

**BK:117 PG:161-161**  
 Filed and Recorded  
 Feb-12-2020 11:06 AM  
 DOC# 2020 - 000050  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY, GA  
 Participant ID: 6664074587

Course	Bearing	Distance
L1	N 52°30'49" E	74.67'
L2	N 62°11'24" E	84.22'
L3	N 62°11'24" E	50.99'
L4	N 23°56'51" E	73.97'

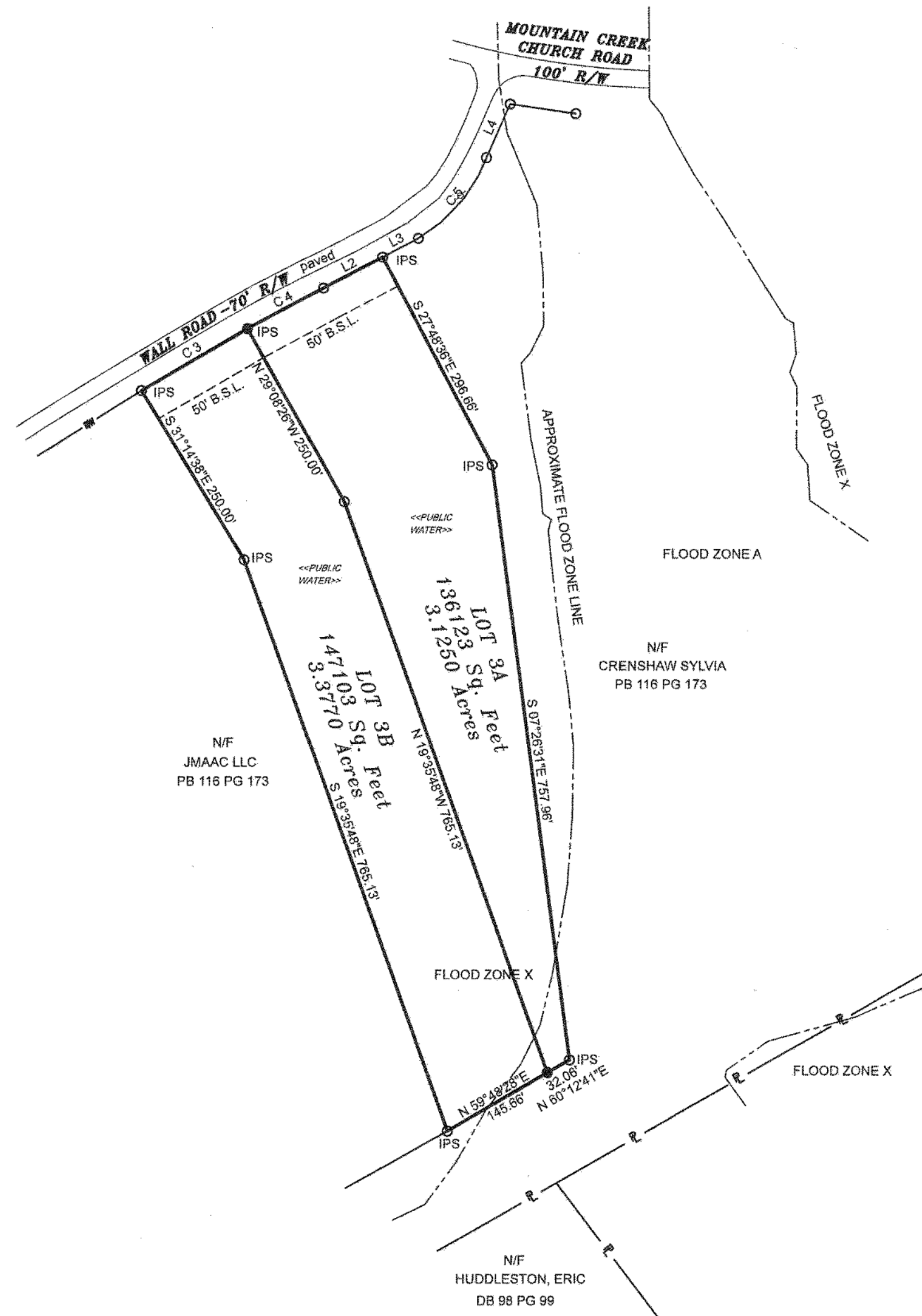
THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT.

**FLOOD STATEMENT:**  
 A PORTION OF THIS PROPERTY LIES  
 WITHIN A FEDERAL FLOOD HAZARD AREA.  
 PANEL NO: 13297C0135D  
 DATED: 5/18/2009

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	4217.95'	42.29'	84.58'	1°08'56"	1°21'30"	84.58'	N 56°04'42" E
C2	4217.95'	77.43'	154.84'	2°06'12"	1°21'30"	154.84'	N 57°42'16" E
C3	4217.95'	77.43'	154.84'	2°06'12"	1°21'30"	154.84'	N 59°48'28" E
C4	4217.95'	54.07'	108.13'	1°28'08"	1°21'30"	108.13'	N 61°35'38" E
C5	195.81'	70.63'	135.58'	39°40'19"	29°15'39"	132.89'	N 40°10'00" E

**LEGEND**

- IPS=IRON PIN SET
- RBF=REBAR FOUND
- OTF=OPEN TOP PIPE FOUND
- N/F=NOW OR FORMERLY
- P/L=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- ⊙=POWER POLE
- ⊕=UTILITY POLE
- ⊕=FIRE HYDRANT
- ⊕=WATER METER
- ⊕=LIGHT POLE
- ⊕=PROPANE TANK
- ⊕=TELEPHONE BOX
- B.S.L.=BUILDING SETBACK LINE



**SURVEYOR CERTIFICATIONS**

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.



**C1630074D00**  
**WALL ROAD**  
**MONROE, GA 30656**  
**ZONING A-2 R-1**

- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/- 0.03 FEET.
  4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
  5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
  6. FIELD WORK COMPLETED ON JULY 31, 2019.
  7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.
  8. THE FOLLOWING TRACTS WILL BE SERVICED BY COUNTY WATER.

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

WALTON COUNTY PLANNING AND DEVELOPMENT DATE



SURVEY FOR:  
**MATT SULLINS**

G.M.D.: 454 LAND LOT: 171	DATE 2/6/2020	<b>GARMON</b> LAND SURVEYING 1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com
DISTRICT: 3	SCALE 1"=150'	
COUNTY: WALTON	JOB NO. 2019-212	DRAWING NAME: 660 MT VERNON RD 2