

LEGEND

● OPEN-TOP PIPE FOUND	P.O.B. POINT OF BEGINNING
● SOLID ROD (REBAR) FOUND	P.O.R. POINT OF REFERENCE
⊠ CONCRETE MONUMENT FOUND	NOF NOW OR FORMERLY
⊙ 1/2" SOLID ROD (REBAR) SET	D.B. DEED BOOK
⊙ BEARING CHANGE (NO PIN SET)	P.B. PLAT BOOK
⊙ SURVEYOR'S PK NAIL SET	LL LAND LOT
⊙ POWER POLE	OTIP OPEN-TOP PIPE
	CMF CONCRETE MON FND
---	SUBJECT PROPERTY BOUNDARY
---	ADJOINING PROPERTY BOUNDARY
---	EASEMENT
---	OVERHEAD POWER
---	STRUCTURE
---	CREEK OR SHORELINE
---	CHAIN-LINK FENCE
---	WIRE FENCE
---	SURFACE WATER
---	APPROX. TREELINE
---	EDGE OF GRAVEL/DIRT
---	ASPHALT

SURVEYOR'S CERTIFICATION
 This plat is a redivision of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 D.C.S.A. Section 15-6-67.

Robert O. Jordan
 Robert O. Jordan, GA RLS 2902

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: RALPH A AYERS
 DEED RECORD: D.B. 3218, p. 434
 PLAT RECORD: P.B. NO PLAT RECORDS FOUND
 TAX RECORD: TAX PARCEL C0440002

THIS PLAT HAS THE FOLLOWING CLOSURE ACCURACIES:
 TRACT 1: 1 FOOT IN 379,373 FEET
 TRACT 2: 1 FOOT IN 587,949 FEET
 TRACT 3: 1 FOOT IN 251,748 FEET

FIELD DATA WAS COLLECTED USING A TOPCON GM52 TOTAL STATION AND A JAVAD TRIUMPH-LS+ DUAL-FREQUENCY RTK GNSS RECEIVER REFERENCING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN JULY 2024.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13297C0105E FOR WALTON COUNTY, GEORGIA DATED 12-08-16.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

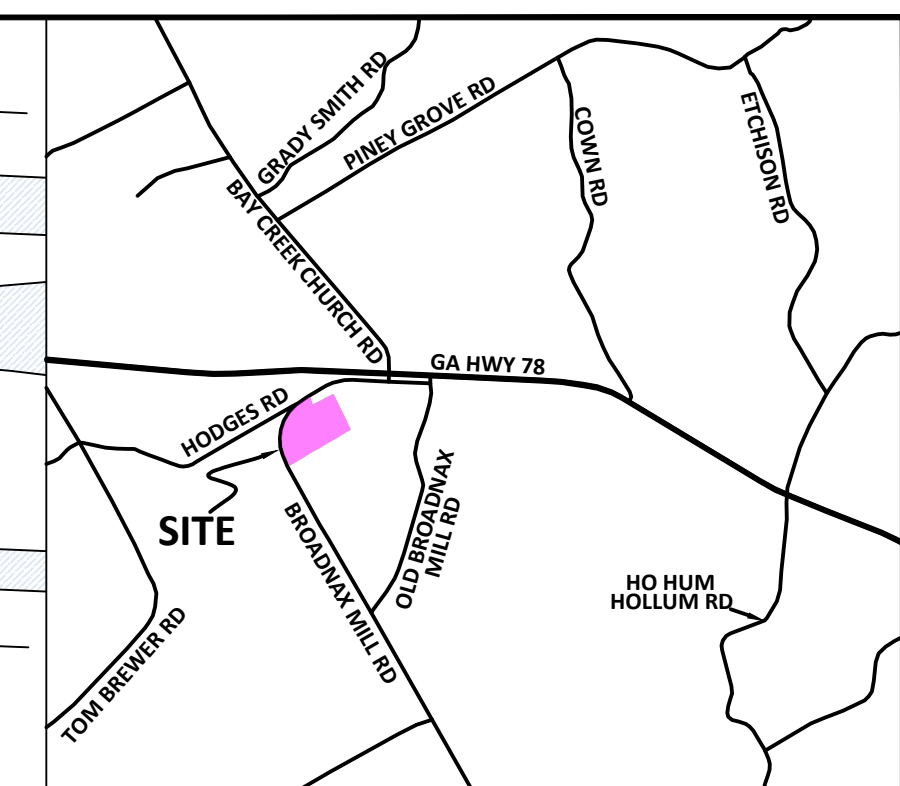
HORIZONTAL: STATE PLANE, WEST ZONE, NAD83 (2011).

NOTE "A"
 It is the responsibility of the individual builders to provide drainage away from the house on each lot, in compliance with IRC R401.3 Drainage. All created swales shall direct water to existing drainage swales/ditches, or the roadside ditch provided.

The current zoning of this property is "A2 Rural Estate." The setbacks in this zone are as follows:
 Front BSL: 50 FEET
 Side BSL: 15 FEET
 Rear BSL: 40 FEET

Approval for Recording:
 The Following Governmental Bodies Have Approved This Plat, Map, or Plan for Filing:

Walton County Planning & Development _____ Date _____



VICINITY MAP
N.T.S.

THE TOTAL AREA OF TRACTS 1, 2, AND 3 IS 25.71 ACRES



APPROXIMATE LOCATION OF LAND LOT CORNER
 N:1392180.92
 E:2391980.42

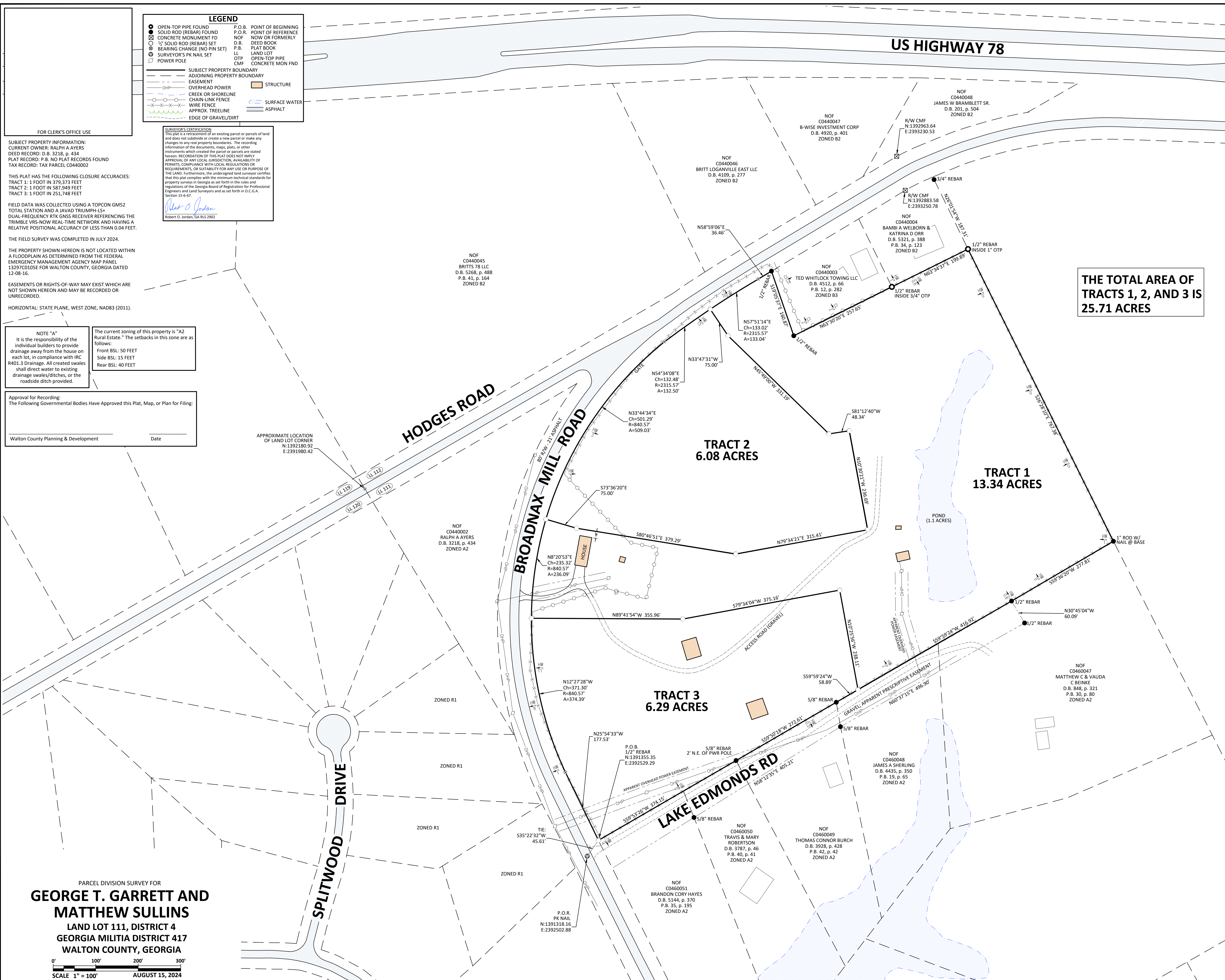
Approval for Recording:
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Walton County Planning & Development _____ Date _____

PARCEL DIVISION SURVEY FOR
GEORGE T. GARRETT AND MATTHEW SULLINS
 LAND LOT 111, DISTRICT 4
 GEORGIA MILITIA DISTRICT 417
 WALTON COUNTY, GEORGIA



AUGUST 15, 2024



NOF C0440005
 KENNETH R & JOANN PATTERSON NASH
 D.B. 2869, p. 359
 P.B. 3, p. 91
 ZONED A2 B1

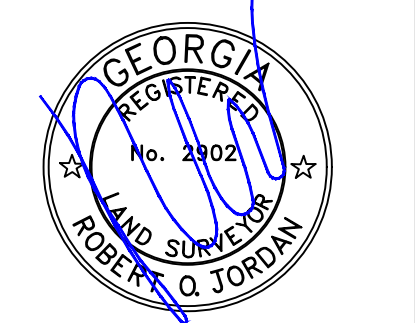
NOF C0460047
 MATTHEW C & VAUDA C BEINKE
 D.B. 848, p. 321
 P.B. 30, p. 80
 ZONED A2

NOF C0460048
 JAMES A SHERLING
 D.B. 4435, p. 350
 P.B. 19, p. 65
 ZONED A2

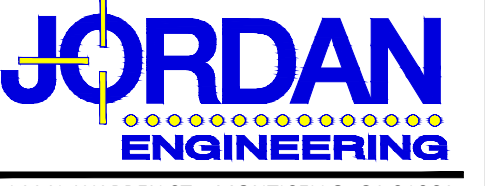
NOF C0460050
 TRAVIS & MARY ROBERTSON
 D.B. 3787, p. 46
 P.B. 40, p. 41
 ZONED A2

NOF C0460049
 THOMAS CONNOR BURCH
 D.B. 3928, p. 428
 P.B. 42, p. 42
 ZONED A2

NOF C0460051
 BRANDON CORY HAYES
 D.B. 5144, p. 370
 P.B. 35, p. 195
 ZONED A2



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