

BK122 PG61-61
Filed and Recorded
Feb-14-2022 12:58 PM
DOCA 2022 - 000060
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 9566767899

THE FOLLOWING GOVERNMENTAL BODIES HAVE
APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

WALTON COUNTY, GEORGIA



Digitally signed by Ron Smith
DN: cn=Ron Smith, o=Walton County,
ou=Planning and Development,
email=ron.smith@co.walton.us.gov, c=US
Date: 2022.02.14 10:18:58 -05'00'

DATE: 2/10/2022

THE APPROVAL SIGNATURES ABOVE WERE NOT IN
PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE
TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS
BASED UPON HAS A CLOSURE PRECISION OF
ONE FOOT IN 36,685 FEET, AND AN ANGULAR
ERROR OF 2" PER ANGLE POINT, AND WAS
ADJUSTED USING COMPASS RULE. THIS PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 529,904
FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL
STATION INSTRUMENT.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA
STATE PLANE, WEST ZONE AND VERTICAL DATUM
IS NAVD83, ESTABLISHED ON-SITE NETWORK GPS
OBSERVATIONS WITH A LEICA GS16 GNSS RTK
RECEIVER.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS
HAVING ZONE DESIGNATIONS OF "ZONE X",
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN BY THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT, ON FLOOD
INSURANCE RATE MAP NO. 13297C0110E WITH
AN EFFECTIVE DATE OF 12/8/2016 FOR
COMMUNITY NUMBER 130185, WALTON COUNTY,
GEORGIA.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE
COMMITMENT AND MAY BE SUBJECT TO LEASES,
EASEMENTS, AND RESTRICTIONS OF RECORD NOT
REFLECTED UPON THIS SURVEY.

FIELDWORK COMPLETED: 12/7/2021.

NO EXISTING NATIONAL GEODETIC SURVEY
MONUMENT WAS FOUND TO BE WITHIN 500'
OF SUBJECT PROPERTY.

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.

THE CERTIFICATION, AS SHOWN HEREON, IS
PURELY A STATEMENT OF PROFESSIONAL OPINION
BASED ON KNOWLEDGE, INFORMATION AND
BELIEF, AND BASED ON EXISTING FIELD EVIDENCE
AND DOCUMENTARY EVIDENCE AVAILABLE. THE
CERTIFICATION IS NOT AN EXPRESSED OR
IMPLIED WARRANTY OR GUARANTEE.

SURVEY LEGEND
DB - DEED BOOK
DE - DRAINAGE EASEMENT
PB - PLAT BOOK
B.S.L. - BUILDING SETBACK LINE
CMF - CONCRETE MONUMENT FOUND
IPF - IRON PIN FOUND
PS - IRON PIN SET (5/8" REBAR)
OTP - OPEN TOP PIPE
POC - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
TPOB - TRUE POINT OF BEGINNING
PC - PROPERTY CORNER
CM - CONCRETE MONUMENT
ELEVATION BENCHMARK
DELTA (SURVEY CONTROL)
CO (CLEANOUT)
FH (FIRE HYDRANT)
SSM (SANITARY SEWER MANHOLE)
WM (WATER METER)
WV (WATER VALVE)
UTILITY POLE
FENCELINE
OVERHEAD UTILITY
OVERHEAD POWER
OVERHEAD TELEPHONE
FLOODPLAIN
SANITARY SEWER
WATERLINE

SURVEYOR'S CERTIFICATE

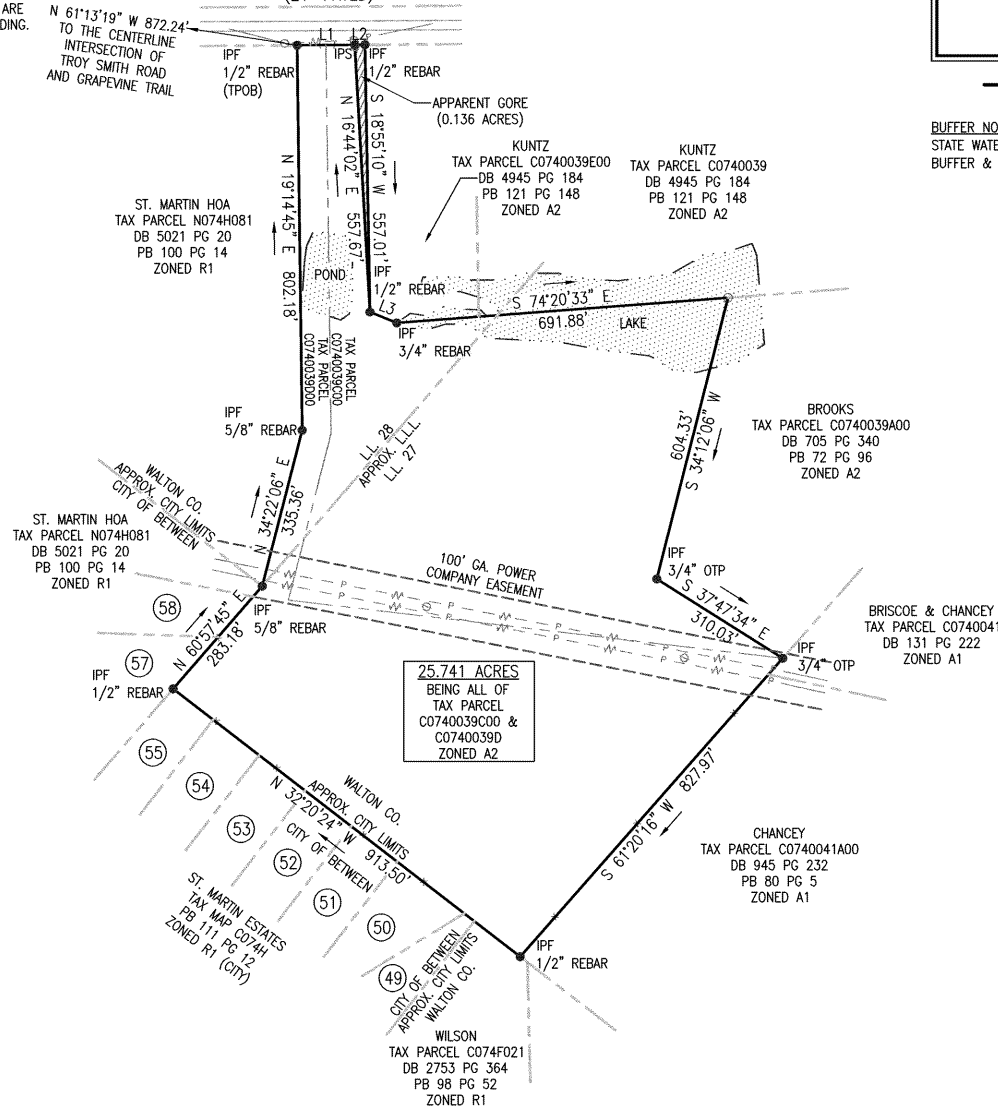
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND
SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY
APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS
SHOULD BE CONFIRMED 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.

JOHN F. BREWER, III PLS#2905

2/3/2022

DATE

TROY SMITH ROAD 80' R/W (21' PAVED)

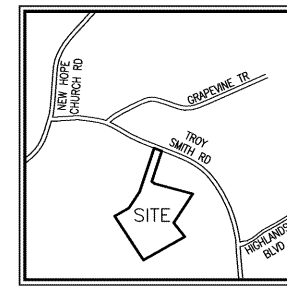


PROJECT DATA:

-WATER SERVICE: PUBLIC
-SEWER SERVICE: SEPTIC
-SETBACKS:

FRONT: 50'
SIDE: 15'
REAR: 40'

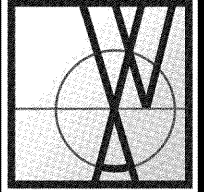
-BEING A RECOMBINATION OF TAX PARCEL
C0740039C00 & C0740039D00, ZONED A2.
-SITE IS LOCATED IN THE ALCOVY RIVER
W-P1 WATERSHED PROTECTION OVERLAY.



VICINITY MAP

NOT TO SCALE

BUFFER NOTES: LAKE SHOWN REQUIRE A 25'
STATE WATERS BUFFER, 50' COUNTY STREAM
BUFFER & 75' IMPERVIOUS SURFACE BUFFER.



**W&A
Engineering**

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING - SURVEYING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0100 • F: (706) 310-0411
wengr.com



GA WEST, ZONE 1002
NAD 83

RECOMBINATION SURVEY FOR:

MARION G. WATERS, III

LAND LOT 27 & 28, 4TH DISTRICT
WALTON COUNTY, GEORGIA

REFERENCES:
DEED BOOK 4945 PAGE 184
PLAT BOOK 112 PAGE 191

OWNER OF RECORD:
MARION GEORGE WATERS, IV
& KERRIE A. WATERS
6230 WATERS EDGE
COWINGTON, GA 30014
TAX PARCEL C0740039C00

MARION G. WATERS, III &
JANICE LANIER WATERS
2472 ST MARTIN WAY
MONROE, GA 30656
TAX PARCEL C0740039D00

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 70°23'56" E	119.99'
L2	S 70°23'56" E	21.27'
L3	S 48°00'13" E	60.42'

DATED: 2/3/2022



21-0865