THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION

This plat is a retracement 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 hereon. RECORDATION 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 O.C.G.A. Section15-6-67.

GEORGIA PROFESSIONAL No. 2629 LAND SURVEYOR G. BRIAN SLATE

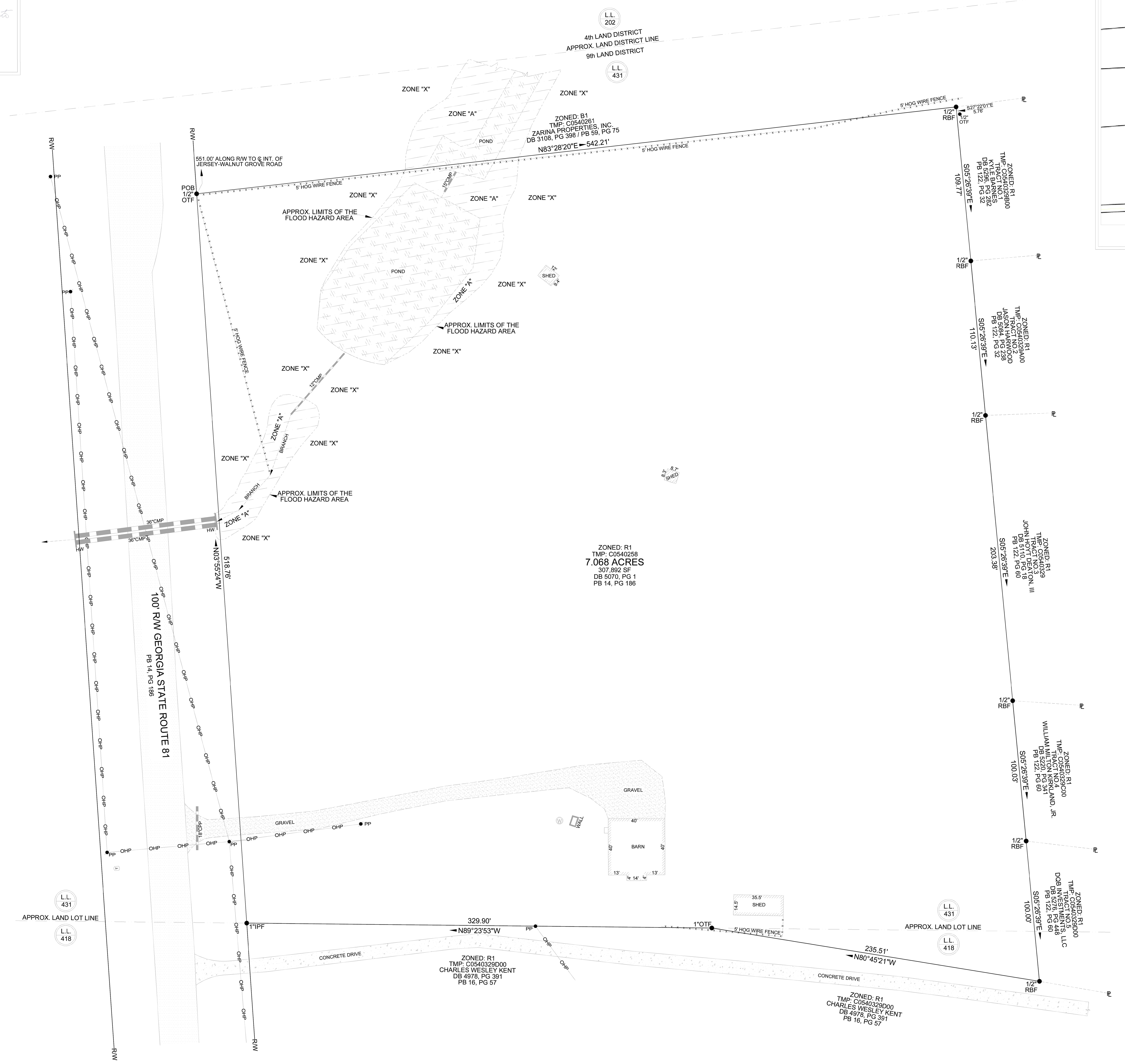
G. BRIAN SLATE, GA. RLS 2629

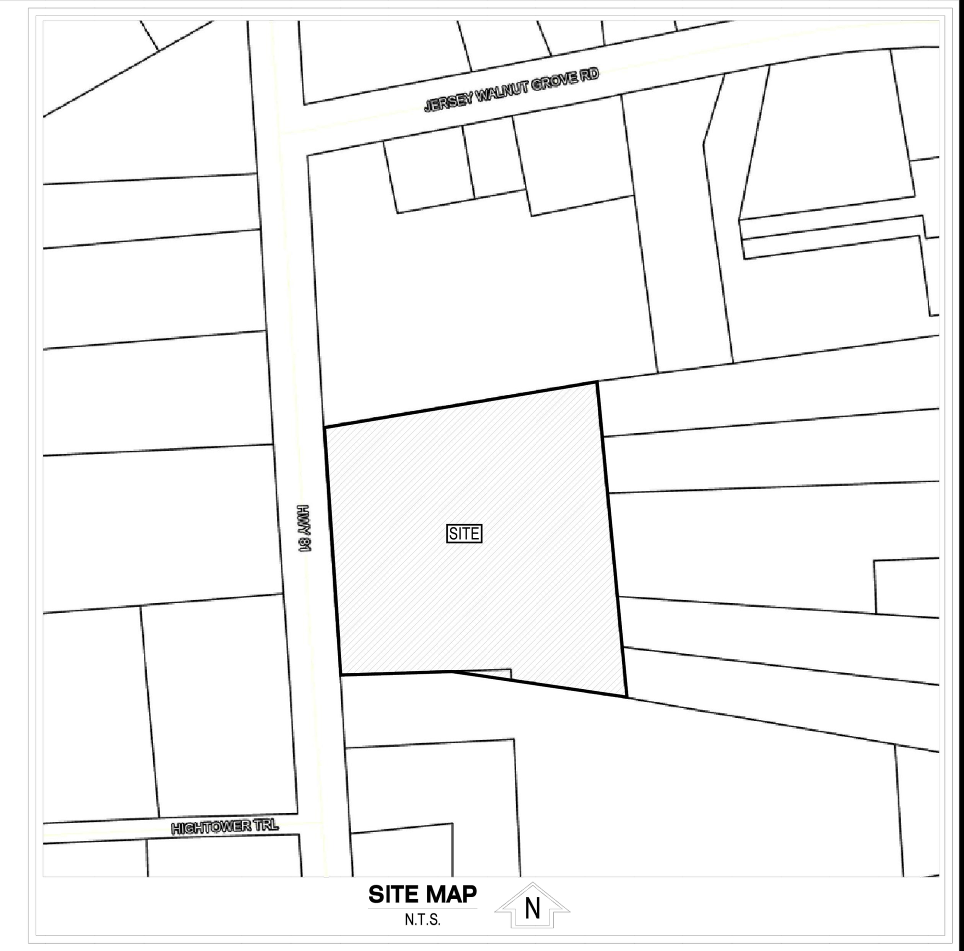
12/21/2023
DATE

THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACEMENT SURVEY ON AN EXISTING TRACT KNOWN AS TAX MAP PARCEL C0540258, WALTON COUNTY, GEORGIA. THE SOURCE OF TITLE DESCRIPTION IS PER DB 5070, PG 1, AFORESAID COUNTY. THE CURRENT OWNER, AS PER THE INDICATED TAX RECORDS IS ROGER L. BOYD. THE PROPERTY ADDRESS IS 257 HIGHWAY 81, OXFORD, GEORGIA, 30054.

SURVEY NOTES:

1. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
3. ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.
4. STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
5. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "X" AND IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13297C0225E; EFFECTIVE DATE: 12/08/2016. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
6. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
7. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
8. 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, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
9. UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE ONLY. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE/UNDERGROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE, THAT MAY NOT BE SHOWN.
10. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 370,693 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CARLSON BRx7 GPS UNIT (MFG#192.168.10.1) IN THE PREPARATION OF THIS PLAT. THE FIELD MEASUREMENTS WERE COMPLETED ON 12/13/2023.





N

GRID NORTH
GA WEST NAD 83

LEGEND

●	= IRON PIN FOUND
	= TELEPHONE PEDESTAL
● PP	= POWER POLE
	= GUY ANCHOR/WIRE
	= WELL
	= STORM PIPE
--OHP--	= OVERHEAD POWER
--X--	= FENCE LINE
℄	= CENTER LINE
CMP	= CORRUGATED METAL PIPE
CPP	= CORRUGATED PLASTIC PIPE
DB	= DEED BOOK
HW	= HEADWALL
INT.	= INTERSECTION
IPF	= IRON PIN FOUND
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
NO.	= NUMBER
NTS	= NOT TO SCALE
OTF	= OPEN TOP FOUND
℞	= PROPERTY LINE
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
R/W	= RIGHT OF WAY
RBF	= REBAR FOUND
SF	= SQUARE FEET
TMP	= TAX MAP PARCEL

GRAPHIC SCALE
0 40 80 120
(IN FEET) SCALE: 1" = 40'

GEORGIA PROFESSIONAL LAND SURVEYOR, RLS#2629

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GEORGIA PROFESSIONAL No. 2629 LAND SURVEYOR G. BRIAN SLATE

SURVEYED BY:
G. BRIAN SLATE, RLS#2629
C: 706-201-0996
bslate@georgiacivil.com

"THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF 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)".
CERTIFICATE OF AUTHORIZATION LSF001055

Project Information

SURVEY FOR:
SUNBELT BUILDERS
7.068 ACRES
IN LAND LOT 431 OF THE 9th LAND DISTRICT, 416th G.M. DISTRICT
WALTON COUNTY GEORGIA

CREW CHIEF:	TA
SURVEYED:	12/13/2023
PROJECT #:	23SBB008
DRAWING DATE:	12/21/2023
DRAWN BY:	GBS
CHECKED BY:	GBS

REVISIONS

DATE:	DESCRIPTION:

SCALE:	1"=40'

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Sheet Title

BOUNDARY RETRACEMENT SURVEY

Sheet Number

S-1