUNCTION BOX
MH	MAN HOLE
P	OVERHEAD POWER
PP	POWER POLE
WV	WATER VALVE
FOB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
B/L	BUILDING LINE
C/L	CENTERLINE
R/W	RIGHT-OF-WAY

RECORDING INFORMATION
 ORIGINAL PLAT RECORDED IN
 PLAT BOOK 56 PG.98

NOTE: THE SURVEYOR HEREOF HAS MADE
 NO INVESTIGATIVE OR INDEPENDENT
 SEARCH FOR EASEMENTS OF RECORD,
 ENCUMBRANCES, RESTRICTIVE
 COVENANTS, OWNERSHIP TITLE EVIDENCE
 OR ANY OTHER FACTS THAT A CURRENT
 TITLE SEARCH MAY DISCLOSE.

NOTE: THIS PLAT WAS PREPARED FOR THE
 EXCLUSIVE USE OF THE PERSON, PERSONS
 OR ENTITY NAMED HEREOF. THIS PLAT
 DOES NOT EXTEND TO ANY PERSON,
 PERSONS OR ENTITY WITHOUT THE
 EXPRESS RECERTIFICATION OF THE
 SURVEYOR NAMING SUCH PERSON,
 PERSONS OR ENTITY.

UTILITY NOTE:
 PATRICK & ASSOCIATES, INC. NOR THE LICENSED
 PROFESSIONAL ASSUME ANY LIABILITY FOR THE
 EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY
 UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS
 THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY
 THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE
 OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR
 EXCAVATING ON THIS PROJECT.

All or a portion of this survey was performed by
 GPS. Approximately 95% of this survey was
 GPS (Equipment: LEICA GS18) and 5% was robotic
 total station (Equipment: Trimble S6). Type of GPS
 was Real Time Kinematic (RTK). The field data
 upon which this plat is based has a positional
 tolerance of 0.04' based on redundant measurements
 and has not been adjusted. The horizontal datum for
 this survey was NAD83, Georgia West Zone. All
 distances shown on this plat are surface distances.
 This plat has been calculated for closure and was
 found to be accurate within one foot in 291,722
 feet.

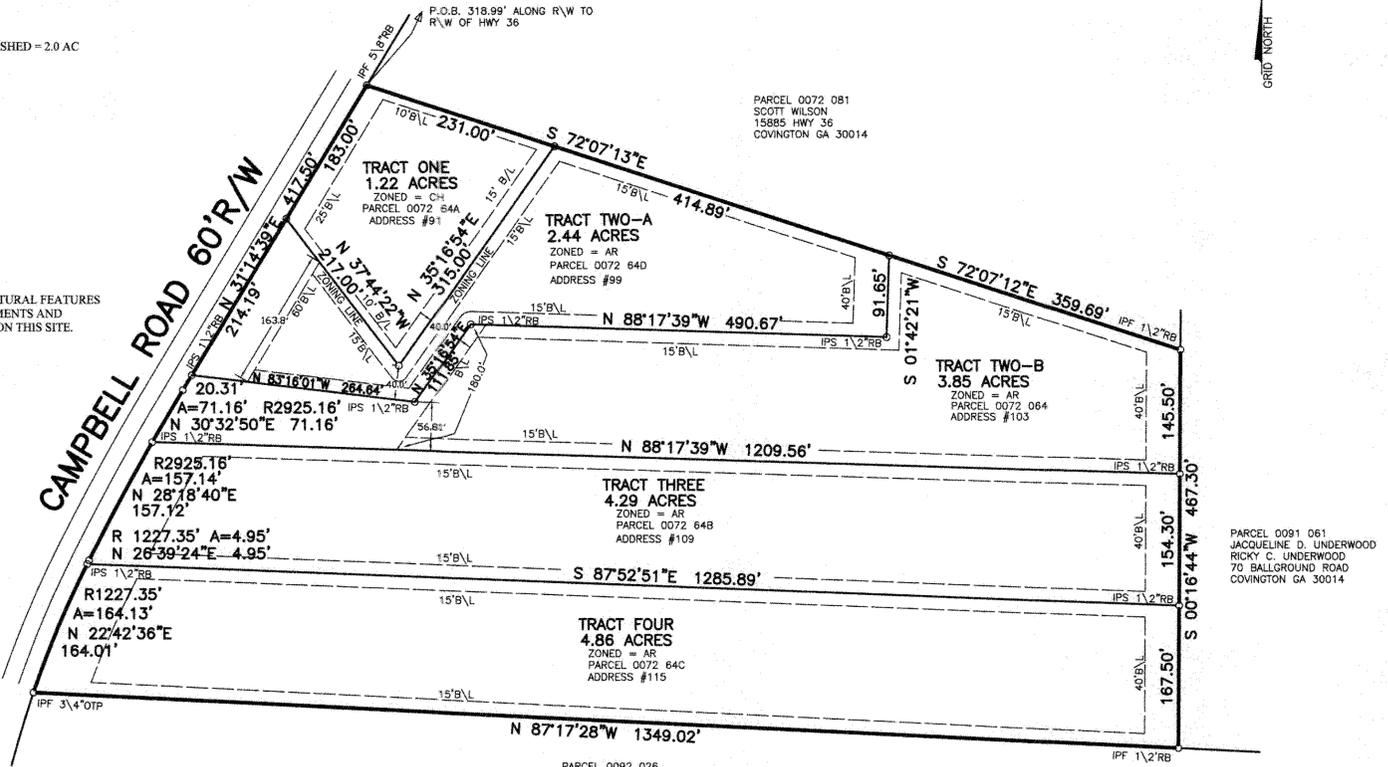
This property is in zone "X" a Federal Flood Area as
 indicated by F.I.A. Official Hazard Maps. Flood
 Map No. 13217C0240D, Dated: 03/17/2014.

GENERAL NOTES:
 TOTAL AREA = 16.67 ACRES
 TOTAL LOTS = 4
 ZONED: A-R and C-H
 WATER BY NEWTON COUNTY
 SEWAGE DISPOSAL BY SEPTIC TANK
 WATERSHED: ALCOVY RIVER
 *MIN LOT SIZE ALCOVY RIVER WATERSHED = 2.0 AC

A-R
 MAXIMUM IMPERVIOUS AREA = 20%
 MINIMUM HEATED AREA = 1800 SF
 MINIMUM LOT AREA = 2.00 AC*
 MINIMUM LOT WIDTH = 150' AT B/L
 FRONT SETBACK = 60'
 SIDE YARD SETBACK = 15'
 REAR YARD SETBACK = 40'

C-H
 MAXIMUM IMPERVIOUS AREA = 60%
 MINIMUM HEATED AREA = NONE
 MINIMUM FRONTAGE = 100'
 FRONT SETBACK = 25'
 SIDE YARD SETBACK = 10'
 REAR YARD SETBACK = 15'

THERE ARE NO BURN/BURY PITS, CULTURAL FEATURES
 (CEMETERY, ETC.), UTILITIES OR EASEMENTS AND
 DRAINAGE STRUCTURES OBSERVED ON THIS SITE.

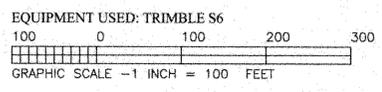


NOTE: THE PURPOSE OF THIS REVISED MINOR PLAT IS TO
 DIVIDE TRACT TWO INTO TWO TRACTS.

REVISED MINOR PLAT FOR:
SALVATORE CASTELLANA
MELINDA CASTELLANA

LAND LOT 209 - 9TH DISTRICT
 NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 9-18-2023
 DATE OF PLAT PREPARATION: 9-18-2023
 MINOR PLAT REVISION: 6-28-2024
 REVISIONS: DATE:



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.

[Signature] 5/15/25
 DIRECTOR DATE

TAX ASSESSOR'S CERTIFICATION

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

[Signature] 5/14/25
 GIS TECHNICIAN 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.

[Signature] 5-15-25
 DIRECTOR DATE

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.

[Signature]
 OWNER SALVATORE CASTELLANA DATE

[Signature]
 OWNER MELINDA CASTELLANA 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
 HEREOF 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 DEVELOPMENT REGULATION HAVE BEEN
 FULLY COMPLIED WITH.

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 HEREOF.
 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.

[Signature]
 JAMES S. HULL, JR.
 GA. R.L.S. NO. 2856

