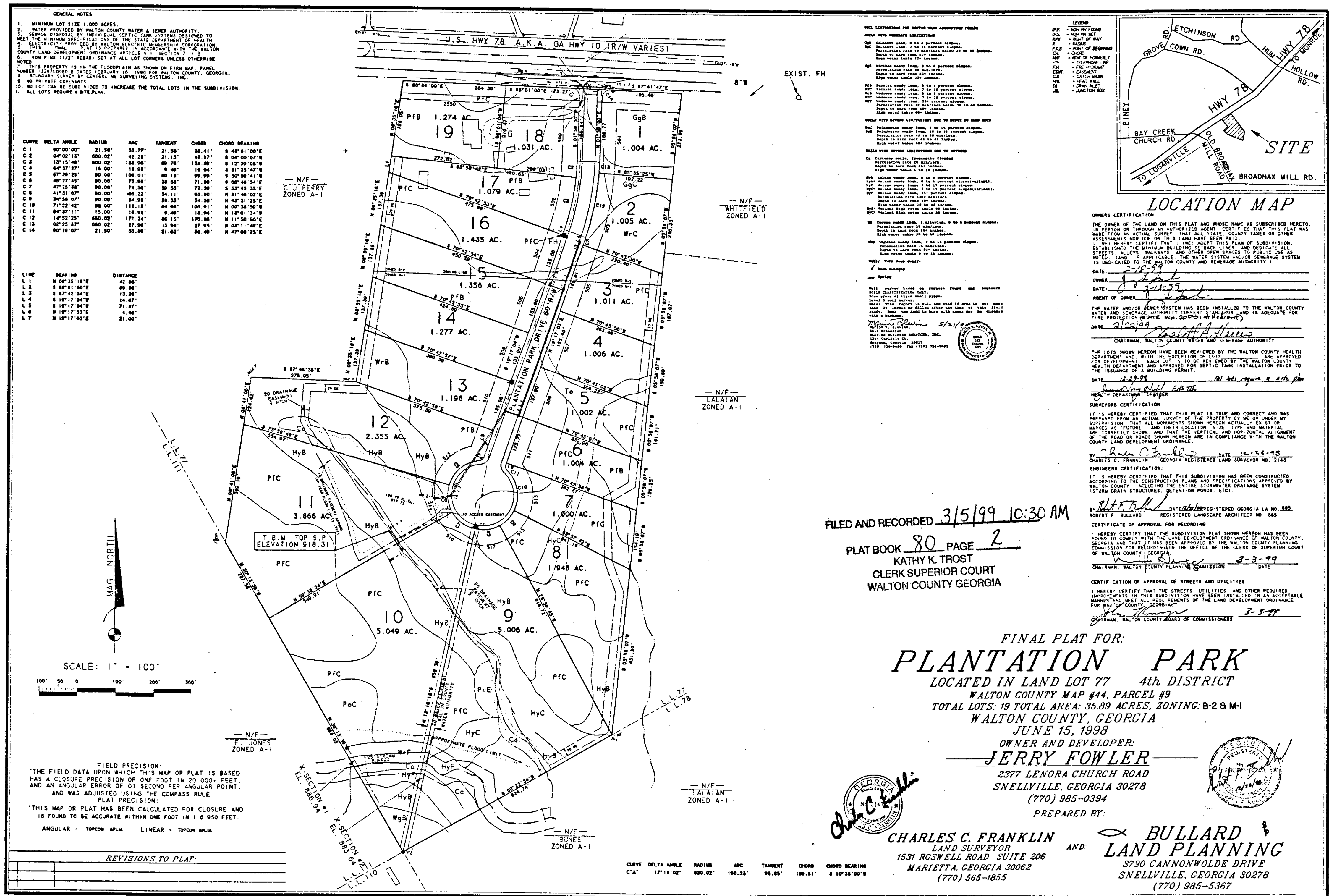




GENERAL NOTES

1. MINIMUM LOT SIZE 1.000 ACRES.
2. WATER PROVIDED BY WALTON COUNTY WATER & SEWER AUTHORITY.
3. SEWER DISPOSAL BY INDIVIDUAL SEPTIC TANK SYSTEMS DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE DEPARTMENT OF HEALTH.
4. ELECTRICITY PROVIDED BY WALTON ELECTRIC COOPERATIVE CORPORATION.
5. THIS PLAT IS PREPARED IN ACCORDANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE ARTICLE 111, SECTION 7.3.
6. IRON PINS 1/2" REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
7. THIS PROPERTY IS IN THE FLOODPLAIN AS SHOWN ON FIRM MAP PANEL NUMBER 13297C0001 DATED FEBRUARY 12, 1995 FOR WALTON COUNTY, GEORGIA.
8. BOUNDARY SURVEY BY CENTERLINE SURVEYING SYSTEM, INC.
9. NO PRIVATE COVENANTS.
10. NO LOT CAN BE SUBDIVIDED TO INCREASE THE TOTAL LOTS IN THE SUBDIVISION.
11. ALL LOTS REQUIRE A SITE PLAN.

NOTES

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CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90°00'00"	21.50'	33.77'	21.50'	30.41'	S 42°01'00"E
C 2	04°02'13"	600.02'	42.28'	21.13'	42.27'	S 04°00'07"W
C 3	13°15'48"	600.02'	136.90'	60.76'	136.29'	S 12°30'08"W
C 4	64°37'27"	15.00'	18.92'	8.40'	18.04'	S 51°53'47"W
C 5	67°29'25"	90.00'	106.01'	60.18'	99.90'	S 50°08'41"W
C 6	48°27'45"	90.00'	72.08'	38.63'	71.00'	S 08°48'54"E
C 7	47°13'58"	90.00'	74.50'	38.52'	72.38'	S 37°45'35"E
C 8	41°31'07"	90.00'	66.22'	34.11'	63.80'	S 81°46'02"E
C 9	34°58'07"	90.00'	54.93'	28.35'	54.08'	S 43°31'25"E
C 10	71°22'42"	90.00'	112.12'	64.65'	105.01'	N 09°38'50"W
C 11	64°37'11"	15.00'	18.92'	8.40'	18.04'	N 12°01'34"W
C 12	14°52'25"	660.02'	171.34'	86.15'	170.86'	N 11°50'50"E
C 13	02°15'37"	660.02'	87.90'	13.86'	87.95'	N 03°11'49"E
C 14	00°19'07"	21.50'	33.80'	21.50'	30.40'	N 47°08'25"E

LINE	BEARING	DISTANCE
L 1	S 04°35'16"E	42.80'
L 2	S 88°01'00"E	80.80'
L 3	S 87°42'34"E	13.20'
L 4	S 10°17'04"E	14.67'
L 5	S 10°17'04"E	71.87'
L 6	S 10°17'03"E	4.06'
L 7	S 10°17'03"E	21.00'

FIELD PRECISION:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET, AND AN ANGULAR ERROR OF 01 SECOND PER ANGULAR POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

PLAT PRECISION:

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 116,950 FEET.

ANGULAR - TOPCON APLA LINEAR - TOPCON APLA

REVISIONS TO PLAT:

NO.	DATE	DESCRIPTION
1	3/5/99	FILED AND RECORDED

FILED AND RECORDED 3/5/99 10:30 AM

PLAT BOOK 80 PAGE 2

KATHY K. TROST

CLERK SUPERIOR COURT

WALTON COUNTY GEORGIA

FINAL PLAT FOR:

PLANTATION PARK

LOCATED IN LAND LOT 77 4th DISTRICT

WALTON COUNTY MAP #44, PARCEL #9

TOTAL LOTS: 19 TOTAL AREA: 35.89 ACRES, ZONING: B-2 & M-1

WALTON COUNTY, GEORGIA

JUNE 15, 1998

OWNER AND DEVELOPER:

JERRY FOWLER

2377 LENORA CHURCH ROAD

SNELLVILLE, GEORGIA 30278

(770) 985-0394

PREPARED BY:

CHARLES C. FRANKLIN

LAND SURVEYOR

1531 ROSWELL ROAD SUITE 206

MARIETTA, GEORGIA 30062

(770) 565-1855

AND:

BULLARD

LAND PLANNING

3790 CANNONWOLDE DRIVE

SNELLVILLE, GEORGIA 30278

(770) 985-5367

LEGEND

- 1. NON-PAVED ROAD
- 2. RIGHT OF WAY
- 3. EASEMENT
- 4. POINT OF BEGINNING
- 5. CHORD
- 6. NEW OR EXISTING
- 7. TELEPHONE LINE
- 8. PRE-EXISTING
- 9. EASEMENT
- 10. CATCH BASIN
- 11. NEAR WALL
- 12. DRAINAGE
- 13. JUNCTION BOX

OWNERS CERTIFICATION

THE OWNER OF THE LAND ON THIS PLAT AND WHOSE NAME AS SUBSCRIBED HERETO, IN PERSON OR THROUGH AN AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

THE OWNER CERTIFIES THAT HE HAS ACCEPTED THIS PLAN OF SUBDIVISION, ESTABLISHED THE MINIMUM BUILDING SETBACK LINES AND DEDICATED ALL STREETS, ALLEYS, WALKWAYS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED HEREON, IS APPLICABLE, THE WATER SYSTEM AND/OR SEWERAGE SYSTEM IS DEDICATED TO THE WALTON COUNTY WATER AND SEWERAGE AUTHORITY.

DATE: 3/5/99

OWNER: JERRY FOWLER

AGENT OF OWNER: JERRY FOWLER

THE WATER AND/OR SEWER SYSTEM HAS BEEN INSTALLED TO THE WALTON COUNTY WATER AND SEWERAGE AUTHORITY CURRENT STANDARDS AND IS ADEQUATE FOR FIRE PROTECTION (WALTON COUNTY MAP #44, PARCEL #9).

DATE: 3/5/99

CHAIRMAN, WALTON COUNTY WATER AND SEWERAGE AUTHORITY

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AND, WITH THE EXCEPTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE SUBMITTED TO THE WALTON COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATE: 3/5/99

HEALTH DEPARTMENT SUPERVISOR

SURVEYORS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS, SHOW HEREON, ARE EITHER EXISTING OR MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

DATE: 3/5/99

BY: CHARLES C. FRANKLIN

CHARLES C. FRANKLIN, GEORGIA REGISTERED LAND SURVEYOR NO. 2143

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE CULVERTS, DRAINAGE SYSTEM, STORM DRAIN STRUCTURES, DETENTION PONDS, ETCI.

DATE: 3/5/99

BY: ROBERT F. BULLARD

ROBERT F. BULLARD, REGISTERED LANDSCAPE ARCHITECT NO. 865

CERTIFICATE OF APPROVAL FOR RECORDING

IT IS HEREBY CERTIFIED THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE WALTON COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DATE: 3-3-99

CHAIRMAN, WALTON COUNTY PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

IT IS HEREBY CERTIFIED THAT THE STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED AS AN ACCEPTABLE MANNER AND MEET ALL REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR WALTON COUNTY, GEORGIA.

DATE: 3-5-99

CHAIRMAN, WALTON COUNTY BOARD OF COMMISSIONERS

LOCATION MAP

ETCHINSON RD.

GROVE CROWN RD.

HUN HWY 78

HOLLOW RD.

BAY CREEK CHURCH RD.

TO LOGANVILLE

OLD REDBORN RD.

BROADNAX MILL RD.

SITE

WALTON COUNTY, GEORGIA

WALTON COUNTY PLANNING COMMISSION

WALTON COUNTY BOARD OF COMMISSIONERS

WALTON COUNTY, GEORGIA

WALTON COUNTY PLANNING COMMISSION

WALTON COUNTY BOARD OF COMMISSIONERS