

BK123 PG151-151
 Field and Records
 Oct-06-2022 01:49 PM
 DOC# 2022 - 000310
 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



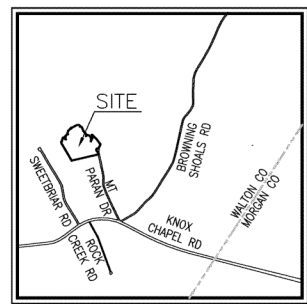
Digitally signed by Ron Smith
 DN: cn=Ron Smith, o=Walton County, ou=Planning and Development, email=ron.smith@co.walton.us.gov, c=US
 Date: 2022.10.06 13:45:34 -04'00'

SIGNED: 10/6/2022
 DATE: 10/6/2022

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

CURVE #	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 78°12'18" W	69.93'	64.34'	62.10'
C2	S 18°28'21" W	69.93'	81.46'	76.93'
C3	S 46°24'02" E	69.93'	76.89'	73.08'

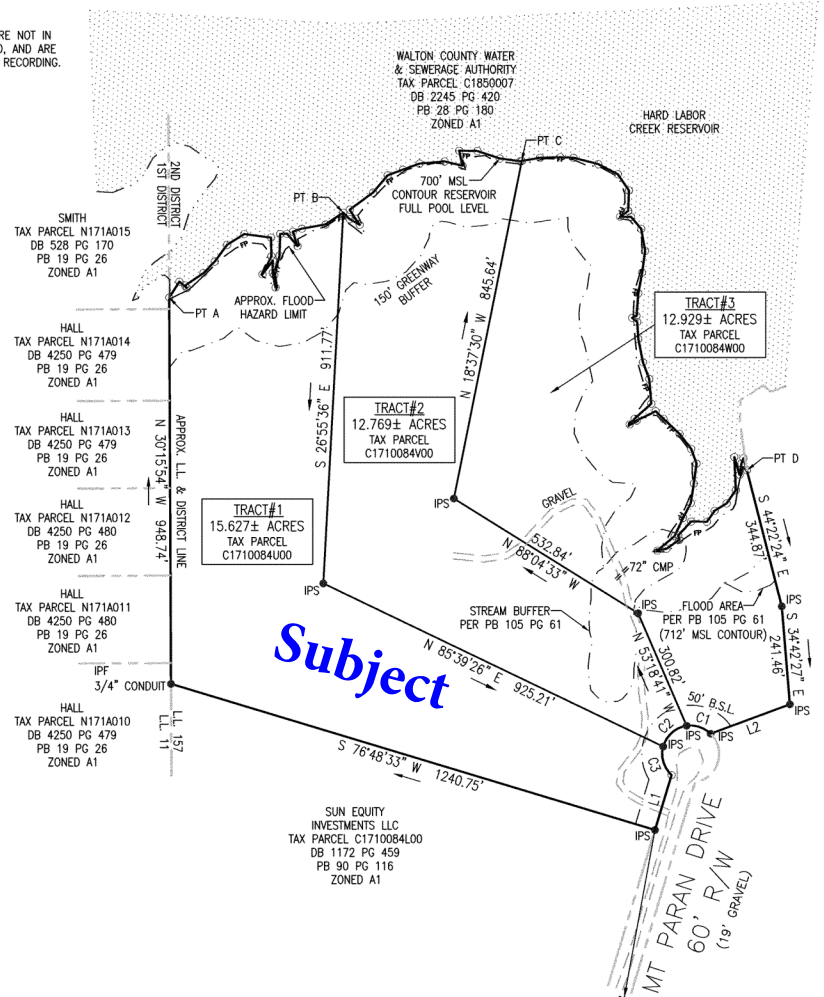
LINE #	BEARING	DISTANCE
L1	S 13°11'27" E	140.75'
L2	S 39°39'46" W	207.30'



VICINITY MAP
 NOT TO SCALE

BEARING	DISTANCE
N 02°43'59" E	46.27'
S 79°13'57" E	24.26'
N 62°16'20" W	7.69'
N 25°41'46" E	53.79'
N 14°38'26" E	39.78'
N 06°25'18" E	51.27'
N 27°55'34" E	49.64'
N 67°31'37" E	66.14'
S 31°21'31" E	45.66'
S 03°33'34" E	49.42'
N 07°31'28" E	41.63'
S 29°18'43" E	29.40'
S 11°19'14" E	37.10'
N 35°51'42" W	30.98'
N 14°53'16" W	48.55'
N 28°03'56" W	53.79'
N 57°26'30" E	16.82'
S 70°11'50" E	39.44'
N 47°34'02" W	36.87'
N 41°16'58" E	23.33'
N 49°56'23" E	58.97'
N 26°22'02" E	52.11'

BEARING	DISTANCE
N 26°22'02" E	52.11'
S 75°08'29" E	22.26'
N 89°53'06" E	28.24'
N 64°50'13" W	17.53'
N 62°25'37" W	26.82'
N 23°33'38" E	71.34'
N 10°15'16" E	55.31'
N 39°36'17" E	40.04'
N 40°07'01" E	43.26'
N 55°00'56" E	61.75'
N 73°32'01" E	45.22'
N 42°34'49" W	37.85'
N 60°53'28" E	44.92'
N 78°37'02" E	57.74'
N 67°39'36" E	50.78'
N 50°06'00" E	3.84'



BEARING	DISTANCE
N 50°06'00" E	45.39'
N 58°32'45" E	49.84'
N 62°03'57" E	32.34'
N 74°28'57" E	62.60'
N 87°18'58" E	54.17'
S 64°22'02" E	48.48'
S 27°35'00" E	50.11'
S 24°08'28" W	24.30'
N 60°56'51" E	26.86'
S 70°24'15" E	38.44'
S 40°06'01" E	54.71'
S 22°21'12" E	53.97'
S 19°34'34" E	51.67'
S 25°16'37" E	55.88'
S 35°48'53" W	11.64'
S 80°35'43" E	15.85'
S 33°57'43" E	41.86'
S 41°08'31" E	58.27'
S 50°32'18" E	43.91'
S 34°48'31" E	60.87'
S 18°06'40" W	54.90'
N 10°42'14" W	18.70'
N 30°51'11" E	19.97'
N 34°08'13" E	51.64'
S 76°16'22" E	26.71'
S 76°40'09" E	54.04'
S 67°41'36" E	46.60'
S 49°57'26" E	38.47'
S 22°16'40" E	49.34'
S 21°06'41" E	48.71'
S 02°38'42" E	40.75'
S 04°49'21" E	49.63'
S 19°56'24" W	55.16'
N 48°45'20" E	22.82'
N 25°10'58" E	38.74'
N 44°36'19" W	11.49'
N 13°14'29" E	46.31'
N 60°38'43" E	38.66'
N 05°16'00" E	32.91'
N 28°26'43" E	34.42'
N 04°41'59" E	39.64'
N 32°28'39" W	81.17'
S 46°20'25" E	45.31'
N 20°26'30" W	28.33'
N 09°21'15" W	13.88'
S 45°47'08" E	31.02'

PROJECT DATA:
 -WATER SERVICE: WELL
 -SEWER SERVICE: SEPTIC
 EXISTING ZONING: A1
 -SETBACKS:
 FRONT: 50'
 SIDE: 15'
 REAR: 40'

-FIELDWORK COMPLETED: 4/25/2022.
 -TOTAL AREA = 41.3254 ACRES
 -BEING A DIVISION OF TAX PARCEL C1710084000, ZONED A1.
 -SITE IS LOCATED IN THE HARD LABOR CREEK W-P2 WATERSHED PROTECTION OVERLAY.

REFERENCES:
 DEED BOOK 1172 PAGE 459
 PLAT BOOK 105 PAGE 61
 PLAT BOOK 123 PAGE 3

OWNER OF RECORD:
 SUN EQUITY INVESTMENTS LLC
 C/O PAT MALCOM
 157 W JEFFERSON ST
 MADISON, GA 30650

SURVEY LEGEND

- DB - DEED BOOK
- AL - ACCESS EASEMENT
- PB - PLAT BOOK
- B.S.L. - BUILDING SETBACK LINE
- CMF - CONCRETE MONUMENT FOUND
- IPF - IRON PIN FOUND
- IPB - IRON BOLT FOUND
- IPR - IRON ROD FOUND
- IPW - IRON WIRE FOUND
- OP - OPEN TIE (5/8" REBAR)
- OT - OPEN TIE
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- TRIP - TRUE POINT OF BEGINNING
- PC - PROPERTY CORNER FOUND
- CM - CONCRETE MONUMENT
- EL - ELEVATION BENCHMARK
- DELTA (SURVEY CONTROL)
- CD (CLEANOUT)
- PH (FIRE HYDRANT)
- SMH (SANITARY SIDER MANHOLE)
- WM (WATER METER)
- WT (WATER WALK)
- UT (UTILITY POLE)

FENCIBLE: --- -- -- -- --
 OVERHEAD UTILITY: --- -- -- -- --
 OVERHEAD POWER: --- -- -- -- --
 OVERHEAD TELEPHONE: --- -- -- -- --
 FLOODPLAIN: --- -- -- -- --
 SANITARY SEWER: --- -- -- -- --
 WATERLINE: --- -- -- -- --

SURVEY NOTES:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 30,865 FEET, AND AN ANGULAR ERROR OF 2" PER ANGULAR POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 934,395 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.

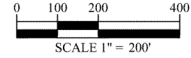
PORTIONS OF SUBJECT PROPERTY ARE LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE A", DETERMINED TO BE WITHIN A SPECIAL FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1329700250E WITH AN EFFECTIVE DATE OF 12/8/2016 FOR COMMUNITY NUMBER 130185, WALTON COUNTY, GEORGIA. PER LOM-R ID:13297C_1 DATED 12/20/2018, FLOOD ELEVATION IS 702.5'.

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.

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.

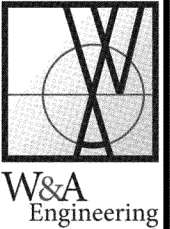
THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.



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

10/6/2022
 DATE



CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 TRAFFIC ENGINEERING - SURVEYING
 ECONOMIC DEVELOPMENT
 335 Ocala Street, Suite D1100
 Athens, GA 30603
 P: (706) 310-6400 - F: (706) 310-6411
 www.waengineering.com



GA WEST, ZONE 1002
 NAD 83

MINOR SUBDIVISION SURVEY FOR:
SUN EQUITY INVESTMENTS LLC

LAND LOT 157, 2ND DISTRICT
 WALTON COUNTY, GEORGIA

REVISED: 9/8/2022 PER CLIENT COMMENTS
 REVISED: 10/4/2022 PER CLIENT COMMENTS
 REVISED: 10/6/2022 PER COUNTY COMMENTS

DATED 8/16/2022

